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, fifth floor of City Hall, 316 N. 26th 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.

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

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

CITY OF Billings

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

REVISED 4.14.2025
1R - memo and attachments added;
Regular Agenda Item 2 - agenda title revised
Regular Agenda Item 8 added

CITY COUNCIL
REGULAR BUSINESS MEETING

AGENDA

COUNCIL CHAMBERS
316 N. 26th St.

APRIL 14, 2025

5:30 P.M.

CALL TO ORDER: Mayor Cole

PLEDGE OF ALLEGIANCE: Mayor Cole

INVOCATION: Councilmember Kennedy

ROLL CALL: Councilmembers present on roll call were: ☐ Shaw, ☐ Gulick, ☐ Neese, ☐ Owen, ☐ Rogers, ☐ Kennedy, ☐ Aspenlieder, ☐ Tidswell, ☐ Boyett, ☐ Rupsis

MINUTES: March 24, 2025 - pending

COURTESIES:

PROCLAMATIONS:
April - Child Abuse Prevention Month
April - Keep America Beautiful / Great American Cleanup Month

COUNCIL REPORTS:

ADMINISTRATOR REPORTS - CHRIS KUKULSKI

PUBLIC COMMENT on "NON-PUBLIC HEARING" Agenda Items: 1, 4, 5, 6 and 7 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:

1. **Dehler Park Protective Netting.** (Opened 3/4/25) Recommend Wind and Sun.
2. **Overlook Drive Road Rehabilitation Project.** (Opened 3/18/25) Recommend Wharton Asphalt, LLC.
3. **W.O. 25-08: Rose Park Trail.** (Opened 3/4/25) Recommend Rimrock Dirtworks.
4. **W.O. 25-25: Annual Culvert Rehab Program.** (Opened 3/4/25) Recommend Earth Movers Excavation, Inc.

B. **West End Hangar Ground Lease** with TFES 1167, LLC.

C. **Memorandum of Understanding (MOU)** with Yellowstone County for Law Enforcement Data

Processing.

D. **Recommendation of approval** to the Policy Coordinating Committee for the addition of Grand Avenue from 41st to 62nd Street West for Federal Funding Priority.

E. **Recommendation of approval** to the Policy Coordinating Committee for Amendment 2 of the 2024-2028 Transportation Improvement Program.

F. **Amendment No. 5** to the Purchase and Sale Agreement (PSA) for City Hall building at 210 N. 27th Street with Honaker Realty, LLC and JWT Capital, LLC.

G. **Donation** to Parks, Recreation, and Public Lands from TrailNet for Rose Park Trail.

H. **Donation** to Planning and Community Services from TrailNet for permanent bikeway counters.

I. **Donations** to Police Department from Hanser's Towing and Patricia Schmitt for Camp Blue and other departmental needs.

J. **Final Plat** for Ridgeview Subdivision. *Quasi-Judicial

K. **Resolution** notifying Election Administrator of mail ballot.

L. **Resolution** authorizing the sale and prescribing the form and terms for the Tax Increment bonds for the South Billings Boulevard Urban Renewal District.

M. **Second/Final Reading Ordinance** expanding the boundaries of Ward I - Annexation 25-01.

N. **Second/Final Reading Ordinances** for Zone Change 1060, Text Amendments:

a. Sections 27-300, 27-400, 27-500, 27-600, 27-800, 27-900, 27-1000, and 27-1800

b. Section 27-309, Table 27-1000.1, Sec. 27-1003, and 27-1803

c. Section 27-1704

d. Table 27-1000.1

O. **Second/Final Reading Ordinance** for Zone Change 1061: 441 Riverside Rd, Wilson Park. *Quasi-Judicial

P. **Second/Final Reading Ordinance** for Zone Change 1062: southwest corner of Sierra Granda Blvd and High Sierra Blvd. *Quasi-Judicial

Q. **Second/Final Reading Ordinance** for Zone Change 1063: 4500 block of King Ave. W. *Quasi-Judicial

R. **North Parking Lot Lease** with Honaker Realty, LLC.

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

1. March 10, 2025
2. March 17, 2025
3. March 24, 2025

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** for FY2025-2029 Consolidated Plan, FY2025-2026 Annual Action Plan, and Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funding allocations. No action necessary.

3. **PUBLIC HEARING AND RESOLUTION** approving a property tax abatement for Rocky Vista University, LLC. Staff recommends approval.

   Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve a resolution approving a property tax abatement for Rocky Vista University, LLC, as recommended by staff.

4. **RESOLUTION** adopting the Eastern Montana Region Hazard Mitigation Plan and Yellowstone County Annex. Staff recommends approval.

   Recommended Motion: I move to approve a resolution adopting the Eastern Montana Region Hazard Mitigation Plan and Yellowstone County Annex, as recommended by staff.

5. **TAX INCREMENT FINANCING ASSISTANCE** from the East Billings Urban Renewal District (EBURD) to Air Controls Billings, Inc. for remodeling at 2102 2nd Ave. N., up to a maximum reimbursement of $56,699, Billings Industrial Revitalization District (BIRD) Board recommends conditional approval.

   Recommended Motion: I move to conditionally approve tax increment financing assistance from the EBURD tax increment finance district funds to Air Controls Billings, Inc. for remodeling at 2102 2nd Ave. N., up to a maximum reimbursement of $56,699, as recommended by the BIRD Board.

6. **TAX INCREMENT FINANCING ASSISTANCE** from the South Billings Boulevard Urban Renewal District (SBBURD) to Yellowstone Ice Foundation for pad site improvements of a new ice skating facility at the recreation facility at Amend Park, up to a maximum reimbursement of $783,510, South Billings Urban Renewal Association (SBURA) Board recommends conditional approval.

   Recommended Motion: I move to conditionally approve tax increment financing assistance from the SBBURD to Yellowstone Ice Foundation, up to a maximum reimbursement of $783,510, as recommended by SBURA Board.

7. **TAX INCREMENT FINANCING ASSISTANCE** from the South Billings Boulevard Urban Renewal District (SBBURD) to Torgerson's, LLC for development of a new heavy equipment dealership at 3508 South Frontage Road, up to a maximum reimbursement of $843,502.05, South Billings Urban Renewal Association (SBURA) Board recommends conditional approval.

   Recommended Motion: I move to conditionally approve tax increment financing assistance from the SBBURD to Torgerson's, LLC for development of a new heavy equipment dealership at 3508 South Frontage Road, up to a maximum reimbursement of $843,502.05, as recommended by SBURA Board.

8. **LEGISLATIVE UPDATE AND DISCUSSION.** Council to provide staff direction, if necessary.

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:

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.

~ ~ ~

City Council Regular

Date:	04/14/2025
Title:	Dehler Park Protective Netting, Bid Award
Presented by:	Brad Wright
Department:	Parks/Rec/Public Lands
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

PRPL staff recommend that the City Council award the base bid contract for the Dehler Park Protective Netting project to Wind and Sun in the amount of $340,426.07. This option includes the recommended Dyneema netting material, which has an estimated lifespan of 10 to 20 years.
The bid package also includes Alternate 1, priced at $294,190.44. This option uses a lower-grade #36 no-knot nylon netting, which has a shorter expected lifespan of 5 to 10 years.

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

Second Nature Consulting prepared a bid package for PRPL to hire a contractor to install protective netting at Dehler Park, in response to the increased risk of spectators being struck by balls leaving the field of play. PRPL considers this installation a necessary safety enhancement for spectator protection.

The project was publicly advertised for bids, which were opened on March 4. The following bids were received:

Wind and Sun Protection: $340,423.07
Alternate 1: $294,190.44
Empire Net: $349,975.00
Alternate 1: $338,575.00

STAKEHOLDERS

City of Billings
Billings Mustangs Professional Baseball
PRPL

ALTERNATIVES

The City Council may take one of the following actions:
Approve the recommended contractor, Wind and Sun, to install protective netting that provides an added layer of safety for spectators. The base bid of $340,426.07 includes the more durable Dyneema netting.
Approve Alternate 1, in the amount of $294,190.44, which uses a lower-grade netting material (#36 no-knot nylon) with a shorter lifespan.
Decline to approve either option, in which case PRPL will seek further direction from the Council.

FISCAL EFFECTS

Funding for the netting project will come from the Dehler Park Capital Improvement account. The City Council previously approved $100,000 for the netting in the 2024 CIP. Sufficient funds are currently available to cover the full cost of the project.

PRPL does not anticipate hiring any additional full-time employees for this project and expects only minimal increases in maintenance costs over time.

Attachments

Consultant bid award recommendation
Public bid tabulation
WSP Bid Package
Empire Bid Package
Project Manual

March 11, 2025

Brad Wright
City of Billings Parks Recreation & Public Lands
390 N 23rd Street
Billings, MT 59101

Re: Recommendation for Award – Dehler Park Netting Upgrades

Dear Brad,

Following the receipt and review of bids for the Dehler Park Netting Upgrades, which were opened on March 4, 2025, we recommend awarding the contract to the apparent low bidder, Wind and Sun Protection.

Our evaluation included a review of their past project experience, reference checks, and a comparison of the two bidders, whose pricing was in close proximity. Based on this assessment, we recommend that Parks proceed to the contracting phase. Once the contract is in place, we can move forward with submittals, shop drawings, and preparations for construction.

Please feel free to reach out to our office with any questions or concerns.

Sincerely,

Erik J. Sweet, RLA, ASLA
Partner
Second Nature Consulting

Cc: File

Contact: Brad Wright
wrightb@billingsmt.gov

BID TABULATION SUMMARY

PROJECT NAME: **Dehler Park Protective Netting**

Date: **3/4/2025**

NAME OF BIDDER	Wind and Sun Protection	Empire Net
STATE	**MT**	**NE**
Type of Security	Bid Bond	Bid Bond
Addendum(s)	3	3
Alternate	$294,190.44	338,575.00
Total Bid	$340,423.07	$349,975.00

CALL FOR SEALED BIDS: NOTICE TO BIDDERS

Sealed bids entitled **Dehler Park Protective Netting** for the City of Billings, Montana, will be received by the Billings City Clerk, via email at bids@billingsmt.gov or via mail or delivery at 316 N. 26th St., Billings, MT 59101 (P. O. Box 1178, Billings, MT 59103), until 2:00 PM (MST) on Tuesday, March 3rd, 2025, and then publicly opened and read aloud via Facebook Live on the City's Facebook page: https://www.facebook.com/Billings-MT-City-Government-74352842013/. Bid tabulations will be posted for public viewing after the bids have been opened.

Bids for the **Dehler Park Protective Netting** shall be submitted on the Bid Form provided in the Project Manual. The Project Manual and Contract Drawings may be obtained by contacting Neil Kiner via email at Second Nature Consulting, PLLC (neil@secondnature.consulting) and will be available on the Billings Builders Exchange. The Project Manual and Contract Drawings may also be viewed at Billings Parks and Recreation Department office located at 390 N. 23rd Street, Billings, MT. This invitation for bids and any addenda may also be found on the City's website at www.billingsmt.gov, by clicking on "Doing Business," and then on "Bids."

Each bid must be accompanied by a Certified Check, Cashier's Check, or Bid Bond payable to the City of Billings, Montana, in an amount not less than ten percent (10%) of the total amount of the bid. The bid security will be retained by the City Clerk until the successful bidder enters into a contract with the City of Billings. If no contract is entered into, by the successful bidder, within sixty (60) days the security may be forfeited to the City of Billings.

Successful bidders will be required to furnish an approved Performance Bond and Labor and Materials Bond Payment Bond in the amount of one hundred percent (100%) of the contract amount, prior to contract execution.

Attention to Bidders is particularly called to the requirement as to conditions of employment to be observed and Montana Prevailing Wage Rates are required under the Contract. This project requires the Contractor to comply with 1% Gross Receipts Tax per Montana Code Annotated.

There will be a non-mandatory walk-through on Tuesday February 18th, 2025, at 10 a.m. at Castle Rock Park in Billings, MT. It is strongly suggested that Contractors attend the Pre-Bid Conference.

Bidders may withdraw their bid either personally or by written request at any time prior to the time set for bid opening. No bid may be withdrawn or modified after the time set for opening, unless and until the award of the contract is delayed for a period exceeding ninety (90) days.

The project will be awarded to the lowest responsible bidder pending City Council approval. The right is reserved to reject any or all bids received, to waive irregularities, to postpone the award of the contract for a period of not to exceed ninety (90) days, and to accept that bid which is in the best interests of the City of Billings, Montana.

The prices established from this bid may be extended to other political subdivisions within the State of Montana solely at the vendor's discretion.

The City of Billings is an Equal Opportunity Employer. The Contractor and subcontractor shall abide by the requirements of 41 CFR 60-300.5(a) and 41 CFR 60-741.5(a), which prohibit discrimination against qualified protected veterans and/or qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans and individuals with disabilities.

Published on February 7, 14 and 21, 2025.

Denise R. Bohlman
Billings City Clerk
P. O. Box 1178
Billings, MT 59103

Dept: PRPL
Publish: 2/7/25, 2/14/25 & 2/21/25

BID SUBMITTAL PACKAGE

DEHLER PARK NETTING UPGRADES

BID SUBMITTED BY:

Empire Netting & Fence

THESE DOCUMENTS MUST BE EXECUTED FOR BID

- [X] **BID FORM (COMPLETED)**
- [X] **ADDENDA (ACKNOWLEDGED IN BID FORM IF APPLICABLE)**
- [X] **10% BID SECURITY (ENCLOSED)**

- Bids submitted via email shall have the **bid bond** scanned and included with the bid. Emailed bids should be sent to bids@billingsmt.gov
- Bids submitted via mail or hand delivered shall have any of the bid securities included. Mailed bids should be sent to City of Billings, PO Box 1178, Billings, MT 59103.

SECTION 00300

BID FORM

PROJECT IDENTIFICATION:
Dehler Park Netting Upgrades

9th Ave N, Billings, MT

CONTRACT IDENTIFICATION AND NUMBER:

Dehler Park Netting Upgrades

THIS BID SUBMITTED TO:

City of Billings bids@billingsmt.gov	or	City of Billings P.O. Box 1178 Billings, MT 59103	or	City of Billings 316 N 26th St Billings, MT 59101

1.01 The undersigned Bidder proposes and agrees if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents, to perform and furnish all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

2.01 Bidder accepts all of the terms and conditions of the Advertisement or Invitation to Bid, and Instructions to Bidders, including without limitations those dealing with the disposition of Bid Security. This Bid will remain subject to acceptance for sixty (60) days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

3.01 In submitting this Bid, Bidder represents, as set forth in the Agreement, that:

A. Bidder has examined and carefully studied the Bidding Documents, other related data identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged:

Addendum No.	Addendum Date
1	2-11-25
2	2-25-25
3	2-26-25

B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work

C. Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Bidder has carefully studied all (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) which have been identified in the Special Provisions as provided in paragraph 4.02 of the General Conditions, and (2) reports and drawings of a Hazard Environmental Condition, if any, which has been identified in the Special Provisions as provided in paragraph 4.06 of the General Conditions.

E. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents to be employed by Bidder, and safety precautions and programs incident thereto.

F. Bidder does not consider that any further examinations, investigations, explorations, tests, studies or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.

G. Bidder is aware of the general nature of the Work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

H. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, tests, studies and data with the Bidding Documents.

I. Bidder has given Architect written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Architect is acceptable to Bidder .

J. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

4.01 Bidder further represents that this Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner.

The Bidder certifies that no official of the Owner, Architect or any member of such officials immediate family, has direct or indirect interest in the pecuniary profits or Contracts of the Bidder.

5.01 The Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

UNIT PRICE SCHEDULE

Item No.	Description	Est. Qty	Unit	Unit Price	Total Price
1	Saw Cut Concrete Removal	LF		$20.00	
2	New Concrete flatwork	SF		$12.00	
3	Sod Repair	SF		$2.25	

LUMP SUM BID

TOTAL LUMP SUM BASE BID PRICE$ 349,975.00
(Figures)

TOTAL LUMP SUM BASE BID PRICE Three Hundred Forty-Nine Thousand-Nine Hundred Seventy-Five
(Words) Dollars and Zero Cents.

ALTERNATE #1 BID PRICE$ 338,575.00
(Figures)

A. Unit Prices have been computed in accordance with paragraph 11.03.B. of the General Conditions.

B. Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid items will be based on actual quantities provided, determined as provided in the Contract Documents.

C. The undersigned agrees that the unit prices shall govern in checking the Bid, and should a discrepancy exist in the Total Estimated Price and Total Amount of Unit Prices Bid as listed above after extensions are checked and corrections made, if any, the Total Amount of Unit Prices Bid as corrected shall be used in awarding this Contract.

D. The OWNER reserves the right to reject any or all bids.

6.01 Bidder agrees that the Work will be substantially completed and competed and ready for final payment in accordance with 14.07 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified above, which shall be stated in the Agreement.

7.01 The following documents are attached to and made a condition of the Bid:

A. Required Bid security in the amount of 10% of the maximum Bid price including alternates, if any, and in the form identified in the Instructions To Bidders.

D. List other documents as pertinent. Geotechnical Report from Original Dehler Park Design and construction.

8.01 The terms used in this Bid with the initial capital letters have the meanings indicated in the Instructions To Bidders, General Conditions, and the Supplementary Conditions.

SUBMITTED on March 4th, 2025.
(Date)

Montana Contractor's Registration # (if any) _____

Montana Contractor's Gross Receipts Account # _____
(Example: XXXXXX-XXX-CGR)
Employer's Tax ID No. 26-4804369

If BIDDER is:

An Individual: _____
(Name typed or printed)
By: _____
(Individual's Signature)
Doing business as: _____

Business Address: _____

_____

Phone No.: _____ FAX No: _____

A Partnership: _____
(Partnership Name)
By: _____
(Signature)
_____
(Name, typed or printed)
Business Address: _____

_____

Phone No.: _____ FAX No: _____

A Corporation: Empire Netting & Fence

(Corporation Name)

State of Incorporation: Nebraska

Type (General Business, Professional, Service, Limited Liability): LLC S Corp

By: [signature]

(Signature of person authorized to sign)

Title: President

Attest: [signature]

(Signature)

Business Address: 14650 Woodstock Blvd

Waverly, NE 68462

Phone No.: 402-682-7658 FAX No: N/A

Date of Qualification To Do Business Is: April 2009

(Corporate Seal)

A Joint Venture: Each Joint Venture Must Sign

Joint Venturer Name:

(Name)

By:

(Signature of Joint Venture Partner)

Name:

(Name, printed or typed)

Title:

Business Address:

Phone No.: FAX No:

Joint Venturer Name:_____
(Name)

By:_____
(Signature of Joint Venture Partner)

Name:_____
(Name, printed or typed)

Title:_____

Business Address:_____

_____

Phone No.:_____FAX No: _____

Address of Joint Venture for Receipt of Official Communication:
Address:_____

_____

Phone No.:_____FAX No: _____

(Each Joint Venture must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above.)

END OF SECTION

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Empire Netting & Fence
P O Box 553
Waverly, NE 68462

SURETY:
(Name, legal status and principal place of business)

Hudson Insurance Company
100 William Street, 5th Floor
New York, NY 10038

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)

City of Billings
210 N. 27th Street
Billings, MT 59101

BOND AMOUNT: **Ten Percent of the Amount Bid (10%)**

PROJECT:
(Name, location or address, and Project number, if any)

Dehler Park Netting

Project Number, if any:

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 4th day of **March, 2025**

Melissa Shea
(Witness)

Empire Netting & Fence
(Principal) *(Seal)*
President
(Title)

Sandra M. Walter
(Witness)

Hudson Insurance Company
(Surety) *(Seal)*
(Title) **James M. King, Attorney-in-Fact**

Init.
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BID BOND POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That HUDSON INSURANCE COMPANY, a corporation of the State of Delaware, with offices at 100 William Street, New York, New York, 10038, has made, constituted and appointed, and by these presents, does make, constitute and appoint

Robert T. Cirone, James M. King, Jacob J. Buss, Thomas L. King, Seth Weedin

its true and lawful Attorney(s)-in-Fact, at New York City in the State of New York, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety, bid bonds for any and all purposes.

Such bid bonds, when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary.

In Witness Whereof, HUDSON INSURANCE COMPANY has caused these presents to be of its Senior Vice President thereunto duly authorized,on this 15th day of November , 2024 at New York, New York.

(Corporate seal)

HUDSON INSURANCE COMPANY

Attest.....
Dina Daskalakis, Corporate Secretary

By.....
Andrew A. Dickson, Senior Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK SS.

On the 15th day of November , 20 24 before me personally came Andrew A. Dickon to me known, who being by me duly sworn did depose and say that he is a Senior Vice President of **HUDSON INSURANCE COMPANY**, the Company described herein and which executed the above instrument, that he knows the seal of said Company, that the seal affixed to said instrument is the corporate seal of said Company, that it was so affixed by order of the Board of Directors of said Company, and that he signed his name thereto by like order.

(Notarial Seal)

.....
ANN M. MURPHY
Notary Public, State of New York
No. 01MU6067553
Qualified in Nassau County
Commission Expires December 10, 2025

CERTIFICATION

STATE OF NEW YORK
COUNTY OF NEW YORK SS.

The undersigned **Dina Daskalakis** hereby certifies:

THAT the original resolution, of which the following is a true and correct copy, was duly adopted by unanimous written consent of the Board of Directors of Hudson Insurance Company dated July 27th, 2007, and has not since been revoked, amended or modified:

"RESOLVED, that the President, the Executive Vice Presidents, the Senior Vice Presidents and the Vice Presidents shall have the authority and discretion, to appoint such agent or agents, or attorney or attorneys-in-fact, for the purpose of carrying on this Company's surety business, and to empower such agent or agents, or attorney or attorneys-in-fact, to execute and deliver, under this Company's seal or otherwise, bonds obligations, and recognizances, whether made by this Company as surety thereon or otherwise, indemnity contracts, contracts and certificates, and any and all other contracts and undertaking made in the course of this Company's surety business, and renewals, extensions, agreements, waivers, consents or stipulations regarding undertakings so made; and

FURTHER RESOVLED, that the signature of any such Officer of the Company and the Company's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seal when so used whether heretofore or hereafter, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed."

THAT the above and foregoing is a full, true and correct copy of Power of Attorney issued by said Company, and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked, and furthermore that the Resolution of the Board of Directors, set forth in the said Power of Attorney is now in force.

Witness the hand of the undersigned and the seal of said Company this 4th day of March , 20 25.

By.....
Dina Daskalakis, Corporate Secretary

BID SUBMITTAL PACKAGE

DEHLER PARK NETTING UPGRADES

BID SUBMITTED BY:

Empire Netting & Fence

THESE DOCUMENTS MUST BE EXECUTED FOR BID

- [X] **BID FORM (COMPLETED)**
- [X] **ADDENDA (ACKNOWLEDGED IN BID FORM IF APPLICABLE)**
- [X] **10% BID SECURITY (ENCLOSED)**

- Bids submitted via email shall have the **bid bond** scanned and included with the bid. Emailed bids should be sent to bids@billingsmt.gov
- Bids submitted via mail or hand delivered shall have any of the bid securities included. Mailed bids should be sent to City of Billings, PO Box 1178, Billings, MT 59103.

SECTION 00300

BID FORM

PROJECT IDENTIFICATION:
Dehler Park Netting Upgrades

9th Ave N, Billings, MT

CONTRACT IDENTIFICATION AND NUMBER:

Dehler Park Netting Upgrades

THIS BID SUBMITTED TO:

City of Billings bids@billingsmt.gov	or	City of Billings P.O. Box 1178 Billings, MT 59103	or	City of Billings 316 N 26th St Billings, MT 59101

1.01 The undersigned Bidder proposes and agrees if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents, to perform and furnish all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

2.01 Bidder accepts all of the terms and conditions of the Advertisement or Invitation to Bid, and Instructions to Bidders, including without limitations those dealing with the disposition of Bid Security. This Bid will remain subject to acceptance for sixty (60) days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

3.01 In submitting this Bid, Bidder represents, as set forth in the Agreement, that:

A. Bidder has examined and carefully studied the Bidding Documents, other related data identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged:

Addendum No.	Addendum Date
1	2-11-25
2	2-25-25
3	2-26-25

B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work

C. Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Bidder has carefully studied all (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) which have been identified in the Special Provisions as provided in paragraph 4.02 of the General Conditions, and (2) reports and drawings of a Hazard Environmental Condition, if any, which has been identified in the Special Provisions as provided in paragraph 4.06 of the General Conditions.

E. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents to be employed by Bidder, and safety precautions and programs incident thereto.

F. Bidder does not consider that any further examinations, investigations, explorations, tests, studies or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.

G. Bidder is aware of the general nature of the Work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

H. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, tests, studies and data with the Bidding Documents.

I. Bidder has given Architect written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Architect is acceptable to Bidder .

J. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

4.01 Bidder further represents that this Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner.

The Bidder certifies that no official of the Owner, Architect or any member of such officials immediate family, has direct or indirect interest in the pecuniary profits or Contracts of the Bidder.

5.01 The Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

UNIT PRICE SCHEDULE

Item No.	Description	Est. Qty	Unit	Unit Price	Total Price
1	Saw Cut Concrete Removal	LF		$20.00	
2	New Concrete flatwork	SF		$12.00	
3	Sod Repair	SF		$2.25	

LUMP SUM BID

TOTAL LUMP SUM BASE BID PRICE$ 349,975.00
(Figures)

TOTAL LUMP SUM BASE BID PRICE Three Hundred Forty-Nine Thousand-Nine Hundred Seventy-Five
(Words) Dollars and Zero Cents.

ALTERNATE #1 BID PRICE$ 338,575.00
(Figures)

A. Unit Prices have been computed in accordance with paragraph 11.03.B. of the General Conditions.

B. Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid items will be based on actual quantities provided, determined as provided in the Contract Documents.

C. The undersigned agrees that the unit prices shall govern in checking the Bid, and should a discrepancy exist in the Total Estimated Price and Total Amount of Unit Prices Bid as listed above after extensions are checked and corrections made, if any, the Total Amount of Unit Prices Bid as corrected shall be used in awarding this Contract.

D. The OWNER reserves the right to reject any or all bids.

6.01 Bidder agrees that the Work will be substantially completed and competed and ready for final payment in accordance with 14.07 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified above, which shall be stated in the Agreement.

7.01 The following documents are attached to and made a condition of the Bid:

A. Required Bid security in the amount of 10% of the maximum Bid price including alternates, if any, and in the form identified in the Instructions To Bidders.

D. List other documents as pertinent. Geotechnical Report from Original Dehler Park Design and construction.

8.01 The terms used in this Bid with the initial capital letters have the meanings indicated in the Instructions To Bidders, General Conditions, and the Supplementary Conditions.

SUBMITTED on March 4th, 2025.
(Date)

Montana Contractor's Registration # (if any) _____

Montana Contractor's Gross Receipts Account # _____
(Example: XXXXXX-XXX-CGR)
Employer's Tax ID No. 26-4804369

If BIDDER is:

An Individual: _____
(Name typed or printed)
By: _____
(Individual's Signature)
Doing business as: _____

Business Address: _____

_____

Phone No.: _____ FAX No: _____

A Partnership: _____
(Partnership Name)
By: _____
(Signature)
_____
(Name, typed or printed)
Business Address: _____

_____

Phone No.: _____ FAX No: _____

A Corporation: Empire Netting & Fence

(Corporation Name)

State of Incorporation: Nebraska

Type (General Business, Professional, Service, Limited Liability): LLC S Corp

By: [signature]

(Signature of person authorized to sign)

Title: President

Attest: [signature]

(Signature)

Business Address: 14650 Woodstock Blvd

Waverly, NE 68462

Phone No.: 402-682-7658 FAX No: N/A

Date of Qualification To Do Business Is: April 2009

(Corporate Seal)

A Joint Venture: Each Joint Venture Must Sign

Joint Venturer Name:

(Name)

By:

(Signature of Joint Venture Partner)

Name:

(Name, printed or typed)

Title:

Business Address:

Phone No.: FAX No:

Joint Venturer Name:_____
(Name)

By:_____
(Signature of Joint Venture Partner)

Name:_____
(Name, printed or typed)

Title:_____

Business Address:_____

_____

Phone No.:_____FAX No: _____

Address of Joint Venture for Receipt of Official Communication:
Address:_____

_____

Phone No.:_____FAX No: _____

(Each Joint Venture must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above.)

END OF SECTION

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Empire Netting & Fence
P O Box 553
Waverly, NE 68462

SURETY:
(Name, legal status and principal place of business)

Hudson Insurance Company
100 William Street, 5th Floor
New York, NY 10038

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)

City of Billings
210 N. 27th Street
Billings, MT 59101

BOND AMOUNT: **Ten Percent of the Amount Bid (10%)**

PROJECT:
(Name, location or address, and Project number, if any)

Dehler Park Netting

Project Number, if any:

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 4th day of **March, 2025**

Melissa Shea
(Witness)

Empire Netting & Fence
(Principal) *(Seal)*
President
(Title)

Sandra M. Walter
(Witness)

Hudson Insurance Company
(Surety) *(Seal)*
(Title) **James M. King, Attorney-in-Fact**

Init.
/

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BID BOND POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That HUDSON INSURANCE COMPANY, a corporation of the State of Delaware, with offices at 100 William Street, New York, New York, 10038, has made, constituted and appointed, and by these presents, does make, constitute and appoint

Robert T. Cirone, James M. King, Jacob J. Buss, Thomas L. King, Seth Weedin

its true and lawful Attorney(s)-in-Fact, at New York City in the State of New York, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety, bid bonds for any and all purposes.

Such bid bonds, when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary.

In Witness Whereof, HUDSON INSURANCE COMPANY has caused these presents to be of its Senior Vice President thereunto duly authorized,on this 15th day of November , 2024 at New York, New York.

(Corporate seal)

HUDSON INSURANCE COMPANY

Attest.....
Dina Daskalakis, Corporate Secretary

By.....
Andrew A. Dickson, Senior Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK SS.

On the 15th day of November , 20 24 before me personally came Andrew A. Dickon to me known, who being by me duly sworn did depose and say that he is a Senior Vice President of **HUDSON INSURANCE COMPANY**, the Company described herein and which executed the above instrument, that he knows the seal of said Company, that the seal affixed to said instrument is the corporate seal of said Company, that it was so affixed by order of the Board of Directors of said Company, and that he signed his name thereto by like order.

(Notarial Seal)

.....
ANN M. MURPHY
Notary Public, State of New York
No. 01MU6067553
Qualified in Nassau County
Commission Expires December 10, 2025

CERTIFICATION

STATE OF NEW YORK
COUNTY OF NEW YORK SS.

The undersigned **Dina Daskalakis** hereby certifies:

THAT the original resolution, of which the following is a true and correct copy, was duly adopted by unanimous written consent of the Board of Directors of Hudson Insurance Company dated July 27th, 2007, and has not since been revoked, amended or modified:

"RESOLVED, that the President, the Executive Vice Presidents, the Senior Vice Presidents and the Vice Presidents shall have the authority and discretion, to appoint such agent or agents, or attorney or attorneys-in-fact, for the purpose of carrying on this Company's surety business, and to empower such agent or agents, or attorney or attorneys-in-fact, to execute and deliver, under this Company's seal or otherwise, bonds obligations, and recognizances, whether made by this Company as surety thereon or otherwise, indemnity contracts, contracts and certificates, and any and all other contracts and undertaking made in the course of this Company's surety business, and renewals, extensions, agreements, waivers, consents or stipulations regarding undertakings so made; and

FURTHER RESOVLED, that the signature of any such Officer of the Company and the Company's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seal when so used whether heretofore or hereafter, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed."

THAT the above and foregoing is a full, true and correct copy of Power of Attorney issued by said Company, and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked, and furthermore that the Resolution of the Board of Directors, set forth in the said Power of Attorney is now in force.

Witness the hand of the undersigned and the seal of said Company this 4th day of March , 20 25.

By.....
Dina Daskalakis, Corporate Secretary

PROJECT MANUAL

DEHLER PARK NETTING UPGRADES

Prepared By: Second Nature Consulting, PLLC
Consultant Project No.: NA
Date: February 7, 2025

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- BID SUBMITTAL PACKAGE (COVER PAGE)
- BID FORM
- BID BOND

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Section 32.92.19 – SEEDING/SOD

GEOTCHNICAL REPORT

CONTRACT PLANS

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SECTION 00100

INVITATION TO BID

Separate sealed bids for the upgrades of Dehler Park Netting will be received by the Billings City Clerk, 210 N. 27th Street, Billings, MT 59101, P.O. Box 1178, Billings, MT 59103, or bids@billingsmt.gov until 2:00 p.m. local time on Tuesday, March 4_, 2025__, and then publicly opened and read aloud. The bid opening will be via Facebook Live on the City's Facebook page: Billings MT City Government.

This project consists of the renovation of the existing backstop and upgrades to netting behind home plate and down the sidelines of both the first and third base lines. This shall include new poles, new cables, attachments, footings, demolition of existing flatwork and some concrete wall with repair and replacement of concrete work after installation of large netting poles and foundations. Shall include restoration to all damage completed to the grass, infield and irrigation system. Shall include all materials, labor, equipment and miscellaneous items to complete the installation. Awarded contractor shall provide stamped structural engineering drawings for the footing proposed with the project as part of the project with submittals.

Complete digital project bidding documents are available at Builders Exchange Billings You may download the digital plan documents for **A FEE.** In addition, the Drawings and Project Manual may also be examined at www.montanabid.com.

There will be a Pre-Bid Conference at _10am_____ o'clock on _____February 18th, 2025_on site at Dehler Park, Billings, MT. Interested CONTRACTORS are encouraged to attend. If you plan to attend, contact Brad Wright Project Manager to confirm location and parking.

CONTRACTOR and any of the CONTRACTOR'S subcontractors bidding or doing work on this project will be required to be registered with the Montana Department of Labor and Industry (DLI). Forms for registration are available from the Department of Labor and Industry, P.O. Box 8011, 1805 Prospect, Helena, Montana 59604-8011. Information on registration can be obtained by calling 1-406-444-7734. All laborers and mechanics employed by CONTRACTOR or subcontractors in performance of the construction work shall be paid wages at rates as may be required by the laws of Yellowstone County and the state of Montana. The CONTRACTOR must ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

Each bid or proposal must be accompanied by a Certified Check, Cashier's Check, or Bid Bond payable to the "City of Billings, MT" in an amount not less than ten percent (10%) of the total amount of the bid. Successful BIDDERS shall furnish an approved Performance Bond and a Labor and Materials Payment Bond, each in the amount of one hundred percent (100%) of the contract amount. Insurance as required shall be provided by the successful BIDDER(s) and a certificate(s) of that insurance shall be provided. Bids submitted via email shall have the bid bond scanned

and included with the bid. Bids submitted via mail or hand delivered shall have any of the bid securities included.

No bid may be withdrawn after the scheduled time for the public opening of bids, which is 2:00 p.m. local time, Tuesday, _March 4, 2025.

For further information concerning this project, please contact Brad Wright at the Billings Parks, Recreation, and Public Lands office, 390 North 23rd Street, Billings, MT 59101, or by telephone at (406) 413-5498 or by email at wrightr@billingsmt.gov.

The right is reserved to reject any or all proposals received, to waive informalities, to postpone the award of the contract for a period of not to exceed sixty (60) days, and to accept the lowest responsive and responsible bid which is in the best interest of the OWNER.

The City of Billings is an Equal Opportunity Employer.

Published on 2/7/2025, 2/14/2025, and 2/21/2025

Denise R. Bohlman
Billings City Clerk
P.O. Box 1178
Billings, MT 59103

Dept: Parks, Recreation, and Public Lands
Published: _____
_____
_____

SECTION 00200

INSTRUCTIONS TO BIDDERS

Instructions to Bidders per the Montana Public Works Standard Specifications, 6th Edition, as Modified by the City of Billings Standard Modifications and as modified below:

ARTICLE 2 – COPIES OF BIDDING DOCUMENTS

Revise 2.1 Complete sets of Bidding Documents may be obtained as stated in the Invitation to Bid.

Delete 2.3

ARTICLE 5 – PRE-BID CONFERENCE

Insert 5.2 The pre-bid meeting will be held on site at Dehler Park on Tuesday February 18th, at 10am, Billings, Montana. Contract project manager Brad Wright for further information or needs.

ARTICLE 7 – INTERPRETATIONS AND ADDENDA

Modify 7.1 Revise second sentence to read "Interpretations or clarifications considered necessary by Architect in response to such questions will be issued by Addenda. Addenda will be available at Builders Exchange Plan holders may download the Addenda at no additional cost**.** In addition, Addenda may also be examined at www.montanabid.com."

ARTICLE 13 – PREPARATION OF BID

Modify 13.1 Revise first sentence to read "The Bid Form is included with the Bidding Documents; additional copies are available at builders exchange."

Modify 13.11 Add after the first sentence: Montana Contractor's Registration is not required until project award.

Delete 13.12 in the City of Billings Standard Modifications (dated January 2021).

ARTICLE 15 – SUBMITTAL OF BID

Add to 15.1 Only Section 00300 Cover Page, Section 00300 Bid Form, and any bid securities are required to be submitted.

Add to 15.2 If submitting bid via regular mail, a cashier's check, Certified check or bid bond must be included. Bids can also be submitted via email. If using email, the bid must be submitted with a scanned copy of the bid bond. Hand delivered bids will be accepted.

Add to 15.3C. Telecommunication systems as used in this section does not include email.

ARTICLE 17 – OPENING OF BIDS

Insert 17.2 Bids will be opened on a live video broadcast on the City's Facebook page: Billings MT City Government. Bids will not be opened at a location that is open to the public.

ARTICLE 22 – STATE LAWS AND REGULATIONS

Modify 22.1 Delete reference to employment preference to Montana contractors and residents and contractor's registration.

BID SUBMITTAL PACKAGE

DEHLER PARK NETTING UPGRADES

BID SUBMITTED BY:

_____

THESE DOCUMENTS MUST BE EXECUTED FOR BID

[ ] BID FORM (COMPLETED)
[ ] ADDENDA (ACKNOWLEDGED IN BID FORM IF APPLICABLE)
[ ] 10% BID SECURITY (ENCLOSED)

- Bids submitted via email shall have the **bid bond** scanned and included with the bid. Emailed bids should be sent to bids@billingsmt.gov
- Bids submitted via mail or hand delivered shall have any of the bid securities included. Mailed bids should be sent to City of Billings, PO Box 1178, Billings, MT 59103.

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SECTION 00300

BID FORM

PROJECT IDENTIFICATION:
Dehler Park Netting Upgrades

9th Ave N, Billings, MT

CONTRACT IDENTIFICATION AND NUMBER:

Dehler Park Netting Upgrades

THIS BID SUBMITTED TO:

City of Billings bids@billingsmt.gov	or	City of Billings P.O. Box 1178 Billings, MT 59103	or	City of Billings 316 N 26th St Billings, MT 59101

1.01 The undersigned Bidder proposes and agrees if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents, to perform and furnish all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

2.01 Bidder accepts all of the terms and conditions of the Advertisement or Invitation to Bid, and Instructions to Bidders, including without limitations those dealing with the disposition of Bid Security. This Bid will remain subject to acceptance for sixty (60) days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

3.01 In submitting this Bid, Bidder represents, as set forth in the Agreement, that:

A. Bidder has examined and carefully studied the Bidding Documents, other related data identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged:

Addendum No.	Addendum Date
_____	_____
_____	_____
_____	_____

B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work

C. Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Bidder has carefully studied all (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) which have been identified in the Special Provisions as provided in paragraph 4.02 of the General Conditions, and (2) reports and drawings of a Hazard Environmental Condition, if any, which has been identified in the Special Provisions as provided in paragraph 4.06 of the General Conditions.

E. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents to be employed by Bidder, and safety precautions and programs incident thereto.

F. Bidder does not consider that any further examinations, investigations, explorations, tests, studies or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.

G. Bidder is aware of the general nature of the Work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

H. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, tests, studies and data with the Bidding Documents.

I. Bidder has given Architect written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Architect is acceptable to Bidder .

J. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

4.01 Bidder further represents that this Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner.

The Bidder certifies that no official of the Owner, Architect or any member of such officials immediate family, has direct or indirect interest in the pecuniary profits or Contracts of the Bidder.

5.01 The Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

UNIT PRICE SCHEDULE

Item No.	Description	Est. Qty	Unit	Unit Price	Total Price
1	Saw Cut Concrete Removal	LF			
2	New Concrete flatwork	SF			
3	Sod Repair	SF			

LUMP SUM BID

TOTAL LUMP SUM BASE BID PRICE$_____

(Figures)

TOTAL LUMP SUM BASE BID PRICE_____

(Words)

ALTERNATE #1 BID PRICE$_____

(Figures)

A. Unit Prices have been computed in accordance with paragraph 11.03.B. of the General Conditions.

B. Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid items will be based on actual quantities provided, determined as provided in the Contract Documents.

C. The undersigned agrees that the unit prices shall govern in checking the Bid, and should a discrepancy exist in the Total Estimated Price and Total Amount of Unit Prices Bid as listed above after extensions are checked and corrections made, if any, the Total Amount of Unit Prices Bid as corrected shall be used in awarding this Contract.

D. The OWNER reserves the right to reject any or all bids.

6.01 Bidder agrees that the Work will be substantially completed and competed and ready for final payment in accordance with 14.07 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified above, which shall be stated in the Agreement.

7.01 The following documents are attached to and made a condition of the Bid:

A. Required Bid security in the amount of 10% of the maximum Bid price including alternates, if any, and in the form identified in the Instructions To Bidders.

D. List other documents as pertinent. Geotechnical Report from Original Dehler Park Design and construction.

8.01 The terms used in this Bid with the initial capital letters have the meanings indicated in the Instructions To Bidders, General Conditions, and the Supplementary Conditions.

SUBMITTED on _____ , _____.
(Date)

Montana Contractor's Registration # (if any) _____

Montana Contractor's Gross Receipts Account # _____
(Example: XXXXXX-XXX-CGR)
Employer's Tax ID No. _____

If BIDDER is:

An Individual: _____
(Name typed or printed)
By: _____
(Individual's Signature)
Doing business as: _____

Business Address: _____

_____

Phone No.: _____ FAX No: _____

A Partnership: _____
(Partnership Name)
By: _____
(Signature)
_____
(Name, typed or printed)
Business Address: _____

_____

Phone No.: _____ FAX No: _____

A Corporation: _____

(Corporation Name)

State of Incorporation: _____

Type (General Business, Professional, Service, Limited Liability): _____

By: _____

(Signature of person authorized to sign)

Title: _____

Attest: _____

(Signature)

Business Address: _____

_____

Phone No.: _____ FAX No: _____

Date of Qualification To Do Business Is: _____

_____

(Corporate Seal)

A Joint Venture: Each Joint Venture Must Sign

Joint Venturer Name: _____

(Name)

By: _____

(Signature of Joint Venture Partner)

Name: _____

(Name, printed or typed)

Title: _____

Business Address: _____

_____

Phone No.: _____ FAX No: _____

Joint Venturer Name:_____
(Name)

By:_____
(Signature of Joint Venture Partner)

Name:_____
(Name, printed or typed)

Title:_____

Business Address:_____

_____

Phone No.:_____FAX No: _____

Address of Joint Venture for Receipt of Official Communication:
Address:_____

_____

Phone No.:_____FAX No: _____

(Each Joint Venture must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above.)

END OF SECTION

BID BOND

CONTRACTOR INSERT BID BOND HERE AND REMOVE THIS PAGE

SECTION 00500

AGREEMENT FORM

This Agreement is dated as of _____, by and between "City of Billings," hereinafter called Owner, and _____, hereinafter called Contractor. Owner and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:
This renovation of the existing backstop and upgrades to netting behind home plate and down the sidelines of both the first and third base lines. This shall include new poles, new cables, netting, foundations for large poles, small pole attachments, demolition and removal of existing backstop netting and 4" dia poles and top rail, demolition of existing flatwork and some concrete wall with repair and replacement of concrete work after installation of large netting poles and foundations. Shall include restoration to all damage completed to the grass, infield and irrigation system. Shall include all materials, labor, equipment and miscellaneous items to complete the installation. Awarded contractor shall provide stamped structural engineering drawings for the footing proposed with the project as part of the project with submittals.

Article 2. THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:
This project consists of the renovation of the existing backstop netting system to include new backstop netting and upgrades to the system down the foul lines. The work shall include all restoration based upon installation of poles and foundations, either from the grass field or from the concrete plaza areas. Also shall include all materials, equipment, labor and miscellaneous items for the full install of the netting project.

Article 3. ENGINEER/ARCHITECT

3.01 The Project has been designed by: Second Nature Consulting, PLLC who is hereinafter called Architect and who is to act as Owner's representative, assume all duties and responsibilities and have the rights and authority assigned to Architect in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

Article 4. CONTRACT TIME

4.01 Time of the Essence.

A. All the time limits for milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 Days to achieve Substantial and Final Completion.

A. The Work at all locations shall be substantially complete within _____ days after the date when the Contract Time commences to run as provided in paragraph 2.03 of the General Conditions.

B. Final completion of the Work shall be within _____ days after the date of Substantial Completion.

4.03 Liquidated damages.

A. OWNER and CONTRACTOR recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner dollars ($__500_____) for each day that expires after the time specified in paragraph 4.02 for Substantial Completion until the Work is substantially complete and __$500_____ dollars ($_____) for each day that expires after the time specified in paragraph 4.02 for Final completion. The liquidated damages specified herein include unscheduled employment.

Article 5. CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the work in accordance with the Contract Documents an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work times the quantity of that item that is constructed and accepted. Unit prices are those listed in the Unit Price Schedule of the Bid Form attached to this Agreement. Estimated quantities used for bidding purposes are not guaranteed. Payment will be for actual quantities as determined by Architect in accordance with Paragraph 9.07 of the General Conditions. Unit prices have been computed as provided in paragraph 11.03 of the General Conditions.

Article 6. PAYMENT PROCEDURES

6.01 Submittal and Processing of Payments:

A. Contractor shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by Architect as provided in the Contract Documents.

6.02 Progress Payments; Retainage:

A. Owner shall make progress payments in accordance with Article 14 of the General Conditions on account of the Contract Price on the basis of Contractor's Applications for Payment as recommended by Architect , once each month during construction as provided below. All

progress payments will be on the basis of the progress of the Work measured by the number of units of each bid item completed times the bid unit price in the Unit Price Schedule of the Bid Form for that item or for lump sum bid items payment will be made on the percentage of actual work complete based on the schedule of values break down for the lump sum bid item.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the sum of the unit price items less the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Architect may determine or Owner may withhold, in accordance with paragraph 14.02 of the General Conditions.

    a. The Owner shall retain five percent (5%) of the amount of each payment until final completion and acceptance of all Work covered by the Contract Documents.

    b. Retainage will be five percent (5%) of materials and equipment not incorporated in the Work (but delivered, suitably stored and accompanied by documentation satisfactory to Owner as provided in paragraph 14.02 of the General Conditions).

    c. In accordance with Title 15, Chapter 50, MCA, the Owner shall withhold, in addition to other amounts withheld as provided by law or specified herein, one percent (1%) of all payments due the Contractor and shall transmit such monies to the Montana Department of Revenue.

2. Upon Substantial Completion and at the Owner's discretion, the amount of retainage may be further reduced if requested by the Contractor.

6.03 Final Payment:

A. Upon final completion and acceptance of the Work in accordance with paragraph 14.07 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Architect as provided in said paragraph 14.07.

Article 7. INTEREST:

7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at a rate of up to 1% per month.

Article 8. CONTRACTOR'S REPRESENTATION:

8.01 In order to induce Owner to enter into this Agreement, Contractor makes the following representations:

A. Contractor has examined and carefully studied the Contract Documents (including all Addenda) listed in paragraph 9 and the other related data identified in the Bidding Documents

B. Contractor has visited the site and become familiar with and is satisfied as to the general, local and Site conditions that may affect cost, progress, performance or furnishing of the Work.

C. Contractor is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.

D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except Underground Facilities) which have been identified in the Special Provisions as provided in paragraph 4.02 of the General Conditions and (2) reports and drawings of a Hazardous Environmental Condition, if any, at the Site which has been identified in the Special Provisions as provided in paragraph 4.06 of the General Conditions. Contractor acknowledges that such reports and drawings are not Contract Documents and may not be complete for Contractor's purposes. Contractor acknowledges that Owner and Architect do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to Underground Facilities at or contiguous to the site.

E. Contractor has obtained and carefully studied (or assumes responsibility for having done so) all such additional supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the site or otherwise, which may affect cost, progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by Contractor including applying the specific means, methods, techniques, sequences and procedures of construction, if any, expressly required by the Contract Documents to be employed by the Contractor, and safety precautions and programs incident thereto.

F. Contractor does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the performance and furnishing of the Work at the Contract Price, within the Contract Times and in accordance with the other terms and conditions of the Contract Documents.

G. Contractor is aware of the general nature of work to be performed by Owner and others at the site that relates to the Work as indicated in the Contract Documents.

H. Contractor has correlated the information known to Contractor, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.

I. Contractor has given Architect written notice of all conflicts, errors, ambiguities or discrepancies that Contractor has discovered in the Contract Documents and the written resolution thereof by Architect is acceptable to Contractor.

J. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

Article 9. CONTRACT DOCUMENTS:

9.01 Contents

A. The Contract Documents consist of the following:
   1. This Agreement (Pages 1 to , inclusive);
   2. Performance Bond (pages 1 to , inclusive);

3. Payment Bond (pages 1 to , inclusive);
4. Other Bonds (pages 1 to , inclusive);
    a. (pages to , inclusive);
    b. (pages to , inclusive);
    c. (pages to , inclusive);
5. General Conditions (pages 1 to , inclusive);
6. Supplementary Conditions (pages 1 to , inclusive);

8. Specifications as listed in the table of contents of the Project Manual;
9. Drawings consisting of a cover sheet and sheets numbered ___ through __ with each sheet bearing the following general title: Dehler Park Netting Upgrades _____ _____;
10. Addenda (Numbers _____to _____, inclusive);
11. Exhibits to this Agreement (enumerated as follows):
    a. Notice To Proceed (pages 1 to ___ , inclusive);
    b. Contractor's Bid (pages _____ to ____, inclusive);
    c. Documentation submitted by Contractor prior to Notice of Award (pages_____ to _____, inclusive);
    d. Notice of Award
12. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
    a. Written Amendments;
    b. Work Change Directives;
    c. Change Order(s).
    d. Any Notice of Partial Utilization
    e. Notice of Substantial Completion
    f. Lien Waivers
    g. Notice of Final Completion and Acceptance
13. Certificates of Insurance
14. Wage Rates
15. Special Provisions (Section 00900 of Std Mods and project specific)
16. Montana Public Works Standard Specifications, Sixth Edition, dated April 2010, including the City of Billings Standard Modifications thereof.

B. The documents listed in paragraph 9.01.A. are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified or supplemented as provided in paragraphs 3.04 of the General Conditions.

Article 10. MISCELLANEOUS:

10.01 Terms.

A. Terms used in this Agreement which are defined in Article 1 of the General Conditions will have the meanings indicated in the General Conditions.

10.02 Assignment of Contract.

A. No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically, but without limitation, moneys that may come due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 Successors and Assigns

A. Owner and Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.

10.04 Severability

A. Any provision of part of the Contract Documents held to be void or unenforceable under and Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

IN WITNESS WHEREOF, Owner and Contractor have signed copies of Agreement. Documents have been signed or identified by Owner and Contractor or by Architect on their behalf.

This Agreement will be effective on _____ (which is the effective date of the Agreement).

This Agreement shall not be effective unless and until concurred by Funding Agency's (if any) designated representative.

City of Billings

By _____
William A. Cole, Mayor

Attest _____
Denise R. Bohlman, City Clerk

Approved as to form _____
City Attorney

Address for giving notices:
3166 N 26th Street
Billings, MT 59101

Phone No. (406) 657-8231

FAX No. (406) 237-6291

Contractor _____

By _____
(Signature)

Attest _____
(Signature)

Address for giving notices:
_____

_____

Phone No. _____

FAX No. _____

(CORPORATE SEAL)

(If OWNER is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of Owner - Contractor Agreement.

(SEAL)

Contractor Registration No.

Agent for service of process:

_____

_____
(If CONTRACTOR is a corporation or a partnership, attach evidence of authority to sign.)

Owner's Designated Representative:	Contractor's Designated Representative:
Name: Brad Wright, Project Manager	Name:
Title: Project Manager	Title:
Address: 390 North 23rd Street	Address:
Billings, MT 59101	
Phone No.: (406) 413-5489	Phone No.:
FAX No.: (406) 237-6291	FAX No.:

AGENCY CONCURANCE:

As lender or insurer of funds to defray the costs of this Contract, and without liability for any payments thereunder, the Agency hereby concurs in the form, content, and execution of this Agreement.

By: _____
(Agency Official's Signature)

Title: _____

Date: _____

END OF SECTION

MONTANA STATEWIDE PREVAILING WAGE RATES

MONTANA
PREVAILING WAGE RATES FOR BUILDING CONSTRUCTION SERVICES 2025

Effective: January 11, 2025

Greg Gianforte, Governor
State of Montana

Sarah Swanson, Commissioner
Department of Labor & Industry

To obtain copies of prevailing wage rate schedules, or for information relating to public works projects and payment of prevailing wage rates, visit ESD at erd.dli.mt.gov/labor-standards or contact:

Employment Standards Division
Montana Department of Labor and Industry
P. O. Box 8011
Helena, MT 59604
Phone 406-444-6543

The department welcomes questions, comments, and suggestions from the public. In addition, we'll do our best to provide information in an accessible format, upon request, in compliance with the Americans with Disabilities Act.

MONTANA PREVAILING WAGE REQUIREMENTS

The Commissioner of the Department of Labor and Industry, in accordance with Sections 18-2-401 and 18-2-402 of the Montana Code Annotated (MCA), has determined the standard prevailing rate of wages for the occupations listed in this publication.

The wages specified herein control the prevailing rate of wages for the purposes of Section 18-2-401, et seq., MCA. It is required each employer pay (as a minimum) the rate of wages, including fringe benefits, travel allowance, zone pay and per diem applicable to the district in which the work is being performed as provided in the attached wage determinations.

All Montana Prevailing Wage Rates are available on the internet at https://erd.dli.mt.gov/labor-standards/state-prevailing-wage-rates or by contacting the department at (406) 444-6543.

In addition, this publication provides general information concerning compliance with Montana's Prevailing Wage Law and the payment of prevailing wages. For detailed compliance information relating to public works contracts and payment of prevailing wage rates, please consult the regulations on the internet at erd.dli.mt.gov/labor-standards or contact the department at (406) 444-6543.

SARAH SWANSON
Commissioner
Department of Labor and Industry
State of Montana

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A. Date of Publication January 13, 2025

B. Definition of Building Construction

For the purposes of Prevailing Wage, the Commissioner of Labor and Industry has determined that building construction occupations are defined to be those performed by a person engaged in a recognized trade or craft, or any skilled, semi-skilled, or unskilled manual labor related to the construction, alteration, or repair of a public building or facility, and does not include engineering, superintendence, management, office or clerical work.

The Administrative Rules of Montana (ARM), 24.17.501(2) – 2(c), states *"Building construction projects generally are the constructions of sheltered enclosures with walk-in access for housing persons, machinery, equipment, or supplies. It includes all construction of such structures, incidental installation of utilities and equipment, both above and below grade level, as well as incidental grading, utilities and paving.*

Examples of building construction include, but are not limited to, alterations and additions to buildings, apartment buildings (5 stories and above), arenas (closed), auditoriums, automobile parking garages, banks and financial buildings, barracks, churches, city halls, civic centers, commercial buildings, court houses, detention facilities, dormitories, farm buildings, fire stations, hospitals, hotels, industrial buildings, institutional buildings, libraries, mausoleums, motels, museums, nursing and convalescent facilities, office buildings, out-patient clinics, passenger and freight terminal buildings, police stations, post offices, power plants, prefabricated buildings, remodeling buildings, renovating buildings, repairing buildings, restaurants, schools, service stations, shopping centers, stores, subway stations, theaters, warehouses, water and sewage treatment plants (buildings only), etc."

C. Definition of Public Works Contract

Section 18-2-401(11)(a), MCA defines "public works contract" as *"…a contract for construction services let by the state, county, municipality, school district, or political subdivision or for nonconstruction services let by the state, county, municipality, or political subdivision in which the total cost of the contract is in excess of $25,000…"*.

D. Prevailing Wage Schedule

This publication covers only Building Construction occupations and rates. These rates will remain in effect until superseded by a more current publication. Current prevailing wage rate schedules for Heavy Construction, Highway Construction, and Nonconstruction Services occupations can be found on the internet at https://erd.dli.mt.gov/labor-standards/state-prevailing-wage-rates/ or by contacting the department at (406) 444-6543.

E. Rates to Use for Projects

ARM, 24.17.127(1)(c), states *"The wage rates applicable to a particular public works project are those in effect at the time the bid specifications are advertised."*

F. Wage Rate Adjustments for Multiyear Contracts

Section 18-2-417, MCA states:

"(1) Any public works contract that by the terms of the original contract calls for more than 30 months to fully perform must include a provision to adjust, as provided in subsection (2), the standard prevailing rate of wages to be paid to the workers performing the contract.

(2) The standard prevailing rate of wages paid to workers under a contract subject to this section must be adjusted 12 months after the date of the award of the public works contract. The amount of the adjustment must be a 3% increase. The adjustment must be made and applied every 12 months for the term of the contract.

(3) Any increase in the standard rate of prevailing wages for workers under this section is the sole responsibility of the contractor and any subcontractors and not the contracting agency."

G. Fringe Benefits

Section 18-2-412, MCA states:

"(1) To fulfill the obligation…a contractor or subcontractor may:

(a) pay the amount of fringe benefits and the basic hourly rate of pay that is part of the standard prevailing rate of wages directly to the worker or employee in cash;

(b) make an irrevocable contribution to a trustee or a third person pursuant to a fringe benefit fund, plan, or program that meets the requirements of the Employee Retirement Income Security Act of 1974 or that is a bona fide program approved by the U. S. department of labor; or

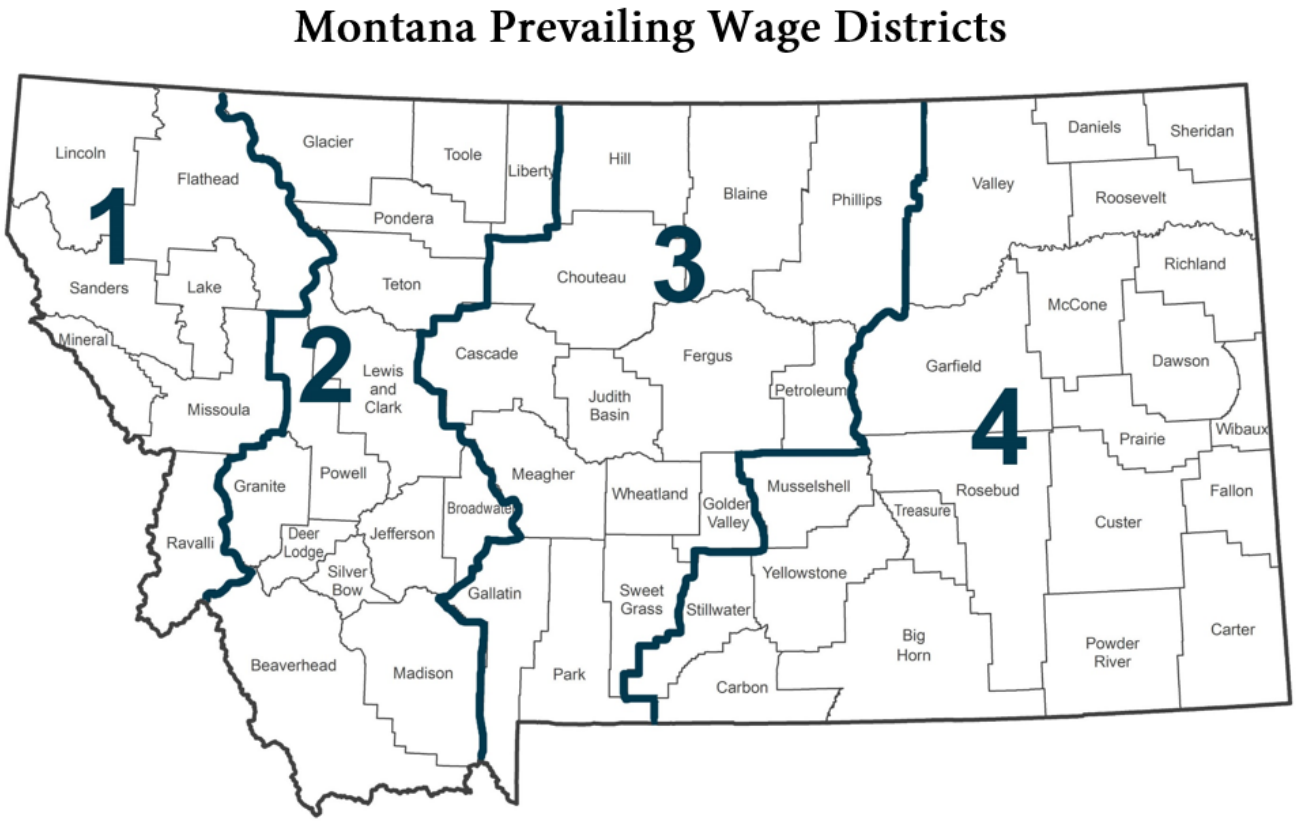
(c) make payments using any combination of methods set forth in subsections (1)(a) and (1)(b) so that the aggregate of payments and contributions is not less than the standard prevailing rate of wages, including fringe benefits and travel allowances, applicable to the district for the particular type of work being performed.

(2) The fringe benefit fund, plan, or program described in subsection (1)(b) must provide benefits to workers or employees for health care, pensions on retirement or death, life insurance, disability and sickness insurance, or bona fide programs that meet the requirements of the Employee Retirement Income Security Act of 1974 or that are approved by the U. S. department of labor."

Fringe benefits are paid for all hours worked (straight time and overtime hours). However, fringe benefits are not to be considered a part of the hourly rate of pay for calculating overtime, unless there is a collectively bargained agreement in effect that specifies otherwise.

H. Prevailing Wage Districts

Montana counties are aggregated into 4 districts for the purpose of prevailing wage. The prevailing wage districts are composed of the following counties:



I. Dispatch City

ARM, 24.17.103(11), defines dispatch city as *"...the courthouse in the city from the following list which is closest to the center of the job: Billings, Bozeman, Butte, Great Falls, Helena, Kalispell, Miles City, Missoula and Sidney."* A dispatch city shall be considered the point of origin only for jobs within the counties identified in that district (as shown below):

District 1 – Kalispell and Missoula: includes Flathead, Lake, Lincoln, Mineral, Missoula, Ravalli, and Sanders;
District 2 – Butte and Helena: includes Beaverhead, Broadwater, Deer Lodge, Glacier, Granite, Jefferson, Lewis and Clark, Liberty, Madison, Pondera, Powell, Silver Bow, Teton, and Toole;
District 3 – Bozeman and Great Falls: includes Blaine, Cascade, Chouteau, Fergus, Gallatin, Golden Valley, Hill, Judith Basin, Meagher, Park, Petroleum, Phillips, Sweet Grass, and Wheatland;
District 4 – Billings, Miles City and Sidney: includes Big Horn, Carbon, Carter, Custer, Daniels, Dawson, Fallon, Garfield, McCone, Musselshell, Powder River, Prairie, Richland, Roosevelt, Rosebud, Sheridan, Stillwater, Treasure, Valley, Wibaux, and Yellowstone.

J. Zone Pay

Zone pay is not travel pay. ARM, 24.17.103(25), defines zone pay as *"...an amount added to the base pay; the combined sum then becomes the new base wage rate to be paid for all hours worked on the project. Zone pay must be determined by measuring the road miles one way over the shortest practical maintained route from the dispatch city to the center of the job."* See section I above for a list of dispatch cities.

K. Computing Travel Benefits

ARM, 24.17.103(23), states *" 'Travel pay,' also referred to as 'travel allowance,' is and must be paid for travel both to and from the job site, except those with special provisions listed under the classification. The rate is determined by measuring the road miles one direction over the shortest practical maintained route from the dispatch city or the employee's home, whichever is closer, to the center of the job."* See section I above for a list of dispatch cities.

L. Per Diem

ARM, 24.17.103(19), states *" 'Per diem' typically covers costs associated with board and lodging expenses. Per diem is paid when an employee is required to work at a location outside the daily commuting distance and is required to stay at that location overnight or longer."*

M. Apprentices

Wage rates for apprentices registered in approved federal or state apprenticeship programs are contained in those programs. Additionally, Section 18-2-416(2), MCA states *"...The full amount of any applicable fringe benefits must be paid to the apprentice while the apprentice is working on the public works contract."* Apprentices not registered in approved federal or state apprenticeship programs will be paid the appropriate journey level prevailing wage rate when working on a public works contract.

N. Posting Notice of Prevailing Wages

Section 18-2-406, MCA provides that contractors, subcontractors and employers who are *"...performing work or providing construction services under public works contracts, as provided in this part, shall post in a prominent and accessible site on the project or staging area, not later than the first day of work and continuing for the entire duration of the project, a legible statement of all wages and fringe benefits to be paid to the employees."*

O. Employment Preference

Sections 18-2-403 and 18-2-409, MCA requires contractors to give preference to the employment of bona fide Montana residents in the performance of work on public works contracts.

P. Projects of a Mixed Nature

Section 18-2-418, MCA states:

"(1) The contracting agency shall determine, based on the preponderance of labor hours to be worked, whether the public works construction services project is classified as a highway construction project, a heavy construction project, or a building construction project.

(2) Once the project has been classified, employees in each trade classification who are working on that project must be paid at the rate for that project classification"

Q. Occupations Definitions

You can find definitions for these occupations on the following Bureau of Labor Statistics website:
http://www.bls.gov/oes/current/oes_stru.htm

R. Welder Rates

Welders receive the rate prescribed for the craft performing an operation to which welding is incidental.

S. Foreman Rates

Rates are no longer set for foremen. However, if a foreman performs journey level work, the foreman must be paid at least the journey level rate.

WAGE RATES

BOILERMAKERS

No Rate Established

Duties Include:
Construct, assemble, maintain, and repair stationary steam boilers, boiler house auxiliaries, process vessels, and pressure vessels.

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BRICK, BLOCK, AND STONE MASONS

	Wage	Benefit
District 1	$33.81	$18.06
District 2	$33.81	$18.06
District 3	$33.81	$18.06
District 4	$33.81	$18.06

Travel:
All Districts
0-70 mi. free zone
>70-90 mi. $60.00/day
>90 mi. $80.00/day

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CARPENTERS

	Wage	Benefit
District 1	$30.24	$14.33
District 2	$30.24	$14.33
District 3	$30.24	$14.33
District 4	$30.24	$14.33

Zone Pay:
All Districts
0-30 mi. free zone
>30-60 mi. base pay + $4.00/hr.
>60 mi. base pay + $6.00/hr.

Duties Include:
Install roll and batt insulation, and hardwood floors.

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CARPET INSTALLERS

No Rate Established

Duties Include:
Lay and install carpet from rolls or blocks on floors. Install padding and trim flooring materials.

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CEMENT MASONS AND CONCRETE FINISHERS

	Wage	Benefit
District 1	$37.54	$17.04
District 2	$37.54	$17.04
District 3	$37.54	$17.04
District 4	$26.39	$17.04

Duties Include:
Smooth and finish surfaces of poured concrete, such as floors, walks, sidewalks, or curbs. Align forms for sidewalks, curbs, or gutters.

Travel and Per Diem:
All Districts
0-30 mi free zone
30-60 mi base pay+2.95/hr.
>60 mi base pay+4.75/hr.

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CONSTRUCTION EQUIPMENT OPERATORS GROUP 1

	Wage	Benefit
District 1	$27.20	$15.20
District 2	$30.03	$13.63
District 3	$32.36	$13.38
District 4	$32.36	$13.15

This group includes but is not limited to:
Air Compressor; Auto Fine Grader; Belt Finishing; Boring Machine (Small); Cement Silo; Crane, A-Frame Truck Crane; Crusher Conveyor; DW-10, 15, and 20 Tractor Roller; Farm Tractor; Forklift; Form Grader; Front-End Loader, under 1 cu. yd; Oiler, Herman Nelson Heater; Mucking Machine; Oiler, All Except Cranes/Shovels; Pumpman.

Travel Pay
District 1
0-45 mi. free zone
>45-85 mi. $60.00/day
>85 mi. $90.00/day

Zone Pay
District 2
0-30 mi. free zone
>30-60 mi. base pay + $3.50/hr.
>60 mi. base pay + $5.50/hr.

Districts 3 and 4
0-30 mi. free zone
>30-60 mi. base pay + $3.05/hr.
>60 mi. base pay + $4.85/hr.

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CONSTRUCTION EQUIPMENT OPERATORS GROUP 2

	Wage	Benefit
District 1	$30.82	$13.55
District 2	$31.76	$13.42
District 3	$31.40	$14.15
District 4	$28.60	$11.70

This group includes but is not limited to:
Air Doctor; Backhoe\Excavator\Shovel, up to and incl. 3 cu. yds; Bit Grinder; Bitunimous Paving Travel Plant; Boring Machine, Large; Broom, Self-Propelled; Concrete Travel Batcher; Concrete Float & Spreader; Concrete Bucket Dispatcher; Concrete Finish Machine; Concrete Conveyor; Distributor; Dozer, Rubber-Tired, Push, & Side Boom; Elevating Grader\Gradall; Field Equipment Serviceman; Front-End Loader, 1 cu. yd up to and incl. 5 cu. yds; Grade Setter; Heavy Duty Drills, All Types; Hoist\Tugger, All; Hydralift Forklifts & Similar; Industrial Locomotive; Motor Patrol (except finish); Mountain Skidder; Oiler, Cranes\Shovels; Pavement Breaker, EMSCO; Power Saw, Self-Propelled; Pugmill; Pumpcrete\Grout Machine; Punch Truck; Roller, other than Asphalt; Roller, Sheepsfoot (Self-Propelled); Roller, 25 tons and over; Ross Carrier; Rotomill, under 6 ft; Trenching Machine; Washing /Screening Plant.

Travel Pay
District 1
0-45 mi. free zone
>45-85 mi. $60.00/day
>85 mi. $90.00/day

Zone Pay
District 2
0-30 mi. free zone
>30-60 mi. base pay + $3.50/hr.
>60 mi. base pay + $5.50/hr.

Districts 3 and 4
0-30 mi. free zone
>30-60 mi. base pay + $3.05/hr.
>60 mi. base pay + $4.85/hr.

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CONSTRUCTION EQUIPMENT OPERATORS GROUP 3

	Wage	Benefit
District 1	$33.45	$12.53
District 2	$33.40	$13.65
District 3	$34.16	$13.82
District 4	$31.51	$13.88

This group includes but is not limited to:
Asphalt Paving Machine; Asphalt Screed; Backhoe\Excavator\Shovel, over 3 cu. yds; Cableway Highline; Concrete Batch Plant; Concrete Curing Machine; Concrete Pump; Cranes, Creter; Cranes, Electric Overhead; Cranes, 24 tons and under; Curb Machine\Slip Form Paver; Finish Dozer; Front-End Loader, over 5 cu. yds; Mechanic\Welder; Pioneer Dozer; Roller Asphalt (Breakdown & Finish); Rotomill, over 6 ft; Scraper, Single, Twin, or Pulling Belly-Dump; YO-YO Cat Haul Truck, Articulating Trucks, Vac Truck.

Travel Pay
District 1
0-45 mi. free zone
>45-85 mi. $60.00/day
>85 mi. $90.00/day

Zone Pay
Districts 2 - 4
0-30 mi. free zone
>30-60 mi. base pay + $3.50/hr.
>60 mi. base pay + $5.50/hr.

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CONSTRUCTION EQUIPMENT OPERATORS GROUP 4

	Wage	Benefit
District 1	$35.67	$13.45
District 2	$35.67	$13.75
District 3	$34.23	$14.31
District 4	$35.67	$14.34

This group includes but is not limited to:
Asphalt\Hot Plant Operator; Cranes, 25 tons up to and incl. 44 tons; Crusher Operator; Finish Motor Patrol; Finish Scraper.

Travel Pay
District 1
0-45 mi. free zone
>45-85 mi. $60.00/day
>85 mi. $90.00/day

Zone Pay
Districts 2 - 4
0-30 mi. free zone
>30-60 mi. base pay + $3.50/hr.
>60 mi. base pay + $5.50/hr.

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CONSTRUCTION EQUIPMENT OPERATORS GROUP 5

	Wage	Benefit
District 1	$35.05	$14.76
District 2	$36.77	$14.95
District 3	$36.77	$15.02
District 4	$36.77	$15.11

This group includes but is not limited to:
Cranes, 45 tons up to and incl. 74 tons.

Travel Pay
District 1
0-45 mi. free zone
>45-85 mi. $60.00/day
>85 mi. $90.00/day

Zone Pay
Districts 2 - 4
0-30 mi. free zone
>30-60 mi. base pay + $3.50/hr.
>60 mi. base pay + $5.50/hr.

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CONSTRUCTION EQUIPMENT OPERATORS GROUP 6

	Wage	Benefit
District 1	$37.86	$16.50
District 2	$37.86	$16.50
District 3	$37.86	$16.50
District 4	$37.20	$16.55

This group includes but is not limited to:
Cranes, 75 tons up to and incl. 149 tons; Cranes, Whirley (All).

Zone Pay:
All Districts
0-30 mi. free zone
>30-60 mi. base pay + $3.50/hr.
>60 mi. base pay + $5.50/hr.

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CONSTRUCTION EQUIPMENT OPERATORS GROUP 7

	Wage	Benefit
District 1	$38.96	$16.35
District 2	$38.96	$16.31
District 3	$38.96	$16.50
District 4	$38.96	$16.31

This group includes but is not limited to:
Cranes, 150 tons up to and incl. 250 tons; Cranes, over 250 tons—add $1.00 for every 100 tons over 250 tons; Crane, Tower (All); Crane Stiff-Leg or Derrick; Helicopter Hoist.

Zone Pay:
All Districts
0-30 mi. free zone
>30-60 mi. base pay + $3.50/hr.
>60 mi. base pay + $5.50/hr.

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CONSTRUCTION LABORERS GROUP 1/FLAG PERSON FOR TRAFFIC CONTROL

	Wage	Benefit
District 1	$24.55	$12.00
District 2	$24.55	$12.00
District 3	$24.55	$12.00
District 4	$24.55	$12.00

Zone Pay:
All Districts
0-15 mi. free zone
>15-30 mi. base pay + $0.65/hr.
>30-50 mi. base pay + $0.85/hr.
>50 mi. base pay + $1.25/hr.

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CONSTRUCTION LABORERS GROUP 2

	Wage	Benefit
District 1	$22.44	$7.71
District 2	$24.72	$11.38
District 3	$28.46	$12.00
District 4	$24.43	$9.44

This group includes but is not limited to:
General Labor; Asbestos Removal; Burning Bar; Bucket Man; Carpenter Tender; Caisson Worker; Cement Mason Tender; Cement Handler (dry); Chuck Tender; Choker Setter; Concrete Worker; Curb Machine-lay Down; Crusher and Batch Worker; Heater Tender; Fence Erector; Landscape Laborer; Landscaper; Lawn Sprinkler Installer; Pipe Wrapper; Pot Tender;
Powderman Tender; Rail and Truck Loaders and Unloaders; Riprapper; Sign Erection; Guardrail and Jersey Rail; Spike Driver; Stake Jumper; Signalman; Tail Hoseman; Tool Checker and Houseman and Traffic Control Worker.

Zone Pay:
All Districts
0-15 mi. free zone
>15-30 mi. base pay + $0.65/hr.
>30-50 mi. base pay + $0.85/hr.
>50 mi. base pay + $1.25/hr.

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CONSTRUCTION LABORERS GROUP 3

	Wage	Benefit
District 1	$25.55	$12.00
District 2	$25.55	$12.00
District 3	$25.55	$12.00
District 4	$25.55	$12.00

This group includes but is not limited to:
Concrete Vibrator; Dumpman (Grademan); Equipment Handler; Geotextile and Liners; High-Pressure Nozzleman; Jackhammer (Pavement Breaker) Non-Riding Rollers; Pipelayer; Posthole Digger (Power); Power Driven Wheelbarrow; Rigger; Sandblaster; Sod Cutter-Power and Tamper.

Zone Pay:
All Districts
0-15 mi. free zone
>15-30 mi. base pay + $0.65/hr.
>30-50 mi. base pay + $0.85/hr.
>50 mi. base pay + $1.25/hr.

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CONSTRUCTION LABORERS GROUP 4

	Wage	Benefit
District 1	$26.48	$11.57
District 2	$25.60	$12.00
District 3	$25.60	$12.00
District 4	$25.60	$12.00

This group includes but is not limited to:
Hod Carrier***; Water Well Laborer; Blaster; Wagon Driller; Asphalt Raker; Cutting Torch; Grade Setter; High-Scaler; Power Saws (Faller & Concrete) Powderman; Rock & Core Drill; Track or Truck Mounted Wagon Drill and Welder incl. Air Arc.

Zone Pay:
All Districts
0-15 mi. free zone
>15-30 mi. base pay + $0.65/hr.
>30-50 mi. base pay + $0.85/hr.
>50 mi. base pay + $1.25/hr.

***Hod Carriers will receive the same amount of travel and/or subsistence pay as bricklayers when requested to travel.

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DRYWALL APPLICATORS

No Rate Established

Duties Include:
Drywall and ceiling tile installation.

Zone Pay:
All Districts
0-30 mi. free zone
>30-60 mi. base pay + $4.00/hr.
>60 mi. base pay + $6.00/hr.

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ELECTRICIANS: INCLUDING BUILDING AUTOMATION CONTROL

	Wage	Benefit
District 1	$36.88	$15.78
District 2	$36.00	$15.87
District 3	$36.50	$16.76
District 4	$40.00	$16.95

Duties Include:
Electrical wiring; equipment and fixtures; street lights; electrical control systems. Installation and/or adjusting of building automation controls also during testing and balancing, commissioning and retro-commissioning.

Travel:
District 1

No mileage due when traveling in employer's vehicle.

The following travel allowance is applicable when traveling in employee's vehicle:

0-15 mi. free zone
>15-45 mi. $0.585/mi. in excess of the free zone.
>45 mi. $75.00/day

Districts 2 & 3
No mileage due when traveling in employer's vehicle.

The following travel allowance is applicable when traveling in employee's vehicle:

0-08 mi. free zone
>08-50 mi. current federal mileage rate/mi. in excess of the free zone.
>50 mi. $71.57/day

District 4
No mileage due when traveling in employer's vehicle.

The following travel allowance is applicable when traveling in employee's vehicle:

0-18 mi. free zone
>18-60 mi. federal mileage rate/mi.

Per Diem
District 4
>60 mi. $80.00/day
Per Diem in Big Sky and West Yellowstone $125/day.

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ELEVATOR CONSTRUCTORS

	Wage	Benefit
District 1	$64.87	$46.38
District 2	$64.87	$46.38
District 3	$64.87	$46.38
District 4	$64.87	$46.38

Travel:
All Districts
0-15 mi. free zone
>15-25 mi. $49.73/day
>25-35 mi. $99.45/day
>35 mi. $112.90/day

Special Provision:
.93/mile when added to amounts above if using employee vehicle.

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FLOOR LAYERS

No Rate Established

Apply blocks, strips, or sheets of shock-absorbing, sound-deadening, or decorative coverings to floors.

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GLAZIERS

	Wage	Benefit
District 1	$24.13	$3.66
District 2	$24.13	$3.66
District 3	$24.13	$3.66
District 4	$23.73	$4.02

Travel and Per Diem:
All Districts
No travel or per diem established.

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HEATING AND AIR CONDITIONING

	Wage	Benefit
District 1	$32.95	$14.16
District 2	$33.15	$15.35
District 3	$34.69	$16.88
District 4	$35.76	$18.44

Duties Include:
Testing and balancing, commissioning and retro-commissioning of all air-handling equipment and duct work.

All Districts
0-45 mi. free zone
>45 mi.
- $0.25/mi. in employer vehicle.
- $0.65/mi. in employee vehicle.

Per Diem:
All Districts
$85/day

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INSULATION WORKERS - MECHANICAL (HEAT AND FROST)

	Wage	Benefit
District 1	$43.81	$21.99
District 2	$43.81	$21.99
District 3	$43.81	$21.99
District 4	$43.81	$21.99

Duties Include:
Insulate pipes, ductwork or other mechanical systems.

Travel:
0-30 mi. free zone
>30-40 mi. $25.00/day
>40-50 mi. $35.00/day
>50-60 mi. $45.00/day
>60 mi. $130.00/day plus
- $0.56/mi. if transportation is not provided.
- $0.20/mi. if in company vehicle.

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IRONWORKERS – REINFORCING IRON AND REBAR WORKERS

	Wage	Benefit
District 1	$36.83	$26.92
District 2	$34.83	$24.68
District 3	$34.83	$25.37
District 4	$34.16	$25.83

Duties Include:
Structural steel erection; assemble prefabricated metal buildings; cut, bend, tie, and place rebar; energy producing windmill type towers; metal bleacher seating; handrail fabrication and ornamental steel.

Travel:
All Districts
0-45 mi. free zone
>45-85 mi. $100.00/day
>85 mi. $150.00/day

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IRONWORKERS – STRUCTURAL IRON AND STEEL WORKERS

	Wage	Benefit
District 1	$34.94	$26.37
District 2	$34.83	$25.37
District 3	$34.83	$25.37
District 4	$34.83	$25.37

Duties Include:
Structural steel erection; assemble prefabricated metal buildings; cut, bend, tie, and place rebar; energy producing windmill type towers; metal bleacher seating; handrail fabrication and ornamental steel.

Travel:
All Districts
0-45 mi. free zone
>45-85 mi. $100.00/day
>85 mi. $150.00/day

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MILLWRIGHTS

	Wage	Benefit
District 1	$40.45	$21.25
District 2	$40.45	$21.25
District 3	$40.45	$21.25
District 4	$40.45	$21.25

Zone Pay:
All Districts
0-30 mi. free zone
>30-60 mi. base pay + $4.00/hr.
>60 mi. base pay + $6.00/hr.

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PAINTERS: INCLUDING PAPERHANGERS

	Wage	Benefit
District 1	$29.40	$21.48
District 2	$20.30	$21.48
District 3	$29.40	$21.48
District 4	$26.64	$21.48

Travel and Per Diem:
All Districts
No travel or per diem established.

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PILE BUCKS

No Rate Established

Duties Include:
Set up crane; set up hammer; weld tips on piles; set leads; insure piles are driven straight with the use of level or plum bob. Give direction to crane operator as to speed and direction of swing. Cut piles to grade.

Zone Pay:
All Districts
0-30 mi. free zone
>30-60 mi. base pay + $4.00/hr.
>60 mi. base pay + $6.00/hr.

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PILOT CAR DRIVERS

No Rate Established

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PLASTERERS

No Rate Established

Duties Include:
All materials beyond the substrate, such as a moisture barrier, any type of drainage installation between the moisture barrier and insulation or EPS board, the attachment of the EPS board, installation of fiberglass mesh embedded in the base coat, any water-resistant coat that is applied on top of the insulation to serve as a weather barrier, and the application of the finish coat.

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PLUMBERS, PIPEFITTERS, AND STEAMFITTERS

	Wage	Benefit
District 1	$40.90	$17.47
District 2	$44.90	$17.47
District 3	$44.90	$17.47
District 4	$40.90	$20.86

Duties Include:
Assemble, install, alter, and repair pipe-lines or pipe systems that carry water, steam, air, other liquids or gases. Testing of piping systems, commissioning and retro-commissioning. Workers in this occupation may also install heating and cooling equipment and mechanical control systems.

Travel:
Disrict 1
0-30 mi. free zone
>30-50 mi. $35.00/day
>50-75 mi. $45.00/day
>75 mi. $100.00/day

Special Provision
If transportation is not provided, mileage at $0.35/mi. for one trip out and one trip back is added to the amounts above. However, if the employee is traveling more than 75 miles/day, only subsistence at the rate of $85.00/day is required.

Districts 2 & 3
0-45 mi. free zone
>45 mi.

- $0.00/mi. in employer vehicle.
- $0.65/mi. in employee vehicle.

Special Provision:
At the contractors' option, mileage for one trip out and one trip back per week may be paid plus subsistence at the rate of $135.00/day.

District 4
0-70 free zone
>70 mi.

- On jobs when employees do not work consecutive days: $0.55/mi. if employer doesn't provide transportation. Not to exceed two trips.
- On jobs when employees work any number of consecutive days: $110.00/day.

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ROOFERS

	Wage	Benefit
District 1	$32.97	$9.40
District 2	$32.97	$9.40
District 3	$32.97	$9.40
District 4	$25.08	$5.19

Duties Include:
Metal roofing, covers roofs, walls and foundations with water proofing, insulation and vapor barriers in addition to metal flashings. Roofing includes shingles, low slope membranes, metal roofs, insulation, spray foam, coatings and vapor barriers. Wall coverings include metal panels, insulated metal panels and other waterproofing or rain screen systems. Foundation systems include waterproofing and insulation. Excludes prefabricated metal buildings.

Travel:
District 1
0-50 mi. free zone
>50 mi.
- $0.00/mi. in employer vehicle.
- $0.35/mi. in employee vehicle.

District 2 and 3
0-35 mi. free zone
>35 mi.
- $0.00/mi. in employer vehicle.
- $0.40/mi. in employee vehicle.

District 4
0-50 mi. free zone
>50 mi.
- $0.00/mi. in employer vehicle.
- $0.35/mi. in employee vehicle.

Per Diem:
District 1
$84.00/day

District 2 and 3
Employer pays for room + $30.00/day.

District 4
Employer pays for room + $25.00/day.

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SHEET METAL WORKERS

	Wage	Benefit
District 1	$38.14	$21.61
District 2	$38.14	$21.61
District 3	$38.14	$21.61
District 4	$38.14	$21.61

Duties Include:
Testing and balancing, commissioning and retro-commissioning of all air-handling equipment and duct work. Manufacture, fabrication, assembling, installation, dismantling, and alteration of all HVAC systems, air conveyer systems, and exhaust systems. All lagging over insulation and all duct lining.

All Districts

0-45 mi. free zone
46-65 mi. $35/day
>65 mi. $155/day for overnight stay
>65 mi. if employee is driving/riding in a company vehicle and returns home the same day, drive time shall be paid both ways, and no subsistence paid. Drive time will be at straight time and there shall be no benefits paid for drive time. Drive time will be outside the regular shift.

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SOLAR PHOTOVOLTAIC INSTALLERS

	Wage	Benefit
District 1	$36.50	$16.76
District 2	$36.50	$16.76
District 3	$36.50	$16.76
District 4	$36.50	$16.76

Travel:

Districts 1, 2 and 3
No mileage due when traveling in employer's vehicle.

The following travel allowance is applicable when traveling in employee's vehicle:

0-08 mi. free zone
>08-50 mi. federal mileage rate/mi. in excess of the free zone.
>50 mi. $60.57/day

District 4
No mileage due when traveling in employer's vehicle.

The following travel allowance is applicable when traveling in employee's vehicle:

0-18 mi. free zone
>18-60 mi. federal mileage rate/mi.
>60 mi. $75.00/day

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SPRINKLER FITTERS

	Wage	Benefit
District 1	$44.11	$32.36
District 2	$44.11	$23.55
District 3	$38.70	$20.37
District 4	$44.11	$21.97

Duties Include:
Duties Include but not limited to any and all fire protection systems: Installation, dismantling, inspection, testing, maintenance, repairs, adjustments, and corrections of all fire protection and fire control systems, including both overhead and underground water mains, all piping, fire hydrants, standpipes, air lines, tanks, and pumps used in connection with sprinkler and alarm systems.

Travel
All Districts

The following travel allowance is applicable when traveling in employee's vehicle.

0-60 mi. free zone
>60-80 mi. $19.00/day
>80-100 mi. $29.00/day
>100 mi. $105.00/day + the IRS rate per mile and $8.92 for every 15 miles traveled for one trip out and one trip back

No travel allowance required when in employer's vehicle except when staying the night.

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TAPERS

No Rate Established

Travel and Per Diem:
All Districts
No travel or per diem established.

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TELECOMMUNICATIONS EQUIPMENT INSTALLERS

	Wage	Benefit
District 1	$39.66	$14.43
District 2	$22.00	$11.06
District 3	$22.00	$11.27
District 4	$22.00	$11.27

Travel:
All Districts
The federal mileage rate/mi. in effect when travel occurs if using own vehicle.

Per Diem:
All Districts
Employer pays for meals and lodging up to $75.00/day. When jobsite is located in Big Sky, West Yellowstone, and Gardiner, lodging and meals will be provided by the employer for all actual and reasonable expenses incurred.

Duties Include:
Install voice; sound; vision and data systems. This occupation includes burglar alarms, fire alarms, fiber optic systems, and video systems for security or entertainment

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TERRAZZO WORKERS AND FINISHERS

No Rate Established

Duties Include:
Finish work on hard tile, marble, and wood tile to floors, ceilings, and roof decks

Travel and Per Diem
No travel or per diem established.

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TILE AND STONE SETTERS

No Rate Established

Duties Include:
Apply hard tile, stone, and comparable materials to walls, floors, ceilings, countertops, and roof decks.

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TRUCK DRIVERS

Pilot Car Driver **No Rate Established**

	Wage	Benefit
District 1	$23.68	$ 7.67
District 2	$23.80	$ 6.13
District 3	$23.80	$ 6.13
District 4	$23.68	$ 7.67

Truck drivers include but are not limited to:
Combination Truck & Concrete Mixer; Distributor Driver; Dry Batch Trucks; DumpTrucks & Similar Equipment; Flat Trucks; Lowboys, Four-Wheel Trailers, Float Semitrailer; Powder Truck Driver (Bulk Unloader Type); Servicemen; Service Truck Drivers, Fuel Truck Drivers, Tiremen; Trucks with Power Equipment; Truck Mechanic; Water Tank Drivers, Petroleum Product Drivers.

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Zone Pay:
All Districts
No zone pay established.

MONTANA
PREVAILING WAGE RATES FOR HEAVY CONSTRUCTION SERVICES 2025

Effective: January 11, 2025

Greg Gianforte, Governor
State of Montana

Sarah Swanson, Commissioner
Department of Labor & Industry

To obtain copies of prevailing wage rate schedules, or for information relating to public works projects and payment of prevailing wage rates, visit ESD at erd.dli.mt.gov/labor-standards or contact:

Employment Standards Division
Montana Department of Labor and Industry
P. O. Box 8011
Helena, MT 59604
Phone 406-444-6543

The department welcomes questions, comments, and suggestions from the public. In addition, we'll do our best to provide information in an accessible format, upon request, in compliance with the Americans with Disabilities Act.

MONTANA PREVAILING WAGE REQUIREMENTS

The Commissioner of the Department of Labor and Industry, in accordance with Sections 18-2-401 and 18-2-402 of the Montana Code Annotated (MCA), has determined the standard prevailing rate of wages for the occupations listed in this publication.

The wages specified herein control the prevailing rate of wages for the purposes of Section 18-2-401, et seq., MCA. It is required each employer pay (as a minimum) the rate of wages, including fringe benefits, travel allowance, zone pay and per diem applicable to the district in which the work is being performed as provided in the attached wage determinations.

All Montana Prevailing Wage Rates are available on the internet at erd.dli.mt.gov/labor-standards or by contacting the department at (406) 444-6543.

In addition, this publication provides general information concerning compliance with Montana's Prevailing Wage Law and the payment of prevailing wages. For detailed compliance information relating to public works contracts and payment of prevailing wage rates, please consult the regulations on the internet at erd.dli.mt.gov/labor-standards or contact the department at (406) 444-6543.

SARAH SWANSON
Commissioner
Department of Labor and Industry
State of Montana

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A. Date of Publication January 13, 2025

B. Definition of Heavy Construction

The Administrative Rules of Montana (ARM), 24.17.501(4) – (4)(b), states *"Heavy construction projects include, but are not limited to, those projects that are not properly classified as either 'building construction', or 'highway construction.'*

Heavy construction projects include, but are not limited to, antenna towers, bridges (major bridges designed for commercial navigation), breakwaters, caissons (other than building or highway), canals, channels, channel cut-offs, chemical complexes or facilities (other than buildings), cofferdams, coke ovens, dams, demolition (not incidental to construction), dikes, docks, drainage projects, dredging projects, electrification projects (outdoor), fish hatcheries, flood control projects, industrial incinerators (other than building), irrigation projects, jetties, kilns, land drainage (not incidental to other construction), land leveling (not incidental to other construction), land reclamation, levees, locks and waterways, oil refineries (other than buildings), pipe lines, ponds, pumping stations (prefabricated drop-in units – not buildings), railroad construction, reservoirs, revetments, sewage collection and disposal lines, sewers (sanitary, storm, etc.), shoreline maintenance, ski tows, storage tanks, swimming pools (outdoor), subways (other than buildings), tipples, tunnels, unsheltered piers and wharves, viaducts (other than highway), water mains, waterway construction, water supply lines (not incidental to building), water and sewage treatment plants (other than buildings) and wells."

C. Definition of Public Works Contract

Section 18-2-401(11)(a), MCA defines "public works contract" as *"…a contract for construction services let by the state, county, municipality, school district, or political subdivision or for nonconstruction services let by the state, county, municipality, or political subdivision in which the total cost of the contract is in excess of $25,000…"*.

D. Prevailing Wage Schedule

This publication covers only Heavy Construction occupations and rates in the specific localities mentioned herein. These rates will remain in effect until superseded by a more current publication. Current prevailing wage rate schedules for Building Construction, Highway Construction and Nonconstruction Services occupations can be found on the internet at https://erd.dli.mt.gov/labor-standards/state-prevailing-wage-rates/ or by contacting the department at (406) 444-6543.

E. Rates to Use for Projects

ARM, 24.17.127(1)(c), states *"The wage rates applicable to a particular public works project are those in effect at the time the bid specifications are advertised."*

F. Wage Rate Adjustments for Multiyear Contracts

Section 18-2-417, MCA states:
"(1) Any public works contract that by the terms of the original contract calls for more than 30 months to fully perform must include a provision to adjust, as provided in subsection (2), the standard prevailing rate of wages to be paid to the workers performing the contract.

(2) The standard prevailing rate of wages paid to workers under a contract subject to this section must be adjusted 12 months after the date of the award of the public works contract. The amount of the adjustment must be a 3% increase. The adjustment must be made and applied every 12 months for the term of the contract.

(3) Any increase in the standard rate of prevailing wages for workers under this section is the sole responsibility of the contractor and any subcontractors and not the contracting agency."

G. Fringe Benefits

Section 18-2-412, MCA states:

"(1) To fulfill the obligation…a contractor or subcontractor may:

(a) pay the amount of fringe benefits and the basic hourly rate of pay that is part of the standard prevailing rate of wages directly to the worker or employee in cash;

(b) make an irrevocable contribution to a trustee or a third person pursuant to a fringe benefit fund, plan, or program that meets the requirements of the Employee Retirement Income Security Act of 1974 or that is a bona fide program approved by the U. S. department of labor; or

(c) make payments using any combination of methods set forth in subsections (1)(a) and (1)(b) so that the aggregate of payments and contributions is not less than the standard prevailing rate of wages, including fringe benefits and travel allowances, applicable to the district for the particular type of work being performed.

(2) The fringe benefit fund, plan, or program described in subsection (1)(b) must provide benefits to workers or employees for health care, pensions on retirement or death, life insurance, disability and sickness insurance, or bona fide programs that meet the requirements of the Employee Retirement Income Security Act of 1974 or that are approved by the U. S. department of labor."

Fringe benefits are paid for all hours worked (straight time and overtime hours). However, fringe benefits are not to be considered a part of the hourly rate of pay for calculating overtime, unless there is a collectively bargained agreement in effect that specifies otherwise.

H. Dispatch City

ARM, 24.17.103(11), defines dispatch city as *"…the courthouse in the city from the following list which is closest to the center of the job: Billings, Bozeman, Butte, Great Falls, Helena, Kalispell, Miles City, Missoula and Sidney."*

I. Zone Pay

Zone pay is not travel pay. ARM, 24.17.103(25), defines zone pay as *"…an amount added to the base pay; the combined sum then becomes the new base wage rate to be paid for all hours worked on the project. Zone pay must be determined by measuring the road miles one way over the shortest practical maintained route from the dispatch city to the center of the job."* See section H above for a list of dispatch cities.

J. Computing Travel Benefits

ARM, 24.17.103(23), states *" 'Travel pay,' also referred to as 'travel allowance,' is and must be paid for travel both to and from the job site, except those with special provisions listed under the classification. The rate is determined by measuring the road miles one direction over the shortest practical maintained route from the dispatch city or the employee's home, whichever is closer, to the center of the job."* See section H above for a list of dispatch cities.

K. Per Diem

ARM, 24.17.103(19), states *" 'Per diem' typically covers costs associated with board and lodging expenses. Per diem is paid when an employee is required to work at a location outside the daily commuting distance and is required to stay at that location overnight or longer."*

L. Apprentices

Wage rates for apprentices registered in approved federal or state apprenticeship programs are contained in those programs. Additionally, Section 18-2-416(2), MCA states, *"…The full amount of any applicable fringe benefits must be paid to the apprentice while the apprentice is working on the public works contract."* Apprentices not registered in approved federal or state apprenticeship programs will be paid the appropriate journey level prevailing wage rate when working on a public works contract.

M. Posting Notice of Prevailing Wages

Section 18-2-406, MCA, provides that contractors, subcontractors, and employers who are *"…performing work or providing construction services under public works contracts, as provided in this part, shall post in a prominent and accessible site on the project or staging area, not later than the first day of work and continuing for the entire duration of the project, a legible statement of all wages and fringe benefits to be paid to the employees."*

N. Employment Preference

Sections 18-2-403 and 18-2-409, MCA require contractors to give preference to the employment of bona fide Montana residents in the performance of work on public works contracts.

O. Projects of a Mixed Nature

Section 18-2-418, MCA states:

"(1) The contracting agency shall determine, based on the preponderance of labor hours to be worked, whether the public works construction services project is classified as a highway construction project, a heavy construction project, or a building construction project.

(2) Once the project has been classified, employees in each trade classification who are working on that project must be paid at the rate for that project classification"

P. Occupations Definitions

You can find definitions for these occupations on the following Bureau of Labor Statistics website:
http://www.bls.gov/oes/current/oes_stru.htm

Q. Welder Rates

Welders receive the rate prescribed for the craft performing an operation to which welding is incidental.

R. Foreman Rates

Rates are no longer set for foremen. However, if a foreman performs journey level work, the foreman must be paid at least the journey level rate.

S. Proper Classification for Pipefitter and Laborer/Pipelayer Work on Water and Waste Water Treatment Plants The proper classification for the following work is Pipefitter, when it is performed inside a building structure or performed at a location which will later be inside of a building: Joining steel pipe larger than 12 inches in diameter with bolted flange connections that has been pre-fabricated off site and does not require any modification such as cutting, grinding, welding, or other fabrication in order to be installed. All other work previously classified as pipefitter remains in that classification. The proper classification for that work when it is at a location that will always be outside a building is Pipelayer, which is under the Laborer Group 3 classification.

WAGE RATES

BOILERMAKERS

Wage	Benefit
$35.30	$34.00

Duties Include:
Construct, assemble, maintain, and repair stationary steam boilers, boiler house auxiliaries, process vessels, pressure vessels and penstocks. Bulk storage tanks and bolted steel tanks.

Travel and Per Diem:
No travel or per diem established.

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BRICK, BLOCK, AND STONE MASONS

Wage	Benefit
$32.32	$16.78

Travel:
0-70 mi. free zone
>70-90 mi. $60.00/day
>90 mi. $80.00/day

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CARPENTERS

Wage	Benefit
$36.49	$17.45

Zone Pay:
0-30 mi. free zone
>30-60 mi. base pay + $4.00/hr.
>60 mi. base pay + $6.00/hr.

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CEMENT MASONS AND CONCRETE FINISHERS

Wage	Benefit
$38.54	**$17.04**

Duties Include:
Smooth and finish surfaces of poured concrete, such as floors, walks, sidewalks, or curbs. Align forms for sidewalks, curbs, or gutters.

Zone Pay:
0-30 mi free zone
30-60 mi base pay+2.95/hr.
>60 mi base pay+4.75/hr.

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CONSTRUCTION EQUIPMENT OPERATORS GROUP 1

Wage	Benefit
$31.51	$15.73

This group includes but is not limited to:
Air Compressor; Auto Fine Grader; Belt Finishing; Boring Machine (Small); Cement Silo; Crane, A-Frame Truck Crane; Crusher Conveyor; DW-10, 15, and 20 Tractor Roller; Farm Tractor; Forklift; Form Grader; Front-End Loader, under 1 cu. yd; Oiler, Herman Nelson Heater; Mucking Machine; Oiler, All Except Cranes/Shovels; Pumpman.

Per Diem:
0-75 mi free zone
>75 mi $70/day

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CONSTRUCTION EQUIPMENT OPERATORS GROUP 2

Wage	Benefit
$32.88	$15.15

This group includes but is not limited to:
Air Doctor; Backhoe\Excavator\Shovel, up to and incl. 3 cu. yds; Bit Grinder; Bitunimous Paving Travel Plant; Boring Machine, Large; Broom, Self-Propelled; Concrete Travel Batcher; Concrete Float & Spreader; Concrete Bucket Dispatcher; Concrete Finish Machine; Concrete Conveyor; Distributor; Dozer, Rubber-Tired, Push, & Side Boom; Elevating Grader\Gradall; Field Equipment Serviceman; Front-End Loader, 1 cu. yd up to and incl. 5 cu. yds; Grade Setter; Heavy Duty Drills, All Types; Hoist\Tugger, All; Hydralift Forklifts & Similar; Industrial Locomotive; Motor Patrol (except finish); Mountain Skidder; Oiler, Cranes\Shovels; Pavement Breaker, EMSCO; Power Saw, Self-Propelled; Pugmill; Pumpcrete\Grout Machine; Punch Truck; Roller, other than Asphalt; Roller, Sheepsfoot (Self-Propelled); Roller, 25 tons and over; Ross Carrier; Rotomill, under 6 ft; Trenching Machine; Washing /Screening Plant

Per Diem:
0-75 mi free zone
>75 mi $70/day

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CONSTRUCTION EQUIPMENT OPERATORS GROUP 3

Wage	Benefit
$38.00	$16.35

This group includes but is not limited to:
Asphalt Paving Machine; Asphalt Screed; Backhoe\Excavator\Shovel, over 3 cu. yds; Cableway Highline; Concrete Batch Plant; Concrete Curing Machine; Concrete Pump; Cranes, Creter; Cranes, Electric Overhead; Cranes, 24 tons and under; Curb Machine\Slip Form Paver; Finish Dozer; Front-End Loader, over 5 cu. yds; Mechanic\Welder; Pioneer Dozer; Roller Asphalt (Breakdown & Finish); Rotomill, over 6 ft; Scraper, Single, Twin, or Pulling Belly-Dump; YO-YO Cat Haul Truck, Articulating Trucks, Vac Truck.

Per Diem:
0-75 mi. free zone
>75 mi. $110.00/Day

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CONSTRUCTION EQUIPMENT OPERATORS GROUP 4

Wage	Benefit
$38.00	$16.35

This group includes but is not limited to:
Asphalt\Hot Plant Operator; Cranes, 25 tons up to and incl. 44 tons; Crusher Operator; Finish Motor Patrol; Finish Scraper.

Per Diem:
0-75 mi. free zone
>75 mi. $110.00/Day

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CONSTRUCTION EQUIPMENT OPERATORS GROUP 5

Wage	Benefit
$38.00	$16.35

This group includes but is not limited to:
Cranes, 45 tons up to and incl. 74 tons.

Per Diem:
0-75 mi. free zone
>75 mi. $110.00/Day

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CONSTRUCTION EQUIPMENT OPERATORS GROUP 6

Wage	Benefit
$40.00	$16.35

This group includes but is not limited to:
Cranes, 75 tons up to and incl. 149 tons; Cranes, Whirley (All).

Per Diem:
0-75 mi. free zone
>75 mi. $110.00/Day

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CONSTRUCTION EQUIPMENT OPERATORS GROUP 7

Wage	Benefit
$42.00	$16.35

This group includes but is not limited to:
Cranes, 150 tons up to and incl. 250 tons; Cranes, over 250 tons—add $1.00 for every 100 tons over 250 tons; Crane, Tower (All); Crane Stiff-Leg or Derrick; Helicopter Hoist.

Per Diem:
0-75 mi. free zone
>75 mi. $110.00/Day

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CONSTRUCTION LABORERS GROUP 1/FLAG PERSON FOR TRAFFIC CONTROL

Wage	Benefit
$23.08	$11.82

Zone Pay:
0-30 mi. free zone
>30-60 mi. base pay + $3.05/hr.
>60 mi. base pay + $4.85/hr.

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CONSTRUCTION LABORERS GROUP 2

Wage	Benefit
$26.15	$13.44

This group includes but is not limited to:
General Labor; Asbestos Removal; Burning Bar; Bucket Man; Carpenter Tender; Caisson Worker; Cement Mason Tender; Cement Handler (dry); Chuck Tender; Choker Setter; Concrete Worker; Curb Machine-lay Down; Crusher and Batch Worker; Heater Tender; Fence Erector; Landscape Laborer; Landscaper; Lawn Sprinkler Installer; Pipe Wrapper; Pot Tender; Powderman Tender; Rail and Truck Loaders and Unloaders; Riprapper; Sign Erection; Guardrail and Jersey Rail; Spike Driver; Stake Jumper; Signalman; Tail Hoseman; Tool Checker and Houseman and Traffic Control Worker.

Zone Pay:
0-30 mi. free zone
>30-60 mi. base pay + $3.05/hr.
>60 mi. base pay + $4.85/hr.

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CONSTRUCTION LABORERS GROUP 3

Wage	Benefit
$26.07	$13.44

This group includes but is not limited to:
Concrete Vibrator; Dumpman (Grademan); Equipment Handler; Geotextile and Liners; High-Pressure Nozzleman; Jackhammer (Pavement Breaker) Non-Riding Rollers; Pipelayer; Posthole Digger (Power); Power Driven Wheelbarrow; Rigger; Sandblaster; Sod Cutter-Power and Tamper.

Zone Pay:
0-30 mi. free zone
>30-60 mi. base pay + $3.05/hr.
>60 mi. base pay + $4.85/hr.

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CONSTRUCTION LABORERS GROUP 4

Wage	Benefit
$26.76	$11.82

This group includes but is not limited to:
Hod Carrier***; Water Well Laborer; Blaster; Wagon Driller; Asphalt Raker; Cutting Torch; Grade Setter; High-Scaler; Power Saws (Faller & Concrete);
Powderman; Rock & Core Drill; Track or Truck Mounted Wagon Drill and Welder incl. Air Arc

Zone Pay:
0-30 mi. free zone
>30-60 mi. base pay + $3.05/hr.
>60 mi. base pay + $4.85/hr.

***Hod Carriers will receive the same amount of travel and/or subsistence pay as bricklayers when requested to travel.

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DIVERS

Stand-By	**No Rate Established**
Diving	**No Rate Established**

Depth Pay (Surface Diving)

0-20 ft.	free zone
>20-100 ft.	$2.00 per ft.
>100-150 ft.	$3.00 per ft.
>150-220 ft.	$4.00 per ft.
>220 ft.	$5.00 per ft.

Diving In Enclosures

0-25 ft.	free zone
>25-300 ft.	$1.00 per ft.

Zone Pay:
0-30 mi. free zone
>30-60 mi. base pay + $4.00/hr.
>60 mi. base pay + $6.00/hr.

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DIVER TENDERS

No Rate Established

The tender shall receive 2 hours at the straight time pay rate per shift for dressing and/or undressing a Diver when work is done under hyperbaric conditions.

Zone Pay:
0-30 mi. free zone
>30-60 mi. base pay + $4.00/hr.
>60 mi. base pay + $6.00/hr.

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ELECTRICIANS

Wage	Benefit
$38.86	$17.84

Travel:
No mileage due when traveling in employer's vehicle.

The following travel allowance is applicable when traveling in employee's vehicle:

0-18 mi. free zone
>18-60 mi. federal mileage rate/mi.

Per Diem
District 4
>60 mi. $80.00/day
Per Diem in Big Sky and West Yellowstone $125/day.

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INSULATION WORKERS - MECHANICAL (HEAT AND FROST)

No Rate Established

Duties Include:
Insulate pipes, ductwork or other mechanical systems.

Travel:
0-30 mi. free zone
>30-40 mi. $25.00/day
>40-50 mi. $35.00/day
>50-60 mi. $45.00/day
>60 mi. $130.00/day plus

- $0.56/mi. if transportation is not provided.
- $0.20/mi. if in company vehicle.

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IRONWORKERS – REINFORCING IRON AND REBAR WORKERS

Wage	Benefit
$34.83	$28.07

Duties Include:
Structural steel erection; assemble prefabricated metal buildings; cut, bend, tie, and place rebar; energy producing windmill type towers; metal bleacher seating; handrail fabrication and ornamental steel.

Travel:
All Districts
0-45 mi. free zone
>45-85 mi. $100.00/day
>85 mi. $150.00/day

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IRONWORKERS – STRUCTURAL IRON AND STEEL WORKERS

Wage	Benefit
$34.83	$28.07

Duties Include:
Structural steel erection; assemble prefabricated metal buildings; cut, bend, tie, and place rebar; energy producing windmill type towers; metal bleacher seating; handrail fabrication and ornamental steel.

Travel:
All Districts
0-45 mi. free zone
>45-85 mi. $100.00/day
>85 mi. $150.00/day

LINE CONSTRUCTION – EQUIPMENT OPERATORS

No Rate Established

Duties Include:
All work on substations

Travel:
No Free Zone
$60.00/day

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LINE CONSTRUCTION – GROUNDMAN

Wage	Benefit
$29.09	$8.36

Duties Include:
All work on substations

Travel:
No Free Zone
$60.00/day

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LINE CONSTRUCTION – LINEMAN

Wage	Benefit
$52.11	$18.75

Duties Include:
All work on substations

Travel:
No Free Zone
$60.00/day

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MILLWRIGHTS

Wage	Benefit
$45.26	$21.25

Zone Pay:
0-30 mi. free zone
>30-60 mi. base pay + $4.00/hr.
>60 mi. base pay + $6.00/hr.

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PAINTERS

Wage	Benefit
$25.00	No Rate Established

Travel and Per Diem:
No travel or per diem established.

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PILE BUCKS

Wage	Benefit
$36.49	$14.33

Zone Pay:
0-30 mi. free zone
>30-60 mi. base pay + $4.00/hr.
>60 mi. base pay + $6.00/hr.

Duties Include:
Set up crane; set up hammer; weld tips on piles; set leads; insure piles are driven straight with the use of level or plum bob. Give direction to crane operator as to speed, and direction of swing. Cut piles to grade.

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PLUMBERS, PIPEFITTERS, AND STEAMFITTERS

Wage	Benefit
$45.60	$21.26

Travel:
District 4
0-70 free zone
>70 mi.

- On jobs when employees do not work consecutive days: $0.55/mi. if employer doesn't provide transportation. Not to exceed two trips.
- On jobs when employees work any number of consecutive days: $110.00/day.

Duties Include:
Assemble, install, alter, and repair pipe-lines or pipe systems that carry water, steam, air, other liquids or gases. Testing of piping systems, commissioning and retro-commissioning. Workers in this occupation may also install heating and cooling equipment and mechanical control systems.

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SPRINKLER FITTERS

No Rate Established

Duties Include:
Duties Include but not limited to any and all fire protection systems: Installation, dismantling, inspection, testing, maintenance, repairs, adjustments, and corrections of all fire protection and fire control systems, including both overhead and underground water mains, all piping, fire hydrants, standpipes, air lines, tanks, and pumps used in connection with sprinkler and alarm systems.

Travel

The following travel allowance is applicable when traveling in employee's vehicle.

0-60 mi. free zone
>60-80 mi. $23.00/day
>80-100 mi. $33.00/day
>100 mi. $125.00/day + the IRS rate per mile and $8.92 for every 15 miles traveled for one trip out and one trip back

No travel allowance required when in employer's vehicle except when staying the night.
>100 mi. $125.00/day

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TRUCK DRIVERS

	No Rate Established	
	Wage	**Benefit**
Pilot Car Driver		
Truck Driver	$31.28	$9.37

Truck drivers include but are not limited to:
Combination Truck and Concrete Mixer and Transit Mixer; Dry Batch Trucks; Distributor Driver; Dumpman; Dump Trucks and similar equipment; Dumpster; Flat Trucks; Lumber Carriers; Lowboys; Pickup; Powder Truck Driver; Power Boom; Serviceman; Service Truck/Fuel Truck/Tireperson; Truck Mechanic; Trucks with Power Equipment; Warehouseman, Partsman, Cardex and Warehouse Expeditor; Water Trucks.

Zone Pay:
All Districts
0-30 mi. free zone
>30-60 mi. base pay + $3.05/hr.
>60 mi. base pay + .$4.85/hr.

Special Provision:
Zone pay only applies to the Truck Driver classification. No zone pay was established for Pilot Car Driver.

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SECTION 00910

SPECIAL PROVISIONS

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SP-1 FORMAT

The specifications for this project include by reference the following two documents. Although they are not printed in this Project Manual, they are still made part of these Contract Documents and the Contractor must comply with any and all such regulations, unless modified herein.

Document	*Available From*
Montana Public Works Standard Specifications (MPWSS) Sixth Edition, April 2010	Montana Contractors Association 1717 11th Avenue PO Box 4519 Helena, MT 59604 406-442-4162
City of Billings Standard Modifications to MPWSS Sixth Edition, January 2021	City of Billings Public Works Department Engineering Division 2224 Montana Avenue Billings, MT 59101 406-657-8231 *– or online at –* https://www.billingsmtpublicworks.gov/DocumentCenter/View/105/Standard-Mods-January-2021-PDF

The following Special Provisions include additional requirements that are specific to this project. In case of a conflict, the hierarchal order of precedence is as listed in City of Billings Standard Modifications to MPWSS.

SP-2 SUBSTANTIAL COMPLETION

Define substantial completion requirements specific to the project that is in addition to, or as a modification to the MPWSS or COB Std Mods.

SP-3 PROJECT COORDINATION

Project shall include coordination of the excavation and installation of pier footings for the proposed netting posts. Contractor to call for private locate and coordinate excavation for footings and verify and protect existing utilities located in the plaza areas and field areas for drainage, fiber optic, power, sanitary sewer, field drainage, irrigation and other items shown on the plans for Dehler Park.

SP-4 FIELD ENGINEERING

Netting contractor shall provide structural engineering plans and details for the footings for the net posts and provide for submittal for a building permit for the foundations.

SP-5 CONTRACT SCHEDULE

Contractor shall be completed by May 15th with the installation of the entire project.

SP-6 MEASUREMENT & PAYMENT

A. General

1. Refer to the City of Billings Standard Modifications, Section 00900, Article 3 for general measurement and payment requirements.

2. For certain items on the Bid Form, additional quantities may have been added to the actual takeoff quantities from the Drawings to account for unknown underground conditions.

B. Measurement & Payment Items

1. Item 101 – Mobilization/Demobilization (LS): See City of Billings Standard Modifications, Section 00900, Article 4.

TECHNICAL SPECIFICATIONS

CONTRACT PLANS

SECTION 02.10.00
DEMOLITION

1.01 GENERAL REQUIREMENTS

A. Conform to the General Conditions, Supplementary Conditions, and Division 1.

1.02 DESCRIPTION OF WORK

A. Work includes, but is not limited to Demolition of concrete flatwork, concrete retaining wall, footings excavation and possibly field warning track.

1.03 RELATED SECTIONS

A. Section 03300 – Cast-In-Place Concrete

B. Section 11.63.53 –Athletic Site Furnishings

1.04 Section 11.64RELATED DOCUMENTS (References and Standards)

A. NA

1.05 CONTRACTOR QUALIFICATION REQUIREMENTS

A. NA

1.06 JOB CONDITIONS

A. Underground utilities and elements: locate all underground utilities and elements prior to digging and/or driving stakes. Take care, to neither disturb nor damage any existing above ground or underground utilities or elements. Keep streets, sidewalks, and site clean, free from debris and affected drains open and free flowing at all times. You must call Utilities Underground Location Services @ (800)424-5555 for utility location at or near the street right of way and can call Locating, Inc. @ (425) 392-6412 or CNI @ (206) 255-8650 or Applied Professional Services 2 @ (425- 313-1034 for location of utilities within the site, (Note: these firms will charge for services rendered). Contractor shall meet with the Landscape Architect to verify location of utilities with Contractor's location service.

B. Contact the Landscape Architect and City of Billings to request shut-off of pressurized or powered utilities. Certify that all appropriate services have been disconnected. The Contractor shall pay for all fees and costs associated with utility disconnect, capping of lines and meter removals required with the Public Right of Way.

C. Do not shut off or cap utilities without prior notice. Coordinate work with Division 1 requirements. Maintain street and site drains and sewers open for free drainage. Provide catch basin protection in parking lot as required for storage of excavation materials prior to removal by Parks Staff.

D. Objectionable noises: Limit use of air hammers and other noisy equipment as much as possible. Conform to local governing requirements.

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1.07 SUBMITTALS

A. NA

1.08 QUALITY ASSURANCE (Tests and Inspection Requirements)

A. NA

1.09 DELIVERY, STORAGE AND PROTECTION

A. NA

1.10 FIELD VERIFICATION

A. NA

1.11 WARRANTY

A. Shall include labor and materials and shall be made to;

1. City of Billings Parks & Recreation, 09 N 29th Street, Billings, MT 59101

PART 2 – PRODUCTS

N/A

PART 3 – EXECUTION

3.01 PROTECTION OF FACILITIES

A. Follow all procedures in Section 02.05.00, Site Preparation for protection of drainage structures, utilities, tree, and other facilities during demolition work.

B. Protect existing concrete flatwork in the plaza area of the stadium, protect concrete with sheet, or piling, or dunnage materials as required based upon size of equipment to access and drill footings for netting posts, and to remove existing flatwork and or field wall for footing placement.

C. If access to stadium grass field is required, coordinate with Billings Parks and Dehler Park Staff to locate and flag existing irrigation heads and valve boxes and storm water drainage structures along 1st and 3rd base lines prior to access with equipment.

D. All damage shall be repaired and restored at the contractors expense.

3.02 DEMOLISH CONCRETE PAVING

A. Identify areas of existing concrete paving to be removed by marking centerline of and or edges of existing concrete flatwork and or walls to demolish and remove to install footings for tie back poles and or end large netting poles.

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3.03 WARNING TRACK MATERAILS

A. All warning track materials to be removed for footings installation shall be stripped to approx. 6” depth and stockpiled to re-install after placement of all footings and repair of field walls along 1st and rd base lines.

3.04 DISPOSAL OF MATERIALS

A. All concrete, asphalt or reinforcement removed shall be disposed of off site and recycle accordingly.

B. All soils removed and excavated for all footings for large poles shall be stockpiled in the outfield for disposal by the City of Billings Parks & Recreation Staff.

C. Any sod to be removed due to restoration or installation of footings shall be disposed of with soils in parking lot area.

D. The Contractor, in a manner consistent with all government regulations, shall dispose of the refuse resulting from demolition. In no case shall refuse material be left on the project site, or be buried in embankments or trenches on the project site. All effort shall be made to recycle materials whenever possible. Maintain hauling routes clean and free of any debris resulting from work of this section.

END OF SECTION

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SECTION 03.20.00
CONCRETE REINFORCEMENT

PART 1 – GENERAL

1.01 GENERAL REQUIREMENTS

A. Conform to the General Conditions, Supplementary Conditions, and Division 1.

1.02 DESCRIPTION OF WORK

A. This section includes concrete reinforcement, placement of reinforcement for non-structural concrete for the replacement of the existing concrete wall located at the field edge of the park as well as any reinforcement for the plaza flatwork replacement for the concourse at Dehler Park after the installation of the netting poles and tie back poles.

B. Includes all materials, labor, tools, equipment, delivery, cutting, ties, and connection of new reinforcement to the existing reinforcement within the areas of work.

C. All existing rebar reinformcent that shall be tied to if required shall be inspected by Landscape Architect prior to connection and forming and pour of new concrete wall or flatwork.

1.03 RELATED SECTIONS

A. Section 03.30.00 - Cast-In-Place Concrete

1.04 RELATED DOCUMENTS (References and Standards)

A. ASTM: American Society for Testing and Materials, latest revision:

1. A 82: Standard Specification for Cold-Drawn Steel Wire for Concrete Reinforcement.

2. A 185: Standard Specification for Welded Steel Wire Fabric for Concrete Reinforcement.

3. A 615: Standard Specifications for Deformed and Plain Billet Steel Bars for Concrete Reinforcements.

B. ACI: American Concrete Institute, latest revision;

1. ACI 315: Details and Detailing Concrete Reinforcement.

2. ACI 318: Building Code Requirements for Reinforced Concrete.

1.05 CONTRACTOR QUALIFICATION REQUIREMENTS

A. NA

1.06 JOB CONDITIONS

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A. NA

1.07 SUBMITTALS

A. Submit complete bar schedule, bar details and erection drawings, ir needed, in accordance with ACI 315.

B. Show each type of bar marked with identification corresponding to identification tag on bar.

C. Supplier of bar.

1.08 QUALITY ASSSURANCE (Tests and Inspection Requirements)

A. Contractor shall notify Landscape Architect for reinforcement inspection after placement, prior to the pouring of concrete.

1.09 DELIVERY, STORAGE AND PROTECTION

A. Store reinforcing steel blocked up off the ground and in orderly stacks.

B. Each stack shall contain only bars with the same identifying label.

1.10 FIELD VERIFICATION

A. Field verify existing reinforcement bar in field wall and or flatwork in slab during demolition for making connection during restoration.

1.11 WARRANTY

A. Warranty shall be for one year for labor, and materials and shall b made out to;

1. City of Billings Parks & Recreation, 309 N 29th Street, Billings, MT 59101

PART 2 – PRODUCTS

2.01 MATERIAL

A. Reinforcement Bars

1. No. 4 or larger, bars shall conform to ASTM A 615, Grade 60.

2. No. 3 bars shall conform to ASTM A 615, Grade 40.

B. Welded Wire Fabric:

1. Conform to ASTM A 185 using bright basic wire meeting ASTM A 82.

C. Bolster, Chairs and Accessories:

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1. Conform to ACI 315.

2. Provide all spacers, bolsters, chairs, ties and other devices necessary to properly space, place, support and fasten reinforcement in place.

3. Metal accessories shall be galvanized or plastic-protected where legs will be exposed in finished concrete surfaces.

4. Do not use rocks, broken bricks, wood blocks, or concrete fragments for reinforcing support.

D. Testing: Perform at the mill for each heat. Forward certified test results to the Landscape Architect if required..

2.02 FABRICATION OF BARS

A. Fabricate with cold bends conforming to the recommended dimensions shown in ACI 318, Chapter 7

B. Field fabrication will be allowed only if the Contractor has equipment to properly fabricate steel.

C. Attach metal tags for identification.

PART 3 – EXECUTION

3.01 GENERAL DESCRIPTION

A. Perform reinforcement design, engineering, construction, installation and removal.

3.02 CONSTRUCTION SPECIFICS

A. Placing Metal Reinforcement

1. Place in accordance with ACI 318, Chapters 7 and 12.

2. All reinforcement steel must be tied securely with 16 gauge or larger annealed iron wire, in accordance to clearance guidelines and proper location per drawing.

3. Place steel with concrete cover in accordance with ACI 318, Chapter 7, Paragraph 7.7, unless otherwise indicated.

4. Splice steel not less than 30-bar diameter for ASTM A 615, Grade 40, and 43-bar diameter for ASTM A 615, Grade 60, unless otherwise indicated. For plain bars, splice not less than twice that deformed bars.

5. Lap welded wire fabric not less than the length of one mesh.

END OF SECTION-

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SECTION 03.30.00
CAST-IN-PLACE CONCRETE

PART 1 – GENERAL

1.01 GENERAL REQUIREMENTS

A. Conform to the General Conditions, Supplementary Conditions, and Division 1.

1.02 DESCRIPTION OF WORK

A. This section includes materials and proportioning of cast-in-place concrete and general cast-in-place concrete requirements for the new netting poles and the replacement of concrete work associated with the Dehler Park Netting Upgrades project.

B. Cast in place concrete flatwork in the plaza area of the stadium after the installation of the footings and netting poles.

C. Also includes the repair to the existing concrete retaining wall due to the installation of the footings for the netting posts. Shall include form and rebar of the wall if replaced.

D. Shall include all labor, materials, forming, equipment and miscellaneous materials to complete the installation of the work.

E. Shall also include the concrete for the footings for the netting poles and tie back poles

1.03 RELATED SECTIONS

A. Section 03100, Concrete Formwork.

B. Section 03200, Concrete Reinforcement.

1.04 RELATED DOCUMENTS (References and Standards)

A. ASTM: American Society for Testing and Materials, latest revision:

1. ASTM C 94: Standard Specification for Ready-Mixed Concrete.

2. ASTM C 171: Standard Specification for Sheet Materials for Curing Concrete.

3. ASTM C 309: Standard Specification for Liquid Membrane-Forming Compounds for Curing Concrete.

4. ASTM C 494: Standard Specification for Chemical Admixtures for Concrete.

5. ASTM C 618: Standard Specification for Fly Ash and Raw or Calcined Natural Pozzolan for Use as a Mineral Admixture in Portland Cement Concrete.

6. ASTM D 1751: Standard Specification for Preformed Expansion Joint Fillers for Concrete Paving and Structural Construction (Nonextruding and Resilient Bituminous Types).

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B. ACI: American Concrete Institute, latest revision;

1. ACI 301: Specifications for Structural Concrete for Building.

2. ACI 304: Guide for Measuring, Mixing, Transporting and Placing Concrete.

3. ACI 305: Hot Weather Concreting.

4. ACI 306: Cold Weather Concreting.

5. ACI 308: Standard Practice for Curing Concrete.

6. ACI 309: Standard Practice for Consolidation of Concrete.

C. NRMCA: National Ready Mix Concrete Association, latest revision:

1. Certificate of Conformance for Concrete Production Facilities.

D. Comply with ACI 301 requirements for concrete mixtures

E. Prepare design mixes, proportioned according to ACI 301, for normal-weight concrete determined by either laboratory trial mix or field test data bases, as follows:

1. Compressive Strength (28 Days): 3000 psi

2. Slump: 4 inches

1.05 CONTRACTOR QUALIFICATION REQUIREMENTS

A. NA

1.06 JOB CONDITIONS

A. Dehler Park is an existing facility with existing concrete flatwork and retaining walls to which this new work will be required to replace and amend.

1.07 SUBMITTALS

A. Submit a job mix formula to the Landscape Architect at least 15 days prior to delivery of concrete to the job site.

B. Job mix formula shall be submitted on form 1, attached.

C. Upon approval of the job mix formula, the batch plant shall apply a mix identification number to the mix. This number shall become the identifying designation of that mix and, as such, shall be used in all references to that mix.

D. Concrete delivered to the job site shall be accompanied by a delivery slip bearing the assigned mix identification number.

E. The Landscape Architect may require a new job mix formula if unsatisfactory results occur.

1.08 QUALITY ASSSURANCE (Tests and Inspection Requirements)

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A. The NRMCA certifies plants which can demonstrate that their facilities are capable of furnishing good concrete. The system permits a qualified plant to display a Certificate of Conformance which assures the purchaser that the physical capability of furnishing good concrete is available.

B. For plants which are certified by NRMCA, compliance will be assumed for production facilities within the limits set forth by ASTM C 94. Applicable sections for ASTM C 94 are as follows: 8. Measuring Materials, 9. Batching Plant, 10. Mixers and Agitators, 11. Mixing and Delivery, and 12. Use of Nonagitating Equipment. These sections provide assurance of facilities that are capable of furnishing good concrete.

C. All production facilities (scales, misers, trucks, storage bins, conveyors, etc.) shall be continuously maintained in good working condition.

D. Use only concrete plants complying with the ASTM C 94 or NRMCA minimum standards.

1.09 DELIVERY, STORAGE AND PROTECTION

A. Store reinforcing steel blocked up off the ground and in orderly stacks.

B. Each stack shall contain only bars with the same identifying label.

1.10 FIELD VERIFICATION

A. NAd

1.11 WARRANTY

A. Warranty on labor and materials shall be made to;

1. City of Billings Parks & Recreation, 309 N 29th Street, Billings, MT 59101

PART 2 – PRODUCTS

2.01 MATERIAL

A. Concrete in a Freshly-Mixed and Unhardened State

1. Concrete in a freshly-mixed and unhardened state shall comply with ASTM C 94 except as expressly and specifically modified and designated herein. Modifications and designations shall be as follows:

a. Cement (See ASTM C 94 4.1.1) shall contain not more than 0.80 percent total alkalies (Na20_0.658 K20)

b. Pozzolan shall conform to ASTM C 618 Class F or Class C. A certificate of Compliance shall be provided on request. Total weight of Pozzolan shall not exceed 18 percent of the weight of cement.

c. Quality of Concrete (see ASTM C 94 5.1):

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CLASS:	3000- 1 ½
Size of coarse aggregate, inches .	1 ½
Slump, inches	4
Entrained air, percent +/- 1 ½%	4.5
Alternate for determining proportions	3
Compressive Strength, PSI	3000
Age, days	28
Probability of tests falling below specified strength, one out of	5
Minimum content of cement plus pozzolan lbs. Per c.y.	570

Admixtures – Water reducing admixtures conforming to ASTM C 494, Type A or D will be permitted at Contractor's option.

d. All concrete for the work shall be Class 3000- 1 ½ unless otherwise shown on the drawings.

B. Joint Fillers

1. Joint Fillers shall comply with ASTM D 1751

C. Grout

1. Metallic: One of the following, or equal, for general applications:

a. "Embeco" (Master Builders Company)

b. "Ferrolith G" (Sonneborn Building Products, Inc.)

c. "Ferrotex" (National Pulverized Metals, Co., Chicago, Il.)

2. Non-Metallic: One of the following, or equal, for setting base plates:

a. "Five Star Grout" (U.S. Grout Corp.)

b. "Sealtight 588" (W.R. Meadows, Inc.)

c. "Upcon" (The Upcon Co.)

d. "Masterflow 928" (Master Builders Company)

3. Epoxy: One of the following, or equal, for setting equipment:

a. "Sika-Dur Hi-Mod", "Cement Epoxy" (Sika Chemical Corp.)

b. "Five Start Epoxy Grout" (U.S. Grout Corp.)

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c. "Ceilcote 648CP" (Ceilcote Co.)

D. Curing Material

1. Liquid Membrane Curing Compound: ASTM C 309, Type 2, formulated to be removable after 28 days, and guaranteed not to affect the bond of applied finishes.

2. Polyethylene Sheeting: Of approved manufacture, 4 mils thick.

3. Reinforced Building Paper: ASTM C 171.

E. Attach metal tags for identification.

PART 3 – EXECUTION

3.01 GENERAL DESCRIPTION

A. Placement of all Cast-In-Place Concrete within walls, flat work, and all other Cast-In Place Concrete within the contract documents.

3.02 CONSTRUCTION SPECIFICS

A. Preparation

1. Clean existing concrete surfaces thoroughly before placing abutting fresh concrete.

B. Concrete Placement, Consolidation, Curing and Protection

1. Concrete shall be placed, consolidated, cured and protected in accordance with American Concrete Institute recommended practice. The following ACI standards and reports are guides to good practice and shall be used by the Contractor:

a. ACI 304: Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete.

b. ACI 305: Hot Weather Concreting

c. ACI 306: Cold Weather Concreting

d. ACI 308: Recommended Practice for Curing Concrete

e. ACI 309: Recommended Practice for Consolidation of Concrete

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DEHLER PARK NETTING UPGRADES
FORM 1
JOB MIX FORMULA (READY-MIXED CONCRETE)

Contractor's Name _____

Supplier Name _____

Batch Plant Location _____

Cement Type _____

Pozzolan Type _____

Sand Type _____

Coarse Aggregate Type _____

Maximum Size of Coarse Aggregate _____

Entrained Air (%) _____

Water Reducing Agent _____

Slump (Inches) _____

PROPORTIONS

Water				Gal/C.Y.		Lbs/C.Y.
Cement				Bags/C.Y		Lbs/C.Y.
Pozzolan			%	% of Cement		Lbs/C.Y.
Sand	Size 1		%	% of Total Aggregate		Lbs/C.Y.
	Size 2		%	% of Total Aggregate		Lbs/C.Y.
C.A.	Size 1		%	% of Total Aggregate		Lbs/C.Y.
	Size 2		%	% of Total Aggregate		Lbs/C.Y.
	Size 3		%	% of Total Aggregate		Lbs/C.Y.
				Total Weight		Lbs/C.Y.
				Unit Weight		Lbs/C.F.

END OF SECTION-

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SECTION 11.63.53
ATHLETIC FACILITY SITE FURNISHINGS

PART 1 - GENERAL

1.01 GENERAL REQUIREMENTS

A. Conform to the General Conditions, Supplementary Conditions and Division 1.

1.02 DESCRIPTION OF WORK

A. Work shall include the providing and installation of new products listed below. Includes all materials equipment, and services to install all listed items.

B. Furnish all material, labor, services and related items required to complete work indicated on Drawings and specified herein. The items of work to be performed shall include but may not be limited to the following; installation of new netting tie back steel poles, small front poles along wall, attachment points, cables for netting, netting and all materials for attach and install the upgraded netting system.

C. Alternate Bid #1 shall be backstop netting of #18 Dyneema Backstop netting, from Homeplate side of 1st base dugout to Homeplate side of 3rd base dugout and #36 Knotted Nylon from dugout, Homeplate side, to end of both 3rd base and 1st base sidelines.

1.03 RELATED SECTIONS

A. Section 02.10.00 – Demolition

B. Section 03.30.00 – Cast in Place Concrete

1.04 RELATED DOCUMENTS (References and Standards)

A. American Sports Builders Association, (ASBA)

1.05 CONTRACTOR QUALIFICATION REQUIREMENTS

A. Not applicable for this project.

1.06 JOB CONDITIONS

A. All equipment is new and to be protected during installation of concrete mixtures, and installation of tall netting poles, cables, and netting fabric.

B. Existing backstop netting and posts shall be removed and replaced with new tie back netting system per plans.

C. Existing concrete plaza areas shall have concrete flatwork removed and replaced after placement of new tie back poles.

D. Stuctural foundations are design build by the netting pole suppliers, and preliminary

structural design has been completed by the listed suppliers. Contact the suppliers for information for pier foundations.

1.07 SUBMITTALS

A. Submit all shop documents, drawings and proper certificates. All shall meet proper governing rules. All substitutions must be approved by Owner and Landscape Architect.

B. Shop drawing for shorter vertical poles to be installed along existing concrete wall located along field edge. Reuse of existing square tube steel is acceptable for this posts.

C. Sample of applicable, nets, posts, rings, materials for approval by the owner.

D. Signed stamped structural footing design shall be submitted for building permit application.

E. Warranty for all equipment.

1.08 QUALITY ASSURANCE (Tests and Inspection Requirements)

A. All furnishings shall be inspected prior to installation for shipment damage

1.09 DELIVERY, STORAGE, AND PROTECTION

A. Equipment shall be delivered, and inspected prior to acceptance from trucking company. Contractor is responsible for equipment that is damaged, broken, or otherwise unusable to the owner, at no expense to the owner.

B. All products shall be stored as per manufacturers recommendations.

C. Contractor is responsible for offload and protection of netting posts during off load and installation and shall protect and touch up if necessary after installation.

1.10 FIELD VERIFICATION

A. Landscape Architect will field verify that all equipment is per plans and specifications prior to installation. Notify Landscape architect 48 hours prior to installation for inspection and approval.

1.11 WARRANTY

A. Warranty information shall be written and assigned to the owner of project;

1. City of Billings Parks and Recreation, 309 N 23rd St, Billings, MT 59101

PART 2 – PRODUCTS

2.01 BAKSTOP NETTING MANUFACTURERS

A. Backstop netting poles shall be steel and shall be sized to accommodate the necessary length and size of the tie back netting behind home plate and down the sidelines to the foul poles. Final exact locations are to be determined by the manufacturer and there structural engineer responsible for post design/size/height and footing design.

B. All tie back poles, end poles and smaller poles located along the infield concrete wall shall be designed for size, height, footing depth/size, cables, nets, and allow for proper wind load, icing and proper structural requirements.

C. Approved netting pole system manufacturer shall be, or approved equal;

1. Sports Field Specialties, Delhi, NY, Michael Mercadante, (607)437-9750

2. Sports Edge, Troutman, NC - Elijah Harris, (912)650-9890

3. Unlimited Sports Solutions, Waverly, NE, Tim Peterson (531)207-9331

D. All poles large and small shall be black in color and painted with Direct to metal (DTM) paint and primer prior to installation.

1. Paint shall be Sherwin Williams DTM or approved equal, provide information during submittal. Shall include primer and final paint/

2. Contractor shall apply two coats per manufacturer instructions.

E. All welded points for any needed gusset plate or anchor points shall be approved by manufacturer and included in structural design of the poles

F. Tie-Back Tension Ball Safety Netting System Wire Rope Support Structure:

1. Length, Height and Configuration as Required

2. 6 x 25 IWRC Galvanized Wire Rope - 5/8” Diameter Main Horizontal Support, 37,000 lb. Minimum Breaking Strength, 12,333 lb. Minimum Working Load Limit

3. 7 x 19 GAC Galvanized Aircraft Cable - 3/8” Diameter

4. Tie-Back Support, 14,400 lb. Minimum Breaking Strength, 4,800 lb. Minimum Working Load Limit

5. 7 x 19 GAC Galvanized Aircraft Cable - 1/4” Diameter Vertical and Bottom Horizontal Supports, 7,000 lb. Minimum Breaking Strength, 2,333 lb. Minimum Working Load Limit

6. Hot Dipped Galvanized Attachment and Assembly Hardware - Quantities, Sizes and Configurations as Required

G. Tie-Back Tension Ball Safety Netting System Net and Rope Bound Border:

1. Length, Height and Configuration as Required

2. Base Bid; #18 Dyneema, or equal, for backstop netting from Homeplate side of dugout on 1st base to Homeplate side dugout on 3rd base.

3. Base Bid; #18 Dyneema, or equal, netting from dugout to end of netting on both first and third base sides of netting runs.

4. Alternate Bid Item #1: #36 Knotted Nylon shall be used on both 1st and 3rd base line netting from dugout, Homeplate side, to end of netting system as indicated on bid form.

H. Backstop Dyneema Netting

1. #18 Knotless Dyneema netting, or approved equal.

2. 1 ¾" square Mesh Size,

3. 1.69mm (0.067 inches) diameter

4. 142.9 Kg(383 lbs.) Breaking Strength

5. Color Black

6. Fully laced all sides and vertical cables at change of angles.

I. Nylon Netting For Sideline Netting

1. 100% Nylon Construction

2. 2.6 mm (0.1023") Diameter Twine

3. 87% Open Mesh Area (See-Through Visibility)

4. 13,363 psi Minimum Breaking Strength

5. 1-3/4" (44 mm) Square Mesh Size, 0.0425 lbs. per Square Foot

6. Black Multi-Filament Polypropylene Solid Braid Derby Rope Sewn Binding on Perimeter Edges - 1/4" Diameter, 530 lb. Minimum Breaking Strength UV and Weather Treated

7. Laced only on bottom horizontal cable along existing concrete wall.

J. Carabiners Sideline Line Netting

1. Sideline netting attachment for the upper cable shall use carabiners

2. 7mm in size

3. Attached 24” OC for sideline netting upper attachment.

K. Vertical Poles along Infield Wall shall be reused square tube steel poles currently installed on top of the dugouts. These can be cut to height and reused with new steel brackets to fit over existing concrete wall and drilled to install bolts. Paint all new welded brackets and existing posts black in color as per these specifications.

1. Reuse of existing poles cut to length is acceptable for this work. Provide shop drawing for welded bracket for poles.

PART 3 – EXECUTION

3.01 EQUIPMENT PROTECTION

A. All coatings and equipment shall be removed and handled off delivery trucks and onsite with care so as to not damage the powder coating on products.

B. Verify all products prior to acceptance from freight company for damage to equipment during delivery.

C. Contractor shall photograph all damaged equipment prior to acceptance from freight company.

D. Protect all existing wall padding during installation.

3.02 FOOTING INSTALATION

A. Call for locate prior, and paint markings shall be made with UV degrading paint on all concrete plaza areas, and locate shall be prior to any demolition or excavation work.

B. Contractor shall have the netting pole supplier provide the structural design for the netting poles and tie back poles as well as footing design for the poles

C. Footing details and design shall be signed and stamped by a licensed MT engineer. Provide as shop drawings per section 1.07 of this specification section for permitting of footing per City of Billings.

D. Soils from excavation shall be placed in parking lot beyond right field and will be disposed of my City of Billings Parks and Recreation.

E. Ensure proper protection of existing concrete plaza with the installation of all poles and foundations.

F. Restoration of any damage to grass infield shall be responsibility of the general contractor.

3.03 INSTALLATION POLES AND NETTING

A. Backstop Netting poles and tie back netting poles and all footings shall be installed per manufacturers requirements

B. All smaller poles for along front field concrete wall shall be designed and installed with anchor bolted to existing concrete wall. Contractor shall replace wall padding after installation of small poles for netting.

C. Install and replace all concrete flatwork in plaza areas and or beyond the foul lines for end poles if required to be removed in design of netting system.

D. All poles shall be black in color and any marks, scratches, dings of damage to poles shall be re painted after installation.

E. Install all cables and netting per manufacturer instructions for allowing for proper ice load breakaway.

F. All Vertical cables for change of direction of netting shall be installed and attached to anchor eye bolt installed in concrete wall. Netting shall be attached to vertical cable per manufacturers installation instructions.

G. Horizontal small cable shall be installed along existing concrete wall along field edge and shall stop at all access points to field and then continue.

H. Netting along front of dugouts shall be attached to top rail of dugout railing shall be laced to dugout railing.

I. Backstop netting from dugout to dugout, behind Homeplate, shall be fully laced with twine on lower and upper cables and all vertical cables.

J. Long Sideline nettings from dugout to foul poles shall be laced on lower cable along the existing wall and up vertical cables

K. Sideline netting upper section of netting can be connected with carabiner 24” OC to main upper horizontal cables, per manufacturer instructions.

L. Shall include all equipment, and materials for the installation of all components

3.04 CLEAN UP

A. All packaging and materials from the installation shall be removed and disposed of per the general conditions of the project.

B. Re install all existing wall padding after netting installation where pads need to be removed for short vertical poles along concrete wall for anchor bolts and or dugout railings.

END OF SECTION

SECTION 32.92.19
SEEDING/SOD

PART 1 – GENERAL

1.01 GENERAL REQUIREMENTS

A. Conform to the General Conditions, Supplementary Conditions, and Division 1.

1.02 DESCRIPTION OF WORK

A. Installation of sod for the repair of existing infield or outfield sod after the installation of netting poles and footings and repair of concrete work associated with the Dehler Park Netting upgrades.

B. Furnish all material, labor, services and related items required to complete work indicated on Drawings and specified herein. The items of work to be performed shall include but may not be limited to the following; seeding, topsoil prep for sod, and sod installation.

1.03 RELATED SECTIONS

A. NA

1.04 RELATED DOCUMENTS (References and Standards)

A. N/A

1.05 CONTRACTOR QUALIFICATION REQUIREMENTS

A. Herbicide, Pesticide, Fertilizer Application & Qualifications

1. Applications of herbicide for weed control as may be required shall be made only by an applicator licensed under Washington State Law and as approved by the Landscape Architect.

2. Provide protective cover and barriers as necessary to prevent damage and staining to all site improvements and off-site structures, facilities and property.

3. Contractor shall comply with the State Law and notify Owner with a 72 hour notification to Owner, staff and public to all herbicide or pesticide applications. Pesticides and herbicides will be limited to those approved by City of Billings Parks and Recreation department.

1.06 JOB CONDITIONS

A. Contractor shall familiar themselves with the existing conditions and site for the infield and outfield areas of Dehler park that may be affected by the movement of equipment, or installation of footings and concrete work for the project.

B. Any damage done to existing structures and conditions shall be repaired at no cost to the owner.

1.07 SUBMITTALS

A. All submittals shall be submitted to the General Contractor and the Landscape Architect after “notice to proceed”.

B. Guaranteed analysis of seed mix.

C. Guaranteed analysis of fertilizer.

D. Contractor shall provide all seed tags after installation.

E. Supplier for Sod for installation.

1.08 QUALITY ASSURANCE (Tests and Inspection Requirements)

A. N/A

1.09 DELIVERY, STORAGE, AND PROTECTION

A. Seed or sod materials shall be delivered in conjunction with the work to occur.

B. Materials delivered more than 24 hours prior to sod installation on site shall be stored in a a shaded area if possible in the outfield parking lot or parking lot storage area if not installed same day as delivery.

C. Any materials delivered and goes dry prior to placement, warranty replacement shall be the responsibility of the contractor during the warranty period.

1.10 FIELD VERIFICATION

A. NA

1.11 WARRANTY

A. The guarantee of all seeded areas under this Contract shall be for one full year from the completion date of final acceptance. Although not responsible for maintenance, the Contractor should, for his own interest, assure himself that minimum care is being given to the seeded areas, as he is liable for its health during the guarantee period. At the conclusion of the guarantee period, the Landscape Architect will make another inspection to determine the condition of the turf. All areas of turf not in a healthy growing condition, as determined by the Landscape Architect, shall be reseeded with seed as originally planted. Such replacement shall be made in the same manner as specified from the original plantings, and at no extra cost to the Owner. The guarantee on turf shall be limited to one replacement. The Contractor is not responsible for vandalism after final acceptance.

1. Warranty shall be made out to, City of Billings Parks and Recreation, 309 N29th Street, Billings, MT 59101

PART 2 – PRODUCTS

2.01 SOD

A. Sod shall be a no net sod. Locally grown in organic topsoil, not clay material.

B. Sod shall be installed in large roll format, not small squares allowed in the stadium.

C. Sod shall be delivered to jobsite within 24 hours of being cut by supplier.

1. Supplier shall be Teveten Turf, Billings, Montana 59101

2.02 FERTILIZER

A. Commercial fertilization mix 10-20-20 applied at the rate of 430 pounds per acre.

2.03 WATER

A. Water shall be free from oil, acid, alkali, salt and other substances harmful to growth of grass, and shall be from a source approved prior to use.

PART 3 – EXECUTION

3.01 PLANTING SEASON

A. Seeding shall be completed by approximately May 10th, 2025. Actual planting shall be performed only when weather and soil conditions are suitable and in accordance with locally accepted practice. Seeding shall not be attempted when wind velocities would prevent uniform application or when winds would drift the material outside the areas to be seeded.

3.02 FINISH GRADING

A. Finish grade shall match and be 1” below top of all warning tracks, infield mix and or hardscape, sidewalks if needed.

B. Finished grade shall be free of all rocks and debris.

C. All areas must be graded smoothly prior to seeding, free of tire marks, ruts, swales and ridges.

3.03 RESEEDING

A. Any areas which are bald after the first 30 days shall be replanted as specified by the Contractor at no additional cost to the Owner, during the time frame specified herein.

3.04 IRRIGATION CLOCK ADJUSTMENT

A. Contractor to adjust the irrigation clock for all run times according to weather and seed establishment period for the project.

B. Coordinated adjustment with Dehler Park Staff and City of Billings Parks and Recreation prior to changing of clock schedules.

3.05 CLEAN UP

A. All seeding and sod equipment shall be removed and cleaned off site. Dispose of any and all debris, residual and materials from clean up off site.

B. All debris and materials for the installation of sod and seeding shall be removed from the job site at the contractor's expense.

END OF SECTION

GEOTECHNICAL INVESTIGATION REPORT
PROPOSED COBB FIELD STADIUM
BILLINGS, MONTANA

May 15, 2007
Project No. 06-194-04

Prepared for:

CTA Architects Engineers
PO Box 1439
Billings, MT 59103

Prepared by:

Rimrock Engineering, Inc.
5440 Holiday Avenue
Billings, MT 59101

May 15, 2007

CTA Architects Engineers
PO Box 1439
Billings, MT 59103

Attention: Mr. Jim Wertman

SUBJECT: Geotechnical Investigation Report
Proposed Cobb Field Stadium
Billings, Montana

Dear Mr. Wertman:

The attached report presents the results of our geotechnical investigation for the proposed Cobb Field Stadium to be located on the northeast corner of 9th Avenue North and 27th Street North in Billings, Montana. Our work consisted of subsurface exploration, laboratory testing, engineering analyses, and preparation of this report. A preliminary report was completed in November 2005 for the City of Billings Parks and Recreation Department. This report contains the boring logs and test results from the preliminary study.

Based on our work completed to date, we have drawn the following general conclusions:

- Site soils encountered in our field investigation consisted of a varied surface layer which consisted of sod, asphalt, topsoil and some areas which contained fill consisting lean clay that ranged in depth from 2 to 3 feet. The underlying native soils consisted of layers of lean and fat clay ranging in depth from 7.5 to 18.0 feet below existing site grades. Below the lean/fat clay we encountered gravel with sand that started at depths ranging from 7.5 to 17.5 feet below existing site grades depending on the location on the site. The gravel with sand was underlain by weathered shale which was encountered in four of the borings at depths ranging from 21.5 to 33 feet below the existing site grades. The shale encountered was highly weathered at the gravel with sand and shale interface and became more competent with depth. Piezometers were installed in four of the borings for future groundwater monitoring. Groundwater was encountered at depths ranging

from 9.6 to 21.5 feet below existing site grades in all of the borings during our investigation.

- With the exception of the stadium, shallow foundations may be used to support the structural loads for the concession pavilion and team buildings. Due to the soft lean and fat clay soils, we are recommending these buildings use a monolithic structural slab-on-grade with turned down footings. These foundations will require over excavation and recompaction with structural fill.

- The structural loads for the stadium will require deep foundations. Due to the soft soil layers and groundwater elevations, we are recommending using driven H-piles extending to the shale bedrock layer.

- If utility invert elevations approach the gravel with sand layer, dewatering may be required for installation. Our scope of services did not include the design of a dewatering system or its influence on adjacent structures. If dewatering is required, it should be designed by a competent engineer with experience designing dewatering systems.

These and other conclusions and recommendations, along with restrictions and limitations on these conclusions, are discussed in the attached report.

We appreciate this opportunity to be of service to you, and look forward to future endeavors. If you have any questions regarding this report or need additional information or services, please feel free to call the undersigned.

Sincerely,
RIMROCK ENGINEERING, INC.

Robert W. Kukes, P.E.
Principal

Wade K. Reynolds
Staff Geologist

Enclosures: Report (3 Bound)

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GEOTECHNICAL INVESTIGATION REPORT
PROPOSED COBB FIELD STADIUM
BILLINGS, MONTANA

1.0 INTRODUCTION AND SCOPE

1.1 Project Description

This report presents the results of our geotechnical investigation for the proposed Cobb Field Stadium to be located on the northeast corner of 9th Avenue North and 27th Street in Billings, Montana. The site location is shown on the attached Vicinity Map (Plate 1). We understand that the project will include demolition of the existing stadium and the construction of a new stadium with two team locker room buildings, concession pavilion, an administration building and associated parking. The new proposed field will be 4 to 6 feet lower than the existing field. It is not anticipated that earthwork to level the site will require cuts or fills of more than 6 feet, except in landscape areas.

Structural loads were provided CTA Architects Engineers. Estimated vertical structural loads are not expected to exceed 3 to 4 kips per linear foot along continuous wall foundations for long-term loading conditions for the locker rooms, admin building and concession buildings. The column loads for the stadium vary and range from 150 to 200 kips. Cuts and fills for building pad construction are anticipated to be typically on the order of 3 feet. The site is currently the existing stadium and parking. The western portion of the site was the site of an existing swimming pool which is in the process of being removed.

1.2 Purpose and Scope of Work

The purpose of this study is to evaluate the feasibility of the proposed development with respect to the observed subsurface conditions, and to provide our geotechnical recommendations and opinions as outlined in our proposal dated March 9, 2007, and summarized below.

- General soil and groundwater conditions at the project site, with emphasis on how the conditions are expected to affect the proposed construction;

- Suggested specifications for earthwork construction, including site preparation recommendations, a discussion of reuse of existing near surface soils as structural or non-structural fill, and a discussion of remedial earthwork recommendations, if warranted;

- Recommendations for temporary excavations and trench backfill;

- Conventional shallow spread foundation design including soil bearing values, minimum footing depth, resistance to lateral loads and estimated settlements;

- Recommendations for deep foundation design including estimated depths and soil or rock bearing values;

- Concrete reactivity potential of site soils; and

- Subgrade preparation for slab-on-grade concrete

Our scope of services consisted of background review, site reconnaissance, field exploration, laboratory testing, engineering analyses, and preparation of this report. This study did not include evaluations of site seismicity, liquefaction, faulting, or other potential geologic or environmental hazards.

1.3 Authorization

Authorization to proceed with our work on this project was provided on March 16, 2007.

1.4 References

The following information was provided to Rimrock Engineering in the course of this study and serves as the basis of our understanding of the project type and scope.

- A preliminary site plan by CTA Architects Engineers showing the proposed location of the stadium and buildings on the site as well as the existing structure and boring locations. This drawing was the basis for the Site Map shown on Plate 2 of this report.

- Google Earth Maps (2007) Billings, Montana – Yellowstone Co. These satellite images were the basis for the Vicinity Map shown on Plate 1 of this report.

- Site photo by Rimrock Engineering showing the swimming pool demolition area. The photo is shown on Plate 3 of this report.

2.0 METHODS OF STUDY

2.1 Field Exploration

Our selection of field exploration locations was provided by CTA Architects Engineers, the City of Billings, Parks and Recreation Department and located by Rimrock Engineering, Inc. and was based on the anticipated project layout and site access. The subsurface exploration consisted of drilling twelve (12) test borings in the proposed construction area using a drill rig equipped with hollow stem and solid stem augers. Boring depths ranged from 15 to 40 feet below the existing ground surface. Locations of the borings shown on the Site Map (Plate 2, Appendix A) were located by Rimrock Engineering, Inc. by measuring from the adjacent streets. These locations should be considered accurate only to the degree implied by the method used.

Soil conditions encountered are presented on the boring logs which are included as Plates 4 through 15. A description of the Unified Soil Classification System used to identify the site soils and a boring log legend are presented on Plates 16 and 17 (Appendix A).

Rimrock Engineering personnel logged the soil conditions exposed in the borings and collected relatively undisturbed Shelby tube samples and driven penetration samples for laboratory testing. Soil samples were obtained by driving a 2-inch ID, Standard Penetration Sampler, into the bottom of the boring. The number of blows required to drive the last 12 inches of an 18-inch drive with a 140-pound hammer dropping 30 inches is recorded as the blows per foot (Blow Count) on the boring logs. When the sampler was withdrawn from the boring, samples were removed, examined by field personnel, labeled and sealed to preserve the natural moisture content for laboratory testing. After borings were completed, they were checked for groundwater and backfilled with excavated soil using the equipment at hand.

2.2 Laboratory Testing

Laboratory testing is useful for evaluating both index and engineering properties of soils. Typical index tests evaluate soil moisture content, soil particle gradation and plasticity characteristics. We performed laboratory testing on selected soil samples to assess the following:

- Soil Classification (ASTM D422, D1140, and D4318)
- Unit Weight and Moisture Content (ASTM D2937 and D2216)
- Consolidation (ASTM D2435)

In addition, the following analytical tests were performed by Northern Analytical Laboratories.

- Soluble Sulfate Content

Individual laboratory test results can be found on the boring logs and on Plates 18 through 20, Appendix A, at the end of this report.

3.0 DISCUSSION

3.1 Site Conditions

Access to the project site is provided by 9th Avenue north. The project encompasses an entire city block and is surrounded by commercial and residential properties. The site is presently the site of the existing Cobb Field Stadium Complex. The ground surface in the area of the proposed building appears to slope gradually to the southeast. A total relief of less than four feet is currently present at the entire project site. Drainage on the site consisted of natural infiltration, sheetflow to the southeast and drainage into the existing storm water system.

3.2 Subsurface Conditions

The following paragraphs summarize the results of our field exploration. The boring logs should be reviewed for a more detailed description of the subsurface conditions at the locations explored.

- Site soils encountered in our field investigation consisted of a varied surface layer which consisted of sod, asphalt, topsoil and some areas which contained fill consisting lean clay that ranged in depth from 2 to 3 feet. The underlying native soils consisted of layers of lean and fat clay ranging in depth from 7.5 to 18.0 feet below existing site grades. Below the lean/fat clay we encountered gravel with sand that started at depths ranging from 7.5 to 17.5 feet below existing site grades depending on the location on the site. The gravel with sand was underlain by weathered shale which was encountered in four of the borings at depths ranging from 21.5 to 33 feet below the existing site grades. The shale encountered was highly weathered at the gravel with sand and shale interface and became more competent with depth.

Groundwater was encountered in the borings at depths ranging from 9.6 to 21.5 feet during our exploration (November 2005 and May 2007). Piezometers were installed in four of the borings. Water levels in three of the preliminary borings were monitored for eight months at the request of the City of Billings, Parks and Recreation Department. Fluctuations in the level of the groundwater and soil moisture conditions as noted in this report may occur due to variations in precipitation, land use, irrigation, and other factors.

3.3 Laboratory Test Results

Laboratory testing was performed as previously discussed in Section 2.2. The test data were evaluated in combination with our field exploration information to assess the engineering properties of the predominant soil types. Atterberg limits tests indicated the clay has a moderate to high plasticity, while the consolidation tests indicated a moderate to high compressibility and low swell potential. The sulfate content test results indicated that the soils have a severe potential for concrete reactivity.

3.4 Analytical Methods

Field and laboratory data are useful when combined with engineering fundamentals to assess specific behavior such as bearing capacity, settlement, and other design parameters. The following approaches were used in developing the conclusions and recommendations presented in subsequent sections of this report.

- Allowable bearing pressures were computed using Terzaghi's general bearing capacity formula.

- Settlements were computed using classical consolidation theory where fine-grained soils were present.

4.0 CONCLUSIONS

The following conclusions are based on the data collected during this assessment and are subject to the limitations stated in this report. These conclusions may change if additional information becomes available. Based on the results of our study, no severe soil or groundwater constraints were observed which would preclude development. The following is a summary of our conclusions.

- Site soils encountered in our field investigation consisted of a varied surface layer which consisted of sod, asphalt, topsoil and some areas which contained fill consisting lean clay that ranged in depth from 2 to 3 feet. The underlying native soils consisted of layers of lean and fat clay ranging in depth from 7.5 to 18.0 feet below existing site grades. Below the lean/fat clay we encountered gravel with sand that started at depths ranging from 7.5 to 17.5 feet below existing site grades depending on the location on the site. The gravel with sand was underlain by weathered shale which was encountered in four of the borings at depths ranging from 21.5 to 33 feet below the existing site grades. The

shale encountered was highly weathered at the gravel with sand and shale interface and became more competent with depth. Piezometers were installed in four of the borings for future groundwater monitoring. Groundwater was encountered at depths ranging from 9.6 to 21.5 feet below existing site grades in all of the borings during our investigation.

- With the exception of the stadium, shallow foundations may be used to support the structural loads for the concession pavilion and team buildings. Due to the soft lean and fat clay soils, we are recommending these buildings use a monolithic structural slab-on-grade with turned down footings. These foundations will require over excavation and recompaction with structural fill.

- The structural loads for the stadium will require deep foundations. Due to the soft soil layers and groundwater elevations, we are recommending using driven H-piles extending to the shale bedrock layer.

- If utility invert elevations approach the gravel with sand layer, dewatering may be required for installation. Our scope of services did not include the design of a dewatering system or its influence on adjacent structures. If dewatering is required, it should be designed by a competent engineer with experience designing dewatering systems.

Specific recommendations for project design and construction including mitigation of potential problems described above are presented in Section 5.0.

5.0 RECOMMENDATIONS

5.1 Site Clearing and Preparation

Prior to construction, surface vegetation and organic soils should be stripped and removed from the site or stockpiled for use in non-structural areas. It appears about 6 inches can be used as a reasonable estimate for average depth of stripping. Deeper stripping/grubbing of organic soils, tree roots, etc., may be required in localized areas. Tree root balls should be removed and the resulting voids backfilled with adequately compacted backfill soil. All man-made debris including dumped fills or trash should be removed from the site. **Old foundations, sidewalks, and abandoned utilities must be removed from the site prior to new construction.** The geotechnical engineer should be present during stripping and site preparation operations to observe stripping and grubbing depths, and to evaluate whether buried obstacles such as

underground utilities, wells, and foundations are present. Excavations resulting from removal operations should be cleaned of all loose material and widened as necessary to permit access to compaction equipment.

5.2 Earthwork

5.2.1 General Site Grading

Site preparation and grading should conform to the requirements contained in this report and in the suggested specifications which are provided as Appendix B of this report. We anticipate that site grading can be performed with conventional earthmoving equipment. Prior to fill placement, the exposed native soils should be scarified to a minimum depth of six inches, moisture conditioned as necessary, and compacted to a minimum of 95% relative compaction in accordance with the ASTM D698 compaction test method.

Where fill is necessary, materials should meet the gradation and plasticity requirements listed for “structural fill” in Appendix B. It appears that the existing near surface clay soils are not generally be capable of meeting recommended requirements for structural fill. Fill placement and compaction requirements presented in Appendix B should be followed.

The near surface soils appear to be relatively soft and at a high enough moisture content that pumping of subgrade soils under equipment loading may be a problem, particularly if excavations extend near to the groundwater level. This might require the use of a geotextile for stabilization, the use of small equipment, or other methods to prevent pumping.

5.2.2 Temporary Unconfined Excavations

The contractor is ultimately responsible for the safety of workers and should strictly observe federal and local OSHA requirements for excavation shoring and safety. All temporary slopes should comply with OSHA requirements for Type A soils. During wet weather, runoff water should be prevented from entering excavations.

5.2.3 Temporary Trench Excavation and Backfill

It appears that excavation for footings and utility trenches can be readily made with either a conventional backhoe or excavator in the native soil. We expect the walls of the footing trenches to stand near vertically in the on-site clay soils above the groundwater table without significant sloughing. If trenches are extended deeper than five feet or are allowed to dry out, the excavations may become unstable and should be evaluated to verify their stability prior to occupation by construction personnel. Shoring or sloping of any deep trench walls may be necessary to protect personnel and provide temporary stability. All excavations should comply with current OSHA safety requirements for Type A soils. (Federal Register 29 CFR, Part 1926).

Backfills for trenches or other excavations within pavement areas should be compacted in six to eight-inch layers with mechanical tampers. Jetting and flooding should not be permitted. We recommend all backfill be compacted to a minimum compaction of 97% of the maximum dry density as determined by ASTM D698. The moisture content of compacted backfill soils should be within 2% of the optimum. Poor compaction in utility trench backfill may cause excessive settlements resulting in damage to the pavement structural section or other overlying improvements. Compaction of trench backfill outside of improvement areas should be a minimum of 90% relative compaction.

5.3 Foundations

Due to the structural loads and different project requirements, Rimrock Engineering, Inc. has investigated a variety of foundation systems for this project. We looked at shallow spread foundations on native clay and re-compacted structural fill, and deep foundations using driven piles and/or drilled piers. Due to the soil types and groundwater level, we are proposing using driven H-piles for the stadium and shallow foundations for the locker rooms, administration building and concession pavilion.

5.3.1 Shallow spread footings

The existing lean to fat clay soils on the site are medium stiff near the surface and become softer with depth. We are proposing using a monolithic structural slab-on-grade with turned down edges for the buildings other than the stadium. The monolithic concrete slab will require 1 foot of structural fill below the slab and two feet of structural fill below the turned down edges. The 2 feet of over excavation should extend two feet beyond the edge of the footings. The minimum embedment depth of the exterior turned down footings should be 18 inches below lowest adjacent exterior finished grades. Frost board should be installed around the exterior of the building for frost protection and should extend a minimum of three feet beyond the foundations.

For the monolithic slab-on-grade with turned down edges, an allowable bearing pressure of 1,500 pounds per square foot may be used. Estimated settlements for the loads provided are ¾ to 1 inch. A subgrade modulus of 100 pci may be used for design of the structural concrete slabs for the proposed masonry buildings.

Wall foundation dimensions should satisfy the requirements listed in the latest edition of the International Building Code. Reinforcing steel requirements for foundations should be provided by the design engineer.

The allowable bearing pressures, indicated above, are net values, therefore, the weight of the foundation and backfill may be neglected when computing dead loads. Allowable bearing pressures may be increased by one-third for short-term loading such as wind or seismic. Resistance to lateral loads may be calculated using an allowable passive equivalent fluid unit

weight of 180 pounds per cubic foot and an allowable coefficient of friction of 0.31 applied to vertical dead loads. Both passive and frictional resistances may be assumed to act concurrently. Effective active pressures of 40 pounds per cubic foot may be used. An at-rest pressure of 60 pounds per cubic foot may be used.

The International Building Code site class for this project is Class D.

5.3.2 Driven Pile Foundation Design

A. Axial Loads:

Based on information provided by CTA Architects Engineers, it is our understanding that column loads for this project will range from 150 kips to 200 kips. Based upon this information, we have provided pile capacities for a range of steel HP piles to allow for flexibility during design for each of the different loading situations. The steel HP piles shall be driven to practical refusal into the underlying bedrock, or to a minimum ultimate pile resistance as shown in Table I for each of the various pile sizes. A minimum factor of safety of 2.5 is recommended for piles driven into bedrock. The maximum design working load for each HP pile driven into bedrock at the project site is also given in Table I.

TABLE 1
HP PILE SIZES AND CAPACITIES

HP Size	Area, square inches	Depth - Width, inches	Pile Capacity, Tons
HP 14 x 117	34.4	14.21 -14.88	240
HP 14 x 89	26.1	13.83 – 14.69	190
HP 12 x 74	21.8	12.13 – 12.22	155
HP 12 x 53	15.5	11.78 – 12.05	110
HP 10 x 42	12.4	9.70 – 10.08	90

Pile hammers with a rated energy per blow of 22,000 ft-lbs. to 45,000 ft-lbs. are recommended for driving of the HP piles on this project depending on the size of pile selected. The pile hammer selected by the contractor should be reviewed by the geotechnical engineer prior to the start of construction.

Estimation of the depth of pile penetration into bedrock is very difficult. Based on the field and laboratory information, it is our best estimate that pile penetrations on the order of 5 to 10 feet into the shale bedrock will occur.

The 5 to 10 foot penetration into shale bedrock is based on the competency of the underlying bedrock. Flight auger refusal was encountered at a relatively shallow depth in

the underlying bedrock. However, estimating driven pile lengths for shale, or other friable sedimentary rocks, is difficult due to the tendency of the bedrock to shatter during pile driving.

It is recommended that the minimum pile spacing be 3.0 B for center-line to center-line spacing, or 2.5 B for butt spacing, whichever is greater (where B is the width of the pile). This criterion for spacing will minimize possible pile convergence at the design tip elevations, provided standard tolerances for non-vertical alignment or out-of-position location are satisfied during driving. Pile foundations driven to refusal in the underlying bedrock would be expected to have negligible settlement for the foundation loads.

B. Horizontal Loads

Based on the information obtained from the borings and the subsequent laboratory testing, the following soil parameters could be assumed for steel H-piles under horizontal loading:

TABLE 2
LATERAL PILE LOAD PARAMETERS

Soil Parameter	Soil Stratum		
	Stratum I	Stratum II	Stratum III
Consistency	Soft	Medium Dense	Hard
Soil Type	Lean to Fat Clay	Sandy Gravel	Shale
Unit Weight	95 to108 pcf	135 pcf	135 pcf
SPT (N-value)	5 to 21	30 to 50+	50+
Soil Friction Angle	22 to 25º	40^0	--
Cohesion	190 pcf	--	5000 pcf

The effects of pile group spacing on the lateral pile capacity can be estimated based on the p-multiplier concept proposed by Brown (1996). In this method, the p-y curve for an individual pile is scaled down to account for the effects of pile stress overlap and shadowing. Brown's recommended p-multiplier values for different pile group spacings are shown on Table 3:

TABLE 3 LATERAL PILE GROUP MULTIPLIERS			
Pile Spacing	**Front Row**	**2nd Row**	**3rd & More Rows**
3 diameters c-c	0.8	0.5	0.4
4 diameters c-c	0.9	0.75	0.6
5 diameters c-c	1.0	0.9	0.8

5.3.3 Driven Pile Foundation Design

Due to the relatively shallow depth to bedrock, and the nature of the soil, downdrag is not expected to be a significant factor at the Cobb Field Stadium site.

5.3.4 Driven Pile Foundation Design

Driving piles into dense soils or weathered rock can result in ground heave, which in turn can cause previously driven piles to displace upwards and reduce their axial capacity. During installation of piles at the hotel site, level readings should be taken at the top of previously driven piles to determine if any have been raised during driving of adjacent piles. If pile heave occurs, then the steel piles must be re-driven back to refusal.

It is recommended that the piles be driven from the center of the group outward. If any obstructions are encountered during pile installation that prevent adequate penetration of a pile, it may be necessary to install additional piles in order to achieve sufficient axial and lateral foundation support.

The use of driven piles assumes that any utility lines in the vicinity of the pile foundations will be relocated, or otherwise isolated or monitored, so that installation of the steel piles does not cause any vibrational or settlement damage to the utility lines. The condition of any adjacent structures or utilities should be inspected and documented prior to driving of the piles.

5.4 Concrete Slab-on-Grade Construction

Prior to constructing concrete slabs, the upper six inches of slab subgrade should be scarified, moisture conditioned to within 2% of optimum, and uniformly compacted to at least 95% of maximum dry density as determined by ASTM D698. Scarification and compaction will not be required if floor slabs are to be placed directly on undisturbed compacted structural fill.

All concrete floor slabs should have a minimum thickness of four inches. Slab thickness and structural reinforcing requirements within the slab should be determined by the design engineer. At least six inches of crushed base aggregate should be placed beneath slab-on-grade floors to

provide uniform support. The aggregate base should be compacted to a minimum of 95% relative compaction.

We recommend that the base course be placed within three to five days (depending on the time of year) after moisture conditioning and compaction of the subgrade soil. The subgrade should be protected against drying until the concrete slab is placed.

In floor slab areas where moisture sensitive floor coverings are planned, an impermeable membrane (e.g. 10-mil thick polyethylene) should be placed over the base course to reduce the migration of moisture vapor through the concrete slabs. The impermeable membrane should be protected by two inches of fine, moist sand placed both above and below the membrane. The sand cover will provide protection for the membrane and will promote uniform curing of the concrete slab. The sand cover should be moistened and tamped prior to slab placement.

5.5 Site Drainage

Final elevations at the site should be planned so that drainage is directed away from all foundations. Parking areas should be sloped and drainage gradients maintained to carry all surface water off the site. In parking lot areas, curbs adjacent to landscaping should be deepened to act as a cutoff, or a sub-drain system should be constructed to collect excessive water from landscaping irrigation. We understand the drainage system for the baseball field, which will be 4 to 6 feet lower than the surrounding area, will be designed by CTA Architects Engineers and HNTB Engineering, Inc.

5.7 Concrete Reactivity

Analytical testing of selected soil samples was performed to assess the potential for adverse reactivity with concrete. Soluble sulfate tests were performed to evaluate potential sulfate attack against Portland Cement Concrete. Soluble sulfate contents were observed to be 0.78%. Therefore, the potential for sulfate attack appears to be severe according to data furnished by International Building Code. Concrete used for this project should use Type V cement.

6.0 ADDITIONAL SERVICES

6.1 Project Bid Documents

It has been our experience during the bidding process, that contractors often contact us to discuss the geotechnical aspects of the project. Informal contacts between Rimrock Engineering and an individual contractor could result in incorrect or incomplete information

being provided to the contractor. Therefore, we recommend a pre-bid meeting be held to answer any questions about the report prior to submittal of bids. If this is not possible, questions or clarifications regarding this report should be directed to the project Owner or his designated representative. After consultation with Rimrock Engineering, the project Owner (or his representative) should provide clarifications or additional information to all contractors bidding the job.

6.2 Construction Observation/Testing and Plan Review

The recommendations made in this report are based on the assumption that an adequate program of tests and observations will be made during construction to verify compliance with these recommendations. These tests and observations should include, but not necessarily be limited to, the following:

- Observations and testing during site preparation and earthwork.
- Observation of footing trench excavations.
- Observation and testing of construction materials.
- Consultation as may be required during construction.

We also recommend that project plans and specifications be reviewed by us to verify compatibility with our conclusions and recommendations. Additional information concerning the scope and cost of these services can be obtained from our office.

The review of plans and specifications and the field observation and testing by Rimrock Engineering are an integral part of the conclusions and recommendations made in this report. If we are not retained for these services, the Client agrees to assume Rimrock Engineering's responsibility for any potential claims that may arise during construction.

7.0 LIMITATIONS

Recommendations contained in this report are based on our field explorations, laboratory tests, and our understanding of the proposed construction. The study was performed using a mutually agreed upon scope of work. It is our opinion that this study was a cost-effective method to evaluate the subject site and evaluate some of the potential geotechnical concerns. More detailed, focused, and/or thorough investigations can be conducted. Further studies will tend to increase the level of assurance, however, such efforts will result in increased costs. If the Client wishes to reduce the uncertainties beyond the level associated with this study, Rimrock Engineering should be contacted for additional consultation.

The soils data used in the preparation of this report were obtained from borings made for this investigation. It is possible that variations in soils exist between the points explored. The nature and extent of soil variations may not be evident until construction occurs. If any soil conditions are encountered at this site which are different from those described in this report, our firm should be immediately notified so that we may make any necessary revisions to our recommendations. In addition, if the scope of the proposed project, locations of structures, or building loads change from the description given in this report, our firm should be notified.

This report has been prepared for design purposes for specific application to the Cobb Field Stadium project in accordance with the generally accepted standards of practice at the time the report was written. No warranty, express or implied, is made.

Other standards or documents referenced in any given standard cited in this report, or otherwise relied upon by the authors of this report, are only mentioned in the given standard; they are not incorporated into it or "included by reference," as that latter term is used relative to contracts or other matters of law.

This report may be used only by the Client and for the purposes stated, within a reasonable time from its issuance. Land use, site conditions (both on- and off-site), or other factors including advances in man's understanding of applied science may change over time and could materially affect our findings. Therefore, this report should not be relied upon after 36 months from its issue. Rimrock Engineering should be notified if the project is delayed by more than 24 months from the date of this report so that a review of site conditions can be made, and recommendations revised if appropriate.

It is the Client's responsibility to see that all parties to the project including the designer, contractor, subcontractors, etc., are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the Contractor's option and risk. Any party other than the Client who wishes to use this report shall notify Rimrock Engineering of such intended use by executing the "Application for Authorization to Use" which follows this document as an appendix. Based on the intended use of the report, Rimrock Engineering may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by the Client or anyone else will release Rimrock Engineering from any liability resulting from the use of this report by any unauthorized party.

APPENDIX B

SUGGESTED SPECIFICATIONS FOR EARTHWORK
COBB FIELD STADIUM
BILLINGS, MONTANA

1.0 GENERAL

1.1 **Scope** - The work done under these specifications shall include clearing, stripping, removal of unsuitable material, excavation, preparation of natural soils, placement and compaction of on-site and imported structural fill material, and placement and compaction of pavement materials.

1.2 **Contractor's Responsibility** - A geotechnical investigation was performed for the project by Rimrock Engineering dated May 15, 2007. The Contractor shall attentively examine the site in such a manner that he can confirm existing surface conditions with those presented in the geotechnical report. He shall satisfy himself that the quality and quantity of exposed materials and subsurface soil or rock deposits have been satisfactory represented by the Geotechnical Engineer's report and Civil Engineer's drawings. Any discrepancy that may be of prior knowledge to the Contractor or that is revealed through his investigations shall be made available to the Owner. It is the Contractor's responsibility to review the attached report prior to construction. The selection of equipment for use on the project and the order of work will similarly be his responsibility such that the requirements included in following sections have been met.

1.3 **Geotechnical Engineer** - The work covered by these specifications shall be observed and tested by the Geotechnical Engineer, Rimrock Engineering, who shall be hired by the Owner. The Geotechnical Engineer will be present during the site preparation and grading to observe the work and to perform the tests necessary to evaluate material quality and compaction. The Geotechnical Engineer shall submit a report to the Owner, including a tabulation of all tests performed. The costs of retesting of unsuitable work performed by the Contractor shall be deducted from the payments to the Contractor.

1.4 **Standard Specifications** - Where referred to in these specifications, "Standard Specifications" shall mean the current Montana Public Works Standard Specifications dated March 2003, Fifth Edition..

1.5 **Compaction Test Method** - Where referred to herein, relative compaction shall mean the in-place dry density of soil expressed as a percentage of the maximum dry density of the same material, as determined by ASTM D698 Compaction Test

Procedure. Optimum moisture content shall mean the moisture content at maximum dry density as determined above.

2.0 SITE PREPARATION

2.1 **Clearing** - Areas to be graded shall be cleared and grubbed of all vegetation and debris. These materials shall be removed from the site by the Contractor.

2.2 **Stripping** - Surface soils containing roots and organic matter shall be stripped from areas to be graded and stockpiled or discarded as directed by the Owner. In general, the depth of stripping of the topsoil will be approximately six inches. Deeper stripping, where required to remove weak soils or accumulations or organic matter, shall be performed when determined by the Geotechnical Engineer. Strippings shall be removed from the site or stockpiled at a location designated by the Owner.

2.3 **Removal of Existing Fill** - Existing fill soils, trash, and debris in the areas to be graded shall be removed prior to the placing of any compacted fill. Portions of any existing fills that are suitable for use in compacted fill may be stockpiled for future use. All organic material, topsoil, expansive soils, oversize material or other unsuitable material shall be removed from the site by the Contractor or disposed of at a location on site, if so designated by the Owner.

2.4 **Ground Surface** - The ground surface exposed by stripping shall be scarified to a depth of six inches, moisture conditioned to the proper moisture content for compaction, and compacted as required for compacted fill. Recompaction shall be approved by the Geotechnical Engineer prior to placing fill.

3.0 EXCAVATION

3.1 **General** - Excavations shall be performed to the lines and grades indicated on the plans. The data presented in the geotechnical investigation report is for information and only the Contractor shall make his own interpretation with regard to the methods and equipment necessary to perform the excavation and to obtain material suitable for fill.

3.2 **Materials** - Soils which are removed and are unsuitable for fill should be placed in non-structural areas of the project. When necessary, these soils may be placed in deeper fills if approved by the Geotechnical Engineer.

3.3 **Treatment of Exposed Surface** - The ground surface exposed by excavation shall be scarified to a depth of six inches, moisture conditioned to the proper moisture content for compaction, and compacted as required for compacted fill.

Recompaction shall be approved by the Geotechnical Engineer prior to placing fill.

4.0 STRUCTURAL FILL

4.1 **Materials** – Structural fill material shall consist of suitable on-site or imported fill. All materials used for structural fill shall be reasonably free of organic material, have a liquid limit less than 25, a plasticity index less than 15, 100% passing the three-inch sieve, 25 to 65% passing the No. 4 sieve, and less than 20% passing the No. 200 sieve.

4.2 **Placement** - All fill materials shall be placed in layers of eight inches or less in loose thickness and uniformly moisture conditioned. The lift should then be compacted with approved compaction equipment to achieve at least 95% relative compaction in areas under structures, utilities, roadways, parking areas, and to at least 90% in undeveloped areas. No fill material shall be placed, spread, or rolled while it is frozen or thawing, or during unfavorable weather conditions.

4.3 **Benching** - Fill placed on slopes steeper than 5 horizontal to 1 vertical shall be keyed into firm, native soils or rock by a series of benches. Benching can be conducted simultaneously with placement of fill. However, the method and extent of benching shall be checked by the Geotechnical Engineer.

4.4 **Compaction Equipment** - The Contractor shall provide and use sufficient equipment of a type and weight suitable for the conditions encountered in the field. The equipment shall be capable of obtaining the required compaction in all areas, including those that are inaccessible to ordinary rolling equipment.

4.5 **Recompaction** - When, in the judgment of the Geotechnical Engineer, sufficient compaction effort has not been used, or where the field density tests indicate that the required compaction or moisture content has not been obtained, or if "pumping" or other indications of instability are noted, the fill shall be reworked and recompacted as needed to obtain a stable fill at the required density and moisture content prior to placing additional fill materials.

4.6 **Responsibility** - The Contractor shall be responsible for the maintenance and protection of all embankments and fills made during the contract period and shall bear the expense of replacing any portion which has become displaced due to carelessness, negligent work, or failure to take proper precautions.

5.0 UTILITY TRENCH BEDDING AND BACKFILL

5.1 **Material** - Pipe bedding shall be defined as all material within six inches of the perimeter of the pipe. Backfill shall be classified as all material within the remainder of the trench. Material for use as bedding shall consist of clean, granular materials, and shall conform to requirements for bedding material listed in Section 02221 of the Standard Specifications.

5.2 **Placement and Compaction** - Pipe bedding shall be placed in thin layers not exceeding eight inches in loose thickness, and conditioned to the proper moisture content for compaction.

All other trench backfill shall be placed in thin layers not exceeding eight inches in loose thickness, conditioned to the proper moisture content, and compacted as required for adjacent fill. If not specified, backfill should be compacted to at least 97% relative compaction in areas under structures, utilities, roadways, parking areas, concrete flatwork, and to 90% relative compaction in undeveloped areas.

6.0 AGGREGATE BASE FOR CONCRETE SLABS

6.1 **Material** - Aggregate base for concrete slabs shall consist of crushed base rock conforming to requirements in Section 02235 of the Standard Specifications.

6.2 **Placement** - Aggregate base shall be compacted and kept moist until placement of concrete. Compaction shall be by suitable vibrating compactors. Aggregate base shall be placed in layers not exceeding eight inches in thickness. Each layer shall be compacted by at least four passes of the vibratory compaction equipment or until 95% relative compaction has been obtained.

7.0 SUBGRADE AND AGGREGATE BASE FOR PAVED AREAS

7.1 **Subgrade Preparation** - After completion of the utility trench backfill and prior to placement of aggregate base, the upper six inches of subgrade soil shall be uniformly compacted to at least 95% relative compaction. This may require scarifying, moisture conditioning, and compacting in both cut and fill areas.

7.2 **Aggregate Base** - Aggregate materials shall meet the requirements of the appropriate sections of the “Standard Specifications” for 1 ½ Minus Crushed Base Rock. The aggregate base materials must be approved by the Geotechnical Engineer prior to use.

After the subgrade is properly prepared, the aggregate base shall be placed in layers, moisture conditioned as necessary, and compacted by rolling to at least

95% relative compaction. The compaction thickness of aggregate base shall be as shown on the approved plans.

8.0 ASPHALT CONCRETE PAVEMENT

8.1 **Thickness** - The compacted thickness of asphalt concrete shall be shown on the approved plans.

8.2 **Materials** - Aggregate materials for asphalt concrete in heavy traffic areas shall conform to the requirements listed for Type B bituminous aggregates in Section 02503-2.2.3 of the “Standard Specifications.” Asphalt concrete mixes shall utilize asphalt cement meeting the requirements of Section 02510 of “Standard Specifications”. The Contractor shall submit a proposed asphalt concrete mix design to the Owner for review and approval prior to paving. The mix design shall be based on the Marshall Method.

8.3 **Placement and Compaction** - The asphalt concrete material and placement procedures shall conform to appropriate sections of the "Standard Specifications." The asphalt concrete material shall be compacted to a minimum of 92% of the Theoretical Maximum Rice Specific Gravity.

APPENDIX C
APPLICATION FOR AUTHORIZATION TO USE
COBB FIELD STADIUM
BILLINGS, MONTANA

Rimrock Engineering, Inc.
5440 Holiday Avenue
Billings, MT 59101

To whom it may concern:

Applicant understands and agrees that the "Geotechnical Investigation Report, Cobb Field Stadium," dated May 15, 2007, Job No. 06-194-04, for the subject site is a copyrighted document, that Rimrock Engineering, Inc. is the copyright owner and that unauthorized use or copying of said document for the subject site is strictly prohibited without the express written permission of Rimrock Engineering, Inc. Applicant understands that Rimrock Engineering, Inc. may withhold such permission at its sole discretion, or grant permission upon such terms and conditions as it deems acceptable.

Applicant agrees to accept the contractual terms and conditions between Rimrock Engineering, Inc. and CTA Architects Engineers originally negotiated for preparation of this document. Use of this document without permission releases Rimrock Engineering, Inc. from any liability that may arise from use of this report.

To be Completed by Applicant

_____
(company name)

_____
(address)

_____
(city, state, zip)

_____ _____
(telephone) *(FAX)*

By: _____

Title: _____

Date: _____

For Rimrock Engineering, Inc.'s use only

_____ approved for re-use with additional fee of $ _____
_____ disapproved, report needs to be updated

By: _____
(Rimrock Engineering, Inc. project manager)

Date: _____

APPENDIX A

Plates

APPENDIX B

Suggested Specifications
For
Earthwork Construction

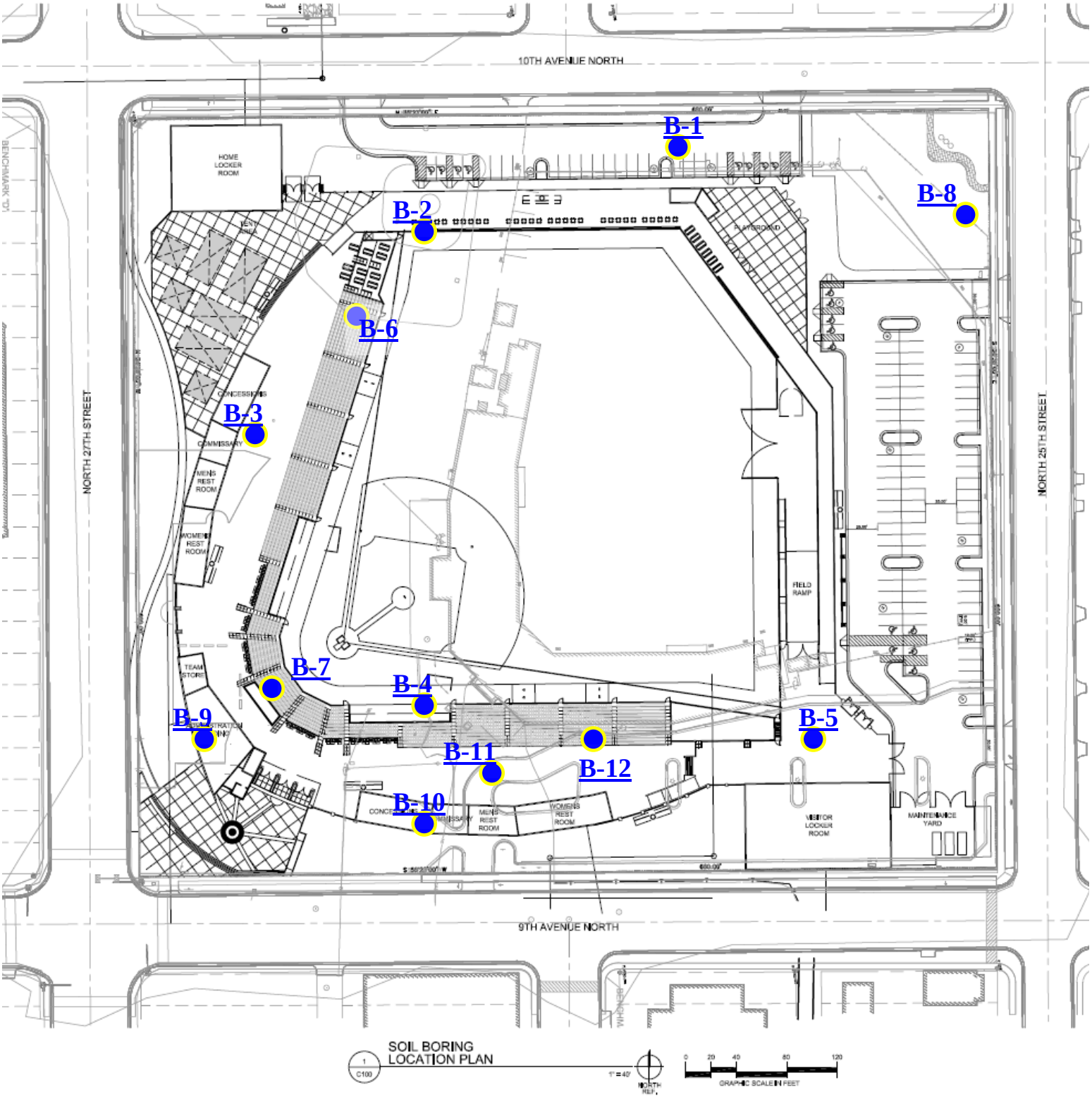
APPENDIX C

Application for Authorization to Use

Geotechnical Investigation Report
Cobb Field Stadium

Rimrock Engineering, Inc. 5440 Holiday Avenue Billings, MT 59101 Tel. (406) 294-8400 **PROJECT NO. 06-194-04**	**VICINITY MAP** **COBB FIELD STADIUM** **Billings, Montana** **CTA Architects Engineers**	**PLATE** Page 1 of 1 **1**

Geotechnical Investigation Report - Cobb Field Stadium



Rimrock Engineering, Inc. 5440 Holiday Avenue Billings, MT 59101 Tel. (406) 294-8400 **PROJECT NO. 06-194-04**	**SITE MAP** **COBB FIELD STADIUM** **Billings, Montana** **CTA Architects Engineers**	**PLATE** Page 1 of 1 **2**

Geotechnical Investigation Report
Cobb Field Stadium

West Photo Aspect

Rimrock Engineering, Inc. 5440 Holiday Avenue Billings, MT 59101 Tel. (406) 294-8400 **PROJECT NO. 06-194-04**	**SITE PHOTOS** **COBB FIELD STADIUM** **Billings, Montana** **CTA Architects Engineers**	**PLATE** Page 1 of 1 **3**

Date Completed: 10/21/2005 Logged By: W. Reynolds

Boring Location: See Site Plan - Provided by CTA Architects

Driller: J. Frank Drilling Method/Size: 3.25" I.D. - Hollow Stem Auger

Elev. Top of Hole: 100 Total Depth: 16.2 Groundwater Depth: I ▽ 15.6
F ▼ 15.6

ELEVATION, ft.	DEPTH, ft.	SAMPLE TYPE	SAMPLE/BOX NUMBER	BLOWS PER FOOT	RECOVERY, ft.	RQD	Graphic Log	DESCRIPTION	NOTES
								Topsoil Sod	
								Fill Lean Clay, Dark Brown and Brown Mottled, Moist	
95	5			15	1.4			**Lean Clay** Brown, Moist, White Mottles of Soluble Sulfates, Stiff to Very Stiff, Medium Plasticity (CL)	MC = 17.7% Minus #200 = 85% Plastic Index = 20
90	10			21	1.4			**Fat Clay** Gray with White Sulfate Crystals, Moist, Soft, High Plasticity (CH)	
85	15			14	.6			**Gravel with Sand** Brown, Wet, Medium Dense (GP)	
								End of Boring	

RIMROCK SOIL/ROCK LOG 05-210-01.GPJ 5/15/07

Rimrock Engineering

Drafted By: R. Kukes Project No.: 6-194-04
Date: 5/15/2007 File Number:

LOG OF BORING B-1
Cobb Field Stadium
Billings, Montana

CTA Architects Engineers

PLATE
1 of 1
4

Date Completed: 10/21/2005 Logged By: W. Reynolds

Boring Location: See Site Plan - Provided by CTA Architects

Driller: J. Frank Drilling Method/Size: Solid Stem Auger

Elev. Top of Hole: 100 Total Depth: 40 Groundwater Depth: I ▽ 13.5

F ▼ 13.5

ELEVATION, ft.	DEPTH, ft.	SAMPLE TYPE	SAMPLE/BOX NUMBER	BLOWS PER FOOT	RECOVERY, ft.	RQD	Graphic Log	DESCRIPTION	NOTES
95	5							**Topsoil** Sod **Fill** Lean Clay, Brown to Dark Brown, Moist	
								Lean Clay Brown, Moist, Stiff, Medium Plasticity (CL)	
90	10							**Fat Clay** Brown, Moist, Soft, High Plasticity (CH)	
85	15							**Gravel with Sand** Brown, Wet, Dense, Granular Non-Plastic, (GP)	
80	20								
75	25								
70	30								
65	35							**Shale** Dark Gray, Moist, Highly Weathered, Soft Shale became more competent at 36.5 feet	
60	40							**End of Boring**	

RIMROCK SOIL/ROCK LOG 05-210-01.GPJ 5/15/07

Rimrock Engineering

Drafted By: R. Kukes Project No.: 6-194-04

Date: 5/15/2007 File Number:

LOG OF BORING B-2
Cobb Field Stadium
Billings, Montana

CTA Architects Engineers

PLATE
1 of 1
5

Date Completed: 10/21/2005 Logged By: W. Reynolds

Boring Location: See Site Plan - Provided by CTA Architects

Driller: J. Frank Drilling Method/Size: 3.25" I.D. - Hollow Stem Auger

Elev. Top of Hole: 100 Total Depth: 16 Groundwater Depth: I ▽ 14.5

F ▼ 14.5

ELEVATION, ft.	DEPTH, ft.	SAMPLE TYPE	SAMPLE/BOX NUMBER	BLOWS PER FOOT	RECOVERY, ft.	RQD	Graphic Log	DESCRIPTION	NOTES
								Topsoil Sod	
								Fill Lean Clay, Dark Brown and Brown Mottled, Moist, Medium Stiff, Medium Plasticity (CL)	
								Lean Clay Brown, Moist, Medium Stiff, Medium Plasticity, Some Sulfate Crystals (CL)	
95	5			8	1.3				
								Fat Clay Brown with Gray and White Mottled Sulfate Crystals, Moist, Medium Stiff, High Plasticity (CH)	
90	10			7	1.5				
								Gravel with Sand Gray to Brown, Moist turning Wet at 14.5 feet, Dense, Granular Non-Plastic (GP-SP)	
85	15			34	.3				
								End of Boring	

RIMROCK SOIL/ROCK LOG 05-210-01.GPJ 5/15/07

Rimrock Engineering

Drafted By: R. Kukes Project No.: 6-194-04

Date: 5/15/2007 File Number:

LOG OF BORING B-3

Cobb Field Stadium

Billings, Montana

CTA Architects Engineers

PLATE

1 of 1

6

Date Completed: 10/21/2005 Logged By: W. Reynolds

Boring Location: See Site Plan - Provided by CTA Architects

Driller: J. Frank Drilling Method/Size: 3.25" I.D. - Hollow Stem Auger

Elev. Top of Hole: 100 Total Depth: 16 Groundwater Depth: I ▽ 12.6
F ▼ 12.6

ELEVATION, ft.	DEPTH, ft.	SAMPLE TYPE	SAMPLE/BOX NUMBER	BLOWS PER FOOT	RECOVERY, ft.	RQD	Graphic Log	DESCRIPTION	NOTES
								Topsoil Sod	
								Lean Clay Grayish Brown, Moist, Medium Stiff, Medium to High Plasticity (CL)	
95	5			5	1.3			**Fat Clay** Grayish Brown, Moist, Medium Stiff, High Plasticity (CH)	
								Lean Clay with Sand Gray with White Mottling of Sulfate Crystals, Moist, Medium Stiff, Medium Plasticity (CLS)	
90	10			17	1.2			**Gravel with Sand** Gray to Brown, Moist turning Wet at 12.6 feet, Medium Dense to Dense, Granular Non-Plastic (GP-SP)	
85	15			37	.3			**End of Boring**	

RIMROCK SOIL/ROCK LOG 05-210-01.GPJ 5/15/07

Rimrock Engineering

Drafted By: R. Kukes Project No.: 6-194-04
Date: 5/15/2007 File Number:

LOG OF BORING B-4
Cobb Field Stadium
Billings, Montana

CTA Architects Engineers

PLATE
1 of 1
7

Date Completed: 10/21/2005 Logged By: W. Reynolds

Boring Location: See Site Plan - Provided by CTA Architects

Driller: J. Frank Drilling Method/Size: 3.25" I.D. - Hollow Stem Auger

Elev. Top of Hole: 100 Total Depth: 15.1 Groundwater Depth: I ▽ 13.8
F ▼ 13.8

ELEVATION, ft.	DEPTH, ft.	SAMPLE TYPE	SAMPLE/BOX NUMBER	BLOWS PER FOOT	RECOVERY, ft.	RQD	Graphic Log	DESCRIPTION	NOTES
								Topsoil Sod	
								Fill Poorly Graded Gravel with Sand, Brown, Moist, Medium Dense, (GP)	
								Lean Clay Brown, Moist, Medium Stiff, Medium Plasticity (CL)	
95	5			8	1.3				
					1.0			**Fat Clay** Gray with White Mottling, Moist, High Plasticity (CH)	MC = 24.8% Minus #200 = 97.8% Plastic Index = 40
90	10							**Gravel with Sand** Brown, Moist turning Wet at 13.8 Feet, Dense, Granular Non-Plastic (GP-SP)	
85	15			25/.1	.1				
								End of Boring	

RIMROCK SOIL/ROCK LOG 05-210-01.GPJ 5/15/07

Rimrock Engineering

Drafted By: R. Kukes Project No.: 6-194-04
Date: 5/15/2007 File Number:

LOG OF BORING B-5
Cobb Field Stadium
Billings, Montana

CTA Architects Engineers

PLATE
1 of 1
8

Date Completed: 5/2/2007 Logged By: R.R./W.R.

Boring Location: See Site Plan - Provided by CTA Architects

Driller: Rimrock Engineering Inc. Drilling Method/Size: Solid Stem Auger

Elev. Top of Hole: 100 Total Depth: 27 Groundwater Depth: I ▽ 15.5
F ▼ 15.5

ELEVATION, ft.	DEPTH, ft.	SAMPLE TYPE	SAMPLE/BOX NUMBER	BLOWS PER FOOT	RECOVERY, ft.	RQD	Graphic Log	DESCRIPTION	NOTES
100	0							**Fill** Sandy Lean Clay, Brownish Red, Moist, Medium Stiff, Medium/Low Plasticity	
								Lean Clay Brown, Moist, Medium Stiff, Medium/High Plasticity, (CL)	
95	5								
90	10								
85	15							**Poorly Graded Gravel with Sand** Brown, Moist to Wet, Dense, Granular Non-Plastic, (GP-SP)	
80	20								
75	25							**Shale** Gray, Weathered, Hard	
								End of Boring	

RIMROCK SOIL/ROCK LOG 6-194-04.GPJ 5/15/07

Rimrock Engineering

Drafted By: R. Kukes Project No.: 6-194-04
Date: 5/15/2007 File Number:

LOG OF BORING B-6
Cobb Field Stadium
Billings, Montana

CTA Architects Engineers

PLATE
1 of 1
9

Date Completed: 5/2/2007 Logged By: R.R./W.R.

Boring Location: See Site Plan - Provided by CTA Architects

Driller: Rimrock Engineering Inc. Drilling Method/Size: Solid Stem Auger

Elev. Top of Hole: 100 Total Depth: 25 Groundwater Depth: I ▽ 21.5
F ▼ 21.5

ELEVATION, ft.	DEPTH, ft.	SAMPLE TYPE	SAMPLE/BOX NUMBER	BLOWS PER FOOT	RECOVERY, ft.	RQD	Graphic Log	DESCRIPTION	NOTES
								Fill Sandy Lean Clay with Gravel, Brown, Moist, Medium Stiff, Medium/Low Plasticity	
95	5							**Lean Clay** Brown, Moist, Medium Stiff, Medium/High Plasticity, (CL)	
90	10							**Poorly Graded Gravel with Sand** Brown, Moist to Wet, Dense, Granular Non-Plastic, (GP-SP)	
85	15								
80	20							**Shale** Gray, Weathered, Hard	
75	25							**End of Boring**	

RIMROCK SOIL/ROCK LOG 6-194-04.GPJ 5/15/07

Rimrock Engineering

Drafted By: R. Kukes Project No.: 6-194-04
Date: 5/15/2007 File Number:

LOG OF BORING B-7
Cobb Field Stadium
Billings, Montana

CTA Architects Engineers

PLATE
1 of 1
10

Date Completed: 5/2/2007 Logged By: R.R./W.R.

Boring Location: See Site Plan - Provided by CTA Architects

Driller: Rimrock Engineering Inc. Drilling Method/Size: 3.25" I.D. - Hollow Stem Auger

Elev. Top of Hole: 100 Total Depth: 24.5 Groundwater Depth: I ▽ 17.9
F ▼ 13.2

ELEVATION, ft.	DEPTH, ft.	SAMPLE TYPE	SAMPLE/BOX NUMBER	BLOWS PER FOOT	RECOVERY, ft.	RQD	Graphic Log	DESCRIPTION	NOTES
								Fill Sandy Lean Clay with Gravel, Brown, Moist, Soft, Medium/Low Plasticity	
				6	.6			**Fat Clay** Brown with White Mottling, Moist, Soft to Medium Stiff, High Plasticity, Lenses and Laminations of Sandy Lean Clay, (CH)	
95	5			7	1.2				MC = 30.8% Minus #200 = 98.6% Plastic Index = 35
				7	1.5				
90	10			6	1.5				
				7	1.5				
85	15								
								Poorly Graded Gravel with Sand Brown, Wet, Dense, Granular Non-Plastic, (GP-SP)	
80	20								
75	25							**End of Boring**	

RIMROCK SOIL/ROCK LOG 6-194-04.GPJ 5/15/07

Rimrock Engineering

Drafted By: R. Kukes Project No.: 6-194-04
Date: 5/15/2007 File Number:

LOG OF BORING B-8
Cobb Field Stadium
Billings, Montana

CTA Architects Engineers

PLATE
1 of 1
11

Date Completed: 5/2/2007 Logged By: R.R./W.R.

Boring Location: See Site Plan - Provided by CTA Architects

Driller: Rimrock Engineering Inc. Drilling Method/Size: 3.25" I.D. - Hollow Stem Auger

Elev. Top of Hole: 100 Total Depth: 16 Groundwater Depth: I ▽ 14.5
F ▼ 14.5

ELEVATION, ft.	DEPTH, ft.	SAMPLE TYPE	SAMPLE/BOX NUMBER	BLOWS PER FOOT	RECOVERY, ft.	RQD	Graphic Log	DESCRIPTION	NOTES
								Fill Lean Clay with Sand, Brown, Moist, Medium Stiff to Stiff, Medium/Low Plasticity	
				8	1.2			**Sandy Lean Clay** Brown with White Mottling, Moist, Soft to Medium Stiff, Medium Plasticity, (CL)	
95	5			10	1.2				
					1.5			**Lean to Fat Clay** Brown, Moist, Medium Stiff, Medium/High Plasticity, (CL/CH)	
90	10			15	1.3			**Poorly Graded Gravel with Sand** Brown, Wet, Dense, Granular Non-Plastic, (GP-SP)	
85	15			16	0			**End of Boring**	

RIMROCK SOIL/ROCK LOG 6-194-04.GPJ 5/15/07

Rimrock Engineering

Drafted By: R. Kukes Project No.: 6-194-04
Date: 5/15/2007 File Number:

LOG OF BORING B-9
Cobb Field Stadium
Billings, Montana

CTA Architects Engineers

PLATE
1 of 1
12

Date Completed: 5/2/2007 Logged By: R.R./W.R.

Boring Location: See Site Plan - Provided by CTA Architects

Driller: Rimrock Engineering Inc. Drilling Method/Size: 3.25" I.D. - Hollow Stem Auger

Elev. Top of Hole: 100 Total Depth: 15 Groundwater Depth: I ▽ 14.4

F ▼ 12.2 After 10min.

ELEVATION, ft.	DEPTH, ft.	SAMPLE TYPE	SAMPLE/BOX NUMBER	BLOWS PER FOOT	RECOVERY, ft.	RQD	Graphic Log	DESCRIPTION	NOTES
								Fill Lean Clay with Sand, Brown, Moist, Medium Stiff to Stiff, Medium/Low Plasticity	
				6	1.0			**Lean Clay** Brown with White Mottling, Moist, Stiff to Medium Stiff, Medium Plasticity, (CL)	
95	5				.2				
								Fat Clay Brown, Moist, Medium Stiff, Medium/High Plasticity, (CH)	
90	10			30	1.5			**Poorly Graded Gravel with Sand** Brown, Wet, Dense, Granular Non-Plastic, (GP-SP)	
85	15			50/.6	.1			**End of Boring**	

RIMROCK SOIL/ROCK LOG 6-194-04.GPJ 5/15/07

Rimrock Engineering

Drafted By: R. Kukes Project No.: 6-194-04

Date: 5/15/2007 File Number:

LOG OF BORING B-10

Cobb Field Stadium

Billings, Montana

CTA Architects Engineers

PLATE

1 of 1

13

Date Completed: 4/27/2007 Logged By: R.R./W.R.

Boring Location: See Site Plan - Provided by CTA Architects

Driller: Rimrock Engineering Inc. Drilling Method/Size: Solid Stem Auger

Elev. Top of Hole: 100 Total Depth: 24.5 Groundwater Depth: I ▽ 11.5
F ▼ 11.5

ELEVATION, ft.	DEPTH, ft.	SAMPLE TYPE	SAMPLE/BOX NUMBER	BLOWS PER FOOT	RECOVERY, ft.	RQD	Graphic Log	DESCRIPTION	NOTES
								Asphalt	
								Base Mostly 3/4in. Minus, Coarse Dark Brown	
								Lean to Fat Clay Grayish Brown with White Mottling, Moist, Medium Stiff, Medium/High Plasticity, (CL/CH)	
95	5								
90	10							**Poorly Graded Gravel with Sand** Brown, Wet, Dense, Granular Non-Plastic, (GP-SP)	
85	15								
80	20							**Shale** Gray, Weathered, Hard	
75	25							**End of Boring**	

RIMROCK SOIL/ROCK LOG 6-194-04.GPJ 5/15/07

Rimrock Engineering

Drafted By: R. Kukes Project No.: 6-194-04
Date: 5/15/2007 File Number:

LOG OF BORING B-11
Cobb Field Stadium
Billings, Montana

CTA Architects Engineers

PLATE
1 of 1
14

Date Completed: 4/27/2007 Logged By: R.R./W.R.

Boring Location: See Site Plan - Provided by CTA Architects

Driller: Rimrock Engineering Inc. Drilling Method/Size: Solid Stem Auger

Elev. Top of Hole: 100 Total Depth: 22 Groundwater Depth: I ▽ 9.6

F ▼ 9.6

ELEVATION, ft.	DEPTH, ft.	SAMPLE TYPE	SAMPLE/BOX NUMBER	BLOWS PER FOOT	RECOVERY, ft.	RQD	Graphic Log	DESCRIPTION	NOTES
95	5							**Asphalt** **Base** Mostly 3/4in. Minus, Coarse Dark Brown **Lean to Fat Clay** Grayish Brown with White Mottling, Moist, Medium Stiff, Medium/High Plasticity, (CL/CH)	
90	10							**Poorly Graded Gravel with Sand** Brown, Wet, Dense, Granular Non-Plastic, (GP-SP)	
85	15								
80	20							**End of Boring**	

RIMROCK SOIL/ROCK LOG 6-194-04.GPJ 5/15/07

Rimrock Engineering

Drafted By: R. Kukes Project No.: 6-194-04

Date: 5/15/2007 File Number:

LOG OF BORING B-12

Cobb Field Stadium

Billings, Montana

CTA Architects Engineers

PLATE

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UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			USCS SYMBOL	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS (More than half of material is larger than the #200 sieve)	GRAVELS (More than half of coarse fraction is larger than the #4 sieve)	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES
			GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES
		GRAVELS WITH OVER 12% FINES	GM	SILTY GRAVELS, GRAVEL-SILT-SAND MIXTURES
			GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
	SANDS (More than half of coarse fraction is smaller than the #4 sieve)	CLEAN SANDS WITH LITTLE OR NO FINES	SW	WELL-GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES
			SP	POORLY-GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES
		SANDS WITH OVER 12% FINES	SM	SILTY SANDS, SAND-GRAVEL-SILT MIXTURES
			SC	CLAYEY SANDS, SAND-GRAVEL-CLAY MIXTURES
FINE GRAINED SOILS (More than half of material is smaller than the #200 sieve)	SILTS AND CLAYS (Liquid limit less than 50)		ML	INORGANIC SILTS & VERY FINE SANDS, SILTY OR CLAYEY FINE SANDS, CLAYEY SILTS WITH SLIGHT PLASTICITY
			CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
			OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS (Liquid limit greater than 50)		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILT
			CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
			OH	ORGANIC CLAYS & ORGANIC SILTS OF MEDIUM-TO-HIGH PLASTICITY
LOAMS				UNDER USDA SOIL CLASSIFICATION SYSTEM, SOIL OF APPROXIMATELY EQUAL SAND/SILT/CLAY

RIMROCKUSCS 6-194-04.GPJ 5/14/07

Rimrock Engineering

Drafted By: R.Rexford
Date: 5/14/2007
Project No.: 6-194-04
File Number:

UNIFIED SOIL CLASSIFICATION SYSTEM
Cobb Field Stadium
Billings, Montana

CTA Architects Engineers

PLATE
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LOG SYMBOLS

	BULK / BAG SAMPLE	-4	PERCENT FINER THAN THE NO. 4 SIEVE (ASTM Test Method C 136)
	MODIFIED CALIFORNIA SAMPLER (2-1/2 inch outside diameter)	-200	PERCENT FINER THAN THE NO. 200 SIEVE (ASTM Test Method C 117)
	CALIFORNIA SAMPLER (3 inch outside diameter)	LL	LIQUID LIMIT (ASTM Test Method D 4318)
	STANDARD PENETRATION SPLIT SPOON SAMPLER (2 inch outside diameter)	PI	PLASTICITY INDEX (ASTM Test Method D 4318)
	GEOPROBE	EI	EXPANSION INDEX (UBC STANDARD 29-2)
	ROCK CORE	COL	COLLAPSE POTENTIAL
	WATER LEVEL (level where first encountered)	UC	UNCONFINED COMPRESSION (ASTM Test Method D 2166)
	WATER LEVEL (level after completion)		
	SEEPAGE	MC	MOISTURE CONTENT (ASTM Test Method D 2216)

GENERAL NOTES

1. *Lines separating strata on the logs represent approximate boundaries only. Actual transitions may be gradual.*
2. *No warranty is provided as to the continuity of soil conditions between individual sample locations.*
3. *Logs represent general soil conditions observed at the point of exploration on the date indicated.*
4. *In general, Unified Soil Classification System designations presented on the logs were evaluated by visual methods only. Therefore, actual designations (based on laboratory tests) may vary.*

Rimrock Engineering	**LOG KEY** Cobb Field Stadium Billings, Montana CTA Architects Engineers	PLATE 17
Drafted By: R.Rexford Date: 5/14/2007	Project No.: 6-194-04 File Number:	

RIMROCKLOGKEY 6-194-04.GPJ 5/14/07

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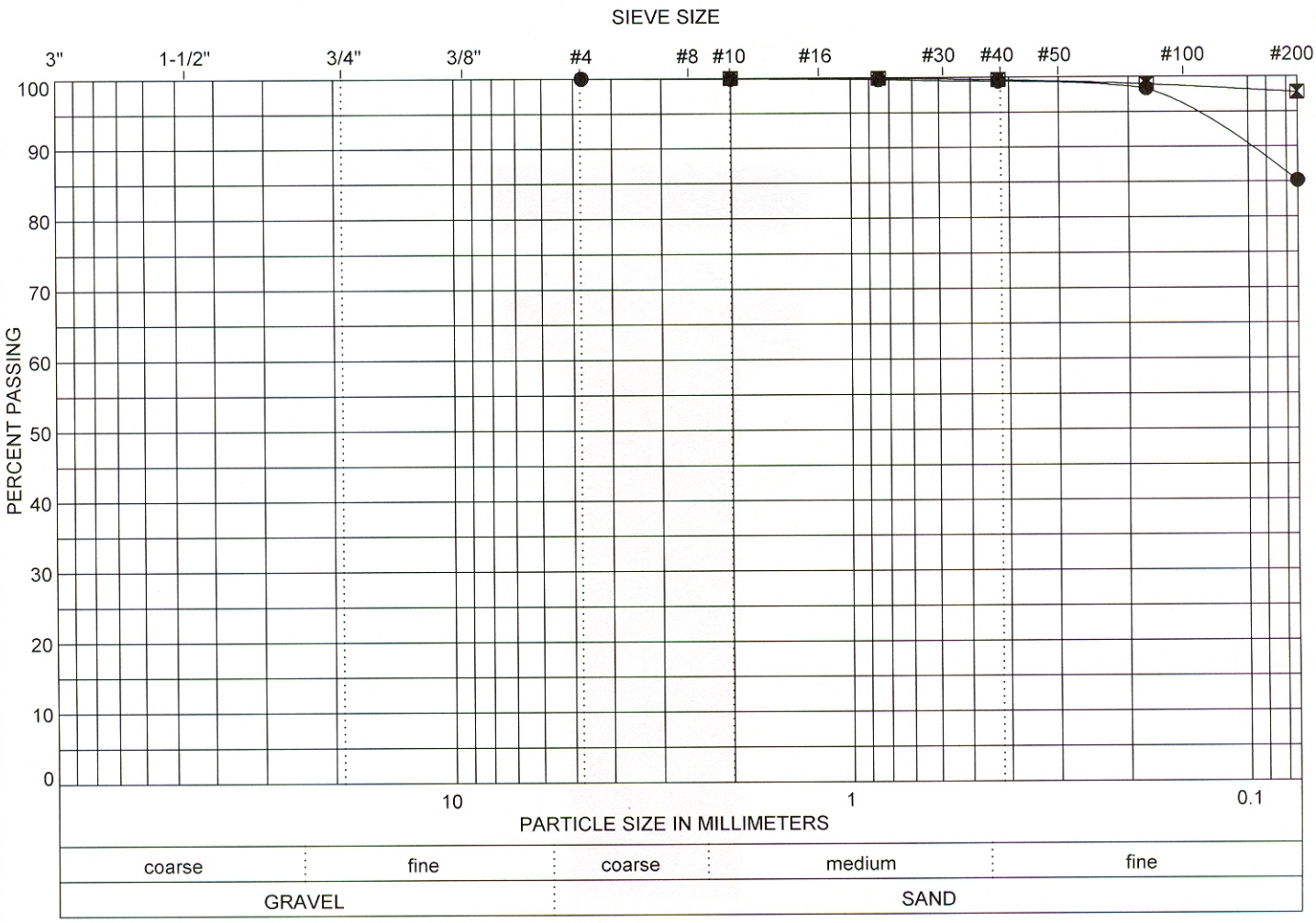

LEGEND:	SOURCE	DEPTH (ft)	COBBLES (%)	GRAVEL (%)	SAND (%)	FINES (%)	DESCRIPTION
●	B-1	4.5	0	0	15	85	LEAN CLAY(CL)
⊠	B-5	7.5	0	0	2	98	FAT CLAY(CH)

Rimrock Engineering

Drafted By: R.Rexford
Date: 5/14/2007

Project No.: 6-194-04
File Number:

SIEVE ANALYSIS
Cobb Field Stadium
Billings, Montana

CTA Architects Engineers

PLATE
1 of 2
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RIMROCKSIEVE 05-210-01.GPJ 5/14/07

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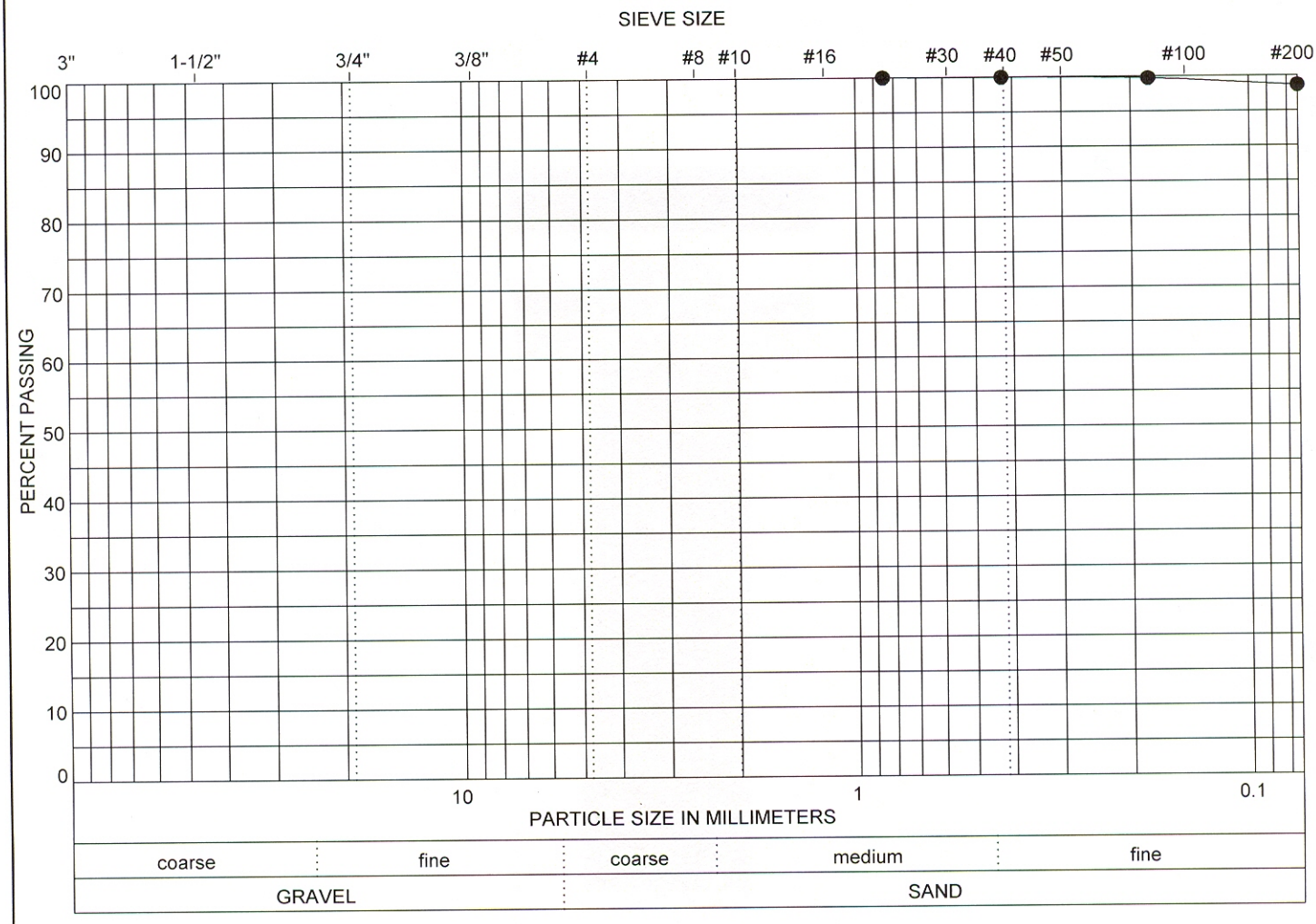

LEGEND:	SOURCE	DEPTH (ft)	COBBLES (%)	GRAVEL (%)	SAND (%)	FINES (%)	DESCRIPTION
●	B-8	7.0	0	0	1	99	FAT CLAY(CH)

Rimrock Engineering

Drafted By: R.Rexford
Date: 5/14/2007

Project No.: 6-194-04
File Number:

SIEVE ANALYSIS
Cobb Field Stadium
Billings, Montana

CTA Architects Engineers

PLATE
2 of 2
18

RIMROCKSIEVE 6-194-04.GPJ 5/14/07

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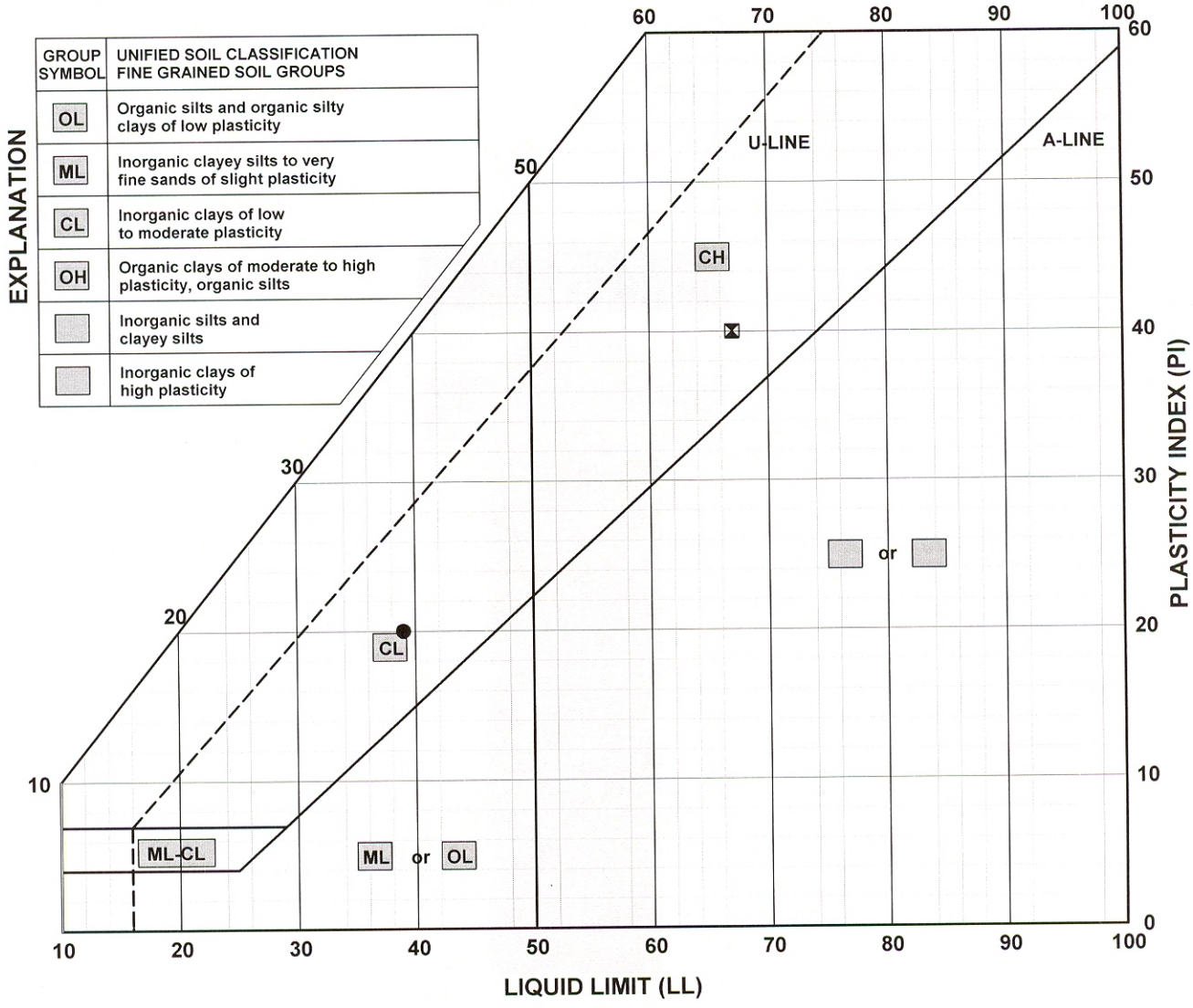

LEGEND:	SOURCE	DEPTH	LL	PL	PI	DESCRIPTION
●	B-1	4.5	39	19	20	LEAN CLAY(CL)
⊠	B-5	7.5	67	27	40	FAT CLAY(CH)

RIMROCK ATTERBURG 05-210-01.GPJ 5/14/07

Rimrock Engineering

Drafted By: R.Rexford
Date: 5/14/2007
Project No.: 6-194-04
File Number:

PLASTICITY CHART
Cobb Field Stadium
Billings, Montana

CTA Architects Engineers

PLATE
1 of 2
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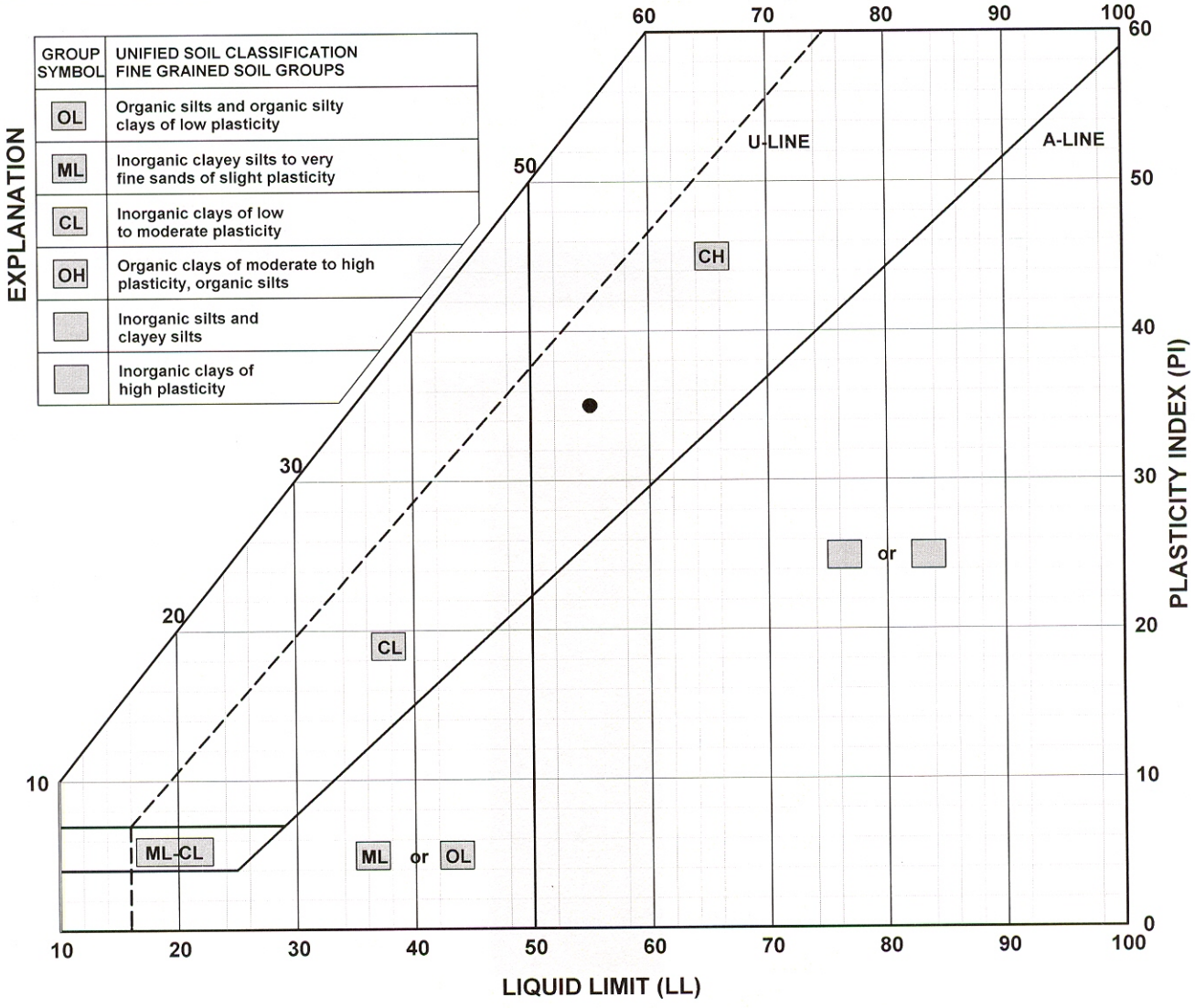

LEGEND:	SOURCE	DEPTH	LL	PL	PI	DESCRIPTION
●	B-8	7.0	55	20	35	FAT CLAY(CH)

RIMROCK ATTERBURG 6-194-04.GPJ 5/14/07

Rimrock Engineering

Drafted By: R.Rexford
Date: 5/14/2007
Project No.: 6-194-04
File Number:

PLASTICITY CHART
Cobb Field Stadium
Billings, Montana

CTA Architects Engineers

PLATE
2 of 2
19

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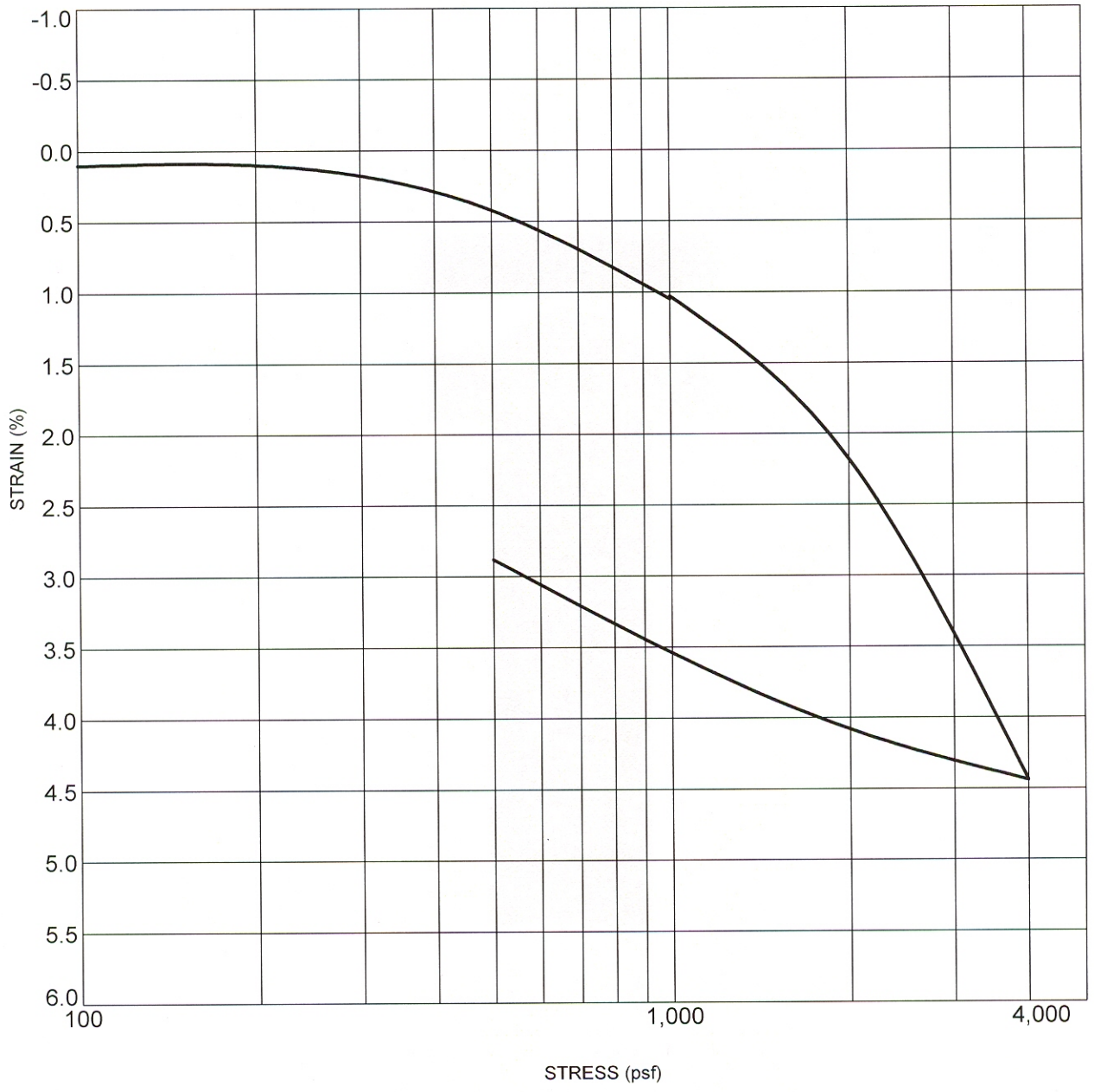

	Before	After
BORING: B-5		
At a depth of approximately 7.5 feet		
Wet Unit Weight (pcf) =	122.6	124.2
Moisture Content (%) =	24.8	23.8
Dry Unit Weight (pcf) =	98.2	100.3

Rimrock Engineering

Drafted By: R.Rexford
Date: 5/14/2007
Project No.: 6-194-04
File Number:

CONSOLIDATION TEST
Cobb Field Stadium
Billings, Montana

CTA Architects Engineers

PLATE
1 of 3
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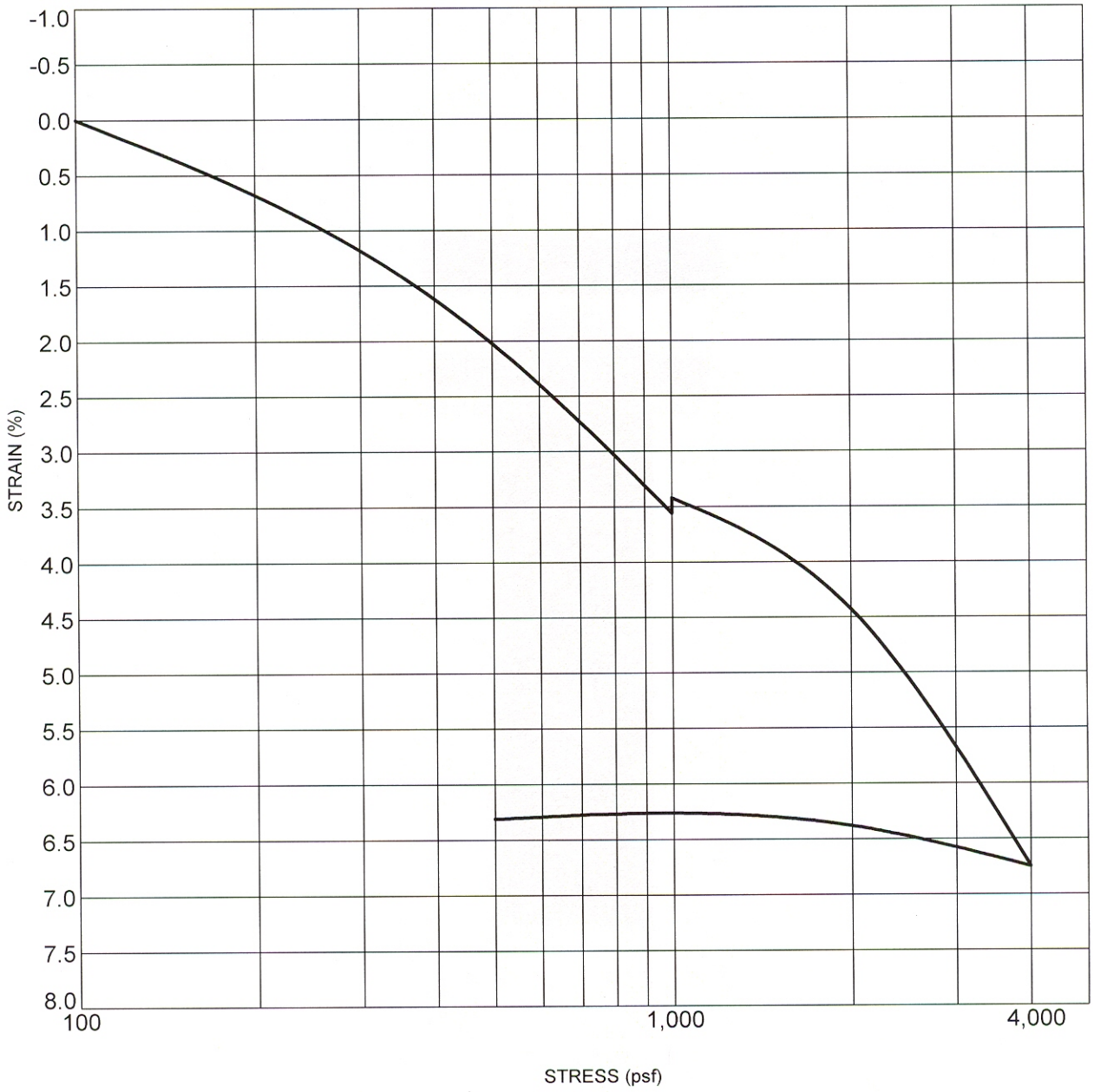
RIMROCK CONSOLIDATION 05-210-01.GPJ 5/14/07



		Before	*After*
BORING: B-8	Wet Unit Weight (pcf) =	117.9	123.5
At a depth of approximately 7.0 feet	Moisture Content (%) =	30.8	32.0
	Dry Unit Weight (pcf) =	90.1	93.5

RIMROCK CONSOLIDATION 6-194-04.GPJ 5/14/07

Rimrock Engineering

Drafted By: R.Rexford
Date: 5/14/2007
Project No.: 6-194-04
File Number:

CONSOLIDATION TEST
Cobb Field Stadium
Billings, Montana

CTA Architects Engineers

PLATE
2 of 3
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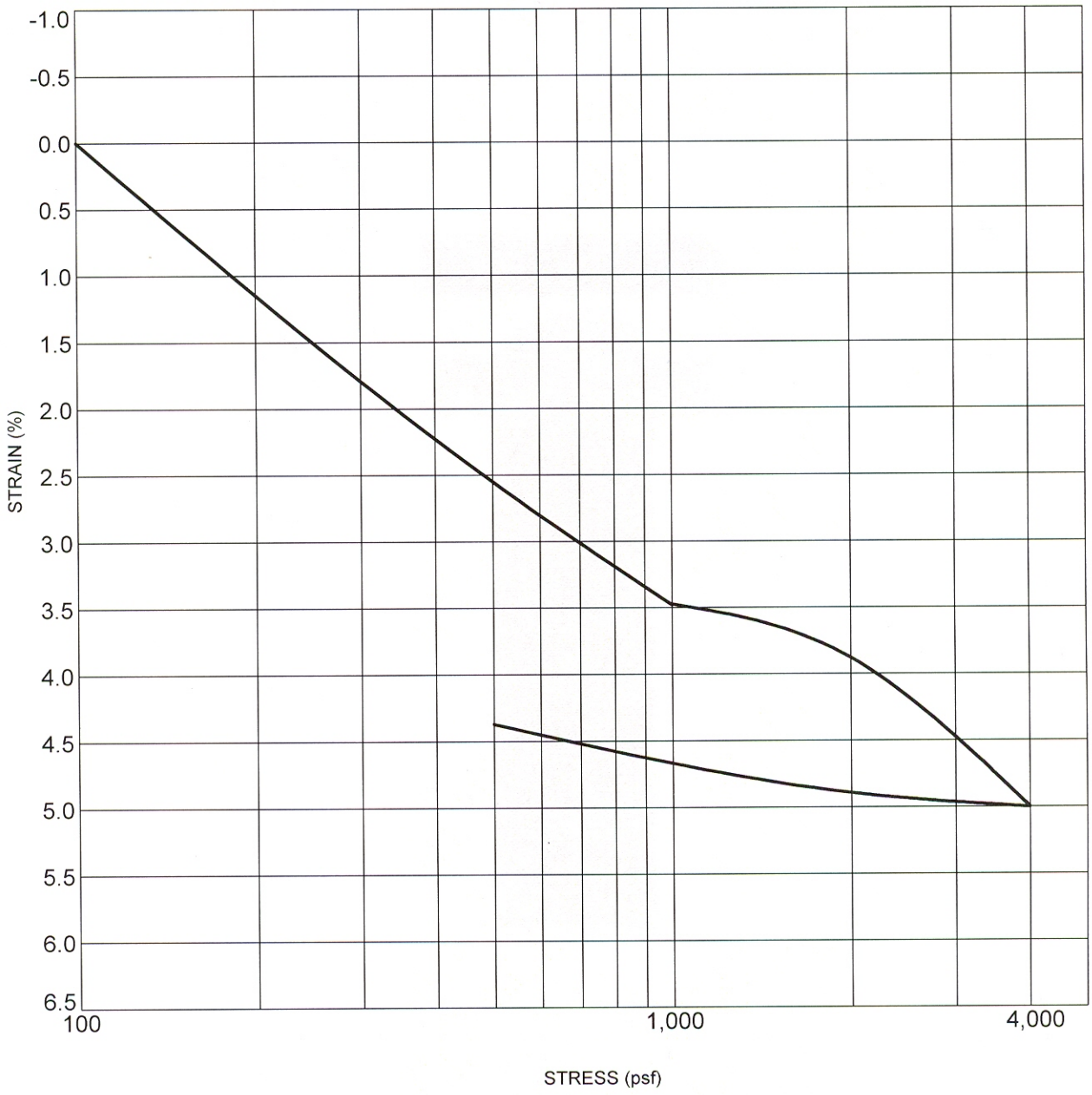

		Before	*After*
BORING: B-9	Wet Unit Weight (pcf) =	130.4	129.9
At a depth of approximately 5.5 feet	Moisture Content (%) =	16.2	18.9
	Dry Unit Weight (pcf) =	112.2	109.2

Rimrock Engineering

Drafted By: R.Rexford
Date: 5/14/2007
Project No.: 6-194-04
File Number:

CONSOLIDATION TEST
Cobb Field Stadium
Billings, Montana

CTA Architects Engineers

PLATE
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RIMROCK CONSOLIDATION 6-194-04.GPJ 5/14/07

City Council Regular

Date: 04/14/2025
Title: Overlook Drive Road Rehabilitation Project, Bid Award
Presented by: Shane Ketterling, Assistant Director of Aviation and Transit
Department: Airport
Presentation: No
Legal Review: Not Applicable
Project Number: N/A

RECOMMENDATION

Staff recommends that the City Council approve and award the Overlook Drive Road Rehabilitation Project to Wharton Asphalt LLC for $230,036.75

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

Included in the Airport's Capital Improvement Plan and FY 25 budget is a project to rehabilitate an existing airport service road on the west end of the Airport that is 3,600 feet long, has approximately 100,000 square feet of asphalt and is used by tenants and Airport staff to enter the airfield through three security access control gates. Overlook Drive is also the primary road for all emergency vehicles including fire, ambulance, and police to access the west end of the Airport which includes the Airport Operations Center, Beacon Air Group, large and small aircraft hangars, and the car wash and fueling facilities for all on-airport car rental companies. A contractor will mill 2 inches of the existing asphalt surface off and replace with a new 2-inch asphalt overlay. The existing road is at the end of its useful life, over 20 years old and needs to be replaced. The work will take 30 days to complete and will be done this summer.

This project was advertised in the Yellowstone County News on February 28 and March 7, 14 and posted on the City and Airport's websites. On March 18, 2025, the following bids were received:

Contractor	BID
Wharton Asphalt LLC	$230,036.75
KnifeRiver Construction	$232,110.00
Askin Construction LLC	$249,830.00
Hardrives Construction Inc.	$255,411.78
Asphlt Plus, Inc.	$272,332.77

The Engineer's estimate was $351,155.00. These were very competitive bids and considerably lower prices than we received last year for a similar road rehabilitation project, which is primarily due to the reduction in oil and asphalt costs.

ALTERNATIVES

City Council may:

- Approve the award of the Overlook Drive Road Rehabilitation Project to Wharton Asphalt LLC for $230,036.75; or,
- Not approve the award, reject all bids, and delay the project.

FISCAL EFFECTS

The total cost of this project is $230,036.75. This project will be funded at 95% with Federal Aviation Administration (FAA), Bipartisan Infrastructure Law (BIL) grant funds, and a 5% local match. The FAA's grant funding will be $218,534.91 and the local match will be $11,501.84. The local match funds are budgeted and available in the Airport's Capital Account.

City Council Regular

Date: 04/14/2025
Title: W.O. 25-08: Rose Park Trail, Bid Award
Presented by: Debi Meling
Department: Public Works
Presentation: No
Legal Review: Not Applicable
Project Number: N/A

RECOMMENDATION

Staff recommends the City Council award a contract for W.O. 25-08: Rose Park Trail to Rimrock Dirtworks in the amount of $164,601.80.

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

The Rose Park Trail project is part of the Safe Routes to School Plan, Phase 1. It provides a safe route for students living in apartments west of Rose Park to reach Rose Park Elementary without crossing major streets.

On January 23, 2023, the Council approved submitting grant applications for Phases 1 and 2 of the Rose Park trail to the Recreational Trails Program (RTP) and Montana Trail Stewardship Grant programs. These grants are managed by Montana Fish, Wildlife & Parks. Phase 1 received funding in 2023. However, Phase 2 was not funded at that time. On January 8, 2024, the Council approved reapplying for Phase 2 funding, and staff submitted another application. Partial funding was awarded in the 2024 RTP cycle. The Council approved an easement with Billings Public Schools for the trail on February 24, 2025. The City has two contracts with Montana Fish, Wildlife & Parks for the trail funding and construction.

The project was advertised on February 7, 14, 21, and 28, 2025, in the Yellowstone County News, Billings Gazette, and on the City's website. Staff opened bids on March 4, 2025. There were 8 bids received. Rimrock Dirtworks submitted the lowest responsible bid.

An additive alternate was included in the bid for the contractor to handle irrigation relocation instead of the Parks Department. Staff recommends awarding base bid and additive alternate as part of the project. This additive work fits within the project budget.

ALTERNATIVES

City Council may:

- Award W.O. 25-08: Rose Park Trail to Rimrock Dirtworks including the base bid and additive alternate in the amount of $164,601.80; or,
- Do not award a contract and reject all bids. If the contract is not awarded, Rose Park trail cannot be completed as part of the Safe Routes to School plan. Rejecting all bids would be inconsistent with the four previous Council votes in favor of the project. The City may also be required to reimburse funds received from the Recreational Trails Program grant.

FISCAL EFFECTS

The following bids were received:

Contractor	Base Bid	Additive Alternate 1	Total Bid
Rimrock Dirtworks	$158,101.80	$6,500.00	$164,601.80
Askin Construction	$161,750.00	$4,885.00	$166,635.00
Weave Construction	$168,850.00	$4,885.00	$173,735.00
Earth Movers Excavation	$189,365.00	$3,000.00	$192,365.00
7F Services	$204,866.03	$11,804.37	$216,670.40
Knife River	$205,325.00	$4,888.00	$210,213.00
Cayton Excavation	$209,710.00	$5,130.00	$214,840.00
Havens Contracting	$285,847.85	$5,725.00	$291,572.85

The project was budgeted in FY25 using $150,000 from the Recreational Trails Program grant, up to $33,280 Billings Trailnet funding (if accepted by Council at this meeting), and $16,640 Billings Parks and Recreation Matching Grant funds. There are sufficient funds to award this project. Any remaining funds will be used for materials testing and any change orders.

City Council Regular

Date: 04/14/2025
Title: W.O. 25-25: Annual Culvert Replacement Program, Bid Award
Presented by: Debi Meling
Department: Public Works
Presentation: No
Legal Review: Not Applicable
Project Number: N/A

RECOMMENDATION

Staff recommends that City Council award a contract for W.O. 25-25: Annual Culvert Replacement Program to Earth Movers Excavation, Inc. in the amount of $192,499.

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

W.O. 25-25: Annual Culvert Replacement Program, is a project that will upgrade and replace existing road-crossing culverts along portions of the City High Ditch and the Big Ditch. The City has an annual culvert replacement program to identify and replace culverts prior to their catastrophic failure (collapse). Culverts are scheduled to be replaced based upon their age, material, surrounding soil conditions, and a visual inspection of the culvert. This project will replace two culverts along the Big Ditch east of Shiloh Road and one culvert crossing along the City High Ditch located north of Rimrock Road. These culverts have reached the end of their design lifespan and were identified as needing to be upgraded and replaced as part of the Stormwater Utility development process.

The project was advertised on February 7, 14, 21, and 28, 2025 in the Yellowstone County News and on the City's website. Bids were opened on March 4, 2025. Nine bids were received. Earth Movers Excavation, Inc. submitted the lowest, responsible bid.

ALTERNATIVES

City Council may:

- Award W.O. 25-25: Annual Culvert Rehab Program to Earth Movers Excavation, Inc. in the amount of $192,499; or,
- Do not award a contract and reject all bids. If the contract is not awarded, replacement of these culverts will be delayed, which increases the risk of full culvert failure.

FISCAL EFFECTS

The following bids were received:

CONTRACTOR	BID
Earth Movers Excavation, Inc.	$192,499.00
Hample Excavation, Inc.	$193,555.00
Askin Construction	$215,670.00
7F Services, LLC	$225,427.64
Western Municipal Construction, Inc.	$303,319.00
Martin Construction, Inc.	$308,930.11
Heart 7 Enterprises, LLC	$317,710.00
Knife River	$328,383.50
COP Construction	$337,700.00

The project was budgeted in FY25 using Storm Funds in the amount of $375,000. There are adequate funds to award this contract. Remaining funds will be used for additional storm projects, materials testing and any change orders.

City Council Regular

Date:	04/14/2025
Title:	West End Hangar Ground Lease with TFES 1167, LLC
Presented by:	Jeff Roach
Department:	Airport
Presentation:	No
Legal Review:	Template Contract
Project Number:	N/A

RECOMMENDATION

Staff recommends that City Council approve the West End Hangar Ground Lease with TFES 1167, LLC for a 25-year term commencing April 1, 2025, and ending March 31, 2050.

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

On February 14, 2022, City Council approved a West End Hangar Ground Lease with Beacon Air Group, LLC (Beacon) to construct the first hangar in the new West End Large Hangar Area. On March 28, 2022, City Council approved two additional West End Hangar Ground Leases with Beacon to construct two additional large hangars in the new West End Large Hangar Area. All of these hangar locations are on the west side of the taxilane. The Airport created this area specifically for space to construct large hangars to accommodate large corporate and private aircraft. The west row of ground parcels is now completely under lease and all hangars have been constructed. Only three parcels remain available on the east row in this area. On March 24, 2025, City Council approved two new West End Hangar Ground Leases with Beacon to construct the first two hangars on the east row of the taxilane. Kevin Button of Beacon desires to construct a third additional new 120 ft. x 100 ft. hangar in this West End Large Hangar Area, which will complete the leasing of available parcels in this row. Staff has worked with Mr. Button on the new twenty-five-year West End Hangar Ground Lease that commences April 1, 2025, and terminates March 31, 2050. The proposed leased premises include a 38,700 square foot parcel on the newly named street Jetway Drive. This hangar will be the sixth hangar Mr. Button will have constructed in the new West End Large Hangar Area. As part of the financing for this development, this lease will be leased under an intermediary entity -- TFES 1167, LLC until site work and some construction is completed, after which time the lease will be assigned to Mr. Button's new entity -- Imperial Investments, LLC. The tenant name will be the only change that will be made with the future assignment; all other terms and conditions will remain in full force and effect.

ALTERNATIVES

City Council may:

- Approve the West End Hangar Ground Lease with TFES 1167, LLC; or,
- Not Approve the West End Hangar Ground Lease with TFES 1167, LLC.

FISCAL EFFECTS

The initial annual rental for this lease will be $13,545. Lease rentals in subsequent years will be adjusted on an annual basis on the anniversary dates, using the average of the monthly percentage increases for the previous calendar year, as determined by the Department of Labor Consumer Price Index for All Urban Consumers (CPI-U), published by the Bureau of Labor Statistics.

Attachments

2476 Jetway_West End Hanger Ground Lease with Beacon

WEST END HANGAR GROUND LEASE

THIS LEASE, made and entered into on _____, by and between the following:

CITY OF BILLINGS, MONTANA, hereinafter designated "Lessor"

and

TFES 1167, LLC, hereinafter designated "Lessee"

W I T N E S S E T H

RECITALS

1) Lessor owns and operates BILLINGS LOGAN INTERNATIONAL AIRPORT (hereinafter called the Airport) situated in the City of Billings, Montana, and

2) Lessor deems it advantageous to itself and the operation of the Airport to lease to the Lessee a certain parcel of land hereinafter described together with certain privileges, rights, uses, and interests, and

3) Lessee wishes to engage in certain non-commercial aviation activities, and proposes to lease on a net basis from Lessor said parcel of land, and to avail itself of the same privileges, rights, uses, and interests contemplated herein, and

4) Lessee has indicated a willingness and ability to properly keep, maintain, and improve said land in accordance with standards established by Lessor.

NOW THEREFORE, the parties hereto covenant and agree as follows:

ARTICLE I

PREMISES AND PRIVILEGES

A. Description of the Premises: Lessor hereby leases to Lessee and Lessee hereby leases from Lessor that certain parcel of real property, together with improvements (hereinafter called the premises) for its exclusive use, specifically described as follows:

Main Parcel – 2476 Jetway Drive

Commencing at the S.E. Corner of Section 25 (Iron Pipe), T. 1 N., R. 25 E., P.M.M., Yellowstone County, Montana; thence from said point, N 35°46'53" W a distance of 1,922.49 feet to the Point of Beginning; thence N 20°59'27" E a distance of 180.00 feet; thence N 69°00'33" W a distance of 215.00 feet; thence S 20°59'27" W a distance of 180.00 feet; thence S 69°00'33" E a distance of 215.00 feet to the Point of Beginning.

Said parcel containing 38,700 square feet.

Premises is further depicted on attached "Exhibit A," and by said reference made a part hereof.

B. Construction of Improvements. Lessee may construct a 120' x 100' hangar building on the aforementioned parcel of land pursuant to the submitted and approved plan, and by reference specifically made a part of this Lease as "Exhibit B." Necessary ramps, parking, and hangar entrance taxiways will be constructed by Lessee. The construction of the facilities shown on the "Exhibit B" building plans will be substantially started within twelve (12) months and completed within twenty-four (24) months of the signing of this Lease. Failure to complete the structure during said period shall constitute a default. If this default occurs, the Lease is canceled immediately and control of the property reverts to the Lessor.

C. General Privileges, Uses, and Rights. Lessor hereby grants to Lessee the following general privileges, uses, and rights, all of which shall be subject to the terms, conditions and covenants herein set forth. Said rights shall be subject to such Federal, State, or Local ordinances,

rules and regulations as now or may hereafter have application at the Airport.

1) The general unrestricted use of all public Airport facilities and improvements which are now or may hereafter be connected with or appurtenant to said Airport, except as hereinafter provided, to be used by Lessee and its sublessees for non-commercial aviation activity as herein defined. For the purpose of this Lease, public airport facilities shall include all necessary landing area appurtenances including, but not limited to, approach areas, runways, taxiways, aprons, aircraft and automobile parking areas, roadways, and navigational aids.

2) The right of ingress to and egress from the premises over and across public roadways serving the Airport for Lessee, Lessee's agents, employees, patrons and invitees, suppliers of service and furnishers of material.

D. Specific Privileges, Uses, and Rights. In addition to the general privileges, uses, and rights described above and without limiting the generality thereof, Lessor hereby grants to Lessee and sublessees the right to engage in non-commercial aviation activity on the premises as defined in subparagraphs 1 through 7 below, subject to the conditions and covenants hereafter set out:

1) The maintenance, storing and servicing of aircraft, which shall include minor repairs, inspection, and licensing of same, and the purchase of parts, equipment, and accessories therefore.

2) The right to use vehicles necessary for the servicing of aircraft.

3) The storage of aircraft not owned by the Lessee.

4) The storage of supplies, materials, and records.

5) The loading and unloading of aircraft in any lawful activity as incidental to the conduct of any services or operations outlined in this paragraph.

6) The maintenance of an office on the premises necessary for the conduct of the activities defined above.

7) The aforementioned rights shall apply to the persons, firms, or corporations having actual possession, occupancy, and use of the leasehold structures described herein, and the agents, employees, and invitees of such persons, firms, or corporations.

E. Concessions, Services, Activities, and Uses Excluded. The following concessions, services, activities, uses, and the establishment thereof shall be specifically excluded from this Lease:

1) Ground and air transportation for hire.

2) Vehicle or equipment rental services.

3) Food sales (except the sale of tobacco, confections, and refreshments through coin-operated vending machines).

4) News and sundry sales.

5) Barber, valet, and personal services.

6) Fuel sales (aircraft or vehicle).

7) On site fuel storage and fuel storage facilities, including fueling vehicle parking.

8) The buying and selling of aircraft, parts, and accessories therefore, and aviation equipment of all descriptions either for retail, wholesale, or as a dealer, except for use in Lessee's own aircraft or operations.

9) Flight schools and flight instruction, except that Lessee or Lessee's Chief Pilot shall have the right to give private instructions to Lessee's employees.

10) Aircraft repair and servicing except on Lessee's or sublessee's own aircraft.

11) Storage of personal vehicles, campers, boats, trailers, motor homes, other recreational vehicles, or parts and accessories for such.

12) The maintenance, repairing, or restoring of motorized vehicles.

13) Storage of any household items.

14) Use of the premises in a residential capacity of any nature, whether temporary or otherwise.

15) Improper storage of any chemicals, solutions, solvents, or any potentially hazardous, explosive, or flammable materials or substances. Improper storage includes storage in violation of any applicable Federal, State, or Local environmental law, regulation or rule presently in effect or promulgated in the future, as such laws, regulations or rules may be amended from time to time.

16) Off premise parking.

17) Storage of any items outside of the hangar structure.

18) Any non-aviation or non-aeronautical activity.

F. Reservation of Right-of-Way. Lessor hereby reserves a right-of-way easement for access purposes over/on the above described leasehold, together with other necessary rights-of-way over said leasehold for access purposes. Said reserved right-of-way may be used by Lessor and all of Lessor's representatives, agents, employees, tenants, employees of said tenants, and persons or entities serving said tenants.

G. Access/Inspection by Lessor. Lessee shall allow the Lessor's authorized representatives access to the Premises at all reasonable hours, for the purpose of examining and

inspecting the same to determine Lessee's compliance with its obligations under this Lease and for purposes necessary, incidental to or connected with the performance of the Lessor's obligations hereunder, or in the exercise of the Lessor's governmental functions. In the event of any emergency, the Lessor or its representatives shall have the right to take such action at the premises as they deem necessary for the protection of persons or property.

ARTICLE II

TERM OF LEASE

A. Term. The term of this Lease shall be for a period of twenty-five (25) years, commencing on the 1st day of April 2025, and terminating on the 31st day of March 2050.

B. First Right of Refusal. At the end of the term hereof the Lessee shall have the first right to accept a new lease of the premises at the same rates and charges that the premises may be offered to any other person or entity. Provided that the Lessor shall have the sole discretion as to the use of said premises and whether or not it will be relet at end of said term. Provided further, that sixty (60) calendar days prior to the end of the term, Lessee shall give notice in writing to Lessor of intent to exercise the first right of refusal. Lessor, upon election to relet said premises, shall give Lessee notice in writing of its decision and the proposed terms. Lessee shall have thirty (30) calendar days in which to give Lessor notice in writing of acceptance.

C. National Emergency. In the event the rights and privileges hereunder are suspended by reason of war or other national emergency, the term of this Lease shall be extended by the amount of the period of such suspension.

ARTICLE III

RENTAL AND FEES

A. Ground Rental. For the land described in Article I, Paragraph A., Lessee shall

pay to Lessor $0.35 per square foot per annum for all ground included in this Lease, for an annual rental of $13,545.00. Said initial rental shall be payable either annually in advance or monthly in advance, without billing, on the on the first day of each month in an amount equal to one-twelfth of the annual rental, or $1,128.75 each month.

B. Interest Penalty. Without waiving any other right or action available to the Lessor, in the event of default in the payment of Lease rentals herein, or any other rentals, fees, or charges owed Lessor, the amount due shall accrue interest at the rate of one and one-quarter percent (1.25%) per month from the date such rentals, fees, or charges were due and payable, until paid in full. Said interest shall not apply with respect to items being contested in good faith by Lessee and which are resolved in Lessee's favor.

C. Annual Readjustment of Ground Rental. During the term of the Lease, the rental rate will be adjusted annually on the anniversary date of the Lease using the average of the monthly percentage increases of the previous calendar year, as determined by the Department of Labor Consumer Price Index for All Urban Consumers (CPI-U), published by the Bureau of Labor Statistics. In no case shall the rates be less than the previous year. For the purposes of this Lease, the anniversary date shall be April 1 of each year during the term of the Lease. The Lessor shall send Lessee a notice of the annual rental rate adjustment prior to each anniversary date of the Lease denoting the adjusted rental rates.

D. Rental Adjustments to Market Value. Beginning on the fifth anniversary, then on each successive five-year anniversary of the Lease, the Lessor may conduct an analysis of the then current lease rental rates for other on-Airport properties to determine the current market value of the property. Should the analysis identify that the then current Lease rental rate is below market value for other on-Airport properties, the Lessor will notify Lessee six (6) months in advance of an impending

Lease rental rate increase.

ARTICLE IV

OBLIGATIONS OF LESSOR

A. Lessor Warranties. Lessor warrants all things have happened and have been done to make its granting of said Lease effective and that Lessee shall have peaceful possession and quiet enjoyment of the leased premises during the term hereof, upon performance of Lessee's covenants herein.

B. Operation as Public Airport. Lessor shall during the term hereof, operate and maintain the Airport and its public facilities, as defined hereinabove, as a public airport consistent with and pursuant to the sponsor's assurances given by Lessor to the United States Government under the Federal Airport Act.

C. Condition and Maintenance of Premises. Lessor shall assume no responsibility for the condition of the demised premises after delivery of premises to Lessee. Lessor shall maintain all existing roads on the Airport giving access to the leased premises and Lessor shall remove snow from the access roads as Lessor's resources permit.

ARTICLE V

OBLIGATIONS OF LESSEE

A. Condition of Premises. It shall be the sole responsibility of the Lessee to develop, keep, maintain, and operate the entirety of the premises and all improvements and facilities placed thereon at Lessee's sole cost and expense. This Lease in every sense shall be without cost or expense to the Lessor. Lessee accepts the premises in its present condition and will repair and maintain any installations thereon, except as provided in Article IV, Paragraphs B.-C., and will remove or cause to be removed any debris to the extent required for its continuing use thereof.

B. Improvements. Lessee shall have the right to and shall provide for the construction, alteration, expansion, and maintenance of its own improvements, in any lawful manner, upon or in the premises, for the purpose of carrying out any of the activities provided for herein, but shall obtain the written approval of Lessor prior to beginning any such construction, alteration, or expansion.

C. Maintenance. Lessee shall, at its sole cost and expense, maintain the premises, improvements, and appurtenances thereto in a presentable condition free of refuse and debris consistent with good business practice, and acceptable to the Lessor. Repairs identified and required by the Lessor, and sent to Lessee via a written notice, shall be completed within a reasonable time as agreed to by both parties. Lessee's maintenance responsibilities shall include snow removal on the premises, maintenance of any separate water collection system on the premises utilized to collect wash water from aircraft, and maintenance of the ramp/apron and access/entrance to the hangar structure.

D. Utilities. Lessee shall assume and pay for all costs or charges for utility services furnished to Lessee during the term thereof; provided, however, that Lessee shall have the right to connect to any available storm and sanitary sewers, water, electrical, or other utilities at Lessee's own cost and expense; and Lessee shall pay for any/service charges incurred therefore. Lessee shall also provide an external meter reading device in an external location of the leasehold structure; said meter reading device type shall be specified by the Lessor. In the event Lessee wishes to wash aircraft inside the leasehold structure, Lessee shall provide and maintain a separate water collection system for the wash water and shall not discharge the wash water into any available storm and sanitary sewers.

E. Trash, Garbage, Etc. Lessee shall provide, at Lessee's expense, a complete and proper arrangement for the adequate sanitary handling and disposal of all trash, garbage and other refuse occurring as a result of Lessee's occupancy and use of the premises. Lessee shall provide and

use Lessor-approved receptacles for all garbage, trash, and other refuse and shall place them on the premises in a location acceptable to the Lessor for their removal. Lessee shall contact Lessor to make the arrangements for trash pickup and disposal. Piling of boxes, cartons, barrels, pallets, crates, or other similar items in an unsightly or unsafe manner on or about the premises, is forbidden. All disposal costs shall be paid by the Lessee.

F. Signs. Lessee shall not maintain any billboards or advertising signs on the premises; provided, however, that Lessee may maintain on the outside of its building its name(s) or signs, the size, location, and design of which shall be subject to prior written approval of Lessor.

G. Federal, State, and Local Regulations. Lessee acknowledges that the right to use said Airport facilities in common with others authorized to do so shall be exercised subject to and in accordance with the laws, rules, regulations, and ordinances of the United States of America, the State of Montana, and the City of Billings, now in force or hereafter prescribed or promulgated by authority or by law and shall be closely observed during the full term of this Lease. Lessee specifically agrees to comply with all requirements of the Airport's Stormwater Pollution Prevention Plan.

H. Taxiways/Taxilanes. Lessee shall ensure that Lessee's and/or sublessee's aircraft, vehicles, or other equipment do not block the public use taxiway/taxilane that passes the front of Lessee's leasehold. Ramp area included in the premises shall not be used for the tie down of aircraft for any extended period of time.

I. Hazardous Substances. Lessee assumes full responsibility for the proper and legal use, handling, storage, and disposal of any hazardous substances used or consumed in the Lessee's occupancy, use, or conduct of its business. "Hazardous substance" shall be interpreted broadly to mean any substance or toxic material, fuel or petroleum-based products, hazardous or toxic or radioactive substance, or other similar term by any Federal, State, or Local environmental law,

regulation or rule presently in effect or promulgated in the future, as such laws, regulations or rules may be amended from time to time; and it shall be interpreted to include, but not be limited to, any substance which after release into the environment will or may reasonably be anticipated to cause sickness, death or disease. Lessee will hold Lessor harmless from and indemnify Lessor against and from any damage, loss, expenses, or liability resulting from any breach of these representations and warranty including all attorneys' fees and costs incurred as a result thereof.

ARTICLE VI

INSURANCE AND INDEMNIFICATION

A. Indemnification. Lessor and Lessor's officers, directors, agents, representatives, and employees shall stand indemnified by Lessee as herein provided. It is expressly understood and agreed that Lessee is and shall be deemed an independent contractor and operator responsible to all parties for its respective acts or omissions and that Lessor shall in no way be responsible therefore. It is further agreed that in the use of the Airport, in the construction, alteration, or maintenance of any improvements thereon, and in the exercise or enjoyment of the privileges herein granted, Lessee shall indemnify, save harmless, and defend the Lessor and Lessor's officers, directors, agents, representatives, and employees from any and all losses that may result to the Lessor and Lessor's officers, directors, agents, representatives, and employees because of any negligence, act, or omission on the part of the Lessee or Lessee's agents, representatives, and employees and shall indemnify Lessor against any and all mechanic's and materialmen's liens or any other types of liens imposed upon the premises.

Lessee expressly agrees that Lessor shall not be liable to Lessee, for personal injury, bodily injury, or for any loss or damage to real or personal property occasioned by flood, fire, earthquake, lightning, windstorm, hail, explosion, riot, strike, civil disobedience or commotion,

aircraft, smoke, vandalism, malicious mischief, or acts of civil authority, unless caused by the fault or negligence of Lessor, its officers, directors, agents, representatives, or employees.

B. Insurance. Lessee shall provide and keep in force for the entire term of this Lease the insurance coverages identified below. Insurance coverage shall be maintained with insurance underwriters authorized to do business in the State of Montana, and that are satisfactory to the Lessor. At the time of execution of this Lease, and annually thereafter and prior to policy expiration, Lessee shall furnish a Certificate of Insurance along with all associated and required policy endorsements showing that required insurance is in force. Required evidence of insurance shall be submitted for any renewal or replacement of a policy that already exists, at least ten (10) days prior to expiration or termination of the existing policy. Lessee shall provide notice to City of any changes to insurance or cancellation of any or all insurance at least thirty (30) calendar days in advance of such change or cancellation. The Certificate of Insurance must include the following reference: City of Billings Logan International Airport, 1901 Terminal Circle, Room 216, Billings, MT 59105. If, in the City's opinion, the minimum limits of the insurance coverage herein required become inadequate during the term of this Lease, Lessee agrees that it will increase such minimum limits by reasonable amounts on request of the City.

1) Breach of Agreement. The continuous maintenance by Lessee of all types of required insurance under this Lease is mandatory. Failure of the Lessee to maintain such insurance is a material breach of this Lease, and does not amend this Lease, nor release the Lessee from any other obligations in this Lease.

2) Commercial General Liability Insurance. Commercial General Liability insurance on a standard occurrence form, providing coverage for personal injury, bodily injury, death, and property damage, in amounts not less than $1,500,000 per

occurrence; $3,000,000 General Aggregate. The required limits may be provided by a combination of Commercial General Liability Insurance and Excess or Commercial Umbrella Liability insurance. The commercial general liability policy shall be endorsed to name the City of Billings, and City's officers, directors, agents, representatives, and employees as a **PRIMARY ADDITIONAL INSURED**. The City of Billings' general liability policy will be excess and noncontributory. The policy shall be endorsed to include a written waiver of insurer's right to subrogate against the City.

3) Automobile Liability. Automobile Liability insurance will be required for hired and non-owned vehicles in an amount not less than $1,000,000 combined single limit. If Lessee is providing the coverage amount with an automobile policy that provides full coverage for all of the Lessee's vehicle uses, the policy shall be endorsed to include a written waiver of insurer's right to subrogate against the Lessor.

ARTICLE VII

TERMINATION OF LEASE, CANCELLATION, AND TRANSFER

A. Termination. This Lease shall terminate at the end of the full term hereof without any notice by either party, except as indicated in Article II, Paragraph A. A holding over by the Lessee, its assigns or sublessees beyond the expiration of the term shall not be permitted without the written consent of the Director of Aviation and Transit and then only on a month-to-month basis.

Lessee shall have the right to remove all moveable furniture, fixtures, machinery and equipment and all other personal property owned or installed by Lessee on the premises, and all expenses connected with such removal shall be borne by the Lessee. Said property shall be removed within thirty (30) calendar days after termination of Lease.

In addition, Lessee has the right to remove, at Lessee's expense, all buildings

and other structures owned by Lessee located upon the premises within thirty (30) calendar days upon the termination of this Lease. Lessee shall remove from the premises all debris resulting from the removal of the building or structures, and Lessee shall generally leave the premises in a clean and orderly condition, acceptable to Lessor.

This right to remove personal property, buildings and structures does not extend to pavement, water lines, sewer lines, electrical lines, utility poles, fencing, exterior light poles, which improvements shall remain the property of the Lessor and shall not be removed.

In the event the Lessee elects not to remove the buildings and other structures, personal property, fixtures, machinery and equipment, and other improvements upon termination of the Lease, the disposition of the buildings and structures, personal property, fixtures, machinery and equipment, and other improvements will be left to the sole discretion of the Lessor. If Lessor elects to remove the buildings and structures, personal property, fixtures, machinery and equipment, and other improvements because of failure of Lessee to do so, the cost of removal, demolition, and other related actions shall be at Lessee's expense.

B. Cancellation by Lessee. This Lease shall be subject to cancellation by Lessee after the happening of one or more of the following events:

1) The permanent abandonment of the Airport as an Air Terminal.

2) The lawful assumption of the United States Government or any other authorized agency thereof, of the operation, control or use of the Airport, or any substantial part or parts thereof, in such a manner that substantially restricts Lessee for a period of at least ninety (90) calendar days from operating in a normal manner.

3) Issuance by any court of competent jurisdiction of an injunction in any way preventing or restraining the use of the Airport, and the remaining in force of such

injunction for a period of at least ninety (90) calendar days.

4) The default by Lessor in the performance of any covenant or agreement herein required to be performed by Lessor and the failure of Lessor to remedy such default for a period of ninety (90) calendar days after receipt from Lessee or written notice to remedy same.

Lessee may exercise such right of termination by written notice to Lessor at any time after the lapse of the above applicable periods of time and this Lease shall terminate as of that date. Rental due hereunder shall be payable only to the date of the happening of the event which results in said termination. Upon termination under the provisions of this Paragraph, Lessee shall have the same rights as described in Article VII, Paragraph A. herein.

C. Cancellation by Lessor.

1) This Lease shall be subject to cancellation by Lessor in the event Lessee shall:

a) Be in arrears in the payment of the whole or any part of the amounts agreed upon hereunder for a period of fifteen (15) calendar days after payment is due.

b) File a voluntary petition of bankruptcy.

c) Make a general assignment for the benefit of creditors.

d) Default in the performance of any of the covenants and conditions required herein (except rental payments) to be kept and performed by Lessee, and such default continues for a period of thirty (30) calendar days after written notice from Lessor of said default.

2) In the event of termination because of the happening of any of the

previously mentioned events, Lessor may take immediate possession of the premises and remove Lessee's effects, without being deemed guilty of trespassing. Upon said entry, this Lease shall terminate.

3) It is agreed that failure of Lessor to declare this Lease terminated or to reenter and take possession upon the default of Lessee for any of the reasons set out shall not operate to bar or destroy the right of Lessor to declare this Lease null and void by reason of any subsequent violation of the terms of this Lease.

D. Suspension of Lease. During the time of war or declared national emergency, Lessor shall have the right to lease the landing area or any part thereof to the United States Government for military use. If any such lease is executed, any provisions of this instrument, which are inconsistent with the provisions of the lease to the Government shall be suspended, provided that the term of the Lease shall be automatically extended by the amount of the period of suspension.

E. Subleasing, Assigning, and Transferring. The Lessee shall have the right to sublease, assign, or transfer all or any part of Lessee's leasehold interest in the premises for the same purpose established in Article I, Paragraph D., provided that written approval of the Lessor is obtained prior to any sublease, assignment, or transfer. As a condition of said approval, Lessor reserves the right to alter this Lease in any manner deemed necessary by Lessor. Any sublease, assignment, or transfer shall be subject to the same conditions, obligations and terms as set forth herein and as may be subsequently amended, and Lessee shall be responsible for the observance by its tenants and sublessees for the terms and covenants of this Lease and any subsequent lease amendments. Lessee shall provide Lessor with a copy of any sublease it has on the Lessee's leasehold.

ARTICLE VIII

NONDISCRIMINATION

A. General. In the use and occupation of the Airport, Lessee shall not discriminate against any person or class of persons by reason of race, color, religion, sex, national origin or ancestry, age, or disability. Additionally, for the services provided during the use and occupation of the Airport, Lessee shall furnish said services on a reasonable and not unjustly discriminatory basis to all users thereof and charge reasonable and not unjustly discriminatory prices for each unit of service, provided that the Lessee may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

B. Civil/Human Rights Laws. In the operation and use of the Airport, Lessee shall not, on the grounds of race, color, religion, sex, national origin or ancestry, age, or disability, discriminate or permit discrimination against any person or group of persons in any manner prohibited by Part 21 of Title 49, Code of Federal Regulations, the Civil Rights Act of 1964, as amended, the Equal Pay Act of 1963, the Rehabilitation Act of 1973, and such other Federal, State, or Local laws as may be applicable.

Without limiting the generality of the foregoing, Lessee agrees to not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin or ancestry, age, or disability. Lessee agrees to take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, national origin or ancestry, age, or disability. Such action shall include, but not be limited to, employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; selection for training; and disciplinary actions and grievances. Lessee agrees to post, in conspicuous places available to

employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

C. Lessee, for itself, its heirs, personal representatives, successors in interest, and assignees, as part of the consideration of this Lease, does hereby covenant and agree as a covenant running with the land that, in the event improvements are constructed, maintained, or otherwise operated on the Airport for a purpose for which a United States Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, Lessee shall maintain and operate such improvements and services in compliance with all other requirements imposed pursuant to 49 CFR Part 21 (Nondiscrimination in Federally Assisted Programs of the Department of Transportation), as said regulations may be amended.

D. Lessee, for itself, its heirs, personal representatives, successors in interest, and assignees, as a part of the consideration of this Lease, does hereby covenant and agree as a covenant running with the land that:

1) No person on the grounds of race, color, religion, sex, national origin or ancestry, age, or disability shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination in the use of said improvements.

2) No person on the grounds of race, color, religion, sex, national origin or ancestry, age, or disability shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination in the construction of any improvements on, over, or under such land and the furnishing of services thereon.

3) Lessee shall use the facilities in compliance with all other requirements imposed by, or pursuant to 49 CFR Part 21 (Nondiscrimination in Federally Assisted Programs of the Department of Transportation), as said regulations may be amended.

Lessee assures that it will undertake an affirmative action program as required by 14 CFR Part 152, Subpart E, to ensure that no person on the grounds of race, color, religion, sex, national origin or ancestry, age, or disability shall be excluded from participating in any employment activities covered in 14 CFR Part 152, Subpart E, or such employment activities covered in any applicable State or Local law. Lessee assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by this Article VIII.

E. During the performance of this Lease, the Lessee, for itself, its assignees, and successors in interest, agrees to comply with the following nondiscrimination statutes and authorities, including, but not limited to:

1) Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq*., 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin);

2) 49 CFR Part 21 (Nondiscrimination in Federally Assisted Programs of the Department of Transportation – Effectuation of Title VI of The Civil Rights Act of 1964);

3) The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. § 4601) (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal aid programs and projects);

4) Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794 *et seq*.), as amended (prohibits discrimination on the basis of disability); and 49 CFR Part 27;

5) The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 *et seq*.) (prohibits discrimination on the basis of age);

6) Airport and Airway Improvement Act of 1982 (49 U.S.C. § 471, § 47123) as amended (prohibits discrimination based on race, creed, color, national origin, or sex);

7) The Civil Rights Restoration Act of 1987 (PL 100-209) (broadened the scope, coverage, and applicability of Title VI of the Civil Rights Act of 1964, the Age Discrimination Act of 1975, and § 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal aid recipients, sub-recipients, and contractors, whether such programs or activities are Federally funded or not);

8) Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations at 49 CFR Parts 37 and 38;

9) The Federal Aviation Administration's Nondiscrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);

10) Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations, which addresses discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low income populations;

11) Executive Order 13166, Improving Access to Services for Persons with

Limited English Proficiency (LEP), and resulting agency guidance, national origin discrimination includes discrimination because of LEP. To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Federal Regulations at 74087 – 74100);

12) Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 *et seq*.).

ARTICLE IX

GENERAL PROVISIONS

A. Attorney's Fees. Should either party employ an attorney or attorneys or utilize the services of in-house attorneys to enforce any of the provisions hereof or to protect its interest in any manner arising under this Lease, the nonprevailing party in any action pursued in a court of competent jurisdiction agrees to pay to the prevailing party all reasonable costs, damages, expenses, and attorney's fees, including fees for in-house attorneys, expended or incurred in connection therewith.

B. Governing Law. This Lease and all disputes arising hereunder shall be construed and enforced by the laws of the State of Montana. Venue in any proceedings held hereunder shall be in the State of Montana Thirteenth Judicial District Court, Yellowstone County, Montana.

C. Taxes. Lessee shall pay any taxes or assessments which may be lawfully levied against Lessee's occupancy or use of the premises or any improvements placed thereon as a result of Lessee's occupancy or use, but Lessee as independent contractor reserves the right to contest the levy of any tax or assessment that it feels is unjust.

D. Subordination of Lease.

1) This Lease shall be subordinate to the provisions of any existing or future agreements between Lessor and the United States relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of Federal funds for the development of the Airport.

2) Notwithstanding any other prohibition or limitation of Lessee's right to sublease or assign its interest under this Lease, Lessor acknowledges and agrees that Lessee shall have the right to grant a security interest in its rights and interest under this Lease, with Lessor's prior written consent. Any mortgagee or beneficiary shall have the right to cure any default on the part of Lessee in the payment of rent hereunder and, in the event of default, to assume the Lessee's position under this Lease. Lessor in no event shall be liable for the payment of the sum secured by such mortgage or trust indenture, nor for any expenses in connection with the same. Furthermore, such mortgage or trust indenture shall expressly provide that the mortgagor or beneficiary will seek no monetary judgment against Lessor. The mortgage or trust indenture shall also contain provisions requiring the holder of the indebtedness secured by such mortgage or trust indenture to mail to Lessor by certified mail a copy of each notice of indebtedness, any breach of covenant, default, or foreclosure given by the holder or the trustee under such mortgage or deed of trust, and upon Lessee's satisfaction of the mortgage or trust indenture, a copy of a release of any mortgage or deed of trust.

E. Modification and Amendments. Changes or modifications to this Lease shall be

done in the form of a lease amendment to be agreed upon and signed by both Lessee and Lessor.

F. Paragraph Headings. The paragraph headings contained herein are for convenience in reference and are not intended to define or limit the scope of any provisions of this Lease or the particular paragraphs.

G. Effect of Invalid Provision. If any term or provision of this Lease or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Lease, or the application of such terms or provisions to persons or circumstances other than those to which it is invalid or unenforceable, shall not be affected hereby, and each term and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

H. Notices. Notices to Lessor provided for herein shall be sufficient if sent by certified mail, postage prepaid, addressed to:

Director of Aviation and Transit
Billings Logan International Airport
1901 Terminal Circle, Room 216
Billings, MT 59105

and notices to Lessee, if sent by certified mail, postage prepaid, addressed to:

ATTN: Shauna Romrell, President
TFES 1167, LLC
P.O. Box 339
Blackfoot, ID 83221-0339
Telephone: (208) 785-2515
E-mail: shauna.romrell@titlefss.com

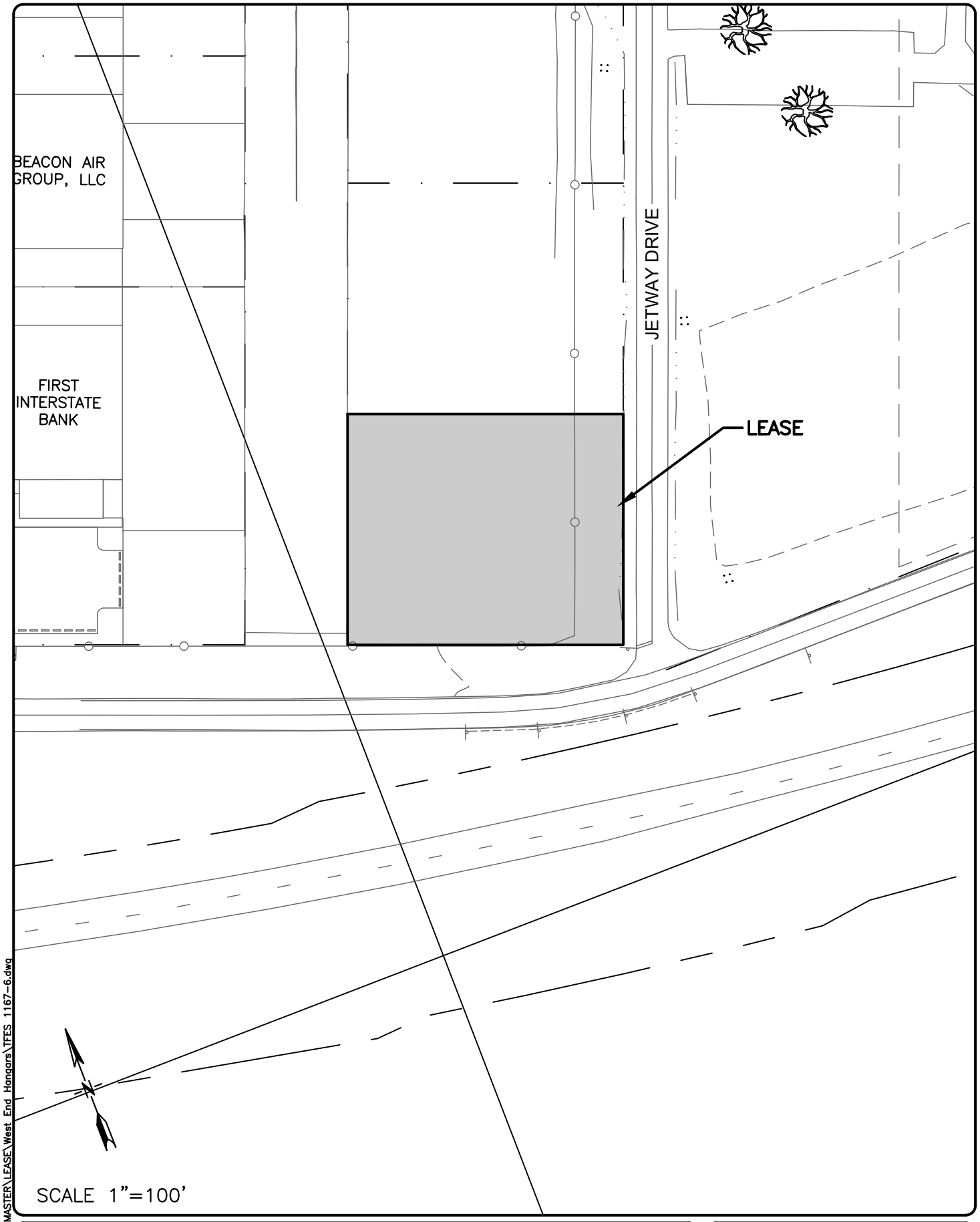
or to such other addresses as the parties may designate to each other in writing from time to time.

I. Successors and Assigns. All of the terms, covenants, and agreements herein contained, or subsequently amended from time to time, shall be binding upon and shall inure to the benefit of successors, assigns and sublessees of the respective parties hereto.

IN WITNESS WHEREOF, this document has been duly executed by or on behalf of the parties hereto as of the date indicated below.

DATE: _____

ATTEST:	CITY OF BILLINGS
BY _____ CITY CLERK	BY _____ MAYOR
APPROVED AS TO FORM	TFES 1167, LLC Title Financial Specialty Services, Inc., Member
BY _____ CITY ATTORNEY	BY _____ SHAUNA ROMRELL, PRESIDENT



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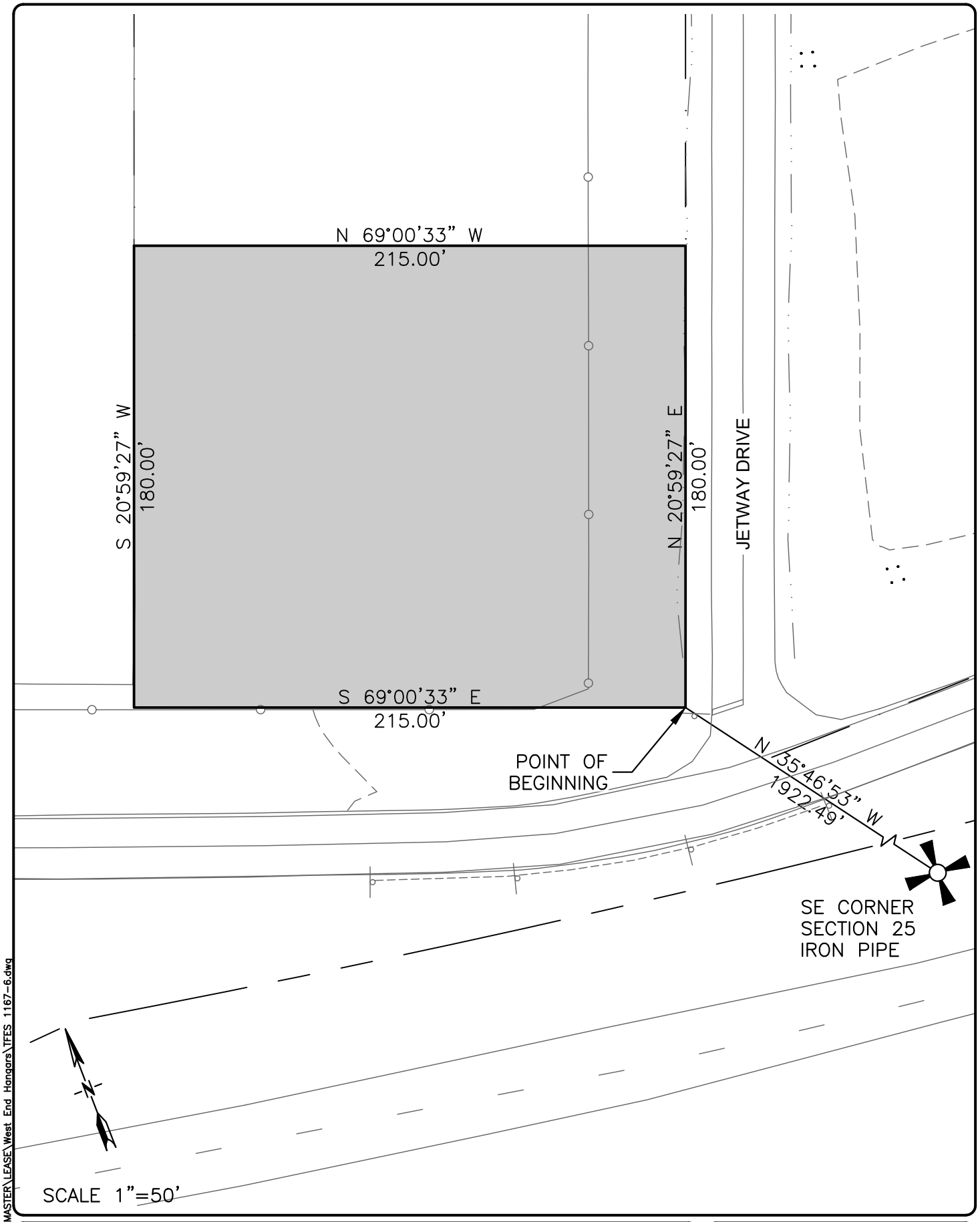
TFES 1167, LLC

AVIATION AND TRANSIT DEPARTMENT–CITY OF BILLINGS

EXHIBIT A 1 of 3

Morrison Maierle
315 N. 25th Street, Suite 102
Billings, MT 59101
Phone: 406.656.6000
Fax: 406.237.1201

ISSUE DATE: MARCH 2025



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TFES 1167, LLC

AVIATION AND TRANSIT DEPARTMENT–CITY OF BILLINGS

EXHIBIT A 2 of 3

Morrison Maierle
315 N. 25th Street, Suite 102
Billings, MT 59101
Phone: 406.656.6000
Fax: 406.237.1201

ISSUE DATE: MARCH 2025

DESCRIPTION

Main Parcel

Commencing at the S.E. Corner of Section 25 (Iron Pipe), T. 1 N., R. 25 E., P.M.M., Yellowstone County, Montana; thence from said point, N 35°46'53 W a distance of 1922.49 feet to the Point of Beginning; thence N 20°59'27" E a distance of 180.00 feet; thence N 69°00'33" W a distance of 215.00 feet; thence S 20°59'27" W a distance of 180.00 feet; thence S 69°00'33" E a distance of 215.00 feet to the Point of Beginning.

Said Parcel containing 38,700 square feet.

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TFES 1167, LLC

AVIATION AND TRANSIT DEPARTMENT–CITY OF BILLINGS

EXHIBIT A 3 of 3

Morrison Maierle
315 N. 25th Street, Suite 102
Billings, MT 59101
Phone: 406.656.6000
Fax: 406.237.1201

ISSUE DATE: MARCH 2025

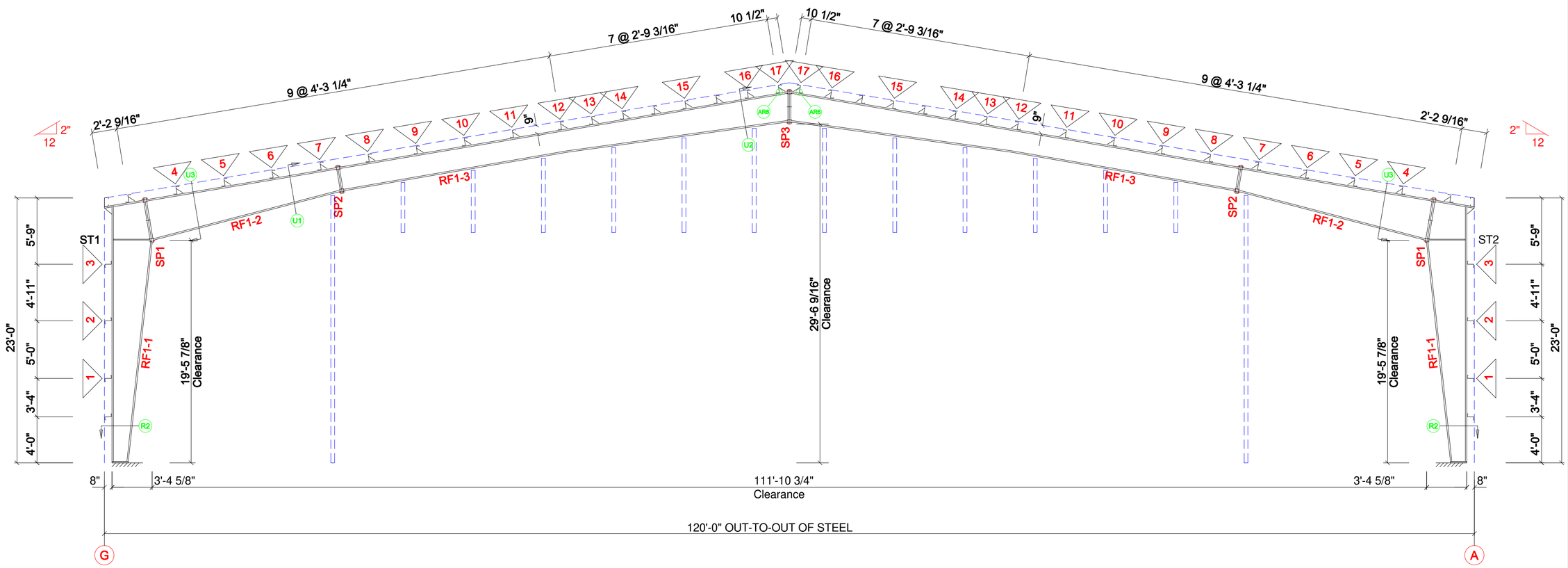
EXHIBIT B

SPLICE PLATE & BOLT TABLE									
Mark	Qty Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP1	4	4	2	A325	1.000	2.63	6"	5/8"	3'-11 7/8"
SP2	4	4	0	A325	0.750	2.38	6"	5/8"	2'-5 3/8"
SP3	4	4	2	A325	0.750	1.88	6"	3/8"	2'-11 3/4"

FLANGE BRACE TABLE FRAME LINE 1				
▽ ID	# SIDES	MARK	LENGTH	PART
1	1	FB10	2'-10 5/8"	L2x2x12G
2	1	FB19	3'-11 7/8"	L2x2x12G
3	1	FB24	4'-4 5/8"	L2x2x12G
4	1	FB23	4'-4 3/8"	L2x2x12G
5	1	FB21	4'-1 1/8"	L2x2x12G
6	1	FB15	3'-10 1/8"	L2x2x12G
7	1	FB9	2'-10 3/8"	L2x2x12G
8	1	FB6	2'-9 1/8"	L2x2x12G
9	1	FB5	2'-9"	L2x2x14G
10	1	FB4	2'-8 7/8"	L2x2x16G
11	1	FB3	2'-8 3/4"	L2x2x14G
12	1	FB2	2'-8 5/8"	L2x2x12G
13	1	FB7	2'-9 1/4"	L2x2x14G
14	1	FB8	2'-10"	L2x2x14G
15	1	FB11	2'-11 3/8"	L2x2x14G
16	1	FB14	3'-9 1/2"	L2x2x14G
17	1	FB16	3'-10 1/8"	L2x2x16G

STIFFENER TABLE				
Mark	Stiff Mark	Plate Size Width	Thick	Length
RF1-1	ST1	2.500	0.188	39.26

MEMBER TABLE					
Mark	Web Depth Start/End	Web Plate Thick	Length	Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
RF1-1	14.0/27.6	0.188	120.0	6 x 1/4" x 267.6	6 x 3/8" x 231.1
	27.6/40.0	0.250	153.1	6 x 1/4" x 41.5	
RF1-2	40.0/22.1	0.250	205.5	6 x 1/4" x 205.5	6 x 3/8" x 97.8 6 x 5/16" x 108.4
RF1-3	22.0/21.5	0.188	120.0	6 x 1/4" x 108.0	6 x 3/8" x 132.0
	21.5/21.0	0.135	120.0	6 x 3/8" x 264.0	6 x 1/4" x 108.0
	21.0/28.0	0.188	240.0	6 x 5/16" x 108.0	6 x 1/4" x 235.4



BUILDING CROSS SECTION: FRAME LINE 1

BUILDING SYSTEMS INC.

MBMA METAL BUILDING MANUFACTURERS ASSOCIATION MEMBER

IAS ACCREDITED Metal Building Systems AC 472

RIGID FRAME ELEVATION

Billings MT

REVISIONS

REV	DATE:	DESCRIPTION
1		
2		
3		
4		
5		
6		

DESIGN: SB
DRAFT:
CHECK:
DATE: 1/29/25

JOB # 5012902

SHEET OF

REV 0

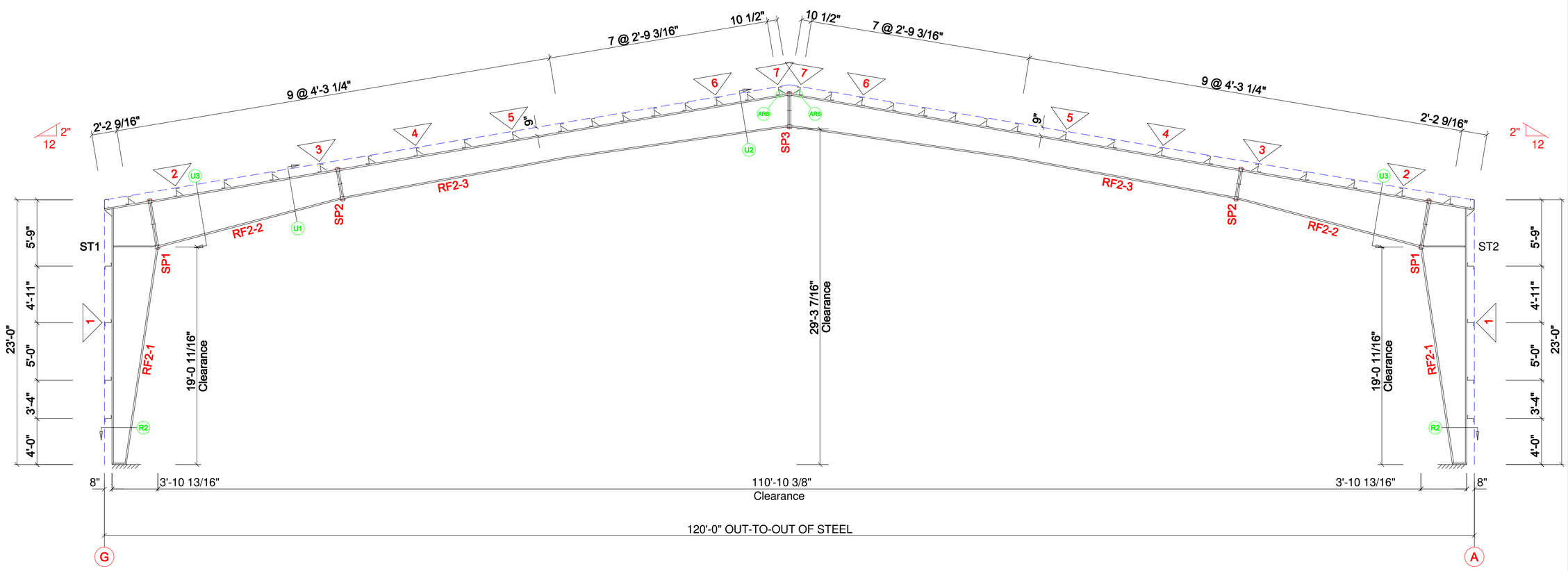
EXHIBIT B

SPLICE PLATE & BOLT TABLE									
Mark	Qty Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP1	4	4	2	A325	1.250	3.88	8"	1"	4'-8"
SP2	4	4	2	A325	1.000	3.13	8"	3/4"	3'-0 1/8"
SP3	4	4	2	A325	0.750	2.13	6"	1/2"	3'-2 7/8"

FLANGE BRACE TABLE FRAME LINE 2 3 4 5				
▽ ID	# SIDES	MARK	LENGTH	PART
1	2	FB22	4'-2 1/2"	L2x2x12G
2	2	FB25	5'-5 3/8"	L2x2x12G
3	2	FB18	3'-11 1/8"	L2x2x12G
4	1	FB13	3'-9 1/2"	L2x2x12G
5	1	FB12	3'-0 3/8"	L2x2x12G
6	1	FB17	3'-11"	L2x2x14G
7	1	FB20	4'-0 1/8"	L2x2x14G

STIFFENER TABLE				
Mark	Stiff Mark	Plate Size Width	Thick	Length
RF2-1	ST1	4.000	0.313	45.09

MEMBER TABLE					
Mark	Web Depth Start/End	Web Plate Thick	Length	Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
RF2-1	12.0/30.3	0.188	120.0	8 x 5/16" x 267.4	8 x 5/8" x 133.3
	30.3/46.0	0.313	153.7	8 x 5/16" x 46.5	8 x 1/2" x 92.5
RF2-2	46.0/38.9	0.313	79.4	8 x 5/16" x 199.4	8 x 1/2" x 200.1
	38.9/28.1	0.250	120.0		
RF2-3	28.0/25.0	0.188	240.0	6 x 5/16" x 108.0	6 x 3/4" x 132.0
	25.0/28.1	0.188	120.0	6 x 3/4" x 264.0	6 x 1/4" x 108.0
	28.1/31.0	0.250	120.0	6 x 1/2" x 108.0	6 x 1/4" x 234.9



BUILDING CROSS SECTION: FRAME LINE 2 3 4 5

BUILDING SYSTEMS INC.

MBMA METAL BUILDING MANUFACTURERS ASSOCIATION MEMBER

IAS ACCREDITED Metal Building Systems AC 472

RIGID FRAME ELEVATION

Billings MT

REVISIONS

REV	DATE:	DESCRIPTION
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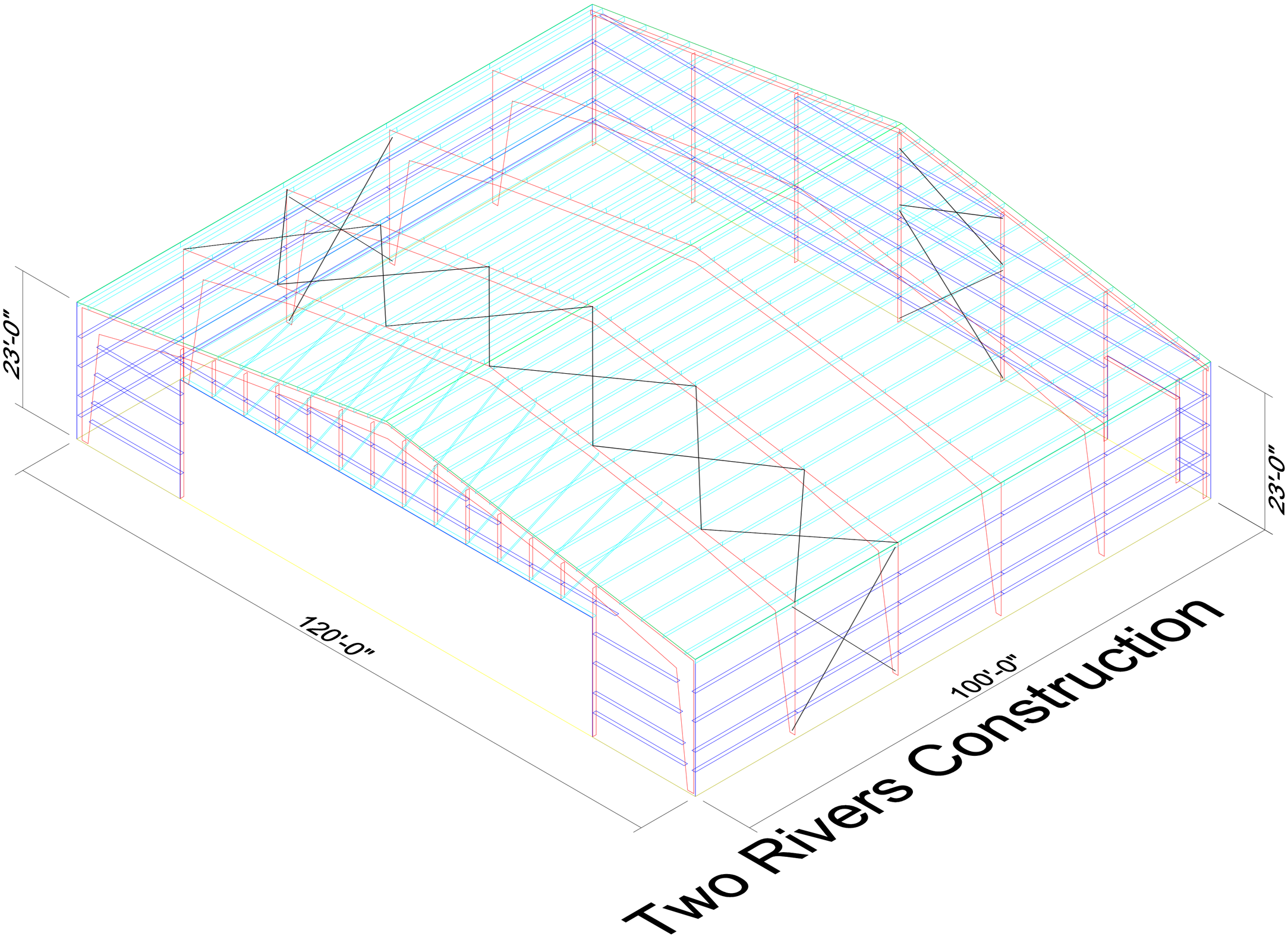
DESIGN: SB
DRAFT:
CHECK:
DATE: 1/29/25

JOB # 5012902

SHEET OF REV 0


23'-0"
120'-0"
100'-0"
23'-0"
Two Rivers Construction

City Council Regular

Date:	04/14/2025
Title:	MOU With Yellowstone County to provide Law Enforcement Data Processing
Presented by:	David Watterson, IT Director
Department:	Information Technology
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends that the City Council approve the agreement to provide FY2026 data processing services for the Yellowstone County Sheriff's Department in the amount of $ 163,214.

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

The City of Billings has contracted with Yellowstone County Sheriff's Department for over 25 years to provide application hosting services including servers, storage, security, software maintenance, and support for the Public Safety Software that they use in their offices, patrol cars, and in the County Jail. Under an annual agreement, Information Technology bills the Sheriff's Office for the actual resources that were used in the prior calendar year.
Council is being asked to approve the FY2026 agreement in the amount of $163,214.

ALTERNATIVES

City Council may:

- Approve; the annual agreement with Yellowstone County Sheriff's Department, or,
- Not Approve the annual agreement

FISCAL EFFECTS

The annual charge for July 1, 2025 through June 30, 2026 is $163,214. Information Technology is an internal service fund, whose budget is dependent on charging customers for the services it provides.

Attachments

FY2026 YC IT Services Agreement

AGREEMENT – Fiscal Year 2026

This Agreement between the Yellowstone County Sheriff, hereinafter called the "SHERIFF", and the City of Billings, Montana, hereinafter called the "CITY".

WITNESSETH:

Whereas, the SHERIFF is desirous of using the CITY's Computer Facility to support their existing law enforcement data processing requirements; and

Whereas, the CITY maintains and operates a Computer Facility with appropriate capabilities, capacity and security; and

Whereas, the CITY is willing to allow the SHERIFF to have access to the Computer Facility at all normal operating times which are seven (7) days a week, twenty-four (24) hours a day except for necessary back-ups and maintenance.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND AGREEMENTS between the parties hereto, it is mutually agreed that:

1. **The CITY will provide to the Yellowstone County Sheriff's department the following described computer access, disk storage, computer processing, system/data backups, and maintenance support to support their existing Law Enforcement data processing system:**

   A. **Communication capabilities allowing 24 hr computer access;**
   B. **On-site & Off-site disk storage shared with Billings Police Dept.;**
   C. **Computer processing, program maintenance, operations to support data processing system, system replication & backups, disaster/recovery services;**

2. **The SHERIFF agrees to pay CITY the sum of One Hundred and Sixty-Three Thousand, Two Hundred and Fourteen ($163,214) specified in Paragraph Three below. This charge is based on actual computer usage for the period of January 1, 2024 thru December 31, 2024.**

3. **This Agreement shall be in effect for twelve (12) months beginning July 1, 2025, and continuing until June 30, 2026.**

4. **Payment shall be made in two (2) equal installments of $81,607. The first installment is due and payable on or before October 20, 2025, and the second is due and payable on or before April 15, 2026.**

AGREEMENT DATED _____

YELLOWSTONE COUNTY

BY: _____
Sheriff Mike Linder

_____
Chair, County Commissioners

ATTEST: _____
Clerk and Recorder

CITY OF BILLINGS

_____
Mayor William A. Cole

_____
City Clerk

_____
City Attorney

Approved as to Form:

_____
County Attorney

City Council Regular

Date:	04/14/2025
Title:	Request to MDT for Local Federal Funding Priority - Grand Avenue
Presented by:	Lora Mattox
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends the City Council forward a recommendation of approval on the request to add Grand Avenue from 41st Street West to 62nd Street West as a Federal funding priority to the Policy Coordinating Committee (PCC). The PCC is scheduled to take final action on the request on April 15, 2025.

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

The Metropolitan Planning Organization (MPO) is responsible for coordinating regional transportation planning and allocating federal funds to eligible projects. MPO sponsorship is required for local projects seeking federal funding through programs such as the Surface Transportation Program - Urban (STPU) and the Congestion Mitigation and Air Quality (CMAQ) program. Sponsorship ensures the project meets federal eligibility requirements and allows it to compete for funding.

In March 2023, the Policy Coordinating Committee (PCC) approved a request to the Montana Department of Transportation (MDT) to add Grand Avenue (from 41st Street West to 62nd Street West) and 62nd Street West (from Grand Avenue to just north of Rimrock Road) to the Urban Highway System. The MDT Highway Commission approved this request in April 2023, making the project eligible for federal funding. The PCC includes the Mayor of Billings, the Chair of the Yellowstone County Commission, the President of the Yellowstone City County Planning Board, and the MDT District Administrator.

Currently, portions of Grand Avenue remain a two-lane county road in a growing area, lacking sidewalks and other multi-modal infrastructure. Increased traffic and the inability to separate left-turning vehicles present safety concerns. The project proposes upgrading Grand Avenue to city arterial standards, including a three-lane roadway, a multi-use path on one side, and a sidewalk on the other. The construction of this project will address several Safe Routes to School projects identified in the Phase 2 plan. Additional improvements include streetlights, a new traffic signal at 56th Street West, and stormwater infrastructure to manage roadway runoff and local development drainage. The addition of Grand Avenue to the federal funding priority list will allow the City of Billings to reconstruct Grand Avenue into a city standard arterial roadway.

STAKEHOLDERS

The MPO's transportation planning process includes multiple opportunities for public input. The Planning Board, serving as the MPO, held a public hearing to collect feedback. Additional public comment opportunities will be available at Billings City Council, the Yellowstone County Commission, and PCC meetings. To date, the following other meetings in the MPO process have occured: On March 13th, the Technical Advisory Committee (internal meeting of TAC members, including City Public Works/Engineering, City MET Transit, City-County Planning Division/MPO staff, Yellowstone County Public Works, MDT, FHWA) met and recommended approval for the Grand Avenue project to be prioritized for federal funding. This recommendation is now being forwarded to the governing bodies for consideration. On March 25th, the Planning Board conducted a public hearing regarding the request to add Grand Avenue to the local federal funding priority. During the public hearing, no testimony was presented. The Planning Board on a unanimous vote is forwarding a recommendation for approval of the addition of Grand Avenue to the Federal funding priority list. This recommendation will be forwarded to the PCC for final action scheduled for April 15, 2025.

ALTERNATIVES

City Council may:

- Recommend the Policy Coordinating Committee approve the addition of Grand Avenue from 41st to 62nd Street West for federal funding priority. By recommending approval, this will allow federal funding sources to be allocated to the reconstruction of Grand Avenue to a city arterial roadway; or,

- Not recommend the Policy Coordinating Committee approve the addition of Grand Avenue from 41st to 62nd Street West for federal funding priority. By not recommending approval, the reconstruction of this roadway would be significantly delayed due to local funding limitations.

FISCAL EFFECTS

The Grand Avenue project is eligible for federal funding through Congestion Mitigation and Air Quality Improvement Program (CMAQ) and Surface Transportation Program-Urban (STPU) programs. No direct impact on City or County budgets is anticipated, however, required developer contribution funding through the subdivision process is available as local contribution.

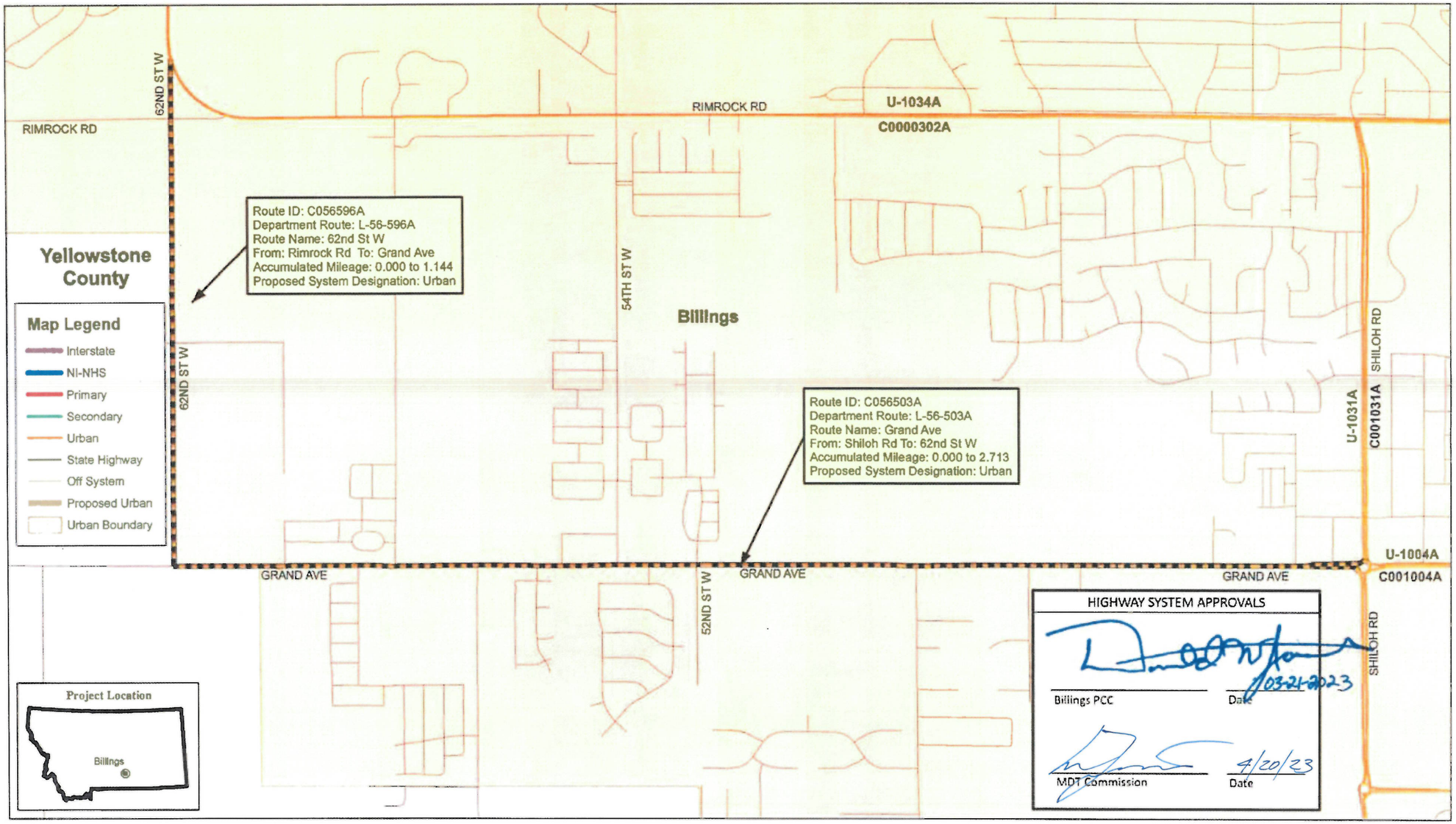
SUMMARY

The Metropolitan Planning Organization (MPO) coordinates regional transportation planning and allocates federal funds to eligible projects, ensuring alignment with long-term transportation goals. In 2023, the Montana Department of Transportation (MDT) approved the addition of Grand Avenue to the Urban Highway System, enabling federal funding eligibility. The project aims to upgrade Grand Avenue from 41st Street West to 62nd Street West to city arterial standards, including a three-lane roadway, transit improvements for future bus service, a multi-use path, sidewalks, streetlights, a traffic signal, and stormwater improvements. Public input will be gathered through hearings and meetings. The City Council's approval is crucial to securing federal funds through programs like CMAQ and STPU, as a lack of sponsorship could delay the project due to local funding limitations.

Attachments

Urban System Map
Request Letter

ATTACHMENT C: PROPOSED URBAN HIGHWAY SYSTEM DESIGNATION - BILLINGS



MONTANA
Department of Transportation

Created: February 2023

Path: \\state\mdt\prd\Helena\Planning\GeoInfo\ALTIS\Projects\Sys_FC_Change_Maps

April 15, 2025

Mitch Buthod
Statewide & Urban Planning Supervisor
Montana Department of Transportation
2701 Prospect Avenue
Helena, MT 59620

Subject: Request for Federal Funding Priority for Grand Avenue, Billings, Montana

Dear Mr. Buthod,

On behalf of the Billings Metropolitan Planning Organization (MPO), the Policy Coordinating Committee members (City of Billings, Yellowstone County, Yellowstone County Planning Board, Montana Department of Transportation District 5) is formally requesting that Grand Avenue be designated as a priority for federal funding through the Surface Transportation Program – Urban (STPU) and Congestion Mitigation & Air Quality (CMAQ). As the MPO for the Billings urban area, we recognize the critical need to improve this corridor to support regional mobility, economic development, and safety.

Portions of Grand Avenue exist as a two-lane county road section in a growing area of the city that has no sidewalk or other multi-modal element. Increasing traffic levels on a narrow road and the inability to separate left-turning vehicles are a main safety concern. This project completes Grand Avenue to City arterial standards where the street has not been constructed between 41st Street West and 62nd Street West. Grand Avenue is proposed as a three-lane roadway from 41st Street West to 62nd Street West, including a transition west from Shiloh Road. The project will construct a separate, multi-use path on one side and a separated sidewalk on the opposite side of the roadway. Multi-modal improvements, including recommendations from the Safe Routes to School plan, will be considered and implemented. Streetlights will be installed along the roadway corridor. A new traffic signal is anticipated at Grand Avenue and 56th Street West. Additionally, stormwater improvements will be constructed with the project, which will serve the roadway runoff as well as developments within the area. This will result in an overall improvement to the functionality of the stormwater on Billings' west end.

The project will require right-of-way acquisition to be constructed. Utility coordination, including coordination with Northwestern Energy and Yellowstone Valley Electric on power pole relocation, will also be required.

Given its significance and the demonstrated need, we urge the Montana Department of Transportation to consider Grand Avenue as a high-priority project for federal funding allocation in the upcoming Transportation Improvement Program (TIP) and Statewide Transportation Improvement Program (STIP) cycles.

We appreciate MDT's partnership in advancing critical transportation projects and look forward to collaborating on this initiative. Please let us know if additional information or supporting documentation is needed. We welcome the opportunity to discuss this request further and explore the next steps.

Signatures: Billings Metropolitan Planning Organization

President, Yellowstone County Board of Planning Date

Chairman, Yellowstone County Board of County Commissioners Date

Mayor, Billings City Council Date

MDT Billings District Office Administrator Date

City Council Regular

Date:	04/14/2025
Title:	2024-2028 Transportation Improvement Program (TIP) Amendment 2
Presented by:	Lora Mattox
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends the City Council forward a recommendation of approval of the 2024-2028 Transportation Improvement Program (TIP) Amendment 2 to the Policy Coordinating Committee (PCC). The PCC is scheduled to take final action on the TIP at its meeting on April 15, 2025.

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

The Transportation Improvement Program (TIP) is a strategic plan outlining prioritized transportation projects within the Billings Metropolitan Organization (MPO) for 2024-2028. It facilitates the scheduling of federal funds for surface transportation, highlights regional priorities, and presents a short-term transportation vision. Additionally, it includes non-federally funded projects that do not require TIP approval to provide a big picture of the project activity of the MPO.

Periodic amendments are necessary to update project lists, funding allocations, and schedules. This amendment incorporates new projects, financial adjustments, and timing revisions based on funding availability and regional priorities.

Key Updates in Amendment 2:

Changes are marked in red and green in the TIP tables.

1. Project Additions

- Grand Avenue (41st St. W -- 62nd St. W): Reconstruction of a 2-lane county road to meet City of Billings arterial standards.
- King Avenue & 48th St. W: MDT-sponsored safety project featuring a roundabout and operational improvements.
- Southern Riverfront Park Trail & Educational Signs: Placeholder for potential Recreation Trail Program grant funding.

2. Financial Adjustments

- Funding sources and allocations updated to reflect revised cost estimates and grant awards.
- Adjustments made to federal, state, and local funding contributions.

3. Project Timing Revisions

- Schedule updates due to funding shifts, permitting processes, or construction timelines.

STAKEHOLDERS

The review of the TIP follows the MPO's Transportation Planning Process, which provides multiple opportunities for public input.

- On March 13th, the Technical Advisory Committee (this is an internal meeting) TAC members met - City of Billings Public Works/Engineering, MET Transit, City-County Planning Division, Yellowstone County Public Works, MDT and FHWA. TAC recommended the governing bodies recommend approval of the 2024-2028 TIP Amendment 2 and forward that recommendation to the PCC.
- On March 25th, the Planning Board held a public hearing on the TIP Amendment request, during which no testimony was presented.
- The Planning Board at its April 8th meeting approved the recommendation of approval to the PCC.
- On April 8th, the Yellowstone County Commissioners recommended that the TIP Amendment 2 be approved by

the PCC.
- At this Council meeting the public may comment on the TIP Amendment during the public comment period on non- public hearing items.

ALTERNATIVES

City Council may:

- Forward a recommendation of approval of the 2024-2028 TIP Amendment 2 to the PCC which will allow the continuation of federal funds to the MPO; or,
- Not forward a recommendation of approval of the 2024-2028 TIP Amendment 2 to the PCC. Not forwarding a positive recommendation could jeopardize continued federal funding in the MPO.

FISCAL EFFECTS

A range of federal funding sources is available to the Billings MPO area for the purposes of funding transportation system improvements. A list of those sources is shown in the TIP. There is no known direct impact on the City or County funds in budgeting for these projects given the use of federal funding sources. Projects in the TIP that are not federally funded have already been identified in other programming documents, like the City's Capital Improvement Program.

SUMMARY

The TIP is regularly reviewed and updated as projects change or are added. This is a standard process that ensures the continuation of federal funds coming to Billings for surface transportation projects, indicates regional priorities, and demonstrates a short-range transportation vision for the area.

Attachments

TIP Tables
TIP Amd 2

Billings MPO Project List

PROJECT	UPN	SCOPE	COMMENTS	PERFORMANCE MEASURES
CMAQ				
Billings Bypass - Yellowstone River Bridge	4199-003	New construction of bridge over the Yellowstone River		
Billings Bypass - Johnson Lane Interchange	4199-007	Reconstruction of existing Interchange to a diverging diamond design		System performace - Efficiency
Grand Ave 41st to 62nd		Reconstruction of existing roadway	possible lag project	System performace - Efficiency
STPU				
Billings Bypass - Five Mile Road	4199-002	Reconstruction of roadway	Completed	System performance - Efficiency
Billings Bypass - Yellowstone River Bridge	4199-003	New construction of bridge over the Yellowstone River		
Billings Bypass - Johnson Lane Interchange	4199-007	Reconstruction of existing Interchange to a diverging diamond design		System performance - Efficiency
Grand Ave 41st to 62nd		Reconstruction of existing roadway	possible lag project	System performance - Efficiency
IM				
MDT Preventative Maintenance		Pavement Preservation and Striping	Placeholder to allow project nominations	
I-90 Yellowstone River - Billings	7972	Bridge Replacement		Bridge condition
Mossmain Intch - West Blgs Intch	9198	Pavement Preservation w/ signal improvements at off ramps		Pavement condition
Billings Bypass - Johnson Lane Interchange	4199-007	Reconstruction of existing Interchange to a diverging diamond design		Safety - Reduce Fatalities & Serious Injuries
Lockwood Intechange - Billings	9978	Reconstruction of existing Interchange to a diverging diamond design		Safety - Reduce Fatalities & Serious Injuries
I-90 CULVERTS - BILLINGS AREA	10427	Culvert replacement	Not all locations inside MPO boundary	
NH				
MDT Preventative Maintenance		Pavement Preservation and Striping	Placeholder to allow project nominations	
Billings Bypass	4199-000	New Construction	Covers PE & IC	
Billings Bypass - Yellowstone River Bridge	4199-003	New construction of bridge over the Yellowstone River		
Billings Bypass - Johnson Lane Interchange	4199-007	Reconstruction of existing Interchange to a diverging diamond design		Safety - Reduce Fatalities & Serious Injuries
Billings Bypass - RR O'pass	4199-005	New construction of bridge over the railroad		
Billings Bypass - Johnson Ln Intch-RR O'pass	4199-008	New construction of roadway connection from existing Interchange to the bridge over the railroad		
Billings Bypass - Johnson Lane Intch - RR O'pass	4199-006	New construction of connection from interchange to the railroad overpass		
Billings Bypass - Five Mile Road to US 87	4199-004	New construction of connection from Five Mile to US 87		
Exposition Dr. & 1st Ave N. Blgs	7908	Intersection Improvements		Safety - Reduce Fatalities & Serious Injuries
Underpass Ave. Improvements	8669	Intersection Improvements		Safety - Reduce Fatalities & Serious Injuries
Airport Rd. & Main St. - Blgns	8718	Intersection Improvements		Safety - Reduce Fatalities & Serious Injuries
1st Ave. N - N 9th to RR Xing	9022	Major Reconstruction		
Zoo Drive Improvements	9597	Intersection Improvements		Safety - Reduce Fatalities & Serious Injuries
1st Ave. N - RR Xing to Broadway	9880	Major Reconstruction		
1st Ave. N - Broadway to Division	9881	Major Reconstruction		
Montana Ave Crosswalks - Billings	9998	Sidewalk Improvements ADA Compliance		Safety - Reduce Fatalities & Serious Injuries

Billings MPO Project List (Continued)

NHFP				
Billings Bypass - Johnson Lane Interchange	4199-007	Reconstruction of existing Interchange to a diverging diamond design		
I-90 Yellowstone River - Billings	7972	Bridge Replacement		Freight Network
STPX, STPS, SFCN				
Billings Bypass - Yellowstone River Bridge	4199-003	New construction of bridge over the Yellowstone River		
Lockwood Interchange	9588	Interchange Improvements Study		
Jct Main & 87 to Worden		Roadway Striping		
SF 209 BILLINGS DIST SIGNS	10299	install safety improvement: signs, delineation, chevrons		
STPP				
RRS				
HSIP				
Various Safety Projects			Placeholder to allow project nominations	
SF 129 - Rndabout King 56th	8052	Intersection Improvements - Roundabout		Safety - Reduce Fatalities & Serious Injuries
SF 169 Rimrock & 62nd St. W	9383		Roundabout	Safety - Reduce Fatalities & Serious Injuries
Zoo Drive Improvements	9597	Intersection Improvements		Safety - Reduce Fatalities & Serious Injuries
SF 189 South D5 Safety Imprv	9912	Intersection Safety Improvements	Several intersections West End Billings using 10% for costs	Safety - Reduce Fatalities & Serious Injuries
SF 209 BILLINGS DIST SIGNS	10299	install safety improvement: signs, delineation, chevrons		
KING AVE & 48TH STREET - BLGS	10643	Roundabout safety and operational improvements	split funded	Safety - Reduce Fatalities & Serious Injuries
BR				
Billing Bypass - Yellowstone River	4199-003	New construction of bridge over the Yellowstone River		
I-90 Yellowstone River - Billings	7972	Bridge Replacement		
BR PRES COLUMBUS JOLIET AREA	9552	Minor bridge rehab	One project in MPO Boundary	
SHILOH RD / I-90 BRIDGE - BLGS	9720	Bridge rehab		Bridge condition
MONTANA AVE OVERPASS- BILLINGS	9913	Bridge rehab		Bridge condition
UPP				
Various Preservation Projects		Pavement preservation	Placeholder to allow project nominations	
MACI				
MDT MACI		Statewide CMAQ - Various	Placeholder to allow project nominations	
MDT MACI		Statewide CMAQ - ADA Compliance	Placeholder to allow project nominations	
Underpass Ave. Improvements	8669	Intersection Improvements		
Mossmain Intch - West Blgs Intch	9198	Pavement Preservation w/ signal improvements at off ramps	Partially funded IM is primary	
ATSPM - MAIN STREET (BILLINGS)	10400	Signal Improvements		
BILLINGS DISTRICT ADA UPGRADES	10431	Signal Improvements	CE only	

Billings MPO Project List (Continued)

CR				
BILLINGS DISTRICT ADA UPGRADES	10431	Signal Improvements	CN only	
Zoo Drive Improvements	9597	Intersection Improvements	CN only	
KING AVE & 48TH STREET - BLGS	10643	Roundabout safety and operational improvements	split funded	
TA				
Stagecoach Trail		Shared use path		
Old Hardin Sidewalk		Sidewalk construction		
FWP				
Rose Park Trail, Phase 1	Local	Bike Pedestrian Path	Recreational Trails Program $100,000 Local (In-Kind) $25,000	
Rose Park Trail, Phase 2	Local	Bike Pedestrian Path	Recreational Trails Program $100,000 Local $25,000	
Lillis Park Trail Connector	Local	Bike Pedestrian Path	Recreational Trails Program $100,000 Local $25,000	
Big Ditch Trail Extension	Local	Bike Pedestrian Path	Recreational Trails Program $100,000 Local $25,000	
Southern Riverfront Park Trail*	Local	Bike Pedestrian Path	Recreational Trails Program $100,000 Local $25,000	
Trailside Education Signs*	Local	Trail Signage	Recreational Trails Program $47,000 Local $12,000	
EARMARK				
Billings Bypass	4199-001	New Construction	Covers Environmental Doc., PE, RW	
FTA 5307				
FTA 5339				
FTA 5310				
FTA 5311				
100 % LOCALLY FUNDED PROJECTS				
Various Projects		Annual Operation and Maintenance		
State Funded Maintenance				
Various Maintenance Projects		Maintenance		

Projects with Multiple Funding

Billings Bypass

Funding shown in thousands of dollars

Project: Billings Bypass Sponsor: MDT		Description	Phase	Program Schedule Pre-2024	2024	2025	2026	2027	2028	2028+	Funding Source	Local	State 13.42%	Federal 86.58%	Total Project Costs	
Billings Bypass	*UPN4199000*	Environmental Impact Statement	PE-EIS	4,919.6							EARMARK		660.2	4,259.4	4,919.6	
		Preliminary Engineering	PE	9,679.0							EARMARK		1,298.9	8,380.0	9,679.0	
		Preliminary Engineering	PE	8,074.0		1,300.0					NH		1,258.0	8,116.0	9,374.0	moved from 24 to 25
		Right of Way Acquisition	RW	11,420.0	4,500.0	2,050.0					EARMARK/NH		2,411.6	15,558.4	17,970.0	remianing rw moved from 24 to 25
		Utility Moves	IC								NH		0.0	0.0	0.0	
MDT			**Total**	**34,092.6**	**4,500.0**	**3,350.0**	**0.0**	**0.0**	**0.0**				**5,628.7**	**36,313.9**	**41,942.6**	
Billings Bypass	*UPN4199002*	Construction of Five Mile Road	IC	156.8							STPU		21.0	135.8	156.8	
(Five Mile Road)			CN	5,865.9							STPU		787.2	5,078.7	5,865.9	
MDT			**Total**	**6,022.8**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**				**808.3**	**5,214.5**	**6,022.8**	
Billings Bypass	*UPN4199003*	Construction of a new bridge	IC	416.2	-90.8						NH		43.7	281.8	325.5	Final
(Yellowstone River Bridge)		over the Yellowstone River	CN	11,364.2							STPU		1,525.1	9,839.1	11,364.2	
			CN	5,000.0							CMAQ		671.0	4,329.0	5,000.0	
			CN	5,000.0							BRIDGE		671.0	4,329.0	5,000.0	
			CN	18,261.7	-1,755.6						NH		2,215.1	14,291.0	16,506.1	Final
			CN	12.9							SFCX		12.9	0.0	12.9	
MDT			**Total**	**40,055.0**	**-1,846.3**	**0.0**	**0.0**	**0.0**	**0.0**				**5,138.8**	**33,069.9**	**38,208.7**	
Billings Bypass	*UPN4199007*	Reconstruction of existing	IC	4,121.1							NH		553.1	3,568.1	4,121.1	moved to 26 from 25
(Johnson Lane Interchange)		Interchange	CN				2,429.7				STPU		326.1	2,103.7	2,429.7	
			CN				6,200.0				CMAQ		832.0	5,368.0	6,200.0	
			CN				3,800.0				NH		510.0	3,290.0	3,800.0	
			CN				14,357.7				NHFP split at 91.24/8.76		1,257.7	13,100.0	14,357.7	
			CN				29,160.8				IM*		2,554.5	26,606.3	29,160.8	increased costs for TCP
MDT			**Total**	**4,121.1**	**0.0**	**0.0**	**55,948.3**	**0.0**	**0.0**				**6,033.3**	**54,036.1**	**60,069.4**	
Billings Bypass	*UPN4199005*	Construction of new bridge	IC	764.4	469.2						NH		165.6	1,068.1	1,233.6	
(Railroad Overpass)		over railroad	CN	16,929.6	520.0						NH		2,341.7	15,107.9	17,449.6	
MDT			**Total**	**17,694.0**	**989.2**	**0.0**	**0.0**	**0.0**	**0.0**				**2,507.3**	**16,176.0**	**18,683.2**	
Billings Bypass	*UPN4199008*	New construction of roadway											0.0	0.0	0.0	
(RR O'pass to Yellowstone R)		connection from existing Interchange to the bridge over	CN	7,726.3	-722.5						NH		939.9	6,063.9	7,003.8	Final
MDT		the railroad	**Total**	**7,726.3**	**-722.5**	**0.0**	**0.0**	**0.0**	**0.0**				**939.9**	**6,063.9**	**7,003.8**	
Billings Bypass	*UPN4199006*	Construction of connection	IC		1,000.0						NH		134.2	865.8	1,000.0	
(Johnson Lane Interchange to RR O'pass)		from Interchange to RR O'pass	CN		8,252.8						NH		1,107.5	7,145.3	8,252.8	
MDT			**Total**	**0.0**	**9,252.8**	**0.0**	**0.0**	**0.0**	**0.0**				**1,241.7**	**8,011.1**	**9,252.8**	
Billings Bypass	*UPN4199004*	Construction of connection	IC							500.0	NH		67.1	432.9	500.0	moved from 25 to 29
(Five Mile Rd to US 87)		from Five Mile to US 87	CN							14,719.6	NH		1,975.4	12,744.2	14,719.6	moved from 25 to 29
MDT			**Total**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**15,219.6**			**2,042.5**	**13,177.1**	**15,219.6**	
Totals				**109,711.9**	**12,173.2**	**3,350.0**	**55,948.3**	**0.0**	**0.0**	**15,219.6**		**0.0**	**24,340.5**	**172,062.5**	**196,402.9**	

Funding projections are based on best available information and are subject to change given current funding uncertainties and unknown impacts of future congressional or other federal actions.

CN estimates include CE costs

Projects with Multiple Funding Continued

I-90 Yellowstone River Bridges

Funding shown in thousands of dollars

Project: I-90 Yellowstone River Bridges Sponsor: MDT	Description	Phase	Program Schedule Pre-2024	2024	2025	2026	2027	2028	2028+	Funding Source	Local	State 13.42%	Federal 86.58%	Total Project Costs	
I-90 Yellowstone River Bridges	Reconstruction of Interstate bridges over the Yellowstone River	PE	4,833.3							BRIDGE		648.6	4,184.6	4,833.3	
UPN 7972		PE	722.2							IM*		63.3	658.9	722.2	
		PE	801.4							NHFP		70.2	731.2	801.4	
		RW	180.0							IM*		15.8	164.2	180.0	
		CN	63,376.3	2,074.9						BRIDGE		8,783.6	56,667.7	65,451.3	modified costs
		CN	4,384.0							IM*		384.0	4,000.0	4,384.0	
		CN	17,325.0							NHFP		2,325.0	15,000.0	17,325.0	
MDT	RP 450 to 452.7	**Total**	**91,622.3**	**2,074.9**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**			**12,290.5**	**81,406.7**	**93,697.2**	
Totals			**91,622.3**	**2,074.9**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**			**12,290.5**	**81,406.7**	**93,697.2**	

CN estimates include CE costs

**IM funding split is 91.24% Federal/8.76% State*

KING AVE & 48TH STREET - BLGS

Funding shown in thousands of dollars

Project: KING AVE & 48TH STREET - BLGS Sponsor: MDT	Description	Phase	Program Schedule Pre-2024	2024	2025	2026	2027	2028	2028+	Funding Source	Local	State 13.42%	Federal 86.58%	Total Project Costs	
KING AVE & 48TH STREET - BLGS	address safety and operational issues at the intersection of King Avenue and 48th Street. The preferred alternative is a roundabout	PE			600.0					CR		80.5	519.5	600.0	New project
UPN 10643		RW					400.0			CR		53.7	346.3	400.0	
		IC						400.0		CR		53.7	346.3	400.0	
		CN							1,908.1	CR		256.1	1,652.0	1,908.1	
		CN							1,600.0	HSIP		160.0	1,440.0	1,600.0	
		CN							341.9	Local Contribution	341.9	0.0	0.0	341.9	
MDT	U-1037 RP 16.5 to 16.7	**Total**	**0.0**	**0.0**	**600.0**	**0.0**	**400.0**	**400.0**	**3,850.0**		**341.9**	**603.9**	**4,304.2**	**5,250.0**	
Totals			**0.0**	**0.0**	**600.0**	**0.0**	**400.0**	**400.0**	**3,850.0**		**341.9**	**603.9**	**4,304.2**	**5,250.0**	

CN estimates include CE costs

HSIP split at 90/10%

Project: Grand Avenue

Funding shown in thousands of dollars

Project: Grand Avenue Sponsor: MDT	Description	Phase	Program Schedule Pre-2024	2024	2025	2026	2027	2028	2028+	Funding Source	Local	State 13.42%	Federal 86.58%	Total Project Costs	
Grand Avenue	reconstruction of existing roadway	PE			2,362.6					STPU		317.1	2,045.5	2,362.6	New project
UPN		RW				1,260.0				STPU		169.1	1,090.9	1,260.0	
		IC					1,500.0			STPU		201.3	1,298.7	1,500.0	
		CN						16,985.7		STPU		2,279.5	14,706.2	16,985.7	
		CN						3,426.8		CMAQ		459.9	2,966.9	3,426.8	
MDT	41st St West to 62nd St West	**Total**	**0.0**	**0.0**	**2,362.6**	**1,260.0**	**1,500.0**	**20,412.4**	**0.0**			**3,426.8**	**22,108.2**	**25,535.0**	
Totals			**0.0**	**0.0**	**2,362.6**	**1,260.0**	**1,500.0**	**20,412.4**	**0.0**			**3,426.8**	**22,108.2**	**25,535.0**	

Estimated Revenue

Amounts shown in thousands of dollars

Federal					STP/S*/X*											
Fiscal Year	CMAQ**	STPU*	IM*	NH*	NHFP*	SFCN	STPP*	RRS	HSIP*	BR*	UPP*	MACI*	CR*	TA*	FWP	SUBTOTAL
Carryover	7,186.9	12,767.4												5,945.0		25,899.3
FFY 2024	1,490.4	2,551.8	3,333.0	20,391.4	0.0	0.0	0.0	0.0	-669.0	3,634.7	500.0	807.5	388.4	790.0	349.6	33,567.7
FFY 2025	1,489.8	2,551.8	3,168.7	14,609.9	0.0	69.7	0.0	0.0	1,336.4	12.4	500.0	750.0	1,728.2	790.0	184.1	27,190.9
FFY 2026	1,489.8	2,551.8	31,429.5	17,429.4	14,357.7	84.6	0.0	0.0	742.7	0.0	500.0	750.0	0.0	790.0	125.0	70,250.5
FFY 2027	1,489.8	2,551.8	7,769.4	17,815.0	0.0	0.0	0.0	0.0	500.0	0.0	500.0	750.0	400.0	790.0	125.0	32,690.9
FFY 2028	1,489.8	2,551.8	52,769.9	39,638.3	0.0	0.0	0.0	0.0	2,100.0	2,824.2	500.0	750.0	2,308.1	790.0	125.0	105,846.9
TOTAL	14,636.5	25,526.2	98,470.6	109,884.0	14,357.7	154.3	0.0	0.0	4,010.1	6,471.3	2,500.0	3,807.5	4,824.7	9,894.8	908.7	295,446.3

Federal	FTA 5307		FTA 5339		DISCRETIONAI 5339		FTA 5310		GAS TAX			
Fiscal Year	Federal	Local	Federal	Local	Federal	Local	Federal	Local	CITY	COUNTY	OTHER***	TOTAL
Carryover	5,107.7		1,011.2		6,904.6		0.0					38,922.9
FFY 2024	2,859.7	3,290.6	735.0	210.6	910.3	1,487.0	203.9	36.0	1,739.8	313.8	998.6	46,353.1
FFY 2025	2,847.0	1,915.1	735.0	180.0	0.0	165.1	297.2	59.1	1,739.8	313.8	1,819.4	37,262.4
FFY 2026	2,847.0	1,902.5	735.0	196.2	0.0	0.0	180.8	45.2	1,726.8	324.8	998.6	79,207.2
FFY 2027	2,847.0	1,880.9	735.0	113.9	0.0	0.0	180.8	45.2	1,779.9	299.1	998.6	41,571.2
FFY 2028	2,847.0	1,880.9	500.0	280.0	0.0	0.0	180.8	45.2	1,726.8	324.8	1,452.3	115,084.6
TOTAL	19,355.4	10,869.8	4,451.2	980.7	7,814.9	1,652.1	1,043.5	230.6	8,713.1	1,576.2	6,267.4	358,401.4

Funding projections are based on best available information and are subject to change given current funding uncertainties and unknown impacts of future congressional or other federal actions. Federal program funding availability may impact the scheduling of projects. Funding beyond 2024 will be subject to the obligation limitation set by the annual appropriations process.

NOTES:

These estimates are based on historical data and projections.

* STPU, IM, NH, NHFP, STPX, STPP, HSIP, BR, UPP, MACI, and TA funds include match.

**Reflective of federal share only.

***Operations and Maintenance funds (average of Fiscal Years 2020-2022),TRANsADE, and CMAQ (match) makes up OTHER

Congestion Mitigation & Air Quality (CMAQ)

Funding shown in thousands of dollars

Unless otherwise indicated the matching ratios for these projects are 86.58% Federal and 13.42% Match

Project / Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local 13.42%	Funding Source: State 13.42%	Funding Source: Federal 86.58%	Total Project Costs	
Carryover (Federal)				7,186.9	8,677.3	4,799.1	6,288.9	7,778.7					
Estimated allocation (Federal)				1,490.4	1,489.8	1,489.8	1,489.8	1,489.8					updated allocation
Billings Bypass *UPN4199003*	Construction of a new bridge												
(Yellowstone River Bridge)	over the Yellowstone River	CN	5,000.0							671.0	4,329.0	5,000.0	
MDT		**Total**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**671.0**	**4,329.0**	**5,000.0**	
Billings Bypass *UPN4199007*	Reconstruction of existing												
(Johnson Lane Interchange)	Interchange	CN			6,200.0					832.0	5,368.0	6,200.0	
MDT		**Total**	**0.0**	**0.0**	**6,200.0**	**0.0**	**0.0**	**0.0**	**0.0**	**832.0**	**5,368.0**	**6,200.0**	
Grand Avenue *UPN*	Reconstruction of existing roadway 41st to 62nd street 2.6 miles												New project cmaq participating in STPU project
Possible LAG with city		CN						3,426.8		459.9	2,966.9	3,426.8	
		Total	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**3,426.8**	**0.0**	**459.9**	**2,966.9**	**3,426.8**	
Service Operations*													
Operating - 80% match	Transfer from CMAQ to 5307	Transit							0.0		0.0	0.0	
MET Transit		**Total**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**		**0.0**	**0.0**	
Project Adjustments/Closures													
		CMAQ Totals		**0.0**	**6,200.0**	**0.0**	**0.0**	**3,426.8**	**0.0**	**1,962.9**	**12,663.9**	**14,626.8**	
		Federal		**0.0**	**5,368.0**	**0.0**	**0.0**	**2,966.9**					
		State		**0.0**	**820.9**	**0.0**	**0.0**	**453.7**					
		Ending Balance (Federal)		**8,677.3**	**4,799.1**	**6,288.9**	**7,778.7**	**6,301.6**					

Funding projections are based on best available information and are subject to change given current funding uncertainties and unknown impacts of future congressional or other federal actions.
Federal program funding availability may impact the scheduling of projects. Funding will be subject to the obligation limitation set by the annual appropriations process.
CN estimates include CE costs

Surface Transportation Program Urban (STPU)

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local	Funding Source: State 13.42%	Funding Source: Federal 86.58%	Total Project Costs	
Carryover				12,767.4	15,319.2	13,078.6	14,370.4	15,422.1					
Estimated Allocation (STPU)				2,551.8	2,551.8	2,551.8	2,551.8	2,551.8					updated allocation
Billings Bypass *UPN4199002*	Construction of Five Mile Roa	IC	140.1							18.8	121.3	140.1	
(Five Mile Road)		CN	5,865.9							787.2	5,078.7	5,865.9	
MDT		**Total**	**6,006.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**		**806.0**	**5,200.1**	**6,006.1**	
Billings Bypass *UPN4199003*	Construction of a new bridge												
(Yellowstone River Bridge)	over the Yellowstone River												
		CN	11,364.2							1,525.1	9,839.1	11,364.2	
MDT		**Total**	**11,364.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**1,525.1**	**9,839.1**	**11,364.2**	
Billings Bypass *UPN4199007*	Reconstruction of existing												
(Johnson Lane Interchange)	Interchange												
		CN			2,429.7					326.1	2,103.7	2,429.7	
MDT		**Total**	**0.0**	**0.0**	**2,429.7**	**0.0**	**0.0**	**0.0**	**0.0**	**326.1**	**2,103.7**	**2,429.7**	
Grand Avenue *UPN*	Reconstruction of existing	PE			2,362.6					317.1	2,045.5	2,362.6	new urban priority
	roadway	RW				1,260.0				169.1	1,090.9	1,260.0	not yet approved by commission 01/03/202
	41st to 62nd street	IC					1,500.0			201.3	1,298.7	1,500.0	
	2.6 miles	CN						16,985.7		2,279.5	14,706.2	16,985.7	
Possible LAG with city		**Total**	**0.0**	**0.0**	**2,362.6**	**1,260.0**	**1,500.0**	**16,985.7**	**0.0**	**2,966.9**	**19,141.3**	**22,108.2**	
Adjustment/Closures													
		STPU Totals		**0.0**	**4,792.3**	**1,260.0**	**1,500.0**	**16,985.7**	**0.0**	**5,624.1**	**36,284.1**	**41,908.2**	
		Federal		**0.0**	**4,149.2**	**1,090.9**	**1,298.7**	**14,706.2**					
		State		**0.0**	**643.1**	**169.1**	**201.3**	**2,279.5**					
		Balance		**15,319.2**	**13,078.6**	**14,370.4**	**15,422.1**	**988.2**					

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Federal program funding availability may impact the scheduling of projects. Funding will be subject to the obligation limitation set by the annual appropriations process.
CN estimates include CE costs

Interstate Maintenance (IM)

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local	Funding Source: State 8.76%	Funding Source: Federal 91.24%	Total Project Costs	
MDT-PREVENTATIVE MAINTENANCE - IM	Maintenance - Striping, Durable	All		1,500.0	1,500.0	1,500.0	1,500.0	1,500.0		657.0	6,843.0	7,500.0	
MDT	Pave Marking, Pavement Pres.	**Total**		**1,500.0**	**1,500.0**	**1,500.0**	**1,500.0**	**1,500.0**	**0.0**	**657.0**	**6,843.0**	**7,500.0**	
Johnson Lane Interchange Ramps	Striping and Durable Pavement Markings	OT		4.0						0.3	3.6	4.0	
UPN	Interchange												
MDT	I-90 RP 455- 455.5	**Total**	**0.0**	**4.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.3**	**3.6**	**4.0**	
Lockwood Interchange Ramps	Striping and Durable Pavement Markings	OT		4.0						0.3	3.6	4.0	
UPN	Interchange												
MDT	I-90 RP 452.6- 453.1	**Total**	**0.0**	**4.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.3**	**3.6**	**4.0**	
27TH ST. Interchange Ramps	Striping and Durable Pavement Markings	OT		4.0						0.3	3.6	4.0	
UPN	Interchange												
MDT	I-90 RP 449.9- 450.4	**Total**	**0.0**	**4.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.3**	**3.6**	**4.0**	
South Billings Blvd Interchange Ramps	Striping and Durable Pavement Markings	OT		4.0						0.3	3.6	4.0	
UPN	Interchange												
MDT	I-90 RP 447- 447.5	**Total**	**0.0**	**4.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.3**	**3.6**	**4.0**	
King Ave West Interchange Ramps	Striping and Durable Pavement Markings	OT		4.0						0.3	3.6	4.0	
UPN	Interchange												
MDT	I-90 RP 446.2- 446.4	**Total**	**0.0**	**4.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.3**	**3.6**	**4.0**	
Zoo Drive Interchange Ramps	Striping and Durable Pavement Markings	OT		4.5						0.4	4.1	4.5	
UPN	Interchange												
MDT	I-90 RP 443.1- 443.7	**Total**	**0.0**	**4.5**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.4**	**4.1**	**4.5**	
Billings Bypass - Johnson Lane Intch	Reconstruction of existing	CN				29,160.8				2,554.5	26,606.3	29,160.8	moved to 26 from 25
UPN 4199-007	Interchange												
MDT	I-90 RP	**Total**	**0.0**	**0.0**	**0.0**	**29,160.8**	**0.0**	**0.0**	**0.0**	**2,554.5**	**26,606.3**	**29,160.8**	
I-90 Yellowstone River Bridges	Bridge Replacement	PE	722.2							63.3	658.9	722.2	
UPN 7972		RW	180.0							15.8	164.2	180.0	
		CN	4,384.0							384.0	4,000.0	4,384.0	
MDT	I-90 RP 450.09 to 452.73	**Total**	**5,286.3**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**463.1**	**4,823.2**	**5,286.3**	
Mossmain Intch - West Bigs Intch	Pavement Preservation	PE	910.5							79.8	830.8	910.5	
UPN 9198	Not all locations inside MPO boundary	CN	24,304.8	1,051.7						2,221.2	23,135.3	25,356.5	modification
MDT	I-90 RP 437.12 to 446.7	**Total**	**25,215.3**	**1,051.7**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**2,301.0**	**23,966.0**	**26,267.0**	
Lockwood Interchange - Billings	Capital Construction	PE	3,331.2		900.0					370.7	3,860.6	4,231.2	modification
UPN 9978	Improvements to Lockwood Interchange	RW			768.7					67.3	701.4	768.7	
		IC				768.7				67.3	701.4	768.7	
		CN						51,269.9		4,491.2	46,778.6	51,269.9	updated costs
MDT	I-90 RP 450 to RP 453.5	**Total**	**3,331.2**	**0.0**	**1,668.7**	**768.7**	**0.0**	**51,269.9**	**0.0**	**4,996.6**	**52,042.0**	**57,038.6**	
I-90 CULVERTS - BILLINGS AREA	Culvert Replacement	PE		757.0						66.3	690.7	757.0	
UPN 10427	Not all locations inside MPO boundary	CN					6,269.4			549.2	5,720.2	6,269.4	decreased costs
MDT	I-90 RP 413 to 528	**Total**	**0.0**	**757.0**	**0.0**	**0.0**	**6,269.4**	**0.0**	**0.0**	**615.5**	**6,410.9**	**7,026.4**	
IM TOTAL			**33,832.8**	**3,333.0**	**3,168.7**	**31,429.5**	**7,769.4**	**52,769.9**	**0.0**	**11,589.8**	**120,713.6**	**132,303.4**	

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*IM is a state sub-allocated program funded by the federal National Highway Performance Program.

CN estimates include CE costs

National Highway (NH)*

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local	Funding Source: State 13.42%	Funding Source: Federal 86.58%	Total Project Costs	
MDT-PREVENTATIVE MAINTENANCE - N	Maintenance - Striping, Dura	All		1,000.0	1,000.0	1,000.0	1,000.0	1,000.0		671.0	4,329.0	5,000.0	
MDT	Pave Marking, Pavement Pre	**Total**		**1,000.0**	**1,000.0**	**1,000.0**	**1,000.0**	**1,000.0**		**671.0**	**4,329.0**	**5,000.0**	
Heights Main St.	Striping and Durable Paveme	OT		140.7						**18.9**	**121.8**	**140.7**	
UPN	BR I-90/US-87									**0.0**	**0.0**	**0.0**	
MDT	RP 0 to 4.7	**Total**	**0.0**	**140.7**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**18.9**	**121.8**	**140.7**	
27th ST.	Striping and Durable Paveme	OT		142.2						**19.1**	**123.1**	**142.2**	
UPN	MT-3									**0.0**	**0.0**	**0.0**	
MDT	RP 0 to 3.3	**Total**	**0.0**	**142.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**19.1**	**123.1**	**142.2**	
Zoo Drive Interchange	Striping and Durable Paveme	OT		55.5						**7.5**	**48.1**	**55.5**	
UPN	Zoo Drive									**0.0**	**0.0**	**0.0**	
MDT	RP 0 to 0.9	**Total**	**0.0**	**55.5**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**7.5**	**48.1**	**55.5**	
King Ave West	Striping and Durable Paveme	OT		22.5						**3.0**	**19.4**	**22.5**	
UPN	King Ave West									**0.0**	**0.0**	**0.0**	
MDT	RP 2.5 to 3.1	**Total**	**0.0**	**22.5**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**3.0**	**19.4**	**22.5**	
Old Laurel Road	Striping and Durable Paveme	OT		16.6						**2.2**	**14.4**	**16.6**	
UPN	BR I-90									**0.0**	**0.0**	**0.0**	
MDT	RP 0 to 0.7	**Total**	**0.0**	**16.6**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**2.2**	**14.4**	**16.6**	
Billings Bypass	New construction	PE	8,074.0		1,300.0					1,258.0	8,116.0	9,374.0	moved from 24 to 25
UPN 4199-000		RW	3,573.0	4,500.0	2,050.0					1,358.5	8,764.5	10,123.0	remianing rw moved from 24 to 25
		IC								0.0	0.0	0.0	
MDT		**Total**	**11,647.0**	**4,500.0**	**3,350.0**	**0.0**	**0.0**	**0.0**	**0.0**	**2,616.5**	**16,880.5**	**19,497.0**	
Billings Bypass - Yellowstone River Bridg	New construction of bridge	IC	416.2		-90.8					43.7	281.8	325.5	Final
UPN 4199-003	over the Yellowstone River	CN	18,261.7	-1,621.0	-1,755.6					1,997.6	12,887.5	14,885.1	Final
MDT		**Total**	**18,677.9**	**-1,621.0**	**-1,846.3**	**0.0**	**0.0**	**0.0**	**0.0**	**2,041.3**	**13,169.3**	**15,210.5**	
Billings Bypass - Five Mile Rd to US 87	Construction of connection	IC						500.0		67.1	432.9	500.0	moved to 29 from 25
UPN 4199-004	from Five Mile to US 87	CN						14,719.6		1,975.4	12,744.2	14,719.6	moved to 29 from 25
MDT		**Total**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**15,219.6**	**0.0**	**2,042.5**	**13,177.1**	**15,219.6**	
Billings Bypass - RR O'pass	New construction of	IC	764.4	469.2						165.6	1,068.1	1,233.6	
UPN 4199-005	RR O'pass	CN	16,929.6	520.0						2,341.7	15,107.9	17,449.6	
MDT		**Total**	**17,694.0**	**989.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**2,507.3**	**16,176.0**	**18,683.2**	
Billings Bypass - Johnson Ln. Intch - RR C	New construction of connecti	IC		1,000.0						134.2	865.8	1,000.0	
UPN 4199-006	from Interchange to bridge	CN		8,252.8						1,107.5	7,145.3	8,252.8	
MDT		**Total**	**0.0**	**9,252.8**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**1,241.7**	**8,011.1**	**9,252.8**	
Billings Bypass - Johnson Lane Intch	Reconstruction of existing	IC	4,121.1							553.1	3,568.1	4,121.1	
UPN 4199-007	Interchange	CN			3,800.0					510.0	3,290.0	3,800.0	
	RP 455.5	**Total**	**4,121.1**	**0.0**	**3,800.0**	**0.0**	**0.0**	**0.0**	**0.0**	**1,063.0**	**6,858.1**	**7,921.1**	
	New construction of												
Billings Bypass - (RR O'pass to Yellowsto	roadway									0.0	0.0	0.0	
UPN4199-008	connection from existing	CN	7,726.3	-722.5						939.9	6,063.9	7,003.8	Final
	Interchange to the bridge												
MDT	over the railroad	**Total**	**7,726.3**	**-722.5**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**939.9**	**6,063.9**	**7,003.8**	
Exposition Dr. & 1st Ave. N. Bigs	Interesction Improvements	PE	1,537.3	2,334.8						519.6	3,352.4	3,872.0	modification
UPN 7908										0.0	0.0	0.0	
		CN					9,036.8			1,212.7	7,824.1	9,036.8	decreased costs and moved to 27 from 25
MDT	RP .35 to 1.35	**Total**	**1,537.3**	**2,334.8**	**0.0**	**0.0**	**9,036.8**	**0.0**	**0.0**	**1,732.4**	**11,176.5**	**12,908.9**	
Underpass Ave. Improvements	Intersection Improvements									0.0	0.0	0.0	
UPN 8669		CN	10,763.2	3,531.5	154.6					1,939.1	12,510.2	14,449.3	modification
MDT	RP .51 to .72	**Total**	**10,763.2**	**3,531.5**	**154.6**	**0.0**	**0.0**	**0.0**	**0.0**	**1,939.1**	**12,510.2**	**14,449.3**	
Airport Rd. & Main St. - Bigs	Intersection Improvements	OT	295.6							39.7	255.9	295.6	
UPN 8718		PE	2,229.8	350.7						346.3	2,234.2	2,580.5	
		RW				61.2				8.2	53.0	61.2	
		IC				153.1				20.5	132.5	153.1	
		CN					7,718.4			1,035.8	6,682.6	7,718.4	decreased to match tcp
MDT	RP 1.5 to 2.2	**Total**	**2,525.4**	**350.7**	**0.0**	**214.3**	**7,718.4**	**0.0**	**0.0**	**1,450.5**	**9,358.3**	**10,808.8**	
1st Ave. N - N 9th to RR Xing	Reconstruction of roadway	PE	2,984.3							400.5	2,583.8	2,984.3	
UPN 9022	Major Rehab	RW				59.8				8.0	51.8	59.8	
		IC					59.8			8.0	51.8	59.8	
		CN						20,808.6		2,792.5	18,016.1	20,808.6	updated costs
MDT	N-115 RP 0.7 - RP .93	**Total**	**2,984.3**	**0.0**	**0.0**	**59.8**	**59.8**	**20,808.6**	**0.0**	**3,209.1**	**20,703.4**	**23,912.5**	
Zoo Drive Improvements	Intersection Improvements	PE	499.7							67.1	432.7	499.7	
UPN 9597		RW		170.8						22.9	147.9	170.8	
		IC		227.7						30.6	197.2	227.7	
	I-90 RP 442.9 to 444.3	CN			7,520.3					1,009.2	6,511.1	7,520.3	updated costs to award amount moved 1.1 mil
MDT	U-1011 RP 2.36 to 3.04	**Total**	**499.7**	**398.5**	**7,520.3**	**0.0**	**0.0**	**0.0**	**0.0**	**1,129.8**	**7,288.8**	**8,418.6**	
1st Ave. N - RR Xing to Broadway	Reconstruction of roadway	PE	831.1							111.5	719.5	831.1	
UPN 9880	Major Rehab	RW			12.4					1.7	10.8	12.4	
Project split from 9022		IC			255.6					34.3	221.3	255.6	
		CN				8,345.7				1,120.0	7,225.7	8,345.7	updated costs
MDT	N-115 RP 0.93 - RP 1.45	**Total**	**831.1**	**0.0**	**268.1**	**8,345.7**	**0.0**	**0.0**	**0.0**	**1,267.5**	**8,177.4**	**9,444.8**	
1st Ave. N - Broadway to Division	Reconstruction of roadway	PE	840.7							112.8	727.8	840.7	
UPN 9881	Major Rehab	RW			12.6					1.7	10.9	12.6	
Project split from 9022		IC			350.6					47.1	303.6	350.6	
		CN				7,732.6				1,037.7	6,694.9	7,732.6	updated costs
MDT	N-115 RP 1.45 to RP 2.05	**Total**	**840.7**	**0.0**	**363.2**	**7,732.6**	**0.0**	**0.0**	**0.0**	**1,199.3**	**7,737.2**	**8,936.5**	
Montana Ave Crosswalks - BLGS	Sidewalk Improvements	PE	128.2							17.2	111.0	128.2	
UPN 9998	ADA compliance	RW				25.6				3.4	22.2	25.6	
		IC				51.3				6.9	44.4	51.3	
		CN						2,610.1		350.3	2,259.8	2,610.1	updated costs and moved to 28 from 27
MDT	N-113 RP .17 to RP 4.25	**Total**	**128.2**	**0.0**	**0.0**	**76.9**	**0.0**	**2,610.1**	**0.0**	**377.8**	**2,437.5**	**2,815.3**	
	NH TOTAL		**79,976.2**	**20,391.4**	**14,609.9**	**17,429.4**	**17,815.0**	**39,638.3**	**0.0**	**25,479.2**	**164,381.0**	**189,860.2**	

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Federal program funding availability may impact the scheduling of projects. Funding will be subject to the obligation limitation set by the annual appropriations process.

*NH is a state sub-allocated program funded by the federal National Highway Performance Program.

CN estimates include CE costs

National Highway Freight Program (NHFP)*

Funding shown in thousands of dollars

Project Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local	State 8.76%	Federal 91.24%	Total Project Costs	
Billings Bypass UPN4199007 (Johnson Lane Interchange)	Reconstruction of existing Interchange	CN				14,357.7				1,257.7	13,100.0	14,357.7	moved to 26 from 25
										0.0	0.0	0.0	
										0.0	0.0	0.0	
MDT										0.0	0.0	0.0	
		Total	**0.0**	**0.0**	**0.0**	**14,357.7**	**0.0**	**0.0**	**0.0**	**1,257.7**	**13,100.0**	**14,357.7**	
I-90 Yellowstone River Bridges UPN 7972	Reconstruction of interstate bridges	PE	801.4							70.2	731.2	801.4	
		CN	17,325.0							1,517.7	15,807.3	17,325.0	
										0.0	0.0	0.0	
MDT	I-90 RP 450.09 to 452.73									0.0	0.0	0.0	
		Total	**18,126.4**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**1,587.9**	**16,538.6**	**18,126.4**	
NHFP TOTAL			**18,126.4**	**0.0**	**0.0**	**14,357.7**	**0.0**	**0.0**	**0.0**	**2,845.6**	**29,638.6**	**32,484.2**	

Funding projections are based on best available information and are subject to change given current funding uncertainties and unknown impacts of future congressional or other federal actions.

Federal program funding availability may impact the scheduling of projects. Funding will be subject to the obligation limitation set by the annual appropriations process.

*NHFP is funded by the federal National Highway Performance Program.

CN estimates include CE costs

Surface Transportation Program Off System (STPX), Secondary (STPS), State Funded Construction (SFCN)

Funding shown in thousands of dollars

Project Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local	State 13.42%	Federal 86.58%	Total Project Costs	
(Yellowstone River Bridge) UPN 4199003 BBP	Construction of a new bridge over the Yellowstone River	CN	12.9							12.9	0.0	12.9	
MDT		**Total**	**12.9**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**12.9**	**0.0**	**12.9**	
Lockwood Interchange UPN 9588	Interchange Improvement Study	OT	1,546.8							207.6	1,339.2	1,546.8	corrected typo in ammount
MDT	RP 450 to 455.3	**Total**	**1,546.8**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**207.6**	**1,339.2**	**1,546.8**	
South Billings Blvd UPN	Roadway Striping	OT	55.3							7.4	47.9	55.3	
										0.0	0.0	0.0	
MDT	RP 0 to 1.3	**Total**	**55.3**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**7.4**	**47.9**	**55.3**	
Johnson Lane Interchange UPN	Roadway Striping	OT	10.6							1.4	9.2	10.6	
										0.0	0.0	0.0	
MDT	RP 0 to 10.6	**Total**	**10.6**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**1.4**	**9.2**	**10.6**	
88TH ST- SHILOH UPN	Roadway Striping	OT			69.7					9.4	60.3	69.7	added new durable striping project
										0.0	0.0	0.0	
MDT	RP 10.8 to17.7	**Total**	**0.0**	**0.0**	**69.7**	**0.0**	**0.0**	**0.0**	**0.0**	**9.4**	**60.3**	**69.7**	
SF 209 BILLINGS DIST SIGNS UPN 10299	install safety improvement: signs, delineation, chevrons									0.0	0.0	0.0	
Not all locations inside MPO Boundary		CN				84.6				11.4	73.2	84.6	updated costs
MDT	Various Locations	**Total**	**0.0**	**0.0**	**0.0**	**84.6**	**0.0**	**0.0**	**0.0**	**11.4**	**73.2**	**84.6**	
TOTALS			**1,625.6**	**0.0**	**69.7**	**84.6**	**0.0**	**0.0**	**0.0**	**250.0**	**1,529.9**	**1,779.9**	

CN estimates include CE costs

Surface Transportation Program Primary (STPP)

Funding shown in thousands of dollars

Project Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source Local 13.42%	 State 13.42%	 Federal 86.58%	Total Project Costs
No New Projects		Total										
STPP TOTALS			0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

CN estimates include CE costs

Railroad Crossing (RRS)

Funding shown in thousands of dollars

Project Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source Local 13.42%	 State 13.42%	 Federal 86.58%	Total Project Costs
No New Projects		Total										
STPP TOTALS			0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

CN estimates include CE costs

Highway Safety Improvement Program (HSIP)

Funding is shown in thousands of dollars

Project Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source Local	 State 10.00%	 Federal 90.00%	Total Project Costs	
SAFETY PROJECTS	Various Locations	ALL		500.0	500.0	500.0	500.0	500.0		250.0	2,250.0	2,500.0	
MDT		**Total**		**500.0**	**500.0**	**500.0**	**500.0**	**500.0**	**0.0**	**250.0**	**2,250.0**	**2,500.0**	
SF 129 - Rndabout King 56th	Intersection Improvements -	PE	923.3							92.3	831.0	923.3	
UPN 8052	Roundabout	RW	1,530.0							153.0	1,377.0	1,530.0	
		IC	415.1		-38.1					37.7	339.3	377.0	Final
	ST SEC RTE 532	CN	4,050.1	94.5						414.5	3,730.2	4,144.7	
MDT	RP 15.4 to 15.7	**Total**	**6,918.6**	**94.5**	**-38.1**	**0.0**	**0.0**	**0.0**	**0.0**	**697.5**	**6,277.6**	**6,975.1**	
SF 169 RIMROCK & 62ND ST W	Intersection Improvements -	PE	863.9	87.6						95.1	856.3	951.5	Final
UPN 9383	Roundabout	IC	1,175.7	-108.5	161.7					122.9	1,106.0	1,228.9	modfication
		CN	8,113.4	-1,412.9	212.8					691.3	6,222.0	6,913.4	modfication
MDT	U1034 RP 2.4-2.8	**Total**	**10,153.0**	**-1,433.8**	**374.5**	**0.0**	**0.0**	**0.0**	**0.0**	**909.4**	**8,184.4**	**9,093.8**	
ZOO DRIVE IMPROVEMENTS - BLG	Safety Improvements for Traffic Op	PE								0.0	0.0	0.0	
UPN 9597		CN			500.0					50.0	450.0	500.0	
MDT	Various Locations	**Total**	**0.0**	**0.0**	**500.0**	**0.0**	**0.0**	**0.0**	**0.0**	**50.0**	**450.0**	**500.0**	
SF189 SOUTH D5 SAFETY IMPRV	Warning signs and flashers	PE	16.9							1.7	15.2	16.9	
UPN 9912	Not all locations inside MPO boundary												
	using 10% for costs	CN		170.2						17.0	153.2	170.2	
MDT	Various Locations	**Total**	**16.9**	**170.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**18.7**	**168.4**	**187.1**	
SF 209 BILLINGS DIST SIGNS	install safety improvement: signs,	PE	44.8							4.5	40.3	44.8	
UPN 10299	delineation, chevrons												
	Not all locations inside MPO Boundary	CN				242.7				24.3	218.4	242.7	decreased costs
MDT	Various Locations	**Total**	**44.8**	**0.0**	**0.0**	**242.7**	**0.0**	**0.0**	**0.0**	**28.7**	**258.7**	**287.5**	
KING AVE & 48TH STREET - BLGS	address safety and operational												New project
UPN 10643	issues at the intersection of King Avenue and 48th Street. The preferred alternative is a	CN						1,600.0		160.0	1,440.0	1,600.0	
MDT	U-1037 RP 16.5 to 16.7	**Total**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**1,600.0**	**0.0**	**160.0**	**1,440.0**	**1,600.0**	
HSIP Totals			**17,133.4**	**-669.0**	**1,336.4**	**742.7**	**500.0**	**2,100.0**	**0.0**	**2,114.3**	**19,029.1**	**21,143.5**	

CN estimates include CE costs

Bridge Program

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local	Funding Source: State 13.42%	Funding Source: Federal 86.58%	Total Project Costs	
BBP-YELLOWSTONE RIVER	New bridge construction									0.0	0.0	0.0	
UPN 4199-003		CN	5,000.0							671.0	4,329.0	5,000.0	
MDT	Statewide	**Total**	**5,000.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**		**671.0**	**4,329.0**	**5,000.0**	
I-90 Yellowstone River		PE	4,833.3							648.6	4,184.6	4,833.3	
UPN 7972		CN	63,376.3	2,074.9						8,783.6	56,667.7	65,451.3	modified costs
MDT	RP 2.7 to 3.0	**Total**	**68,209.6**	**2,074.9**	**0.0**	**0.0**	**0.0**	**0.0**		**9,432.2**	**60,852.3**	**70,284.5**	
BR PRES COLUMBUS JOLIET AI	Minor bridge rehab	PE	168.9							22.7	146.3	168.9	
UPN 9552		IC								0.0	0.0	0.0	
One project in MPO	Using 33% for costs	CN		1,746.3						234.4	1,512.0	1,746.3	
MDT	U-1033 RP 0.9 to 1.1	**Total**	**168.9**	**1,746.3**	**0.0**	**0.0**	**0.0**	**0.0**		**257.0**	**1,658.3**	**1,915.3**	
SHILOH RD / I-90 BRIDGE - BL	Bridge rehab	PE	309.9							41.6	268.3	309.9	
UPN 9720		IC			12.4					1.7	10.7	12.4	
		CN						2,824.2		379.0	2,445.2	2,824.2	moved to 28 from 26
MDT	U-1031 RO 5.0 to 5.3	**Total**	**309.9**	**0.0**	**12.4**	**0.0**	**0.0**	**2,824.2**		**422.3**	**2,724.2**	**3,146.5**	
MONTANA AVE OVERPASS- BIL	Bridge rehab	PE	43.3							5.8	37.5	43.3	
UPN 9913		CN	1,092.3	-186.6						121.6	784.2	905.8	
MDT	N113 RP1.82 TO 1.92	**Total**	**1,135.6**	**-186.6**	**0.0**	**0.0**	**0.0**	**0.0**		**127.4**	**821.7**	**949.1**	
BR TOTAL			**74,824.1**	**3,634.7**	**12.4**	**0.0**	**0.0**	**2,824.2**	**0.0**	**10,909.8**	**70,385.5**	**81,295.4**	

CN estimates include CE costs

Urban Pavement Preservation (UPP)

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	Program Schedule: Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local	Funding Source: State 13.42%	Funding Source: Federal 86.58%	Total Project Costs
URBAN PAVEMENT PRESERVATION		ALL		500.0	500.0	500.0	500.0	500.0		335.5	2,164.5	2,500.0
MDT	Various Locations	**Total**		**500.0**	**500.0**	**500.0**	**500.0**	**500.0**	**0.0**	**335.5**	**2,164.5**	**2,500.0**
UPP TOTAL			**0.0**	**500.0**	**500.0**	**500.0**	**500.0**	**500.0**	**0.0**	**335.5**	**2,164.5**	**2,500.0**

CN estimates include CE costs

Montana Air and Congestion Initiative (MACI)-Discretionary Program

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local 13.42%	Funding Source: State 13.42%	Funding Source: Federal 86.58%	Total Project Costs
ADA COMPLIANCE		All		500.0	500.0	500.0	500.0	500.0		335.5	2,164.5	2,500.0
MDT	ADA upgrades	**Total**		**500.0**	**500.0**	**500.0**	**500.0**	**500.0**		**335.5**	**2,164.5**	**2,500.0**
TRAFFIC MITIGATION		All		250.0	250.0	250.0	250.0	250.0		167.8	1,082.3	1,250.0
MDT	Signalization	**Total**		**250.0**	**250.0**	**250.0**	**250.0**	**250.0**		**167.8**	**1,082.3**	**1,250.0**
Underpass Ave. Improvements	Intersection Improvements	PE	1,093.6							146.8	946.8	1,093.6
		RW	150.0	-17.4						17.8	114.8	132.6
		IC	452.9							60.8	392.1	452.9
UPN 8669		CN	1,154.4							154.9	999.5	1,154.4
MDT	RP .51 to .72	**Total**	**2,850.9**	**-17.4**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**380.2**	**2,453.2**	**2,833.4**
Mossmain Intch-West Bigs Inch	Pavement Preservation											
UPN 9198	Not all locations inside MPO bound	CN	554.4							74.4	480.0	554.4
MDT	I-90 RP 437.12 to 446.7	**Total**	**554.4**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**74.4**	**480.0**	**554.4**
ATSPM - MAIN STREET (BILLINGS	INT UPGRADE/SIGNALS	OT	221.0							29.7	191.4	221.0
UPN 10400										0.0	0.0	0.0
MDT	Various Locations	**Total**	**221.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**29.7**	**191.4**	**221.0**
BILLINGS DISTRICT ADA UPGRAD	ADA upgrades	PE	25.2	12.6						5.1	32.8	37.8
	Not all locations inside MPO boundary											
UPN 10431	using 15% for costs	CE		62.3						8.4	53.9	62.3
MDT	Various Locations	**Total**	**25.2**	**74.9**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**13.4**	**86.7**	**100.1**
		Total	**3,651.5**	**807.5**	**750.0**	**750.0**	**750.0**	**750.0**	**0.0**	**1,001.0**	**6,458.0**	**7,459.0**

CN estimates include CE costs

Carbon Reduction (CR) 50k-200k

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source Local 13.42%	Funding Source State 13.42%	Funding Source Federal 86.58%	Total Project Costs	
Zoo Drive Improvements	Intersection Improvements												added new funding source for Zoo Drive
UPN 9597													
	I-90 RP 442.9 to 444.3	CN			1,155.0					155.0	1,000.0	1,155.0	
MDT	U-1011 RP 2.36 to 3.04	**Total**	**0.0**	**0.0**	**1,155.0**	**0.0**	**0.0**	**0.0**	**0.0**	**155.0**	**1,000.0**	**1,155.0**	
BILLINGS DISTRICT ADA UPGRAD	ADA upgrades	PE											
	Not all locations inside MPO boundary												
UPN 10431	using 15% for costs	CN		388.4	-26.8					48.5	313.1	361.6	modified
MDT	Various Locations	**Total**	**0.0**	**388.4**	**-26.8**	**0.0**	**0.0**	**0.0**	**0.0**	**48.5**	**313.1**	**361.6**	
KING AVE & 48TH STREET - BLGS	address safety and operational	PE			600.0					80.5	519.5	600.0	New project
UPN 10643	issues at the intersection of King	RW					400.0			53.7	346.3	400.0	
	Avenue and 48th Street. The	IC						400.0		53.7	346.3	400.0	
	preferred alternative is a	CN						1,908.1		256.1	1,652.0	1,908.1	
MDT	U-1037 RP 16.5 to 16.7	**Total**	**0.0**	**0.0**	**600.0**	**0.0**	**400.0**	**2,308.1**	**0.0**	**443.9**	**2,864.2**	**3,308.1**	
		Total	**0.0**	**388.4**	**1,728.2**	**0.0**	**400.0**	**2,308.1**	**0.0**	**647.5**	**4,177.2**	**4,824.7**	

Transportation Alternatives

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source Local 13.42%	Funding Source State 13.42%	Funding Source Federal 86.58%	Total Project Costs	
Carryover				5,945.0	5,698.4	5,478.3	6,268.2	7,058.2					
Estimated Allocation (TA)				790.0	790.0	790.0	790.0	790.0					
STAGECOACH TRAIL - BILLINGS	Shared use path	PE		931.2					125.0		806.2	931.2	updated costs
UPN 10432		CN						5,348.7	717.8		4,630.9	5,348.7	updated costs and moved to 28 from 26
MDT/Locals	Skyline Trail to Zimmerman Trai	**Total**	**0.0**	**931.2**	**0.0**	**0.0**	**0.0**	**5,348.7**	**842.8**	**0.0**	**5,437.1**	**6,279.9**	
SIDEWALKS - LOCKWOOD	Sidewalk construction	PE		266.1					35.7		230.4	266.1	updated costs
UPN 10433		CN			1,166.6				156.6		1,010.1	1,166.6	updated costs and moved to 25 from 26
MDT/Locals	Old Hardin Road	**Total**	**0.0**	**266.1**	**1,166.6**	**0.0**	**0.0**	**0.0**	**192.3**	**0.0**	**1,240.4**	**1,432.7**	
TA TOTALS			**0.0**	**1,197.3**	**1,166.6**	**0.0**	**0.0**	**5,348.7**	**1,035.0**	**0.0**	**6,677.5**	**7,712.6**	
Federal			**0.0**	**1,036.6**	**1,010.1**	**0.0**	**0.0**	**4,630.9**					
Local			**0.0**	**160.7**	**156.6**	**0.0**	**0.0**	**717.8**					
Balance				**5,698.4**	**5,478.3**	**6,268.2**	**7,058.2**	**3,217.3**					

CN estimates include CE costs

FWP Recreational Trails Program

Funding shown in thousands of dollars

Project Sponsor	Description	Phase	Pre-202	2024	2025	2026	2027	2028	Funding Source Local 20.00%	 State 0%	 Federal 80.00%	Total Project Costs	
Rec Trails Program	Trail Construction	All				125.0	125.0	125.0	75.0		300.0	375.0	
Local	Various	**Total**	**0.0**	**0.0**	**0.0**	**125.0**	**125.0**	**125.0**	**75.0**	**0.0**	**300.0**	**375.0**	
Rose Park Trail, Phase 1	New Trail Construction	PE	25.0						5.0		20.0	25.0	
	Local match sourced from cas	CN	100.0						20.0		80.0	100.0	
City of Billings/TrailNet	in-kind contributions	**Total**	**125.0**	**0.0**	**0.0**	**0**	**0**	**0**	**25.0**	**0.0**	**100.0**	**125.0**	
Rose Park Trail, Phase 2	Continuation of Rose Park Tra	PE		25.0					5.0		20.0	25.0	
		CN		74.6					24.6		50.0	74.6	updated costs and split
City of Billings/TrailNet		**Total**	**0.0**	**99.6**	**0.0**	**0**	**0**	**0**	**29.6**	**0.0**	**70.0**	**99.6**	
Lillis Park Trail Connector	Trail reconstruction	PE		25.0					5.0		20.0	25.0	
		CN		100.0					20.0		80.0	100.0	
City of Billings		**Total**	**0.0**	**125.0**	**0.0**	**0**	**0**	**0**	**25.0**	**0.0**	**100.0**	**125.0**	
Big Ditch Trail Extension	Trail reconstruction	PE		25.0					5.0		20.0	25.0	
		CN		100.0					20.0		80.0	100.0	
City of Billings		**Total**	**0.0**	**125.0**	**0.0**	**0**	**0**	**0**	**25.0**	**0.0**	**100.0**	**125.0**	
Southern Riverfront Park T	Trail reconstruction	PE			25.0				5.0		20.0	25.0	new project
		CN			100.0				20.0		80.0	100.0	
City of Billings		**Total**	**0.0**	**0.0**	**125.0**	**0**	**0**	**0**	**25.0**	**0.0**	**100.0**	**125.0**	
Trailside Education Signs*	Trail Signage	PE							0.0		0.0	0.0	new project
		CN			59.1				11.8		47.2	59.1	
City of Billings/Trailnet		**Total**	**0.0**	**0.0**	**59.1**	**0**	**0**	**0**	**11.8**	**0.0**	**47.2**	**59.1**	
		Total	**125.0**	**349.6**	**184.1**	**125.0**	**125.0**	**125.0**	**216.4**	**0.0**	**817.2**	**1,033.7**	

*pending award

Earmarks

Funding shown in thousands of dollars

Project Sponsor	Description	Phase							Funding Source			Total Project
									Local	State	Federal	
			Pre-2024	2024	2025	2026	2027	2028	13.42%	13.42%	86.58%	
Billings Bypass UPN41990	Environmental Impact Stateme	PE	14,598.6							1,959.1	12,639.5	14,598.6
	Preliminary Engineering Right of Way Acquisition	RW	7,847.0							1,053.1	6,793.9	7,847.0
MDT		**Total**	**22,445.6**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**3,012.2**	**19,433.4**	**22,445.6**
		Total	**22,445.6**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**3,012.2**	**19,433.4**	**22,445.6**

CN estimates include CE costs

Federal Transit Administration Section 5307*

Funding shown in thousands of dollars

Project Sponsor	Description	Phase	2024	2025	2026	2027	2028	Funding Source Local 20%	 State	 Federal 80%	Total Estimated Obligation
Carryover			5,107.7	2,859.7	2,847.0	2,847.0	2,847.0				
Allocation (Estimated)(Fed Share)			2,859.7	2,847.0	2,847.0	2,847.0	2,847.0				
Bus & Passenger Amenities/Equipment											
Supportive Equipment											
Facilities/Ammenities											
Security Related Capital (1% minimum)	*Used 5339 for Security in FY25/26		10.5			36.0	36.0	16.5		66.0	82.5
Met Transit		**Total**	**10.5**	**0.0**	**0.0**	**36.0**	**36.0**	**16.5**		**66.0**	**82.5**
Transit Operations* **											
Fleet/Facility Preventive Maintenance	80/20 Match		1,557.1	862.5	862.5	862.5	862.5	1,001.4		4,005.7	5,007.1
ADA Paratransit (20% of apportionment)	80/20 Match		1,461.0	711.8	711.8	711.8	711.8	861.6		3,446.4	4,308.0
Fixed Route	50/50 Match		5,369.8	3,200.5	3,175.2	3,117.6	3,117.6	8,990.3		8,990.3	17,980.7
Met Transit		**Total**	**8,387.8**	**4,774.8**	**4,749.5**	**4,691.9**	**4,691.9**	**10,853.3**	**0.0**	**16,442.4**	**27,295.7**
Purchase buses											
Replacement Buses											
Expansion Buses											
Met Transit		**Total**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**		**0.0**	**0.0**
SECTION 5307 TOTALS*			**8,398.3**	**4,774.8**	**4,749.5**	**4,727.9**	**4,727.9**	**10,869.8**	**0.0**	**16,508.4**	**27,378.2**
Federal			**5,107.7**	**2,859.7**	**2,847.0**	**2,847.0**	**2,847.0**				
Local			**3,290.6**	**1,915.1**	**1,902.5**	**1,880.9**	**1,880.9**				
Ending Balance (Federal)			**2,859.7**	**2,847.0**	**2,847.0**	**2,847.0**	**2,847.0**				

Full 5307 FFY25 apportionment (estimated) **$2,847,000**

Project 1 - Operating Assistance	**FTA Amount**		**Local**		**Total**		**FTA Share**	**Local Share**	
ALI 30.09.01 - Up to 50% share Operating Assistance	$	1,587,600	$	1,587,600	$	3,175,200	50.00%	50.00%	
ALI 30.09.01 - Up to 50% share Operating Assistance (1% for Security)	$	-	$	-	$	-	80.00%	20.00%	*used 5339 funds in FFY25 for security requirement
ALI 11.7C.00 - Non Fixed Route ADA Paratransit Service	$	569,400	$	142,350	$	711,750	80.00%	20.00%	*up to 20% of total allocation if 3 criteria is met
ALI 11.7A.00 - Preventive Maintenance	$	690,000	$	172,500	$	862,500	80.00%	20.00%	
Total	**$**	**2,847,000**	**$**	**1,902,450**	**$**	**4,749,450**			

*FTA administered funds are not subject to indirect cost recovery. 5307 funds may be supplemented by Small Transit Intensive Cities (STIC) funds based on transit system performance for the urbanized area (MET).

***Total local funding reflects an overmatch on federal share. Operations Match ratio is 50/50.

Federal Transit Administration Section 5339

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	2024	2025	2026	2027	2028	Funding Source Local 20%	Funding Source State	Funding Source Federal 80%	Total Estimated Obligation
Carryover			1,011.2	753.1	768.1	718.5	965.4				
Allocation (Estimated)			735.0	735.0	735.0	735.0	500.0				
Rolling Stock	Replacement		602.1	0.0	0.0	130.0					
Met Transit	85/15 match for ADA		**602.1**	**0.0**	**0.0**	**130.0**	**0.0**	**109.8**		**622.3**	**732.1**
Bus and Bus Technology	Upgrade		182.9	38.0	118.9						
Met Transit			**182.9**	**38.0**	**118.9**	**0.0**	**0.0**	**67.9**		**271.8**	**339.7**
Bus Facilities and Support	Facility items, construction, technology, amenities, support equipment, etc.		418.8	38.9	609.5	290.0					
				73.1	80.0	50.0					
				300.0	50.0	50.0					
Met Transit				50.0	50.0	50.0	50.0				
			418.8	***462.0***	***789.5***	***440.0***	***50.0***	***432.1***		***1,728.2***	***2,160.3***
Bus Facilities Security System	Upgrade			400.0	72.5	32.0					
Met Transit			**0.0**	**400.0**	**72.5**	**32.0**	**0.0**	**100.9**		**403.6**	**504.5**
Bus, Facilities, and Technolog	Upgrade facilities, replace										
Met Transit	buses, add technology		**0.0**	**0.0**	**0.0**	**0.0**	1,350.0	**270.0**		1,080.0	**1,350.0**
SECTION 5339 TOTALS			**1,203.7**	**900.0**	**980.8**	**602.0**	**1,400.0**	**980.7**	**0.0**	**4,105.8**	**5,086.5**
Federal			**993.1**	**720.0**	**784.6**	**488.1**	**1,120.0**				
Local			**210.6**	**180.0**	**196.2**	**113.9**	**280.0**				
Balance			**753.1**	**768.1**	**718.5**	**965.4**	**345.4**				

updated allocation for 24

PROJECTS

2024	2025	2026	2027	2028
Overage bus diesel/electric			1 Paratransit Vehicle	
AVL system	Bus Sign Controllers	Bus Pass Card Readers, APCs		
Facility Remodel	Support Vehicle, Bus Wash Rehab, Generator, Shop Heaters, Bus Stop Improvements	Transfer Center Amenities, Support Vehicle, Lifts, Bus Stops	Transfer Center Amenities, Support Vehicle, Fork Lift, Bus Stops	Bus Stops
	Admin & Transfer Center Security Cameras	Access Control	Bus Stop Lighting	

Federal Transit Administration Section 5339 Discretionary Funding

Project / Sponsor	Description	Phase	2024	2025	2026	2027	2028	Funding Source Local 15%	Funding Source State	Funding Source Federal 85%	Total Estimated Obligation
Carryover			6,904.6								
Allocation	5339b/LowNo		0.0	910.3							
Rollingstock	Replace buses		5,499.8	1,000.0							
MET Transit	85/15 match for ADA	**Total**	**5,499.8**	**1,000.0**	**0.0**	**0.0**	**0.0**	**975.0**		**5,524.8**	**6,499.8**
Bus and Bus Facilities	Technology		465.0	70.0							
MET Transit	Facility Remodel		2,196.0								
	Training		20.1	5.4							
	Training Capital		210.8								
	80/20 Rate	**Total**	**2,891.9**	**75.4**	**0.0**	**0.0**	**0.0**	**593.5**		2,373.8	**2,967.3**
SECTION 5339 TOTALS			**8,391.7**	**1,075.4**	**0.0**	**0.0**	**0.0**	**####**		**7,898.6**	**9,467.0**
Federal			**6,904.6**	**910.3**	**0.0**	**0.0**	**0.0**				
Local			**1,487.0**	**165.1**	**0.0**	**0.0**	**0.0**				
Balance			**0.0**	**0.0**	**0.0**	**0.0**	**0.0**				

PROJECTS

2024	2025	2026	2027	2028
4 Diesel Buses 4 Electric Buses	8 Paratransit Vans			
Electric Chargers METroplex Remodel Bus Simulator & Training	Vehicle Lift, Electric Bus Scaffolding, Maint. Staff Training			

***Capital 80/20 Match, ADA Capital 85/15 Match**

Federal Transit Administration Section 5310

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	2024	2025	2026	2027	2028	Funding Source: Local 15/20%	Funding Source: State	Funding Source: Federal 85/80%	Total Estimated Obligation
Carryover			0.0	22.0	0.0	45.1	90.2				
Allocation (Estimated)			225.9	275.3	225.9	225.9	225.9				
Paratransit Vehicles	Purchase vehicles	Purch.	128.0	143.8				40.8		231.0	271.8
	(ADA and Cutaway) for	Purch.	111.9	100.0				42.4		169.5	211.9
Met Transit and Coordination Group	MET		**239.9**	**243.8**	**0.0**	**0.0**	**0.0**	**72.5**		**411.1**	**483.6**
Traditional and Non-Traditional Projects	Projects to support identified community needs	Purch.	0.0	112.5	226.0	226.0	226.0	158.1		632.4	790.5
		Purch.						0.0		0.0	0.0
		Purch.						0.0		0.0	0.0
		Purch.						0.0		0.0	0.0
Coodination Members			**0.0**	**112.5**	**226.0**	**226.0**	**226.0**	**158.1**		**632.4**	**790.5**
		Purch.						0.0		0.0	0.0
		Purch.	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**		**0.0**	**0.0**
SECTION 5310 TOTALS			**239.9**	**356.3**	**226.0**	**226.0**	**226.0**	**230.6**		**1,043.5**	**1,274.1**
Federal			**203.9**	**297.2**	**180.8**	**180.8**	**180.8**				
Local			**36.0**	**59.1**	**45.2**	**45.2**	**45.2**				
Balance			**22.0**	**0.0**	**45.1**	**90.2**	**135.3**				

2024	2025	2026	2027	2028
MET ADA Transit Van	2 COR vans			
YCCOA ADA Transit Van	2 BSSS mini-vans			
(updated van costs)				
	MET infrastructure improvements	Projects determined based on annual Coordination Plan	Projects determined based on annual Coordination Plan	Projects determined based on annual Coordination Plan

Funding dependent on the outcome of a competitive process and funding availability.

Transade (State Funded)

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	2024	2025	2026	2027	2028	State Funded 100%	Total Estimated Obligation
Carryover			0.0	0.0	0.0	0.0	0.0		
Allocation (Estimated)			348.9	253.8	250.0	250.0	250.0	**1,352.7**	**1,352.7**
Transit Operations	Operating		348.9	253.8	250.0	250.0	250.0	**1,352.7**	
Met Transit			**348.9**	**253.8**	**250.0**	**250.0**	**250.0**	**1,352.7**	**1,352.7**
STATE TOTALS			**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**1,352.7**	**1,352.7**

Billings Metropolitan Planning Organization

TRANSPORTATION IMPROVEMENT PROGRAM

(TIP)

Federal Fiscal Years

FFY 2024 – 2028

Amendment 2

April 15, 2025

Prepared by:

Billings Metropolitan Planning Organization

Yellowstone County Board of Planning

In cooperation with:

City of Billings, Montana
County of Yellowstone, Montana
Billings Urban Transportation District
Montana Department of Transportation
Federal Highway Administration
Federal Transit Administration

APPROVALS

REVIEWED BY

	2024-2028	Administrative Modification 1	Amendment 2		
Technical Advisory Committee	02/08/2024	N/A	03/13/2025		
Yellowstone County Board of Planning	02/27/2024	N/A	04/8/2025		
Billings City Council	03/11/2024	N/A	04/14/2025		
Yellowstone County Board of County Commissioners	03/12/2024	N/A	04/8/2025		

Approved By

	2024-2028	Administrative Modification 1	Amendment 2		
Policy Coordinating Committee	03/19/2024	04/16/2024	04/15/2025		
Montana Department of Transportation					

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Acronyms

BR	Bridge Replacement and Rehabilitation Program
CMAQ	Congestion Mitigation and Air Quality
CN	Construction
CO	Carbon Monoxide
CR	Carbon Reduction
EARMARK	Congressionally Directed Funds
EPA	Environmental Protection Agency
FAST Act	Fixing America's Surface Transportation Act
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
FY/FFY	Fiscal Year/Federal Fiscal Year. The local and state government fiscal year runs from July 1 - June 30. The Federal fiscal year runs from October 1 – September 30
HSIP	Highway Safety Improvement Program
IC	Incidental Construction
IIJA	Infrastructure Investment and Jobs Act
IM	Interstate Maintenance, IM is a state sub-allocated program funded by the federal National Highway Performance Program
MACI	Montana Air and Congestion Initiative
MAP-21	Moving Ahead for Progress in the 21st Century Act
MDT	Montana Department of Transportation
MPO	Metropolitan Planning Organization. The Yellowstone County Board of Planning is the MPO for the Billings Urban area.
NAAQS	National Ambient Air Quality Standards
NH	National Highway System, NH is a state sub-allocated program funded by the federal National Highway Performance Program
NHPB	National Highway System Bridge Program
PCC	Policy Coordinating Committee. Together with the TAC, the transportation planning organization for Federal aid projects in the Billings urbanized area.
PE	Preliminary Engineering
PM_{10}	A federal standard for particulate (10 microns or less in size), i.e., road dust, brake lining and/or wood smoke particles.
$PM_{2.5}$	A federal standard for particulate (2.5 microns or less in size), i.e., road dust, brake lining and/or wood smoke particles.
ROW	Right of Way
RP	Road Reference Post
RRS	Railroad Crossing
SFCN	State Funded Construction
SRTS	Safe Routes to Schools
SIP	State Implementation Plan. A plan for improving air quality in the State, including the Billings area.
STIP	State Transportation Improvement Program
STPB	Surface Transportation Program Bridge
STPE	Surface Transportation Program Enhancements
STPP	Surface Transportation Program Primary

STPU	Surface Transportation Program Urban
STPX	Surface Transportation Program Off-System
TA	Transportation Alternatives
TAC	Technical Advisory Committee
TIP	Transportation Improvement Program. A multi-year program of highway and transit projects on the Federal aid system, which addresses the goals of the long-range plans and lists priority projects and activities for the region.
TSP	Total Suspended Particulate
UPP	Urban Pavement Preservation

Introduction

Preface

The Yellowstone County Board of Planning (YCBP) is the Metropolitan Planning Organization, (MPO), for the Billings metropolitan planning area. The Transportation Improvement Program, (TIP), is the funding mechanism for transportation projects requesting federal dollars in the Billings urbanized area. This document contains a list of all surface transportation projects requesting the use of federal funds. Local jurisdictions working through the Billings MPO's Policy Coordinating Committee (PCC) determine how the area's transportation system is developed and expanded.

The Infrastructure Investment and Jobs Act (IIJA) Passed by Congress on November 15, 2021, authorizing funding for Federal transportation programs for the five-year period from 2022-2026. The IIJA effectively replaced the Fixing America's Surface Transportation (FAST) Act and the prior infrastructure act Moving Ahead for Progress in the 21st Century (MAP-21) Act. MAP-21 authorized the Federal surface transportation programs for highways, highway safety, and transit for the 2-year period FFY 2013-2015. Like MAP-21, FAST Act and now IIJA requires that each Metropolitan Planning Organization (MPO) prepare a financially constrained transportation project programming document called a Transportation Improvement Program (TIP). While the IIJA replaced FAST, any previously obligated but unspent funds under the previous acts are still available at this time.

About the Transportation Improvement Program

The TIP is a short-range program of highway and transit projects in the Billings metropolitan planning area and is prepared by YCBP staff in cooperation with state and local agencies. The basic purpose of the TIP is to provide the mechanism for scheduling federal funds for surface transportation projects, indicating regional priorities, and demonstrating a short-range transportation vision for the area. A secondary purpose of the TIP is to provide information about other transportation projects in the planning area that are exempt from the TIP approval process such as projects that do not utilize federal funds.

TIP Process and Development

The development of the TIP document is the responsibility of the Billings MPO and provides an opportunity for local officials to determine priorities and spending for federal highway and transit funds. Any transportation project located in the Billings metropolitan planning area must be included in the TIP prior to receiving federal funds. TIP projects must be included in the area's Long Range Transportation Plan and are proposed for the TIP by local elected officials, transit operating officials, or state highway agencies. The TIP is reviewed and endorsed annually by the Billings MPO's Policy Coordinating Committee, (PCC), and may be modified through the TIP amendment process. The PCC includes a Billings City Council representative, the Chair of the Yellowstone County Commission, the President of the Yellowstone County Board of Planning and the District Administrator of the Montana Department of Transportation. After PCC endorsement, the TIP is submitted to the Montana Department of Transportation (MDT) for approval and to the Federal Highway Administration and Federal Transit Administration for federal review of the document and concurrence.

Federal Regulations

The Transportation Improvement Program (TIP) is a required planning program for federally assisted highway and transit improvements for the Billings metropolitan planning area and the Montana Department of Transportation (MDT) over a five-year period. The principal focus is given to the first two years of the program, the Biennial Element, however the TIP contains projects that could be implemented between October 1, 2024 – September 30, 2028 (FFY 2024 & 2028). The TIP is prepared annually and is in conformance with 23 CFR, Part 450 324-330.

Financial Resources

A range of federal funding sources is available to the Billings planning area for the purposes of funding transportation system improvements. Following is a list of those sources which, when available to the Billings area, are shown in the Transportation Improvement Program. Project implementation is indicated as expected to occur during the pertinent program year. Billings has had a favorable history of receiving federal earmarks as reflected in the table below.

BILLINGS FEDERAL EARMARK HISTORY 1999 – through 2009

Project	Earmark
Billings Bypass	$22,445,600

Funding Sources

- Surface Transportation Program Off System (STPX)
- Surface Transportation Program Secondary (STPS)
- State Funded Construction (SFCN)
- Surface Transportation Program Urban (STPU)
- Surface Transportation Program Primary (STPP)
- National Highway (NH)
- National Highway Freight Program (NHFP)
- Interstate Maintenance (IM)
- Railroad Crossing (RRS)
- Highway Safety Improvement Program (HSIP)
- Bridge Replacement and Rehabilitation Program (BR includes NHPB and STPB)
- Urban Pavement Preservation (UPP)
- Transportation Alternatives (TA)
- Congestion Mitigation Air Quality (CMAQ)
- Montana Air Congestion Initiative (MACI)
- FTA Section 5339
- FTA Section 5307
- FTA Section 5310
- Transade (State Funded)
- Congressionally Directed Funds (EARMARK)

Air Quality Consistency

Billings was designated as a non-attainment area for both Total Suspended Particulates (TSP) and Carbon Monoxide (CO) on March 3, 1978, (Federal Register, Vol. 44, No. 150, page 45421, August 2, 1979). As such, Billings was required to prepare a Transportation Control Plan (TCP). The TCP identified strategies to mitigate the TSP and CO problems. The TCP is the Billings element of Montana's State Implementation Plan (SIP). The TIP is required to be, and is, consistent with the TCP as discussed in the Billings conformity statement. In 1987 the standard for TSP was dropped, and a new standard for particulate matter under 10 microns in size (PM - 10) was adopted (7/1/87 at 52 FR 24854). The Environmental Protection Agency (EPA) has also adopted the PM 2.5 standard and Billings is considered to be in compliance with both of these new standards.

The Billings CO maintenance area has shown continuous maintenance of the CO NAAQS from April 22, 2002, through April 22, 2022 (and to the present date); therefore, the area has met its obligation to demonstrate maintenance of the CO standard for 20 years. The Yellowstone County Board of Planning, as the designated metropolitan planning organization for the Billings area, is no longer required to address the transportation conformity determination requirements of 40 CFR part 93, subpart A for the Billings CO maintenance area, and such determinations for the Billings CO area will not be required as elements of future iterations of the Billings Urban Area Regional Transportation Plan and Transportation Improvement Program.

Regionally Significant Projects

There are no new regionally significant projects in this 2024-2028 Billings Urban Area TIP.

> 40 CFR part 93, subpart A - §93.126 Highway and Transit projects included in subpart A are exempt from the requirement to determine conformity. Such projects may proceed toward implementation even in the absence of a conforming transportation plan and TIP. A project will not be exempt if the MPO in consultation with other agencies, the EPA, FHWA, or FTA concur that it has potentially adverse emissions impacts for any reason.

REGIONALLY SIGNIFICANT PROJECT (2020-2024)

Project	Scope	Comments
Billings Bypass (aka North Bypass)	Location/Environmental	New Construction

Locally Significant Projects

The Billings MPO has identified the need to program the reconstruction of Grand Avenue from 41st Street West to 62nd Street West. In April of 2024, Montana Department of Transportation Highway Commission approved the request to add Grand Avenue to the Urban Highway System. With this approval, the MPO has identified the Grand Avenue project for Surface Transportation Program Urban (STPU) funds.

Project Description

Portions of Grand Avenue exist as a two-lane county road section in a growing area of the City that has no sidewalk or other multi-modal element. Increasing traffic levels on a narrow road and the inability to separate left-turning vehicles are a main safety concern. This project completes Grand Avenue to City arterial standards where the street has not been constructed between 41st Street West and 62nd Street West. Grand Avenue is proposed as a three-lane roadway from 41st Street West to 62nd Street West, including a transition west from Shiloh Road. The project will construct a separated, multi-use path on one side and a separated sidewalk on the opposite side of the roadway. Multi-modal improvements, including recommendations from

the Safe Routes to School plan, will be considered and implemented. Streetlights will be installed along the roadway corridor. A new traffic signal is anticipated at Grand Avenue and 56th Street West. Additionally, stormwater improvements will be constructed with the project, which will serve the roadway runoff as well as developments within the area. This will result in an overall improvement to the functionality of the stormwater on Billings' west end.

This project contributes to the System Performance Measure as the project will enhance the efficiency of the transportation system, reduce congestion and travel times.

Energy Conservation Considerations

Energy impact analyses have been conducted as a part of the urban transportation planning process. In addition, increased attention has been given to energy conservation and contingency planning on a project specific basis.

As part of the 2023 update of the Billings Urban Area Transportation Plan, energy conservation was considered in each of the proposed alternative transportation networks.

The City of Billings has a well-developed transit system, and ride-sharing opportunities have been examined. Transit facilities and highway system proposals will continue to be considered in a comprehensive method through the adopted Transportation Planning process.

The detailed energy conservation analysis of specific projects has been conducted for each of the major highway construction projects recommended in the 2023 update of the Billings Urban Area Transportation Plan.

Programming of Non-Urban System, Federal Aid, and State Funding

Proposed projects involving federal-aid funding, other than urban system funding, that are proposed within existing rights-of-way and which are determined to not significantly change traffic patterns, may not be considered to be of appropriate scale to warrant a modification to a currently valid TIP.

When there is knowledge of such projects prior to the annual adoption of the TIP, each project will be included in the program. Generally, projects falling within this category are those which serve to preserve and maintain the integrity of the existing plant or facility such as: overlays to improve or maintain surface conditions; bridge expansion joints and deck repairs necessary to maintain structural and surface sufficiency; slope repair necessary to maintain drainage adequacy; etc. Projects of this nature will be identified by MDT with appropriate justification when requesting program approval of federal highway funds. Local urban area officials will be advised by the Department through the local planning process of the Department's intent to expend federal funds (non-urban system) for such improvements in their area.

Performance Measures

Planning "Performance Measures" are a tool by which the effectiveness of the transportation programs can be measured and are a required element for MPO planning. Specifically, the adoption of Performance Measures and Targets are required for MPOs and States, and they must be included in the MPOs Long Range Transportation Plan (LRTP) and Transportation Improvement Program (TIP).

The Billings MPO has adopted the measures and targets set by the Montana Department of Transportation and has committed to meeting the targets through implementation of its LRTP. The MPO has adopted the State's measures and targets for safety, pavement and bridge condition, system performance, freight and congestion mitigation and air quality, and will support the Billings Transit District's measures associated with transit. To support the targets, the MPO will plan and program projects that contribute toward meeting the targets for each Performance Measure. In general, since the MPO has opted to support the state targets, reporting on this information is completed at the state level. Reporting indicates that the agency has met or made considered progress toward meeting established targets. More detail and supporting data may be found in the Billings LRTP, which are incorporated by reference into this TIP.

The Billings MPO continues to support current targets and affirms this commitment through the inclusion of this statement of support in this document. The narratives and associated table that follow outline the currently adopted measures and targets. Finally, current projects in this TIP that support attainment of specific Performance Measure Targets are identified in the table "Projects List", which includes a column titled "Performance Measure & Target". While the project's contribution to target attainment is identified, it is impossible to quantify the contribution; thus, only the measure and target description are listed.

Safety

The Billings MPO supports the state's targets for applicable safety performance measures. The goal of safety performance measures is to reduce the number of traffic fatalities and serious injuries in the public right of way. Interstate Maintenance, National Highway, Highway Safety Improvement Program, Surface Transportation Program Off-System, Secondary, and State Funded Construction funding sources support projects with the intent to improve safety measures.

Performance Measure	2024 State Target (based on 5-year rolling average)
Number of fatalities	No more than 220.4 annual fatalities, which is an annual reduction of 3 fatalities per year
Rate of fatalities per 100 million vehicle miles traveled (AVMT)	No more than 1.670 fatalities per 100 million annual vehicle miles traveled (AVMT) which is a reduction of .041.
Number of serious injuries	No more than 709 serious injuries, which is an annual reduction of 41 serious injuries.
Rate of serious injuries per 100 million vehicle miles traveled (AVMT)	No more than 5.530 serious injuries per 100 million AVMT which is an annual reduction of .114.
Number of non-motorized fatalities and non-motorized serious injuries	No more than 54.6 non-motorized fatal and serious injuries, which is an annual reduction of 1 per year

Pavement and Bridge Condition

Pavement and bridge condition performance measures aim to maintain roadway and bridge infrastructure in such a way it remains functional and in good repair. Pavement and Bridge Condition are impacted most by Interstate Maintenance, National Highway, Bridge Program, and Urban Pavement Preservation funding sources. Projects included for funding under these sources were selected in part due to their contribution towards pavement and bridge condition targets.

Performance Measure	State Target	
	2-Year	4-Year
Percent of Pavements of the Interstate in Good Condition	50%	50%
Percent of Pavements of the Interstate in Poor Condition	2%	2%
Percent of Pavements of the Non-Interstate NHS in Good Condition	40%	40%
Percent of Pavements of the Non-Interstate NHS in Poor Condition	3%	3%
Percent of Bridges Classified as in Good Condition	16%	16%
Percent of Bridges Classified as in Poor Condition	9%	9%

System Performance

System performance measures exist to improve the efficiency of the overall transportation system, while helping to reduce congestion and travel times and increase reliability of the system. These measures are related to Congestion Mitigation and Air Quality, Surface Transportation Program Urban, and

Transportation Alternatives funding sources. Projects included in these funding sources will contribute to meeting state targets for system performance.

Performance Measure	State Target	
	2-Year	4-Year
Percent of the person-miles traveled on the interstate that are reliable	98%	98%
Percent of the person-miles traveled on the non-Interstate NHS that are reliable	80%	80%

Freight

The primary goal for establishing freight performance measures and targets is to improve the national freight network, while providing access to trade and enhancing the capacity of communities to participate in, and support regional economic development. The FHWA has established a performance measure specifically related to freight movement on the Interstate System, and MDT has set a 2- and 4-year target to address freight reliability (see table below).

Freight performance measures are most strongly influenced by the National Highway Freight Program Federal funding source. Projects selected for National Highways funding will contribute to improving the national freight network and meeting state targets. More information regarding freight related performance measures and metrics can be found in the Montana Freight Plan.

Performance Measure	State Target	
	2-Year	4-Year
Truck Travel Time Reliability (TTTR) Index	1.30	1.30

Congestion Mitigation and Air Quality (CMAQ)

The collection of data regarding air quality performance measures helps to evaluate projects to ensure they are protecting and enhancing the health of the natural environment. These performance measures may be impacted by Congestion Mitigation and Air Quality, Montana Air and Congestion Initiative Discretionary Program, Transportation Alternatives, and Federal Transit Administration funding sources and associated projects that provide support for non-motorized transportation projects and programming that enhances air quality and encourages sustainable transportation options.

Performance Measure	State Target	
	2-Year	4-Year
CMAQ Traffic Congestion (Annual Hours of excessive delay per capita)	N/A	N/A
Percent of Non-SOV travel	N/A	N/A
CMAQ On-Road Mobile Source Emissions (Total Emission Reductions)		
Carbon Monoxide (CO)	36.33 kg/day	36.33 kg/day
Particulate Matter 10 (PM_{10})	0.10 kg/day	0.10 kg/day
Particulate Matter 2.5 ($PM_{2.5}$)	0.07 kg/day	0.07 kg/day

Transit Asset Management

Transit Asset Management Performance targets and measures established for transit asset management (TAM) serve to provide safe, cost-effective, and reliable public transportation through a strategic and systematic process of operating, maintaining, and improving public transportation capital assets. The FTA has established four transit performance measures, three of which are applicable to MET Transit. Transit agencies are only required to establish targets for assets they have direct capital responsibility over. Thus, MET Transit was not required to establish targets for the infrastructure performance measure in their Transit Asset Management Plan (i.e. the percentage of track segments (by mode) that have

performance restrictions). The performance measures and targets established by MET Transit and supported by the MPO are shown in the table below:

Asset Category – Performance Measure	Asset Class	2024 Target	2025 Target	2026 Target	2027 Target	2028 Target
REVENUE VEHICLES						
Age - % of revenue vehicles within a particular asset class that have met or exceeded their Useful Life Benchmark (ULB)	BU – Bus	11%	0%	0%	0%	0%
	CU – Cutaway Bus	59%	53%	47%	27%	0%
EQUIPMENT						
Age - % of vehicles within a particular asset class that have met or exceeded their Useful Life Benchmark (ULB)	Non-Revenue Service Automobile	25%	50%	75%	75%	100%
	Trucks and other Rubber Tire Vehicles	100%	100%	100%	50%	50%
	Facility Maintenance Vehicles	100%	100%	100%	100%	100%
FACILITIES						
Condition - % of facilities with a condition rating below 3.0 on the FTA Transit Economic Requirements Model (TERM) Scale	Passenger Facilities	0%	0%	0%	0%	0%
	Administration and Maintenance	0%	0%	0%	0%	0%

Transit Safety Plan Targets

The Public Transportation Agency Safety Plan (PTASP) Final Rule (49 CFR Part 673) requires certain operators of public transportation systems that receive federal funds under FTA's Urbanized Area Formula Grants to develop safety plans that include the processes and procedures to implement Safety Management Systems (SMS). The plan must include safety performance targets regarding fatalities, injuries, safety events, and system reliability. The rule applies to all operators of public transportation systems that are recipients and sub-recipients of federal financial assistance under the Urbanized Area Formula Program (49 U.S.C. § 5307). MET Transit developed and established a Transit Agency Safety Plan with the following safety performance targets:

2025 PTASP Targets	Fixed Route Service	Paratransit Service
Fatalities (Total)	0	0
Fatalities (per 100k VRM)	0	0
Injuries (Total)	0	0
Injuries (per 100k VRM)	0	0
Safety Events (Total)	1	0
Safety Events (per 100k VRM)	< 1	< 1
System Reliability (VRM/Failures)	30,000	100,000
Assaults on Operations Staff	0	0

Federal Transit Administration Projects

The Federal Transit Administration funded projects, including FTA Section 5339 grant projects, are intended to assure the continued efficient operation, maintenance and administration of the MET Transit system fleet and facilities, including meeting federal regulations such as the Americans with Disabilities Act (ADA). The operating grants are for the fiscal years of July 1, 2024 to June 30, 2028 and the Section 5339 grant projects will permit Bus and Bus Facilities projects in Fiscal Years 2024 through 2028.

The vehicle purchases for MET PLUS are projects to enable the City to continue providing the required specialized demand-responsive paratransit service for citizens who are unable to use the MET Transit System due to their disabling conditions. The projects to purchase vehicles for other entities will address some of the transportation needs of individuals with disabilities and senior populations.

Advancement of Projects

It is mutually agreed that the first two years of this program are the best estimate of the project phase that will be undertaken during the Biennial timeframe. Occasionally, projects advance through the design process faster than anticipated. An approved project may accelerate into the next logical phase providing that the funding source does not change from that which was initially identified in the TIP. Federal, State, and local governments have agreed that a TIP revision is not required in order to accelerate a specific project phase, so long as other planned work is not unduly delayed.

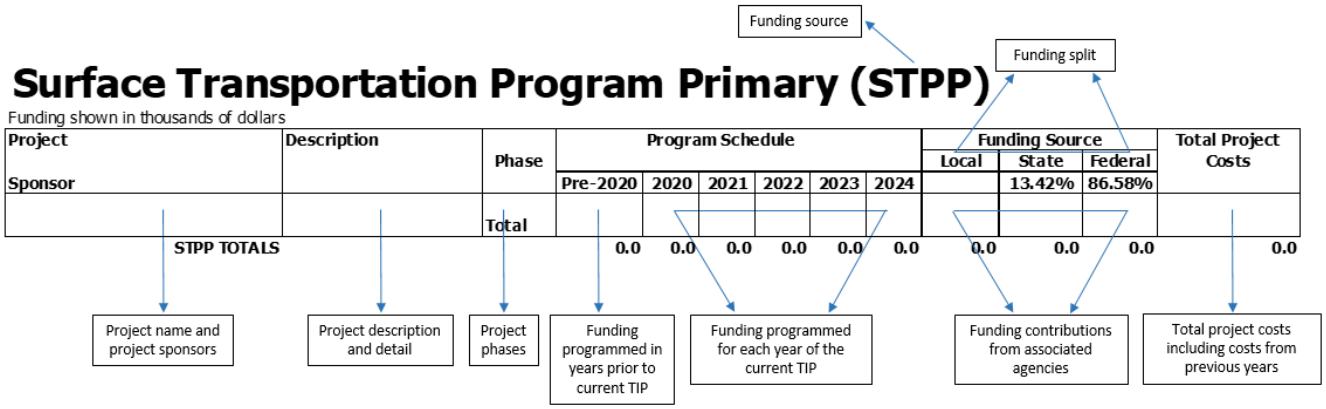
- The priorities with regard to the FTA Section 5307 projects in the Biennial Element are:
    1) Operating Assistance.
- The priorities with regard to the FTA Section 5310 projects in the Biennial Element are:
    1) Replacement vehicles for MET Special Transit and other local agencies.
- The priorities with regard to the FTA Section 5339 projects are:
    1) Assistance for bus/bus facilities

Annual Listing of Projects

Federal regulation (23 CFR §450.334) requires publication of an annual listing of projects for which Federal funds have been obligated in the TIP in the preceding year consistent with the categories identified in the TIP. The MPO will post this list to the Transportation Resource page of the City of Billings Website: https://www.billingsmt.gov/DocumentCenter/View/52948/10-1-2023TO9_30_2024BLGS

Understanding TIP Funding Tables

The TIP project funding tables consist of multiple components and are designed to best display integral information regarding the projects within the TIP. The image below identifies and explains each of the various components of the TIP project funding tables and can be used as a tool to understand the information being presented within the funding tables.



All construction projects included in the TIP will be completed in multiple phases (i.e. PE, RW, IC, and CN). Funding for each construction project is broken down by the costs of each specific phase. The table below provides a description of construction project phases and additional project phases the reader can expect to see within TIP funding tables.

Project Phase	Description
CN	Construction – Construction and/or reconstruction work performed by the agency or contractor to include construction engineering.
IC	Incidental Construction – 'Safety net' for unexpected construction expenditures
OT	Other – Additional programmatic expenditures including costs for education, and outreach
PE	Preliminary Engineering – Analysis and design work completed prior to project construction (the abbreviation EIS will be added if phase includes an environmental impact statement)
Purch.	Purchase – Procuring equipment, software, vehicles, or facilities
RW	Right of Way – Tasks associated with acquiring and preparing the right of way for a project (e.g. property acquisition and utility relocation)
Transit	Transit operations

Billings MPO Project List

PROJECT	UPN	SCOPE	COMMENTS	PERFORMANCE MEASURES
CMAQ				
Billings Bypass - Yellowstone River Bridge	4199-003	New construction of bridge over the Yellowstone River		
Billings Bypass - Johnson Lane Interchange	4199-007	Reconstruction of existing Interchange to a diverging diamond design		System performace - Efficiency
Grand Ave 41st to 62nd		Reconstruction of existing roadway	possible lag project	System performace - Efficiency
STPU				
Billings Bypass - Five Mile Road	4199-002	Reconstruction of roadway	Completed	System performance - Efficiency
Billings Bypass - Yellowstone River Bridge	4199-003	New construction of bridge over the Yellowstone River		
Billings Bypass - Johnson Lane Interchange	4199-007	Reconstruction of existing Interchange to a diverging diamond design		System performance - Efficiency
Grand Ave 41st to 62nd		Reconstruction of existing roadway	possible lag project	System performance - Efficiency
IM				
MDT Preventative Maintenance		Pavement Preservation and Striping	Placeholder to allow project nominations	
I-90 Yellowstone River - Billings	7972	Bridge Replacement		Bridge condition
Mossmain Intch - West Blgs Intch	9198	Pavement Preservation w/ signal improvements at off ramps		Pavement condition
Billings Bypass - Johnson Lane Interchange	4199-007	Reconstruction of existing Interchange to a diverging diamond design		Safety - Reduce Fatalities & Serious Injuries
Lockwood Intechange - Billings	9978	Reconstruction of existing Interchange to a diverging diamond design		Safety - Reduce Fatalities & Serious Injuries
I-90 CULVERTS - BILLINGS AREA	10427	Culvert replacement	Not all locations inside MPO boundary	
NH				
MDT Preventative Maintenance		Pavement Preservation and Striping	Placeholder to allow project nominations	
Billings Bypass	4199-000	New Construction	Covers PE & IC	
Billings Bypass - Yellowstone River Bridge	4199-003	New construction of bridge over the Yellowstone River		
Billings Bypass - Johnson Lane Interchange	4199-007	Reconstruction of existing Interchange to a diverging diamond design		Safety - Reduce Fatalities & Serious Injuries
Billings Bypass - RR O'pass	4199-005	New construction of bridge over the railroad		
Billings Bypass - Johnson Ln Intch-RR O'pass	4199-008	New construction of roadway connection from existing Interchange to the bridge over the railroad		
Billings Bypass - Johnson Lane Intch - RR O'pass	4199-006	New construction of connection from interchange to the railroad overpass		
Billings Bypass - Five Mile Road to US 87	4199-004	New construction of connection from Five Mile to US 87		
Exposition Dr. & 1st Ave N. Blgs	7908	Intersection Improvements		Safety - Reduce Fatalities & Serious Injuries
Underpass Ave. Improvements	8669	Intersection Improvements		Safety - Reduce Fatalities & Serious Injuries
Airport Rd. & Main St. - Blgns	8718	Intersection Improvements		Safety - Reduce Fatalities & Serious Injuries
1st Ave. N - N 9th to RR Xing	9022	Major Reconstruction		
Zoo Drive Improvements	9597	Intersection Improvements		Safety - Reduce Fatalities & Serious Injuries
1st Ave. N - RR Xing to Broadway	9880	Major Reconstruction		
1st Ave. N - Broadway to Division	9881	Major Reconstruction		
Montana Ave Crosswalks - Billings	9998	Sidewalk Improvements ADA Compliance		Safety - Reduce Fatalities & Serious Injuries

Billings MPO Project List (Continued)

NHFP				
Billings Bypass - Johnson Lane Interchange	4199-007	Reconstruction of existing Interchange to a diverging diamond design		
I-90 Yellowstone River - Billings	7972	Bridge Replacement		Freight Network
STPX, STPS, SFCN				
Billings Bypass - Yellowstone River Bridge	4199-003	New construction of bridge over the Yellowstone River		
Lockwood Interchange	9588	Interchange Improvements Study		
Jct Main & 87 to Worden		Roadway Striping		
SF 209 BILLINGS DIST SIGNS	10299	install safety improvement: signs, delineation, chevrons		
STPP				
RRS				
HSIP				
Various Safety Projects			Placeholder to allow project nominations	
SF 129 - Rndabout King 56th	8052	Intersection Improvements - Roundabout		Safety - Reduce Fatalities & Serious Injuries
SF 169 Rimrock & 62nd St. W	9383		Roundabout	Safety - Reduce Fatalities & Serious Injuries
Zoo Drive Improvements	9597	Intersection Improvements		Safety - Reduce Fatalities & Serious Injuries
SF 189 South D5 Safety Imprv	9912	Intersection Safety Improvements	Several intersections West End Billings using 10% for costs	Safety - Reduce Fatalities & Serious Injuries
SF 209 BILLINGS DIST SIGNS	10299	install safety improvement: signs, delineation, chevrons		
KING AVE & 48TH STREET - BLGS	10643	Roundabout safety and operational improvements	split funded	Safety - Reduce Fatalities & Serious Injuries
BR				
Billing Bypass - Yellowstone River	4199-003	New construction of bridge over the Yellowstone River		
I-90 Yellowstone River - Billings	7972	Bridge Replacement		
BR PRES COLUMBUS JOLIET AREA	9552	Minor bridge rehab	One project in MPO Boundary	
SHILOH RD / I-90 BRIDGE - BLGS	9720	Bridge rehab		Bridge condition
MONTANA AVE OVERPASS- BILLINGS	9913	Bridge rehab		Bridge condition
UPP				
Various Preservation Projects		Pavement preservation	Placeholder to allow project nominations	
MACI				
MDT MACI		Statewide CMAQ - Various	Placeholder to allow project nominations	
MDT MACI		Statewide CMAQ - ADA Compliance	Placeholder to allow project nominations	
Underpass Ave. Improvements	8669	Intersection Improvements		
Mossmain Intch - West Blgs Intch	9198	Pavement Preservation w/ signal improvements at off ramps	Partially funded IM is primary	
ATSPM - MAIN STREET (BILLINGS)	10400	Signal Improvements		
BILLINGS DISTRICT ADA UPGRADES	10431	Signal Improvements	CE only	

Billings MPO Project List (Continued)

CR				
BILLINGS DISTRICT ADA UPGRADES	10431	Signal Improvements	CN only	
Zoo Drive Improvements	9597	Intersection Improvements	CN only	
KING AVE & 48TH STREET - BLGS	10643	Roundabout safety and operational improvements	split funded	
TA				
Stagecoach Trail		Shared use path		
Old Hardin Sidewalk		Sidewalk construction		
FWP				
Rose Park Trail, Phase 1	Local	Bike Pedestrian Path	Recreational Trails Program $100,000 Local (In-Kind) $25,000	
Rose Park Trail, Phase 2	Local	Bike Pedestrian Path	Recreational Trails Program $100,000 Local $25,000	
Lillis Park Trail Connector	Local	Bike Pedestrian Path	Recreational Trails Program $100,000 Local $25,000	
Big Ditch Trail Extension	Local	Bike Pedestrian Path	Recreational Trails Program $100,000 Local $25,000	
Southern Riverfront Park Trail*	Local	Bike Pedestrian Path	Recreational Trails Program $100,000 Local $25,000	
Trailside Education Signs*	Local	Trail Signage	Recreational Trails Program $47,000 Local $12,000	
EARMARK				
Billings Bypass	4199-001	New Construction	Covers Environmental Doc., PE, RW	
FTA 5307				
FTA 5339				
FTA 5310				
FTA 5311				
100 % LOCALLY FUNDED PROJECTS				
Various Projects		Annual Operation and Maintenance		
State Funded Maintenance				
Various Maintenance Projects		Maintenance		

Projects with Multiple Funding

Billings Bypass

Funding shown in thousands of dollars

Project: Billings Bypass		Description	Phase	Program Schedule							Funding	Local	State	Federal	Total Project Costs	
Sponsor: MDT				Pre-2024	2024	2025	2026	2027	2028	2028+	Source		13.42%	86.58%		
Billings Bypass	*UPN4199000*	Environmental Impact Statement	PE-EIS	4,919.6							EARMARK		660.2	4,259.4	4,919.6	
		Preliminary Engineering	PE	9,679.0							EARMARK		1,298.9	8,380.0	9,679.0	
		Preliminary Engineering	PE	8,074.0		1,300.0					NH		1,258.0	8,116.0	9,374.0	moved from 24 to 25
		Right of Way Acquisition	RW	11,420.0	4,500.0	2,050.0					EARMARK/NH		2,411.6	15,558.4	17,970.0	remianing rw moved from 24 to 25
		Utility Moves	IC								NH		0.0	0.0	0.0	
MDT			**Total**	**34,092.6**	**4,500.0**	**3,350.0**	**0.0**	**0.0**	**0.0**				**5,628.7**	**36,313.9**	**41,942.6**	
Billings Bypass	*UPN4199002*	Construction of Five Mile Road	IC	156.8							STPU		21.0	135.8	156.8	
(Five Mile Road)			CN	5,865.9							STPU		787.2	5,078.7	5,865.9	
MDT			**Total**	**6,022.8**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**				**808.3**	**5,214.5**	**6,022.8**	
Billings Bypass	*UPN4199003*	Construction of a new bridge	IC	416.2	-90.8						NH		43.7	281.8	325.5	Final
(Yellowstone River Bridge)		over the Yellowstone River	CN	11,364.2							STPU		1,525.1	9,839.1	11,364.2	
			CN	5,000.0							CMAQ		671.0	4,329.0	5,000.0	
			CN	5,000.0							BRIDGE		671.0	4,329.0	5,000.0	
			CN	18,261.7	-1,755.6						NH		2,215.1	14,291.0	16,506.1	Final
			CN	12.9							SFCX		12.9	0.0	12.9	
MDT			**Total**	**40,055.0**	**-1,846.3**	**0.0**	**0.0**	**0.0**	**0.0**				**5,138.8**	**33,069.9**	**38,208.7**	
Billings Bypass	*UPN4199007*	Reconstruction of existing	IC	4,121.1							NH		553.1	3,568.1	4,121.1	moved to 26 from 25
(Johnson Lane Interchange)		Interchange	CN				2,429.7				STPU		326.1	2,103.7	2,429.7	
			CN				6,200.0				CMAQ		832.0	5,368.0	6,200.0	
			CN				3,800.0				NH		510.0	3,290.0	3,800.0	
			CN				14,357.7				NHFP split at 91.24/8.76		1,257.7	13,100.0	14,357.7	
			CN				29,160.8				IM*		2,554.5	26,606.3	29,160.8	increased costs for TCP
MDT			**Total**	**4,121.1**	**0.0**	**0.0**	**55,948.3**	**0.0**	**0.0**				**6,033.3**	**54,036.1**	**60,069.4**	
Billings Bypass	*UPN4199005*	Construction of new bridge	IC	764.4	469.2						NH		165.6	1,068.1	1,233.6	
(Railroad Overpass)		over railroad	CN	16,929.6	520.0						NH		2,341.7	15,107.9	17,449.6	
MDT			**Total**	**17,694.0**	**989.2**	**0.0**	**0.0**	**0.0**	**0.0**				**2,507.3**	**16,176.0**	**18,683.2**	
Billings Bypass	*UPN4199008*	New construction of roadway											0.0	0.0	0.0	
(RR O'pass to Yellowstone R)		connection from existing Interchange to the bridge over the railroad	CN	7,726.3	-722.5						NH		939.9	6,063.9	7,003.8	Final
MDT			**Total**	**7,726.3**	**-722.5**	**0.0**	**0.0**	**0.0**	**0.0**				**939.9**	**6,063.9**	**7,003.8**	
Billings Bypass	*UPN4199006*	Construction of connection	IC		1,000.0						NH		134.2	865.8	1,000.0	
(Johnson Lane Interchange to RR O'pass)		from Interchange to RR O'pass	CN		8,252.8						NH		1,107.5	7,145.3	8,252.8	
MDT			**Total**	**0.0**	**9,252.8**	**0.0**	**0.0**	**0.0**	**0.0**				**1,241.7**	**8,011.1**	**9,252.8**	
Billings Bypass	*UPN4199004*	Construction of connection	IC							500.0	NH		67.1	432.9	500.0	moved from 25 to 29
(Five Mile Rd to US 87)		from Five Mile to US 87	CN							14,719.6	NH		1,975.4	12,744.2	14,719.6	moved from 25 to 29
MDT			**Total**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**15,219.6**			**2,042.5**	**13,177.1**	**15,219.6**	
Totals				**109,711.9**	**12,173.2**	**3,350.0**	**55,948.3**	**0.0**	**0.0**	**15,219.6**		**0.0**	**24,340.5**	**172,062.5**	**196,402.9**	

Funding projections are based on best available information and are subject to change given current funding uncertainties and unknown impacts of future congressional or other federal actions.

CN estimates include CE costs

Projects with Multiple Funding Continued

I-90 Yellowstone River Bridges

Funding shown in thousands of dollars

Project: I-90 Yellowstone River Bridges	Description	Phase	Program Schedule							Funding	Local	State	Federal	Total Project Costs	
Sponsor: MDT			Pre-2024	2024	2025	2026	2027	2028	2028+	Source		13.42%	86.58%		
I-90 Yellowstone River Bridges	Reconstruction of Interstate bridges over the Yellowstone River	PE	4,833.3							BRIDGE		648.6	4,184.6	4,833.3	
UPN 7972		PE	722.2							IM*		63.3	658.9	722.2	
		PE	801.4							NHFP		70.2	731.2	801.4	
		RW	180.0							IM*		15.8	164.2	180.0	
		CN	63,376.3	2,074.9						BRIDGE		8,783.6	56,667.7	65,451.3	modified costs
		CN	4,384.0							IM*		384.0	4,000.0	4,384.0	
		CN	17,325.0							NHFP		2,325.0	15,000.0	17,325.0	
MDT	RP 450 to 452.7	**Total**	**91,622.3**	**2,074.9**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**			**12,290.5**	**81,406.7**	**93,697.2**	
Totals			**91,622.3**	**2,074.9**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**			**12,290.5**	**81,406.7**	**93,697.2**	

CN estimates include CE costs

**IM funding split is 91.24% Federal/8.76% State*

KING AVE & 48TH STREET - BLGS

Funding shown in thousands of dollars

Project: KING AVE & 48TH STREET - BLGS	Description	Phase	Program Schedule							Funding	Local	State	Federal	Total Project Costs	
Sponsor: MDT			Pre-2024	2024	2025	2026	2027	2028	2028+	Source		13.42%	86.58%		New project
KING AVE & 48TH STREET - BLGS	address safety and operational issues at the intersection of King Avenue and 48th Street. The preferred alternative is a roundabout	PE			600.0					CR		80.5	519.5	600.0	
UPN 10643		RW					400.0			CR		53.7	346.3	400.0	
		IC						400.0		CR		53.7	346.3	400.0	
		CN							1,908.1	CR		256.1	1,652.0	1,908.1	
		CN							1,600.0	HSIP		160.0	1,440.0	1,600.0	
		CN							341.9	Local Contribution	341.9	0.0	0.0	341.9	
MDT	U-1037 RP 16.5 to 16.7	**Total**	**0.0**	**0.0**	**600.0**	**0.0**	**400.0**	**400.0**	**3,850.0**		**341.9**	**603.9**	**4,304.2**	**5,250.0**	
Totals			**0.0**	**0.0**	**600.0**	**0.0**	**400.0**	**400.0**	**3,850.0**		**341.9**	**603.9**	**4,304.2**	**5,250.0**	

CN estimates include CE costs

HSIP split at 90/10%

Project: Grand Avenue

Funding shown in thousands of dollars

Project: Grand Avenue	Description	Phase	Program Schedule							Funding	Local	State	Federal	Total Project Costs	
Sponsor: MDT			Pre-2024	2024	2025	2026	2027	2028	2028+	Source		13.42%	86.58%		New project
Grand Avenue	reconstruction of existing roadway	PE			2,362.6					STPU		317.1	2,045.5	2,362.6	
UPN		RW				1,260.0				STPU		169.1	1,090.9	1,260.0	
		IC					1,500.0			STPU		201.3	1,298.7	1,500.0	
		CN						16,985.7		STPU		2,279.5	14,706.2	16,985.7	
		CN						3,426.8		CMAQ		459.9	2,966.9	3,426.8	
MDT	41st St West to 62nd St West	**Total**	**0.0**	**0.0**	**2,362.6**	**1,260.0**	**1,500.0**	**20,412.4**	**0.0**			**3,426.8**	**22,108.2**	**25,535.0**	
Totals			**0.0**	**0.0**	**2,362.6**	**1,260.0**	**1,500.0**	**20,412.4**	**0.0**			**3,426.8**	**22,108.2**	**25,535.0**	

Estimated Revenue

Amounts shown in thousands of dollars

Federal					STP/S*/X*											
Fiscal Year	**CMAQ****	**STPU***	**IM***	**NH***	**NHFP***	**SFCN**	**STPP***	**RRS**	**HSIP***	**BR***	**UPP***	**MACI***	**CR***	**TA***	**FWP**	**SUBTOTAL**
Carryover	7,186.9	12,767.4												5,945.0		25,899.3
FFY 2024	1,490.4	2,551.8	3,333.0	20,391.4	0.0	0.0	0.0	0.0	-669.0	3,634.7	500.0	807.5	388.4	790.0	349.6	33,567.7
FFY 2025	1,489.8	2,551.8	3,168.7	14,609.9	0.0	69.7	0.0	0.0	1,336.4	12.4	500.0	750.0	1,728.2	790.0	184.1	27,190.9
FFY 2026	1,489.8	2,551.8	31,429.5	17,429.4	14,357.7	84.6	0.0	0.0	742.7	0.0	500.0	750.0	0.0	790.0	125.0	70,250.5
FFY 2027	1,489.8	2,551.8	7,769.4	17,815.0	0.0	0.0	0.0	0.0	500.0	0.0	500.0	750.0	400.0	790.0	125.0	32,690.9
FFY 2028	1,489.8	2,551.8	52,769.9	39,638.3	0.0	0.0	0.0	0.0	2,100.0	2,824.2	500.0	750.0	2,308.1	790.0	125.0	105,846.9
TOTAL	14,636.5	25,526.2	98,470.6	109,884.0	14,357.7	154.3	0.0	0.0	4,010.1	6,471.3	2,500.0	3,807.5	4,824.7	9,894.8	908.7	295,446.3

Federal	FTA 5307		FTA 5339		DISCRETIONAI 5339		FTA 5310		GAS TAX			
Fiscal Year	**Federal**	**Local**	**Federal**	**Local**	**Federal**	**Local**	**Federal**	**Local**	**CITY**	**COUNTY**	**OTHER*****	**TOTAL**
Carryover	5,107.7		1,011.2		6,904.6		0.0					38,922.9
FFY 2024	2,859.7	3,290.6	735.0	210.6	910.3	1,487.0	203.9	36.0	1,739.8	313.8	998.6	46,353.1
FFY 2025	2,847.0	1,915.1	735.0	180.0	0.0	165.1	297.2	59.1	1,739.8	313.8	1,819.4	37,262.4
FFY 2026	2,847.0	1,902.5	735.0	196.2	0.0	0.0	180.8	45.2	1,726.8	324.8	998.6	79,207.2
FFY 2027	2,847.0	1,880.9	735.0	113.9	0.0	0.0	180.8	45.2	1,779.9	299.1	998.6	41,571.2
FFY 2028	2,847.0	1,880.9	500.0	280.0	0.0	0.0	180.8	45.2	1,726.8	324.8	1,452.3	115,084.6
TOTAL	19,355.4	10,869.8	4,451.2	980.7	7,814.9	1,652.1	1,043.5	230.6	8,713.1	1,576.2	6,267.4	358,401.4

Funding projections are based on best available information and are subject to change given current funding uncertainties and unknown impacts of future congressional or other federal actions. Federal program funding availability may impact the scheduling of projects. Funding beyond 2024 will be subject to the obligation limitation set by the annual appropriations process.

NOTES:

These estimates are based on historical data and projections.

* STPU, IM, NH, NHFP, STPX, STPP, HSIP, BR, UPP, MACI, and TA funds include match.

**Reflective of federal share only.

***Operations and Maintenance funds (average of Fiscal Years 2020-2022),TRANsADE, and CMAQ (match) makes up OTHER

Congestion Mitigation & Air Quality (CMAQ)

Funding shown in thousands of dollars

Unless otherwise indicated the matching ratios for these projects are 86.58% Federal and 13.42% Match

Project / Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local 13.42%	Funding Source: State 13.42%	Funding Source: Federal 86.58%	Total Project Costs	
Carryover (Federal)				7,186.9	8,677.3	4,799.1	6,288.9	7,778.7					
Estimated allocation (Federal)				1,490.4	1,489.8	1,489.8	1,489.8	1,489.8					updated allocation
Billings Bypass *UPN4199003*	Construction of a new bridge												
(Yellowstone River Bridge)	over the Yellowstone River	CN	5,000.0							671.0	4,329.0	5,000.0	
MDT		**Total**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**671.0**	**4,329.0**	**5,000.0**	
Billings Bypass *UPN4199007*	Reconstruction of existing												
(Johnson Lane Interchange)	Interchange	CN			6,200.0					832.0	5,368.0	6,200.0	
MDT		**Total**	**0.0**	**0.0**	**6,200.0**	**0.0**	**0.0**	**0.0**	**0.0**	**832.0**	**5,368.0**	**6,200.0**	
Grand Avenue *UPN*	Reconstruction of existing roadway 41st to 62nd street 2.6 miles												New project cmaq participating in STPU project
		CN						3,426.8		459.9	2,966.9	3,426.8	
Possible LAG with city		**Total**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**3,426.8**	**0.0**	**459.9**	**2,966.9**	**3,426.8**	
Service Operations*													
Operating - 80% match	Transfer from CMAQ to 5307	Transit							0.0		0.0	0.0	
MET Transit		**Total**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**		**0.0**	**0.0**	
Project Adjustments/Closures													
		CMAQ Totals		**0.0**	**6,200.0**	**0.0**	**0.0**	**3,426.8**	**0.0**	**1,962.9**	**12,663.9**	**14,626.8**	
		Federal		**0.0**	**5,368.0**	**0.0**	**0.0**	**2,966.9**					
		State		**0.0**	**820.9**	**0.0**	**0.0**	**453.7**					
		Ending Balance (Federal)		**8,677.3**	**4,799.1**	**6,288.9**	**7,778.7**	**6,301.6**					

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Federal program funding availability may impact the scheduling of projects. Funding will be subject to the obligation limitation set by the annual appropriations process.
CN estimates include CE costs

Surface Transportation Program Urban (STPU)

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local	Funding Source: State	Funding Source: Federal	Total Project Costs	
										13.42%	86.58%		
Carryover				12,767.4	15,319.2	13,078.6	14,370.4	15,422.1					
Estimated Allocation (STPU)				2,551.8	2,551.8	2,551.8	2,551.8	2,551.8					updated allocation
Billings Bypass *UPN4199002*	Construction of Five Mile Roa	IC	140.1							18.8	121.3	140.1	
(Five Mile Road)		CN	5,865.9							787.2	5,078.7	5,865.9	
MDT		**Total**	**6,006.1**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**		**806.0**	**5,200.1**	**6,006.1**	
Billings Bypass *UPN4199003*	Construction of a new bridge												
(Yellowstone River Bridge)	over the Yellowstone River												
		CN	11,364.2							1,525.1	9,839.1	11,364.2	
MDT		**Total**	**11,364.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**1,525.1**	**9,839.1**	**11,364.2**	
Billings Bypass *UPN4199007*	Reconstruction of existing												
(Johnson Lane Interchange)	Interchange												
		CN			2,429.7					326.1	2,103.7	2,429.7	
MDT		**Total**	**0.0**	**0.0**	**2,429.7**	**0.0**	**0.0**	**0.0**	**0.0**	**326.1**	**2,103.7**	**2,429.7**	
Grand Avenue *UPN*	Reconstruction of existing	PE			2,362.6					317.1	2,045.5	2,362.6	new urban priority
	roadway	RW				1,260.0				169.1	1,090.9	1,260.0	not yet approved by commission 01/03/202
	41st to 62nd street	IC					1,500.0			201.3	1,298.7	1,500.0	
	2.6 miles	CN						16,985.7		2,279.5	14,706.2	16,985.7	
Possible LAG with city		**Total**	**0.0**	**0.0**	**2,362.6**	**1,260.0**	**1,500.0**	**16,985.7**	**0.0**	**2,966.9**	**19,141.3**	**22,108.2**	
Adjustment/Closures													
		STPU Totals		**0.0**	**4,792.3**	**1,260.0**	**1,500.0**	**16,985.7**	**0.0**	**5,624.1**	**36,284.1**	**41,908.2**	
		Federal		**0.0**	**4,149.2**	**1,090.9**	**1,298.7**	**14,706.2**					
		State		**0.0**	**643.1**	**169.1**	**201.3**	**2,279.5**					
		Balance		**15,319.2**	**13,078.6**	**14,370.4**	**15,422.1**	**988.2**					

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Federal program funding availability may impact the scheduling of projects. Funding will be subject to the obligation limitation set by the annual appropriations process.
CN estimates include CE costs

Interstate Maintenance (IM)

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local	Funding Source: State 8.76%	Funding Source: Federal 91.24%	Total Project Costs	
MDT-PREVENTATIVE MAINTENANCE - IM	Maintenance - Striping, Durable	All		1,500.0	1,500.0	1,500.0	1,500.0	1,500.0		657.0	6,843.0	7,500.0	
MDT	Pave Marking, Pavement Pres.	**Total**		**1,500.0**	**1,500.0**	**1,500.0**	**1,500.0**	**1,500.0**	**0.0**	**657.0**	**6,843.0**	**7,500.0**	
Johnson Lane Interchange Ramps	Striping and Durable Pavement Markings	OT		4.0						0.3	3.6	4.0	
UPN	Interchange												
MDT	I-90 RP 455- 455.5	**Total**	**0.0**	**4.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.3**	**3.6**	**4.0**	
Lockwood Interchange Ramps	Striping and Durable Pavement Markings	OT		4.0						0.3	3.6	4.0	
UPN	Interchange												
MDT	I-90 RP 452.6- 453.1	**Total**	**0.0**	**4.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.3**	**3.6**	**4.0**	
27TH ST. Interchange Ramps	Striping and Durable Pavement Markings	OT		4.0						0.3	3.6	4.0	
UPN	Interchange												
MDT	I-90 RP 449.9- 450.4	**Total**	**0.0**	**4.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.3**	**3.6**	**4.0**	
South Billings Blvd Interchange Ramps	Striping and Durable Pavement Markings	OT		4.0						0.3	3.6	4.0	
UPN	Interchange												
MDT	I-90 RP 447- 447.5	**Total**	**0.0**	**4.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.3**	**3.6**	**4.0**	
King Ave West Interchange Ramps	Striping and Durable Pavement Markings	OT		4.0						0.3	3.6	4.0	
UPN	Interchange												
MDT	I-90 RP 446.2- 446.4	**Total**	**0.0**	**4.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.3**	**3.6**	**4.0**	
Zoo Drive Interchange Ramps	Striping and Durable Pavement Markings	OT		4.5						0.4	4.1	4.5	
UPN	Interchange												
MDT	I-90 RP 443.1- 443.7	**Total**	**0.0**	**4.5**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.4**	**4.1**	**4.5**	
Billings Bypass - Johnson Lane Intch	Reconstruction of existing	CN				29,160.8				2,554.5	26,606.3	29,160.8	moved to 26 from 25
UPN 4199-007	Interchange												
MDT	I-90 RP	**Total**	**0.0**	**0.0**	**0.0**	**29,160.8**	**0.0**	**0.0**	**0.0**	**2,554.5**	**26,606.3**	**29,160.8**	
I-90 Yellowstone River Bridges	Bridge Replacement	PE	722.2							63.3	658.9	722.2	
UPN 7972		RW	180.0							15.8	164.2	180.0	
		CN	4,384.0							384.0	4,000.0	4,384.0	
MDT	I-90 RP 450.09 to 452.73	**Total**	**5,286.3**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**463.1**	**4,823.2**	**5,286.3**	
Mossmain Intch - West Blgs Intch	Pavement Preservation	PE	910.5							79.8	830.8	910.5	
UPN 9198	Not all locations inside MPO boundary	CN	24,304.8	1,051.7						2,221.2	23,135.3	25,356.5	modification
MDT	I-90 RP 437.12 to 446.7	**Total**	**25,215.3**	**1,051.7**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**2,301.0**	**23,966.0**	**26,267.0**	
Lockwood Interchange - Billings	Capital Construction	PE	3,331.2		900.0					370.7	3,860.6	4,231.2	modification
UPN 9978	Improvements to Lockwood Interchange	RW			768.7					67.3	701.4	768.7	
		IC				768.7				67.3	701.4	768.7	
		CN						51,269.9		4,491.2	46,778.6	51,269.9	updated costs
MDT	I-90 RP 450 to RP 453.5	**Total**	**3,331.2**	**0.0**	**1,668.7**	**768.7**	**0.0**	**51,269.9**	**0.0**	**4,996.6**	**52,042.0**	**57,038.6**	
I-90 CULVERTS - BILLINGS AREA	Culvert Replacement	PE		757.0						66.3	690.7	757.0	
UPN 10427	Not all locations inside MPO boundary	CN					6,269.4			549.2	5,720.2	6,269.4	decreased costs
MDT	I-90 RP 413 to 528	**Total**	**0.0**	**757.0**	**0.0**	**0.0**	**6,269.4**	**0.0**	**0.0**	**615.5**	**6,410.9**	**7,026.4**	
IM TOTAL			**33,832.8**	**3,333.0**	**3,168.7**	**31,429.5**	**7,769.4**	**52,769.9**	**0.0**	**11,589.8**	**120,713.6**	**132,303.4**	

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Federal program funding availability may impact the scheduling of projects. Funding will be subject to the obligation limitation set by the annual appropriations process.

*IM is a state sub-allocated program funded by the federal National Highway Performance Program.

CN estimates include CE costs

National Highway (NH)*

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local	Funding Source: State 13.42%	Funding Source: Federal 86.58%	Total Project Costs	
MDT-PREVENTATIVE MAINTENANCE - N	Maintenance - Striping, Dura	All		1,000.0	1,000.0	1,000.0	1,000.0	1,000.0		671.0	4,329.0	5,000.0	
MDT	Pave Marking, Pavement Pres	**Total**		**1,000.0**	**1,000.0**	**1,000.0**	**1,000.0**	**1,000.0**		**671.0**	**4,329.0**	**5,000.0**	
Heights Main St.	Striping and Durable Paveme	OT		140.7						**18.9**	**121.8**	**140.7**	
UPN	BR I-90/US-87									**0.0**	**0.0**	**0.0**	
MDT	RP 0 to 4.7	**Total**	**0.0**	**140.7**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**18.9**	**121.8**	**140.7**	
27th ST.	Striping and Durable Paveme	OT		142.2						**19.1**	**123.1**	**142.2**	
UPN	MT-3									**0.0**	**0.0**	**0.0**	
MDT	RP 0 to 3.3	**Total**	**0.0**	**142.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**19.1**	**123.1**	**142.2**	
Zoo Drive Interchange	Striping and Durable Paveme	OT		55.5						**7.5**	**48.1**	**55.5**	
UPN	Zoo Drive									**0.0**	**0.0**	**0.0**	
MDT	RP 0 to 0.9	**Total**	**0.0**	**55.5**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**7.5**	**48.1**	**55.5**	
King Ave West	Striping and Durable Paveme	OT		22.5						**3.0**	**19.4**	**22.5**	
UPN	King Ave West									**0.0**	**0.0**	**0.0**	
MDT	RP 2.5 to 3.1	**Total**	**0.0**	**22.5**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**3.0**	**19.4**	**22.5**	
Old Laurel Road	Striping and Durable Paveme	OT		16.6						**2.2**	**14.4**	**16.6**	
UPN	BR I-90									**0.0**	**0.0**	**0.0**	
MDT	RP 0 to 0.7	**Total**	**0.0**	**16.6**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**2.2**	**14.4**	**16.6**	
Billings Bypass	New construction	PE	8,074.0		1,300.0					1,258.0	8,116.0	9,374.0	moved from 24 to 25
UPN 4199-000		RW	3,573.0	4,500.0	2,050.0					1,358.5	8,764.5	10,123.0	remianing rw moved from 24 to 25
		IC								0.0	0.0	0.0	
MDT		**Total**	**11,647.0**	**4,500.0**	**3,350.0**	**0.0**	**0.0**	**0.0**	**0.0**	**2,616.5**	**16,880.5**	**19,497.0**	
Billings Bypass - Yellowstone River Bridg	New construction of bridge	IC	416.2		-90.8					43.7	281.8	325.5	Final
UPN 4199-003	over the Yellowstone River	CN	18,261.7	-1,621.0	-1,755.6					1,997.6	12,887.5	14,885.1	Final
MDT		**Total**	**18,677.9**	**-1,621.0**	**-1,846.3**	**0.0**	**0.0**	**0.0**	**0.0**	**2,041.3**	**13,169.3**	**15,210.5**	
Billings Bypass - Five Mile Rd to US 87	Construction of connection	IC						500.0		67.1	432.9	500.0	moved to 29 from 25
UPN 4199-004	from Five Mile to US 87	CN						14,719.6		1,975.4	12,744.2	14,719.6	moved to 29 from 25
MDT		**Total**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**15,219.6**	**0.0**	**2,042.5**	**13,177.1**	**15,219.6**	
Billings Bypass - RR O'pass	New construction of	IC	764.4	469.2						165.6	1,068.1	1,233.6	
UPN 4199-005	RR O'pass	CN	16,929.6	520.0						2,341.7	15,107.9	17,449.6	
MDT		**Total**	**17,694.0**	**989.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**2,507.3**	**16,176.0**	**18,683.2**	
Billings Bypass - Johnson Ln. Intch - RR C	New construction of connecti	IC		1,000.0						134.2	865.8	1,000.0	
UPN 4199-006	from Interchange to bridge	CN		8,252.8						1,107.5	7,145.3	8,252.8	
MDT		**Total**	**0.0**	**9,252.8**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**1,241.7**	**8,011.1**	**9,252.8**	
Billings Bypass - Johnson Lane Intch	Reconstruction of existing	IC	4,121.1							553.1	3,568.1	4,121.1	
UPN 4199-007	Interchange	CN			3,800.0					510.0	3,290.0	3,800.0	
	RP 455.5	**Total**	**4,121.1**	**0.0**	**3,800.0**	**0.0**	**0.0**	**0.0**	**0.0**	**1,063.0**	**6,858.1**	**7,921.1**	
Billings Bypass - (RR O'pass to Yellowsto	New construction of roadway									0.0	0.0	0.0	
UPN4199-008	connection from existing	CN	7,726.3	-722.5						939.9	6,063.9	7,003.8	Final
MDT	Interchange to the bridge over the railroad	**Total**	**7,726.3**	**-722.5**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**939.9**	**6,063.9**	**7,003.8**	
Exposition Dr. & 1st Ave. N. Blgs	Interesction Improvements	PE	1,537.3	2,334.8						519.6	3,352.4	3,872.0	modification
UPN 7908										0.0	0.0	0.0	
		CN					9,036.8			1,212.7	7,824.1	9,036.8	decreased costs and moved to 27 from 25
MDT	RP .35 to 1.35	**Total**	**1,537.3**	**2,334.8**	**0.0**	**0.0**	**9,036.8**	**0.0**	**0.0**	**1,732.4**	**11,176.5**	**12,908.9**	
Underpass Ave. Improvements	Intersection Improvements									0.0	0.0	0.0	
UPN 8669		CN	10,763.2	3,531.5	154.6					1,939.1	12,510.2	14,449.3	modification
MDT	RP .51 to .72	**Total**	**10,763.2**	**3,531.5**	**154.6**	**0.0**	**0.0**	**0.0**	**0.0**	**1,939.1**	**12,510.2**	**14,449.3**	
Airport Rd. & Main St. - Blgs	Intersection Improvements	OT	295.6							39.7	255.9	295.6	
UPN 8718		PE	2,229.8	350.7						346.3	2,234.2	2,580.5	
		RW				61.2				8.2	53.0	61.2	
		IC				153.1				20.5	132.5	153.1	
		CN					7,718.4			1,035.8	6,682.6	7,718.4	decreased to match tcp
MDT	RP 1.5 to 2.2	**Total**	**2,525.4**	**350.7**	**0.0**	**214.3**	**7,718.4**	**0.0**	**0.0**	**1,450.5**	**9,358.3**	**10,808.8**	
1st Ave. N - N 9th to RR Xing	Reconstruction of roadway	PE	2,984.3							400.5	2,583.8	2,984.3	
UPN 9022	Major Rehab	RW				59.8				8.0	51.8	59.8	
		IC					59.8			8.0	51.8	59.8	
		CN						20,808.6		2,792.5	18,016.1	20,808.6	updated costs
MDT	N-115 RP 0.7 - RP .93	**Total**	**2,984.3**	**0.0**	**0.0**	**59.8**	**59.8**	**20,808.6**	**0.0**	**3,209.1**	**20,703.4**	**23,912.5**	
Zoo Drive Improvements	Intersection Improvements	PE	499.7							67.1	432.7	499.7	
UPN 9597		RW		170.8						22.9	147.9	170.8	
		IC		227.7						30.6	197.2	227.7	
	I-90 RP 442.9 to 444.3	CN			7,520.3					1,009.2	6,511.1	7,520.3	updated costs to award amount moved 1.1 mil
MDT	U-1011 RP 2.36 to 3.04	**Total**	**499.7**	**398.5**	**7,520.3**	**0.0**	**0.0**	**0.0**	**0.0**	**1,129.8**	**7,288.8**	**8,418.6**	
1st Ave. N - RR Xing to Broadway	Reconstruction of roadway	PE	831.1							111.5	719.5	831.1	
UPN 9880	Major Rehab	RW			12.4					1.7	10.8	12.4	
Project split from 9022		IC			255.6					34.3	221.3	255.6	
		CN				8,345.7				1,120.0	7,225.7	8,345.7	updated costs
MDT	N-115 RP 0.93 - RP 1.45	**Total**	**831.1**	**0.0**	**268.1**	**8,345.7**	**0.0**	**0.0**	**0.0**	**1,267.5**	**8,177.4**	**9,444.8**	
1st Ave. N - Broadway to Division	Reconstruction of roadway	PE	840.7							112.8	727.8	840.7	
UPN 9881	Major Rehab	RW			12.6					1.7	10.9	12.6	
Project split from 9022		IC			350.6					47.1	303.6	350.6	
		CN				7,732.6				1,037.7	6,694.9	7,732.6	updated costs
MDT	N-115 RP 1.45 to RP 2.05	**Total**	**840.7**	**0.0**	**363.2**	**7,732.6**	**0.0**	**0.0**	**0.0**	**1,199.3**	**7,737.2**	**8,936.5**	
Montana Ave Crosswalks - BLGS	Sidewalk Improvements	PE	128.2							17.2	111.0	128.2	
UPN 9998	ADA compliance	RW				25.6				3.4	22.2	25.6	
		IC				51.3				6.9	44.4	51.3	
		CN						2,610.1		350.3	2,259.8	2,610.1	updated costs and moved to 28 from 27
MDT	N-113 RP .17 to RP 4.25	**Total**	**128.2**	**0.0**	**0.0**	**76.9**	**0.0**	**2,610.1**	**0.0**	**377.8**	**2,437.5**	**2,815.3**	
NH TOTAL			**79,976.2**	**20,391.4**	**14,609.9**	**17,429.4**	**17,815.0**	**39,638.3**	**0.0**	**25,479.2**	**164,381.0**	**189,860.2**	

Funding projections are based on best available information and are subject to change given current funding uncertainties and unknown impacts of future congressional or other federal actions.
Federal program funding availability may impact the scheduling of projects. Funding will be subject to the obligation limitation set by the annual appropriations process.

*NH is a state sub-allocated program funded by the federal National Highway Performance Program.

CN estimates include CE costs

National Highway Freight Program (NHFP)*

Funding shown in thousands of dollars

Project Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local	State 8.76%	Federal 91.24%	Total Project Costs	
Billings Bypass UPN4199007	Reconstruction of existing	CN				14,357.7				1,257.7	13,100.0	14,357.7	moved to 26 from 25
(Johnson Lane Interchange)	Interchange									0.0	0.0	0.0	
										0.0	0.0	0.0	
										0.0	0.0	0.0	
MDT		**Total**	**0.0**	**0.0**	**0.0**	**14,357.7**	**0.0**	**0.0**	**0.0**	**1,257.7**	**13,100.0**	**14,357.7**	
I-90 Yellowstone River Bridges	Reconstruction of	PE	801.4							70.2	731.2	801.4	
UPN 7972	interstate bridges	CN	17,325.0							1,517.7	15,807.3	17,325.0	
										0.0	0.0	0.0	
										0.0	0.0	0.0	
MDT	I-90 RP 450.09 to 452.73	**Total**	**18,126.4**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**1,587.9**	**16,538.6**	**18,126.4**	
NHFP TOTAL			**18,126.4**	**0.0**	**0.0**	**14,357.7**	**0.0**	**0.0**	**0.0**	**2,845.6**	**29,638.6**	**32,484.2**	

Funding projections are based on best available information and are subject to change given current funding uncertainties and unknown impacts of future congressional or other federal actions.

Federal program funding availability may impact the scheduling of projects. Funding will be subject to the obligation limitation set by the annual appropriations process.

*NHFP is funded by the federal National Highway Performance Program.

CN estimates include CE costs

Surface Transportation Program Off System (STPX), Secondary (STPS), State Funded Construction (SFCN)

Funding shown in thousands of dollars

Project Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local	State 13.42%	Federal 86.58%	Total Project Costs	
(Yellowstone River Bridge)	Construction of a new bridge												
UPN 4199003 BBP	over the Yellowstone River	CN	12.9							12.9	0.0	12.9	
MDT		**Total**	**12.9**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**12.9**	**0.0**	**12.9**	
Lockwood Interchange	Interchange Improvement	OT	1,546.8							207.6	1,339.2	1,546.8	corrected typo in ammount
UPN 9588	Study												
MDT	RP 450 to 455.3	**Total**	**1,546.8**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**207.6**	**1,339.2**	**1,546.8**	
South Billings Blvd	Roadway Striping	OT	55.3							7.4	47.9	55.3	
UPN										0.0	0.0	0.0	
MDT	RP 0 to 1.3	**Total**	**55.3**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**7.4**	**47.9**	**55.3**	
Johnson Lane Interchange	Roadway Striping	OT	10.6							1.4	9.2	10.6	
UPN										0.0	0.0	0.0	
MDT	RP 0 to 10.6	**Total**	**10.6**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**1.4**	**9.2**	**10.6**	
88TH ST- SHILOH	Roadway Striping	OT			69.7					9.4	60.3	69.7	added new durable striping project
UPN										0.0	0.0	0.0	
MDT	RP 10.8 to17.7	**Total**	**0.0**	**0.0**	**69.7**	**0.0**	**0.0**	**0.0**	**0.0**	**9.4**	**60.3**	**69.7**	
SF 209 BILLINGS DIST SIGNS	install safety improvement: signs,									0.0	0.0	0.0	
UPN 10299	delineation, chevrons												
Not all locations inside MPO Boundary		CN				84.6				11.4	73.2	84.6	updated costs
MDT	Various Locations	**Total**	**0.0**	**0.0**	**0.0**	**84.6**	**0.0**	**0.0**	**0.0**	**11.4**	**73.2**	**84.6**	
TOTALS			**1,625.6**	**0.0**	**69.7**	**84.6**	**0.0**	**0.0**	**0.0**	**250.0**	**1,529.9**	**1,779.9**	

CN estimates include CE costs

Surface Transportation Program Primary (STPP)

Funding shown in thousands of dollars

Project Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source Local 13.42%	 State 13.42%	 Federal 86.58%	Total Project Costs
No New Projects		**Total**										
STPP TOTALS			**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

CN estimates include CE costs

Railroad Crossing (RRS)

Funding shown in thousands of dollars

Project Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source Local 13.42%	 State 13.42%	 Federal 86.58%	Total Project Costs
No New Projects		**Total**										
STPP TOTALS			**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

CN estimates include CE costs

Highway Safety Improvement Program (HSIP)

Funding is shown in thousands of dollars

Project Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source Local	 State 10.00%	 Federal 90.00%	Total Project Costs	
SAFETY PROJECTS	Various Locations	ALL		500.0	500.0	500.0	500.0	500.0		250.0	2,250.0	2,500.0	
MDT		**Total**		**500.0**	**500.0**	**500.0**	**500.0**	**500.0**	**0.0**	**250.0**	**2,250.0**	**2,500.0**	
SF 129 - Rndabout King 56th	Intersection Improvements -	PE	923.3							92.3	831.0	923.3	
UPN 8052	Roundabout	RW	1,530.0							153.0	1,377.0	1,530.0	
		IC	415.1		-38.1					37.7	339.3	377.0	Final
	ST SEC RTE 532	CN	4,050.1	94.5						414.5	3,730.2	4,144.7	
MDT	RP 15.4 to 15.7	**Total**	**6,918.6**	**94.5**	**-38.1**	**0.0**	**0.0**	**0.0**	**0.0**	**697.5**	**6,277.6**	**6,975.1**	
SF 169 RIMROCK & 62ND ST W	Intersection Improvements -	PE	863.9	87.6						95.1	856.3	951.5	Final
UPN 9383	Roundabout	IC	1,175.7	-108.5	161.7					122.9	1,106.0	1,228.9	modfication
		CN	8,113.4	-1,412.9	212.8					691.3	6,222.0	6,913.4	modfication
MDT	U1034 RP 2.4-2.8	**Total**	**10,153.0**	**-1,433.8**	**374.5**	**0.0**	**0.0**	**0.0**	**0.0**	**909.4**	**8,184.4**	**9,093.8**	
ZOO DRIVE IMPROVEMENTS - BLC	Safety Improvements for Traffic Ope	PE								0.0	0.0	0.0	
UPN 9597		CN			500.0					50.0	450.0	500.0	
MDT	Various Locations	**Total**	**0.0**	**0.0**	**500.0**	**0.0**	**0.0**	**0.0**	**0.0**	**50.0**	**450.0**	**500.0**	
SF189 SOUTH D5 SAFETY IMPRV	Warning signs and flashers	PE	16.9							1.7	15.2	16.9	
UPN 9912	Not all locations inside MPO boundary												
	using 10% for costs	CN		170.2						17.0	153.2	170.2	
MDT	Various Locations	**Total**	**16.9**	**170.2**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**18.7**	**168.4**	**187.1**	
SF 209 BILLINGS DIST SIGNS	install safety improvement: signs,	PE	44.8							4.5	40.3	44.8	
UPN 10299	delineation, chevrons												
	Not all locations inside MPO Boundary	CN				242.7				24.3	218.4	242.7	decreased costs
MDT	Various Locations	**Total**	**44.8**	**0.0**	**0.0**	**242.7**	**0.0**	**0.0**	**0.0**	**28.7**	**258.7**	**287.5**	
KING AVE & 48TH STREET - BLGS	address safety and operational												New project
UPN 10643	issues at the intersection of King												
	Avenue and 48th Street. The												
	preferred alternative is a	CN						1,600.0		160.0	1,440.0	1,600.0	
MDT	U-1037 RP 16.5 to 16.7	**Total**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**1,600.0**	**0.0**	**160.0**	**1,440.0**	**1,600.0**	
HSIP Totals			**17,133.4**	**-669.0**	**1,336.4**	**742.7**	**500.0**	**2,100.0**	**0.0**	**2,114.3**	**19,029.1**	**21,143.5**	

CN estimates include CE costs

Bridge Program

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local	Funding Source: State 13.42%	Funding Source: Federal 86.58%	Total Project Costs	
BBP-YELLOWSTONE RIVER	New bridge construction									0.0	0.0	0.0	
UPN 4199-003		CN	5,000.0							671.0	4,329.0	5,000.0	
MDT	Statewide	**Total**	**5,000.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**		**671.0**	**4,329.0**	**5,000.0**	
I-90 Yellowstone River		PE	4,833.3							648.6	4,184.6	4,833.3	
UPN 7972		CN	63,376.3	2,074.9						8,783.6	56,667.7	65,451.3	modified costs
MDT	RP 2.7 to 3.0	**Total**	**68,209.6**	**2,074.9**	**0.0**	**0.0**	**0.0**	**0.0**		**9,432.2**	**60,852.3**	**70,284.5**	
BR PRES COLUMBUS JOLIET AF	Minor bridge rehab	PE	168.9							22.7	146.3	168.9	
UPN 9552		IC								0.0	0.0	0.0	
One project in MPO	Using 33% for costs	CN		1,746.3						234.4	1,512.0	1,746.3	
MDT	U-1033 RP 0.9 to 1.1	**Total**	**168.9**	**1,746.3**	**0.0**	**0.0**	**0.0**	**0.0**		**257.0**	**1,658.3**	**1,915.3**	
SHILOH RD / I-90 BRIDGE - BL	Bridge rehab	PE	309.9							41.6	268.3	309.9	
UPN 9720		IC			12.4					1.7	10.7	12.4	
		CN						2,824.2		379.0	2,445.2	2,824.2	moved to 28 from 26
MDT	U-1031 RO 5.0 to 5.3	**Total**	**309.9**	**0.0**	**12.4**	**0.0**	**0.0**	**2,824.2**		**422.3**	**2,724.2**	**3,146.5**	
MONTANA AVE OVERPASS- BIL	Bridge rehab	PE	43.3							5.8	37.5	43.3	
UPN 9913		CN	1,092.3	-186.6						121.6	784.2	905.8	
MDT	N113 RP1.82 TO 1.92	**Total**	**1,135.6**	**-186.6**	**0.0**	**0.0**	**0.0**	**0.0**		**127.4**	**821.7**	**949.1**	
BR TOTAL			**74,824.1**	**3,634.7**	**12.4**	**0.0**	**0.0**	**2,824.2**	**0.0**	**10,909.8**	**70,385.5**	**81,295.4**	

CN estimates include CE costs

Urban Pavement Preservation (UPP)

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	Program Schedule: Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local	Funding Source: State 13.42%	Funding Source: Federal 86.58%	Total Project Costs
URBAN PAVEMENT PRESERVATION		ALL		500.0	500.0	500.0	500.0	500.0		335.5	2,164.5	2,500.0
MDT	Various Locations	**Total**		**500.0**	**500.0**	**500.0**	**500.0**	**500.0**	**0.0**	**335.5**	**2,164.5**	**2,500.0**
UPP TOTAL			**0.0**	**500.0**	**500.0**	**500.0**	**500.0**	**500.0**	**0.0**	**335.5**	**2,164.5**	**2,500.0**

CN estimates include CE costs

Montana Air and Congestion Initiative (MACI)-Discretionary Program

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source: Local 13.42%	Funding Source: State 13.42%	Funding Source: Federal 86.58%	Total Project Costs
ADA COMPLIANCE		All		500.0	500.0	500.0	500.0	500.0		335.5	2,164.5	2,500.0
MDT	ADA upgrades	**Total**		**500.0**	**500.0**	**500.0**	**500.0**	**500.0**		**335.5**	**2,164.5**	**2,500.0**
TRAFFIC MITIGATION		All		250.0	250.0	250.0	250.0	250.0		167.8	1,082.3	1,250.0
MDT	Signalization	**Total**		**250.0**	**250.0**	**250.0**	**250.0**	**250.0**		**167.8**	**1,082.3**	**1,250.0**
Underpass Ave. Improvements	Intersection Improvements	PE	1,093.6							146.8	946.8	1,093.6
		RW	150.0	-17.4						17.8	114.8	132.6
		IC	452.9							60.8	392.1	452.9
UPN 8669		CN	1,154.4							154.9	999.5	1,154.4
MDT	RP .51 to .72	**Total**	**2,850.9**	**-17.4**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**380.2**	**2,453.2**	**2,833.4**
Mossmain Intch-West Blgs Inch	Pavement Preservation											
UPN 9198	Not all locations inside MPO bound	CN	554.4							74.4	480.0	554.4
MDT	I-90 RP 437.12 to 446.7	**Total**	**554.4**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**74.4**	**480.0**	**554.4**
ATSPM - MAIN STREET (BILLINGS	INT UPGRADE/SIGNALS	OT	221.0							29.7	191.4	221.0
UPN 10400										0.0	0.0	0.0
MDT	Various Locations	**Total**	**221.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**29.7**	**191.4**	**221.0**
BILLINGS DISTRICT ADA UPGRAD	ADA upgrades	PE	25.2	12.6						5.1	32.8	37.8
	Not all locations inside MPO boundary											
UPN 10431	using 15% for costs	CE		62.3						8.4	53.9	62.3
MDT	Various Locations	**Total**	**25.2**	**74.9**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**13.4**	**86.7**	**100.1**
		Total	**3,651.5**	**807.5**	**750.0**	**750.0**	**750.0**	**750.0**	**0.0**	**1,001.0**	**6,458.0**	**7,459.0**

CN estimates include CE costs

Carbon Reduction (CR) 50k-200k

Funding shown in thousands of dollars

Project Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source Local 13.42%	 State 13.42%	 Federal 86.58%	Total Project Costs	
Zoo Drive Improvements	Intersection Improvements												added new funding source for Zoo Drive
UPN 9597													
	I-90 RP 442.9 to 444.3	CN			1,155.0					155.0	1,000.0	1,155.0	
MDT	U-1011 RP 2.36 to 3.04	**Total**	**0.0**	**0.0**	**1,155.0**	**0.0**	**0.0**	**0.0**	**0.0**	**155.0**	**1,000.0**	**1,155.0**	
BILLINGS DISTRICT ADA UPGRAD	ADA upgrades	PE											
	Not all locations inside MPO boundary												
UPN 10431	using 15% for costs	CN		388.4	-26.8					48.5	313.1	361.6	modified
MDT	Various Locations	**Total**	**0.0**	**388.4**	**-26.8**	**0.0**	**0.0**	**0.0**	**0.0**	**48.5**	**313.1**	**361.6**	
KING AVE & 48TH STREET - BLGS	address safety and operational	PE			600.0					80.5	519.5	600.0	New project
UPN 10643	issues at the intersection of King	RW					400.0			53.7	346.3	400.0	
	Avenue and 48th Street. The	IC						400.0		53.7	346.3	400.0	
	preferred alternative is a	CN						1,908.1		256.1	1,652.0	1,908.1	
MDT	U-1037 RP 16.5 to 16.7	**Total**	**0.0**	**0.0**	**600.0**	**0.0**	**400.0**	**2,308.1**	**0.0**	**443.9**	**2,864.2**	**3,308.1**	
		Total	**0.0**	**388.4**	**1,728.2**	**0.0**	**400.0**	**2,308.1**	**0.0**	**647.5**	**4,177.2**	**4,824.7**	

Transportation Alternatives

Funding shown in thousands of dollars

Project	Description	Phase						Funding Source			Total Project Costs	
								Local	State	Federal		
Sponsor			Pre-2024	2024	2025	2026	2027	2028	13.42%	13.42%	86.58%	
Carryover				5,945.0	5,698.4	5,478.3	6,268.2	7,058.2				
Estimated Allocation (TA)				790.0	790.0	790.0	790.0	790.0				
STAGECOACH TRAIL - BILLINGS	Shared use path	PE		931.2					125.0		806.2	931.2	updated costs
UPN 10432		CN						5,348.7	717.8		4,630.9	5,348.7	updated costs and moved to 28 from 26
MDT/Locals	Skyline Trail to Zimmerman Trai	**Total**	**0.0**	**931.2**	**0.0**	**0.0**	**0.0**	**5,348.7**	**842.8**	**0.0**	**5,437.1**	**6,279.9**	
SIDEWALKS - LOCKWOOD	Sidewalk construction	PE		266.1					35.7		230.4	266.1	updated costs
UPN 10433		CN			1,166.6				156.6		1,010.1	1,166.6	updated costs and moved to 25 from 26
MDT/Locals	Old Hardin Road	**Total**	**0.0**	**266.1**	**1,166.6**	**0.0**	**0.0**	**0.0**	**192.3**	**0.0**	**1,240.4**	**1,432.7**	
TA TOTALS			**0.0**	**1,197.3**	**1,166.6**	**0.0**	**0.0**	**5,348.7**	**1,035.0**	**0.0**	**6,677.5**	**7,712.6**	
Federal			**0.0**	**1,036.6**	**1,010.1**	**0.0**	**0.0**	**4,630.9**					
Local			**0.0**	**160.7**	**156.6**	**0.0**	**0.0**	**717.8**					
Balance				**5,698.4**	**5,478.3**	**6,268.2**	**7,058.2**	**3,217.3**					

CN estimates include CE costs

FWP Recreational Trails Program

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	Pre-202	2024	2025	2026	2027	2028	Funding Source: Local 20.00%	Funding Source: State 0%	Funding Source: Federal 80.00%	Total Project Costs	
Rec Trails Program	Trail Construction	All				125.0	125.0	125.0	75.0		300.0	375.0	
Local	Various	**Total**	**0.0**	**0.0**	**0.0**	**125.0**	**125.0**	**125.0**	**75.0**	**0.0**	**300.0**	**375.0**	
Rose Park Trail, Phase 1	New Trail Construction	PE	25.0						5.0		20.0	25.0	
	Local match sourced from cas	CN	100.0						20.0		80.0	100.0	
City of Billings/TrailNet	in-kind contributions	**Total**	**125.0**	**0.0**	**0.0**	**0**	**0**	**0**	**25.0**	**0.0**	**100.0**	**125.0**	
Rose Park Trail, Phase 2	Continuation of Rose Park Tra	PE		25.0					5.0		20.0	25.0	
		CN		74.6					24.6		50.0	74.6	updated costs and split
City of Billings/TrailNet		**Total**	**0.0**	**99.6**	**0.0**	**0**	**0**	**0**	**29.6**	**0.0**	**70.0**	**99.6**	
Lillis Park Trail Connector	Trail reconstruction	PE		25.0					5.0		20.0	25.0	
		CN		100.0					20.0		80.0	100.0	
City of Billings		**Total**	**0.0**	**125.0**	**0.0**	**0**	**0**	**0**	**25.0**	**0.0**	**100.0**	**125.0**	
Big Ditch Trail Extension	Trail reconstruction	PE		25.0					5.0		20.0	25.0	
		CN		100.0					20.0		80.0	100.0	
City of Billings		**Total**	**0.0**	**125.0**	**0.0**	**0**	**0**	**0**	**25.0**	**0.0**	**100.0**	**125.0**	
Southern Riverfront Park T	Trail reconstruction	PE			25.0				5.0		20.0	25.0	new project
		CN			100.0				20.0		80.0	100.0	
City of Billings		**Total**	**0.0**	**0.0**	**125.0**	**0**	**0**	**0**	**25.0**	**0.0**	**100.0**	**125.0**	
Trailside Education Signs*	Trail Signage	PE							0.0		0.0	0.0	new project
		CN			59.1				11.8		47.2	59.1	
City of Billings/Trailnet		**Total**	**0.0**	**0.0**	**59.1**	**0**	**0**	**0**	**11.8**	**0.0**	**47.2**	**59.1**	
		Total	**125.0**	**349.6**	**184.1**	**125.0**	**125.0**	**125.0**	**216.4**	**0.0**	**817.2**	**1,033.7**	

*pending award

Earmarks

Funding shown in thousands of dollars

Project Sponsor	Description	Phase	Pre-2024	2024	2025	2026	2027	2028	Funding Source Local 13.42%	 State 13.42%	 Federal 86.58%	Total Project
Billings Bypass UPN41990	Environmental Impact Stateme	PE	14,598.6							1,959.1	12,639.5	14,598.6
	Preliminary Engineering Right of Way Acquisition	RW	7,847.0							1,053.1	6,793.9	7,847.0
MDT		**Total**	**22,445.6**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**3,012.2**	**19,433.4**	**22,445.6**
		Total	**22,445.6**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**3,012.2**	**19,433.4**	**22,445.6**

CN estimates include CE costs

Federal Transit Administration Section 5307*

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	2024	2025	2026	2027	2028	Funding Source: Local 20%	Funding Source: State	Funding Source: Federal 80%	Total Estimated Obligation
Carryover			5,107.7	2,859.7	2,847.0	2,847.0	2,847.0				
Allocation (Estimated)(Fed Share)			2,859.7	2,847.0	2,847.0	2,847.0	2,847.0				
Bus & Passenger Amenities/Equipment											
Supportive Equipment											
Facilities/Ammenities											
Security Related Capital (1% minimum)	*Used 5339 for Security in FY25/26		10.5			36.0	36.0	16.5		66.0	82.5
Met Transit		**Total**	**10.5**	**0.0**	**0.0**	**36.0**	**36.0**	**16.5**		**66.0**	**82.5**
Transit Operations* **											
Fleet/Facility Preventive Maintenance	80/20 Match		1,557.1	862.5	862.5	862.5	862.5	1,001.4		4,005.7	5,007.1
ADA Paratransit (20% of apportionment)	80/20 Match		1,461.0	711.8	711.8	711.8	711.8	861.6		3,446.4	4,308.0
Fixed Route	50/50 Match		5,369.8	3,200.5	3,175.2	3,117.6	3,117.6	8,990.3		8,990.3	17,980.7
Met Transit		**Total**	**8,387.8**	**4,774.8**	**4,749.5**	**4,691.9**	**4,691.9**	**10,853.3**	**0.0**	**16,442.4**	**27,295.7**
Purchase buses											
Replacement Buses											
Expansion Buses											
Met Transit		**Total**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**		**0.0**	**0.0**
SECTION 5307 TOTALS*			**8,398.3**	**4,774.8**	**4,749.5**	**4,727.9**	**4,727.9**	**10,869.8**	**0.0**	**16,508.4**	**27,378.2**
Federal			**5,107.7**	**2,859.7**	**2,847.0**	**2,847.0**	**2,847.0**				
Local			**3,290.6**	**1,915.1**	**1,902.5**	**1,880.9**	**1,880.9**				
Ending Balance (Federal)			**2,859.7**	**2,847.0**	**2,847.0**	**2,847.0**	**2,847.0**				

Full 5307 FFY25 apportionment (estimated) **$2,847,000**

Project 1 - Operating Assistance	**FTA Amount**	**Local**	**Total**	FTA Share	Local Share	
ALI 30.09.01 - Up to 50% share Operating Assistance	$ 1,587,600	$ 1,587,600	$ 3,175,200	50.00%	50.00%	
ALI 30.09.01 - Up to 50% share Operating Assistance (1% for Security)	$ -	$ -	$ -	80.00%	20.00%	*used 5339 funds in FFY25 for security requirement
ALI 11.7C.00 - Non Fixed Route ADA Paratransit Service	$ 569,400	$ 142,350	$ 711,750	80.00%	20.00%	*up to 20% of total allocation if 3 criteria is met
ALI 11.7A.00 - Preventive Maintenance	$ 690,000	$ 172,500	$ 862,500	80.00%	20.00%	
Total	**$ 2,847,000**	**$ 1,902,450**	**$ 4,749,450**			

*FTA administered funds are not subject to indirect cost recovery. 5307 funds may be supplemented by Small Transit Intensive Cities (STIC) funds based on transit system performance for the urbanized area (MET).

***Total local funding reflects an overmatch on federal share. Operations Match ratio is 50/50.

Federal Transit Administration Section 5339

Funding shown in thousands of dollars

Project / Sponsor	Description	Phase	2024	2025	2026	2027	2028	Funding Source Local 20%	Funding Source State	Funding Source Federal 80%	Total Estimated Obligation
Carryover			1,011.2	753.1	768.1	718.5	965.4				
Allocation (Estimated)			735.0	735.0	735.0	735.0	500.0				
Rolling Stock	Replacement		602.1	0.0	0.0	130.0					
Met Transit	85/15 match for ADA		**602.1**	**0.0**	**0.0**	**130.0**	**0.0**	**109.8**		**622.3**	**732.1**
Bus and Bus Technology	Upgrade		182.9	38.0	118.9						
Met Transit			**182.9**	**38.0**	**118.9**	**0.0**	**0.0**	**67.9**		**271.8**	**339.7**
Bus Facilities and Support	Facility items,		418.8	38.9	609.5	290.0					
	construction, technology,			73.1	80.0	50.0					
	amenities, support			300.0	50.0	50.0					
Met Transit	equipment, etc.			50.0	50.0	50.0	50.0				
			418.8	***462.0***	***789.5***	***440.0***	***50.0***	***432.1***		***1,728.2***	***2,160.3***
Bus Facilities Security System	Upgrade			400.0	72.5	32.0					
Met Transit			**0.0**	**400.0**	**72.5**	**32.0**	**0.0**	**100.9**		**403.6**	**504.5**
Bus, Facilities, and Technolog	Upgrade facilities, replace										
Met Transit	buses, add technology		**0.0**	**0.0**	**0.0**	**0.0**	1,350.0	**270.0**		1,080.0	**1,350.0**
SECTION 5339 TOTALS			**1,203.7**	**900.0**	**980.8**	**602.0**	**1,400.0**	**980.7**	**0.0**	**4,105.8**	**5,086.5**
Federal			**993.1**	**720.0**	**784.6**	**488.1**	**1,120.0**				
Local			**210.6**	**180.0**	**196.2**	**113.9**	**280.0**				
Balance			**753.1**	**768.1**	**718.5**	**965.4**	**345.4**				

updated allocation for 24

PROJECTS

2024	2025	2026	2027	2028
Overage bus diesel/electric			1 Paratransit Vehicle	
AVL system	Bus Sign Controllers	Bus Pass Card Readers, APCs		
Facility Remodel	Support Vehicle, Bus Wash Rehab, Generator, Shop Heaters, Bus Stop Improvements	Transfer Center Amenities, Support Vehicle, Lifts, Bus Stops	Transfer Center Amenities, Support Vehicle, Fork Lift, Bus Stops	Bus Stops
	Admin & Transfer Center Security Cameras	Access Control	Bus Stop Lighting	

Federal Transit Administration Section 5339 Discretionary Funding

Project / Sponsor	Description	Phase	2024	2025	2026	2027	2028	Funding Source Local 15%	Funding Source State	Funding Source Federal 85%	Total Estimated Obligation
Carryover			6,904.6								
Allocation	5339b/LowNo		0.0	910.3							
Rollingstock	Replace buses		5,499.8	1,000.0							
MET Transit	85/15 match for ADA	**Total**	**5,499.8**	**1,000.0**	**0.0**	**0.0**	**0.0**	**975.0**		**5,524.8**	**6,499.8**
Bus and Bus Facilities	Technology		465.0	70.0							
MET Transit	Facility Remodel		2,196.0								
	Training		20.1	5.4							
	Training Capital		210.8								
	80/20 Rate	**Total**	**2,891.9**	**75.4**	**0.0**	**0.0**	**0.0**	**593.5**		2,373.8	**2,967.3**
SECTION 5339 TOTALS			**8,391.7**	**1,075.4**	**0.0**	**0.0**	**0.0**	**####**		**7,898.6**	**9,467.0**
Federal			**6,904.6**	**910.3**	**0.0**	**0.0**	**0.0**				
Local			**1,487.0**	**165.1**	**0.0**	**0.0**	**0.0**				
Balance			**0.0**	**0.0**	**0.0**	**0.0**	**0.0**				

PROJECTS

2024	2025	2026	2027	2028
4 Diesel Buses 4 Electric Buses	8 Paratransit Vans			
Electric Chargers METroplex Remodel Bus Simulator & Training	Vehicle Lift, Electric Bus Scaffolding, Maint. Staff Training			

***Capital 80/20 Match, ADA Capital 85/15 Match**

Federal Transit Administration Section 5310

Funding shown in thousands of dollars

Project Sponsor	Description	Phase	2024	2025	2026	2027	2028	Funding Source Local 15/20%	State	Federal 85/80%	Total Estimated Obligation
Carryover			0.0	22.0	0.0	45.1	90.2				
Allocation (Estimated)			225.9	275.3	225.9	225.9	225.9				
Paratransit Vehicles	Purchase vehicles	Purch.	128.0	143.8				40.8		231.0	271.8
	(ADA and Cutaway) for	Purch.	111.9	100.0				42.4		169.5	211.9
Met Transit and Coordination Group	MET		**239.9**	**243.8**	**0.0**	**0.0**	**0.0**	**72.5**		**411.1**	**483.6**
Traditional and Non-Traditional Projects	Projects to support identified community needs	Purch.	0.0	112.5	226.0	226.0	226.0	158.1		632.4	790.5
		Purch.						0.0		0.0	0.0
		Purch.						0.0		0.0	0.0
		Purch.						0.0		0.0	0.0
Coodination Members			**0.0**	**112.5**	**226.0**	**226.0**	**226.0**	**158.1**		**632.4**	**790.5**
		Purch.						0.0		0.0	0.0
		Purch.	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**		**0.0**	**0.0**
SECTION 5310 TOTALS			**239.9**	**356.3**	**226.0**	**226.0**	**226.0**	**230.6**		**1,043.5**	**1,274.1**
Federal			**203.9**	**297.2**	**180.8**	**180.8**	**180.8**				
Local			**36.0**	**59.1**	**45.2**	**45.2**	**45.2**				
Balance			**22.0**	**0.0**	**45.1**	**90.2**	**135.3**				

2024	2025	2026	2027	2028
MET ADA Transit Van YCCOA ADA Transit Van (updated van costs)	2 COR vans 2 BSSS mini-vans			
	MET infrastructure improvements	Projects determined based on annual Coordination Plan	Projects determined based on annual Coordination Plan	Projects determined based on annual Coordination Plan

Funding dependent on the outcome of a competitive process and funding availability.

Transade (State Funded)

Funding shown in thousands of dollars

Project Sponsor	Description	Phase	2024	2025	2026	2027	2028	State Funded 100%	Total Estimated Obligation
Carryover			0.0	0.0	0.0	0.0	0.0		
Allocation (Estimated)			348.9	253.8	250.0	250.0	250.0	**1,352.7**	**1,352.7**
Transit Operations	Operating		348.9	253.8	250.0	250.0	250.0	**1,352.7**	
Met Transit			**348.9**	**253.8**	**250.0**	**250.0**	**250.0**	**1,352.7**	**1,352.7**
STATE TOTALS			**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**1,352.7**	**1,352.7**

Public Comment

The MPO will post the draft Transportation Improvement Program (TIP) to the Transportation Resource page of the City of Billings Website. Link to the page is: https://www.billingsmt.gov/2336/Transportation-Resources .

Due to this administrative modification, the MPO will post the Policy Coordinating Committee Agenda to review and act on the Transportation Improvement Program Administrative Modification here: https://www.billingsmt.gov/117/Agendas-Minutes .

Technical Advisory Committee:	March 13, 2025
YC Planning Board:	April 8, 2025
YC Board of Commissioners:	April 8, 2025
Billings City Council:	April 14, 2025
Policy Coordinating Committee:	April 15, 2025 Attendance at Meeting: PCC Members, Staff, MDT Planning; Public Comment period

Public Participation Plan City of Billings MET Transit and the Billings MPO

The purpose of the City of Billings MET Transit Public Participation Plan is to ensure and improve access to MET's decision-making process for all members of the public including low-income, minority, and other disadvantaged populations. MET endeavors to provide opportunities for the public to assist and provide input on transit projects in regard to social, environmental, and economic impacts to the area's population.

The Public Participation Plan identifies methods for informing and involving the public in the decision-making process, including minority and limited-English proficiency (LEP) populations. Methods of informing the public include, but are not limited to, printed material, partner and community outreach, press releases, paid advertising, transit advertising, and the MET website and social media platforms. Methods of involving the public include, but are not limited to, public meetings, public hearings, surveys, Aviation and Transit Commission meetings, and multiple feedback options.

To download a copy of MET's updated (April 2022) Public Participation Plan, insert the link below in your browser

https://www.ci.billings.mt.us/DocumentCenter/View/46951/2022-Public-Participation-and-Title-VI-Plan

The Billings Metropolitan Planning Organization's (MPOs) Public Participation Plan (PPP) is intended to meet the Federal Highway Act of 1973 requirement to provide a cooperative, comprehensive, and continuing transportation planning and decision-making process. The MPO acts as a liaison between local governments, communities, residents, and the State and Federal Departments of Transportation (DOTs). The MPO currently operates under the U.S. DOT's IIJA (Infrastructure Investment and Jobs Act).

The Yellowstone County Planning Board (YCPB) is the designated MPO and oversees transportation planning for the Billings Urban Area. The area encompasses the City of Billings as well as a planning area extending approximately 4.5 miles outside the city limits.

The MPO is committed to the concept that planning is a community-based effort. In support of this, the MPO Public Participation Plan (PPP), defines a process that ensures reasonable opportunity for all interested parties to participate in the planning process.

This PPP serves two main purposes. The first is to provide the public with a guidebook for how and when they can participate in local and regional transportation planning and decision-making. Secondly, it outlines the policies and procedures for public engagement committed by the MPO. It is the intent of the MPO to consistently inform and engage the public throughout the regional planning process from the development of planning policies to the conceptual stages of planning projects through the adoption of formal planning documents.

Certification

The Billings Metropolitan Planning Organization for the Billings, Montana, urbanized area hereby certifies that the transportation planning process is addressing the major issues in the metropolitan planning area and is being conducted in accordance with all applicable requirements of:

I. 49 USC. Section 5303 and 23 USC. 134 and CFR 450.336;
II. Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d–1) and 49 CFR part 21;
III. 49 U.S.C. 5332, prohibiting discrimination on the basis of race, color, creed, national origin, sex, or age in employment or business opportunity;
IV. Section 1101(b) of the FAST Act (Pub. L. 114–357) and 49 CFR part 26 regarding the involvement of disadvantaged business enterprises in DOT funded projects;
V. 23 CFR part 230, regarding the implementation of an equal employment opportunity program on Federal and Federal-aid highway construction contracts;
VI. The provisions of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) and 49 CFR parts 27, 37, and 38;
VII. The Older Americans Act, as amended (42 U.S.C. 6101), prohibiting discrimination on the basis of age in programs or activities receiving Federal financial assistance;
VIII. Section 324 of title 23 U.S.C. regarding the prohibition of discrimination based on gender; and
IX. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and 49 CFR part 27 regarding discrimination against individuals with disabilities.

Billings, Montana
Metropolitan Planning Organization

_____

Roger Gravgaard, President
Yellowstone County Board of Planning

City Council Regular

Date:	04/14/2025
Title:	Amendment No. 5 to the Purchase and Sale Agreement on City Hall
Presented by:	Kevin Iffland, Assistant City Administrator
Department:	City Hall Administration
Presentation:	No
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

Staff recommends City Council approval of the Fifth Amendment to the Purchase and Sale Agreement (PSA) between the City of Billings and Honaker Realty, LLC & JWT Capital, LLC. This amendment further extends key contingency deadlines to support the buyer's ongoing due diligence and financing requirements.

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

Original Agreement:On March 1, 2024, the City entered into a PSA with Honaker Realty, LLC & JWT Capital, LLC for the sale of City Hall, Park 3, and associated parking lots on North 27th Street for $2.8 million. The agreement supports redevelopment of the site in the downtown core.
Subsequent Amendments:
First Amendment (Aug. 27, 2024): Extended certain contingency deadlines and allowed the City to vacate the property by April 1, 2025.
Second Amendment (Oct. 30, 2024): Extended contingency deadlines to Dec. 6, 2024.
Third Amendment (Dec. 18, 2024): Extended deadlines to Jan. 31, 2025 and confirmed a closing date of May 15, 2025.
Fourth Amendment (Jan. 21, 2025): Extended remaining contingencies to March 31, 2025 and reiterated the importance of a timely closing by June 1, 2025.

FIFTH AMENDMENT HIGHLIGHTS
Extended Contingency Period to June 16, 2025:
Parking Management Agreement: Agreement acceptable to Buyer for managing parking on Parcels A and B.
Sky Bridge Encroachments: Agreements and title clearance related to existing sky bridge encroachments.
Other Due Diligence Items: Any items not previously waived in earlier amendments.

Financing Contingency:
Buyer's financing contingency is extended to the Closing Date to ensure project funding can be secured.

Updated Closing Date:
Closing date is now set for June 16, 2025, with an option for Buyer to close earlier (between June 2 and June 16), if all contingencies are met.
Seller must vacate the property by no later than the Closing Date.
Buyer is required to close by June 30, 2025 to remain eligible for project funding.

STAKEHOLDERS

City of Billings: Seller and party responsible for vacating the property.

Honaker Realty, LLC & JWT Capital, LLC: Developers pursuing a significant downtown revitalization project.

Downtown Business Partnership (DBP): Involved in contingency approvals and development incentives.

ALTERNATIVES

City Council may:

Approve the Fifth Amendment to maintain project momentum and support economic development.
Decline the amendment, which may delay or jeopardize the transaction and related redevelopment plans.

FISCAL EFFECTS

No change to the $2.8 million purchase price.
No additional City costs incurred under this amendment.

SUMMARY

The Fifth Amendment to the PSA extends the timeline for completing several outstanding contingency items--specifically related to parking management, sky bridge encroachments, and other due diligence tasks--to June 16, 2025. Additionally, the Buyer's financing contingency is extended through the Closing Date. The closing is now set for June 16, 2025, with an earlier close allowed beginning June 2, 2025, if all contingencies are satisfied. These extensions are necessary to keep the redevelopment project on track while aligning with critical funding requirements. The purchase price remains unchanged at $2.8 million.

Attachments

PSA Agreement
First Amendment to PSA
Second Amendment to the PSA
Third Amendment to PSA
Fourth Amendment to PSA
Fifth Amendment to PSA

DocuSign Envelope ID: AA3B0616-B25A-4358-A5F2-0DE408F281BC

CONTRACT ROUTING FORM

(Contract must be signed by the non-City party before or within routing process)

PARTY TO THE CONTRACT: Honaker Realty, LLC & JWT Capital, LLC

PURPOSE OF CONTRACT: Sale of City Hall, Park 3, and Parking Lots on 27th Ave N

PROCUREMENT COMPETED BY:

- Written quotes
- Competitive bid
- x Request for proposals
- Cooperative contract _____ (Contract #)
- Sole source justification
- Other (please describe or N/A):

_____

Requestor:

Name: Jessica Fust

Dept: Facilities

Phone #: 406-657-8271

- x Competition documentation attached (i.e. signed quote form, legal ad, sole source form, cooperative contract, etc.)
- Insurance certificate(s) attached
- x Council memo attached 3/11/24 (Date of award)
- x Signed by vendor (also check if signing in DocuSign)

DocuSign Envelope ID: AA3B0616-B25A-4358-A5F2-0DE408F281BC

Purchase and Sale Agreement

Seller: The City of Billings
Buyer: Honaker Realty, LLC & JWT Capital, LLC

DocuSign Envelope ID: AA3B0616-B25A-4358-A5F2-0DE408F281BC

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made effective as of the latest date set out below in the signature block ("Effective Date"), by and between **Honaker Realty, LLC** and **JWT Capital, LLC** or their assigns ("Buyer"), and the **City of Billings** ("Seller").

FOR VALUABLE CONSIDERATION, IT IS AGREED:

1. Description of Property. Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, on the terms and conditions stated in this Agreement, the following property (collectively, the "Property"):

(a) **Real Property**. That real estate in Yellowstone County, Montana (the "Property"):

Parcel A: (the "Parking Lots").

Lots 5-6 & 8, 9, & 10, Block 92, of the Original Town, Now City of Billings, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in office of the Clerk and Recorder of said County.

Together with all: (a) appurtenances, improvements and fixtures (except as may be excluded below); and (b) all mineral rights held by Seller, if any, which were not previously severed from the real property. Seller shall make no warranty or representation to Buyer regarding any, wind or solar rights appurtenant or related to the Property, but shall transfer and convey (without warranty or representation) any, solar and wind rights that Seller may have with respect to the Property, if any.

Parcel B: (which contains two buildings the "Old City Hall Building" on the northern portion of Parcel B and the "Garage Building" consisting of the parking garage and office building on the southern portion of Parcel B).

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 58 of the Original Town, Now City of Billings, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in office of the Clerk and Recorder of said County.

Together with all: (a) appurtenances, improvements and fixtures (except as may be excluded below); and (b) all mineral rights held by Seller, if any, which were not previously severed from the real property. Seller shall make no warranty or representation to Buyer regarding any, wind or solar rights appurtenant or related to the Property, but shall transfer and convey (without warranty or representation) any, solar and wind rights that Seller may have with respect to the Property, if any.

(b) **Personal Property**. The following personal property (the "Personal Property"), which is to be left upon the Real Property as part of the property purchased: (a) all

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fixtures; and (b) any Personal Property that the Parties agree shall be left on the Property pursuant to a subsequent agreement in writing.

Seller and Buyer recognize and agree that the legal descriptions stated herein are tentative and will be modified by the property description information contained within the preliminary title commitment provided by Seller as detailed below, but only as approved by Buyer in writing; provided, further, that Buyer must be satisfied as to the sufficiency of the legal description and the condition of title conveyed as a contingency up to, and for, each Closing.

2. **Purchase Price**. The purchase price for the Property ("Purchase Price") is as follows:

(a) The Purchase Price for the Property is Two Million Eight Hundred Thousand Dollars ($2,800,000.00). Payment of the Purchase Price shall be made as follows:

(1) $35,000.00 earnest money (Earnest Money"), payable upon complete execution of this Agreement, which shall be held by the Closing Agent defined below in accordance with terms of this Agreement; and

(2) $2,765,000.00 on the Closing Date in cash or certified funds.

(3) Buyer may extend the Closing Date by up to one hundred twenty days (120) days by giving Seller written notice that Buyer is extending the closing date and by paying the additional Earnest Money Deposits to the Closing Agent, as provided in Section 11(f) hereafter. The Extension Payments of additional Earnest Money shall be applied to reduce the Purchase Price. In the event that the sale does not close through no fault of Seller, then Seller shall retain the $100,000.00 deposit and shall retain all rights and remedies under this Agreement, as provided in Section 11(f).

3. **Closing**.

(a) Subject to the satisfaction of all contingencies herein, the closing ("Closing") shall be held subject to the following schedule at the office of First Montana Title ("Closing Agent"), unless otherwise mutually agreed by the parties. Seller shall pay for the cost of a standard ATLA Owner's Policy in the amount of the Purchase Price. Buyer shall pay and be solely responsible for any additional premiums or other costs in addition to the premium for standard coverage if Buyer elects to obtain ALTA extended coverage or any title endorsements to the title insurance policy. All other closing costs and fees, which do not include attorney fees and costs of the parties, shall be shared equally by Buyer and Seller. Provided that Buyer does not terminate this Agreement by reason of its due diligence during the Contingency Period or the failure of a contingency herein, the Closing of shall be held within thirty (30) days of the expiration of the Contingency Period, unless otherwise mutually agreed by the parties in accordance with the terms of this Agreement.

(b) It is Seller's intention to close the sale of the Property at one Closing through which Seller would transfer and convey Parcels "A" and "B" to Buyer. However, Buyer

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may, at Buyer's option, bifurcate the Closings of Parcels "A" and "B" and close on Parcel "A" earlier than closing on Parcel "B", on the following terms: (i) Buyer waives all contingencies to closing set forth in this Agreement for both Parcel "A" and *Parcel* "B"; and (ii) pays the Purchase Price for Parcel "A". The closings on both Parcels "A" and "B" must occur no later than the first anniversary of the Effective Date of this Agreement. For the purposes of this Agreement, the Purchase Price for Parcel "A" shall be Seven Hundred Thousand Dollars ($700,000.00) and the Purchase Price for Parcel "B" shall be Two Million One Hundred Thousand Dollars ($2,100,000.00).

4. **Conveyance Documents**. On the Closing Date for each sale, the Seller shall execute and deliver to the Closing Agent:

(a) A warranty deed conveying merchantable fee simple title to the Real Property to the Buyer free and clear of all liens and encumbrances, and subject only to: (i) reservations and exceptions in patents from the United States or the State of Montana; (ii) easements and rights-of-way of record; (iii) building, use and zoning restrictions, ordinances, and waivers of record, and sanitary and environmental restrictions; (iv) taxes and assessments prorated for the year of Closing and subsequent years which are not yet delinquent; (v) all mineral rights and prior conveyances, leases, transfers of any interest in minerals, including oil and gas and other hydrocarbons; (vi) all declarations, restrictions, covenants, and conditions of record; (vii) Permitted Exceptions as defined below;

(b) A bill of sale conveying valid title to the Personal Property (if any) to Buyer free and clear of all liens and encumbrances. All Personal Property shall be conveyed **AS IS** and **WHERE IS**. Seller shall make **NO WARRANTY** and **NO REPRESENTATION** as to the Personal Property;

(c) A Montana Realty Transfer Certificate(s) for the Property; and

(d) Any and all other documents reasonably necessary to convey the Property to Buyer (all of the foregoing documents are collectively referred to as the "Conveyance Documents").

5. **Right of Entry**. Seller grants to Buyer (and Buyer's employees, agents and representatives) the right to enter the Property with a minimum 24-hour notice to the City Facilities Manager, during regular business hours, in order to inspect and investigate the same. Buyer may, at Buyer's sole expense, conduct reasonable soils, engineering and other tests and studies on the Property. Buyer shall not cause or suffer any lien or other encumbrance to be recorded against the Property; and shall promptly cause any such lien or other encumbrance caused or suffered by Buyer (including construction liens arising out of Buyer's activities) to be immediately discharged or bonded over to Seller's reasonable satisfaction. Buyer hereby indemnifies, protects, agrees to defend with counsel chosen by Seller (and reasonably acceptable to Buyer), and hold Seller, and its officers, officials, insurance companies, employees and agents, harmless from and against any and all liabilities, penalties, losses, damages, costs and expenses, demands, causes of action, claims or judgments arising, claimed or incurred against or by Seller, or its officers, officials, insurance companies, employees or agents, from all investigations, inspections, tests, and other activities undertaken on or with regard to the Property by Buyer, or its officers, directors, employees, agents, licensees and invitees, prior to the Closing Date. The provisions of this Section shall survive any termination of this Agreement or the Closing of the transaction contemplated hereby and shall not

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be reduced or impaired by receipt by Seller or any sums and liquidated damages hereunder. Provided, however, that Buyer shall not indemnify Seller against any claim arising from Seller's negligence or for any claims, liabilities, penalties, damages, costs, expenses, demands, and causes of action, arising from any pre-existing conditions on the Property.

6. **Prorations**. Taxes and assessments on the Real Property for the current year shall be prorated between the parties as of the Closing Date. Buyer shall pay all taxes and assessments on the Real Property thereafter. Encumbrances to be discharged by Seller may, at Seller's option, be paid out of the Purchase Price at the Closing Date.

7. **Possession**. Buyer shall be entitled to possession of the Property on the Closing Date for each Parcel unless otherwise specified herein.

8. **Assignment**. Buyer may assign, in whole or in part, this Agreement in which Buyer, or its members, is a member or shareholder or partner, it being recognized that Buyer intends to form one or more entities to facilitate the development of the Property. In addition, in the event that Buyer's or its assignee's project funding or development requirements, or their IRC Section 1031 tax free exchange requirements, or their project development related credit or payment terms, require the assignment of their rights herein to another person or entity, in whole or in part, then Buyer and/or its assignee, with notice of such assignment to Seller, may assign their rights herein.

9. **Environmental**. Seller discloses to Buyer that the Property may contain lead paint and/or asbestos and/or other environmental contaminants. Additionally, Seller discloses that the Environmental Protection Agency declared a portion of downtown Billings to be a "Superfund Site" in connection with a chemical plume involving solvents from old dry-cleaning businesses. Seller has not determined whether or not the Property, or any portion of the Property, is located within the Superfund Site. Seller recommends additional environmental investigation and testing. Seller is unaware of the presence of any toxic or "hazardous material" (as defined under federal and Montana law) on or upon the Real Property in violation of or subject to remediation pursuant to any environmental law or regulation and Seller has not received any notice or communication of any alleged violation of any environmental law or regulation pertaining to the Real Property, except for the November 16, 2023 Notice from the United States Environmental Protection Agency regarding the presence of site contaminants of potential concern on Parcel B, the Old City Hall Building. During the Contingency Period, Buyer may inspect all of the Property for environmental matters at its cost. Seller will provide all environmental related information in its file to Buyer for inspection and Buyer may contact all persons or entities of its choosing, including employees of Seller, to determine and verify the extent of any environmental matters on the Property before the expiration of the applicable Contingency Period for each Parcel. To Seller's knowledge, no portion of the Real Property has ever been used for a dump or landfill. Seller is unaware of any underground storage tanks located on the Real Property, and to Seller's knowledge, no underground storage tanks have been removed from the Real Property except in compliance with applicable Montana and federal law. Seller shall provide to Buyer any environmental investigation reports that Seller may reasonably be able to locate in Seller's records. Buyer acknowledges that the Old City Hall Building was constructed on or around 1940. The age of the Old City Hall Building substantially exceeds the Seller's document retention policy. The Old City Hall Building predates the existence of computers. Over the decades, document retention policies and computer software programs have changed. As a result, the Seller may not be able to locate all environmental records related to the Old City Hall Building from 1940 to the present.

10. **Environmental Review**. Buyer shall have the right to enter onto the Real Property at reasonable times and in a reasonable manner, with minimum 24-hour notice to Seller, for the

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purpose of making such environmental tests and surveys as Buyer deems necessary in connection with this Agreement at its sole cost, risk, and expense. Without warranty by Seller, Seller agrees to provide Buyer with any information which it has relating to the potential presence of or disposal on the Real Property of toxic, dangerous, or hazardous substances. After making such tests, studies and inspections, Buyer shall restore the Real Property to its condition prior to such tests, studies, and inspections. Buyer shall have until the expiration of the Contingency Period below for each respective Parcel to review the environmental condition of the Property. Should Buyer's environmental review indicate that there are or may be toxic, dangerous, or hazardous substances located on or about the Real Property in any particular Parcel, or Parcels, Buyer may, by notice in writing to Seller on or before the expiration of the Contingency Period below for each respective Parcel, terminate this Agreement, in which event Buyer shall be entitled to the return of the Earnest Money as provided below. Buyer shall, however, furnish a copy of such environmental review to Seller. Buyer's failure to so notify Seller on or before the expiration of the Contingency Period below for each respective Parcel shall be deemed conclusive evidence that Buyer desires to proceed to closing and accepts the Property in its **AS IS** condition with respect to environmental matters. In the event that Buyer gives written notice to Seller that it must terminate the Agreement by reason of an environmental issue during the Contingency Period, then the Agreement, at the election of Buyer, shall be deemed to be terminated in whole without liability, damage, fee, penalty, payment, or cost to Seller by Buyer, with return to Buyer of any Earnest Money paid by Buyer to the Closing Agent for the benefit of Seller hereunder.

11. Buyer's Contingency Period and Title Review.

(a) **Buyer's Contingency Period**. The Buyer's "Contingency Period" shall commence on the Effective Date of this Agreement and shall terminate on the one hundred eightieth (180) day following the Effective Date. Notwithstanding the foregoing, so long as Buyer has approved or waived, or otherwise acknowledged satisfaction of all matters referred to in Sections 11(b) (title contingencies) during the timeframe described in Section 11(b), Buyer may extend the Contingency Period in thirty (30)-day increments on not more than four (4) occasions, upon Buyer's complying with the conditions of Section 11(f) and by Buyer giving written notice to Seller at least two (2) business days prior to the expiration of the Contingency Period, as then in effect, and by tendering the Extension Payment(s) referred to in Section 11(f) below.

(b) **Title Review**. Buyer's obligation to proceed with the purchase of the Property is subject to Buyer's review and approval, in Buyer's sole and absolute discretion, the condition of title ("title") to the Real Property. Seller shall provide Buyer with a standard ALTA Owner's Title Insurance Policy, as Seller's cost, with insurance in the amount of the Purchase Price.

(1) At Buyer's election, Buyer may obtain an ALTA survey of the Real Property in form and substance acceptable to Buyer. Any ALTA survey shall be prepared at Buyer's cost. Similarly, Buyer may order an ALTA Owner's Extended Coverage Policy of Title Insurance. Seller will pay for the cost of a Standard Owner's Title Insurance Policy. Any increase in cost for an Extended Coverage Policy shall be the responsibility of Buyer.

(2) Buyer shall have thirty (30) days from the delivery of the Preliminary Title Commitment to approve or disapprove, in Buyer's sole and absolute discretion, the condition of Title to the Property.

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(3) In the event Buyer disapproves of Title to the Real Property within the period specified above, Buyer shall identify, in a written notice to Seller, which exceptions and conditions Buyer deems unacceptable (whether revealed by Title Company's Preliminary report, any ALTA Survey obtained by Buyer, or otherwise), and Seller shall have ten (10) business days following Seller's receipt of Buyer's notice of objection to commit, in a separate written notice to Buyer, to deliver Title to the Real Property on or before the Latest Closing Date free and clear of the exceptions and other conditions objected to by Buyer. If Buyer has objected to Title as herein above provided, then unless Seller commits to remove all exceptions and other conditions objected to by Buyer with the time prescribed above, this Agreement shall be automatically terminated unless Buyer waives the exception and other objections to Title that Seller declined to remove on or before the tenth (10th) business day following Buyer's receipt of Seller's written notice that Seller will not commit to removal of all exceptions objected to by Buyer. In the event that Buyer has not given Seller written notice of objection to Title within the time required above Title shall be deemed to be approved in its entirety. Buyer acknowledges that there are existing encroachments on Parcel A. Specifically, the Grand Building (to the south of Parcel A), encroaches upon Parcel A by approximately 6" and for two (2) sky bridges that are attached to the buildings on Parcel B. The Grand Building encroachment shall be a contingency for Closing until the Seller completes a lot line adjustment of the south property line, after which the Grand Building encroachment shall not be a contingency for Closing. The two sky bridges shall be a contingency for Closing until: (a) the Seller obtains encroachment agreements, encroachment permits, or similar approvals for the sky bridges; and (b) can confirm that Seller can convey to Buyer at closing, clear title to the sky bridges (except for the referenced encroachment agreements, encroachment permits, or similar approvals acceptable to Buyer) after which the sky bridges shall not be a contingency for Closing.

(4) All title exceptions and other conditions approved by Buyer pursuant to this Section together with all other exceptions and encumbrances created by Buyer, shall be referred to herein as the "Permitted Exceptions."

(c) **Buyer's Inspection and Due Diligence**. Buyer's obligation to proceed with the Purchase of the Property is further subject to fulfillment or waiver by Buyer, within the Contingency Period, of each of the contingencies set forth in Section 11 and as otherwise provided in this Agreement. It is understood and agreed that all Contingencies require Buyer's approval, which may be given or withheld in Buyer's sole and absolute judgment; consequently, Buyer's failure to waive or acknowledge satisfaction of any of the Contingencies, even if Buyer's failure to approve is unreasonable and even if Buyer fails to pursue all information relevant to an informed decision, shall not be a default by Buyer under this Agreement.

(1) Buyer must approve, in Buyer's sole and absolute discretion, all due diligence materials delivered by Seller for Buyer's review. In addition, Buyer may obtain (at Buyer's cost and expense) and approve (in Buyer's

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discretion) an engineering survey of the Property, Buyer's own Phase I and/or Phase II environmental site assessments, soils tests, structural and mechanical inspections and tests, and any other due diligence investigation, and any other investigation or test that Buyer deems prudent, in Buyer's sole and exclusive judgment.

(2) Buyer must be satisfied (in Buyer's sole discretion) with the results of Buyer's investigation into the physical condition of the Real Property.

(3) Without limiting the effect of any of the above, Buyer, in its absolute and sole discretion, and in the exercise of its due diligence during the Contingency Period, must be satisfied with any and all business, economic, structural, environmental, governmental, tax, transactional and financing matters for Buyer's intended development and project involving the Property, including being granted reasonable access to the improvements to the Parcel A and B Property, either personally or by its authorized agents, to inspect and investigate all aspects of the improvements thereon, including, without limitation, the roof, heating, cooling, structural, access, plumbing and electrical systems, and to examine any other matters relating to the status or the condition of the improvements to the Property.

(4) Execution of an acceptable Development Agreement between DBP and Buyer to develop Parcel A.

(5) Approval for Tax Increment Funds from DBP and Seller to Buyer for the reimbursement of up to $5,000,000.00 for qualified public expenditures for Phase One of the project referenced above.

(6) Execution of Franchise Agreements with the hotel company involved in Phase One of the project located on Parcel A.

(7) Seller agrees to vacate the Property identified as Parcel B, on or before February 1, 2025 or within thirty (30) days of Closing, whichever is later, unless otherwise mutually agreed by both parties.

(8) Seller shall provide suitable loading and unloading areas from 2nd Avenue North for hotel guests.

(9) An agreement with the City Parking Division to provide management of the parking on Parcels A and B until the start of construction of Phase One for an agreed-to fee.

(10) Buyer must obtain the approval of the DBP to remove the portable public rest room located on Parcel B and relocate the same to other property, not including any of the Property purchased herein, by the start of substantial construction of Buyer's Phase One improvements on Parcel A.

(11) The Seller shall determine if the Grand Building to the south encroaches on Parcel A and, if so, the Seller shall remedy that encroachment by re-platting Parcel A or by doing a lot line adjustment so that at the time of

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Closing of the sale of Parcel A, there shall be no encroachment by the Grand Building. Prior to the Closing, Seller shall confirm its ownership of the sky bridges, and obtain Buyer accepted encroachment agreements, permits, or other appropriate approvals for the sky bridges. At Closing, Seller shall convey fee title through the warranty deed to the sky bridges to Buyer free of liens and encumbrances except for the mutually agreed encroachment agreements, encroachment permits, or other approvals.

(d) **Time/Failure of Contingencies**. Buyer shall have until the expiration of the Contingency Period to approve, disapprove or waive the Contingencies, in Buyer's sole and absolute discretion. In the event the Contingencies are disapproved prior to the expiration of the Contingency Period (disapproval to be evidenced by a writing from Buyer to Seller received within the Contingency Period), or if the Contingency Period lapses without the Contingencies having been approved, fulfilled or waived by Buyer (approval to be evidenced by a writing from Buyer to Seller received within the Contingency Period), this Agreement shall be automatically terminated, whereupon all rights and obligations of Seller and Buyer to the other shall cease and terminate, subject to Buyer's limited indemnification obligations set forth in Section 9; provided, however, that in the event of unsatisfied Contingencies of Buyer, both Buyer and Seller shall meet and negotiate in good faith to attempt resolve such unsatisfied Contingencies, if possible, before the expiration of the Contingency Period. Effective upon the date of any such termination as provided above, the Closing Agent shall return to Buyer the Earnest Money Deposit (with accrued interest) in Escrow without liability, damage, fee, penalty, payment, or cost to Seller by Buyer.

(e) **Approval**. Upon approval, fulfillment or waiver of the Contingencies, Buyer shall thereafter proceed with this transaction on the terms and conditions set forth herein.

(f) **Extensions**. On or before two (2) business days prior to the end of the Contingency Period, as then in effect, Buyer may elect to extend the Contingency Period for up to four (4) periods of thirty (30) days each, exercisable upon written notice to Seller. Each such extension notice shall be accompanied by the payment of twenty-five thousand dollars ($25,000) to the Closing Agent, (each an "Extension Payment") for each thirty-day period of extension. Notwithstanding the foregoing, Buyer shall not be permitted to extend the Contingency Period unless Title has been approved in accordance with Section 11 with respect to all of the Property, both Parcels "A" and "B". Except as provided below, all Extension Payments shall be non-refundable, notwithstanding later termination of this Agreement or failure of the transaction contemplated hereby to close, for any reason; provided, however, that in the event that this transaction does not close because of a default by Seller, then Buyer shall be entitled to a full and immediate refund of all Extension Payments (without interest), and may, in addition, pursue any and all other legal or equitable remedies available to Buyer. In the event that this transaction closes, then all Extension Payments shall be applied to the Purchase Price.

12. Independent Investigation. Buyer and Seller agree that the representations and warranties, and any limitations thereof, contained in this paragraph shall survive closing. Buyer enters into this Agreement in full reliance upon Buyer's independent investigation and judgment, and neither Seller nor Seller's agents or attorneys make any warranties or representations to Buyer, whether express or implied, about the Property except as specifically stated herein. There are no

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verbal or other agreements which modify or affect this Agreement. By closing this transaction, Buyer acknowledges and agrees that: (a) Buyer has fully investigated the Property, including, but not limited to, zoning, environmental, structural, and construction conditions, and is satisfied that the Property and the condition of the Property are suitable for Buyer's intended use; (b) Buyer completed Buyer's due diligence investigation to Buyer's satisfaction; (c) Buyer's due diligence investigation has not been hampered or limited by Seller in any manner or respect; (d) Buyer is satisfied with the Property and its condition; (e) Buyer accepts the Property in its "**AS IS, WHERE IS**" condition; (f) Buyer acknowledges and agrees that Seller makes **NO WARRANTY OR REPRESENTATION,** of any kind or nature, except as may be provided under the warranties stated in the warranty deed, including but not limited to that the Property is fit for any particular purpose or that it is habitable; (g) Buyer will close this transaction in full reliance upon Buyer's independent investigation and judgment, and that any prior verbal representation (if any) by Seller (or anyone on behalf of Seller) will not modify or affect this Buy-Sell Agreement; (h) Buyer has not and shall not rely upon any statement or representation from Seller or anyone acting on behalf of Seller as to the condition of the property; and (i) Buyer is not relying and shall not rely upon any statement or representation of Seller except for the express written representation in this Buy-Sell Agreement and in Seller's Warranty Deed. Seller shall cooperate with and facilitate Buyer's investigation of the Property. Seller shall provide Buyer with any written reports relating to environmental and structural conditions of the Old City Hall Building that Seller may reasonably locate. Additionally, Seller shall provide any third-party entities with whom the Seller may have contracted with permission and authorization to communicate and share information with Buyer.

13. Buyer's Development Obligations. This section outlines the Buyer's responsibilities to redevelop and maintain Parcel B. Buyer shall maintain the Old City Hall Building, the Garage Building and the surrounding land, ensuring it remains aesthetically pleasing and free from blight. The Buyer commits to the ongoing care of the exterior of both buildings, landscaping, preventing the accumulation of trash, litter, graffiti, or any unsightly elements on Parcel B and to addressing any issues that may arise. Furthermore, the Buyer must refrain from boarding up windows and is obligated to promptly repair or replace any broken windows or doors to uphold the property's visual appeal. The Buyer is granted maximum flexibility in redeveloping the Parcel B Property, including the Old City Hall Building and the Garage Building, which may include options such as remodeling the existing buildings, partial or complete demolition of the buildings, or converting the buildings into condominiums, among other possibilities. The Seller's primary objective is to ensure the property's consistent maintenance with the explicit purpose of preventing blight and preserving the revitalization efforts of the downtown area. This paragraph is not intended to limit or restrict the Buyer's use or redevelopment of Parcel B. Buyer's obligations under this paragraph shall survive Closing. Buyer's continuing obligations to Seller under this Section shall terminate upon the earliest of the following to occur: (a) Buyer obtains a tenant for the Old City Hall Building on Parcel B; (b) Buyer demolishes some or all of the Old City Hall Building; or (c) Buyer opens a new hotel on Parcel A.

14. Exclusion of Old City Hall Building. It is the intention of the Parties to close the sale of Parcel A and Parcel B at the same time. Parcel B includes the Old City Hall Building on the north side of Parcel B. If, during Buyer's Contingency Period, Buyer's investigation and due diligence determines that there are Significant Environmental or Structural Problems or Material Economic Concerns (as defined herein) with the Old City Hall Building that make the use, development, and occupancy of the Old City Hall Building uneconomical, then Buyer shall make full disclosure of all investigations and reports on the Old City Hall Building to Seller, including but not limited to the projected costs of remediating or curing any environmental or structural or material economic issues with the Old City Hall Building. Thereafter, Buyer and Seller shall attempt to resolve and address the environmental, structural and/or material economic issues raised by Buyer prior to the

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expiration of the Contingency Period, unless such Period is extended by mutual agreement in writing. If Buyer and Seller reach an agreement on addressing any Significant Environmental or Structural Problems or Material Economic Concerns with the Old City Hall Building, then that Contingency shall be eliminated and the sale of both Parcels A & B of the Property, including the Old City Hall Building, shall proceed. If Seller and Buyer cannot reach an agreement on addressing the Significant Environmental or Structural Problems or Material Economic Concerns with the Building, then Buyer may, in Buyer's sole and exclusive discretion: (a) terminate this Agreement after which neither party shall have any duty or obligation to the other party except for return of the Earnest Money to Buyer; or (b) elect to exclude the Old City Hall Building from the Closing and sale, as provided hereinafter in Section 14(c).

(a) **Significant Environmental or Structural Problems or Material Economic Concerns**. For the purposes of this Agreement, the term "Significant Environmental or Structural Problems or Material Economic Concerns" shall mean the identification of unknown environmental or structural problems with the Old City Hall Building, or during the Contingency Period, a material economic concern develops for Buyer with respect to the reasonable development of the Old City Hall Building consistent with its overall development of the Property, and is a problem: (a) of such a scope or magnitude that the use, development, and/or occupancy of the Old City Hall Building would be uneconomical for any projected use of the Old City Hall Building in the development of the Property as a whole, with documentation of such hardship to be presented to the City; or (b) that would cost Buyer in excess of Three Hundred Thousand Dollars ($300,000.00) to remediate and/or cure. An "unknown" Significant Environmental or Structural Problem shall mean any environmental or structural problem that is either unknown as of the date of this Agreement or the serious magnitude of which is unknown as of the date of this Agreement. The following matters shall not be considered "unknown" Significant Environmental or Structural Problems: (a) the presence of asbestos that can be removed, encapsulated, or abated for a reasonable cost not to exceed $100,000.00; (b) the presence of lead paint that can be removed or abated at a reasonable cost not to exceed $100,000.00; (c) the Building being included in an EPA Superfund Site because of a chemical plume involving solvents from old dry-cleaning businesses; or (d) site contaminants of potential concern detected in subslab samples by the EPA in 2023 that can be addressed or abated at a reasonable cost not to exceed $100,000.00. A Material Economic Concern is one affecting the Old City Hall Building that is determined by Buyer in the course of its due diligence to be one that would adversely affect the economic development potential of the Old City Hall Building in an amount of at least Three Hundred Thousand Dollars ($300,000.00).

(b) **Joint Use Agreement**. If there are Significant Environmental or Structural Problems or Material Economic Concerns (as defined herein) with the Building and the Parties cannot agree on how to remediate or cure those problems, the Buyer may elect to exclude the Old City Hall Building from the Sale and the parties shall reasonably cooperate to put into place such joint use agreements as may be referenced below.

(c) **Notice to Seller**. Buyer shall provide written notice to Seller, at least two (2) business days prior to the expiration of Buyer's Contingency Period as provided in Section 11(a), that Buyer has elected to exclude the Old City Hall Building from the Sale. As part of the Notice, Buyer must either waive or accept as satisfied all other contingencies in connection with the sale of Parcel A and all of Parcel B, with the exception of the Old City Hall Building. Upon receiving such notice from Buyer, Seller shall prepare and submit to Buyer a draft Joint Use Agreement to govern the use and operation of (a) the Old City Hall Building to the north and (b) the Garage Building to the South. All costs associated with

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separating the Old City Hall Building from the Garage Building shall be the sole cost and expense of the Buyer. Buyer shall develop a plan to separate the systems within the Old City Hall Building from the remaining portion of Parcel B or for the joint use of some or all of the building systems. All costs and expenses associated with developing a Joint Use Agreement or with separating the Old City Hall Building and/or the building systems from the remainder of Parcel B shall be done at the cost and expense of Buyer, without any financial contribution from Seller. The Parties shall negotiate in good faith to agree upon a final Joint Use Agreement that would be subject to approval of both Buyer and Seller. The approval of the Seller will require formal approval of the Joint Use Agreement by the Billings City Council at a properly noticed public hearing. The Parties acknowledge that the Old City Hall Building and the Garage Building are separate buildings that are located on separate legal parcels, but share certain systems. Accordingly, the Parties must agree upon an equitable cost sharing agreement to address maintenance, replacement, and operating expenses of those systems as well as security and access issues. If Buyer and Seller cannot agree upon an acceptable Joint Use Agreement, then Buyer may elect to terminate this Agreement as its sole remedy, as provided above. If the Building is excluded from the Sale, the purchase price attributable to the southern portion of Parcel B will not be reduced. If Buyer elects to exclude the Old City Hall Building from the Closing because of Significant Environmental or Structural Problems or Material Economic Concerns, then the purchase price for the remaining portion of Parcel B (the Parking Garage) shall be Two Million One Hundred Thousand Dollars ($2,100,000.00).

15. Seller's Representations and Warranties. Seller represents and warrants to Buyer as follows as of the Effective Date (and it shall be a condition to Buyer's obligation to close that such representations and warranties remain true as of the Closing Date):

(a) **Authorization**. Seller has full power and authority to enter into this Agreement and to carry out the transactions contemplated by this Agreement. Seller has taken all action necessary to authorize its execution and performance of this Agreement, and the officer executing this Agreement on behalf of Seller has been duly authorized and directed to do so by Seller. Seller will provide to Buyer and the Closing Agent a certified copy of the resolution of the Seller's City Council and other governmental officers as may be required authorizing this transaction. This Agreement is, and Seller's other instruments when executed and delivered by Seller in accordance with the terms hereof will be, legal, valid, and binding obligations of the Seller and enforceable in accordance with their terms, except as the same may be affected by bankruptcy, insolvency, moratorium, or similar laws, or by legal or equitable principles relating to or limiting the rights of contracting parties generally.

(b) **No Liens**. To the knowledge of Seller, there are no unrecorded liens, financing statements, encumbrances or agreements affecting the Real Property that will survive the Closing on any Parcel, and Seller has committed no acts which would result in the creation of such liens, financing statements, encumbrances or agreements affecting the Real Property. No work has been done on, and no materials have been furnished to, the Property for which full payment has not been made and for which a lien could be filed against the Real Property.

(c) **Personal Property**. To the extent that Personal Property is ultimately included in the purchase herein, Seller has good and merchantable title to the Personal Property, free and clear of all pledges, claims, liens, restrictions, security interests,

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charges, and encumbrances. To the extent, if any, that tangible Personal Property is being conveyed hereunder, to the best of Seller's knowledge, but without warranty, all of the tangible Personal Property is in good repair and condition, and is adequate for continuation of the operation of the Property.

(d) **Encroachments**. To Seller's knowledge, there are no encroachments upon the Real Property nor does any improvement on the Real Property, including but not limited to alleys, adjacent buildings, or signage, encroach upon any property owned by others, except for the Grand Building with respect to Parcel A and the two (2) Skybridges attached to the buildings on Parcel B.

(e) **No Violation of Laws**. Seller has not received notice of any violation of any applicable regulation, law or order relating in any material respect to the Real Property, nor does Seller have knowledge of any notice from any governmental authority of any (i) pollution, health, safety, fire, environmental or building code violations with respect to the Real Property; or (ii) the construction of public improvements or the imposition of any special taxes or assessments upon all or any part of the Real Property.

(f) **Pending Claims**. To the knowledge of Seller, there are no claims, actions, proceedings or governmental investigations pending or threatened against or involving the Real Property or against or involving any of the Real Property; nor to the knowledge of Seller is there any reasonable basis for any claim, litigation, proceedings or other governmental investigation pertaining thereto. Provided, however, that the Property is located within an area designated by Environmental Protection Agency as a Superfund Site, generally known as the Billings, MT PCE Superfund Site. The EPA recently completed multiple indoor air and groundwater sampling in the area. The EPA is currently reviewing a focused feasibility study to address the indoor air exposure pathway and anticipates issuing a proposed plan in late spring 2024.

(g) **Existing Leases and Leases Subsequent to Execution Date**. Seller hereby warrants that no commercial or other lease or agreement that affects the Property currently exists on the Property longer than thirty-one (31) days in duration. In addition, Seller hereby agrees that Seller shall not execute or bind the Property after the latest date on the signature block below, without the written consent of Buyer.

Seller shall hold Buyer harmless from any damage, loss, claims, penalty, cost, fee, fine or liability arising out of any falsity, omission or misstatement of the matters set forth in this paragraph.

16. **Buyer's Representations and Warranties**. Buyer hereby represents and warrants to Seller, both as of the date hereof and as of the Closing Date, that:

(a) Buyer is duly organized, validly existing and in good standing under the laws of the State of Montana. Buyer has taken all action necessary to authorize its execution and performance of this Agreement, and the officer executing this Agreement on behalf of Buyer has been duly authorized and directed to do so by Buyer. Buyer has full power and authority to enter into this Agreement and to carry out the transactions contemplated by this Agreement. Buyer will provide to Seller and the Closing Agent a certified copy of the resolution of the Buyer's board of

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directors authorizing this transaction. This Agreement is, and Buyer's other instruments when executed and delivered by Buyer in accordance with the terms hereof will be, legal, valid and binding obligations of the Buyer and enforceable in accordance with their terms, except as the same may be affected by bankruptcy, insolvency, moratorium or similar laws, or by legal or equitable principles relating to or limiting the rights of contracting parties generally.

(b) There is no legal action, suit, arbitration, governmental investigation or other legal or administrative proceeding, nor any order, decree or judgment in progress, pending or in effect, or, to the knowledge of Buyer, threatened, against or relating to Buyer in connection or relating to the transaction contemplated by this Agreement, and Buyer does not know or have any reasons to be aware of any basis for the same;

(c) The performance by Buyer of Buyer's obligations hereunder will not violate or constitute an event of default under the terms or provisions of any agreement, document or instrument to which Buyer is a party or by which Buyer is bound and which would materially adversely affect the ability of Buyer to perform its obligations under this Agreement.

Buyer shall hold Seller harmless from any damage, loss, claims, penalty, cost, fee, fine or liability arising out of any falsity, omission or misstatement of the matters set forth in this Paragraph 16.

17. **Conditions to Closing**. Buyer shall have no obligation to close unless, at or prior to closing, together with all Contingencies stated herein, the following conditions are each satisfied or waived in writing by Buyer:

(a) The Closing Agent shall have on the Closing Date for each Parcel contracted with Buyer to issue to Buyer the title insurance policy required in this Agreement in form satisfactory to Buyer and in due course after the closing;

(b) Each of the agreements, covenants, warranties and representations of Seller shall be true and correct in all material respects at the time of closing and Seller shall not be in default of any provision of this Agreement; and

(c) Seller shall have executed and deposited with the Closing Agent all documents called for to be executed and deposited by Seller under this Agreement, including, without limitation, those items set forth in Section 4 hereof;

18. **Remedies on Default**.

(a) If Seller fails to consummate this Agreement in accordance with its terms for any reason within the control of the Seller, Buyer shall have as Buyer's sole remedy the option of either of the following:

(1) Rescinding this Agreement by giving written notice to Seller, in which event Buyer shall be entitled to a return of the Earnest Money, and any Extension Payment made, unless such Earnest Money is not refundable as provided in Sections 2(a)(3); or

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(2) Enforcing specific performance by Seller of Seller's obligations hereunder.

(b) If Buyer fails to consummate this Agreement in accordance with its terms for any reason within the control of Buyer, except for the exercise of its rights associated with the Contingency Period, Seller shall have as Seller's sole remedy against Buyer the option of either of the following:

(1) Retaining the Earnest Money, together with any interest and earnings thereon, as liquidated damages for Buyer's breach of this Agreement, it being understood and agreed by the parties that actual damages for such a breach are uncertain and would be difficult, if not impossible, to determine; or

(2) Enforcing specific performance by Buyer of Buyer's obligations hereunder.

19. **Attorney Fees**. If either party defaults in its performance hereunder and the other party employs an attorney because of such default, the defaulting party agrees to pay, on demand, all costs, charges and expenses, including reasonable attorney and paralegal fees, incurred at any time by the other party because of the default.

20. **Notice**. Any notice to be given hereunder shall be in writing and shall either be served upon a party personally, or served by registered or certified mail, return receipt requested, directed to the party to be served at the address of the party stated below. A party wishing to change his designated address shall do so by notice in writing to the other party. Notice served by mail shall be deemed complete when deposited in the United States mail, postage prepaid. The following Notice Addresses shall apply:

Seller:
City of Billings
City Administrator
City Hall
210 North 27th Street
Billings, MT 59101

With a copy to:
City Attorney
City of Billings
City Hall
210 North 27th Street
Billings, MT 59101

With a copy to:
Doug James and Bryce Burke
Moulton Bellingham PC
P.O. Box 2559
Billings, MT 59103

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Buyer:

With a copy to: Malcolm Goodrich
Goodrich & Reely, PLLC
P.O. Box 1899
2812 1st Avenue North, Suite 301
Billings, MT 59103

21. **Risk of Loss**. Risk of loss shall remain with Seller until closing.

22. **Copies and Counterparts**. A digital copy of this Agreement containing the actual or digital signature of either party shall be accepted as the original. This Agreement may be executed in one or more counterparts, which taken together shall constitute one and the same document.

23. **Time and Binding Effect**. Time shall be of the essence of this Agreement. The terms and conditions hereof shall inure to the benefit of, and be binding upon, the heirs, legal representatives, successors and permitted assigns of the parties hereto.

24. **Radon Disclosure Statement**. **RADON GAS: RADON GAS IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN MONTANA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY OR STATE HEALTH UNIT.**

Seller represents to Buyer that the Real Property:

_____ HAS been tested for Radon or Radon progeny.

_____X____HAS NOT been tested for Radon or Radon progeny.

If the Real Property has been tested for Radon or Radon progeny, Buyer hereby acknowledges that a copy of such test has been received along with evidence of any subsequent mitigation or treatment.

25. **Real Estate Brokers**. Buyer and Seller represent and warrant to one another that neither has engaged any brokers or real estate agents in connection with the sale who might claim a fee or commission by reason of the sale, except NAI Business Properties, which has been engaged as an agent of Seller exclusively and who shall be paid by Seller, if entitled to a fee or commission by reason of this sale. Notwithstanding, it is acknowledged that William Honaker is a licensed broker in the State of Montana representing the Buyer and shall be paid the buying brokerage fee of 2.5%.

26. **Marketing Rights**. Upon the execution of this Agreement, Buyer shall have the right to solicit prospects for the Property, but in no way bind Seller to any future commitments pertaining to said solicitation.

27. **Entire Agreement**. This Agreement embodies the entire Agreement between the parties, and supersedes all prior negotiations, representations (if any), understandings and agreements, if any, relating to the Property. This Agreement may be amended, modified, or supplemented only by an instrument in writing duly executed by both parties hereto.

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28. **Noxious Weeds Disclosure**. Buyers of real property in the state of Montana should be aware that some properties contain noxious weeds. The laws of the state of Montana require owners of property within this state to control, and to the extent possible, eradicate noxious weeds. For information concerning noxious weeds and obligations as an owner of property, Buyer may contact the Yellowstone County, Montana extension agent or Weed Control Board.

29. **Megan's Law Disclosure.** Pursuant to the provisions of Title 46, Chapter 23, Part 5 of the Montana Code Annotated, certain individuals are required to register their address with the local law enforcement agencies as part of Montana's Sexual and Violent Offender Registration Act. In some communities, law enforcement offices will make the information concerning registered offenders available to the public. If Buyer desires further information Buyer may contact the local County Sheriff's office, the Department of Justice in Helena, Montana, and the probation officers assigned to the area.

30. **Neutral Interpretation.** The language contained in this Agreement shall be construed as a whole according to its fair meaning, and not strictly for or against either party, regardless of whether one party or the other may have drafted this Agreement.

31. **Limitation on Damages**. The Buyer and Seller stipulate and agree that in the event of any dispute between the Parties, that only actual documented compensatory damages may be awarded if damages are otherwise recoverable under this Agreement. Punitive damages, consequential damages, and exemplary damages shall not be awarded to either party.

32. **Mold Disclosure Statement**. "MOLD DISCLOSURE: There are many types of mold. Inhabitable properties are not, and cannot be, constructed to exclude mold. Moisture is one of the most significant factors contributing to mold growth. Information about controlling mold growth may be available from your county extension agent or health department. Certain strains of mold may cause damage to property and may adversely affect the health of susceptible persons, including allergic reactions that may include skin, eye, nose, and throat irritation. Certain strains of mold may cause infections, particularly in individuals with suppressed immune systems. Some experts contend that certain strains of mold may cause serious and even life-threatening diseases. However, experts do not agree about the nature and extent of the health problems caused by mold or about the level of mold exposure that may cause health problems. The Centers for Disease Control and Prevention is studying the link between mold and serious health conditions. The seller, landlord, seller's agent, buyer's agent, or property manager cannot and does not represent or warrant the absence of mold. It is the buyer's or tenant's obligation to determine whether a mold problem is present. To do so, the buyer or tenant should hire a qualified inspector and make any contract to purchase, rent, or lease contingent upon the results of that inspection. A seller, landlord, seller's agent, buyer's agent, or property manager who provides this mold disclosure statement, provides for the disclosure of any prior testing and any subsequent mitigation or treatment for mold, and discloses any knowledge of mold is not liable in any action based on the presence of or propensity for mold in a building that is subject to any contract to purchase, rent, or lease."

33. **Title Evidence After Closing**. Within fifteen (15) days following the Closing Date of a Parcel or Parcels, Seller shall cause, at Seller's expense, a Standard ALTA Owner's Title Insurance Policy for the Parcel or Parcels Closed to be issued to Buyer in accordance with the terms of this Agreement.

[Signature page to follow]

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IN WITNESS WHEREOF, the parties hereunto have set their hands the date and time appearing office at their respective signatures.

SELLER

The City of Billings

3/18/2024
Date

By: DocuSigned by: William A. Cole 2CA11D5423334EE...
William A. Cole
Mayor

By: DocuSigned by: Denise Bohlman D503C2218DC34F0...
Denise R. Bohlman
City Clerk

BUYER

Honaker Realty, LLC

3/15/2024
Date

By: DocuSigned by: Bill Honaker 1589C4765B87841...
Printed Name: Bill Honaker
Title: Managing Member

JWT Capital, LLC

3/16/2024
Date

By: DocuSigned by: Don Cape BB3D8E89523B469...
Printed Name: Don Cape
Title: Principal

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City Council Regular

Date:	03/11/2024
Title:	PUBLIC HEARING for Sale of City Hall, South Parking Lot, and North Parking Lot
Presented by:	John Caterino, Facilities Manager
Department:	City Hall Administration
Presentation:	Yes
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

Staff recommends approval of Purchase and Sale Agreement (PSA) and associated Development Agreement (DA) to sell City Hall/Park 3 parking structure (210 and 220 N 27th St.), South Parking Lot, and North Parking Lot on N 27th St., to Honaker Realty LLC for a combined total of $2,800,000.00 (City Hall $2,100,000.00, South Lot $280,000.00, North Lot $420,000.00).

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

On 12/7/2022 Administration Department signed a contract with NAI Business Properties with Matt Robertson acting as supervising broker for these transactions.

On 11/04/2022 and 11/11/2022 staff published, per City of Billings Code of Ordinances 22-902, a public notice to all owners within 300 of subject Property of potential sale of Park 1 ground retail space.

On 11/24/2022 Council approved a resolution authorizing City staff to advertise the sale and disposal of City Hall/Park3, resolution 22-11082. City Hall/Park 3 is also described as BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 58, LOT 1-12, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County.

On 11/24/2022 Council approved a resolution authorizing City staff to advertise the sale and disposal of South Parking Lot, resolution 22-11084. South Parking Lot is also described as BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 92 Lot 5 -6, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County.

On 11/24/2022 Council approved a resolution authorizing City staff to advertise the sale and disposal of North Parking Lot, resolution 22-11085. North Parking Lot is also described as BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 92 Lot 8, 9, and 10, in the City of Billings, Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County.

Administration advertised a Request for Proposal (RFP) for each Property on 06/14/2023 and 06/21/2023 in *Yellowstone County News* and on the City's website.

One (1) proposal was submitted by 06/16/2023 for City Hall.

Five (5) proposals were submitted by 06/16/2023 for South Parking Lot.

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Four (4) proposals were submitted by 06/16/2023 for North Parking Lot.

NAI and City Staff reviewed the proposals/offers and presented to City Council Operations Committee on 06/28/2023. After further discussion with City Council Operations Committee and NAI, City Staff recommends moving forward with the offer from Honaker Realty to purchase subject Properties due to a number of reasons:
- Quality of proposal
- Experience of proposer
- Financial capacity to complete transaction with pre-qualification letter from lender
- Proposed development and use of spaces
- Proposed development schedule
- Increased tax base and economic growth to Central Business District
- Total price competitiveness as Honaker Realty offered the highest price for the three Properties

On 02/23/2024 and 03/01/2024 staff published, per City of Billings Code of Ordinances 22-902, a public notice in the Yellowstone County News announcing a public hearing on whether to approve the sale of the city owned property.

The attached purchase and sale agreement has wording modifications for clarity from the latest draft that was presented to the City Council Operations Committee and sent to council members.

ALTERNATIVES
City Council may:

- Approve Purchase and Sale Agreement and Development Agreement; or,
- Not Approve

Approval would begin the due diligence period for the Buyer and all contingencies will stay in place until the sale of Property is complete.

FISCAL EFFECTS
The total combined funds of the sale of these Properties at $2,800,000.00 will be used to offset construction costs at New City Hall.

Attachments

Resolution 22-11082
Resolution 22-11084
Resolution 22-11085
Honaker Realty Submission
Honaker Realty PSA - Buyer Signed

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REQUEST FOR PROPOSALS: NOTICE

The City of Billings is requesting proposals for **DISPOSITION OF MUNICIPAL REAL ESTATE SALE AND DEVELOPMENT OF BILLINGS CITY HALL**, for FACILITIES DIVISION, Billings, Montana. Proposals shall be received addressed to MATT ROBERTSON SIOR, PRINCIPAL/SUPERVISING BROKER, NAI BUSINESS PROPERTIES, via mail at 3312 4TH AVE NORTH, BILLINGS, MT 59101, via email at MROBERTSON@NAIBUSINESSPROPERTIES.COM, or in-person at 3312 4TH AVE NORTH, BILLINGS, MT 59101 until 5:00 PM (MDT) on 16, JUNE, 2023.

More specific additional information regarding the **DISPOSITION OF MUNICIPAL REAL ESTATE SALE AND DEVELOPMENT OF BILLINGS CITY HALL** can be obtained by contacting MATT ROBERTSON SIOR, PRINCIPAL/SUPERVISING BROKER, NAI BUSINESS PROPERTIES, via telephone at (406) 294-6308 or email at MROBERTSON@NAIBUSINESSPROPERTIES.COM. The full Request for Proposals may also be found on the City's website at www.billingsmt.gov, by clicking on "Doing Business," and then on "Bids."

Proposers may withdraw their proposal by written request at any time prior to the due date set for receiving proposals. No proposal may be withdrawn or modified after the due date and time, unless and until the award of the contract is delayed for a period exceeding ninety (90) days.

The right is reserved to reject any or all proposals received, to waive irregularities, to postpone the award of the contract for a period of not to exceed ninety (90) days, and to accept that proposal which is in the best interests of the City of Billings, Montana. Award of any contract may be contingent upon approval by Billings City Council.

The City of Billings is an Equal Opportunity Employer. The Contractor and subcontractor shall abide by the requirements of 41 CFR 60-300.5(a) and 41 CFR 60-741.5(a), which prohibit discrimination against qualified protected veterans and/or qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans and individuals with disabilities.

Published at Billings, Montana, APRIL 14 & APRIL 21, 2023.

Denise R. Bohlman
Billings City Clerk
P. O. Box 1178
Billings, MT 59103

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Publish: APRIL 14 & APRIL 21, 2023
Dept.: FACILITIES

DocuSign

Certificate Of Completion

Envelope Id: AA3B0616B25A4358A5F20DE408F281BC
Status: Completed
Subject: Contract for signatures: Purchase and Sale Agreement for City Hall and Parking Lots
Source Envelope:
Document Pages: 23
Signatures: 4
Envelope Originator:
Certificate Pages: 6
Initials: 0
Jessica Fust
AutoNav: Enabled
fustj@billingsmt.gov
EnvelopeId Stamping: Enabled
IP Address: 161.7.21.147
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Record Tracking

Status: Original
3/15/2024 9:14:45 AM
Holder: Jessica Fust
fustj@billingsmt.gov
Location: DocuSign

Signer Events	Signature	Timestamp
Liz Kampa kampal@billingsmt.gov Purchasing Agent City of Billings Security Level: Email, Account Authentication (None)	**Completed** Using IP Address: 161.7.21.49	Sent: 3/15/2024 9:28:19 AM Viewed: 3/15/2024 10:09:29 AM Signed: 3/15/2024 10:15:59 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Bill Honaker bill@honaker.us Managing Member Security Level: Email, Account Authentication (None)	DocuSigned by: Bill Honaker 1589C4765B87441... Signature Adoption: Pre-selected Style Using IP Address: 69.144.172.92	Sent: 3/15/2024 10:16:01 AM Viewed: 3/15/2024 12:24:53 PM Signed: 3/15/2024 2:04:09 PM
Electronic Record and Signature Disclosure: Accepted: 3/15/2024 12:24:53 PM ID: 0f7f3fec-355b-47bb-a97e-8b4c9b352571		
Don Cape dcape@jwtcompanies.com Principal JWT Capital, LLC Security Level: Email, Account Authentication (None)	DocuSigned by: Don Cape BB3D8E89523B468... Signature Adoption: Pre-selected Style Using IP Address: 205.204.26.162	Sent: 3/15/2024 2:04:11 PM Viewed: 3/16/2024 6:31:44 AM Signed: 3/16/2024 6:32:01 AM
Electronic Record and Signature Disclosure: Accepted: 3/16/2024 6:31:44 AM ID: 6e6665a4-e733-44bd-898a-b5eb8d73e8cb		
Todd Corne cornet@billingsmt.gov Security Level: Email, Account Authentication (None)	**Completed** Using IP Address: 161.7.21.127	Sent: 3/16/2024 6:32:03 AM Viewed: 3/18/2024 2:29:23 AM Signed: 3/18/2024 2:55:54 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Signer Events	Signature	Timestamp
William A. Cole coleb@billingsmt.gov Mayor Security Level: Email, Account Authentication (None)	DocuSigned by: William A. Cole 2CA11D5423334EE... Signature Adoption: Pre-selected Style Using IP Address: 72.175.160.94	Sent: 3/18/2024 2:55:56 AM Viewed: 3/18/2024 7:50:10 AM Signed: 3/18/2024 7:50:31 AM
Electronic Record and Signature Disclosure: Accepted: 12/3/2020 8:46:12 AM ID: 235dd76e-a3c9-4e23-89f5-aedaeb3b241a		
Denise Bohlman bohlmand@billingsmt.gov City Clerk City of Billings Security Level: Email, Account Authentication (None)	DocuSigned by: Denise Bohlman D503C2218DC34F0... Signature Adoption: Pre-selected Style Using IP Address: 161.7.21.138	Sent: 3/18/2024 8:05:08 AM Viewed: 3/18/2024 8:14:01 AM Signed: 3/18/2024 8:15:14 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp
Liz Kampa kampal@billingsmt.gov Purchasing Agent City of Billings Security Level: Email, Account Authentication (None)	VIEWED Using IP Address: 161.7.21.49	Sent: 3/18/2024 7:50:33 AM Viewed: 3/18/2024 8:05:07 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Carbon Copy Events	Status	Timestamp
Wynnette Maddox maddoxw@billingsmt.gov Security Level: Email, Account Authentication (None)	COPIED	Sent: 3/18/2024 8:15:16 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/15/2024 9:28:19 AM
Certified Delivered	Security Checked	3/18/2024 8:14:01 AM
Signing Complete	Security Checked	3/18/2024 8:15:14 AM
Completed	Security Checked	3/18/2024 8:15:16 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Carahsoft OBO City of Billings (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Carahsoft OBO City of Billings:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: kampal@billingsmt.gov

To advise Carahsoft OBO City of Billings of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at kampal@billingsmt.gov and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Carahsoft OBO City of Billings

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to kampal@billingsmt.gov and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Carahsoft OBO City of Billings

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to kampal@billingsmt.gov and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Carahsoft OBO City of Billings as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Carahsoft OBO City of Billings during the course of your relationship with Carahsoft OBO City of Billings.

First Amendment to Purchase and Sale Agreement

Seller: The City of Billings
Buyer: Honaker Realty, LLC & JWT Capital, LLC

FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT ("PSA Amendment") is made effective as of the latest date set out below in the signature block ("Effective Date"), by and between **Honaker Realty, LLC** and **JWT Capital, LLC** or their assigns ("Buyer"), and the **City of Billings** ("Seller").

RECITALS

A. Effective March 1, 2024, Buyer and Seller executed that certain Purchase and Sale Agreement concerning Real and Personal Property referenced therein ("Agreement").

B. The Agreement provides certain matters for due diligence review by Buyer within the "Contingency Period" referenced at Section 11 of the Agreement, certain deadlines for which the parties agree should be extended. While the parties recognize that the Agreement permits extensions of the Contingency Period upon the payment of additional money from Buyer to Seller, pursuant to Section 11(f), the parties agree that based both upon Buyer's ability to waive certain contingencies by September 18, 2024, as described below, and factors involving Contingencies outside of the control of Buyer, the agreement for the extension of the Contingency Period for certain matters defined below without additional consideration is warranted.

C. In addition, the Agreement provides at Section 3(a) for a Closing Date within thirty (30) days of the satisfaction of Buyer's Contingencies within the Contingency Period, provided, however, that such Section permits the parties to extend the Closing by mutual agreement. The parties agree that the Seller will not vacate the City Hall Property being purchased by the later of the potential Closing Date in Section 3(a) or February 1, 2025, as called for under the Agreement, Section 11(c)(7), and that it is beneficial to Seller that such Closing Date be extended to permit it additional time to vacate the City Hall Property, rather than create a lease structure for continued short term occupancy of the City Hall Property by Seller pending its vacating of such Property. Therefore, the parties believe that an extension of the Closing Date, as outlined below, to permit the orderly vacating of the City Hall Property by Seller, is warranted.

D. Consequently, the parties agree that the Agreement should be amended as provided below.

FOR VALUABLE CONSIDERATION, IT IS AGREED:

1. Contingency Period. Seller and Buyer agree that the following Contingencies set forth in the Agreement may be deemed to be waived by Buyer effective as of September 18, 2024:

(a) environmental inspection and testing concerns referenced in Sections 10 and 11(c)(1) and (3) of the Agreement;

(b) structural and mechanical inspections and testing referenced in Sections 11(c)(1) and (3) of the Agreement;

(c) physical condition of the Property referenced in Section 11(c)(2) of the Agreement, except for the parking structure located on Parcel B of the Property for which repair

improvements are to be made by Seller as previously disclosed to Buyer by Seller, with agreed completion of such repair improvements by Buyer and Seller remaining a contingency for Buyer until completion of the same prior to Closing;

(d) execution of an acceptable Development Agreement between DBP and Buyer to develop Parcel A referenced in Section 11(c)(4);

(e) approval of Tax Increment Funds from DBP and Seller to Buyer referenced in Section 11(c)(5) of the Agreement;

(f) satisfaction of the encroachment of the Grand Building to the south of Parcel A referenced in Section 11(c)(11) of the Agreement.

The following Contingencies within the Agreement will be extended until November 15, 2024, or later date by mutual agreement, without additional consideration:

(g) approval of DBP for removal or use of the portable rest room located on Parcel B referenced in Section 11(c)(10) of the Agreement;

(h) execution of suitable Franchise Agreements with the hotel company involved in Phase 1 of the project located on Parcel A as referenced in Section 11(c)(6);

(i) Seller will provide approvals for suitable loading and unloading areas from 2nd Ave. North for hotel guests, as referenced in Section 11(c)(8);

(j) Seller will provide an agreement acceptable to Buyer for management of the parking on Parcels A and B as required in Section 11(c)(9);

(k) agreements satisfactory to Buyer regarding the sky bridge encroachments and title to the same as referenced in Section 11(c)(11); and

(l) any other due diligence type matter not specifically deemed to be waived by Buyer in subsections 1(a) through (f) above or in subsections below.

The following Contingency within the Agreement will be extended until the later of February 1, 2025, or Closing, as amended herein, without additional consideration:

(m) financing deemed suitable by Buyer, and completion of financing, including those requirements imposed by Buyer's lender or lenders;

The following Contingencies within the Agreement will be extended without additional consideration until the Closing, as amended herein:

(n) title review and Seller's compliance with the state of title for the Property to be conveyed by Seller to Buyer;

(o) Seller vacates the Property within the Permitted Time to Vacate set out in Section 2 below; and

(p) Seller is in compliance with its requirements, agreements and commitments under the Agreement and herein.

2. Seller's Date to Vacate Property. Seller and Buyer agree that the Seller will vacate the Property, together with removal of its personal property therefrom, no earlier than February 1, 2025, and no later than April 1, 2025 (the "Permitted Time to Vacate"). Seller will give Buyer not less than sixty (60) days notice in writing of the date within the Permitted Time to Vacate on which it will have completely vacated the Property. Once Seller has completely vacated the Property during the Permitted Time to Vacate it will give written notice to Buyer of the completion of the same ("Notice of Completion of the Vacating of the Property"). Provided that the Contingencies permitted to Buyer are satisfied, Buyer will Close on the purchase of all of the Property within sixty (60) days of the date of the Notice of Completion of the Vacating of the Property.

3. Full Force and Effect. Unless expressly amended herein, all terms, agreements, conditions, covenants, warranties and representations of the parties within the Agreement will remain in full force and effect and are deemed to be incorporated by reference herein.

IN WITNESS WHEREOF, the parties hereunto have set their hands the date and time appearing office at their respective signatures.

SELLER

The City of Billings

_____ By: _____
Date William A. Cole
Mayor

By: _____
Denise R. Bohlman
City Clerk

BUYER

Honaker Realty, LLC

_____ By: _____
Date Printed Name: _____
Title: _____

JWT Capital, LLC

_____ By: _____
Date Printed Name: _____
Title: _____

Docusign Envelope ID: 0F63C383-02C8-496D-842D-C7A0D7686E00

Second Amendment to Purchase and Sale Agreement

Seller: The City of Billings
Buyer: Honaker Realty, LLC & JWT Capital, LLC

Docusign Envelope ID: 0F63C383-02C8-496D-842D-C7A0D7686E00

SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT ("PSA Amendment") is made effective as of the latest date set out below in the signature block ("Effective Date"), by and between **Honaker Realty, LLC** and **JWT Capital, LLC** or their assigns ("Buyer"), and the **City of Billings** ("Seller").

RECITALS

A. Effective March 1, 2024, Buyer and Seller executed that certain Purchase and Sale Agreement concerning Real and Personal Property referenced therein ("Agreement").

B. The Agreement provides certain matters for due diligence review by Buyer within the "Contingency Period" referenced at Section 11 of the Agreement, certain deadlines for which the parties agree should be extended. The parties originally extended certain deadlines to November 15, 2024 through the First Amendment to Purchase and Sale Agreement. The parties again desire to extend the Contingency Period for certain contingency items, as more particularly described below.

C. Consequently, the parties agree that the Agreement should be amended as provided below.

FOR VALUABLE CONSIDERATION, IT IS AGREED:

1. Contingency Period. Seller and Buyer agree that the following Contingencies set forth in the Agreement may be deemed to be waived by Buyer effective as of October 30, 2024:

(i) Seller will provide approvals for suitable loading and unloading areas from 2nd Ave. North for hotel guests, as referenced in Section 11(c)(8).

The following Contingencies within the Agreement will be extended until December 6, 2024, or later date by mutual agreement, without additional consideration:

(g) approval of DBP for removal or use of the portable rest room located on Parcel B referenced in Section 11(c)(10) of the Agreement;

(h) execution of suitable Franchise Agreements with the hotel company involved in Phase 1 of the project located on Parcel A as referenced in Section 11(c)(6);

(j) Seller will provide an agreement acceptable to Buyer for management of the parking on Parcels A and B as required in Section 11(c)(9);

(k) agreements satisfactory to Buyer regarding the sky bridge encroachments and title to the same as referenced in Section 11(c)(11); and

(l) any other due diligence type matter not specifically deemed to be waived by Buyer in subsections 1(i) above or in subsections below.

Docusign Envelope ID: 0F63C383-02C8-496D-842D-C7A0D7686E00

2. Full Force and Effect. Unless expressly amended herein, all terms, agreements, conditions, covenants, warranties and representations of the parties within the Agreement will remain in full force and effect and are deemed to be incorporated by reference herein.

IN WITNESS WHEREOF, the parties hereunto have set their hands the date and time appearing office at their respective signatures.

SELLER

The City of Billings

11/14/2024
Date

Signed by:
By: William A. Cole
2CA11D3...
William A. Cole
Mayor

Signed by:
By: Denise Bohlman
D503C21...
Denise R. Bohlman
City Clerk

BUYER

Honaker Realty, LLC

11/13/2024
Date

Signed by:
By: Bill Honaker
Printed Name: Bill Honaker
Title: Managing Member

JWT Capital, LLC

11/14/2024
Date

DocuSigned by:
By: Don Cape
Printed Name: Don Cape
Title: Principal

Docusign Envelope ID: D050CFB6-F9C8-446A-8EFB-F52634B8E23E

Third Amendment to Purchase and Sale Agreement

Seller: The City of Billings
Buyer: Honaker Realty, LLC & JWT Capital, LLC

Docusign Envelope ID: D050CFB6-F9C8-446A-8EFB-F52634B8E23E

THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT ("PSA Amendment") is made effective as of the latest date set out below in the signature block ("Effective Date"), by and between **Honaker Realty, LLC** and **JWT Capital, LLC** or their assigns ("Buyer"), and the **City of Billings** ("Seller").

RECITALS

A. Effective March 1, 2024, Buyer and Seller executed that certain Purchase and Sale Agreement concerning Real and Personal Property referenced therein ("Agreement").

B. The Agreement provides certain matters for due diligence review by Buyer within the "Contingency Period" referenced at Section 11 of the Agreement, certain deadlines for which the parties agree should be extended. The parties originally extended certain deadlines to November 15, 2024 through the First Amendment to Purchase and Sale Agreement.

C. Following execution of the First Amendment to Purchase and Sale Agreement, the parties, on November 14, 2024, executed a Second Amendment to Purchase and Sale Agreement to extend the Contingency Period for certain matters until December 6, 2024.

D. The parties again desire to extend the Contingency Period for certain contingency items, as more particularly described below.

E. Consequently, the parties agree that the Agreement should be amended as provided below.

FOR VALUABLE CONSIDERATION, IT IS AGREED:

1. Contingency Period. Seller and Buyer agree that, in addition to any Contingencies previously waived specifically by Buyer in the First and Second Amendments to the Purchase and Sale Agreement, the following Contingencies set forth in the Agreement may be deemed to be waived by Buyer effective as of November, 25, 2024:

(h) execution of suitable Franchise Agreements with the hotel company involved in Phase 1 of the project located on Parcel A as referenced in Section 11(c)(6).

The following Contingencies within the Agreement will be extended until January 31, 2025, or later date by mutual agreement, without additional consideration:

(g) approval of DBP for removal or use of the portable rest room located on Parcel B referenced in Section 11(c)(10) of the Agreement;

(j) Seller will provide an agreement acceptable to Buyer for management of the parking on Parcels A and B as required in Section 11(c)(9);

(k) agreements satisfactory to Buyer regarding the sky bridge encroachments and title to the same as referenced in Section 11(c)(11); and

Docusign Envelope ID: D050CFB6-F9C8-446A-8EFB-F52634B8E23E

(l) any other due diligence type matter either not specifically deemed to be waived by Buyer in subsection 1(h) above or any prior specifically waived item in the First and Second Amendments to the Purchase and Sale Agreement. Such due diligence matters not specifically waived as of the date hereof will include, but not be limited to, Buyer obtaining financing deemed satisfactory by it for the acquisition and development of the Property, and the parties agree that the financing requirements of Buyer and its lender may require the extension of the Contingency Period beyond January 31, 2025, in order to accommodate this contingency for final designs, bidding, appraisal and loan approval matters attendant to the loan for Buyer from lender, and that the parties will cooperate reasonably to reset and extend such Contingency Period for the same.

2. Closing Date/Vacating Date by Seller from Property. In order to facilitate the timing and acquisition of financing by Buyer, the Closing Date for Buyer's purchase of the Property will be on or before May 15, 2025 ("Closing Date"). Seller will vacate the Property by no later than the Closing Date. Seller will retain possession and risk of loss for the Property until the Closing Date, and Buyer will assume possession and risk of loss for the Property following the Closing Date. It is understood and agreed by Seller that, provided that its Contingencies are satisfied, Buyer must complete its purchase of the Property on or before June 1, 2025 in order to qualify for certain aspects of its funding for the project, thus Buyer will not be able to accord Seller any extension of the Closing Date beyond that set out herein.

3. Full Force and Effect. Unless expressly amended herein, all terms, agreements, conditions, covenants, warranties and representations of the parties within the Agreement will remain in full force and effect and are deemed to be incorporated by reference herein.

IN WITNESS WHEREOF, the parties hereunto have set their hands the date and time appearing office at their respective signatures.

SELLER

The City of Billings

12/18/2024
Date

DS

Signed by:
By: William A. Cole, Mayor
2CA11D...
William A. Cole
Mayor

Signed by:
By: Denise Bohlman
D503C2...
Denise R. Bohlman
City Clerk

BUYER

Honaker Realty, LLC

12/17/2024
Date

Signed by:
By: Bill Honaker
Printed Name: Bill Honaker
Title: Managing Member

Docusign Envelope ID: D050CFB6-F9C8-446A-8EFB-F52634B8E23E

JWT Capital, LLC

12/18/2024
Date

DocuSigned by:
By: Don Cape
Printed Name: Don Cape
Title: Principal

Fourth Amendment to Purchase and Sale Agreement

Seller: The City of Billings
Buyer: Honaker Realty, LLC & JWT Capital, LLC

FOURTH AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS FOURTH AMENDMENT TO PURCHASE AND SALE AGREEMENT ("PSA Amendment") is made effective as of the last date set out below in the signature block ("Effective Date"), by and between **Honaker Realty, LLC** and **JWT Capital, LLC** or their assigns ("Buyer"), and the **City of Billings** ("Seller").

RECITALS

A. Effective March 1, 2024, Buyer and Seller executed that certain Purchase and Sale Agreement concerning Real and Personal Property referenced therein ("Agreement").

B. The Agreement provides certain matters for due diligence review by Buyer within the "Contingency Period" referenced at Section 11 of the Agreement, certain deadlines for which the parties agree should be extended. The parties originally extended certain deadlines to November 15, 2024 through the First Amendment to Purchase and Sale Agreement.

C. Following execution of the First Amendment to Purchase and Sale Agreement, the parties, on November 14, 2024, executed a Second Amendment to Purchase and Sale Agreement to extend the Contingency Period for certain matters until December 6, 2024, and executed a Third Amendment to Purchase and Sale Agreement on December 18, 2024 to extend certain Contingency Period matters until January 31, 2025.

D. The parties again desire to extend the Contingency Period for certain Contingency Period items, as more particularly described below.

E. Consequently, the parties agree that the Agreement should be amended as provided below.

FOR VALUABLE CONSIDERATION, IT IS AGREED:

1. Contingency Period. Seller and Buyer agree that, in addition to any Contingencies previously waived specifically by Buyer in the First, Second and Third Amendments to the Purchase and Sale Agreement, the following Contingency set forth in the Agreement at Section 11 may be deemed to be waived by Buyer effective as of January 31, 2025:

> (g) approval of DBP for removal or use of the portable rest room located on Parcel B referenced in Section 11(c)(10) of the Agreement.

The following Contingencies within the Agreement at Section 11 will be extended until March 31, 2025, without additional consideration:

> (j) Seller will provide an agreement acceptable to Buyer for management of the parking on Parcels A and B as required in Section 11(c)(9);
>
> (k) agreements satisfactory to Buyer regarding the sky bridge encroachments and title to the same as referenced in Section 11(c)(11); and
>
> (l) any other due diligence type matter either not specifically deemed to be waived by Buyer in subsection 1(g) above or any prior specifically waived item in the First, Second and Third Amendments to the Purchase and Sale Agreement.

The following Contingency within the Agreement at Section 11 will be extended until on or before the Closing Date without additional consideration: Buyer obtaining and putting into place financing deemed satisfactory by it for the acquisition and development of the Property.

2. **Closing Date/Vacating Date by Seller from Property**. Despite the extensions to the Contingency Period as set forth above, the parties anticipate that the Closing Date chosen in the Third Amendment to Purchase and Sale Agreement of May 15, 2025 ("Closing Date"), will remain in place unless the parties should mutually agree in writing to an earlier Closing Date. Seller will vacate the Property by no later than the Closing Date. Seller will retain possession and risk of loss for the Property until the Closing Date, and Buyer will assume possession and risk of loss for the Property following the Closing Date. It is understood and agreed by Seller that, provided that its Contingencies are satisfied, Buyer must complete its purchase of the Property on or before June 1, 2025 in order to qualify for certain aspects of its funding for the Project, thus Buyer will not be able to accord Seller any extension of the Closing Date beyond that set out herein.

3. **Full Force and Effect**. Unless expressly amended herein, all terms, agreements, conditions, covenants, warranties and representations of the parties within the Agreement will remain in full force and effect and are deemed to be incorporated by reference herein.

IN WITNESS WHEREOF, the parties hereunto have set their hands the date appearing at their respective signatures.

SELLER

The City of Billings

_____
Date

By: _____
William A. Cole
Mayor

By: _____
Denise R. Bohlman
City Clerk

BUYER

Honaker Realty, LLC

_____
Date

By: _____
Printed Name: _____
Title: _____

JWT Capital, LLC

_____
Date

By: _____
Printed Name: _____
Title: _____

Fifth Amendment to Purchase and Sale Agreement

Seller: The City of Billings
Buyer: Honaker Realty, LLC & JWT Capital, LLC

FIFTH AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS FIFTH AMENDMENT TO PURCHASE AND SALE AGREEMENT ("PSA Amendment") is made effective as of the last date set out below in the signature block ("Effective Date"), by and between **Honaker Realty, LLC** and **JWT Capital, LLC** or their assigns ("Buyer"), and the **City of Billings** ("Seller").

RECITALS

A. Effective March 1, 2024, Buyer and Seller executed that certain Purchase and Sale Agreement concerning Real and Personal Property referenced therein ("Agreement").

B. The Agreement provides certain matters for due diligence review by Buyer within the "Contingency Period" referenced at Section 11 of the Agreement, certain deadlines for which the parties agree should be extended. The parties originally extended certain deadlines to November 15, 2024 through the First Amendment to Purchase and Sale Agreement.

C. Following execution of the First Amendment to Purchase and Sale Agreement, the parties, on November 14, 2024, executed a Second Amendment to Purchase and Sale Agreement to extend the Contingency Period for certain matters until December 6, 2024, executed a Third Amendment to Purchase and Sale Agreement on December 18, 2024 to extend certain Contingency Period matters until January 31, 2025, and executed a Fourth Amendment on December 18, 2024 to extend certain Contingency Period matters until March 31, 2025.

D. The parties again desire to extend the Contingency Period for certain Contingency Period items, as more particularly described below.

E. Consequently, the parties agree that the Agreement should be amended as provided below.

FOR VALUABLE CONSIDERATION, IT IS AGREED:

1. Contingency Period. Seller and Buyer agree that the following Contingencies within the Agreement at Section 11 will be extended until June 16, 2025, without additional consideration:

(j) Seller will provide an agreement acceptable to Buyer for management of the parking on Parcels A and B as required in Section 11(c)(9);

(k) agreements satisfactory to Buyer regarding the sky bridge encroachments and title to the same as referenced in Section 11(c)(11); and

(l) any other due diligence type matter either not specifically deemed to be waived by Buyer in subsection 1(g) above or any prior specifically waived item in the First, Second and Third Amendments to the Purchase and Sale Agreement.

The following Contingency within the Agreement at Section 11 will be extended until on or before the Closing Date without additional consideration: Buyer obtaining and putting into place financing deemed satisfactory by it for the acquisition and development of the Property.

2. Closing Date/Vacating Date by Seller from Property. Despite the extensions to the Contingency Period as set forth above, provided that the Contingencies are satisfied, the Closing

Date will be on June 16, 2025 ("Closing Date"), although Buyer may elect to close at a time between June 2, 2025 and June 16, 2025 if its Contingencies are, or will be, satisfied by an earlier Closing Date. Seller will vacate the Property by no later than the Closing Date. Seller will retain possession and risk of loss for the Property until the Closing Date, and Buyer will assume possession and risk of loss for the Property following the Closing Date. It is understood and agreed by Seller that, provided that its Contingencies are satisfied, Buyer must complete its purchase of the Property on or before June 30, 2025 in order to qualify for certain material aspects of its funding for the Project, thus Buyer will not be able to accord Seller any extension of the Closing Date beyond the June 16, 2025 date set out herein.

3. Full Force and Effect. Unless expressly amended herein, all terms, agreements, conditions, covenants, warranties and representations of the parties within the Agreement will remain in full force and effect and are deemed to be incorporated by reference herein.

IN WITNESS WHEREOF, the parties hereunto have set their hands the date appearing at their respective signatures.

SELLER

The City of Billings

_____
Date

By: _____
William A. Cole
Mayor

By: _____
Denise R. Bohlman
City Clerk

BUYER

Honaker Realty, LLC

_____
Date

By: _____
Printed Name: _____
Title: _____

JWT Capital, LLC

_____
Date

By: _____
Printed Name: _____
Title: _____

City Council Regular

Date:	04/14/2025
Title:	Acceptance of Billings Trail Net Donated funds
Presented by:	Brad Wright
Department:	Parks/Rec/Public Lands
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends that Council accept a donation of up to $33,280 from Billings TrailNet in support of the Rose Park Trail which is a Safe Routes to School project.

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

The funds donated towards this project will help build the Rose Park Trail which is a Safe Routes to School project identified in the Safe Routes to School Plan, Phase 1. It connects the apartments on the west side of Rose Park to Rose Park Elementary School and provides a way for students to get to school without crossing any major streets.

Non-profit Billings TrailNet raises funds to help support the trail system in Billings and has approved a donation of up to $33,280 to support the Rose Park Trail.

At the Council's regular meeting on January 23, 2023, staff requested for the Council to approve the submittal of grant applications for the Rose Park Trail Phases 1 and 2 to the Recreational Trails Program (RTP) and Montana Trail Stewardship Grant programs, and approve acceptance of the grants should they be awarded. Both grant programs are run through Montana Fish Wildlife and Parks.

Phase 1 of the Rose Park Trail was awarded in the 2023 funding cycle. Mayor Cole signed the grant agreement with Montana Fish Wildlife and Parks in August 2023. Phase 2 remained unfunded.

At the Council's January 8, 2024 regular meeting, staff requested for the Council to approve a grant application for Rose Park Trail, Phase 2, and to approve acceptance of the grant if awarded. Council unanimously approved the request. Staff applied again for Phase 2 of the Rose Park Trail during the 2024 Recreational Trails Program grant.

Partial funding was awarded for Rose Park Trail, Phase 2 during the 2024 RTP cycle. Given that the contract was under $80,000, City Administrator Chris Kukulski signed the agreement with Montana Fish Wildlife and Parks in July 2024.

Additionally, Council unanimously approved an easement with Billings Public Schools for the trail at their meeting on May 28, 2024. An amended easement was brought to Council on February 24, 2025 where it was unanimously approved.

In total, Council voted in support of this project on four separate occasions and the City has two separate contracts with Montana Fish Wildlife and Parks for building this trail.
The funds Billings TrailNet is donating will help provide the 20% of local funds required by the grant to build the project.

ALTERNATIVES

City Council may: • Accept up to $33,280 donation from Billings TrailNet in support of the Rose Park Trail, a Safe Routes to School Project.
• Not accept the donation of up to $33,280 from Billings TrailNet. If the donation is not accepted and the bid is still awarded, the City will likely have to come up with additional dollars from the City budget for the project.

FISCAL EFFECTS

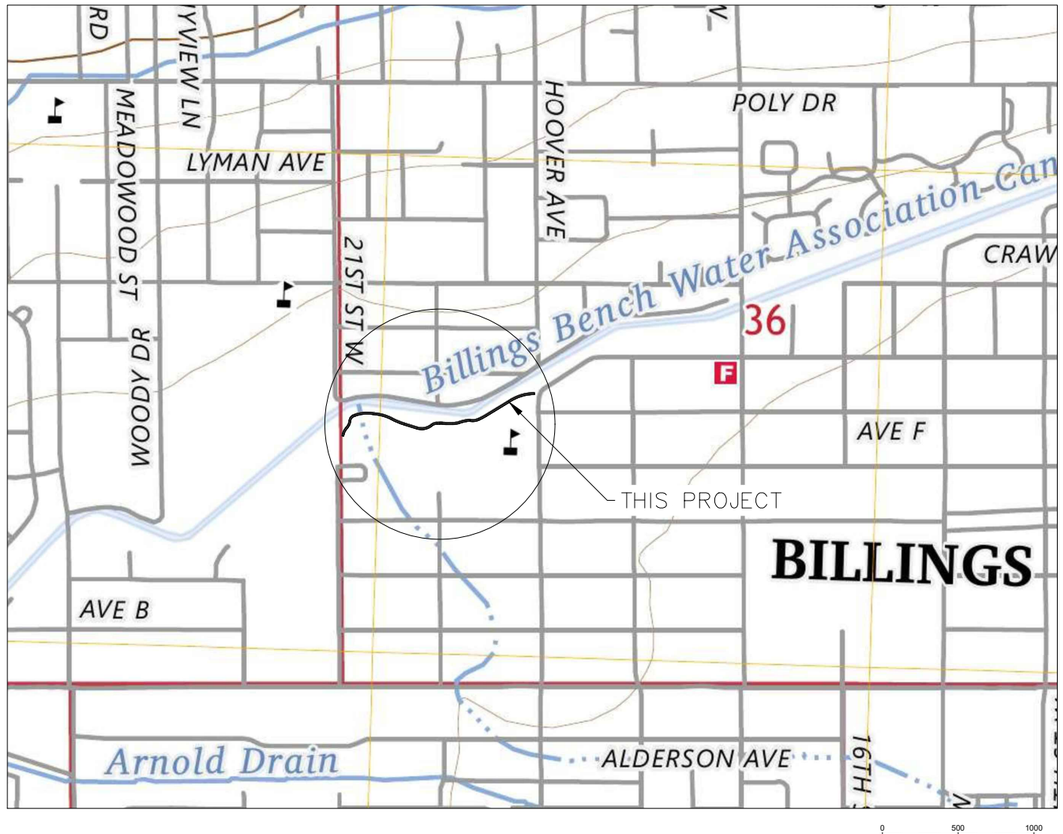
Accepting this donation will provide up to $33,280 in funds towards the Rose Park Trail project. These funds help reduce the amount of funds required for this project from the City budget. PRPL does not expect to hire any additional FTEs, and expects only an incrementally small increase in maintenance costs.

Attachments

North Trail Drawings

CITY OF BILLINGS

WORK ORDER 25-08, ROSE PARK TRAIL - 19TH ST WEST TO 21ST ST WEST



Sheet List Table	
Sheet Number	Sheet Title
G1	COVER
G2	LEGEND
G3	OVERALL
EXH1	CONSTRAINED AREA
PP1	PLAN AND PROFILE 1
PP2	PLAN AND PROFILE 2
PP3	PLAN AND PROFILE 3
XEC1	CROSS SECTIONS

Billings Pride: City ~ Wide

ENGINEER IN CHARGE: JAY D. ANDERSON P.E.

PROJECT ENGINEER: JAY D. ANDERSON P.E.

DATE: 6/27/2024

REVISED:

CONSTRUCTION NOTES:

1. CONCRETE BLVD. OR CURB WALK DRIVE APPROACH (6 INCH), PER COB STD MODS Sm_M02529-5A & 5B; LAYOUT TBD IN FIELD BY ENGINEER
2. ACCESSIBILITY RAMP WITH TRUNCATED DOMES, PER COB STD MODS Sm_M02529-8A&8B. LAYOUT TBD IN FIELD BY ENGINEER
3. NEW 3' WIDE CONCRETE DOUBLE GUTTER WITH FILLETS, PER COB STD MODS Sm_M0259-1&2
4. CROSS SLOPE VARIES – REFER TO CROSS SECTIONS
5. EX. EDGE OF ASPHALT – ASPHALT RESTORATION ABOVE TRENCH
6. LANDSCAPE RESTORATION PER SPECIAL PROVISIONS (REFER TO LANDSCAPE RESTORATION KEY)
7. TRANSITION FROM CROWN TO SUPERELEVATED ROADWAY SURFACE
8. 4-IN THICK CONCRETE SIDEWALK PER COB STD MODS
9. 4-INCH THICK CURBWALK PER COB STD MODS
10. INSTALL IRRIGATION SLEEVE
11. FUTURE CURB AND GUTTER
12. EX. 8-FT WIDE MULTI-USE TRAIL – PROTECT IN PLACE
13. INSTALL CONCRETE BLOCK WALL – SEE SP-27
14. CONCRETE FILLET PER COB STD. MODS
15. PROVIDE POSITIVE DRAINAGE BEHIND CURB AND GUTTER TO THE ROADWAY

UTILITY NOTES:

1. ADJUST EXISTING MANHOLE TO GRADE
2. ADJUST EXISTING WATER VALVE TO GRADE
3. REMOVE TOP/BARREL SECTION AND RESET MANHOLE TO GRADE
4. REPLACE ADJUSTMENT SECTION AND RESET WATER VALVE TO GRADE
5. ADJUST EX. HYDRANT TO GRADE
6. UTILITY BOX TO REMAIN
7. CONNECT TO EX. 12" STORM DRAIN
8. RELOCATE EX. INLET TO NEW CURB
9. NEW FLARED END SECTION WITH CLASS I RIP-RAP
10. ADJUST CURB STOP TO GRADE
11. REMOVE AND REPLACE EX. INLET & STORM DRAIN TO PLACE NEW STORM DRAIN MAIN

REMOVAL & RELOCATION NOTES:

1. REMOVE EXISTING CURB & GUTTER
2. REMOVE EXISTING SIDEWALK/MISC. CONCRETE OR ASPHALT
3. REMOVE & REINSTALL EXISTING FENCE BEHIND WALK
4. REMOVE EXISTING AND INSTALL NEW SIGN
5. DRIVEWAY CUTBACK TO BE DETERMINED BY ENGINEER
7. REMOVE & RELOCATE EXISTING MAILBOX BEHIND CURB
8. REMOVE EXISTING VEGETATION
9. REMOVE AND REINSTALL EXISTING FENCE WITHIN TRENCH LIMITS

GENERAL NOTES:

1. EXISTING UNDERGROUND INSTALLATIONS AND PRIVATE UTILITIES ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATES AND SHALL FIELD VERIFY THE EXISTENCE, LOCATION, DEPTH, SIZE, LINE AND GRADE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES DUE TO FAILURE TO LOCATE OR PROVIDE PROPER PROTECTION WHEN LOCATION IS KNOWN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS REQUIRED FOR CONSTRUCTION ACTIVITIES. THIS SHALL INCLUDE A RIGHT-OF-WAY PERMIT FROM YELLOWSTONE COUNTY PUBLIC WORKS.
3. UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS, ALL WORK WILL CONFORM TO MPWSS AND THE CITY OF BILLINGS STANDARD MODIFICATIONS, LATEST EDITIONS.

ABBREVITATIONS

BC	BURRIED CABLE	HWE	HIGH WATER ELEVATION	TOA	TOP OF ASPHALT
BF/ BFO	BURRIED FIBER OPTIC	IE	INVERT ELEVATION	TOC	TOP OF CONCRETE
BP	BURRIED POWER	INV.	INVERT	TYP.	TYPICAL
BT	BURRIED TELEPHONE	LP	LIQUID PROPANE	BLANK	BLANK
COB	CITY OF BILLINGS	ME	MATCH EXISTING		
CP	CONTROL POINT	MH	MANHOLE		
EG	EXISTING GRADE	NG	NATURAL GAS		
FFE	FINISHED FLOOR ELEVATION	NWE	NORTH WEST ENERGY		
FG	FINISHED GRADE	OHP	OVERHEAD POWER		
FH	FIRE HYDRANT	SD	STORM DRAIN		
FL	FLOW LINE	TBC	TOP BACK OF CURB		
FM	FORCE MAIN				

PROPOSED LINE TYPES

EXISTING LINE TYPES

- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF ASPHALT
- PAINTED ROAD CENTERLINE
- EDGE OF GRAVEL
- NATURAL GAS LINE
- BURIED TELEPHONE LINE
- BURIED CABLE TV LINE
- BURIED FIBER OPTIC LINE
- BURIED POWER LINE
- OVERHEAD POWER LINE
- WATER LINE
- DITCH FLOW LINE
- STORM DRAIN LINE
- FORCE MAIN SANITARY LINE
- SANITARY LINE
- FENCE LINE
- WETLAND BOUNDARY
- EDGE OF CONCRETE

	PROPOSED	EXISTING
FIRE HYDRANT		
CURB BOX		
TREE		
BUSH		
PRIVATE TYPE IV INLET		
STORM INLET	■	
FIBER OPTIC VAULT		
STREET SIGN		
MAILBOX		
UTILITY POLE		
STORM MANHOLE	■	
SANITARY MANHOLE		
WATER VALVE		
PHONE/ CABLE RISER		
SPRINKLER HEAD		

UNDERGROUND UTILITIES PROFILE LEGEND

BURIED NATURAL GAS
OVERHEAD POWER
BURIED POWER
BURIED CABLE/ TELEPHONE
BURIED FIBER OPTIC

HATCH KEY:

- = RIVER ROCK
- = SOD
- = HYDROSEED
- = WATER LINE INSULATION

General Notes

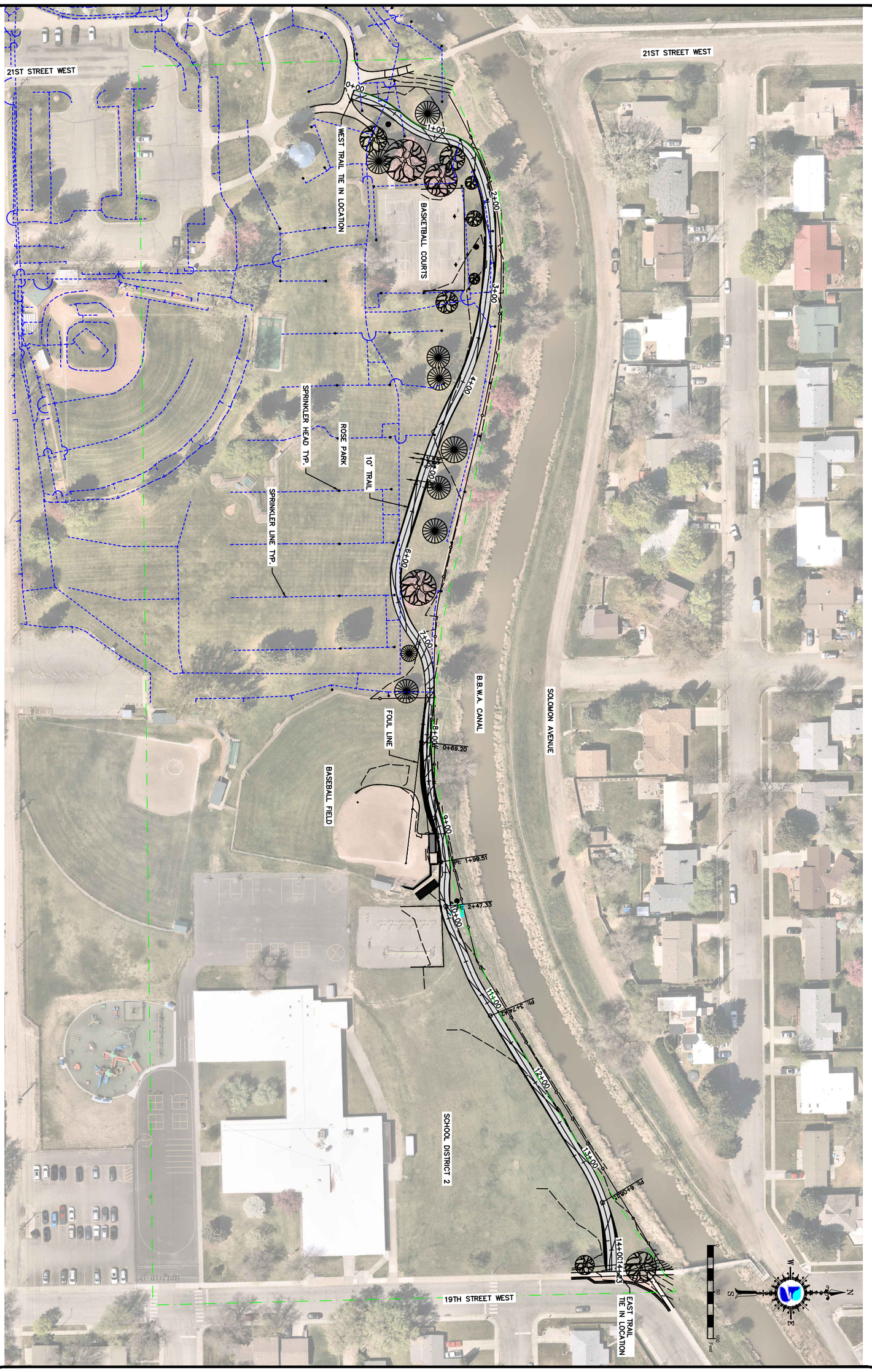
Billings City ~ Pride: Wide

WO 25-08, ROSE PARK TRAIL
19TH ST WEST TO 21ST ST WEST
LEGEND AND NOTES

No.	Revision Issue	Date

CITY OF BILLINGS
ENGINEERING DIVISION
2224 MONTANA AVENUE
BILLINGS, MT 59101
PHONE (406) 657-8231
FAX (406) 237-6291

Project: WO 25-08
Date: 11/12/2024
Sheet: G2
Scale:



Date	11/12/2024
Scale	1"=50'
Project Sheet	WO 25-08
	G3

CITY OF BILLINGS
ENGINEERING DIVISION
2224 MONTANA AVENUE
BILLINGS, MT 59101
PHONE (406) 657-8231
FAX (406) 237-6291

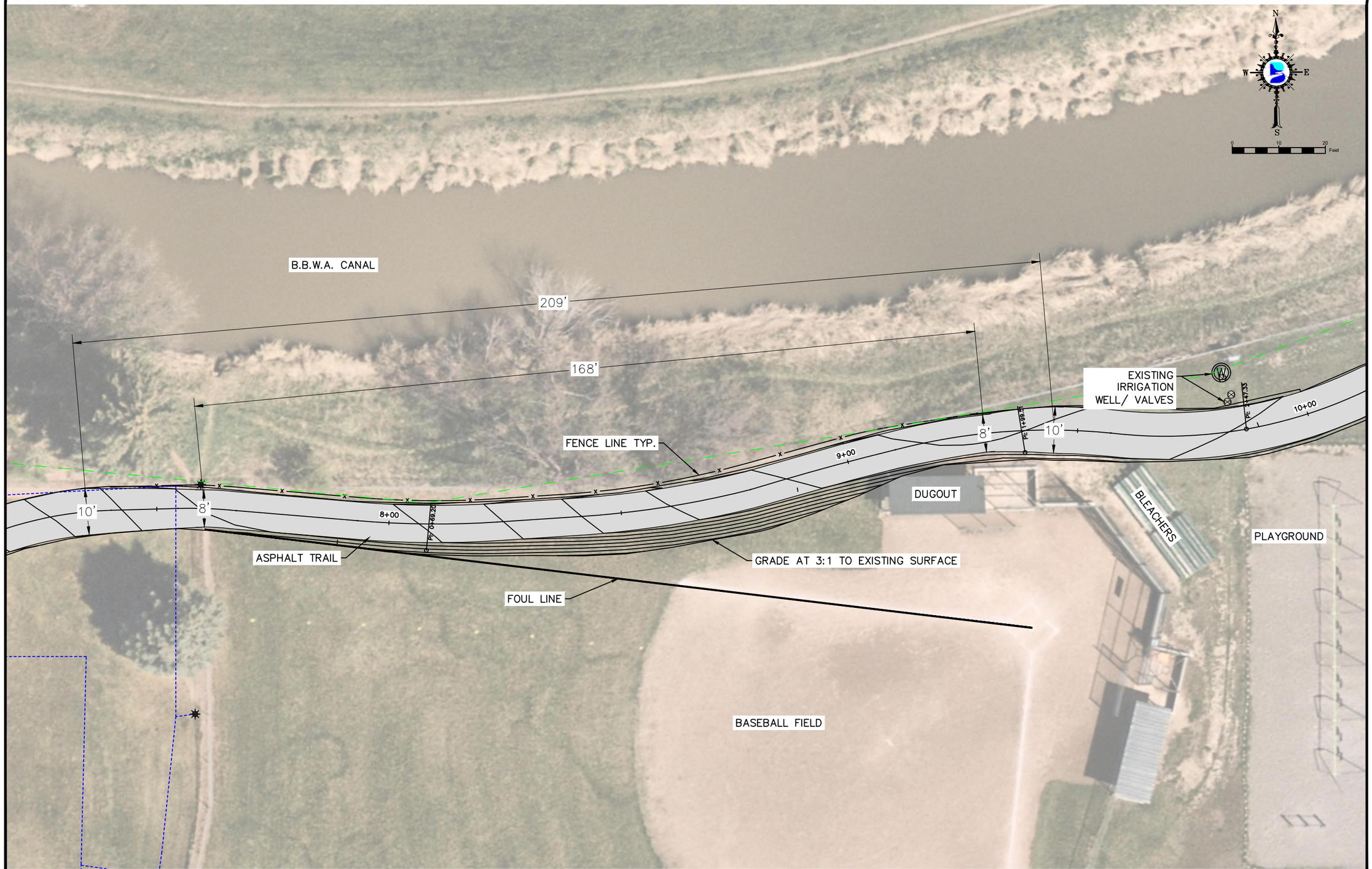
No.	Revision Issued	Date

WO 25-08 ROSE PARK TRAIL

OVERALL LAYOUT EXHIBIT

General Notes

Billings Pride: Billings Style



General Notes

Billings City ~ Pride: Wide

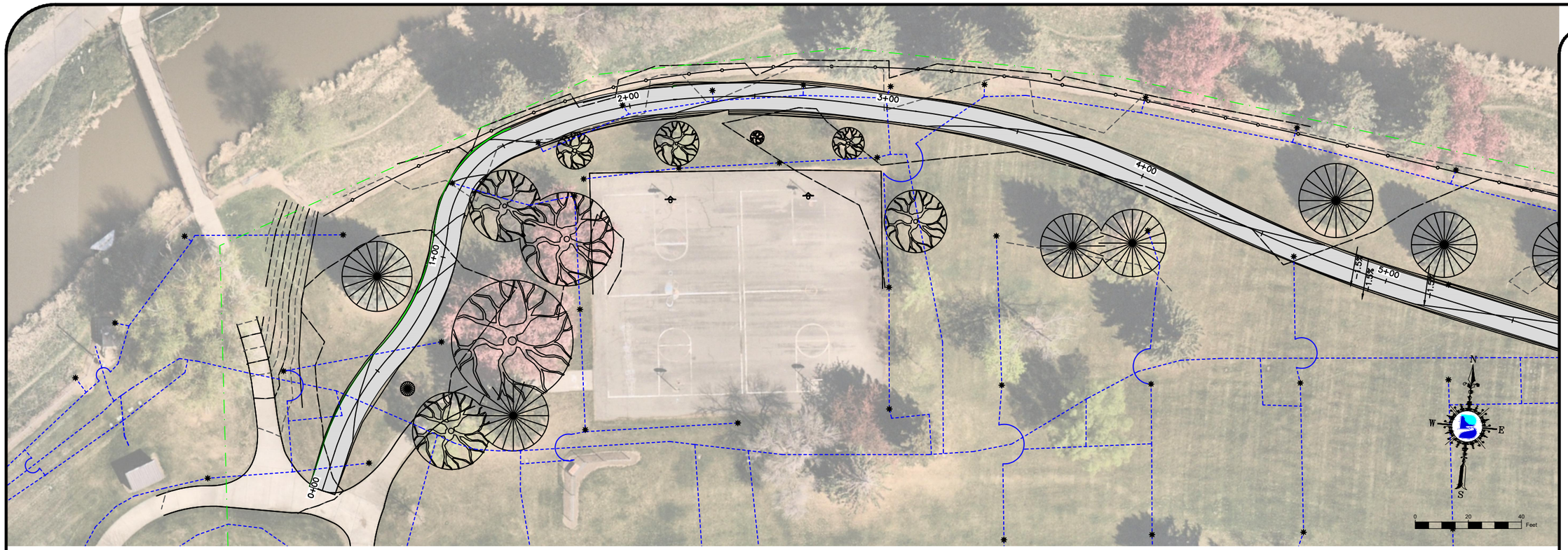
WO 25-08 ROSE PARK TRAIL

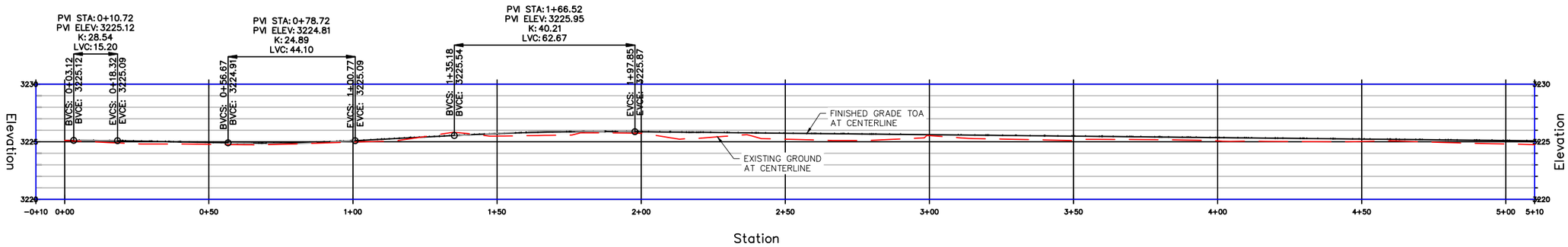
CONSTRAINED AREA EXHIBIT

No.	Revision Issue	Date

CITY OF BILLINGS
ENGINEERING DIVISION
2224 MONTANA AVENUE
BILLINGS, MT 59101
PHONE (406) 657-8231
FAX (406) 237-6291

Project	Sheet
WO 25-08	
Date 11/12/2024	EXH-2
Scale 1"=10'	





General Notes

Billings City ~ Pride: Wide

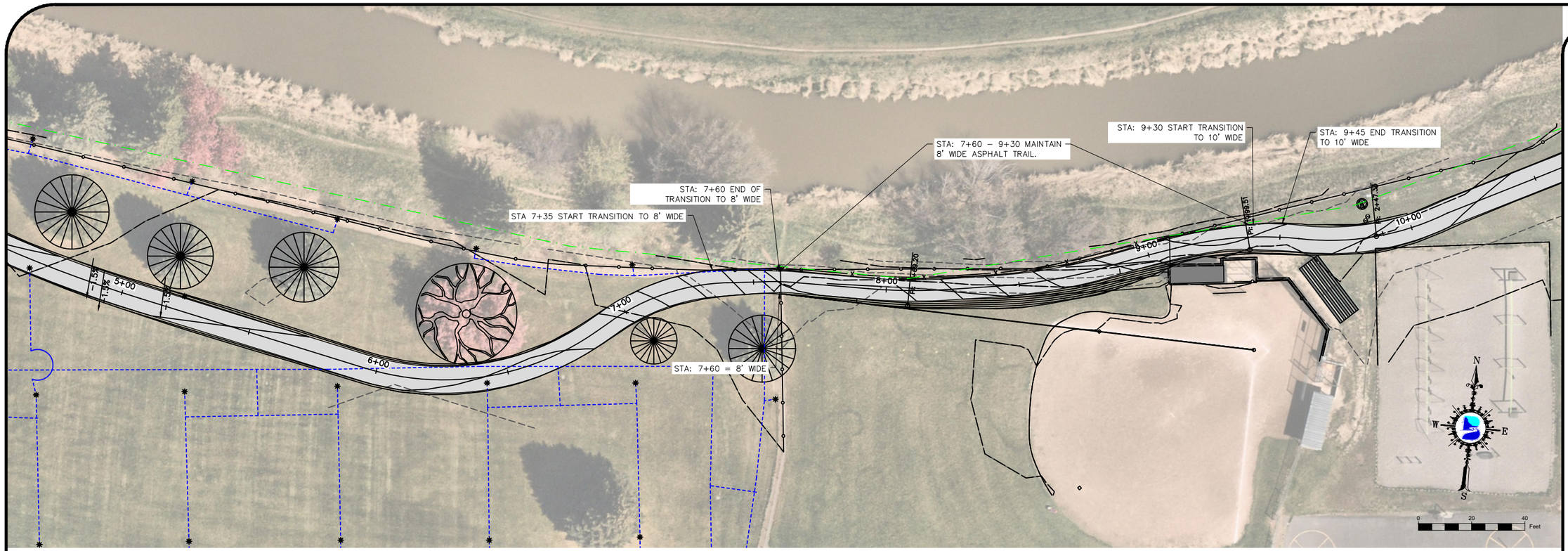
WO 25-08 ROSE PARK TRAIL

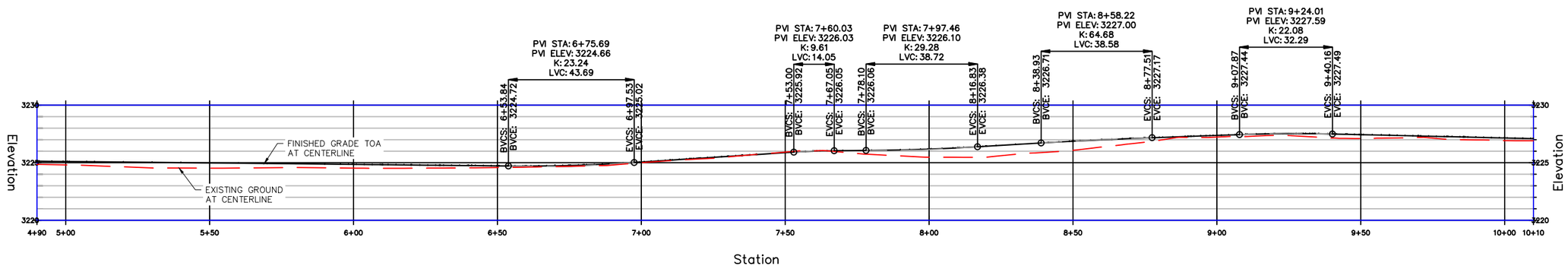
PLAN AND PROFILE STA: 0+00 – 5+00

No.	Revision Issue	Date

CITY OF BILLINGS
ENGINEERING DIVISION
2224 MONTANA AVENUE
BILLINGS, MT 59101
PHONE (406) 657-8231
FAX (406) 237-6291

Project	Sheet
WO 25-08	
Date: 11/12/2024	PP1
Scale: 1"=20'	





General Notes

Billings City ~ Pride: Wide

WO 25-08 ROSE PARK TRAIL

PLAN AND PROFILE STA: 0+00 – 5+00

No.	Revision Issue	Date

CITY OF BILLINGS
ENGINEERING DIVISION
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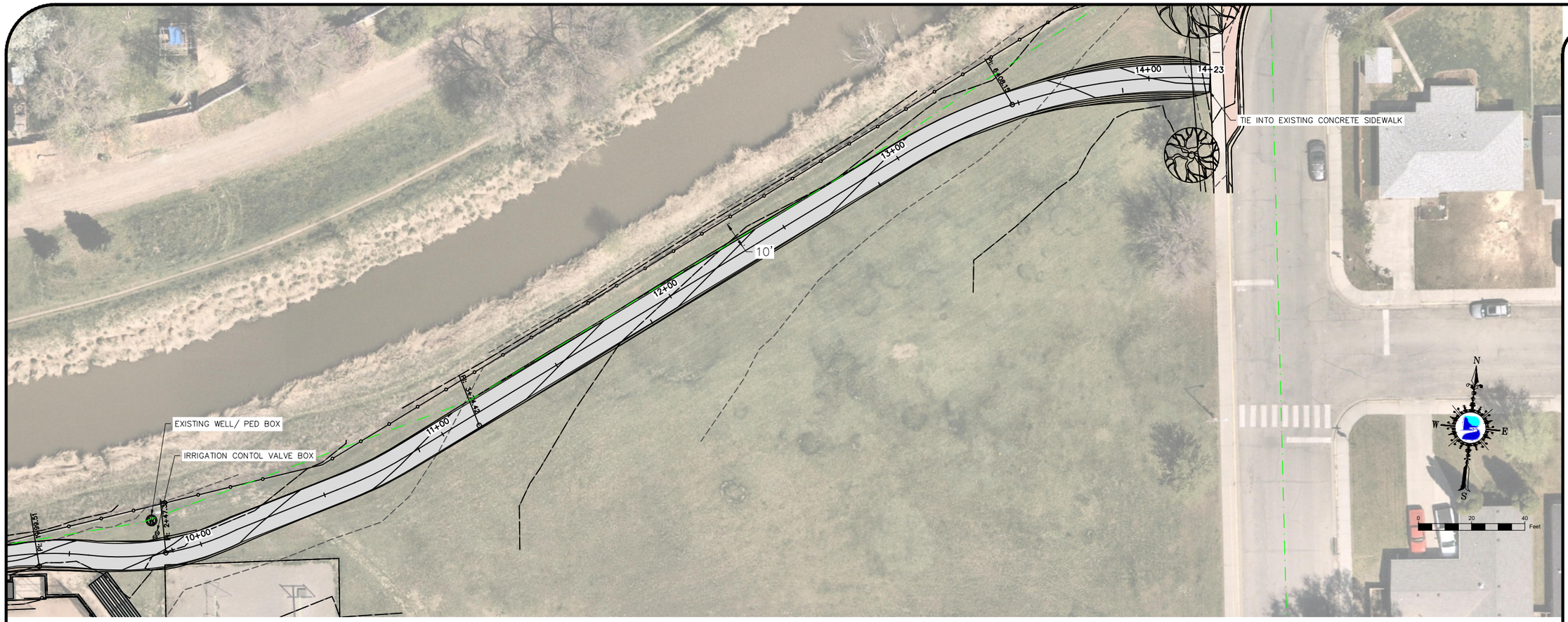
Project	Sheet
WO 25-08	
Date: 11/12/2024	PP2
Scale: 1"=20'	



General Notes

Billings City ~ Pride: Wide

WO 25-08 ROSE PARK TRAIL

PLAN AND PROFILE STA: 0+00 – 5+00

No.	Revision Issue	Date

CITY OF BILLINGS
ENGINEERING DIVISION
2224 MONTANA AVENUE
BILLINGS, MT 59101
PHONE (406) 657-8231
FAX (406) 237-6291

Project	Sheet
WO 25-08	
Date: 11/12/2024	PP3
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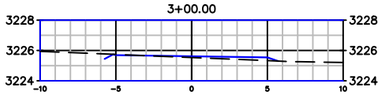
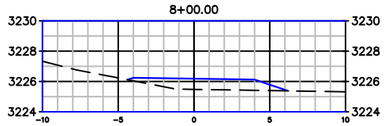
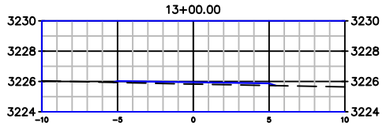
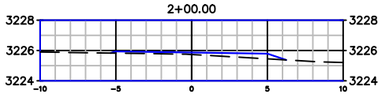
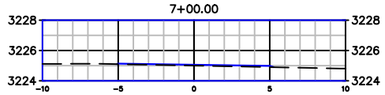
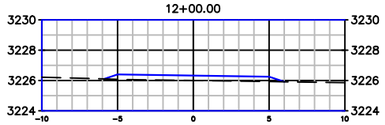


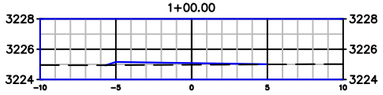


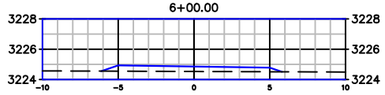


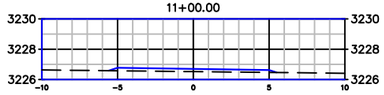


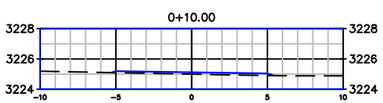


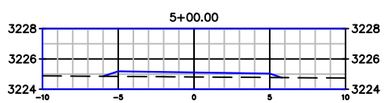


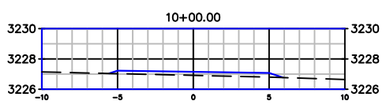


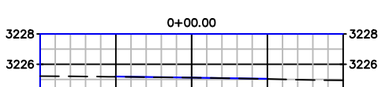


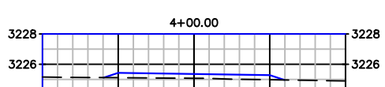


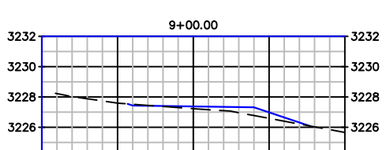


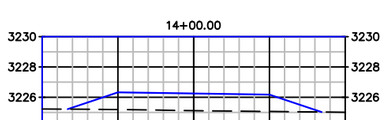












General Notes

Billings City ~ Pride: Wide

PLAN AND PROFILE STA: 0+00 – 5+00

WO 25-08 ROSE PARK TRAIL

No.	Revision Issue	Date

CITY OF BILLINGS
ENGINEERING DIVISION
2224 MONTANA AVENUE
BILLINGS, MT 59101
PHONE (406) 657-8231
FAX (406) 237-6291

Project	Sheet
WO 25-08	
Date 11/12/2024	XEC1
Scale 1"=20'	

City Council Regular

Date:	04/14/2025
Title:	Acceptance of Donations of Bikeway Counters
Presented by:	Elyse Monat
Department:	Planning & Community Services
Presentation:	No
Legal Review:	No
Project Number:	N/A

RECOMMENDATION

Staff recommends that the City Council accept a $7,990 donation from Billings TrailNet for permanent bikeway counters.

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

The City has received a $7,990 donation from Billings TrailNet to purchase two permanent bike lane counters that will be installed on the new two-way cycle track facilities on 3rd Avenue North and North 31st Street as part of the 2-way Street Reversion project underway this year. City-County Planning and Public Works have collaborated to install the counters in conjunction with Work Order (WO) 23-11 Downtown Two-Way Conversion project. Permanent bike lane counters will collect more accurate data on the facilities and will provide a detailed year-round picture of facility use. If permanent counters are not installed, the bicycle facilities will be incorporated into annual counts, requiring additional staff time, or could be funded with the Metropolitan Planning Organization's (MPO's) next funding cycle after the construction of the two-way cycle tracks are completed, requiring a patch in the newly constructed bicycle facility. Installing the counters after the project is completed would result in higher installation costs and may affect the long-term quality of the surface.

ALTERNATIVES

City Council may:

- Approve the donation; or,
- Not approve the donation.

If the donation is not accepted, the new downtown facilities will be counted as part of regular annual counts or could be installed as permanent counters after construction, resulting in increased costs and premature damage to the new surface of the travel way.

FISCAL EFFECTS

This donation will be used to fund permanent bike counters that will collect daily data on the new two-way cycle track that would otherwise have to be funded through the MPO. This donation provides a significant offset to the costs. Installation will be coordinated with the WO 23-11 work, which will reduce cost and eliminate a patch in the new facilities if the counters were installed after construction is completed. The MPO will pay for the annual data subscription for the counters out of its annual budget, which is covered 100% by federal funds with no local match funds.

City Council Regular

Date:	04/14/2025
Title:	Acceptance of Various Donations to the Billings Police Department in the Amount of $3,000
Presented by:	Rich St. John, Police Chief
Department:	Police
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends that City Council accept donations totaling $3,000.

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

Council policy requires that any donation greater than $500 must be approved by the City Council. City Council is being asked to accept two donations totaling $3,000. One donation from Hansers Towing in the amount of $1,000 will be used to sponsor Camp Blue. Camp Blue is an opportunity for incoming 7th graders to spend a week with various first responders with the goal of building positive relationships to help mold them into school and community leaders. These funds will go to help cover the cost of transportation, lunches, snacks, t-shirts and other activities throughout the week.

The other donation in the amount of $2,000 was donated from community member Patricia Schmitt with the instruction to be used as the Billings Police Department needs.

STAKEHOLDERS

n/a

ALTERNATIVES

City Council may:

- Approve the donations to the Billings Police Department in the amount of $3,000 or;
- Disapprove the donations to the Billings Police Department in the amount of $3,000 and provide further direction to staff.

FISCAL EFFECTS

There is no impact on the General Fund since all activities will be supported by donations.

City Council Regular

Date:	04/14/2025
Title:	Ridgeview Subdivision - Final Minor Plat
Presented by:	David Green
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Not Applicable
Project Number:	PZX-24-00301

RECOMMENDATION

Staff recommends the City Council approve the final plat of Ridgeview Subdivision.

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

On March 25, 2025, CitiDesign applied for final plat approval for Ridgeview Subdivision. The proposed subdivision creates two (2) lots for commercial development, townhomes and apartments. The subject property is generally located south of Avenue D and west of Green Valley Drive and north of Grand Avenue. The property is zoned NX1, Mixed Residential 1 to 4 units, for proposed Lot 1, and NX3 - Mixed Residential 3 - 5 or more units, for proposed Lot 2. Some townhomes are currently being built on proposed Lot 1. The balance of the land is currently vacant with native grasses.

Staff has reviewed the application using the Abbreviated Review process outlined in City of Billings Subdivision Regulations Section 23-305. It has been determined that the proposed plat meets all the requirements of subdivision. Staff is forwarding a recommendation of final plat approval to the City Council. Upon City Council approval, these documents are appropriate as to form for filing with the Clerk and Recorder.

The abbreviated review process qualifications are listed below.

Section 23-305. Subdivisions Qualifying for Abbreviated Review.

A. Eligibility. Subdivisions, hereafter referred to as abbreviated review plats containing one (1) or two (2) parcels are eligible for abbreviated review when:

1. They meet the definition of a first minor subdivision from a tract of record; and

This plat only creates two lots. The current legal description is: S34, T01 N, R25 E, C.O.S. 2974, PARCEL 2B1, AMD. The parcel has not been subdivided prior to this.

2. Legal and physical access to all lots is provided; and

Access is provided from Avenue D.

3. No land in the subdivision will be dedicated to public use for parks or playgrounds; and

A two-lot minor is not required to provide parkland.

4. The plat has been approved by the Montana Department of Environmental Quality or County Environmental Health whenever approval is required or the plat has been approved by the City of Billings Public Works Department for sanitary water, sewer and storm water facilities; and

The infrastructure for the townhomes is installed, and they have received approval for the site through City of Billings Public Works for the project through a master site plan review.

5. No public improvements are required.

No public improvements are required with this subdivision. Avenue D was built as part of the master site plan requirements.

STAKEHOLDERS

A public hearing is not scheduled for the City Council meeting; however, property owners may attend the City Council meeting and speak during the Public Comment Period. At this time, the Planning Division has received no public comments or questions regarding the proposed subdivision.

ALTERNATIVES

The City Council may approve or deny the final plat of Ridgeview Subdivision. If the City Council chooses to deny the final plat, the denial must be because the criteria in Section 76-3-611, MCA are not met.

The criteria are as follows:76-3-611. Review of final plat.
(1) The governing body or the agent or agency designated by the governing body shall examine each final plat, and the governing body shall approve the plat only if:

(a) it conforms to the conditions of approval set forth on the preliminary plat and to the terms of this chapter and (local) regulations adopted pursuant to this chapter; and

(b) the county treasurer has certified that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid.

Staff finds the final plat is in compliance with the requirements of state statutes. City Council should approve the final plat.

FISCAL EFFECTS

The final plat of this subdivision will have no financial impact on the Planning Division.

Attachments

Final Plat
Final SIA

Reeve & Associates, Inc. - Solutions You Can Build On

RIDGEVIEW SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M.
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA
MARCH, 2025

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
:SS
COUNTY OF YELLOWSTONE)

WE HEREBY CERTIFY THAT WE HAVE EXAMINED THE ANNEXED AND FOREGOING PLAT OF RIDGEVIEW SUBDIVISION AND FIND THAT SAID PLAT CONFORMS WITH THE REQUIREMENTS OF THE LAWS OF THE STATE OF MONTANA, AND THE REQUIREMENTS OF THE YELLOWSTONE COUNTY BOARD OF PLANNING. IT IS THEREFORE APPROVED AND THE DEDICATION TO PUBLIC USE OF ANY AND ALL LANDS SHOWN ON THIS PLAT AS BEING DEDICATED TO SUCH USE ARE ACCEPTED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND THE SEAL OF CITY OF BILLINGS, MONTANA, THIS ____ DAY OF _____, 2024.

CITY OF BILLINGS, MONTANA

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

CERTIFICATE OF CITY ENGINEER'S OFFICE

I HEREBY CERTIFY THAT THE FOREGOING PLAT CONFORMS WITH SECTION 76-4-125(1)(d), MCA FOR THE REMOVAL OF SANITARY RESTRICTIONS SINCE THE PLAT AND SAID LOTS WILL BE PROVIDED WITH MUNICIPAL FACILITIES FOR THE SUPPLY OF WATER AND THE DISPOSAL OF SEWAGE AND SOLID WASTE.

DATED THIS ____ DAY OF _____, 2024.

_____
REVIEWED BY:
CITY ENGINEER'S OFFICE

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY, PURSUANT TO SECTION 76-3-611, MCA THAT THE ACCOMPANYING PLAT HAS BEEN DULY EXAMINED AND THAT ALL REAL PROPERTY TAXES AND SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE LAND HAVE BEEN PAID.

DATED THIS ____ DAY OF _____, 2024.

_____
YELLOWSTONE COUNTY DEPUTY TREASURER

CERTIFICATE OF CITY ATTORNEY

THIS DOCUMENT HAS BEEN REVIEWED BY THE CITY ATTORNEY'S OFFICE AND IS ACCEPTABLE AS TO FORM.

DATED THIS ____ DAY OF _____, 2024.

_____
REVIEWED BY:

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED JAMES C. BRAINARD, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 17 OF VILLAGE WEST SUBDIVISION 2ND FILING, SAID POINT BEING 679.94 FEET NORTH 89°50'39" EAST AND 1343.05 FEET SOUTH 00°09'21" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE NORTH 88°31'19" EAST 135.00 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 272.00 FEET, AN ARC LENGTH OF 64.46 FEET, A DELTA ANGLE OF 13°34'42", A CHORD BEARING OF NORTH 81°43'58" EAST, AND A CHORD LENGTH OF 64.31 FEET; THENCE NORTH 74°56'37" EAST 44.76 FEET; THENCE NORTH 89°58'18" EAST 425.26 FEET; THENCE SOUTH 00°42'12" EAST 456.91 FEET TO AND ALONG THE WEST LINE OF ZIMMERMAN HOME PLACE SUBDIVISION FILING NO. 2 TO THE NORTH LINE OF TRACT 2A, OF CERTIFICATE OF SURVEY NO. 2974, AMENDED TRACT 2; THENCE SOUTH 89°58'15" WEST 667.38 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF VILLAGE WEST SUBDIVISION; THENCE NORTH 00°42'06" WEST 432.68 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 300,505 SQUARE FEET OR 6.899 ACRES.

SAID TRACT IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT ON THE GROUND.

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT, SECTIONS 76-3-101 THROUGH 76-3-625, MCA

_____
JAMES C. BRAINARD, PLS 73508
REGISTERED LAND SURVEYOR
STATE OF MONTANA

ERRORS AND OMISSIONS REVIEW

I HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED AND FOREGOING PLAT FOR ERRORS AND OMISSIONS IN COMPUTATIONS AND DRAFTING.

DATED THIS ____ DAY OF _____, 2024.

_____
REVIEWED BY:
EXAMINING LAND SURVEYOR

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
:SS
COUNTY OF YELLOWSTONE)

KNOW ALL BY THESE PRESENTS: THAT THE UNDERSIGNED OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, DO HEREBY CERTIFY THAT THEY HAVE CAUSED TO BE SURVEYED, SUBDIVIDED, AND PLATTED INTO LOTS AND STREETS AS SHOWN ON THE PLAT.

THE UNDERSIGNED HEREBY GRANTS UNTO ALL UTILITY COMPANIES, AS SUCH ARE DEFINED AND ESTABLISHED BY MONTANA LAW, AND CABLE TELEVISION COMPANIES, AN EASEMENT FOR THE LOCATION, MAINTENANCE, REPAIR, AND REMOVAL OF LINES OVER, UNDER, AND ACROSS THE AREAS DESIGNATED ON THE PLAT AS UTILITY EASEMENT TO HAVE AND HOLD FOREVER, SAID TRACT TO KNOWN AND DESIGNATED AS RIDGEVIEW SUBDIVISION.

RIDGEVIEW SBC LLC

_____
BRADLEY BROWN, MANAGER

STATE OF _____)
:SS
COUNTY OF _____)

ON THIS ____ DAY OF _____, 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, PERSONALLY APPEARED BRADLEY BROWN, MANAGER OF RIDGEVIEW SBC LLC, KNOWN TO ME TO BE THE PERSONS WHO SIGNED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. WITNESS MY HAND AND SEAL THE DAY AND YEAR HEREIN ABOVE WRITTEN.

_____
NOTARY PUBLIC IN THE STATE OF _____
PRINTED NAME: _____
RESIDING OF: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S NOTE

UNLESS OTHERWISE NOTED, RECORD DISTANCES BETWEEN FOUND MONUMENTS SHOWN HEREON ARE WITHIN LOCAL ACCEPTED PRACTICE.

BASIS OF BEARINGS

A LINE BEARING SOUTH 00°42'26" EAST BETWEEN THE CENTER AND THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M., U.S. SURVEY. (NAD83 STATE PLAN BEARINGS)

VICINITY MAP
NOT TO SCALE

SHEET 1 OF 2

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

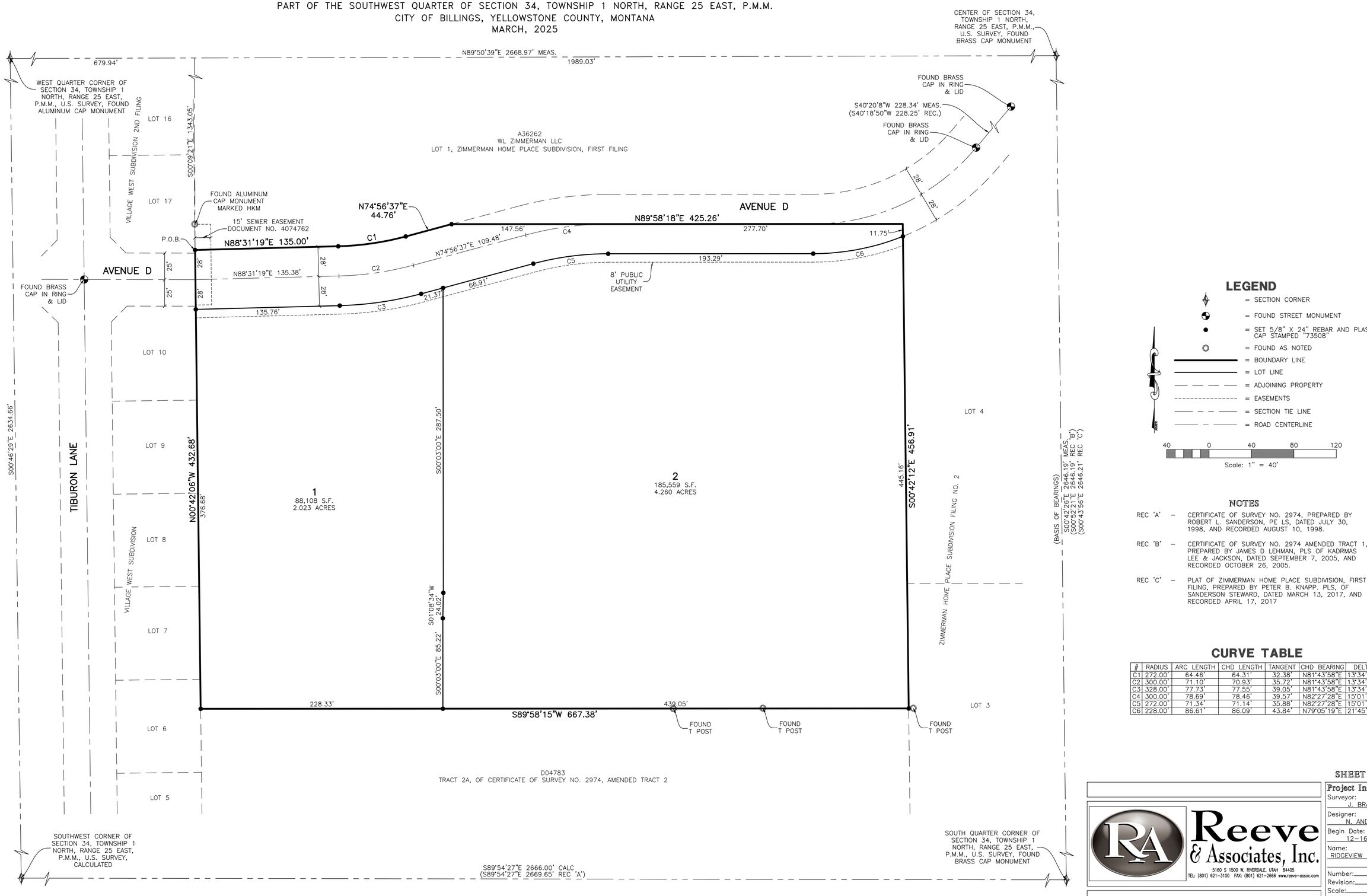
Project Info.
Surveyor: J. BRAINARD
Designer: N. ANDERSON
Begin Date: 12-16-2024
Name: RIDGEVIEW SUBDIVISION
Number: 7152-30
Revision:
Scale: 1"=40'
Checked:

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On

RIDGEVIEW SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M.
CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA
MARCH, 2025



LEGEND

- = SECTION CORNER
- = FOUND STREET MONUMENT
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "73508"
- = FOUND AS NOTED
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE

40 0 40 80 120

Scale: 1" = 40'

NOTES

REC 'A' – CERTIFICATE OF SURVEY NO. 2974, PREPARED BY ROBERT L. SANDERSON, PE LS, DATED JULY 30, 1998, AND RECORDED AUGUST 10, 1998.

REC 'B' – CERTIFICATE OF SURVEY NO. 2974 AMENDED TRACT 1, PREPARED BY JAMES D LEHMAN, PLS OF KADRMAS LEE & JACKSON, DATED SEPTEMBER 7, 2005, AND RECORDED OCTOBER 26, 2005.

REC 'C' – PLAT OF ZIMMERMAN HOME PLACE SUBDIVISION, FIRST FILING, PREPARED BY PETER B. KNAPP. PLS, OF SANDERSON STEWARD, DATED MARCH 13, 2017, AND RECORDED APRIL 17, 2017

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	272.00'	64.46'	64.31'	32.38'	N81°43'58"E	13°34'42"
C2	300.00'	71.10'	70.93'	35.72'	N81°43'58"E	13°34'42"
C3	328.00'	77.73'	77.55'	39.05'	N81°43'58"E	13°34'42"
C4	300.00'	78.69'	78.46'	39.57'	N82°27'28"E	15°01'41"
C5	272.00'	71.34'	71.14'	35.88'	N82°27'28"E	15°01'41"
C6	228.00'	86.61'	86.09'	43.84'	N79°05'19"E	21°45'58"

SHEET 2 OF 2

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

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Surveyor: J. BRAINARD
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Begin Date: 12-16-2024
Name: RIDGEVIEW SUBDIVISION
Number: 7152-30
Revision:
Scale: 1"=40'
Checked:

Reeve & Associates, Inc. - Solutions You Can Build On

SUBDIVISION IMPROVEMENTS AGREEMENT
& WAIVER OF RIGHT TO PROTEST FURTURE SPECIAL IMPROVEMENT DISTRICTS

RIDGEVIEW SUBDIVISION

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(City of Billings)

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SUBDIVISION IMPROVEMENTS AGREEMENT & WAIVER OF RIGHT TO PROTEST FUTURE SPECIAL IMPROVEMENT DISTRICTS

RIDGEVIEW SUBDIVISION

This agreement is made and entered this _____ day of _____, ___, by and between *Ridgeview SBC LLC,* whose address for the purpose of this agreement is **2444, Ogden, Utah, 84401**, hereinafter referred to as "Subdivider," and the **CITY OF BILLINGS**, Billings, Montana, hereinafter referred to as "City."

WITNESSETH:

WHEREAS, the plat of , located in the City of Billings, Yellowstone County, Montana, was submitted to the Yellowstone County Planning Board; and

WHEREAS, at a regular meeting conducted on ____ day of _____, 20___, the City Council conditionally approved a preliminary plat of *Ridgeview Subdivision*; and

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

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

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

I. Variances

Subdivider has requested, and the City hereby grants, the following variances by the City Council from the strict interpretation of the City's Subdivision Regulations (Section 23.1101, BMCC):

1. *No variances are requested as part of this Subdivision.*

II. Property Conditions and Information for Lot Purchasers

A. Lot owners will be required to construct that segment of the required sidewalk that fronts their property at the time of lot development. If sidewalk is not constructed within 5 years from the date of each subdivision phase opening, the City has the right to construct the sidewalk and assess the property owners.

B. Lot owners should be aware that this subdivision is being built in close proximity to prime deer and antelope habitat and it is likely that lot owners will experience problems with damage to landscaped shrubs, flowers, and gardens. The Montana Fish, Wildlife, and Parks Department does not provide damage assistance unless there is damage to commercial crops and/or a threat to public health and safety.

C. Lot owners should be aware that soil characteristics within the area of this subdivision, as described in the 1972 Yellowstone County Soil Survey, indicate that there could be potential limitations for proposed construction on the lots, which may require a geotechnical survey prior to construction. Additional geotechnical studies may be required by the City of Billings Building Department and Engineering Division at the time of individual lot development to acquire a Building Permit.

D. No water rights have been transferred to the lot owners. Irrigation ditches that exist on the perimeter of this development are for the benefit of other properties. Perimeter ditches and drains shall remain in place and shall not be altered by the Subdivider or subsequent owners.

E. There is attached hereto a Waiver waiving the right to protest the creation of the special improvement district or districts which by this reference is expressly incorporated herein and made as much a part hereof as though fully and completely set forth herein at this point. The Waiver will be filed with the plat, shall run with the land, and shall constitute the guarantee by the Subdivider and property owner or owners of the developments described herein. Said Waiver is effective upon filing and is not conditioned on the completion of the conditions set forth in this Agreement. The Subdivider and owner specifically agree that they are waiving valuable rights and do so voluntarily.

F. The subdivider and subsequent contractors/builders acknowledge that there is a Stormwater Pollution and Prevention Plan (SWPPP) filed with the city and the Montana Department of Environmental Quality (MDEQ). This SWPPP shall be adhered to during all phases of construction and shall be updated as required by MDEQ under the General Permit for Stormwater Discharges Associated with Construction Activity, Chapter 28, BMCC and the Billings Stormwater Management Manual.

G. Individual lot owners should be aware that Best Management Practices for stormwater control shall be required for new construction on lots. Best

Management Practices are defined within Section 28-201, BMCC and detailed in the Billings Stormwater Management Manual.

III. Transportation

A. Streets

- Subdivider will execute a private contract to construct public streets and curb and gutter within the public Right-of-Way (ROW) dedicated in conjunction with the Subdivision (56' along Avenue D). The improvements will consist of constructing a local roadway (34' TBC-TBC) from its connections with the existing paved portions of Avenue D on both sides of the Subdivision. Dedicated ROW widths will be per the City of Billings Subdivision Regulations.
- Standard curb and gutter will be installed along roadways within the Subdivision.
- All streets will be provided with asphalt concrete driving surface.

B. Sidewalks

- Avenue D sidewalks have been constructed.
- Sidewalks shall be 5-foot wide with a 5-foot boulevard planting strip between the sidewalk and the curb.
- Internal sidewalks shall be constructed per approve Master Site Plan.

C. Street Lighting

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

D. Traffic Control Devices

- It is not anticipated traffic control devices will be necessary as part of constructing improvements related to the Subdivision.

E. Access

- The Subdivision will be accessed via Avenue D.
- A traffic impact study(TIS) is being completed for the master site plan for the development within Riverview Avenue D Subdivision 1st Filing. The TIS must be submitted and approved by Engineering prior to certificate of occupancy will be issued for Lot 1. If the development of Lot 2 differs from what is anticipated within the TIS, an update letter will be required prior to building permit approval.
- All required intersection improvement contributions and any offsite improvements identified therein shall be completed by the Subdivider at the Subdivider's expense. The percent of traffic contributions to the following intersections shall be in accordance with the traffic accessibility study: Colton Blvd/Green Valley Dr – 0.1%, Zimmerman Tr/Avenue E – 0.3%, Grand Ave/Zimmerman Tr – 0.4%, Grand Ave/Green Valley Dr – 0.2%, Avenue E/Avenue D – 0.6%, 38th St W/Avenue D – 0.3%, Grand Avenue/38th St. W – 1.4% and Site Accesses/Avenue D – 0.4%.

The cash contributions shall be based on the percent of traffic contributions to the intersections based on the total cost of an intersection as determined by Engineering for the year in which the contribution is made.
The cash contribution shall be made prior to issuing certificate of occupancy for Lot 1 and prior to building permit approval of Lot 2.

F. Billings Area Bikeway and Trail Master Plan

- The Billings Area Bikeway and Trails Master Plan does not identify any pathways or trails internal or connecting to the Subdivision.

G. Public Transit

- Met Transit provides service to the City of Billings. No improvements are required to ensure public transit service.

IV. Emergency Service

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

At a minimum, the following is required:

- An unobstructed gravel road or gravel road base must be within 150 feet of the furthest portion of a building under construction as measured along the approved route.
- The access roads are required to support fire apparatus vehicle loading (40 tons) during all weather conditions and shall be a minimum of twenty (20) feet wide.
- An operational fire hydrant shall be located within 600 feet of the furthest portion of a residence under construction or within 400 feet of the furthest portion of a commercial building under construction as measured along the access roads to the site.
- The above requirements do not alter or effect the current minimum subdivision requirements for fire apparatus access and water supply.
- Should a terminated roadway during Subdivision phasing exceed 150' in length and there be no other approved means for apparatus turnaround on individual lots, a fire apparatus turnaround shall be installed at the termination point of roadways between each Subdivision phase.

V. Storm Drainage

All drainage improvements shall comply with the provisions set forth in Chapter 28, BMCC, and the Stormwater Management Manual in place at the time of

development. A complete stormwater management plan shall be submitted to the Engineering Division for review and approval at the time of development.

VI. Utilities

The Subdivision Improvements Agreement does not constitute an approval for extension of or connection to water mains and sanitary sewers. The property owner shall make application for extension/connection of water mains and sanitary sewers to the Public Works Department – Engineering Division. The extension/connection of/to water mains and sanitary sewers is subject to the approval of the applications and the conditions of approval. Applications shall be submitted for processing prior to the start of any construction and prior to review and approval of any project plans and specifications.

The Developer/Owner acknowledges that the subdivision shall be subject to the applicable System Development in effect at the time building permits are issued.

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

A. Water

- An 8-inch water main to serve the Subdivision has been installed by the Subdivider along Avenue D from existing stub-outs on both the east and west sides of the Subdivision.

B. Sanitary Sewer

- The sanitary sewer system for the Subdivision has been installed by the Subdivider and consists of an 8-inch gravity sewer main extending from Avenue D on the west side of the Subdivision east through the point that will service Lot 1 of the Subdivision.

C. Power, Telephone, Gas, and Cable Television

- Mainlines for each utility will be installed by the private utility companies within the dedicated 8' utility easements on the front of each lot.

VII. Parks/Open Space

There is no parkland requirement for the proposed Ridgeview Subdivision, as this is a first minor subdivision [MCA 76-3-621(3)(c)].

VIII. Irrigation

No irrigation rights, infrastructure, or amenities are affected by the Subdivision.

IX. Soils/Geotechnical Study

At the time of individual lot development, the City of Billings may require a geotechnical investigation or study per Building Permit requirements.

X. Phasing of Improvements

The project has two phases. Currently under construction are 32 townhomes on Lot 1. Lot 2 is a future phase and is planned to have apartments.

XI. Financial Guarantees

Except as otherwise provided, Subdivider shall install and construct said required improvements with cash or by utilizing the mechanics of a private contract secured by letters of credit or a letter of commitment to lend funds from a commercial lender. All engineering and legal work in connection with such improvements shall be paid by the contracting parties pursuant to said private contract, and the improvements shall be installed as approved by the City Engineer and Utility Department Manager.

XII. Legal Provisions Applying to Subdivider

A. Subdivider agrees to guarantee all public improvements for a period of two years from the date of final acceptance by the City of Billings.

B. The owners of the properties involved in this proposed Subdivision by signature subscribed herein below agree, consent, and shall be bound by the provisions of this Agreement.

C. The covenants, agreements, and all statements in this Agreement run with the land and apply to and shall be binding on the heirs, personal representatives, successors, assigns and transferees of the respective parties.

D. In the event it becomes necessary for either party to this Agreement to retain an attorney to enforce any of the terms or conditions of this Agreement or to give any notice required herein, then the prevailing party or the party giving notice shall be entitled to reasonable attorney fees and costs.

E. Any amendments or modifications of this Agreement or any provisions herein shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.

F. Subdivider shall comply with all applicable federal, state, and local statutes, ordinances, and administrative regulations during the performance and discharge of its obligations. Subdivider acknowledges and agrees that nothing contained herein shall relieve or exempt it from such compliance.

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

"SUBDIVIDER" *Ridgeview SBC LLC*

By: _____

Title: Managing Member

STATE OF UTAH)
: ss
County of Weber)

On this 7th day of March, 2025, before me, a Notary Public in and for the State of Utah, personally appeared Bradley Brown, known to me to be the Managing Member of *Ridgeview SBC LLC*, who executed the foregoing instrument and acknowledged to me that he/she executed the same.

_____
Notary Public in and for the State of Utah
Printed Name: Lara Kristine Attento
Residing at: Ogden, Utah
My commission expires: 3-15-2026

LARA KRISTINE ATTENTO
Notary Public - State of Utah
Commission Number: 723592
My Commission Expires on
March 15, 2026

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

"CITY"
CITY OF BILLINGS
MONTANA

By: _____
Mayor

Attest: _____
City Clerk

STATE OF MONTANA)
: ss
County of Yellowstone)

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

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

Waiver of Right to Protest
FUTURE SPECIAL IMPROVEMENT DISTRICTS

FOR VALUABLE CONSIDERATION, the undersigned, being the Subdivider and all of the owners of the hereinafter described real property, do hereby waive the right to protest the formation of one or more special improvement district(s) for a period of no more than twenty years from the recording of this waiver, for street light maintenance and energy, and for the construction of streets, street widening, sidewalks, survey monuments, street name signs, curb and gutter, street lights, driveways, traffic signals, and traffic control devices, parks and park maintenance, trails, sanitary sewer lines, water lines, storm drains (either within or outside the area), and other improvements which the City of Billings may require.

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

This waiver is in addition to any other recorded waiver related to the property described herein and is not intended to replace, supersede, or invalidate any such waiver.

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

Signed and dated this 7th day of March, 2025.

Ridgeview SBC LLC

By: _____

Title: Managing Member

STATE OF UTAH)
: ss
County of Weber)

On this 7th day of March, 2025, before me, a Notary Public in and for the State of Utah, personally appeared Bradley Brown, known to me to be the Managing Member of *Ridgeview SBC LLC*, the person who executed the forgoing instrument and acknowledged to me ~~that~~ he/she executed the same.

_____
Notary Public in and for the State of Montana
Printed Name: Lara Kristine Attento
Residing at: Ogden, Utah
My commission expires: 3-15-2026

LARA KRISTINE ATTENTO
Notary Public - State of Utah
Commission Number: 723592
My Commission Expires on
March 15, 2026

City Council Regular

Date:	04/14/2025
Title:	Resolution Notifying Election Administrator of Mail Ballot
Presented by:	Chris Kukulski, City Administrator
Department:	City Hall Administration
Presentation:	No
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

Staff recommends that the City Council approve the attached Resolution requesting a mail ballot election for the 2025 municipal elections and the City's commitment to fund the return postage costs.

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

Municipal elections are held every two years on odd-numbered years, therefore, 2025 is a municipal election year. The Primary election date for this election cycle is September 9, 2025, and the General election date is November 6, 2025.

Pursuant to Montana Code Annotated (MCA) Section 13-19-104, a municipality may conduct a mail ballot election in coordination with the County Election Administrator. Pursuant to Section 13-19-202, MCA, a municipality may request the County Election Administrator to plan and conduct a mail ballot election through a Resolution approved by the governing body. This request must be made no later than 70 days before the election. Section 13-19-202(2), MCA. The final decision on conducting a mail ballot election is within the sole discretion of the County Election Administrator under Section13-19-202(3), MCA. However, according to our County Election Administrator, K. V. "Ginger" Aldrich, local mail ballot elections historically improved voter participation and have been less costly to conduct than traditional polling place elections.

The Resolution attached to this memo requests the County Election Administrator to study and respond back to the Mayor and City Council concerning whether the mail ballot election is economically and administratively feasible as provided in Section13-19-202(2), MCA. The Election Administrator is required by Section 13-19-202(4), MCA, to respond back to the governing body with this information within five (5) days after receiving the Resolution. If the Election Administrator approves of a mail ballot, the Election Administrator shall prepare a written plan for conducting the mail ballot as required by Section 13-16-205, MCA.

ALTERNATIVES

City Council may:

- Approve the attached Resolution requesting the County Election Administrator to consider a mail ballot election; or,
- Disapprove the Resolution requesting a mail ballot election and the City will be responsible the expenses of a polling place election.

FISCAL EFFECTS

As reported by Yellowstone County Election Administrator, K. V. "Ginger" Aldrich, mail ballot elections result in greater voter participation than traditional polling place elections and are less costly for the municipality to conduct. Ms. Aldrich estimated that using the current number of registered voters as a reference, the cost of the 2025 mail ballot election will be approximately $100,000 for a Primary election, if needed, compared to the costs of a Primary election. For the General election, the costs would be the same. The FY2026 budget will need to be increased from $175,000 to $200,000 to cover the cost of both elections. If there is no Primary election, the budget will be adequate.

Attachments

DRAFT Resolution

RESOLUTION 25-

A RESOLUTION OF THE BILLINGS CITY COUNCIL NOTIFYING THE YELLOWSTONE COUNTY ELECTION ADMINISTRATOR OF THE CITY'S DESIRE TO CONDUCT THE 2025 CITY PRIMARY (IF HELD) AND THE 2025 GENERAL ELECTIONS BY MAIL BALLOT IN ACCORDANCE WITH SECTION 13-19-202, MONTANA CODE ANNOTATED

WHEREAS, voter turnout in Billings municipal elections has historically been low; and

WHEREAS, Montana law provides a method for conducting mail ballot elections for local elections; and

WHEREAS, mail ballot elections statistically increase voter turnout in elections; and

WHEREAS, the Yellowstone County Election Administrator, K. V. "Ginger" Aldrich, informed the City Council that the costs of conducting a mail ballot are always going to be less than the costs of conducting a polling place election; and

WHEREAS, mail ballot elections remove barriers that keep people from getting to the polls, give people more time to study candidates and issues, and has built-in safeguards that increase the integrity of the election process; and

WHEREAS, the City may hold a Primary Election on September 9, 2025, as required by Section 13-1-104(2), MCA; and

WHEREAS, Section 13-14-115(2), MCA, provides:

(a) The election administrator of the political subdivision may determine that a local nonpartisan portion of a primary election need not be held if:
   i. The number of candidates for an office exceeds three times the number to be elected to that office in no more than one-half of the offices on the ballot; and
   ii. The number of candidates in excess of three times the number to be elected is not more than one for any office on the ballot.

(b) The election administrator may determine that a primary election for a nonpartisan county office need not be held if fewer than three candidates have filed for that office.

(c) If the election administrator determines that a primary election be held pursuant to subsection (2)(a) or (2)(b), the election administrator shall conduct the primary election only for the nonpartisan offices that have a sufficient number of candidates that have filed to be elected to that office.

(d) If the election administrator determines that a primary election need not be held pursuant to subsection (2)(a), (2)(b) or (2)(c) for a nonpartisan office, the administrator shall give notice to the governing body that a primary election will not be held for that office; and

WHEREAS, Section 13-14-115(3), MCA, states a governing body may require that a primary election be held if it passes a resolution not more than 10 days after the close of filing by candidates for election stating that a primary election must be held; and

WHEREAS, the City of Billings will hold a General Election on November 4, 2025, as required by Section 13-1-104(3), MCA; and

WHEREAS, pursuant to Section 13-19-104, MCA, such elections can be conducted by a mail ballot election and the Yellowstone County Election Administrator has determined that a mail ballot election conducted in accordance with the provisions of Title 13, Chapter 19, Parts 1-3, MCA, is in the best interests of the City and the electors thereof, and pursuant to Section 13-19-202, MCA, the City of Billings may notify the Yellowstone County Election Administrator of its intent to conduct a mail ballot election; and

WHEREAS, the Election Administrator shall prepare a written plan, including a timetable, for the conduct of the elections and shall submit it to the Secretary of State at least 60 days prior to the date set for the election in accordance with Section 13-19-205, MCA; and

WHEREAS, pursuant to Section 13-1-302, MCA, all costs of the regularly scheduled primary and general elections shall be paid by the counties and other political subdivisions for which the elections are held. Each political subdivision shall bear its proportionate share of the costs as determined by the county governing body.

WHEREAS, the Office of the County Election Administrator will serve as the place of deposit for ballots within the City limits. Electors who wish to mark their ballot in-person may do so at the Office of the County Election Administrator and deposit their ballot with the election officials at that location; and

WHEREAS, the Election Administrator will have an ADA accessible voter interface device available for disabled electors to mark their ballot independently, privately, and securely at the Office of the County Election Administrator; and

WHEREAS, for any election conducted by mail, ballots must be mailed no sooner than the 20th day and no later than the 15th day before Election Day and all ballots must be mailed the same day in accordance with Section 13-19-207, MCA.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA, that the City Council of the City of Billings hereby notifies the Yellowstone County Election Administrator of the City's desire to conduct the 2025 City Primary (if held) and the 2025 General Election by mail ballot in accordance with Section 13-19-202, MCA; and

BE IT FURTHER RESOLVED THAT, the purpose of the election is voting on:

- 1 Councilmember for Ward I
- 1 Councilmember for Ward II
- 1 Councilmember for Ward III
- 1 Councilmember for Ward IV
- 1 Councilmember for Ward V
- 1 Mayor
- 1 Municipal Court Judge;

And

BE IT FURTHER RESOLVED THAT, except as provided in Section 13-19-204, MCA, the decision to conduct an election under the provisions of Section 13-19-202, MCA, is within the sole discretion of the Election Administrator; and

BE IT FURTHER RESOLVED THAT, the City Clerk is hereby directed to forward a certified copy of this resolution to the Yellowstone County Election Administrator in accordance with the provisions of Section 13-19-202, MCA; and

BE IT FURTHER RESOLVED THAT, within five (5) days of receiving this request, the Election Administrator shall respond to the Billings City Clerk in writing stating that this request is either granted or denied for reasons specified. If granted, the Election Administrator shall prepare a plan as provided in Section 13-19-205, MCA; and

APPROVED AND PASSED by the City Council of the City of Billings this ____ day of May, 2025.

CITY OF BILLINGS

By: _____
William A. Cole, Mayor

ATTEST:

By: _____
Denise R. Bohlman, City Clerk

City Council Regular

Date:	04/14/2025
Title:	Parameters Resolution for South Tax Increment Bond
Presented by:	Andy Zoeller, Finance Director
Department:	Finance
Presentation:	No
Legal Review:	No
Project Number:	N/A

RECOMMENDATION

Staff recommends that City Council approve the resolution authorizing the sale and prescribing the form and terms for the Tax Increment bonds for the South Billings Boulevard Urban Renewal District. By approving this resolution, City Council is authorizing staff to proceed with a bond sale for the project, so long as it can be completed within the parameters within the resolution, and described within the fiscal effects.

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

The City proposes to undertake the design, engineering, and construction of a multi-use recreation center and related improvements, including infrastructure and parking to serve the facility, an adjacent ice facility and additional recreation facilities on the site (collectively, the "Project").

The cost of the project will not exceed $20 million, consistent with Council direction at the adoption of the CIP. This project is moving quicker than the CIP originally planned, which was intended to be budgeted in FY26. Because the project will begin in FY25, if all contracts are approved, a budget amendment may be needed.

If this parameters' resolution is approved, staff and the City's Advisor will begin negotiating the sale of these bonds. So long as the bonds remain at or below the prescribed parameters in this Resolution, staff intend to enter into agreements on behalf of the City to issue the debt, using the authority given in this resolution to do so. After the sale of the bonds, a final bond resolution will come to the Council for approval at the meeting immediately following the sale (est. late June/early July) this year. Upon the sale of the bonds and once staff executes the agreement to issue the debt within the authority provided in this resolution, any lack of approval of the bond resolution by Council would carry lasting negative implications to the City's reputation in the bond market and possibly its ability to access capital in the future. If the City Council does not intend to proceed with the construction project or approve the final bond resolution, this parameters' resolution should not be approved.

The construction project was approved in the 2026 CIP at the regular Council meeting on 12/9/2024. The project has been moving on a little faster than originally planned in the CIP, and the first bid package for construction was approved by Council on 3/24/25 for $3.9 million. The final bid package for the remainder of the project is expected to be in front of Council for approval in June of 2025. A budget amendment to move this project into FY25 will likely be needed.

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve the resolution. Not approving the resolution would mean the project would not occur, as funds would not be available to complete the project.

FISCAL EFFECTS

The parameters' resolution set limitations on the maximum aggregate principal amount, exclusive of premium or discount, not to exceed $24,000,000, with a maximum interest rate of 7.25% with final maturity of 7/1/2047. The debt service payments will be paid from the tax increment funds from the district. Financed amounts will be used to cover project construction costs, fund a debt service reserve requirement, and pay for debt issuance costs.

Attachments

TIF Resolution

CERTIFICATE AS TO RESOLUTION AND ADOPTING VOTE

I, the undersigned, being the duly qualified and acting recording officer of the City of Billings, Montana (the "City"), hereby certify that the attached resolution is a true copy of Resolution No. _____, entitled: "RESOLUTION RELATING TO TAX INCREMENT URBAN RENEWAL REVENUE BONDS (SOUTH BILLINGS BOULEVARD URBAN RENEWAL DISTRICT), SERIES 2025; AUTHORIZING THE ISSUANCE AND PRIVATE NEGOTIATED SALE THEREOF" (the "Resolution"), on file in the original records of the City in my legal custody; that the Resolution was duly adopted by the City Council of the City at a regular meeting on April 14, 2025, and that the meeting was duly held by the City Council and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.

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

WITNESS my hand officially this 14th day of April, 2025.

(SEAL)

_____
City Clerk

RESOLUTION NO. _____

RESOLUTION RELATING TO TAX INCREMENT URBAN RENEWAL REVENUE BONDS (SOUTH BILLINGS BOULEVARD URBAN RENEWAL DISTRICT), SERIES 2025; AUTHORIZING THE ISSUANCE AND PRIVATE NEGOTIATED SALE THEREOF

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

Section 1. Recitals; Prior City Actions.

1.01. Under the provisions of Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended (the "Act"), the City is authorized to create urban renewal areas, prepare and adopt an urban renewal plan therefor and amendments thereto, undertake urban renewal projects therein, provide for the segregation and collection of tax increment with respect to property taxes collected in such areas, issue its bonds to pay the costs of such projects and to refund bonds previously issued under the Act and pledge to the repayment of the bonds the tax increment and other revenues derived from projects undertaken within the urban renewal area.

1.02. Pursuant to the Act and Ordinance No. 07-5441, adopted by the Council on December 10, 2007, as amended by Ordinance Nos. 08-5462, 08-5484, and 19-5725, adopted by the Council on May 12, 2008, December 8, 2008, and July 22, 2019, respectively, the City created its South Billings Boulevard Urban Renewal District and approved and amended the South Billings Boulevard Urban Renewal Plan (the "Plan"), which contains a tax increment financing provision. By Ordinance No. 21-5765, adopted by the Council on July 26, 2021, the City expanded the boundaries of its South Billings Boulevard Urban Renewal District (as so expanded, the "District").

1.03. The City proposes to undertake the design, engineering, and construction of a multi-use recreation center and related improvements, including parking and site pads for an adjacent hockey rink and additional recreation facilities (collectively, the "Project"). The Project has been authorized as an urban renewal project pursuant to the Act and the Plan, and as set forth in the Plan, the City declared its intention to use tax increment revenue from the District (as defined in the Act, "Tax Increment") to finance such improvements.

Section 2. Authorizations. Pursuant to the authorizations and findings recited in the Plan and in Section 1 hereof, it is hereby determined that it is in the best interests of the City to offer for sale its Tax Increment Urban Renewal Revenue Bonds (South Billings Boulevard Urban Renewal District), Series 2025 (the "Series 2025 Bonds"), in the maximum aggregate principal amount of $24,000,000, for the purpose of financing the Project, funding a deposit to a debt service reserve account for the Series 2025 Bonds, and paying costs of issuance of the Series 2025 Bonds, as determined by the officers of the City identified pursuant to, and subject to the limitations set forth in, Section 4 hereof. The Series 2025 Bonds may be issued in one or more series of taxable and/or tax-exempt bonds and, subject to the foregoing limitations, in such amounts as determined by the City Finance Director with the advice of Dorsey & Whitney LLP,

the City's bond counsel, and Baker Tilly Municipal Advisors, LLC, the City's municipal advisor ("Baker Tilly").

Section 3. Adequacy of Tax Increment. The City has previously issued and there are outstanding its Tax Increment Urban Renewal Revenue Refunding Bonds (South Billings Boulevard Urban Renewal District), Series 2015 (the "Series 2015 Bonds"), its Tax Increment Urban Renewal Revenue Bonds (South Billings Boulevard Urban Renewal District), Series 2016 (the "Series 2016 Bonds"), and its Tax Increment Urban Renewal Revenue Bonds (South Billings Boulevard Urban Renewal District), Series 2022 (the "Series 2022 Bonds"). The maximum aggregate annual principal and interest payable on the Series 2015 Bonds, the Series 2016 Bonds, the Series 2022 Bonds, and the Series 2025 Bonds, assuming with respect to the Series 2025 Bonds an average interest rate of 7.065% per annum and a term of 22 years, is $3,063,630.04. There are no other bonds or other obligations of the City payable from tax increment received in the District.

In fiscal year 2024, the City received Tax Increment in the amount of $4,853,428, and the City estimates that Tax Increment to be received in each future fiscal year will be at least $4,853,428. Accordingly, the Tax Increment estimated to be received each year by the City will be sufficient to pay the maximum aggregate annual principal and interest payable on the Series 2015 Bonds, the Series 2016 Bonds, the Series 2022 Bonds, and the Series 2025 Bonds, and the Tax Increment received by the City in fiscal year 2024 was equal to at least 130% of the estimated maximum aggregate annual debt service for any future calendar year with respect to the Series 2015 Bonds, the Series 2016 Bonds, the Series 2022 Bonds, and the Series 2025 Bonds. In addition, the Tax Increment estimated to be received by the City in the next succeeding three fiscal years, adjusted as provided in Resolution No. 15-10452, is estimated to be equal to at least 140% of the maximum aggregate annual debt service for any future calendar year with respect to the Series 2015 Bonds, the Series 2016 Bonds, the Series 2022 Bonds, and the Series 2025 Bonds.

Section 4. Negotiated Sale and Terms.

4.01. This Council hereby determines that it would be in the best interests of the City to sell the Series 2025 Bonds through a private negotiated sale to one or more underwriters (the "Purchaser") to be selected by the City Finance Director, with the advice of Baker Tilly.

4.02. The Series 2025 Bonds shall be sold to the Purchaser on terms and at a purchase price within the following limitations and conditions: (1) the maximum aggregate principal amount of the Series 2025 Bonds, exclusive of original issue discount or premium, shall not exceed $24,000,000; (2) the maximum true interest cost on the Series 2025 Bonds shall not exceed 7.25%; (3) the purchase price of the Series 2025 Bonds shall not be less than 98.00% of the principal amount thereof, exclusive of original issue premium or discount; and (4) the final stated maturity of the Series 2025 Bonds shall not be later than July 1, 2047. The Series 2025 Bonds will be payable from Tax Increment on a parity basis with the Series 2015 Bonds, the Series 2016 Bonds, and the Series 2022 Bonds. All costs of issuing the Series 2025 Bonds (including, without limitation, the fees and expenses of bond counsel, the fees and expenses of the City's municipal advisor, the fees of the paying agent and registrar, the preliminary and final

Official Statement costs, and the costs of printing the Series 2025 Bonds) shall be paid by the City.

The form of the Series 2025 Bonds and the final terms and conditions thereof shall be prescribed by a subsequent resolution to be adopted by this Council.

4.03. The City Administrator and the City Finance Director, in consultation with Baker Tilly, are hereby authorized and directed to approve the principal amount, maturity dates, interest rates and redemption provisions of the Series 2025 Bonds and compensation to the Purchaser, subject to the limitations contained in this Section 4. Upon approving such terms, the City Administrator and the City Finance Director are hereby authorized to approve, execute and deliver to the Purchaser a bond purchase agreement (the "Bond Purchase Agreement"), containing the agreement of the City to sell, and the agreement of the Purchaser to purchase, the Series 2025 Bonds on the terms so approved, and containing such other provisions as such officers shall deem necessary and appropriate. In the event of the absence or inability of the City Administrator and/or City Finance Director, either the Mayor and/or the Assistant City Administrator shall make such approvals and execute and deliver the Bond Purchase Agreement. The execution and delivery by two appropriate officers of the City of the Bond Purchase Agreement shall be conclusive as to the approval of such officers of the terms of the Series 2025 Bonds and the agreement of the City to sell the Series 2025 Bonds on such terms in accordance with the provisions thereof.

Section 5. Official Statement. The City Finance Director, in consultation with Baker Tilly, the Purchaser and Dorsey & Whitney LLP, the City's bond counsel, is authorized to prepare on behalf of the City an Official Statement, to be distributed by the Purchaser to prospective purchasers of the Series 2025 Bonds. The Official Statement shall contain such information as shall be advisable and necessary to describe accurately the City and the security for, and the terms and conditions of, the Series 2025 Bonds. The City Administrator and City Finance Director are authorized on behalf of the Council to deem the preliminary Official Statement near "final" as of its date, in accordance with Rule 15c2-12(b)(1) under the Securities Exchange Act of 1934.

Section 6. Continuing Disclosure. To permit the Purchaser and other participating underwriters in the primary offering of the Series 2025 Bonds to comply with paragraph (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, the City will covenant and agree, for the benefit of the registered holders and beneficial owners from time to time of the outstanding Series 2025 Bonds, to provide annual reports of specified information and notice of the occurrence of certain events.

PASSED AND APPROVED by the City Council of the City of Billings, Montana, this 14th day of April, 2025.

_____

Mayor

Attest: _____
City Clerk

City Council Regular

Date:	04/14/2025
Title:	Annexation 25-01, Ward Boundary Expansion Ordinance - Second Reading
Presented by:	Hunter Kelly, Planner 1
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Not Applicable
Project Number:	PZX-25-00005

RECOMMENDATION

Staff recommends the City approve this ordinance on second reading, adding recently annexed property toy to Ward I. Council held a public hearing on March 24th and recommended approval on first reading. This second reading action would be consistent with first reading.

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

Performance Engineering, on behalf of the City of Billings, submitted a petition to annex land using the provisions of Section 7-2-4600, MCA. The property is located east of Riverside Road and north of Hannon Road. The land being annexed is described as being northeast one-quarter (NE1/4) of the southeast one-quarter (SE1/4) of Section 10, Township 1 South, Range 26 East.

Upon Council approval, this annexation requires a change in the boundaries of Ward I. Two readings are required for this action. The first reading and public hearing occurred March, 24 2025. The second reading will occur at this meeting.

STAKEHOLDERS

City Council conducted a public hearing and first reading on February 24, 2025. The City Council received no testimony from the public, and closed the public hearing. The City Council did not have any further discussion. Council Member Shaw made a motion to approve the ward boundary ordinance on first reading. The motion was seconded by Council Member Gulick and approved on a unanimous vote.

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

ORDINANCE NO. 25-_____

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:

An unplatted parcel of land situated in the NW1/4 of the SE ¼ of Section 10, Township 01 South, Range 26 East, P.M.M., Yellowstone County Montana, more particularly described as follows:

Beginning at the center quarter corner of said Section 10, said point being the Point of Beginning; thence S00˚00'39"W a distance of 660.40 feet; thence S89˚39'19"E following the northern boundary of the right-of-way for Hannon Road a distance of 988.25 feet; thence N00˚07'28"E following the western boundary of Tract 1 of Certificate of Survey No. 119 Amended a distance of 661.02 feet; thence N89˚41'28"W following the southern boundary of Lot 2, Block 1 of the Western Sugar Cooperative Subdivision a distance of 988.19 feet back to the Point of Beginning. Including all adjacent rights of way of Riverside Road & Hannon Road.

Said annexation contains a net and gross area of 14.99 acres, more or less

(# 25-01) 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. 25-_____ 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 March 24, 2025.

PASSED by the City Council on the second reading this April 14, 2025.

THE CITY OF BILLINGS:

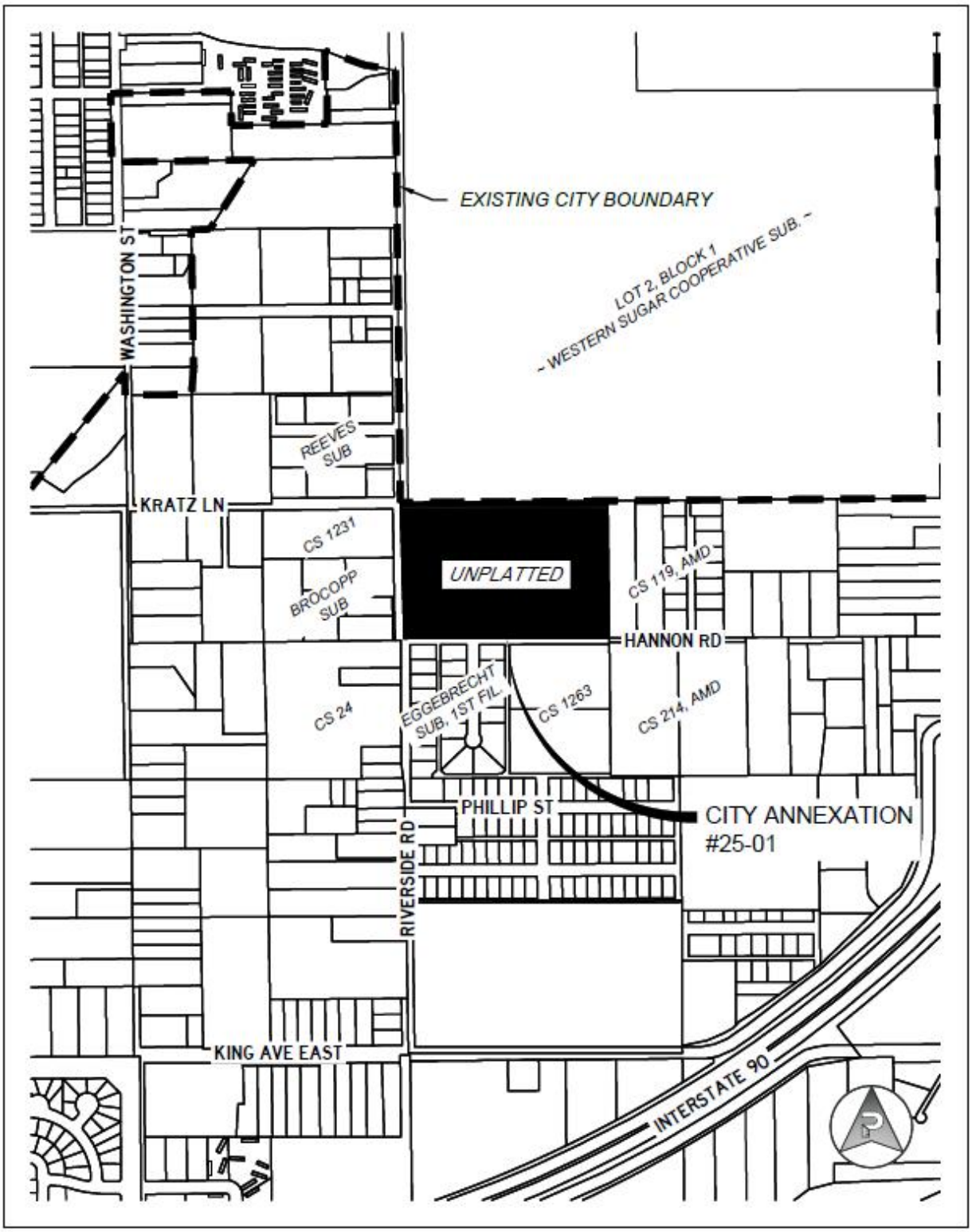
_____
William A. Cole, MAYOR

ATTEST:

BY: _____
Denise Bohlman, CITY CLERK

(#25-01)

EXHIBIT "A"


EXISTING CITY BOUNDARY
LOT 2, BLOCK 1
~ WESTERN SUGAR COOPERATIVE SUB. ~
WASHINGTON ST
REEVES SUB
KRATZ LN
CS 1231
BROCOPP SUB
UNPLATTED
CS 119, AMD
HANNON RD
CS 24
EGGEBRECHT SUB, 1ST FIL.
CS 1263
CS 214, AMD
PHILLIP ST
CITY ANNEXATION #25-01
RIVERSIDE RD
KING AVE EAST
INTERSTATE 90

City Council Regular

Date:	04/14/2025
Title:	Zone Change 1060 - 2025 Text Housekeeping Amendments - 2nd reading
Presented by:	Nicole Cromwell
Department:	Planning & Community Services
Presentation:	No
Legal Review:	No
Project Number:	N/A

RECOMMENDATION

The Zoning Commission is forwarding a recommendation of approval for all four ordinances included in Zone Change 1060, the amendments to the zoning regulations to update and improve the city's zoning code. The City Council adopted the amendments on first reading at the March 24, 2025, after a public hearing. A second reading is necessary to approve the ordinances.

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

In 2021, the City adopted an entirely new zoning code. As part of that process, the Planning Division agreed to monitor and update the code as errors or adjustments were needed to ensure the new code fit in with the city's development policies and practices. These amendments are intended to conclude the adjustment period for the new code. This does not mean monitoring of the code implementation and application is not ongoing and as issues arise staff will bring them to Council over time. The Planning staff reviewed these amendments with the Zoning Commission on December 3, 2024, and the board agreed to initiate these amendments. The Planning staff refined the drafts and brought them to a City Council Work Session on January 21, 2025. The Council agreed with most of the proposed amendments but directed staff to do additional research on the shipping container use issue. Staff completed this research and has concluded that the amendment related to shipping containers is not yet ready for consideration.

The proposed amendments are divided into four separate ordinances to ensure each one addresses only one topic.

1. A general cleanup ordinance that will correct cross-reference errors, numerical mistakes and ensure consistency within the code.
2. An amendment to Section 27-309, Table 27-1000.1, Sec. 27-1003, and 27-1803 related to the definition of a manufactured home. Legislative changes in 2023 require an update to remain in compliance with state law.
3. An amendment to Section 27-1704 to create clarity in options for enforcement of violations of the zoning code.
4. An amendment to Table 27-1000.1 to allow vehicle sales as a special review use within the Corridor Mixed Use 1 (CMU1) zone district.

GENERAL ORDINANCE CLEANUP

The proposed amendments include cross-reference errors and numerical errors as well as a few additions that will keep the code consistent. One of those consistency issues relates to height exceptions for structures that are not occupied, such as flagpoles, chimneys and similar. The height exceptions for these structures were included in the previous zoning code, but when the update was written over the three years of Project ReCode, the height exceptions were only included in the Public Zone District (Section 27-500). The amendment will place similar height exception language in the neighborhood, mixed-use, commercial, and industrial zone district sections. A second part of the clean-up is to remove the block design standards from the Planned Neighborhood Development process section. The block and street design standards have recently been adopted by City Council into the subdivision regulations where other neighborhood design standards are also addressed. These standards in zoning are no longer necessary. A third change in the general cleanup is the expansion of the list of allowed uses in the Public 1 zone district for parks and recreation. The list is an exclusive list so expanding the possibility of uses is required by ordinance amendment. Many of the added uses are already uses in the city's parks and public lands. Expansion of the allowed uses in the code will make the Public 1 zone district more predictable.

MANUFACTURED HOMES

During the 2023 legislative session, language in the authority section for municipal zoning was changed to exclude references to "build dates" of manufactured homes as well as any references to design or building materials. The city must update its code to come into conformance with state law. The amendment removes any reference to the type of manufactured home that may be allowed in the Residential Manufacture Home zoning district. All manufactured homes built to the HUD code requirements (in place since June 1976) may be allowed in those RMH zone districts.

Manufactured dwellings built before the HUD code do not need to be allowed in any zone district in the city. The state and city codes define these dwellings as "mobile homes" or "house trailers". These are not allowed in any of the city's RMH zone districts. There may be existing mobile homes (built before June 1976) that are located in the city limits. These dwellings were not intended to have a long life-span, especially given the harsh climate in Billings. Many of these older dwellings have been replaced, or will be replaced, with HUD-code-compliant manufactured homes, site-built homes or even modular-built dwellings set on permanent foundations. Modular-built dwellings must meet the same code as a site-built dwelling.

ENFORCEMENT AND VIOLATIONS

The City's Code Enforcement Division is responsible for resolving zoning code violations. The enforcement section of the zoning has some confusing language and unpredictable penalties for zoning violations. The proposed amendment is intended to clarify the language and be more specific on what penalties or cites may be issued for violations of codes. The Planning staff worked with the Code Enforcement Division and the City Attorney's office to craft language for this amendment.

SPECIAL REVIEW FOR VEHICLE SALES IN CMU1 DISTRICTS

The Zoning Commission recently reviewed a proposed zone change for property in the 2100 block of Grand Avenue to allow a car sales lot to be located on the property. The CMU1 zone district does not allow vehicle sales, so a zone change to CMU2 was required to allow the use. The Zoning Commission agreed with the applicant that a car sales lot might be appropriate at the location, but many other uses allowed by right in the CMU2 zone would not be compatible. The Zoning Commission thought an amendment to allow a special review of vehicle sales in the CMU1 zone would be a good solution for this proposal and overall, throughout the city. A special review is not an allowed use of property and the applicant has the burden of proving the use is compatible at a particular location and the specific surrounding uses. This amendment would allow vehicle sales by special review in the CMU1 zone district.

STAKEHOLDERS

The planning staff sent out drafts of the zoning amendment to the Home Builders Association, the Billings Area Realtors and several builders, developers and professional consultant firms. A legal ad was published, and the information was posted on the Planning Division's website. No concerns or comments have been shared with the planning staff as of the writing of this report.

City Zoning Commission public hearing March 4, 2025

The City Zoning Commission conducted a public hearing on March 4, 2025, and reviewed the draft amendments with staff. In response to questions from staff, clarification of the amendment for the height exception was explained that commercial wireless facilities and amateur radio towers are not included in the amendment. Other sections of the zoning code do regulate the height and location of those types of antennae. No other testimony was received. The Commission had no further questions about the amendments.

The Chair closed the public hearing and asked for a motion on the proposed amendments. Commission member David Goss made a motion to recommend approval of all four ordinances amending the zoning regulations and adoption of the findings of the ten review criteria. The motion was seconded by Commission member Beau Mulvaney and approved on a 3-0 vote. Commission members Megorden and McCall were absent from the meeting.

City Council public hearing and first reading March 24, 2025

The City Council held a public hearing on March 24, 2025, and received the Zoning Commission's recommendation of approval for the text amendments. The City Council members asked questions for clarification on the proposed amendments. Clarification was provided by the Planning staff. No public testimony was received.

The Mayor closed the public hearing and asked for a motion on the proposed amendments. Council member Gulick made a motion to approve the first ordinance, amending Sections 27-300, 27-400, 27-500, 27-600, 27-800, 27-900, 27-1000, and 27-1800, general cleanup to correct errors, cross-references, omissions and numerical mistakes. The motion was seconded by Council member Shaw and approved on an 11-0 vote. Council member Boyett made a motion to approve the second ordinance, amending Section 27-309, Table 27-1000.1, Sec. 27-1003, and 27-1803, related to the definition of a manufactured home. The motion was seconded by Council member Rupsis and approved by an 11-0 vote. Council member Aspenlieder made a motion to approve the third ordinance, amending Section 27-1704, options for enforcement of violations of the zoning code. The motion was seconded by Council member Tidswell and approved by an 11-0 vote. Council member Gulick made a motion to approve the fourth ordinance, amending Table 27-1000.1 to allow vehicle sales as a special review use within the Corridor Mixed Use 1 (CMU1) zone district. The motion was seconded by Council member Rogers and approved by an 11-0 vote.

ALTERNATIVES

The City Council may:

- Approve and adopt the findings of the ten review criteria as recommended by the Zoning Commission for all the text amendments as proposed; or
- Approve and adopt the findings of the ten review criteria as recommended by the Zoning Commission with changes to the proposed text amendments; or
- Approve some of the proposed text amendments; or
- Deny and adopt different findings of the ten review criteria for one or more of the text amendments; or
- Delay action on one or more of the text amendments to a future City Council meeting.

It is important to note that if the City Council does not approve the changes to the Residential Manufactured Home zone districts, the city will be out of compliance with state law and could be challenged. The City Council approved the amendments on first reading on March 24, 2025.

FISCAL EFFECTS

Approval of some or all of the text amendments to the zoning regulations will have a financial impact on the City Clerk's or Planning Division's budget. The city contracts with Municode to incorporate changes to the city's code to ensure consistency and accuracy. Municode charges the city for this service. City Administration has historically distributed these costs to departments and divisions based on the codes amended. However, changes to the city code do not just benefit or affect the Planning Division, or any other Department. The entire community is affected by city code changes.

SUMMARY

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

1. Is the new zoning designed in accordance with the Growth Policy?
The proposed minor amendments are consistent with 2016 Growth Policy and the Project ReCode Guiding Principles:
2016 Growth Policy:

- Essential Investments (relating public and private expenditures to public values)
- Place Making (Enhance, maintain, preserve, and improve existing public places)
- Community Fabric (attractive, aesthetically pleasing, uniquely Billings)
- Strong Neighborhoods (livable, safe, sociable and resilient neighborhoods)
- Home Base (healthy, safe and diverse housing options)
- Mobility and Access (transportation choices in places where goods and services are accessible to all)
- Prosperity (promoting equal opportunity and economic advancement)

Project ReCode Steering Committee Guiding Principles (2019):

- CLARIFY AND SIMPLIFY - All new regulations will be written in Plain English to maximize readers' ability to find what they need, understand what they find, and use what they find to meet their needs.
- REGULATE WHAT MATTERS - The regulations will have a clear alignment with community goals today while allowing for changing goals in the future.
- PRESERVE AND PROTECT THE RIGHTS OF OWNERS AND RESIDENTS - The regulations will recognize and incorporate clear and well-defined processes that uphold property rights and access to housing choices.
- PREVENT CONFLICTS - The regulations will be internally consistent and will not create direct or un-reconcilable conflicts.
- OPTIONS AND CONTEXT - The regulations will provide a range of site development options with clear criteria and guidelines for allowing alternatives to future development as well as changes to existing neighborhoods as the community's goals change.
- MAINTAIN WHAT WE CARE ABOUT - The regulations will encourage the stability of existing neighborhoods while allowing for changes over time.
- FILL THE VOID -- The regulations will consider and include land uses and combinations of land uses that have been overlooked or not considered in the current code and methods for accommodating new use options.
- PROSPERITY -- The regulations will serve to support the community's need and desire to remain regionally

competitive in the recruitment of businesses, expansion of existing business, and private investment in the economy, all to promote job creation.

2. Is the new zoning designed to secure from fire and other dangers?
A finding for this criteria is not relevant in the context of adjustments to the code.

3. Whether the new zoning will promote public health, public safety and general welfare?
Public health and safety will be promoted through the text amendments. Amending the local code to align with the state law requirements will promote regularity in the application of law. This promotes public health, safety and general welfare.

4. Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
A finding for this criteria is not relevant in the context of adjustments to the code.

5. Will the new zoning provide adequate light and air?
A finding for this criteria is not relevant in the context of adjustments to the code.

6. Will the new zoning effect motorized and non-motorized transportation?
A finding for this criteria is not relevant in the context of adjustments to the code.

7. Will the new zoning will promote compatible urban growth?
The zoning amendment promotes compatible urban growth in the areas of the City by correcting errors in the adopted code.

8. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?
A finding for this criteria is not relevant in the context of adjustments to the code.

9. Will the new zoning conserve the value of buildings?
A finding for this criteria is not relevant in the context of adjustments to the code.

10. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?
A finding for this criteria is not relevant in the context of adjustments to the code.

Attachments

General Cleanup Ordinance
Manufactured Home Ordinance
Enforcement and Violations Ordinance
SR for Vehicle Sales in CMU1 Ordinance

ORDINANCE 25-_____

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THE REGULATIONS IN SECTIONS 27-300, 27-400, 27-500, 27-600, 27-800, 27-900, 27-1000, and 27-1800, BE AMENDED TO CORRECT ERRORS, CROSS REFERENCES, OMMISSIONS AND TO AMEND AND PROVIDE CLARIFICATION OF THE REGULATIONS

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 text of the Zoning regulations from time to time. The City Zoning Commission and staff have reviewed the proposed corrections and clarifications to the zoning regulations that pertain to all the real property within the City of Billings. 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.** Section 27-300 - Neighborhood Districts, Section 27-400 – Commercial and Mixed-Use Districts, Section 27-500 – Public Districts, Section 27-600 – Industrial Districts, Section 27-800 – Planned Neighborhood Developments, Section 27-900 – EBURD Districts, Section 27-1000 – Uses and Use Standards, and Section 27-1800 – Definitions and Measurements, have been found to contain errors and concordance issues unrelated to the substance of the zoning regulations. Correction of these errors and concordance issues through an ordinance will make the regulations clearer and provide for accurate administration of the code.

Section 3. **ZONE REGULATION CORRECTIONS AND AMENDMENTS**

a. Section 27-302.E is amended as follows:

Sec. 27-302. - District descriptions.

Neighborhood districts are primarily intended to allow a mix of residential uses within appropriately scaled buildings to maintain and promote the desired physical character of neighborhoods within the city.

……

E. NX2: Mixed residential 2. The NX2 district is intended for small- and mid-scale multiple-family homes with ~~three (3)~~ two (2) to eight (8) units, in small neighborhood nodes. The buildings are oriented to the streets in walkable blocks with doors and windows on front facades and parking/garages located behind the buildings.

b. Section 27-303.F is amended as follows:

Sec. 27-303. - Regulations applicable to all neighborhood districts.

All buildings must comply with the general regulations and the specific regulations per each district, unless otherwise expressly stated in this zoning code. See article 27-1500,

Nonconformities, for existing buildings that do not fully conform to the district regulations.

.....

F. Exceptions and exemptions. The following exceptions and exemptions may apply to the district site and structure regulations. Use specific standards in article 27-1000 are still applicable.

.....

4. Maximum height exceptions.

(a) The maximum height limit shall not apply to spires, belfries, cupolas, antennas, water towers or tanks, chimneys or smokestacks, power transmission lines, cooling or elevator towers, or similar and necessary appurtenances not used for human occupancy.

(b) Buildings permitted in neighborhood districts may exceed the height limitations of the district through an approved application for Administrative Relief (Sec. 27-1614) or through a Variance (Section 27-1627) for increases greater than allowed by administrative relief.

c. Section 27-403.F is amended as follows:

Sec. 27-403. - Regulations applicable to all commercial and mixed-use districts. All buildings must comply with the general regulations of this section and the specific regulations per each district, unless otherwise expressly stated in this chapter.

.....

F. Exceptions and exemptions. The following exceptions and exemptions may apply to the district site and structure regulations. Use specific standards in article 27-1000 are still applicable.

.....

4. Maximum height exceptions.

(a) The maximum height limit shall not apply to spires, belfries, cupolas, antennas, water towers or tanks, chimneys or smokestacks, power transmission lines, cooling or elevator towers, or similar and necessary appurtenances not used for human occupancy.

(b) Buildings permitted in commercial and mixed-use districts may exceed the height limitation of the district through an approved application for Administrative Relief (Sec. 27-1614) or through a Variance (Sec. 27-1627) for increases greater than allowed through administrative relief.

d. Section 27-504.B.2 is amended as follows:

Sec. 27-504. - P2: Public, civic, and institutional; P3: Civic campus, P3: Medical campus; and P3: Educational campus.

The following site and structure regulations apply to any lot in a P2 or P3 district:

.....

B. Site dimensional standards. Development along exterior lot lines that face, are adjacent to, or within one hundred fifty (150) feet of different zone districts (i.e., not P2 or P3) shall comply with the following exterior dimensional standards, as further described below the table:

.....

2. Maximum height exceptions. The height limitations in Table 27-500.1 may be exceeded as follows:

(a) The maximum height limit shall not apply to spires, belfries, cupolas, antennas, water

towers or tanks, chimneys or smokestacks, power transmission lines, cooling or elevator towers, or similar and necessary appurtenances not used for human occupancy.
(b) ~~Structures~~ Buildings permitted in P2 or P3 districts may exceed the height limitations of the district if the minimum depth of the front, side and rear yard setbacks are increased two (2) feet for every one foot by which the ~~structure~~ building exceeds the height limitation of the district. This allowed height shall not exceed two (2) times the allowed height in the zoning district in which it is located except by approved variance.

e. Section 27-602 is amended as follows:

Sec. 27-602. - Regulations applicable to all industrial districts.

All buildings must comply with the general regulations and the specific regulations per each district, unless otherwise expressly stated in this code.

……

I. Maximum height exceptions. The height limitations in Table 27-600.1 may be exceeded as follows:
(a) The maximum height limit shall not apply to spires, belfries, cupolas, antennas, water towers or tanks, chimneys or smokestacks, power transmission lines, cooling or elevator towers, or similar and necessary appurtenances not used for human occupancy.
(b) Buildings permitted in I1 or I2 districts may exceed the height limitations of the district through an approved application for Administrative Relief (Sec. 27-1614) or through a Variance (Sec. 27-1627) for increases greater than allowed through administrative relief.

f. Section 27-804 is amended as follows:

Sec. 27-804. - Blocks.

Each development shall contribute to an interconnected system of streets and blocks as required by the city subdivision regulations. ~~in addition to the following requirements.~~
~~Streets shall be located to result in the following block regulations.~~

~~A. Maximum block face length.~~

~~1. For CMU districts, the maximum block face length between street intersections shall be no more than six hundred sixty (660) feet in length.~~
~~2. For all districts other than CMU, maximum block face length shall be no more than eight hundred (800) feet.~~

~~B. Maximum block perimeter. The maximum perimeter of any block shall be two thousand two hundred (2,200) feet.~~
~~C. Connectivity.~~

~~1. Streets shall connect and continue existing or planned streets from adjoining areas.~~
~~2. Block faces at the maximum length above require pedestrian access at mid-block points to ensure walkability. Pedestrian access or walkways may be incorporated as a dedicated alley or as an easement between lots.~~

g. Section 27-905 – Table 27-900-13 is amended as follows:

F. Side and rear buffer requirements (Refer to Figure 27-905(3)).

Table 27-900-13. Side and Rear Buffer.

A. Intent & Applicability		
Intent	To minimize the impact that one building may have on a neighboring district and to provide a transition between districts	
General	Applies to all directly adjoining properties as outlined in Table ~~**905.B.**~~[1] **27-900-14**[1]	
B. Required Landscape Screen		
Size	5' landscape screen in addition to any other buffer landscaping	1
Location	Directly adjacent to the Rear or Side Lot line per ~~**Table 27-905.A**~~ **Fig. 27-905.3**	
Hedge	Continuous double row of shrubs required between shade trees	2
Hedge Composition	Double row of individual shrubs with a minimum width of 24", spaced no more than 36" on center; Mature height in one year of 24"	
Hedge Frequency	Minimum of 15 shrubs per 100' of Lot line is required	
Shade Trees	At least 1 medium or large shade tree per every 40' within the buffer	3
Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer	
Existing Vegetation	May be credited toward buffer area	
C. Required Fence		4
Permitted Materials	Steel or painted, matte finish PVC for semi-opaque; Wood or masonry for opaque. Chain link not permitted.	
Minimum Height	6'	
Maximum Height	8'	
Colors	If steel: black, gray, or dark green	
Opacity	Option 1: Semi-Opaque 20%—60% opacity, hedge required; Option 2: Opaque fence, no hedge required	
Notes:		
[1] Zoning coordinator may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and similarity between uses.		

h. Section 27-1000 is amended as follows:

Sec. 27-1002. - Uses by district.

A. Use table. Table 27-1000.1, Permitted Primary Uses, identifies the permitted primary uses in each zoning district. Each use is given one of the following designations for each zoning district in which that use is permitted:

.....

Section 27-1002.C – Uses by District – Table 27-1000.1 is amended as follows:

Table 27-1000.1: Permitted Primary Uses	Residential							Mixed-Use and Commercial							Indust.		EBURD					Public					
	Key: P = Permitted, PL = Location Limits in Zone District, PR - Applicable Use Restrictions, SR = Special Review																										
Use Table	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	DX	CBD	CX	I1	I2	RSV MS	RSV	CW	13	IS	P1	P2	P3Civ	P3 Ed	P3 Med	Additional Standards
.....																											
Eating and Drinking Establishment																											
No Alcohol																											
Restaurant									P	P	P	P	P	P	P		P	P	P	P	P			P	P	P	27-1005**.N**
with drive-thru									SR	P	P	SR		P	P			P	P	P	P			P	P	P	**27-1005.N** ~~**27-10091008.J**~~
Beer and Wine License, On-Premises Consumption																											
Bar or Tavern										SR PR	SR PR	P	P	SR PR	P		P	P	P	P	P						27-1005**.G**
Craft Alcohol										P	P	P	P	P	P		P	P	P	P	P			P	P	P	27-1005**.K**
Restaurant									P	P	P	P	P	P	P		P	P	P	P	P			P	P	P	27-1005**.N**
All-Beverage License, On-Premises Consumption																											
Bar or Tavern										SR PR	SR PR	P	P	SR PR	P		P	P	P	P	P						27-1005**.G**
Craft Alcohol										P	P	P	P	P			P	P	P	P	P			P	P	P	27-1005.K
Restaurant									P	P	P	P	P	P	P		P	P	P	P	P			P	P	P	27-1005.N
Financial Services																											
Financial Institution								P	P	P	P	P	P	P			P	P	P	P	P			P	P	P	27-1005**.F**
with drive-thru									P	P	P	P	P	P				P	P	P	P						27-1005**.F & 27-1008.J**
Alternative Financial Services										P	P	P	P	P			P	P	P	P	P						**27-1005.F**

.....

i. Section 27-1005.C Amusement and recreation is amended as follows: Sec. 27-1005.C.2. P1 District.

(a) Amusement and recreation facilities located in P1 districts may be in either public or private ownership and may charge ~~appropriate~~ fees.

(b) P1 district uses are limited to any combination of the following:

(1) Golf courses and driving ranges.
(2) Sports fields or courts (indoor or outdoor)
(3) Aquatic facilities (indoor or outdoor)
(4) Ice Arenas (indoor or outdoor)
(5) Playgrounds and trails
(6) Picnic shelters and gazebos
(7) Community centers
(8) Gardens and orchards
(9) Nature preserves and conservation land

j. Section 27-1007.C is amended as follows:

Sec. 27-1007.C.2. (c) Pre-existing WCFs.

(1) Any WCF for which a permit has been properly issued prior to the adoption of this zoning code (February 25, 2021) and for which no changes will be made shall not be required to meet the requirements of this section.

(2) Changes and additions to pre-existing WCFs (including trading out of antennas for an equal number of antennas) shall meet applicable requirements of subsection 27-1007.C.~~5~~**4**, General requirements.

k. Section 27-1802.C is amended as follows:

Sec. 27-1802. - Measurements and associated terms.

……

C. Building height measurements and terms.

……

2. Overall building height. Refer to Figure 27-1800-5, Measuring Building Height in Stories and Stories with Floor-to-Floor Height.

……

(c) Roof types. Roof heights are measured per subsection 27-~~**1803.E**~~ **1802.E** and are additional to the allowable stories and floor-to-floor heights.

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 ___ day of March 2025.

PASSED, ADOPTED and APPROVED on second reading this ___day of April 2025

CITY OF BILLINGS

BY:_____

William A. Cole, Mayor

Attest:

BY:_____

Denise R. Bohlman, City Clerk

Zone Change 1060 – Amending Sec. 27-300, 27-400, 27-500, 27-600, 27-800, 27-900, 27-1000, and 27-1800.

ORDINANCE 25-_____

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THE REGULATIONS IN SECTIONS 27-309, 27-1000, and 27-1800, BE AMENDED TO CHANGE THE DEFINITION OF A MANUFACTURED HOME TO BE IN CONFORMANCE WITH MONTANA STATUTES AND PROVIDE CLARIFICATION OF THE REGULATIONS

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 text of the Zoning regulations from time to time. The City Zoning Commission and staff have reviewed the proposed corrections and clarifications to the zoning regulations that pertain to all the real property within the City of Billings. 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.** Section 27-309 – Residential Manufactured Home (RMH District, Section 27-1002, Use Table 27-1000.1, Section 27-1003 – Standards for Residential Uses, and Section 27-1803 – Definitions and Measurements, have been found to be out of conformance with current Montana statutes regarding manufactured homes. Changes to this code will make the city code conforming and provide for accurate administration of the code.

Section 3. **ZONE REGULATION AMENDMENTS**

a. Section 27-309.C.(2 & 3) is amended as follows:

Sec. 27-309. - RMH districts.

The following site and structure regulations apply to any lot in the RMH district. Refer to section 27-303 for general regulations applicable to all districts and Table 27-300.8, below, for regulations specific to this district. See article 27-1800 for definitions and information on how to measure the following regulations:

……

C. Supplemental regulations.

1. Open space. One of the following open space types must be provided for every three (3) acres of RMH district:

(a) Parklet. A parklet is a landscaped open space with a minimum seventy (70) percent living plant material, with at least twenty (20) feet of street frontage.

(b) Green. A green is a larger, landscaped space, with at least fifty (50) feet of street frontage.

(c) Natural area. A natural area is a large area, defined to conserve a natural feature, such as a stream, wetland or woodland. At least fifty (50) feet of street frontage is required for a natural area.

~~2. Manufactured home, Type 1. A manufactured home that was certified on or after January 1, 1990, and that satisfies each of the following additional criteria:~~

~~(a) The pitch of the home's roof has a minimum vertical rise of three (3) inches for each twelve (12)~~

~~inches of horizontal run (3:12), and the roof is finished with a type of shingle that is commonly used in standard residential construction;~~

~~(b) The exterior siding consists of wood, hardboard, aluminum or vinyl siding comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction; and~~

~~(c) A continuous, permanent perimeter foundation is installed under the home.~~

~~3. Manufactured home, Type 2. A manufactured home that does not satisfy the criteria necessary to qualify the house as a Type 1 manufactured home.~~

~~4.~~ 2. Site-built structure. A site-built structure complying with the state building code may be setback a minimum of five (5) feet from the side lot line.

b. Section 27-1000 is amended as follows:

Sec. 27-1002. - Uses by district.

A. Use table. Table 27-1000.1, Permitted Primary Uses, identifies the permitted primary uses in each zoning district. Each use is given one of the following designations for each zoning district in which that use is permitted:

Table 27-1000.1: Permitted Primary Uses	Residential							Mixed-Use and Commercial							Indust.		EBURD					Public					
	Key: P = Permitted, PL = Location Limits in Zone District, PR - Applicable Use Restrictions, SR = Special Review																										
Use Table	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	DX	CBD	CX	I1	I2	RSV MS	RSV	CW	13	IS	P1	P2	P3Civ	P3 Ed	P3 Med	Additional Standards
Manufactured Home																											
~~Type 1 (Jan 1, 1990, or newer)~~ Manufactured Homes built on or after June 15, 1976 (HUD code)							P																				~~27-1003,~~ RMH: 27-~~310~~ 309
~~Type 2 (all other)~~							~~P~~																				

c. Section 27-1003.D is amended as follows:

Sec. 27-1003. - Standards for residential uses.

~~A.~~ Manufactured homes.

1. ~~Type 1 or Type 2 m~~Manufactured homes shall not be used for any commercial use.

2. ~~Type 1 and Type 2 m~~Manufactured homes may be used as an on-premises office in connection with a manufactured home sales area.

d. Section 27-1803 is amended as follows:

M. Terms

.....

Manufactured home: (See MCA 15-1-101~~(m)~~) A home built on a non-removable steel chassis or frame. Each transportable unit of a manufactured home has a red certification label on the exterior section and is built according to the Manufactured Home Construction and Safety Standards (HUD Code). A manufactured home does not include a mobile home or house-trailer constructed before the federal Manufactured Home Construction and Safety Standards went into effect on June 15, 1976. ~~Manufactured homes are classified as Type 1, homes that were certified on or after January 1, 1990; and Type 2, homes that were certified prior to January 1, 1990.~~

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 ___ day of March 2025.

PASSED, ADOPTED and APPROVED on second reading this ___day of April 2025

CITY OF BILLINGS

BY:_____

William A. Cole, Mayor

Attest:

BY:_____

Denise R. Bohlman, City Clerk

Zone Change 1060 – Amending Sec. 27-309, 27-1000 and 27-1803 – re: Manufactured Homes

ORDINANCE 25-_____

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THE REGULATIONS IN SECTION 27-1700, BE AMENDED to PROVIDE CLARIFICATION OF THE REGULATIONS

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 text of the Zoning regulations from time to time. The City Zoning Commission and staff have reviewed the proposed corrections and clarifications to the zoning regulations that pertain to all the real property within the City of Billings. 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.** 27-1700 – Violations, Enforcement and Remedies, is in need of clarification and modification through an ordinance to make the regulations clearer and provide for accurate administration of the code.

Section 3. **ZONE REGULATION CORRECTIONS AND AMENDMENTS**

Section 27-1704.G and 27-1704.H are amended as follows:

Sec. 27-1704. - Penalties for violation.

The effective enforcement of adopted standards is necessary to accomplish their intended purpose. The city has a variety of options for the enforcement of this zoning code. Subsections G. and H. list specific enforcement remedies for specific violations of the code. The zoning coordinator may select ~~the~~ any other option for enforcement for violations not listed in subsection G. or H., which ~~in their opinion~~ is most suitable to the circumstance and violation. More than one enforcement option may be used to attain compliance with the standards of this zoning code when deemed appropriate. The remedies and enforcement powers established in this zoning code are cumulative, and the city may exercise them in any order and combination.

……

G. Criminal penalties ~~(current)~~.

1. Violations of the use provisions listed in subsections (a) through (d) ~~of this zoning code or failure to comply with any of its requirements, including violations of conditions and safeguards established in connection with the grant of variances or special review uses or any of the required conditions imposed by the review authority,is~~ may be cited as a misdemeanor and is punishable by criminal penalties as specified in subsection 1-110. Violations of use restrictions, either as a primary use or accessory use, in the following sections of the zoning code are subject to criminal penalties:

(a) Establishment of a commercial or industrial use in a residential or neighborhood zone district with the following exceptions:

i. Commercial uses that may be allowed within the N1-3, NX1-3 and RMH zones in Table 27-1000.1; or

ii. Home Occupations allowed under Sec. 27-1008.M; or

iii. Uses that may be approved through special review under Sec. 27-1623.

Uses in the category of commercial or industrial are listed within Table 27-1000.1.

(b) Establishment of an Adult Entertainment use in a zone where it is prohibited (Table 27-1000.1 and Sec. 27-1005.B).

(c) Establishment of a new Marijuana Dispensary, Cultivation, Processing, Warehousing or Transportation business in a zone where it is prohibited (Table 27-1000.1, Sec. 27-1005.R and 27-1006.F).

(d) Establishment of a new casino or bar use in a zone district where it is prohibited or where the required separation distances cannot be met (sec. 27-1005.G and 27-1005.J).

2. Each day such violation continues shall be considered to be a separate offense.

H. *Municipal infraction.*

1. Violation of this zoning code ~~is~~ may be cited for the violation into municipal court as a municipal infraction and shall be subject to civil penalties as specified in section 18-1304, ~~may be punishable by a civil penalty as provided in BMCC section 18-1300,~~ in addition to other remedies of this section. Violations of requirements in the following sections of the zoning code are subject to municipal infraction citations or other non-criminal enforcement actions:

(a) Section 27-300 – Neighborhood Districts

(b) Section 27-400 – Commercial and Mixed Use Districts

(c) Section 27-600 – Industrial Districts

(d) Section 27-900 – EBURD Districts

(e) Sections 27-1003, 27-1004, 27-1005, 27-1006, 27-1007, 17-1008 and 27-1009 – Use Standards

(f) Section 1200 – Landscaping, Buffering and Screening

(g) Section 1300 – Parking and Loading

(h) Section 27-1400 – Signs

(i) Section 27-1500 – Nonconformities

(j) Section 27-1802.H – Visibility at Intersections

(k) Section 27-1600 - Violation of conditions of approval of any permit, license, special review or variance.

Section 4. **ZONE REGULATION AMENDMENT**

Add new Section 27-1705 as follows:

Sec. 27-1705. Remedies cumulative.
The remedies provided in this article are cumulative and do not preclude any other available remedy at law or in equity.

Section 5. **EFFECTIVE DATE**. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 6. **REPEALER**. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 7. **SEVERABILITY**. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading this ___ day of March 2025.

PASSED, ADOPTED and APPROVED on second reading this ___day of April 2025

CITY OF BILLINGS

BY:_____

William A. Cole, Mayor

Attest:

BY:_____

Denise R. Bohlman, City Clerk

Zone Change 1060 – Section 27-1700 amendments

ORDINANCE 25-_____

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THE REGULATIONS IN SECTION 27-1000 BE AMENDED TO ALLOW VEHICLE SALES AND RENTAL IN THE Corridor Mixed-Use 1 (CMU1) ZONE DISTRICTS BY SPECIAL REVIEW APPROVAL AND PROVIDE CLARIFICATION OF THE REGULATIONS

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 text of the Zoning regulations from time to time. The City Zoning Commission and staff have reviewed the proposed corrections and clarifications to the zoning regulations that pertain to all the real property within the City of Billings. 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.** Section 27-1002 – Uses by District, Table 27-1000.1 shall be amended to allow vehicle sales and rental as a special review use in the Corridor Mixed Use 1 (CMU1) zone district and the clarify the Additional Standards column of the table as related to Vehicle Sales and Service, Personal

Section 3. **ZONE REGULATION CORRECTIONS AND AMENDMENTS**

Sec. 27-1002. - Uses by district.

A. Use table. Table 27-1000.1, Permitted Primary Uses, identifies the permitted primary uses in each zoning district. Each use is given one of the following designations for each zoning district in which that use is permitted:

……

Section 27-1002.C – Uses by District – Table 27-1000.1 is amended as follows:

Table 27-1000.1: Permitted Primary Uses	Residential							Mixed-Use and Commercial							Indust.		EBURD					Public					
	Key: P = Permitted, PL = Location Limits in Zone District, PR - Applicable Use Restrictions, SR = Special Review																										
Use Table	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	DX	CBD	CX	I1	I2	RSV MS	RSV	CW	13	IS	P1	P2	P3Civ	P3 Ed	P3 Med	Additional Standards
Vehicle Sales and Service, Personal																											
Car Wash										SR	P			P	P	P			P	P	P						27-1005.Q
Vehicle Sales and Rental										SR	P	P	SR	P	P	P		P	P	P	P						
Outdoor Sales Lot											PR	SR	SR	P	P	P		PR	P	P	P						27-1005.M 27-1008.P
Vehicle Maintenance and Repair, Minor (5,000 SF or less)										P	P	P	SR	P	P	P		P	P	P	P						
Vehicle Maintenance and Repair, Major (>5,000 SF)											SR			P	P	P			P	P	P						
Vehicle Service Station										PR	PR	PR	PR	P	P	P		PR	PR	PR	PR			P	P	P	27-1005.Q
with Convenience Store									SR	PR	PR	PR	PR	P	P	P		PR	PR	PR	PR			P	P	P	27-1005.Q

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 ___ day of March 2025.

PASSED, ADOPTED and APPROVED on second reading this ___day of April 2025

CITY OF BILLINGS

BY:_____

William A. Cole, Mayor

Attest:

BY:_____

Denise R. Bohlman, City Clerk

Zone Change 1060 – Amending Table 27-1000.1 to all vehicle sales in CMU1 districts by special review approval

City Council Regular

Date:	04/14/2025
Title:	Zone Change 1061 - 441 Riverside Rd, Wilson Park, YVAS - Public 1 to Public 2 on 5.145 acres - 2nd reading
Presented by:	Nicole Cromwell
Department:	Planning & Community Services
Presentation:	No
Legal Review:	No
Project Number:	PZX-25-00002

RECOMMENDATION

The Zoning Commission is recommending approval of Zone Change 1061 and adoption of the findings of the 10 review criteria. The City Council approved the zone change on first reading with a super majority vote on March 24, 2025. A second reading also requires a super majority vote to overcome the valid protest against the zone change.

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

This is a zone change from Public 1 - Parks and Open Space to Public 2 - Public, civic and institutional for a 5.145-acre portion of a 14.98 acre parcel of land known as Wilson Park. The subject property is owned by the city and the proposed zone change is to facilitate the lease or sale of this portion to the Yellowstone Valley Animal Shelter (YVAS) to build a new regional animal shelter that will benefit the public. There is a concurrent annexation request to bring the entire 14.98-acre park into the city limits. The city is also preparing a subdivision of the property to create the 5.145-acre parcel and dedicate the adjacent Riverside Rd right of way.

Before the code update in 2021, the city only had one zoning district for parks, schools, churches, airports, landfills or public and institutional uses. This zone - Public - was expanded into three separate public zone districts to make the potential uses predictable for surrounding property owners. For example, now most churches and schools are in the Public 2 (P2) zoning district and campuses such as MSUB, and the hospital area are in Public 3 (P3 - Campus - Education, Medical, or Civic). Public zoned land can either be publicly owned or privately owned. Public 1 (P1) zoning is specifically for parks and open space areas. P1 zoning can have buildings and structures that are focused on the primary use of the park or open space area. For example, the Yellowstone Club golf course is zoned Public 1 and has a clubhouse and facilities for golfers and members of the club. The proposed P2 zoning for about one-third of the 15-acre site is in the northwest corner of the property. The remaining area will stay in the P1 zone district.

The property is known as Wilson Park and was willed to the city in 1973. It was previously leased to the nearby Field of Dreams Garden Center and Nursery (3250 Hannon Road) for a tree farm where nursery stock could be grown-on for sale to customers. The 15-acre tree farm did become neglected over the years and eventually, City Parks and Recreation reclaimed the site from the garden center owners and removed all the trees and debris. In the mid-2010s, the City Public Works department did use this area as a place to store snow plowed off city streets. There is no park master plan for this site, although there are bikeways and trails planned around the site for the future.

The YVAS intends to partner with the city to build a new animal shelter on the subject parcel that will expand the capacity of the shelter, provide new and modern facilities, and assist the soon-to-be complete Rocky Vista College of Veterinary Medicine to provide an area for students to receive hands-on training outside a classroom. There will be expanded and secure outdoor space for the benefit of the shelter animals and potential adoptees of pets. Animal shelters are allowed uses within the proposed Public 2 zone district. The public zone district is required to match adjacent zone districts that are adjacent to, or within 150 feet of the exterior boundary of the parcel. The building will be setback from the street with an adjacent parking lot for customers. P1 and P2 uses are intended to be compatible. For example, many schools (P2) are adjacent to public parks (P1). P2 uses can have some impacts on adjacent residential or commercial uses. The landscaping code section does require buffer yards between P2 parcels in separate ownership and between P2 and P3 parcels. The landscaping code does not require a buffer yard between P1 and P2 zoned parcels. The property to the north is zoned Heavy Industrial (I2) and is the location of the waste piles for the sugar beet refinery. The buffer yard for this boundary is the B3 designation that includes sight-obscuring landscaping and fencing. The properties across Riverside Rd to the west are outside the city limits and zoned General Commercial (C3). Most are developed for small or medium-sized businesses. To the south of Hannon Rd (south boundary of the entire parcel), is a small neighborhood of single family homes in the county. This neighborhood east of Riverside Road is zoned Large Lot Suburban Neighborhood (N4) and has city water provided through county water lines. Many residences and businesses on Riverside Rd also have access to city water through county water lines.

Traffic volume on Riverside Road is low at about 1,500 vehicle trips per day. King Ave East at the south end of Riverside Road has about 2,600 vehicle trips per day. State Avenue at the north end of Riverside Road handles about 7,500 vehicle trips per day. The County Road and Bridge shops are at the south end of Riverside Rd at the intersection of King Ave East. Riverside Road is a collector street. King Ave East and State Avenue are minor arterial streets. The posted speed limit on all three streets is 35 mph. The county provides annual maintenance of Riverside Rd and may chip seal the right of way from time to time. Connected local streets in the county are generally gravel roads, except for Stone St., Phillip St. and Millard St. just north of the county shops.

The current YVAS shelter on Monad Rd takes in over 5,000 animals per year, most of those through the three contracts they maintain with the City of Billings, Yellowstone County and the City of Laurel. Due to space constraints, stray cats outside the city limits are only taken in on a case by case basis. Many services are offered by the shelter, including training, education, spay and neuter clinics and a "Working Cats Program" that focuses on adopting cats to owners who can provide an outdoor lifestyle with shelter (barn, garage, outbuilding) for these at-risk felines. The 2023 Annual Report to the Community from YVAS is attached to this report. The current shelter hours open to the public are Monday, Tuesday, Thursday, and Friday from Noon to 7 pm, closed on Wednesday and half days on Saturday and Sunday from Noon to 5 pm. These hours may or may not change when the new facility is occupied. The YVAS hopes to begin construction in 2026 and be open in 2027.

APPLICATION DATA

OWNER: City of Billings
AGENT: Yellowstone Valley Animal Shelter and Performance Engineering
LEGAL DESCRIPTION: Unplatted parcel in Sec 10 NE1/4SE1/4, T1South, R26East
ADDRESS: 441 Riverside Rd
CURRENT ZONING: Public 1 (P1- Parks and Open Space)
PROPOSED ZONING: Public 2 for 5.145 acres in Northwest corner (P2-Public, civic and institutions)
EXISTING LAND USE: Vacant land - known as Wilson Park
PROPOSED LAND USE: Same with Animal Shelter in the northwest corner
SIZE OF PARCEL(S): 14.988 acres total with 5.145 acres zoned P2 and remainder zoned P1

SURROUNDING LAND USE & ZONING:

NORTH: Heavy Industrial (I2) - Western Sugar Beet Refinery

SOUTH: Public 1 (P1) and Large Lot Suburban Neighborhood (N4) - Wilson Park and single family dwellings in Eggebrecht Subdivision (County)

EAST: Public 1 (P1) Wilson Park and Light Industrial (I1) - shops and warehouses

WEST: General Commercial (C3 - County) - Shops, warehouses and single family dwellings

The Planning staff reviewed the application and drafted findings for the 10 review criteria for the zone change. The staff recommended approval based on the draft findings. The Zoning Commission concurred with these findings and the recommendation for approval. The request for a Public 2 zone is supported by the goals of the 2016 Growth Policy to expand and create partnerships that support necessary community services, that allow existing businesses to expand and grow. Actions that support community investments will attract and retain a strong, skilled, and diverse workforce. The future partnership with the new College of Veterinary Medicine is an example of a beneficial partnership that will support and grow new businesses in Billings and Yellowstone County.

The proposed zoning on the subject parcel is compatible with the adjacent zoning and land uses. The industrial land use to the north is active only for a few months each year and the commercial uses on the west side of Riverside Road will not be affected by the new development other than temporary construction traffic when the new facility is built. The remaining area of Wilson Park will stay as city-owned open space and will provide a good separation and buffer for residential uses to the south. Riverside Road is currently a county right of way and the proposed annexation will include the portion of Riverside Road along the west side of Wilson Park.

STAKEHOLDERS

The applicant's agent conducted a pre-application neighborhood meeting on December 18, 2024, at the Riverside Middle School on Washington Street to the northwest of the subject property. Ten surrounding owners signed in to the meeting. Attendees from Minnie Place, the neighborhood south of Hannon Road, expressed concern about water pressure in their homes if a new and bigger user connects to the main water line on Riverside Rd. Attendees stated their water comes through a county water line that has not been maintained and suspect the water pressure is kept low to prevent pipe breaks. Neighbors were also concerned about traffic increases and whether the city would require

improvements to Riverside Rd and who would pay for those improvements.

The agent stated that since the right of way for Riverside is too far away from any city-level improvements, it is not likely the city will require improvements at the time of development. The agent stated there would be a waiver of any right to protest road improvements in the future. The agent stated the annexation and zone change will continue the expansion of city-level services in the area and could lead to future road and service improvements. The agent stated the purpose of the zone change is not to allow any improvements except for the YVAS. The city does not intend to sell this 5.1-acre parcel to any other developer. The agent addressed concerns about the impact on groundwater from well pumping or runoff, and sanitary sewer waste. The agent stated the new facility will tie into both sanitary sewer lines and city water. The agent stated all storm water runoff would be captured and stay on the property. The city's storm water regulations require capture and treatment of the runoff.

The agent responded to concerns about the potential spread of animal diseases such as Parvo and Brucellosis. The agent stated one of the reasons for this new facility is to have a quarantine area for animals that are sick to limit transmission to other animals. The new facility will do a better job of disease control than the current shelter. The agent responded to concerns from neighbors that may have "barn cats" that would be mistaken for stray animals and taken to the shelter. This would require the owners to pay fees to get the animals returned. The agent responded that the YVAS is diligent about the intake of animals that are suspected strays and will try to assure neighbor's animals are not taken in by mistake. The agent answered questions about potential odors from the facility and crematory. The agent stated the location would be to the far north of the property and all code requirements for filtering crematory exhaust would be followed. The agent responded to concerns about animal noise (dogs barking) spreading throughout the neighborhood. The agent stated YVAS is working with a sound engineer and designer to ensure that animal or facility noises do not disturb the surrounding property.

Planning staff posted the zoning request sign on the property and mailed the 1/4-mile notification list of the pending zone change. In addition, the application details were published on the Planning "current zoning applications" webpage and a legal ad was published in the newspaper of record.

Zoning Commission public hearing February 4, 2025

The Zoning Commission held a hearing on February 4, 2025, and received the Planning staff recommendation and report as well as testimony from the agent, Craig Dalton, PE of Performance Engineering and Triniti Halverson, Director of YVAS. Public testimony was received from Richard Edwards of 521 Minnie Place, Randy Crable of 528 Minnie Place, Jody Kaiser of 252 Riverside Rd, Dave Hagstrom of 3042 Allison Lane and Diana Lynch of 527 Minnie Place.

The Zoning Commission members asked questions of the staff and agents related to the Land and Water Conservation easement on the property and access to city water and sewer services. The staff clarified the proposed use and Public 2 zone requirements. The agent and staff provided a brief explanation of the easement restrictions and how those might be moved to another park parcel of similar value. The agent responded to questions regarding the concept site plan and traffic generation.

The public testimony concerned the potential for smells from a crematory, animal waste, the possible spread of disease from sick animals that are dumped at the shelter and the non-park use of what should have been a city park when it was gifted to Billings in 1973. Comments were received that the current animal shelter is not as close to residential areas as this shelter will be when it is built. The current shelter is about 1,100 feet away from the closest neighborhood. The proposed property for the YVAS, measured property line to property line, will be 240 feet north of Minnie Place. Public testimony also stated there are some residents who live in the commercial buildings across the street and these people will be impacted by the increase in traffic and noise from the shelter.

Ms. Halverson responded to the concerns regarding the animal shelter operations. She stated the shelter currently does not operate or control the crematory at the facility. This crematory is owned and maintained by the City's Animal Control Division. She stated the new shelter is intended to house both the YVAS and the Animal Control Division. The current building is owned by the city and YVAS pays a lease fee and has a contract with the city to provide shelter services for animals brought in by Animal Control and by the residents of Billings. The new location will be owned by YVAS and Animal Control will pay a lease fee to YVAS for their use of a part of the new building. YVAS will not operate the crematory in the new building. This will remain the responsibility of the Animal Control Division.

Ms. Halverson stated that while some animals do come into the shelter with disease, they are always diagnosed and treated if possible on site. The staff veterinarians follow all guidelines for the proper care of animals. She stated the shelter does not take animals from the reservation where Parvo and Brucellosis are prevalent in domestic animal populations. She stated all outdoor exercise for dogs will be done on the property and the shelter is committed to providing a walking trail that can be used by any member of the community. Walking shelter dogs outside the property on Riverside Rd would not be safe. Ms. Halverson welcomed the opportunity to learn about the neighbors'

concerns so YVAS can be good neighbors.

The Zoning Commission Chair Dan Brooks closed the public hearing. Commission member Dave Goss made a motion to recommend approval and adoption of the findings of the 10 review criteria. The motion was seconded by Commission member Andy Megorden and was approved on a five to zero vote.

Valid Protest Petition Submitted February 21, 2025

The Planning staff received documents regarding a "valid" protest against the proposed zone change on February 21, 2025. February 21, 2025, was the Friday before the originally scheduled first reading of the zone change on February 24, 2025. The first reading was delayed to March 24, 2025.

In order to trigger a valid protest, the owners of 25% or more of the lots or units within 150 feet of the exterior boundary of the zone change parcel must sign a petition. The Planning staff verified the signatures of the property owners within 150 feet of the exterior boundary on the petition. There are seven properties within 150 feet of the zone change. Four of the seven properties are in protest of the zone change. Three of the four properties have the same ownership. Additional petition signatures were submitted that represent owners further away from the exterior boundary of the zone change. Both the valid protest petition and the other petitions are attached to this report.

A valid protest requires the City Council to achieve a 2/3 majority vote of the present and voting members of the Council in favor of the zone change in order for the request to be approved. A 2/3 majority vote is required for both first reading and second reading.

City Council public hearing March 24, 2025

The City Council held a public hearing on March 24, 2025, and received the Zoning Commission's recommendation of approval. The Planning staff provided a presentation on the Zoning Commission's findings. The Planning staff answered questions regarding the application and the valid protest submitted. The agent for YVAS, Craig Dalton of Performance Engineering, provided testimony in favor of the zone change. He stated the zone change is not a site planning process but that YVAS has had several conversations with the neighbors and this has informed the planned improvements to handle traffic, noise, and other issues that are site-specific. He stated there would be buffering of the site and controlled access during the overnight hours. He stated the Animal Control Division will have space in the new building and will be responsible for permitting and operating the crematory - just as the Division does now at its current shared location with YVAS at 1735 Monad Rd. The land is owned by the City and has been declared excess park land by the City Council for a number of years. City Administrator Chris Kukulski clarified for the Council the work Parks and Administration is doing with the Land and Water Conservation Fund to find a suitable replacement parcel, if the project continues to move forward.

The City Council received public testimony from the following surrounding property owners and supporters of the YVAS. Testimony was received from Triniti Halverson, Director of the YVAS, Mary Waggoner, chair of the fundraising campaign for the new shelter, Jody Kaiser of 252 Riverside Rd, a neighbor to the proposed new shelter site, Izzy Zalenski, of YVAS, Curtis Eckhart of 518 Riverside Rd, a neighboring property owner, Richard and Susan Edwards of 521 Minnie Place, property owners in the neighborhood, Lisa Robinson, a volunteer foster parent for dogs from the YVAS, Randy Crable of 528 Minnie Place, a neighbor to the subject property, Halle Bell, staff for Public Services at YVAS, Brandon and Mikala Chapman of 504 Minnie Place, neighbors to the subject property, Rob who stated he works on hot rods at 442 Riverside Rd across the street from the subject property, Kevin Nelson of 4235 Bruce Ave, Dr. Joy Stevens a founding member of the YVAS, Justin Hutchinson, current President of the YVAS Board of Directors, Craig Dalton, from Performance Engineering, agent for the YVAS, Carl Lynch of 527 Minnie Place, and Paul Clark of 614 S 32nd St.

Planning staff, the applicant's agent, Craig Dalton, and YVAS Director Triniti Halverson answered questions from the Council about the proposed zoning, the traffic that might be generated, the potential next steps if the annexation and zone change are approved and how the YVAS has been responsive to the neighborhood.

The Mayor closed the public hearing. Council Member Gulick made a motion to approve the zone change and adopt the findings of the 10 review criteria as recommended by the Zoning Commission. The motion was seconded by Council Member Shaw. The motion was debated. The Council approved the zone change on a 10 to 0 vote with Council Member Aspenlieder abstaining due to a conflict of interest. Performance Engineering, Council Member Aspenlieder's company, is representing the YVAS as an agent.

ALTERNATIVES

The City Council may take one of the following actions:

- Approve and adopt the findings of the ten review criteria for Zone Change 1061 as recommended by the Zoning Commission; or,
- Deny and adopt different findings of the ten review criteria for Zone Change 1061; 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 at this time.

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 following recommended findings from the Zoning Commission:

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:

- *Essential Investments*

  Public health and safety and emergency service response are critical to the well-being of Billings' residents, businesses, and visitors.
  Providing a healthy and adequately sized shelter for stray animals, and the opportunity for adoption of domestic pets is essential to the well-being of Billings residents. The current facility is space constrained and cannot provide many animal services to the community. YVAS has a partnership agreement with Billings, Yellowstone County, and the City of Laurel. The City Council has offered a portion of this land - either for purchase or long-term lease - to allow YVAS to build a modern facility that will better serve the public safety needs of the city and county. The current location on Monad Rd is adjacent to similar land uses, including a public cemetery, Sysco Food Service warehouse, the MET bus facility, and neighborhoods to the north and east.

  Infill development and development near existing city infrastructure may be the most cost-effective.
  This location is adjacent to the existing city limits and has access to existing city water and sewer lines. The constraints of locating an animal shelter facility that is close enough to infrastructure, centrally located on a collector or arterial street but separated from sensitive land uses such as residential neighborhoods, health care facilities and similar uses is a challenge. The proposed development will follow the landscaping and screening requirements and is separated from the neighborhood to the south by more than 240 feet. The YVAS and Performance Engineering have engaged an acoustical specialist to review the site plan and facility to ensure sounds do not carry over into neighborhood dwellings.

  Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve our environmental quality far into the future (i.e. energy efficient) are desirable.
  Investment in extending the city infrastructure to this parcel will improve the city's ability to serve this area of the Southwest Corridor. The area has been completing and installing city services within the city limits using the Tax Increment Fund available for the area. This has helped existing neighborhoods to become healthier and safer. Incremental extension of city services is the most cost-effective. Annexation of the city land will ensure public use of the property is done according to city regulations.

- *Community fabric*

  Cost-effective landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors.
  New development on the northwest corner of the property will help improve the street frontage landscaping and make this area south of the Western Sugar Beet Refinery retention ponds more visually appealing. The City engaged in a major clean out of the property when it was re-claimed from the Field of Dreams Greenhouse and Nursery. The area was used as a tree farm by this business but the maintenance and cleanliness of the tree farm had been neglected for a number of years. Using a combination of city parks personnel and volunteers, the tree farm was cleaned out. The City Parks and Recreation Department is fiscally constrained. The City only

provides minimal maintenance for this park outside the city limits. It was gifted to the City in 1973 and named Wilson Park. The park has been declared surplus land more than once by the City Council. Developing part of this park for an animal shelter, annexing the land to the city limits will allow the parks department to better use resources to maintain the remainder of the property.

- *Prosperity*

  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.
  Community investments that attract and retain a strong, skilled and diverse workforce also attracts businesses.
  Retaining and supporting existing businesses helps sustain a healthy economy.
  Continued workforce training benefits the community and helps attract and retain businesses.
  The proposed new animal shelter will support all of these goals for community prosperity. The current shelter is limited in size and capacity to handle all the animals that need shelter care. The city will soon have the first-in-Montana veterinary college for training doctors of veterinary medicine and all the other veterinary careers including veterinary technicians and technologists. While YVAS is a not-for-profit organization, the ancillary benefits of their programs include attracting new and advanced animal care businesses, schools and investment in retail pet care programs. All of their work is vital to improving the prosperity of Billings and the surrounding county.

2. Is the new zoning designed to secure from fire and other dangers?
The new zoning requires setbacks, open and landscaped areas, and building separations. The Public 2 zoning considers the surrounding zoning for siting of buildings and building characteristics. The new zoning, as do all zoning districts, provides adequate building separations to provide security from fire and other dangers. Additionally, the annexation of the property provides for municipal water service and sewer service for the site. Any new construction on the site will follow applicable building codes, engineering standards for storm water control, connection to city services and parking lot construction. All zoning requirements will be followed.

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. New construction on the site will follow engineering code, building code, and zoning code requirements to ensure and promote public health, public safety and general welfare. Public health and public safety will be promoted by the proposed zone change. Additional shelter space will provide more public safety from stray animals, provide more opportunities for spay and neuter clinics, and help train residents in better care for domestic pets of all types.

4. Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
Transportation: The existing zoning and new development will increase traffic on the adjacent street network when the development is completed (2027). City Engineering will review any new development proposed to determine required traffic management. The county right of way will be annexed but city-level improvements are not close to this location. A waiver of the right to protest a future SID will likely be required. The proposed development will have two access points to Riverside Road. Interior site security will feature gates and fencing to allow authorized personnel access 24 hours a day while limiting public access to daytime hours. The final site configuration will be reviewed by City engineering, planning, building as well as public safety departments.

Water and Sewer: The City will provide water and sewer for the property. The utilities will be provided in accordance with the associated annexation agreement that is mutually agreed upon between the City of Billings and YVAS. This agreement is a strict condition of approval for annexations. Water will be extended to the property from the existing main in Riverside Road and sewer will be extended from the main in Kratz Lane on the north property boundary.

Schools and Parks: Schools and parks should not be negatively affected by the proposed zoning. The proposed development does not include residential uses. Therefore, additional students due to this zone change would not be anticipated. It should be acknowledged that with new jobs in the community, the school district may realize some increase in the student population. However, the zone change does not have a direct correlation to this potential increase.

Fire and Police: The subject property is served by city and county public safety services. The property is currently served by the Billings Fire Department through the BUFSA and, upon annexation, will continue to be served. The nearest fire station is Fire Station NO. 4 at the intersection of Terry Ave and 6th St West. The station is approximately 2.3 road-miles away. The Police and Fire Departments expressed no concerns about this zone change.

5. Will the new zoning provide adequate light and air?
Similar to criteria 2 and 3, the proposed zone, like all zones, requires setbacks to allow for adequate separation between structures and adequate light and air. This parcel is presently vacant, therefore any new structure(s) will be required to meet the zoning standards required by Section 27-500 (Public zones), engineering standards and building code requirements.

6. Will the new zoning effect motorized and non-motorized transportation?
The new zoning itself will not impact motorized and non-motorized transportation. Once developed, there will be increased volume to the transportation network, both motorized and non-motorized. The Billings Area Bikeways and Trail Master Plan calls for a future multi-use trail along Riverside Road. This will not be developed with this project but will be part of a future project when the road is improved to city-level standards. The site is planned to have interconnected walking paths and trails.

7. Will the new zoning promote compatible urban growth?
The proposed zoning is compatible with the adjacent zoning and existing uses in the vicinity. The proposed new shelter facility will be more than 240 feet north of the county neighborhood on Minnie Place. This neighborhood was developed in the early 1960s with county water lines. Homes were built on the property starting in the 1960s and up through the 1980s. The neighborhoods to the south are also county residential areas with city water provided through county-maintained water lines. There is no access to city sewer in these neighborhoods.

8. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?
The proposed zoning does consider the character of the district and the suitability of the property for the proposed use. The proposed zoning will allow a proposed animal shelter. The city does not intend to sell or lease the Public 2 zoned property to other entities. The proposed zoning and development is compatible with the adjacent zoning and existing development and uses in the vicinity.

9. Will the new zoning conserve the value of buildings?
The property is currently vacant, therefore the new zoning will not have an impact on the value of buildings on the parcel. Any new structures will need to be in compliance with zoning, engineering and building codes. New development tends to increase surrounding property values.

10. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?
YVAS has chosen the Public 2 zone as the most appropriate zone and intends to develop the property in accordance with the requirements of the zoning. The use of the animal shelter on the property will be appropriate given its location on a collector street, separated from neighborhoods, and other sensitive land uses will encourage the most appropriate use throughout the City of Billings.

Attachments

Updated Ordinance ZC 1061
Valid protest petition ZC 1061

ORDINANCE 25-_____

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THE ZONE CLASSIFICATION for the NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 26 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA 5.145 ACRES to be known as Lot 2, Yellowstone Valley 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 27-1628, 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.** The **NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 26 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA 5.145 ACRES to known as Lot 2 of Yellowstone Valley Subdivision,** is presently zoned **Public 1 (P1)** and is shown on the official zoning map within this zone district.

Section 3. **ZONE DISTRICT AMENDMENT.** The official zoning map is hereby amended and the zoning for the **NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 26 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA 5.145 ACRES to be known as Lot 2 of Yellowstone Valley Subdivision,** is hereby changed from **Public 1 (P1), to Public 2 (P2), as shown on Exhibit A**, and from the effective date of this ordinance, the area shown on Exhibit A shall be subject to all the rules and regulations pertaining to **Public 2 (P2),** 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 24th day of March, 2025.

PASSED, ADOPTED and APPROVED on second reading this 14th day of April, 2025.

CITY OF BILLINGS

BY:_____

William A. Cole, Mayor

Attest:

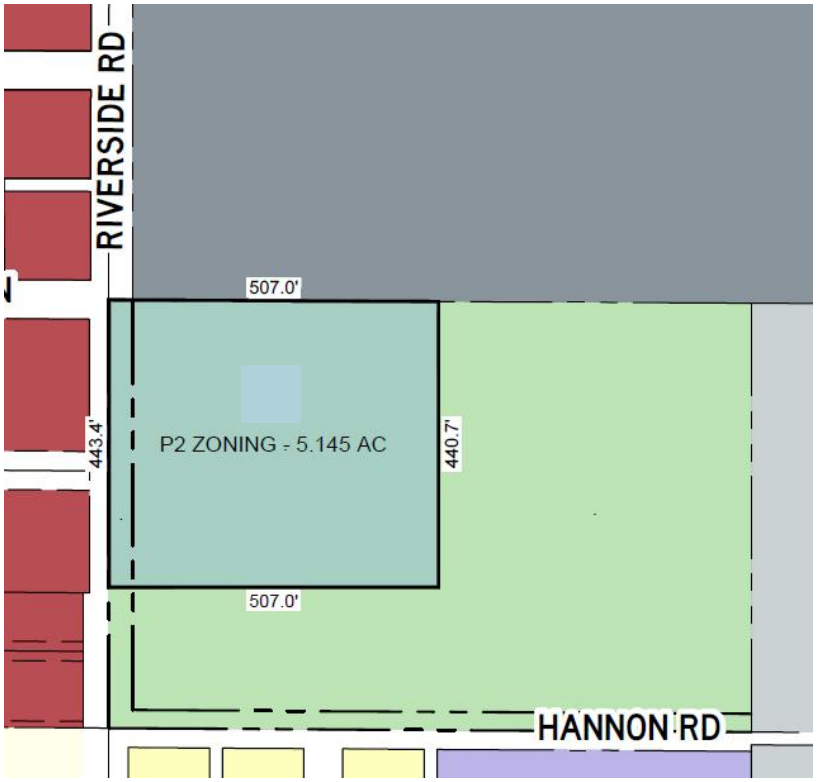
BY:_____

Denise R. Bohlman, City Clerk

Zone Change 1061 – E1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 26 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA
5.145 ACRES to be known as Lot 2, Yellowstone Valley Subdivision

Exhibit A

LEGAL DESCRIPTION:
NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 01 SOUTH, RANGE 26 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA
5.145 ACRES PROPOSED FOR THIS ZONE CHANGE
To be known as Lot 2, Yellowstone Valley Subdivision



Tax ID	LegalDescriptionShort	Property Physical Address	OwnerName	OwnerAddress1	OwnerCity	OwnerState	OwnerZipCode	Sign Protest Petition?
D01655	S10, T01 S, R26 E, C.O.S. 1231, PARCEL 1	440 RIVERSIDE RD	BERMES, JOHN M	1105 SAINT JOHNS AVE	BILLINGS	MT	59102-5516	Yes
			BERMES, BEVERLY A					Yes
D01735	S10, T01 S, R26 E, N2W3/4 OF NWSE4 15 AC	441 Riverside Rd	CITY OF BILLINGS	PO BOX 1178	BILLINGS	MT	59103-1178	
D01726A	WESTERN SUGAR COOPERATIVE SUB, S10, T01 S, R26 E, BLOCK 1, Lot 2	SUGAR AVE	WESTERN SUGAR COMPANY	7555 E HAMPDEN AVE STE 520	DENVER	CO	80231-4830	
C16758	BROCOPP SUB (14), S10, T01 S, R26 E, BLOCK 1, Lot 4	RIVERSIDE RD	BROCOPP, MARILYN G	2031 EDGEWOOD DR	BILLINGS	MT	59102-2892	Yes
D01656A	BROCOPP SUB (14), S10, T01 S, R26 E, BLOCK 1, Lot 5	444 RIVERSIDE RD	BROCOPP, MARILYN G	2031 EDGEWOOD DR	BILLINGS	MT	59102-2892	Yes
D01656B	S10, T01 S, R26 E, C.O.S. 1231, PARCEL 2B2, 2ND AMD 1.000AC	442 RIVERSIDE RD	BROCOPP, MARILYN	2031 EDGEWOOD DR	BILLINGS	MT	59102-2892	Yes
A13100	REEVES SUBD, S10, T01 S, R26 E, BLOCK 1, Lot 1 - 2	336 RIVERSIDE RD	WEBER, JOHN O	1821 LAURA CIR	BILLINGS	MT	59106-1715	
			BROWN, BRADLEY D					
			STEVENSON, BARBARA T					
	This is a valid protest petition requiring a 2/3 majority vote of the City Council							4 lots in protest

7 lots within 150 ft of Zone Change 1061

25% of lots must sign protest petition for valid protest

2 or more lots must protest to create a valid protest for Zone Change 1061

Valid protest triggers a 2/3 majority vote requirement from the present and voting members of the City Council on 1st and 2nd reading of the zone change ordinance

ALL owners of a lot must sign for the lot to be in protest of the zone change

Chief Executive Officer signature of a corporation is the signatory for any company-owned lot

PETITION AGAINST CITY ZONE CHANGE

ZONE CHANGE No. 1061

GENERAL LOCATION: 441 Riverside Rd – NW 5.1 acres of Wilson Park

WE, the undersigned are against the above proposed zone change for the following reasons:
extra traffic, Noise, Wilson Park needs to remain a park. Animal shelter doesn't belong in residental area. Can't stop diesease from sick animals being dropped off or walked all over the neighborhood.

NAME **(PRINT)**	SIGNATURE	PROPERTY OWNED (ADDRESS)
John M. Bermes	John M Bermes	440 Riverside Rd, C/S 1231 Parcel 1
Beverly A Bermes	Beverly A Bermes	440 Riverside Rd C/S 1231 Parcel 1
City of Billings, City Admin – Chris Kukulski		441 Riverside Rd (park outside of Zone Change 1061) – unplatted
Western Sugar Company Rodney D. Perry, CEO		Sugar Ave, Western Sugar Coop Sub, Block 1, Lot 2
~~Marilyn G. Brocopp~~ Timothy R. Brocopp MICHELE B ZANDER	Michele B Zander	Brocopp Sub, Block 1, Lots 4 & 5; C/S 1231 Parcel 2B2, 2nd amnd
John O. Weber		336 Riverside Rd, Reeves Sub, Block 1, Lots 1 & 2
Bradley D. Brown		336 Riverside Rd, Reeves Sub, Block 1, Lots 1 & 2
Barabara T. Stevenson		336 Riverside Rd, Reeves Sub, Block 1, Lots 1 & 2

Please note protests against a zone change for property more than 150 feet from the zone change property will not trigger a "valid protest" vote by the City Council.

Protest Petitions delivered in person must be received by the Planning Department at City Hall, 316 N 26th St, 5th Floor, Billings, MT by 5:00 pm on the Friday before the first City Council meeting

Protest petitions that are mailed to the Planning Division, P.O. Box 1178, Billings, MT 59103 must also be received by 5:00 pm on the Friday before the first City Council meeting.

Return to:
Tim Filz
Christensen Fulton & Filz, PLLC
19 36th Street West, Suite 3
Billings, MT 59102-4303

QCD 4087028
10/04/2024 01:33 PM Pages: 1 of 2 Fees: 16.00
Jeff Martin Clerk & Recorder, Yellowstone MT

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged on September 30, 2024, the undersigned:

Grantor:

Marilyn Brocopp
2031 Edgewood Dr
Billings, MT 59102

hereby quitclaims to:

Grantees:

Timothy Brocopp
1585 Westridge Circle
Billings, MT 59102

Michele Zander
4905 Diamond Falls Road
Billings, MT 59105

as equal tenants in common, the following legally described real property located in Yellowstone County, Montana:

That part of the SW1/4 of Section 10, Township 1 South, Range 26 East of the PMM, Yellowstone County, Montana, described as Tract 2B2, Amendment of Tract 2B of Certificate of Survey 1231 Amended, on file in the office of the Clerk and Recorder of said County under Document No. 1642035.

Marilyn Brocopp
Marilyn Brocopp

[NOTARY PAGE FOLLOWS]

QCD 4087028
10/04/2024 01:33 PM Pages: 2 of 2 Fees: 16.00
Jeff Martin Clerk & Recorder, Yellowstone MT

STATE OF MONTANA)
:ss.
County of Yellowstone)

This instrument was acknowledged before me on September 30, 2024 by Marilyn Brocopp.

Nicole A Obie
[affix notary stamp beside or below signature]

NICOLE A. OBIE
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
October 7, 2025

QCD 4087027
10/04/2024 01:33 PM Pages: 1 of 2 Fees: 16.00
Jeff Martin Clerk & Recorder, Yellowstone MT

Return to:
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Christensen Fulton & Filz, PLLC
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Billings, MT 59102

hereby quitclaims to:

Grantees:

Timothy Brocopp
1585 Westridge Circle
Billings, MT 59102

Michele Zander
4905 Diamond Falls Road
Billings, MT 59105

as equal tenants in common, the following legally described real property located in Yellowstone County, Montana:

Parcel A

That part of the SW1/4 of Section 10, Township 1 South, Range 26 East of the PMM, Yellowstone County, Montana, described as Lot 5, Block 1, of Brocopp Subdivision according to the official plat on file in the office of the Clerk and Recorder of said County under Document No. 3679214.

QCD 4087027
10/04/2024 01:33 PM Pages: 2 of 2 Fees: 16.00
Jeff Martin Clerk & Recorder, Yellowstone MT

Parcel B

That part of the SW1/4 of Section 10, Township 1 South, Range 26 East of the PMM, Yellowstone County, Montana, described as Lot 2, Block 1, of Brocopp Subdivision according to the official plat on file in the office of the Clerk and Recorder of said County under Document No. 3679214.

Parcel C

That part of the SW1/4 of Section 10, Township 1 South, Range 26 East of the PMM, Yellowstone County, Montana, described as Lot 4, Block 1, of Brocopp Subdivision according to the official plat on file in the office of the Clerk and Recorder of said County under Document No. 3679214.

Marilyn G. Brocopp

Marilyn G. Brocopp

STATE OF MONTANA)
:ss.
County of Yellowstone)

This instrument was acknowledged before me on September 30, 2024 by Marilyn G. Brocopp.

NICOLE A. OBIE
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
October 7, 2025

Nicole A. Obie

[affix notary stamp beside or below signature]

City Council Regular

Date:	04/14/2025
Title:	Zone Change 1062 - Missions United - Public 2 to Public 3 - Medical Campus - 2nd Reading
Presented by:	Tate Johnson, Planner 1
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Not Applicable
Project Number:	PZX-25-00021

RECOMMENDATION

The Zoning Commission recommends approval of Zone Change 1062 and adoption of the findings of the 10 review criteria. The City Council approved the zone change on first reading on March 24, 2025. A second reading of the ordinance is required to approve the zone change.

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

This is a zone change request from Public 2 (Public, Civic, and Institutional) to Public 3 (Medical Campus) for an 11.868-acre parcel of land, legally described as Lots 1C, 1D, and 1E of Block 3, High Sierra Subdivision 2nd Filing. The property is generally located at the southwest corner of Sierra Granda Blvd and High Sierra Blvd. In 2006, the entirety of Lot 1 of Block 3 underwent a special review process to permit the development of a church and senior retirement campus. The special review was approved, and the property was subsequently developed into the existing church and senior living campus.

The proposed zoning change aims to unify the parcels into a cohesive campus for Missions United. Currently, Lot 1C houses the St. Johns United Wyndstone Senior Living Campus. The existing Public 2 (P2) zoning limits the number of principal structures to two. The proposed zoning of the Public 3 (P3) campus allows any number of principal structures. This zoning change will facilitate the expansion of the Wyndstone Senior Living Campus.

Before the code update in 2021, the city only had one zoning district for parks, schools, churches, airports, landfills or public and institutional uses. This zone - Public - was expanded into three separate public zone districts to make the potential uses more predictable for surrounding property owners. For example, now most churches and schools are in the Public 2 (P2) zoning district and campuses such as MSUB, and the hospital area are in Public 3 (P3 - Campus - Education, Medical, or Civic).

Public zoned land can either be publicly owned or privately owned. The proposed P3 zoning for the 11.868 acres is adjacent to an existing P2 zoned parcel (Lots 1A and 1B), where Atonement Lutheran Church is located. This existing church area will stay in the P2 zone district.

Traffic volume on High Sierra Boulevard just north of Wicks Lane is approximately 2,320 vehicle trips per day, while Wicks Lane at Fantan Street experiences about 5,480 vehicle trips per day. These traffic counts are based on a three-year rolling average, taken during off-school times, and do not account for peak hours or special events. The proposed development of a senior living campus typically generates significantly less traffic than other types of residential developments. Unlike traditional single-family or multifamily homes, senior living facilities generally produce fewer vehicle trips, primarily due to residents' lower reliance on personal vehicles. Additionally, senior living residents typically have lower vehicle ownership rates and make fewer trips, especially during peak traffic hours. The majority of traffic associated with these developments consists of visitors, staff, and service vehicles, rather than daily community or school-related trips, resulting in a less intense traffic pattern. This parcel is located near well-established trails and bicycle networks. On Wicks Lane, extending from Lake Elmo Drive to Gleneagles Boulevard, features both bike lanes and sidewalks. At the intersection of Wicks Lane and Gleaneagles Boulevard, a multi-use trail to the west begins, offering an easy connection all the way to Skyline Drive trail. Additionally, in the immediate area, bike lanes and sidewalks are available along Fantan Street, extending from Wicks Lane to Siesta Avenue, which in turn connects to the bike lanes and sidewalks on High Sierra Boulevard.

The proposed Wyndstone senior living campus expansion seeks to provide additional residential units and amenities, ensuring a higher quality of life for its senior residents. This project will include the construction of multi-unit residential buildings, a clubhouse, and supporting infrastructure. As the demand for senior facilities grows in the city, this development is designed to accommodate an increasing number of residents while maintaining accessibility. The

development proposes a mix of four-unit residential buildings and a twelve-unit residential building, providing a variety of living options to meet the diverse needs of the senior residents. Additionally, improvements such as a ten-foot asphalt trail will enhance walkability and outdoor recreation opportunities. The proposed zone change will allow for higher-density senior housing while ensuring compatibility with the surrounding area.

APPLICATION DATA

OWNER: Missons United Inc.
AGENT: Performance Engineering, Taylor Kasperick
LEGAL DESCRIPTION: HIGH SIERRA SUBD 2ND FILING, S17, T01 N, R26 E, BLOCK 3, Lot 1C, 1D and 1E
ADDRESS: SW corner of Sierra Granda Blvd and High Sierra Blvd
CURRENT ZONING: Public 2 - Public, civic, and institutions (P2)
PROPOSED ZONING: Public 3 - Medical Campus (P3)
EXISTING LAND USE: Retirement Home and Vacant Land
PROPOSED LAND USE: Retirement Home Campus
SIZE OF PARCEL(S): 11.868 acres

SURROUNDING LAND USE & ZONING

NORTH: Suburban Neighborhood (N3) - Single family residential dwellings in High Sierra Subdivision
SOUTH: Public 2 (P2) and Suburban Neighborhood (N3) - Vacant land and single family residential dwellings in High Sierra Subdivision
EAST: Public 2 (P2) - Atonement Lutheran Church
WEST: Suburban Neighborhood (N3) - Single family residential dwellings in High Sierra Subdivision

The Planning staff reviewed the application and drafted findings for the 10 review criteria for the zone change. The staff recommended approval based on the draft findings. The Zoning Commission concurred with Planning staff's recommendation. The request for a Public 3 zone is supported by the goals of the 2016 Growth Policy, which emphasizes strategic growth and a diverse housing supply. One of the key goals of the Growth Policy, essential investments, aims to promote infill development and development utilizing existing City infrastructure.

By developing an underutilized parcel and tying into existing water and sewer infrastructure, this project supports efficient land use and helps to reduce urban sprawl. Additionally, the development is consistent with the strong neighborhood goal, which promotes a diverse mix of housing types to serve residents of all ages and income levels. By integrating senior housing within an established neighborhood, it allows older residents to downsize while remaining in their community, fostering a sense of stability and belonging. Furthermore, this development advances the home base goal of the Growth Policy, by ensuring a diverse mix of housing options that accommodate the city's changing demographics. Providing much needed senior housing within a familiar, accessible environment enhances livability and inclusivity. The expansion of the Wyndstone Senior Living will strengthen the High Sierra Subdivision by introducing a thoughtfully designed, low-impact residential campus that complements the surrounding area. The zone change to Public 3 (P3) ensures that the property can support a campus-style senior living community while preserving the residential character of the neighborhood and promoting a housing solution for Billings' aging population.

STAKEHOLDERS

The applicant's agent conducted a pre-application neighborhood meeting on January 27th, 2025, at the Lake Hills Golf Course's upstairs meeting area. Five surrounding owners attended the meeting. Attendees raised several concerns about the proposed development, starting with the potential impact on property values of adjacent parcels. The agent indicated that the zone change of the subject properties should not impact property taxes of adjacent parcels. The agent stated that property taxes are based on the appraised value of a property's land and improvements, so unless the property value of the adjacent parcels were to increase, property taxes should not be affected. There were also questions regarding the type of commercial uses allowed under the proposed zoning. The agent clarified that no commercial use would be permitted unless it is specifically tied to the underlying mission or organization.

Another concern brought up by the attendees was regarding where the site would be accessed from. The agent stated how the proposed development will be accessed via a new internal access drive from Wyndstone's existing approaches off Siesta Avenue and Sierra Granda Avenue, as well as four new driveway approaches. Siesta and Sierra Granda will each get two new driveway approaches. Attendees were concerned about parking and parking lots. The agent stated that the parking is anticipated to be provided on-site in compliance with the Zoning Code requirements for off-street parking. Neighbors expressed concern regarding the prairie dogs that currently live in the area. The agent discussed outside termination, as there is not a lot of control anyone can provide as to where and when prairie dogs move. The agent responded to concerns regarding where power would come from and what it would look like for this development. The agent stated that at this time, it is undetermined where power will be placed to

serve the development. The agent stated that it will likely consist of transformer pads and power boxes that are seen on other commercial and residential developments.

Planning staff posted the zoning request sign on the property and mailed the 1/4-mile notification list of the pending zone change. In addition, the application details were published on the Planning "current zoning applications" webpage and a legal ad was published in the newspaper of record. Planning staff has received no written comments on the application as of the date of this report.

City Zoning Commission Public Hearing March 4, 2025

The Zoning Commission held its public hearing on March 4, 2025, and received the staff recommendation and testimony from the applicant's agent, Taylor Kasperick of Performance Engineering. No other testimony was received. The Commission had no other questions. The Chair closed the public hearing and asked for a motion on the application. Commission member Beau Mulvaney made a motion to recommend approval and adoption of the findings of the 10 review criteria. The motion was seconded by Commission member David Goss and was approved on a 3-0 vote. Commission members Megorden and McCall were absent from the meeting.

City Council Public Hearing March 24, 2025

The City Council held a public hearing and received the Zoning Commission's recommendation of approval. The Planning staff provided a presentation on the recommendation and answered questions from City Council members. The applicant's agent, Taylor Kasperick, provided additional testimony in favor of the zone change. Council Member Boyett asked St. Johns United President and CEO Mr. Trost if he could tell the Council how the new project benefits St. Johns United and if the area needs another facility. Mr. Trost responded and said currently Wyndstone in the Heights has a wait list of 70 individuals, where about 30 of those are desiring senior living amenities that are more residential than apartment-style living. Mr. Trost let them know that this project aims to serve that need. There was no other public testimony. Mayor Cole closed the public hearing. Council member Owen made a motion to approve the zone change and adopt the findings of the 10 review criteria as recommended by the Zoning Commission. The motion was seconded by Council member Neese and was approved on a voice vote of 10-0 with one member recused from voting. Council member Aspenlieder abstained from the hearing as his company, Performance Engineering, was representing the applicant.

ALTERNATIVES

The City Council may take one of the following actions:

- Approve and adopt the findings of the ten review criteria for Zone Change 1062 as recommended by the Zoning Commission; or,
- Deny and adopt different findings of the ten review criteria for Zone Change 1062; 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 have 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. The City Council approved the zone change on first reading on March 24, 2025.

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 following proposed findings as recommended by the City Zoning Commission:

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:

- Essential Investments

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

This proposed senior living campus is located within the city limits and has access to existing water and sewer lines, meaning no additional infrastructure is needed. By utilizing underused parcels, the development minimizes cost for the city while addressing cost-of-service concerns. This proposed zone change supports efficient growth while ensuring that the city's resources are used wisely. Housing for seniors is in short supply.

- Strong Neighborhoods

  Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels
  Implementation of the Infill Policy is important to encourage development of underutilized properties.

By expanding the existing senior living campus in this established neighborhood, the development will provide diverse housing options for older residents looking to downsize, all while contributing to the area's growth and the neighborhood's identity. The proposed zone change for a new senior living campus aligns with the Billings Infill Policy, which encourages the development of underutilized or vacant properties within existing neighborhoods. This policy supports the use of existing infrastructure while ensuring that new development complements the surrounding area and enhances the community's overall quality of life. The proposed campus will utilize existing water and sewer mains without requiring additional city infrastructure.

- Home Base

  A mix of housing types that meet the needs of a diverse population is important

This property would allow for the development of a senior living campus in close proximity to an existing residential neighborhood, providing a housing option for an aging population in a familiar, established area. The proposed zone change will provide older residents with an opportunity to downsize while remaining in their familiar neighborhood, helping them maintain their community ties. This aligns with the Growth Policy goal of offering diverse housing options that support residents at various life stages, ensuring long-term accessibility and inclusivity within the neighborhood.

2. Is the new zoning designed to secure from fire and other dangers?
The new zoning requires setbacks, open and landscaped areas, and building separations. The Public 3 zoning considers the surrounding zoning for siting of buildings and building characteristics. The new zoning, as do all zoning districts, provides adequate building separations to provide security from fire and other dangers. Any new construction on the site will follow applicable building codes, engineering standards for storm water control, connection to city services and parking lot construction. All zoning requirements will be followed.

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. New construction on the site will follow engineering code, building code, and zoning code requirements to ensure and promote public health, public safety and general welfare. Additionally, the project will offer an affordable senior living option within an established residential neighborhood. Its location connects easily to the nearby High Sierra Subdivision and Wicks Lane sidewalk network, encouraging walkability and non-vehicular mobility, further promoting the well-being of future residents and the community as a whole.

4. Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
Transportation: The new development will include the completion of Siesta Avenue, enhancing the transportation network in the area and helping to alleviate congestion on surrounding roads.
Water and Sewer: This property is located in City Limits and is required to be served by city water and sewer. There are no known negative capacity impacts related to water and sewer that are identified through any adopted studies or staff input.
Schools and Parks: Schools will not be affected by this zone change. The proposed development is a senior living campus. There will not be additional students due to this zone change. Parks will likely not be affected by the proposed zone change. The closest public park is the High Sierra Park to the southwest.
Fire and Police: The subject property is served by city and county public safety services. Development of the property, regardless of the zoning, will be served by existing police and fire services. The Police and Fire Departments had no concerns with the zone change as requirements for access, water supply, and fire codes would apply to the site and any construction on the subject property.

5. Will the new zoning provide adequate light and air?
Similar to criteria 2 and 3, the proposed zone, like all zones, requires setbacks to allow for adequate separation between structures and adequate light and air. Since the parcel is currently vacant, any new construction will be

required to comply with zoning standards outlined in Section 27-500 (Public zones), as well as engineering and building code requirements. These standards are designed to maintain appropriate spacing between buildings, ensuring that the development allows for ample light, air, and overall environmental quality.

6. Will the new zoning effect motorized and non-motorized transportation?
The new zoning itself will not directly impact motorized or non-motorized transportation. However, once developed, the project is expected to increase traffic volume for both motorized and non-motorized users. The proposed development includes the completion of Siesta Avenue, which will help alleviate congestion on nearby streets and improve overall traffic flow.

7. Will the new zoning promote compatible urban growth?
The proposed zoning is well-suited to the surrounding areas, aligning with adjacent and existing uses. This development will increase density within the campus, while remaining compatible with the Public 2 zoning to the west. By offering senior living options, it provides a valuable opportunity for older residents to downsize without leaving an established, walkable community. The project supports compatible urban growth by enhancing the area's housing diversity and maintaining the character of the neighborhood.

8. Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?
The proposed zoning carefully considers the character of the district and the property's suitability for the intended use. By allowing for the development of a senior living community, the project supports infill development while preserving the residential character of the area. The proposed zoning is compatible with the surrounding zoning and existing uses, ensuring that the development blends with the neighborhood. This proposed zone change respects the area's established character while meeting the growing needs for diverse housing options.

9. Will the new zoning conserve the value of buildings?
This property currently includes a senior living facility and vacant land, so the new zoning will not negatively impact the value of existing buildings on the parcel. The current use will continue to comply with the allowable uses of the Public 3 zoning district. Any new structures built as part of the development will be required to meet all relevant zoning, engineering, and building codes, ensuring that the integrity and the value of the property are maintained.

10. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?
The proposed zone change will promote the most appropriate use of this land within Billings. By selecting the Public 3 zone, the development will accommodate a retirement village with multiple principal buildings, aligning with the city's goals for diverse housing options. The property will be developed in full compliance with the zoning regulations, ensuring that it is used efficiently and in a way that supports the community's needs while contributing to the city's overall growth.

Attachments

ZC 1062 Ordinance

ORDINANCE 25-_____

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THE ZONE CLASSIFICATION for HIGH SIERRA SUBD 2ND FILING, S17, T01 N, R26 E, BLOCK 3, Lots 1C, Lot 1D, & Lot 1E, 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 findings of the ten (10) criteria required by state law.

Section 2. **DESCRIPTION. HIGH SIERRA SUBD 2ND FILING, S17, T01 N, R26 E, BLOCK 3, Lot 1C, Lot 1D, & Lot 1E** is presently zoned **Public 2 – Public, Civic, Institutional, small (P2),** and is shown on the official zoning map within this zone districts.

Section 3. **ZONE DISTRICT AMENDMENT.** The official zoning map is hereby amended and the zoning for **(legal description),** is hereby changed from **Public 2 – Public, Civic, Institutional, small (P2)**, to **Public 3 – Medical Campus (P3),** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Public 3 – Medical Campus (P3),** 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 24th day of March, 2025.

PASSED, ADOPTED and APPROVED on second reading this 14th day of April, 2025.

CITY OF BILLINGS

BY:_____

William A. Cole, Mayor

Attest:

BY:_____

Denise R. Bohlman, City Clerk

Zone Change 1062 - HIGH SIERRA SUBD 2ND FILING, S17, T01 N, R26 E, BLOCK 3, Lot 1C, Lot 1D, & Lot 1E

City Council Regular

Date:	04/14/2025
Title:	Zone Change 1063 - 4500 Block of King Ave W - NX3 to NX1 and N2 - 2nd reading
Presented by:	Nicole Cromwell
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Not Applicable
Project Number:	PZX-25-00022

RECOMMENDATION

The Zoning Commission recommends approval of Zone Change 1063 and adoption of the findings of the 10 review criteria. The City Council approved the zone change on first reading on March 24, 2025. A second reading of the ordinance is required to approve the zone change.

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

This is a zone change request for Lot 1-A in the Western Subdivision, currently zoned Mixed Residential 3 (NX3) and undeveloped. The parcel is 9.4 acres in area. The proposed zoning of Mixed Residential 1 (NX1) for the King Ave West frontage and a portion of the 46th St West frontage allows 1 to 4-unit dwellings (2.2 acres) and the N2 zoning proposed for the remainder of the property (7.2 acres) allows 1 or 2-unit dwellings. The property has frontage on King Ave West, but the property will be accessed from 46th St West and from an internal private street, Gators Way. Western Subdivision was originally part of Western Sky Subdivision in 2006. The subdivision was never finalized and the east, west and a small south portion of the original 160-acre parcel was divided between three owners. Western Sky Subdivision was created on the west at the intersection of 48th St W and King Ave W, and Western Subdivision was created on the subject property and the surrounding parcels between 44th St W and 46th St West. Western Sky Subdivision also includes the parcel south of Hogan's Slough west of the Shiloh Conservation area. This southern parcel is zoned Mid-Century Neighborhood (N2). The other lots in Western Sky Subdivision are zoned Planned Development (PD) with underlying zoning of Community Commercial (CC), Neighborhood Commercial (NC), Residential Multi-family (RMF), and Residential Manufactured Home (RMH).

The subject parcel was originally zoned RMF under the previous zoning code. The update in 2021 placed this parcel and surrounding parcels in the Western Subdivision in the NX3 zone. There are some lots zoned Public 1 for parks. The prior zoning could allow single-family, two-family or multifamily dwellings by lot area. The current zoning of NX3 only allows multifamily dwellings in structures with at least 5 dwellings per building.

There are plans to develop a number of 2-unit dwellings on the property with an internal street system similar to the adjoining multifamily developments. The NX1 zoning can allow up to 4-unit buildings. Any new construction would need to meet the requirements of the zone district, which includes provision for King Ave W front facades. The property adjoins 46th St W and the developer will need to build out the remaining east section (20 feet) of this local access road. No additional access would be allowed on to King Ave West due to the volume and speed of traffic as well as the complexity of the traffic environment. A traffic signal is planned at the intersection of 44th St West and King Ave West. This will help manage the existing and future traffic from the surrounding developments. The average daily traffic on King Ave West has more than doubled in the past decade. The current ADT on King is about 13,000 vehicles per day. Shiloh Road is about 19,000 vehicle trips per day. Both of these averages are 3-year rolling averages taken from counts only during the non-school months of the summer. Actual daily traffic on any given day and during the school year may be much higher or lower than the average daily traffic. Future contributions to the traffic volume will include traffic from Vista West (north of Rocky Vista Way), Ridgeline Development (48th St W and King Ave W) as well as ongoing development in Lenhardt Square, Western Sky Subdivision, and Montana Sapphire. Each of these developments has direct or indirect access to King Ave West as the closest principal arterial street. Vista West, a zoning approved in 2023, is proposed to have about 582 dwelling units on 27 acres of land. If this parcel remains in the NX3 zone district, a similar density of about 21 dwelling units an acre could be built. The concept for this 9.4-acre lot is to build about 80 dwelling units - or about 8.5 dwelling units per acre. The proposed "down zoning" from NX3 to NX1 and N2, will reduce the original expected traffic volume on this lot.

The Billings 2016 Growth Policy and West Billings Neighborhood Plan both support the proposed zoning as appropriate along an arterial street frontage between major intersections, and for the provision of access to housing choices. The Shiloh Road and King Ave West intersection was identified more than two decades ago as a major regional commercial hub for West Billings. The surrounding developments are the result of planning for this growth

and include zoning for mixed housing choices, transportation for all types of mobility and combining the need for open space and water quality improvements at the Shiloh Conservation Area. A new water reservoir system to the south will also provide long-term water security for the city while also preserving land for open space. Any development of land will trigger the installation of street frontage landscaping. This portion of the south side of King Ave West has incomplete street infrastructure. The Western Subdivision, filed in 2013, signed a waiver of right to protest the infrastructure improvements at a future date. This waiver of right to protest will expire in 2033. King Ave West improvements have happened sporadically between Shiloh Rd and 48th St West over the past 12 years. This corridor section was identified for long term improvements, including the signal at 44th St W and King Ave W as well as completion of a full three-lane street section.

APPLICATION DATA

OWNER: CK Land, LLC, Cal Kunkel
AGENT: Performance Engineering, Taylor Kasperick, P.E.
LEGAL DESCRIPTION: Western Sub, Block 1, Lot 1-A
ADDRESS: none assigned - 4500 Block of King Ave West
CURRENT ZONING: Mixed Residential 3 (NX3)
PROPOSED ZONING: Mixed Residential 1 (NX1) for 2.2 acres and Mid-century Neighborhood (N2) for 7.2 acres
EXISTING LAND USE: Vacant land
PROPOSED LAND USE: Duplex townhome development
SIZE OF PARCEL: 9.4 acres

SURROUNDING LAND USE & ZONING

NORTH: Lenhardt Square Planned Development - Vacant land
SOUTH: NX3 - Hoop Dreams Apartments (aka HHPM Apartments)
EAST: NX3 - Hoop Dreams Apartments (aka HHPM Apartments)
WEST: Western Sky Planned Development - PD-Neighborhood Commercial - vacant land and Western Sky Storage (south)

The Planning staff reviewed the application, the neighborhood and city growth policy plans, and the history of zoning in the area, and recommended approval to the Zoning Commission. The Zoning Commission concurred with the recommendation. The proposed zoning fits in with the adjacent development to the east and is compatible with the Western Sky developments to the west of 46th St W. The Western Sky development includes active commercial development as well as planned multifamily development and a manufactured home park to the south and west. The pre-application neighborhood meeting was attended by Jan Rehberg, representing Lenhardt Square development on the north side of King Ave W. Ms. Rehberg did not state concerns with the proposed zoning other than how traffic would be handled and how the city and the Montana Department of Transportation would control access to King Ave West. As of the writing of this staff report, no comments or concerns have been received from the surrounding property owners.

STAKEHOLDERS

The applicant conducted a pre-application neighborhood meeting at the Emmanuel Baptist Church at 328 S Shiloh Road. One surrounding property owner attended out of the nine owners notified. City staff mailed notices to the surrounding owners, placed a legal ad, and posted the property with a zone change sign. No surrounding owners contacted the Planning staff prior to the writing of this report.

Zoning Commission hearing March 4, 2025

The Zoning Commission held its public hearing on March 4, 2025, and received the staff recommendation and testimony from the applicant's agent, Taylor Kasperick of Performance Engineering. No other testimony was received. In response to questions from the Commission, the applicant's agent stated there was one surrounding owner at the pre-application neighborhood meeting. Their concern was about where the new access to the property will be located and the development plan. The Commission had no other questions.

The Chair closed the public hearing and asked for a motion on the application. Commission member David Goss made a motion to recommend approval and adoption of the findings of the 10 review criteria. The motion was seconded by Commission member Beau Mulvaney and was approved on a 3-0 vote. Commission members Megorden and McCall were absent from the meeting.

City Council public hearing and first reading March 24, 2025

The City Council held a public hearing and received the Zoning Commission's recommendation of approval. The Planning staff provided a presentation on the recommendation and answered questions from City Council members. The applicant's agent, Taylor Kasperick, provided additional testimony in favor of the zone change. There was no other public testimony.

Mayor Cole closed the public hearing. Council member Boyett made a motion to approve the zone change and adopt the findings of the 10 review criteria as recommended by the Zoning Commission. The motion was seconded by Council member Rupsis and was approved on a voice vote of 10-0 with one member recused from voting. Council member Aspenlieder abstained from the hearing as his company, Performance Engineering, was representing the applicant.

ALTERNATIVES

The City Council may:

- Approve and adopt the findings of the ten review criteria for Zone Change 1063 as recommended by the Zoning Commission; or,
- Deny and adopt different findings of the ten review criteria for Zone Change 1063; 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 have 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. The City Council approved the zone change on first reading on March 24, 2025.

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 of the ten review criteria as recommended by the Zoning Commission.

1. Is the new zoning designed in accordance with the Growth Policy?
The proposed zone change does conform to the following guidelines of the 2016 Growth Policy:
Strong Neighborhoods:

- Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels.
- Neighborhoods that are safe and attractive and provide essential services are much desired.

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.

The proposed zoning also conforms to the West Billings Neighborhood Plan. 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 NX2 for the property is consistent with the following adopted Policies of Planned Growth.
Goal 1: Establish Development Patterns that Use Land More Efficiently
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 would allow development of the land and can provide a range of housing options including duplexes, townhomes, or condominiums. The proposed zoning is consistent with the City's Growth Policy and decreases density from the current zoning without compromising the sustainability of the area. The Growth Policy supports infill development and this parcel could be developed with two-unit townhomes a housing choice not readily

available in this area. The new zone is compatible with the adjacent developed and developing parcels.

2. Is the new zoning designed to secure from fire and other dangers?
The new zoning requires minimum build-to zones, open and landscaped areas, and building separations (found in Section 27-300 of the Zoning Code) 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?
The proposed zoning (NX1 on 2.2 acres and N2 on 7.2 acres) would allow the owner to develop fewer units on the property that are still compatible with neighboring properties. In addition, the proposed use will be compatible with the Planned Development zoning to the west and the current multifamily development to the east. The site and structure regulations found in 27-300 for the NX1 and N2 zone districts promote the minimum standards to ensure public health and safety and promote general welfare. The existing private utilities for the parcels are failing. Annexation and zoning of the property will promote public health and public safety.

4. Will the new zoning facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirement?
Transportation: The proposed zoning itself will have little impact on the surrounding transportation system. The impact on traffic will depend on the number of residents and drivers on the site when development occurs. The NX3, the current zone, could allow up to 190 dwelling units on the property (21/units per acre). The proposed zoning of NX1 and N2 reduces the potential density down to about 8 to 12 dwelling units per acre. The NX1 zone is allowed to be along arterial corridors between intersections. King Ave West is an arterial street designed to handle the potential for additional traffic. Assessment of any traffic impacts will occur at the time the development is proposed for city review. This is a requirement of the city engineering codes and was also required by the subdivision improvement agreement filed in 2013. The developer was not required to install the frontage improvements on King Ave W at the time of subdivision and signed a waiver for protesting any future special improvement district (SID) for these improvements. The waiver will expire in 2033. The city will determine when those frontage improvements are required.
Water and Sewer: The property has city water and sewer services nearby. City engineering will determine where those services will be extended to the property.
Schools and Parks: The proposed zoning itself should not affect schools and parks, this will depend on the new residents when a development plan moves forward. Schools and parks should not be negatively affected by the proposed zoning. The School district provided no comments on this zone change. There is a neighborhood park to the south in the Western Subdivision that is owned by the developer. There have been no improvements to the parkland so far.
Fire and Police: The subject property will be served by city public safety services. The Police and Fire Departments had no concerns about the zone change.

5. Will the new zoning provide adequate light and air?
Similar to criteria 2 and 3, the proposed NX1 and N2 zones, like all zones, requires minimum setbacks to allow for adequate separation between structures and adequate light and air. This parcel is presently vacant and any new development will need to meet these requirements. The proposed zoning provides for sufficient setbacks to allow for adequate separation between structures and adequate light and air.

6. Will the new zoning effect motorized and non-motorized transportation?
The new zoning itself will not impact motorized and non-motorized transportation. Once developed, there will be an increased volume to the transportation network, both motorized and non-motorized. The proposed zoning designations will generate less traffic than the former zoning designation of NX3. Off-street parking for any new dwellings will be provided as per code Section 27-1300. The King Ave West frontage for Western and Western Sky Subdivisions do not have improvements in place except for two left-turn bays (at 44th Street West and 46th Street West) for westbound traffic to enter the subdivisions. Internal sidewalks may be required at the time of development. Most of the internal roads in Western Subdivision have no sidewalks or street trees. City Engineering is updating its site development code to require sidewalks for all private streets and the zoning code requires street trees for all public or private roads. A future bike path along Hogan's Slough, the south boundary of Western Subdivision is planned. When this southern lot is developed, the owner will be required to reserve space for this new bike trail.

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. The proposed zoning will allow infill development of a vacant lot about 1/4-mile east of the city limits.

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

The proposed zoning will allow the development of two-unit townhomes in an area where this housing choice is limited. There is an abundance of apartments for rent or lease, but few options for ownership of a dwelling unit. The NX1 and N2 zones are compatible with the surrounding planned development zones to the west and north and with the existing multifamily development to the east and south. The proposed zoning does consider the character of the district and the suitability of the property for future uses.

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 in the zoning code. For the NX1 and N2 zones, this includes, but is not limited to, building heights, setbacks, and window and door facade coverage. In general, new buildings improve property values in the area.

10. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?
The proposed zoning will allow development for new use including duplexes, townhomes or condominiums. This is an appropriate location for the zoning to allow slightly less density that is compatible with adjacent uses. The parcel directly adjacent to the west is undeveloped but allows mixed uses including multifamily. The property to the east and south is already developed as a multifamily complex.

Attachments

ZC 1063 Ordinance

ORDINANCE 25-_____

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THE ZONE CLASSIFICATION for Lot 1-A, Block 1 of the Amended Plats of Lots 1, 3 and 4 of Block 1, Western 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 27-1628, 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 1-A, Block 1 of the Amended Plats of Lots 1, 3 and 4 of Block 1, Western Subdivision,** is presently zoned **Mixed Residential 3 (NX3)** and is shown on the official zoning map within this zone district.

Section 3. **ZONE DISTRICT AMENDMENT.** The official zoning map is hereby amended and the zoning for **Lot 1-A, Block 1 of the Amended Plats of Lots 1, 3 and 4 of Block 1, Western Subdivision,** is hereby changed from **Mixed Residential 3 (NX3), to Mixed Residential 1 (NX1) and Mid-century Neighborhood Residential (N2), as shown on Exhibit A**, and from the effective date of this ordinance, the area shown on Exhibit A shall be subject to all the rules and regulations pertaining to **Mixed Residential 1 (NX1) and Mid-century Neighborhood Residential (N2),** 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 24th day of March, 2025.

PASSED, ADOPTED and APPROVED on second reading this 14th day of April, 2025.

CITY OF BILLINGS

BY:_____

William A. Cole, Mayor

Attest:

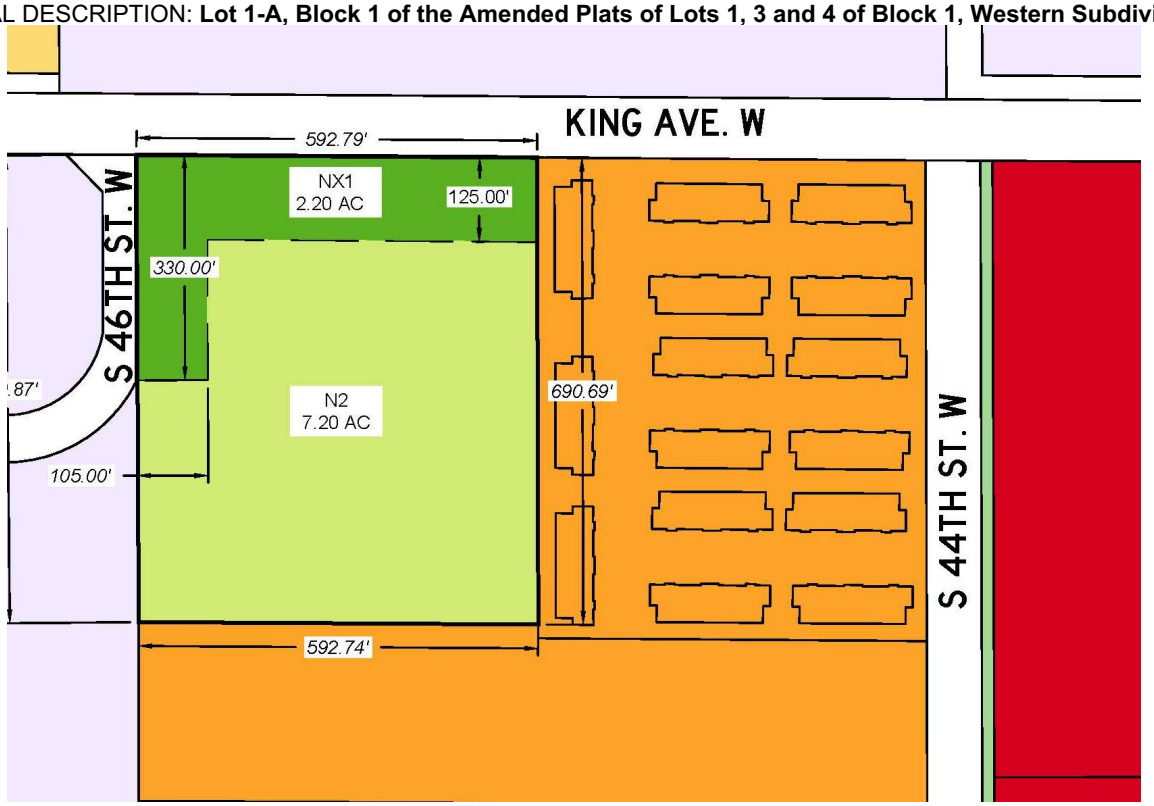
BY:_____

Denise R. Bohlman, City Clerk

Zone Change 1061 – Lot 1-A, Block 1 of the Amended Plats of Lots 1, 3 and 4 of Block 1, Western Subdivision

Exhibit A

LEGAL DESCRIPTION: **Lot 1-A, Block 1 of the Amended Plats of Lots 1, 3 and 4 of Block 1, Western Subdivision**



City Council Regular

Date:	04/14/2025
Title:	North Parking Lot Lease with Honaker Realty, LLC
Presented by:	Tracy Scott, Parking Manager
Department:	Parking
Presentation:	No
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

Staff recommends City Council approve the North Parking Lot Lease with Honaker Realty, LLC, allowing use of the City-owned North Lot beginning April 15, 2025, and terminating upon the closing or termination of the Purchase Agreement, whichever occurs first.

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

Purchase and Sale Agreement (PSA):On March 1, 2024, the City of Billings entered into a PSA with Honaker Realty, LLC and JWT Capital, LLC for the $2.8 million sale of City Hall, Park 3, and associated parking lots on North 27th Street. The project supports redevelopment in the downtown core, including a proposed hotel development.

Amendments to PSA:
First Amendment (Aug. 27, 2024): Extended contingency deadlines and allowed City to vacate by April 1, 2025.

Second Amendment (Oct. 30, 2024): Extended contingencies to Dec. 6, 2024.

Third Amendment (Dec. 18, 2024): Extended to Jan. 31, 2025, confirmed May 15, 2025 closing.

Fourth Amendment (Jan. 21, 2025): Extended contingencies to March 31, 2025, emphasized importance of timely closing.

Fifth Amendment:
Extended contingency period to June 16, 2025
Finalized Parking Management Agreement terms for Parcels A and B
Addressed sky bridge encroachments
Extended financing contingency to closing
Established June 16, 2025 as the updated closing date

Lease Purpose:The Lessee requests temporary use of the North Lot (Lots 8--10, Block 92, Original Townsite) for off-street parking and demolition of adjacent structures as part of their site preparation. Lessee is permitted to remove all existing improvements, including asphalt and signage. If the Purchase Agreement does not close, Lessee is required to restore the site to the same or better condition.

STAKEHOLDERS

City of Billings: Owner of North Lot.
Honaker Realty, LLC & JWT Capital, LLC: Developers pursing a substantial downtown revitalization project.
Downtown Business Partnership (DBP): Active in contingency approvals and development incentive discussions.

ALTERNATIVES

City Council may:

- Approve the Parking Lot Lease with Honaker Realty, LLC; or
- Not Approve the Parking Lot Lease with Honaker Realty, LLC.

FISCAL EFFECTS

Lessee will pay monthly rent of $1,887 for the use of the lot, and will terminate upon the property's closing. This amount reflects the equivalent monthly revenue the City would typically generate from 23 parking spaces. Standard

monthly parking rates are $85 per space, with three groups receiving a discounted rate of $81 per space. The lease rate was calculated using this rate structure to ensure the City continues to receive comparable revenue during this temporary arrangement.

SUMMARY

The City entered into a Purchase and Sale Agreement (PSA) on March 1, 2024, with Honaker Realty, LLC and JWT Capital, LLC for the $2.8 million sale of City Hall, Park 3, and associated parking lots, supporting a larger downtown redevelopment effort that includes a proposed hotel. A series of amendments have extended contingency deadlines and adjusted the closing timeline, with the current target closing date set for June 16, 2025. As part of pre-development activity, the Buyer--acting as Lessee--is requesting the utilization of the site for off-street parking and demolition of select structures. The Lessee will pay monthly rent of $1,887, and the lease will terminate upon closing. If the sale does not proceed, the Lessee is responsible for restoring any removed or damaged improvements. This temporary use supports the project while generating short-term rental revenue for the City Parking Division.

Attachments

North Lot Lease

Parking Lot Lease

This PARKING LOT LEASE ("Lease" or "Agreement") is entered into as of the ___ day of _____, 2025 (the "Effective Date") by and between the CITY OF BILLINGS, of 316 North 26th Street, Billings, MT 59101 ("Lessor") and HONAKER REALTY, LLC, of 2812 First Avenue North, P.O. Box 2094, Billings, MT 59103 ("Lessee").

Recitals

WHEREAS, Lessor and Lessee are parties to that certain Real Estate Purchase Agreement, originally dated March 16, 2024 (the "Purchase Agreement") whereby Lessor is selling, and Lessee is purchasing, certain property situated in Yellowstone County, Montana, more particularly described as Lots 5-6 & 8, 9, & 10, Block 92, of the Original Town and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 58 of the Original Town.

WHEREAS, pursuant to accommodating the Purchase Agreement, Lessor has agreed to lease to Lessee the existing parking lot located on Lots 8-10, Block 92, Original Townsite of Billings, Montana, located in Yellowstone County, Montana (the "Premises"), pursuant to the terms and conditions herein.

Agreement

In consideration of the rents and mutual covenants and conditions set forth in this Lease, and in consideration of the mutual covenants and conditions of the Purchase Agreement, Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the "Premises" (as hereinafter defined) upon the following terms and conditions:

1. **Property Leased**. Lessor hereby leases and permits the use to Lessee and Lessee hereby leases from Lessor the Premises.

2. **Term**. The term of this Agreement shall commence on April 15, 2025 and shall terminate upon the Closing Date as defined in the Purchase Agreement or the termination of the Purchase Agreement, whichever occurs first (the "Term").

3. **Rent**. The rent due under this Agreement shall be $1,887.00 monthly.

4. **Permitted Uses**. Lessee (including its employees, customers, and contractors) has the right to use the Premises for the purpose of off-street parking and demolition of adjacent properties for the duration of the Term. Furthermore, in anticipation of the future development by Lessee, Lessor agrees to allow Lessee to demolish and remove all improvements, to include asphalt, signage and any other improvement currently existing on the Premises. In the event conditions exist that prevent the Lessee from the Closing on the Purchase Agreement, Lessee agrees to replace any improvement removed or damaged during the Term to the same or better condition.

5. **Utilities; Repair and Maintenance**. Lessor agrees to pay for all charges of electricity or other utilities and commodities if used on the Premises. Lessee shall be responsible for all normal cleaning, maintenance, and upkeep of the Property during the term of this Agreement , and Lessee shall remove trash and debris at its own expense.

6. **Taxes**. Lessor is responsible for all taxes or special assessments assessed against or levied upon the Premises, improvements and fixtures on the premises, and personal property located and used on the Premises.

7. **Insurance**.

a. **Liability Insurance**. Lessee agrees to carry at its own expense throughout the Lease Term, Commercial General Liability Insurance covering the Premises and Lessee's use thereof, with companies authorized to do business in the State of Montana, in the amount of not less than Two Million Dollars ($2,000,000) on account of bodily injury or property damage as a result of any one occurrence, and to furnish to Lessor a certificate or statement attesting such coverage by Lessee. The Commercial General Liability Insurance policy, shall name Lessor as an additional insured subject to the indemnification provisions of this Lease.

b. **Fire and Casualty Insurance**. Lessor shall keep the Premises insured against loss or damage by fire, with the usual extended coverage endorsements and such other insurance as from time to time the Lessor shall require or deem advisable, in amounts not less than one hundred percent (100%) of the replacement value of all improvements located on the Premises with reasonable deductibles as determined by Lessor. Lessee shall reimburse Lessor for the cost of all insurance obtained under this Paragraph upon Lessor submitting the invoice for premiums to Lessee for full reimbursement. All insurance proceeds paid as a result of a loss shall be paid to Lessor. Lessee shall be responsible for the payment of any deductibles and co-insurance related to the loss.

8. **Lessor's Rights**. If Lessee shall be in default under this Lease, then Lessor shall have the right to make any payment or perform any act required by Lessee under any provision of this Lease, and, in exercising such right, to incur necessary and incidental costs and expenses, including reasonable counsel fees. All payments made and all costs and expenses incurred by Lessor in connection with any exercise of such right, together with interest thereon at the maximum rate of interest permitted by law from the respective dates of the making of such payments or the incurring of such costs and expenses, shall be reimbursed by Lessee immediately upon demand. Notwithstanding the foregoing, nothing herein shall imply any obligation on the part of Lessor to make any payment or perform any act required by Lessee.

9. **Lessor's Remedies**. In the event of default by Lessee under this Lease which shall remain uncured after ten (10) days' notice of the default, or three (3) days in the case of non-payment of rent or any other sum due under the Lease, with or without notice of default from Lessor, Lessor may at once or at any time subsequently during the existence of such breach or default: (1) enter into and upon the Property or any part thereof and repossess the same, expelling and removing therefrom all persons and property (which property may be removed and stored at the cost of, and for the account of Lessee), using such force as may be necessary, and (2) terminate this Lease, holding Lessee for damages for its breach.

10. **Indemnification**.

a. By Lessee. Lessee hereby indemnifies and agrees to hold Lessor harmless from and against any and all actions, claims and demands arising out of the use, occupancy, or non-use of the Premises by Lessee including, without limitation of the foregoing, any carelessness, negligence, improper conduct or breach of this Lease by Lessee or its agents, employees, patrons, suppliers or licensees, and any and all costs, expenses and fees, including attorneys' fees, incurred by Lessor incident thereto. Notwithstanding the foregoing, Lessee shall not indemnify nor save Lessor harmless from any such action, claim or demand arising out of Lessor's failure to perform its obligations under this Lease.

b. By Lessor. Lessor hereby indemnifies and agrees to hold Lessee harmless from and against any and all actions, claims and demands arising out of the use, occupancy, or non-use of the

Premises prior to delivery of possession by Lessor in addition to any carelessness, negligence, improper conduct or breach of this Lease by Lessor or its agents, employees, patrons, suppliers or licensees, and any and all costs, expenses and fees, including attorneys' fees, incurred by Lessee incident thereto. Notwithstanding the foregoing, Lessor shall not indemnify nor save Lessee harmless from any such action, claim or demand arising out of Lessee's failure to perform its obligations under this Lease.

11. **Quiet Enjoyment**. Lessee shall at all times have, hold and enjoy the Premises without any manner of suit, trouble or hindrance of or from Lessor or any person or persons under the control of Lessor, provided Lessee is not in default hereunder. Lessor shall not permit nor allow to permit any use of the Premises, without Lessee's written consent, that would interfere with Lessee's permitted use of the Premises.

12. **Waiver.** A waiver of any breach or default shall not be claimed or pleaded to excuse a future breach or default. Lessor's or Lessee's consent to, or approval of, any act by the other party requiring Lessor's or Lessee's consent or approval shall not be deemed to waive or render unnecessary Lessor's or Lessee's consent to or approval of any subsequent similar act by the other party.

13. **Headings**. The headings as to the contents of particular articles and sections herein are inserted only for convenience and are in no way to be construed as part of this Lease Agreement or as a limitation on the scope of the particular articles or sections to which they refer.

14. **Notices**. Any and all options, notices, requests or demands required hereunder shall be in writing and shall be delivered in person or sent by United States certified or registered mail addressed to the party at its address as set forth above. Notice served by mail shall be deemed complete when deposited in the United States Post Office, postage prepaid. Any change in address shall not be effective unless served upon the party to be notified in the manner set forth above.

15. **Binding Effect; Successors and Assigns**. This Lease Agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, personal representatives, administrators, successors and assigns.

16. **Attorney's Fees.** Should either party incur any costs or expenses, including reasonable attorney fees, in enforcing any of the provisions of this Lease, then the other or unsuccessful party shall reimburse the prevailing party on demand.

17. **Severability.** Should any provision of this Lease be or become invalid, void, illegal or unenforceable, it shall be considered separate and severable from this Lease, and the remaining provisions shall remain in force and be binding upon the parties hereto as though such invalid, void, illegal or unenforceable provision had not been included.

18. **Entire Agreement and Modifications.** This Lease and the covenants and agreements set forth herein are and shall constitute the entire agreement between the parties. None of the terms, covenants or agreements of this Lease shall in any manner be altered, waived or changed, except by written instrument signed and delivered by the parties hereto.

19. **Applicable State Law.** This Lease is being executed and delivered, and is intended to be performed in the state of Montana, and the laws of such state and the applicable federal laws of the United States of America shall govern the validity, construction, enforcement, and interpretation of this Lease. The parties hereto consent and agree that venue of any action brought under or in relation to this Lease shall be in Yellowstone County, Montana.

Lessor

CITY OF BILLINGS

By _____
Its _____

Lessee

HONAKER REALTY, LLC**,** a Montana limited liability company

By_____
Its _____

Date:	04/14/2025
Title:	Payment of Claims for week of March 10th, 2025
Presented by:	Erin Watterud
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 $2,463,678.89 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

CouncilMemo wk of 03102025

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	878437	Ace Electric	Facilities	$	1,631.76	elevators at the Stillwater Building
03/10/2025	878437	Ace Electric	Public Safety	$	4,661.66	STATION 3, STATION 1
03/10/2025	878437	Ace Electric	Wastewater	$	401.25	Troubleshoot East End Bldg Parking Lot L
03/10/2025	878437	Ace Electric	Water	$	1,203.74	Troubleshoot East End Bldg Parking Lot L
03/10/2025	878440	Advanced Engin and Enviro	Wastewater	$	3,881.96	Phase 1-Water and Wastewater Rate Study
03/10/2025	878440	Advanced Engin and Enviro	Wastewater	$	-	Phase 2-Water and Wastewater Rate Study
03/10/2025	878440	Advanced Engin and Enviro	Water	$	3,383.54	Phase 1-Water and Wastewater Rate Study
03/10/2025	878440	Advanced Engin and Enviro	Water	$	-	Phase 2-Water and Wastewater Rate Study
03/10/2025	878440	Advanced Engin and Enviro	Water	$	6,389.00	WO 23-96 WTP Intake #2 Catwalk Renovations
03/10/2025	878440	Advanced Engin and Enviro	Water	$	42,475.85	WO 23-96 WTP Intake #2 Catwalk Renovations
03/10/2025	878446	Askin Construction	Gas Tax	$	-	WO 22-07 Mullowney Lane Improvements
03/10/2025	878446	Askin Construction	Gas Tax	$	11,733.90	WO 22-07 Mullowney Lane Improvements
03/10/2025	878446	Askin Construction	Sidewalk Const	$	-	WO 22-07 Mullowney Lane Improvements
03/10/2025	878446	Askin Construction	St Maint Dist	$	-	WO 22-07 Mullowney Lane Improvements
03/10/2025	878446	Askin Construction	Water	$	-	WO 22-07 Mullowney Lane Improvements
03/10/2025	878450	Billings Bench Water Assn	Park Dist 1	$	9,928.00	irrigation water for parks - 52961
03/10/2025	878454	Brenntag Pacific	Wastewater	$	6,075.00	Centrifuge Defoamant
03/10/2025	878460	Cardinal Tracking	Parking	$	19,568.85	CARDINAL YEARLY LICENSE RENEWAL 2025
03/10/2025	878462	Cayton Excavation	Airport	$	5,747.00	Pipe Needed W End Water & Sewer Line Proj
03/10/2025	878471	Collaborative Design Arch	Wastewater	$	5,621.25	Retainage Release Final
03/10/2025	878485	Desert Mountain	Street/Traffic	$	5,517.60	ice slicer
03/10/2025	878485	Desert Mountain	Street/Traffic	$	5,707.68	ice slicer
03/10/2025	878485	Desert Mountain	Street/Traffic	$	5,551.04	ice slicer
03/10/2025	878485	Desert Mountain	Street/Traffic	$	5,644.32	ice slicer
03/10/2025	878485	Desert Mountain	Street/Traffic	$	5,443.68	ice slicer
03/10/2025	878485	Desert Mountain	Street/Traffic	$	5,559.84	ice slicer
03/10/2025	878488	Dorsey & Whitney	Street/Traffic	$	11,361.00	Alkali Timbers Bridge Maintenance
03/10/2025	878488	Dorsey & Whitney	Wastewater Rev Bond	$	5,424.00	Sewer System Revenue Bonds, Series 2017
03/10/2025	878491	Energy Laboratories	Wastewater	$	1,287.00	2025 Q1 MPDES permit semi-annual metals
03/10/2025	878491	Energy Laboratories	Wastewater	$	234.00	Geb 2025 Oil/Grease Analysis
03/10/2025	878491	Energy Laboratories	Water	$	2,936.25	WTP Lab Compliance Samples
03/10/2025	878494	Ethnoscience	Water	$	3,072.18	WO 19-12 Cultural/Historical Review of
03/10/2025	878495	Executive Cleaning	Library	$	1,485.00	79961

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	878495	Executive Cleaning	Library	$	1,225.80	79975
03/10/2025	878498	Fifth Asset	General	$	10,500.00	DebtBook Yearly Subscription
03/10/2025	878501	Fisher's Technology	Airport	$	-	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Airport	$	-	Print Management: Printers
03/10/2025	878501	Fisher's Technology	Building	$	847.73	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	CDBG	$	847.73	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Central Services	$	-	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Central Services	$	133,833.95	Print Management: Printers
03/10/2025	878501	Fisher's Technology	Engineering	$	847.73	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Engineering	$	5,217.66	Print Management: Printers
03/10/2025	878501	Fisher's Technology	Facilities	$	-	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Facilities	$	-	Print Management: Printers
03/10/2025	878501	Fisher's Technology	Fleet	$	-	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	General	$	1,695.46	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	General	$	423.87	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	General	$	1,695.46	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	General	$	847.73	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	General	$	4,238.65	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	General	$	847.73	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	IT Resources	$	847.73	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Library	$	-	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Library	$	5,217.66	Print Management: Printers
03/10/2025	878501	Fisher's Technology	P.W. Admin	$	-	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	P.W. Admin	$	-	Print Management: Printers
03/10/2025	878501	Fisher's Technology	Park Dist 1	$	-	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Park Dist 1	$	-	Print Management: Printers
03/10/2025	878501	Fisher's Technology	Parking	$	423.86	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Planning	$	847.73	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Public Safety	$	-	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Public Safety	$	4,238.65	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Public Safety	$	-	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Public Safety	$	-	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Public Safety	$	-	Print Management: Printers

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	878501	Fisher's Technology	Public Safety	$	-	Print Management: Printers
03/10/2025	878501	Fisher's Technology	Solid Waste	$	-	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Solid Waste	$	-	Print Management: Printers
03/10/2025	878501	Fisher's Technology	Street/Traffic	$	-	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Street/Traffic	$	-	Print Management: Printers
03/10/2025	878501	Fisher's Technology	Transit	$	-	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Transit	$	-	Print Management: Printers
03/10/2025	878501	Fisher's Technology	Wastewater	$	-	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Wastewater	$	-	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Wastewater	$	-	Print Management: Printers
03/10/2025	878501	Fisher's Technology	Wastewater	$	-	Print Management: Printers
03/10/2025	878501	Fisher's Technology	Water	$	-	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Water	$	-	Print Management: Licenses
03/10/2025	878501	Fisher's Technology	Water	$	-	Print Management: Printers
03/10/2025	878501	Fisher's Technology	Water	$	-	Print Management: Printers
03/10/2025	878505	Gillig Corporation	Transit	$	63.19	41279090_Unit#1843_Glass-Rear Door
03/10/2025	878505	Gillig Corporation	Transit	$	3,144.52	5059341_Rims for Electric Buses
03/10/2025	878508	Graphic Imprints	Park Dist 1	$	165.00	youth athletic shirts for rec programs -118649
03/10/2025	878508	Graphic Imprints	Park Dist 1	$	4,673.90	youth volleyball shirts - 118656
03/10/2025	878512	Harris Systems USA	Building	$	37,581.50	City View-MUNICIPAL-CUST DEP (PS) Milestone
03/10/2025	878512	Harris Systems USA	Building	$	32,200.00	City View-MUNICIPAL-CUST DEP (PS) Milestone
03/10/2025	ACH	HDR	Wastewater	$	2,300.00	WO 24-15 WRF Chemical Room Repair
03/10/2025	ACH	HDR	Water	$	39,989.15	WO 23-12 Zone 4 Pump Station & Waterline
03/10/2025	878515	Hrdc	CDBG	$	1,317.00	Q1 HOME-ARP Reimbursement
03/10/2025	878515	Hrdc	CDBG	$	635.94	Q1 HOME-ARP Reimbursement
03/10/2025	878515	Hrdc	CDBG	$	6,639.67	Q1 HOME-ARP Reimbursement
03/10/2025	878515	Hrdc	CDBG	$	648.45	Q1 HOME-ARP Reimbursement
03/10/2025	878520	Inland Truck Parts	Fleet	$	3,650.00	2457694
03/10/2025	878520	Inland Truck Parts	Fleet	$	668.50	2457694
03/10/2025	878523	Interstate Power Systems	Wastewater	$	5,814.00	rental generator for SEL Generator Contr
03/10/2025	878523	Interstate Power Systems	Wastewater	$	4,275.60	WRF 2.5MW Generator annual service
03/10/2025	878517	I-State Truck	Fleet	$	50.94	C251389197.01
03/10/2025	878517	I-State Truck	Fleet	$	420.00	C251389197.01

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	878517	I-State Truck	Fleet	$	86.37	C251389197.01
03/10/2025	878517	I-State Truck	Fleet	$	55.00	C251389197.01
03/10/2025	878517	I-State Truck	Fleet	$	169.62	C251389197.01
03/10/2025	878517	I-State Truck	Fleet	$	84.74	C251389197.01
03/10/2025	878517	I-State Truck	Fleet	$	7.76	C251389197.01
03/10/2025	878517	I-State Truck	Fleet	$	119.04	C251389357.01
03/10/2025	878517	I-State Truck	Fleet	$	54.72	C251389358.01
03/10/2025	878517	I-State Truck	Fleet	$	6.02	C251389358.01
03/10/2025	878517	I-State Truck	Fleet	$	287.10	C251389358.01
03/10/2025	878517	I-State Truck	Fleet	$	208.08	C251389364.01
03/10/2025	878517	I-State Truck	Fleet	$	287.50	C251389467.01
03/10/2025	878517	I-State Truck	Fleet	$	1,892.67	C251389467.01
03/10/2025	878517	I-State Truck	Fleet	$	(287.50)	C251389515.01
03/10/2025	878517	I-State Truck	Fleet	$	169.68	C251389612.01
03/10/2025	878517	I-State Truck	Fleet	$	169.68	C251389614.01
03/10/2025	878517	I-State Truck	Fleet	$	16.48	C251389654.01
03/10/2025	878517	I-State Truck	Wastewater	$	45.77	STROBE LIGHT FOR VEHICLE 7486
03/10/2025	878517	I-State Truck	Water	$	45.78	STROBE LIGHT FOR VEHICLE 7486
03/10/2025	ACH	Joe Johnson Equipment	Fleet	$	1,331.21	P02501
03/10/2025	ACH	Joe Johnson Equipment	Fleet	$	110.00	P02501
03/10/2025	ACH	Joe Johnson Equipment	Fleet	$	329.10	P02501
03/10/2025	ACH	Joe Johnson Equipment	Fleet	$	1,483.46	P02501
03/10/2025	ACH	Joe Johnson Equipment	Fleet	$	148.88	P02501
03/10/2025	ACH	Joe Johnson Equipment	Fleet	$	1,665.40	P02501
03/10/2025	ACH	Joe Johnson Equipment	Fleet	$	25.08	P02501
03/10/2025	ACH	Joe Johnson Equipment	Fleet	$	640.00	P02501
03/10/2025	ACH	Joe Johnson Equipment	Fleet	$	77.60	P02501
03/10/2025	ACH	Joe Johnson Equipment	Fleet	$	29.92	P02501
03/10/2025	ACH	Joe Johnson Equipment	Fleet	$	12.32	P02501
03/10/2025	ACH	Joe Johnson Equipment	Fleet	$	60.60	P02501
03/10/2025	ACH	Joe Johnson Equipment	Fleet	$	1,992.76	P02501
03/10/2025	ACH	Joe Johnson Equipment	Fleet	$	14.96	P02501
03/10/2025	ACH	Joe Johnson Equipment	Fleet	$	1,951.93	P02501

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	878525	K2 Civil	Street/Traffic	$	327,900.00	residential snow plowing 2/3-2/11/25
03/10/2025	878529	Knife River	Street/Traffic	$	12,955.28	winter traction material
03/10/2025	878529	Knife River	Street/Traffic	$	8,972.34	winter traction material
03/10/2025	878529	Knife River	Street/Traffic	$	6,665.36	winter traction material
03/10/2025	878533	Lenco Armored Vehicles	PD Program	$	361,003.00	Purchase EOD LENCO BearCat per Quotation
03/10/2025	878536	Mailing Technical Services	Central Services	$	5,453.25	Postage
03/10/2025	878536	Mailing Technical Services	General	$	809.87	Postage
03/10/2025	878536	Mailing Technical Services	Parking	$	1,058.85	Postage
03/10/2025	878537	McCrometer	Wastewater	$	4,467.50	UV Flow Sensor Refurbishment
03/10/2025	878538	McLoughlin & Eardley Group	Public Safety	$	95.90	BRAKE LIGHT FLASHER
03/10/2025	878538	McLoughlin & Eardley Group	Public Safety	$	3,328.75	LIGHT BAR
03/10/2025	878540	Midland Implement	Street/Traffic	$	43,555.00	toro groundsmaster 7200 per attached
03/10/2025	878540	Midland Implement	Street/Traffic	$	37,241.00	toro groundsmaster 7210D per attached
03/10/2025	878540	Midland Implement	Street/Traffic	$	(2,500.00)	trade in of unit 1393
03/10/2025	878540	Midland Implement	Street/Traffic	$	(2,500.00)	trade in unit 1343
03/10/2025	878541	Midwest Tape	Library	$	10,690.84	506825262Hoopla February 2025
03/10/2025	878544	Montana CSED	Payroll Clearing	$	6,105.10	Payroll Summary
03/10/2025	878547	Montana DOT	Water	$	6,243.98	A/R # 22243...Underpass Ave - Billings
03/10/2025	878549	MFPE	Payroll Clearing	$	2,924.43	Payroll Summary
03/10/2025	878551	Montana Lines	Gas Tax	$	38,717.94	WO2311 Downtown Two-Way Street Conversion
03/10/2025	878551	Montana Lines	St Maint Dist	$	60,437.76	WO2311 Downtown Two-Way Street Conversion
03/10/2025	878551	Montana Lines	Tax Incrmnt N27	$	89,712.30	WO2311 Downtown Two-Way Street Conversion
03/10/2025	878553	Montana Muscle Movers	Stillwater Const	$	25,977.50	Phase 3 Move from Old City Hall to New City Hall
03/10/2025	878555	MSFA	Payroll Clearing	$	5,602.61	Payroll Summary
03/10/2025	878556	Morrison Maierle	Airport	$	17,000.00	West End Sewer and Water Expansion Project
03/10/2025	878556	Morrison Maierle	Street/Traffic	$	342.00	WO2522 BOC S Property Partial Parking Lot Pav
03/10/2025	878556	Morrison Maierle	Water	$	1,648.00	WO2501 Rosemont water Main Replacement
03/10/2025	878557	Motorola Solutions	ARPA	$	75,064.32	APX8500 ALL MP STATION RADIOS
03/10/2025	878557	Motorola Solutions	EOC 911	$	368.17	APX NEXT RENEWAL - RADIO PROGRAMMING
03/10/2025	878557	Motorola Solutions	Public Safety	$	14,358.41	APX NEXT RENEWAL - RADIO PROGRAMMING
03/10/2025	878557	Motorola Solutions	Public Safety	$	1,840.82	APX NEXT RENEWAL - RADIO PROGRAMMING
03/10/2025	878559	MPPA	Payroll Clearing	$	3,908.80	Payroll Summary
03/10/2025	878561	MT Dept of Rev-CGR2	Gas Tax	$	34.84	Retainage Release FINAL

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	878561	MT Dept of Rev-CGR2	Gas Tax	$	-	WO 22-07 Mullowney Lane Improvements
03/10/2025	878561	MT Dept of Rev-CGR2	Gas Tax	$	118.52	WO 22-07 Mullowney Lane Improvements
03/10/2025	878561	MT Dept of Rev-CGR2	Gas Tax	$	391.09	WO 23-11 Downtown Two-Way Street Conversion
03/10/2025	878561	MT Dept of Rev-CGR2	Sidewalk Const	$	38.15	Retainage Release FINAL
03/10/2025	878561	MT Dept of Rev-CGR2	Sidewalk Const	$	-	WO 22-07 Mullowney Lane Improvements
03/10/2025	878561	MT Dept of Rev-CGR2	St Maint Dist	$	150.42	Retainage Release FINAL
03/10/2025	878561	MT Dept of Rev-CGR2	St Maint Dist	$	102.18	Retainage Release FINAL
03/10/2025	878561	MT Dept of Rev-CGR2	St Maint Dist	$	-	WO 22-07 Mullowney Lane Improvements
03/10/2025	878561	MT Dept of Rev-CGR2	St Maint Dist	$	610.48	WO 23-11 Downtown Two-Way Street Conversion
03/10/2025	878561	MT Dept of Rev-CGR2	Storm Sewer	$	101.57	WO-23-48 CCTC storm drain
03/10/2025	878561	MT Dept of Rev-CGR2	Tax Incrmnt N27	$	906.18	WO 23-11 Downtown Two-Way Street Conversion
03/10/2025	878561	MT Dept of Rev-CGR2	Transit	$	867.96	MET Transit Addition & Remodel - Federal
03/10/2025	878561	MT Dept of Rev-CGR2	Transit	$	681.97	MET Transit Addition & Remodel - Local
03/10/2025	878561	MT Dept of Rev-CGR2	Water	$	-	WO 22-07 Mullowney Lane Improvements
03/10/2025	878562	Napa Auto Parts	Fleet	$	95.35	637688
03/10/2025	878562	Napa Auto Parts	Fleet	$	20.55	637756
03/10/2025	878562	Napa Auto Parts	Fleet	$	10.75	637840
03/10/2025	878562	Napa Auto Parts	Fleet	$	10.30	637973
03/10/2025	878562	Napa Auto Parts	Fleet	$	2.66	637973
03/10/2025	878562	Napa Auto Parts	Fleet	$	9.75	638022
03/10/2025	878562	Napa Auto Parts	Fleet	$	9.77	638155
03/10/2025	878562	Napa Auto Parts	Fleet	$	24.65	638161
03/10/2025	878562	Napa Auto Parts	Fleet	$	17.42	638193
03/10/2025	878562	Napa Auto Parts	Fleet	$	37.70	638193
03/10/2025	878562	Napa Auto Parts	Fleet	$	45.82	638193
03/10/2025	878562	Napa Auto Parts	Fleet	$	71.30	638235
03/10/2025	878562	Napa Auto Parts	Fleet	$	12.47	638235
03/10/2025	878562	Napa Auto Parts	Fleet	$	26.60	638235
03/10/2025	878562	Napa Auto Parts	Fleet	$	156.74	638248
03/10/2025	878562	Napa Auto Parts	Fleet	$	13.20	638259
03/10/2025	878562	Napa Auto Parts	Fleet	$	50.69	638271
03/10/2025	878562	Napa Auto Parts	Fleet	$	41.12	638307
03/10/2025	878562	Napa Auto Parts	Fleet	$	16.78	638307

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	878562	Napa Auto Parts	Fleet	$	10.75	638349
03/10/2025	878562	Napa Auto Parts	Fleet	$	1.96	638381
03/10/2025	878562	Napa Auto Parts	Fleet	$	5.04	638403
03/10/2025	878562	Napa Auto Parts	Fleet	$	54.56	638406
03/10/2025	878562	Napa Auto Parts	Fleet	$	3.31	638456
03/10/2025	878562	Napa Auto Parts	Fleet	$	96.27	638475
03/10/2025	878562	Napa Auto Parts	Fleet	$	10.75	638492
03/10/2025	878562	Napa Auto Parts	Fleet	$	14.29	638540
03/10/2025	878562	Napa Auto Parts	Fleet	$	10.66	638558
03/10/2025	878562	Napa Auto Parts	Fleet	$	165.88	638685
03/10/2025	878562	Napa Auto Parts	Fleet	$	46.19	638685
03/10/2025	878562	Napa Auto Parts	Fleet	$	35.04	638765
03/10/2025	878562	Napa Auto Parts	Fleet	$	(193.28)	638778
03/10/2025	878562	Napa Auto Parts	Fleet	$	26.52	641287
03/10/2025	878562	Napa Auto Parts	Fleet	$	26.52	641306
03/10/2025	878562	Napa Auto Parts	Fleet	$	357.55	641713
03/10/2025	878562	Napa Auto Parts	Fleet	$	75.57	641713
03/10/2025	878562	Napa Auto Parts	Fleet	$	497.10	641713
03/10/2025	878562	Napa Auto Parts	Fleet	$	139.44	641847
03/10/2025	878562	Napa Auto Parts	Fleet	$	42.60	641847
03/10/2025	878562	Napa Auto Parts	Fleet	$	209.16	642254
03/10/2025	878562	Napa Auto Parts	Fleet	$	82.80	643145
03/10/2025	878562	Napa Auto Parts	Fleet	$	36.70	643188
03/10/2025	878562	Napa Auto Parts	Fleet	$	76.32	643188
03/10/2025	878562	Napa Auto Parts	Fleet	$	14.64	643188
03/10/2025	878562	Napa Auto Parts	Fleet	$	41.10	643188
03/10/2025	878562	Napa Auto Parts	Fleet	$	20.45	643240
03/10/2025	878562	Napa Auto Parts	Fleet	$	12.66	643240
03/10/2025	878562	Napa Auto Parts	General	$	21.42	BATTERY; BATTERY
03/10/2025	878570	NorthWestern Energy	Engineering	$	30.04	Depot Parking Lot
03/10/2025	878570	NorthWestern Energy	Library	$	6,931.23	3039007-4 Library electricity March 2025
03/10/2025	878570	NorthWestern Energy	Park Dist 1	$	177.41	0712539-6
03/10/2025	878570	NorthWestern Energy	Park Dist 1	$	381.52	0712683-2

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	878570	NorthWestern Energy	Park Dist 1	$	12.00	0831702-6
03/10/2025	878570	NorthWestern Energy	Park Dist 1	$	16.34	0920801-8
03/10/2025	878570	NorthWestern Energy	Park Dist 1	$	14.92	1141284-8
03/10/2025	878570	NorthWestern Energy	Park Dist 1	$	141.59	1160780-1
03/10/2025	878570	NorthWestern Energy	Park Dist 1	$	10.58	1635289-0
03/10/2025	878570	NorthWestern Energy	Public Safety	$	1,313.39	0712537-0
03/10/2025	878570	NorthWestern Energy	Public Safety	$	736.79	0720840-8
03/10/2025	878570	NorthWestern Energy	Transit	$	51.60	0712764-0
03/10/2025	878570	NorthWestern Energy	Wastewater	$	1,354.78	2132749-9
03/10/2025	878570	NorthWestern Energy	Water	$	639.02	0100478-7
03/10/2025	878570	NorthWestern Energy	Water	$	4,954.45	0722252-4
03/10/2025	878570	NorthWestern Energy	Water	$	3,493.53	0723043-6
03/10/2025	878570	NorthWestern Energy	Water	$	443.09	805 Constitution Ave...Feb 2025
03/10/2025	878577	Polydyne	Wastewater	$	7,326.00	Clarifloc
03/10/2025	878579	Public Utilities	Airport	$	40,223.09	Service Period 1/18/2025 - 2/19/25 Water Service
03/10/2025	878579	Public Utilities	CDBG	$	57.15	1709 St. Johns Ave / Account #3115557
03/10/2025	878579	Public Utilities	Facilities	$	1,527.58	3113479
03/10/2025	878579	Public Utilities	Park Dist 1	$	568.61	3113369
03/10/2025	878579	Public Utilities	Public Safety	$	147.16	3104126
03/10/2025	878579	Public Utilities	Solid Waste	$	18.50	3092576
03/10/2025	878579	Public Utilities	Solid Waste	$	13.35	3112719
03/10/2025	878579	Public Utilities	Wastewater	$	15.06	3075442
03/10/2025	878584	Riverstone Health	Public Safety	$	21,356.38	Jan 2025 RiverStone Health Nurses NFP program
03/10/2025	878588	Sanderson Stewart	Tax Incrmnt E	$	-	WO 23-09 5th Ace Corridor
03/10/2025	878588	Sanderson Stewart	Tax Incrmnt N27	$	3,402.50	WO 23-09 5th Ace Corridor
03/10/2025	878589	Second Nature Consulting	Trl Donate	$	7,245.00	New Trail Extension-Big Ditch Trail
03/10/2025	878589	Second Nature Consulting	Trl Donate	$	4,365.00	New Trail Extension-Big Ditch Trail
03/10/2025	878589	Second Nature Consulting	Trl Donate	$	2,370.00	New Trail Extension-Big Ditch Trail
03/10/2025	878592	SIGNAL 88 FRANCHISE GROUP	Library	$	17,591.43	3799702 Security Guard Service February 2025
03/10/2025	878595	Standard Drain Cleaning	Storm Sewer	$	10,055.52	WO 23-48 CCTV City Storm Drain
03/10/2025	878596	Star Service	Water	$	3,862.50	Retainage Release 1 FINAL
03/10/2025	878599	Superior Water Solutions	Street/Traffic	$	2,544.60	repairs made to hotsy steamer #13004
03/10/2025	878599	Superior Water Solutions	Street/Traffic	$	1,000.00	repairs made to hotsy steamer #13004

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	878599	Superior Water Solutions	Street/Traffic	$	30.00	orings/nozzles for hotsy steamer
03/10/2025	878599	Superior Water Solutions	Street/Traffic	$	75.00	nozzles for hotsy steamer
03/10/2025	878599	Superior Water Solutions	Street/Traffic	$	(20.00)	credit on set up ventling
03/10/2025	878599	Superior Water Solutions	Street/Traffic	$	20.00	set up for ventling
03/10/2025	878599	Superior Water Solutions	Wastewater	$	9.90	Nozzles for Street Cleaning
03/10/2025	878599	Superior Water Solutions	Wastewater	$	33.25	ST - - 601 GUN. 4000 PSI
03/10/2025	878599	Superior Water Solutions	Water	$	9.90	Nozzles for Street Cleaning
03/10/2025	878599	Superior Water Solutions	Water	$	33.25	ST - - 601 GUN. 4000 PSI
03/10/2025	878600	Swank Enterprises	Transit	$	85,928.09	MET Transit Addition & Remodel - Federal
03/10/2025	878600	Swank Enterprises	Transit	$	67,514.92	MET Transit Addition & Remodel - Local
03/10/2025	878605	Thorn Run Partners	General	$	3,750.00	Federal Lobbying Svcs 2 Year Contract.; Pmt 30
03/10/2025	878605	Thorn Run Partners	P.W. Admin	$	3,750.00	Federal Lobbying Svcs 2 Year Contract. Pmt 30
03/10/2025	ACH	Town & Country Supply	Airport	$	18,776.87	Invoice #445729. Diesel Fuel for Operations
03/10/2025	ACH	Town & Country Supply	Fleet	$	4,074.45	445742
03/10/2025	ACH	Town & Country Supply	Fleet	$	9,348.16	445742
03/10/2025	ACH	Town & Country Supply	Fleet	$	2.77	445742
03/10/2025	ACH	Town & Country Supply	Fleet	$	5,670.59	445742
03/10/2025	ACH	Town & Country Supply	Fleet	$	6,790.75	445744
03/10/2025	ACH	Tractor & Equipment	Street/Traffic	$	4,713.38	cutting edges/nuts/bolts/washers
03/10/2025	ACH	Tractor & Equipment	Street/Traffic	$	3,667.26	lamps for the graders
03/10/2025	ACH	Tractor & Equipment	Street/Traffic	$	112.11	OIL; OIL
03/10/2025	ACH	Tractor & Equipment	Street/Traffic	$	336.33	OIL; OIL
03/10/2025	878608	Tyler Technologies	General	$	17,513.20	TaxWise Yearly Subscription
03/10/2025	ACH	U.S. Bank PCards	Airport	$	1,377.00	#986 Lp Anderson - Dt Bil - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	62.93	360 Office Solutions-Blgs - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	1,300.00	Airports Council Intl - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	12.99	Albertsons #1227 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	28.04	Amazon Mktpl*Z729U8Ht0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	111.57	Amazon Mktpl*Zc18X61Y2 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	15.98	Amazon Mktpl*Zc3Q73Y30 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	189.00	Amazon Mktpl*Zg8Yq94H1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	14.93	Amazon Reta* Jw79Q6Nt3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	14.28	Amazon Reta* Zg7Py7491 - PCard

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03/10/2025	ACH	U.S. Bank PCards	Airport	$	112.25	Amazon Reta* Zx5Sy47G3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	169.99	Amazon.Com*Z74Aq05P2 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	108.49	Amzn Mktp Us*Z78K72Mj0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	21.34	Amzn Mktp Us*Zc0Xj0Gm2 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	30.40	Amzn Mktp Us*Zc2W271L2 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	9.70	Amzn Mktp Us*Zg3Id7Sj1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	180.00	Batteries+Bulbs #0253 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	632.00	Billings Overhead Door In - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	788.00	Billings Overhead Door In - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	368.00	Billings Overhead Door In - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	1,330.00	Billings Overhead Door In - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	3,883.00	Billings Overhead Door In - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	61.00	Cenex- Zip Trip #55 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	33.25	Culligan Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	364.43	Cummins Inc - 38 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	8.75	Dollar Tree - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	438.58	Dxp Enterprises - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	149.88	Ecolab Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	229.16	Ecolab Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	133.03	Ecolab Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	152.63	Ecolab Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	144.06	Ecolab Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	130.28	Ecolab Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	226.41	Ecolab Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	146.81	Ecolab Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	113.00	Energy Laboratories Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	110.92	Evergreen Ace Hardware - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	13.70	Grainger - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	43.77	Grainger - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	616.31	Grainger - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	610.47	Ideal Manufacturing Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	4,487.92	In *Automatic Doors Of Mo - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	367.00	In *Automatic Doors Of Mo - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Airport	$	3,623.00	In *Beartooth Fire Protec - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	64.00	In *Cotter'S Sewer, Septi - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	2,425.00	In *Mjr Industries, Inc. - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	1,525.00	In *Mjr Industries, Inc. - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	1,525.00	In *Mjr Industries, Inc. - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	475.00	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	1,507.41	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	1,649.26	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	471.00	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	1,691.88	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	167.98	Kimball Midwest Payeezy - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	15.96	Lockwood Ace Hardware - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	159.65	Norco - 97 - Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	(495.00)	Nwaaae - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	2,828.76	Nwestco - 001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	19.98	O'Reilly 1751 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	2,200.00	Paypal *Mead Hunt Mead Hu - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	70.00	Pzg**Mt Dli Ebiz - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	35.00	Pzg**Mt Dli Ebiz - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	35.00	Pzg**Mt Dli Ebiz - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	35.00	Pzg**Mt Dli Ebiz - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	330.28	Rdo Equipment Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	1,164.62	Sp First Truck Parts - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	108.99	Spi*Directv Service - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	105.00	Spic And Span - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	62.09	Stapls7650335608000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	320.95	Stapls7650818774000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	65.97	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	16.99	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	79.99	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	61.40	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	1,700.00	The Iris Companies - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	44.04	The Ups Store 4741 - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Airport	$	2,500.00	Transportation Security C - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	3,444.03	Yellowstone Electric Comp - PCard
03/10/2025	ACH	U.S. Bank PCards	Airport	$	16.59	Zoom.Com 888-799-9666 - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	23.97	Albertsons #1227 - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	4.74	Amazon Mktpl*7A86I1Li3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	13.89	Amazon Mktpl*Na14Z65O3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	29.99	Amazon Mktpl*Ti4Ox1W23 - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	47.49	Amazon Mktpl*Yo55D7Jd3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	792.95	Amazon Mktpl*Z70Bf0Jh2 - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	72.67	Amazon Mktpl*Z77Mb6Mx0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	35.99	Amazon Mktpl*Zc44J3P10 - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	38.59	Amazon Reta* Kc6Zq1V03 - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	79.50	American Water Technol - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	27.52	Amzn Mktp Us*3Z5Hy7Ie3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	134.94	Amzn Mktp Us*8H93E2Xg3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	15.99	Amzn Mktp Us*B64Gq2073 - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	62.16	Amzn Mktp Us*Ik1Sw4Zd3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	63.85	Costco Whse #1644 - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	900.00	Int'L Code Council - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	305.00	Int'L Code Council Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	86.00	Int'L Code Council Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	240.00	Int'L Code Council Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	240.00	Int'L Code Council Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	240.00	Int'L Code Council Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	960.00	Pp*Zee Creative - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	2,750.00	Strategic Value Media - PCard
03/10/2025	ACH	U.S. Bank PCards	Building	$	35.78	Wm Supercenter #2923 - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	23.56	Amazon Mark* Yl3211Tv3 - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	9.98	Amazon Mark* Z797V1Ax0 - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	52.49	Amazon Mark* Zc3Hp4Mu1 - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	36.89	Amazon Mark* Zg8K13Is0 - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	182.60	Amazon Mark* Zg9366B30 - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	59.97	Amazon Mktpl*0B66454M3 - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	59.99	Amzn Mktp Us*Zg4Kp84Y1 - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	29.99	Best Buy 00005926 - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	126.00	Cke*The Sassy Biscui 115 - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	1,914.92	Cncs - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	1,162.63	Cncs - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	957.46	Cncs - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	499.98	Global-E* Logitech - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	151.25	High Horse Saloon - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	90.00	Let S Glow Putt - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	65.00	Minuteman Press Billing - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	65.00	Minuteman Press Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	282.43	Office Depot #450 - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	500.00	Paypal *Shannonstob - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	10.00	Sq *Big Dipper Ice Cream - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	10.00	Sq *Big Dipper Ice Cream - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	54.00	Stacked A Montana Grill - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	49.99	Target 00001719 - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	16.16	Target 00001719 - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	158.30	Tst* Spitz Restaurant Gro - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	22.80	Usps Po 2907740107 - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	15.13	Usps Po 2907740107 - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	50.00	West End Lock And Securit - PCard
03/10/2025	ACH	U.S. Bank PCards	CDBG	$	47.84	Western Awards Engravin - PCard
03/10/2025	ACH	U.S. Bank PCards	Court Grants	$	17.98	Albertsons #4025 - PCard
03/10/2025	ACH	U.S. Bank PCards	Court Grants	$	15.00	Dollar Tree - PCard
03/10/2025	ACH	U.S. Bank PCards	Court Grants	$	29.00	Dollar Tree - PCard
03/10/2025	ACH	U.S. Bank PCards	Court Grants	$	47.29	Great American Bagel - PCard
03/10/2025	ACH	U.S. Bank PCards	Court Grants	$	31.29	Straighttalk*Airtime - PCard
03/10/2025	ACH	U.S. Bank PCards	Court Grants	$	283.76	Wal-Mart #1956 - PCard
03/10/2025	ACH	U.S. Bank PCards	Court Grants	$	60.00	Wm Supercenter #1956 - PCard
03/10/2025	ACH	U.S. Bank PCards	Court Grants	$	234.05	Wm Supercenter #1956 - PCard
03/10/2025	ACH	U.S. Bank PCards	Court Grants	$	16.59	Zoom.Com 888-799-9666 - PCard
03/10/2025	ACH	U.S. Bank PCards	Engineering	$	54.50	4Te*Alarm Monitoring Serv - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Engineering	$	68.80	4Te*Alarm Monitoring Serv - PCard
03/10/2025	ACH	U.S. Bank PCards	Engineering	$	152.90	Amazon Mktpl*Jw1V544R3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Engineering	$	26.50	Amazon.Com*Zc8C34Hs2 - PCard
03/10/2025	ACH	U.S. Bank PCards	Engineering	$	1,349.90	Costco Whse #1644 - PCard
03/10/2025	ACH	U.S. Bank PCards	Engineering	$	249.98	Costco Whse #1644 - PCard
03/10/2025	ACH	U.S. Bank PCards	Engineering	$	380.37	Cpi*Coleparmerinstrumt - PCard
03/10/2025	ACH	U.S. Bank PCards	Engineering	$	751.80	Davis Instruments - PCard
03/10/2025	ACH	U.S. Bank PCards	Engineering	$	123.00	Ls Bighorn Boots And - PCard
03/10/2025	ACH	U.S. Bank PCards	Engineering	$	169.00	Ls Bighorn Boots And - PCard
03/10/2025	ACH	U.S. Bank PCards	Engineering	$	78.95	Northwest Industrial Supp - PCard
03/10/2025	ACH	U.S. Bank PCards	EOC 911	$	159.00	Eagleprintingbusforms - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	384.00	360 Office Solutions-Blgs - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	37.50	4Te*Alarm Monitoring Serv - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	12.50	4Te*Alarm Monitoring Serv - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	12.50	4Te*Alarm Monitoring Serv - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	37.50	4Te*Alarm Monitoring Serv - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	288.90	Alsco Inc. - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	419.48	Alsco Inc. - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	2,211.04	Amazon Mark* Z755U9Cz0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	139.84	Amazon Mark* Zc4Ks6Ub0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	86.59	Amazon Mark* Zg41B2H80 - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	86.59	Amazon Mark* Zg5Ar1Fb1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	1,204.00	Barcodes, Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	301.00	Barcodes, Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	361.51	Ecolab Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	206.26	Ecolab Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	24.29	Evergreen Ace Hardware - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	8.44	Ferguson Ent - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	6.99	Holiday Stations 0275 - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	459.95	Idwholesaler*Levata - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	78.28	Interstate Batteries Of - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	894.00	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	2,309.32	Kb Commercial Products - PCard

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03/10/2025	ACH	U.S. Bank PCards	Facilities	$	258.40	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	595.00	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	12.60	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	270.00	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	1,116.72	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	1,339.77	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	44.97	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	10.77	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	71.53	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	53.05	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	555.00	Midland Mechanical Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	135.00	Reliable Automation Syste - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	47.25	Spinfresh Laundry - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	71.75	Spinfresh Laundry - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	52.50	Spinfresh Laundry - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	70.00	Spinfresh Laundry - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	28.00	Spinfresh Laundry - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	95.00	Sq *Skyline Services, Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	86.62	Staples Inc Vt - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	26.25	Superior Water Solutions - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	9.96	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	20.94	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	129.91	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	478.02	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	14.00	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	5.88	Wal-Mart #2923 - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	20.85	Wal-Mart #2923 - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	153.00	West End Lock And Securit - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	30.00	West End Lock And Securit - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	197.00	Western Flag And Banner - PCard
03/10/2025	ACH	U.S. Bank PCards	Facilities	$	86.00	Western Flag And Banner - PCard
03/10/2025	ACH	U.S. Bank PCards	Fire Grants	$	33.99	Amazon Mktpl*Z799Z3Pr1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Fire Grants	$	(135.00)	Daytona Grande Hotel - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Fire Grants	$	(178.88)	Daytona Grande Hotel - PCard
03/10/2025	ACH	U.S. Bank PCards	Fire Grants	$	2.59	Eractoll 570254597 - PCard
03/10/2025	ACH	U.S. Bank PCards	Fire Grants	$	7.57	Eractoll 570254597 - PCard
03/10/2025	ACH	U.S. Bank PCards	Fire Grants	$	5.28	Eractoll 570254597 - PCard
03/10/2025	ACH	U.S. Bank PCards	Fire Grants	$	8.83	Eractoll 570254597 - PCard
03/10/2025	ACH	U.S. Bank PCards	Fire Grants	$	533.18	National Emergency Train - PCard
03/10/2025	ACH	U.S. Bank PCards	Fire Grants	$	(14.14)	National Emergency Train - PCard
03/10/2025	ACH	U.S. Bank PCards	Fleet	$	872.24	Big Sky Linen And Unif - PCard
03/10/2025	ACH	U.S. Bank PCards	Fleet	$	696.36	Big Sky Linen And Unif - PCard
03/10/2025	ACH	U.S. Bank PCards	Fleet	$	(128.58)	Stapls7649935590001001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Fleet	$	16.19	Stapls7650374534000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Fleet	$	348.93	Stapls7650374534000002 - PCard
03/10/2025	ACH	U.S. Bank PCards	Fleet	$	300.00	Tri State Oil Recla... - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	318.80	4Imprint, Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	19.99	Adobe *Adobe - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	4.99	Adobe *Adobe - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	14.99	Adobe *Adobe - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	23.88	Adobe Inc. - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	525.00	Alliance For Hope Intern - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	525.00	Alliance For Hope Intern - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	469.94	Amazon Mark* Hn9Jl07A3 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	11.69	Amazon Mark* Z750M2Tv1 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	76.40	Amazon Mark* Zc6K99Qk0 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	84.03	Amazon Mktpl*2E8K40Mk3 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	109.73	Amazon Mktpl*7X2Io3783 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	5.99	Amazon Mktpl*8I4C72043 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	279.98	Amazon Mktpl*A712Y2Ck3 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	8.24	Amazon Mktpl*Rr2Al0Sd3 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	8.25	Amazon Mktpl*Z50Mi3Ip1 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	104.77	Amazon Mktpl*Z74Cs49R1 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	14.98	Amazon Mktpl*Z795B6Nu0 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	65.36	Amazon Mktpl*Zc2Ap6Tg1 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	30.93	Amazon Mktpl*Zc2Vj62E0 - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	General	$	34.96	Amazon Mktpl*Zc8El5Vc2 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	18.99	Amazon Mktpl*Zg1Pp5Rl0 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	27.19	Amazon Mktpl*Zg3E67Ew1 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	407.97	Amazon Reta* Tv5Wm9Fq3 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	93.87	Amazon Reta* Z75L850D0 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	14.97	Amazon Reta* Zc1Ba0I20 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	9.31	Amazon Reta* Zc2Vi71U1 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	717.00	Amazon Reta* Zc3Ku5Us0 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	159.99	Amazon Reta* Zc5Vo3Re0 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	75.00	American Assoc Of Code - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	75.00	American Assoc Of Code - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	140.81	Amzn Mktp Us*Me2Ut0G33 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	22.99	Amzn Mktp Us*Z70Td9I00 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	12.56	Amzn Mktp Us*Z779X2G60 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	185.71	Best Western Premier G - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	10.00	Concentra Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	276.37	Delta Air 0062306199840 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	276.37	Delta Air 0062306402905 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	46.35	Dex Imaging, Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	61.58	Econoprint - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	433.21	Econoprint - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	110.00	Fairmont Hot Springs Reso - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	110.00	Fairmont Hot Springs Reso - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	110.00	Fairmont Hot Springs Reso - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	110.00	Fairmont Hot Springs Reso - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	110.00	Fairmont Hot Springs Reso - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	110.00	Fairmont Hot Springs Reso - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	110.00	Inreach Online Cle - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	110.00	Inreach Online Cle - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	110.00	Inreach Online Cle - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	472.69	Insight Public Sector - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	116.04	Jimmy Johns - 1646 - E - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	350.00	Jsecbillings.Org - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	General	$	266.50	Juli Pierce Law Pllc - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	828.00	Law Office Of Karen J - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	65.50	Northern Hotel - Berni - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	69.80	Nyc Taxi 1246 12460010 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	20.00	Openai *Chatgpt Subscr - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	1,097.00	Py *International Municip - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	2.99	Remarkable - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	170.48	Residence Inn - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	718.00	Sp Nbi National Busi - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	45.00	Stacked A Montana Grill - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	(42.39)	Stapls7649380164001001 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	26.48	Stapls7651033433000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	19.79	Stapls7909301507000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	47.27	Target 00013334 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	1,949.46	Thomson West*Tcd - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	19.37	Track1099.Com - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	1,154.54	Track1099.Com - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	2.75	Track1099.Com - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	824.52	Track1099.Com - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	28.98	Tst* Mediterranean Soul - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	15.99	Tst* Mediterranean Soul - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	85.68	Tst* Stella'S Kitchen & B - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	14.78	Uber *Trip - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	73.93	Uber *Trip - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	62.95	Uber *Trip - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	59.00	U-Haul Moving & Storage O - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	40.00	United 0164470249929 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	40.00	United 0164471074903 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	1.79	Usps Po 2907800103 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	375.00	Vsi*Billings Parkrec - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	230.00	Wa Board Of Accountancy - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	61.16	Walmart.Com - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	66.39	Zoom.Com 888-799-9666 - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	General	$	16.59	Zoom.Com 888-799-9666 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	49.00	Zoom.Com 888-799-9666 - PCard
03/10/2025	ACH	U.S. Bank PCards	General	$	16.59	Zoom.Com 888-799-9666 - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	34.50	4Te*Alarm Monitoring Serv - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	25.98	Amazon Mktpl*4K1Ox4G43 - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	41.07	Amazon Mktpl*717Ov53A3 - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	9.20	Amazon Mktpl*9A6A91V33 - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	25.98	Amazon Mktpl*Eg4Lj85I3 - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	19.97	Amazon Mktpl*Fj6Xa89L3 - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	25.98	Amazon Mktpl*Fk5Fi0Cg3 - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	16.48	Amazon Mktpl*Rr2Al0Sd3 - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	15.98	Amazon Mktpl*Z56Xc7Wx1 - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	28.49	Amazon Mktpl*Z72A466D2 - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	12.99	Amazon Mktpl*Z72Rm8Vs0 - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	25.98	Amazon Mktpl*Z78Zh0Q91 - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	48.36	Amazon Reta* Z78Xv9Xp2 - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	719.92	Amazon Reta* Z799L8Xc1 - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	99.00	Digicert - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	517.85	Digicert - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	25.00	Duo*Com - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	422.96	Insight Public Sector - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	247.78	Insight Public Sector - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	20.00	Openai *Chatgpt Subscr - PCard
03/10/2025	ACH	U.S. Bank PCards	IT Resources	$	92.90	Tlf*Gainans Floral And Gi - PCard
03/10/2025	ACH	U.S. Bank PCards	Legal Grants	$	525.00	Alliance For Hope Intern - PCard
03/10/2025	ACH	U.S. Bank PCards	Legal Grants	$	725.97	American Air0012211007560 - PCard
03/10/2025	ACH	U.S. Bank PCards	Legal Grants	$	725.97	American Air0012211007561 - PCard
03/10/2025	ACH	U.S. Bank PCards	Legal Grants	$	725.97	American Air0012211007562 - PCard
03/10/2025	ACH	U.S. Bank PCards	Legal Grants	$	725.97	American Air0012211007563 - PCard
03/10/2025	ACH	U.S. Bank PCards	Legal Grants	$	600.00	Conference On Crimes Agai - PCard
03/10/2025	ACH	U.S. Bank PCards	Legal Grants	$	1,800.00	Conference On Crimes Agai - PCard
03/10/2025	ACH	U.S. Bank PCards	Legal Grants	$	478.37	Delta Air 0062303823017 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	87.50	4Te*Alarm Monitoring Serv - PCard

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03/10/2025	ACH	U.S. Bank PCards	Library	$ 87.50	4Te*Alarm Monitoring Serv - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 14.93	Albertsons #0047 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 27.46	Albertsons #4025 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 23.95	Albertsons #4025 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 60.96	Amazon Mark* 2H7Hk5W83 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 39.55	Amazon Mark* Fv3Zt9I73 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 208.13	Amazon Mark* Za57I38B3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 50.96	Amazon Mark* Zc1Tc7Xp0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 44.96	Amazon Mark* Zc2Fn7Aa0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 8.89	Amazon Mark* Zg76A55K0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 21.38	Amazon Mktpl*2E41G3Vb3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 14.24	Amazon Mktpl*452Ds8Df3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 8.99	Amazon Mktpl*8U08L4Zi3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 11.99	Amazon Mktpl*Br8Yj5Kd3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 49.15	Amazon Mktpl*Mn2Ax0Yv3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 35.00	Amazon Mktpl*Yj55H4Jp3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 14.37	Amazon Mktpl*Z58Yc0Wn1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 30.81	Amazon Mktpl*Zc7Ku5U72 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 16.99	Amazon Reta* Ab35463U3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 13.99	Amazon Reta* Mi7Tz9Qa3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 21.99	Amazon Reta* Rx9Kk6H13 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 23.43	Amazon Reta* T792S53G3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 6.99	Amazon Reta* Zc5907Cu1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 9.99	Amazon Reta* Zg53V2Tc0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 22.27	Amzn Mktp Us*K43Br84H3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 11.45	Amzn Mktp Us*W36Rc2C13 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 9.99	Amzn Mktp Us*Z52Xa2Uh1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 6.61	Amzn Mktp Us*Zc2Ay8Gg2 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 8.98	Amzn Mktp Us*Zc98F3Lc2 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 29.95	Amzn Mktp Us*Zg0279Tc0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 91.47	Asana.Com - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 451.15	Bayscan Technologies Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$ 35.54	Billings Hardware & Servi - PCard

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03/10/2025	ACH	U.S. Bank PCards	Library	$	119.99	Canva* I04432-56965740 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	204.44	Cavendishsq - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	114.25	Collaborative Summer Libr - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	46.83	Dishmachine Tubing And P - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	139.80	Econo Print - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	63.30	Gan*1094Grfalltribcirc - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	34.00	Gan*Usatodaycirc - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	120.00	Google *Gsuite_Explore - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	61.20	Grainger - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	16.50	Hanson Chemical - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	599.65	Hanson Chemical - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	180.65	Imagestuff.Com - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	1,488.00	In *Book Page - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	105.00	In *Independent Lock And - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	2,255.00	Janway Company - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	1,257.34	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	13.98	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	94.94	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	169.90	Michaels #9490 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	68.54	Michaels #9490 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	33.00	Pizza Hut #1714 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	35.00	Pzg**Mt Dli Ebiz - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	343.00	Simply Local Mag - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	343.00	Simply Local Mag - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	153.63	Sp Maker Pipe - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	62.44	Sp Maker Pipe - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	20.00	Sq *Stomping Grounds Book - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	40.00	Sq *Stomping Grounds Book - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	182.00	Sq *Stomping Grounds Book - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	60.00	Sq *Stomping Grounds Book - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	52.00	Sq *Yellowstone County Ne - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	676.59	Stapls7650293320000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	739.39	Stapls7650293320000002 - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Library	$	585.00	Summit Fire And Security - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	30.44	Target 00001719 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	37.97	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	207.44	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	92.80	The Rubber Stamp E-Comm - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	7.89	Thrift Books Global, Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	1.99	Thrift Books Global, Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	9.98	Wal-Mart #1956 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	37.50	Walmart.Com - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	17.94	Wm Supercenter #2923 - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	200.00	Www.Mcls.Org - PCard
03/10/2025	ACH	U.S. Bank PCards	Library	$	126.99	Zoro Tools Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	51.60	Albertsons #4025 - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	29.99	Amazon Mark* Ux9Ec7363 - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	26.08	Amazon Reta* 0F9H52Et3 - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	167.94	Amazon Reta* Z74Xs2Sz1 - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	40.00	American Ai 0010266276981 - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	3,485.85	Amzn Mktp Us*Y05M97Yb3 - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	32.99	Billingsgazettethriftynck - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	32.99	Billingsgazettethriftynck - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	193.00	Econo Print - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	495.00	Grant Writing Usa - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	134.11	Mackenzie River Blgs Hts - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	32.17	Stapls7650394291000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	124.34	Stapls7650437748000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	184.09	Stapls7650598956000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	31.58	Stapls7650598956000002 - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	95.79	Stapls7650719166000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	42.86	Stapls7650735438000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	33.19	Stapls7650885200000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	196.28	Stapls7650961436000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	103.88	Stapls7651405660000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	65.59	Stapls7651676044000001 - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	51.68	Stapls7909883198000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	499.40	Topz Sandwich Company - PCard
03/10/2025	ACH	U.S. Bank PCards	P.W. Admin	$	16.59	Zoom.Com 888-799-9666 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	199.90	Ace Hardware Corporation - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	12.99	Adobe *Adobe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	19.99	Adobe *Adobe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	59.99	Adobe *Adobe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	59.99	Adobe *Adobe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	59.99	Adobe *Adobe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	59.99	Adobe *Adobe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	66.20	Adobe Inc. - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	30.32	Albertsons #0038 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	46.15	Albertsons #0038 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	62.61	Albertsons #0038 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	17.94	Albertsons #4025 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	17.38	Albertsons #4025 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	90.18	Amazon Mark* 0Y6Lu9R73 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	33.98	Amazon Mark* Z765S9042 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	5.99	Amazon Mark* Zc0Pg4Wg1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	300.84	Amazon Mark* Zc6R928G0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	83.95	Amazon Mktpl*0C0I26Gn3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	239.98	Amazon Mktpl*2B2Zq5F63 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	253.56	Amazon Mktpl*2G2Mw66O3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	19.78	Amazon Mktpl*Ms4Zp92S3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	555.00	Amazon Mktpl*Z76380U52 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	359.90	Amazon Mktpl*Z76Um2230 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	55.44	Amazon Mktpl*Z79C70Pq0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	27.99	Amazon Mktpl*Zg2Ot1Nc1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	64.99	Amazon Reta* Fz15L86Y3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	22.49	Amazon.Com*Si2Kw72D3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	119.50	Amazon.Com*Zc2Yn0Ej1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	23.99	Amazon.Com*Zc5Pt65L1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	14.99	Ampd Strong - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	4.99	Ampd Strong - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	9.93	Amzn Mktp Us*Bb1E610I3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	989.97	Amzn Mktp Us*Zg6U24Qw0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	430.00	Associatio* Nrpa Caree - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	55.99	Autozone #3772 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	(55.99)	Autozone #3772 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	98.98	Autozone #3772 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	55.99	Autozone #3772 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	26.97	Autozone #3772 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	24.99	Autozone #3772 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	(20.99)	Autozone #3772 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	18.00	Bass Pro Billings432 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	60.00	Batteries+Bulbs #0253 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	52.71	Billings Construction Sup - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	21.99	Billings Hardware & Servi - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	37.16	Billings Hardware & Servi - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	301.52	Bobcat Of Big Sky Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	160.94	Bobcat Of Big Sky Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	157.45	Boot Barn #83 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	386.66	Border States Industries - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	149.29	C B Operations Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	43.00	Carquest 3153 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	199.11	Column Public Notice - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	190.00	Creative Monograms Smb - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	549.50	Dd *Topzsandwichcompa - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	4,409.60	Dohenys Pool Supplies - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	38.75	Dollar Tree - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	55.92	Domino'S 7003 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	237.60	Esoft Planner - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	78.27	Evergreen Ace Hardware - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	23.98	Evergreen Ace Hardware - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	71.39	Evergreen Ace Hardware - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	55.97	Evergreen Ace Hardware - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	251.10	Fsp*Generator Starter Sho - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	54.71	Hanson Chemical - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	73.26	Hanson Chemical - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	61.91	Harbor Freight Tools 207 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	46.97	Harbor Freight Tools 207 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	10.98	Harbor Freight Tools 207 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	24.78	Harbor Freight Tools 207 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	46.25	Headwater Companies Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	47.41	Heights Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	20.24	Heights Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	15.97	Heights Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	167.97	Heights Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	3.98	Hobby-Lobby #251 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	61.19	Hose & Rubber - Blg - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	249.00	International Bronze Plaq - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	123.03	Interstate Batteries Of - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	96.26	Interstate Batteries Of - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	103.27	Issa Intl Sports Scien - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	291.60	Jimmy Johns - 1646 - E - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	35.99	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	5.99	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	18.87	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	31.98	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	17.98	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	287.76	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	207.96	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	295.80	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	207.82	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	19.98	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	413.78	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	30.58	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	149.00	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	89.07	Kings Ace Hdwe - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	47.96	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	62.91	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	315.74	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	28.07	Lisa'S Sandwich Den - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	339.92	Lowes #00319* - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	30.00	Ls Bighorn Boots And - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	135.00	Ls Bighorn Boots And - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	655.00	Medallion Vault & Casket - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	655.00	Medallion Vault & Casket - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	1,310.00	Medallion Vault & Casket - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	438.55	Midland Implement Co - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	1,498.80	Midland Implement Co - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	39.17	Midland Implement Co - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	435.91	Midland Implement Co - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	429.65	Midland Implement Co - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	836.51	Midland Implement Co - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	139.79	Midland Implement Co - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	806.57	Midland Implement Co - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	35.19	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	12.16	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	27.56	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	89.29	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	13.66	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	454.29	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	21.94	Nfhs All Access - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	146.62	Norco - 97 - Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	91.63	Norco - 97 - Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	30.17	Office Depot #450 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	79.90	O'Reilly 1551 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	56.94	O'Reilly 1751 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	122.88	Pacific Steel Branch #02 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	32.58	Pacific Steel Branch #02 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	(482.83)	Pacific Steel Branch #02 - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	590.00	Pacific Steel Branch #02 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	72.00	Pepsicola Bottling Compan - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	296.00	Pp*Zee Creative - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	154.97	Pzg**Mt Dept Of Ag Onl - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	156.00	Pzg**Mt Dept Of Ag Onl - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	189.00	Quickscores - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	990.00	Rain Bird Online Store - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	288.00	Ratco Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	360.00	S Bar S Supply Co Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	43.62	Sams Club #4805 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	33.44	Samsclub #4805 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	319.80	Scheels Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	31.68	Shamrock Fsw590 Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	114.95	Shipton'S Big R Heights - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	97.97	Shipton'S Big R Service - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	6.99	Shipton'S Big R West - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	49.99	Shipton'S Big R West - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	159.94	Shipton'S Big R West - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	74.50	Shipton'S Big R West - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	75.00	Snappyduds - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	58.00	Snappyduds - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	195.00	Snappyduds - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	1,317.00	Snappyduds - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	79.99	Spectrum - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	19.99	Spotify Usa - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	632.00	Ss Machine Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	244.00	Staley S Tire And Automot - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	28.91	Stapls7650999120000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	28.92	Stapls7650999120000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	57.83	Stapls7650999120000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	55.75	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	5.04	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$	82.82	Tacoma Screw Products Inc - PCard

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 48.08	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 43.83	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 63.83	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 17.87	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 59.84	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 74.69	Target 00013334 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 61.92	Target 00013334 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 50.00	Textmagic.Com - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 55.52	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 22.91	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 149.88	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 305.05	Tractor & Equipment - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 119.98	Tractor Supply #1381 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 46.21	Wal-Mart #2923 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 100.20	Wal-Mart #2923 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 33.46	Wal-Mart #2923 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 19.88	Wal-Mart #2923 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 50.30	Walmart.Com 8009256278 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 178.04	Wm Supercenter #1956 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 56.17	Wm Supercenter #2923 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 91.92	Wm Supercenter #4412 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 27.00	Yellowstone Valley Elect - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 16.59	Zoom.Com 888-799-9666 - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 72.39	Zumba Fitness - PCard
03/10/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 35.00	Zumbini - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$ 299.99	A And H Turf And Specialt - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$ 498.49	Ace Electric - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$ 14.40	Amazon Mktpl*Co7Av7Tx3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$ 97.88	Amazon Mktpl*D34Jf0643 - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$ 61.52	Amazon Mktpl*G217H8Uh3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$ 21.99	Amazon Mktpl*Z51T17981 - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$ 101.31	Amazon Mktpl*Zg7Ih4Hq0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$ 12.75	Amzn Mktp Us*Ks9Ze15B3 - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Parking	$	13.53	Amzn Mktp Us*L47By6Nl3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	48.47	Costco Whse #1644 - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	24.00	Creative Monograms Smb - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	405.96	Econoprint - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	1,926.55	Econoprint - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	33.77	Fedex33556859 - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	8.02	Grainger - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	5.72	Grainger - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	5.76	Grainger - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	495.00	Grant Writing Usa - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	9.99	Harbor Freight Tools 207 - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	31.05	Holiday Stations 0274 - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	186.53	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	60.58	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	60.56	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	130.55	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	186.54	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	130.58	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	186.53	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	60.56	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	130.55	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	19.99	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	17.87	Northwest Industrial Supp - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	17.87	Northwest Industrial Supp - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	17.87	Northwest Industrial Supp - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	25.48	Northwest Industrial Supp - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	78.36	Office Depot #450 - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	37.98	Office Depot #450 - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	8.09	O'Reilly 1548 - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	41.50	Overhead Door-S Mont - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	199.99	Shipton'S Big R East - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	12.99	Shipton'S Big R East - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	12.99	Shipton'S Big R East - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Parking	$	9.00	Spic And Span - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	10.00	Spic And Span - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	9.00	Spic And Span - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	10.00	Spic And Span - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	9.00	Spic And Span - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	10.00	Spic And Span - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	35.00	Sq *Skyline Services, Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	290.00	Sq *Skyline Services, Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	36.93	Staples Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	36.93	Staples Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	36.93	Staples Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	32.58	Staples Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	65.92	Staples Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	8.00	Sumup *Silver Threads - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	53.96	Tractor-Supply-Co #0303 - PCard
03/10/2025	ACH	U.S. Bank PCards	Parking	$	3.97	Wm Supercenter #1956 - PCard
03/10/2025	ACH	U.S. Bank PCards	Parks Maint	$	165.00	Rain Bird Online Store - PCard
03/10/2025	ACH	U.S. Bank PCards	Parks Maint	$	165.00	Rain Bird Online Store - PCard
03/10/2025	ACH	U.S. Bank PCards	Parks Maint	$	165.00	Rain Bird Online Store - PCard
03/10/2025	ACH	U.S. Bank PCards	Parks Maint	$	165.00	Rain Bird Online Store - PCard
03/10/2025	ACH	U.S. Bank PCards	Parks Maint	$	330.00	Rain Bird Online Store - PCard
03/10/2025	ACH	U.S. Bank PCards	Parks Maint	$	165.00	Rain Bird Online Store - PCard
03/10/2025	ACH	U.S. Bank PCards	Parks Maint	$	267.50	Yellowstone Valley Elect - PCard
03/10/2025	ACH	U.S. Bank PCards	Parks Maint	$	57.95	Yellowstone Valley Elect - PCard
03/10/2025	ACH	U.S. Bank PCards	Parks Maint	$	27.58	Yellowstone Valley Elect - PCard
03/10/2025	ACH	U.S. Bank PCards	Parks Maint	$	27.82	Yellowstone Valley Elect - PCard
03/10/2025	ACH	U.S. Bank PCards	Parks Maint	$	327.37	Yellowstone Valley Elect - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	1,575.00	Alliance For Hope Intern - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	70.89	Allianz Travel Ins - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	170.70	Amazon Mktpl*946Bp1Tu3 - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	1,800.00	Conference On Crimes Agai - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	1,800.00	Coverttrack Group Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	276.37	Delta Air 0062305511262 - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	276.37	Delta Air 0062305511263 - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	276.37	Delta Air 0062305511264 - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	573.92	Dynamic Designs - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	825.00	Enterprise Rent-A-Car - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	855.00	Enterprise Rent-A-Car - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	1,230.00	Enterprise Rent-A-Car - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	825.00	Enterprise Rent-A-Car - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	825.00	Enterprise Rent-A-Car - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	855.00	Enterprise Rent-A-Car - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	825.00	Enterprise Rent-A-Car - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	825.00	Enterprise Rent-A-Car - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	825.00	Enterprise Rent-A-Car - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	825.00	Enterprise Rent-A-Car - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	384.34	United 0162457274734 - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	384.34	United 0162457274735 - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	22.99	United 0164470042911 - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	22.99	United 0164470042912 - PCard
03/10/2025	ACH	U.S. Bank PCards	PD Program	$	20.50	Wal-Mart 5925 Gas Se2 - PCard
03/10/2025	ACH	U.S. Bank PCards	Phone System	$	197.87	Insight Public Sector - PCard
03/10/2025	ACH	U.S. Bank PCards	Planning	$	91.20	Amazon Mktpl*6W9Ti6W43 - PCard
03/10/2025	ACH	U.S. Bank PCards	Planning	$	27.99	Amazon Mktpl*Z70Ro4Tn1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Planning	$	12.59	Amazon Mktpl*Z74Ix0I82 - PCard
03/10/2025	ACH	U.S. Bank PCards	Planning	$	32.49	Amazon Mktpl*Zc0Rt1Kw2 - PCard
03/10/2025	ACH	U.S. Bank PCards	Planning	$	9.99	Amazon Mktpl*Zg5419Pc1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Planning	$	19.99	Amzn Mktp Us*H203801I3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Planning	$	750.00	Apa - PCard
03/10/2025	ACH	U.S. Bank PCards	Planning	$	11.97	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Planning	$	(11.97)	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Planning	$	65.00	Montana Association Of - PCard
03/10/2025	ACH	U.S. Bank PCards	Planning	$	113.00	Simplicityonline - PCard
03/10/2025	ACH	U.S. Bank PCards	Planning	$	50.25	Sq *Sweetwater Cafe - PCard
03/10/2025	ACH	U.S. Bank PCards	Planning	$	16.59	Zoom.Com 888-799-9666 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	105.00	Ace Electric - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	539.79	Action Targets - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	263.88	Adobe *Adobe - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	1,804.94	Agent Fee 8900901077552 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	998.23	Air Controls-Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	591.58	Airbnb * Hm3Hdkknwp - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	(591.58)	Airbnb * Hm3Hdkknwp - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	742.50	Airbnb * Hm4Yrchenx - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	1,315.90	Airbnb * Hm9Rnzkbrc - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	(671.70)	Airbnb * Hmzepwdqqk - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	671.70	Airbnb * Hmzepwdqqk - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	53.49	Airgas Llc -Central C258 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	17.98	Albertsons #0038 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	17.98	Albertsons #1227 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	1,050.00	Alliance For Hope Intern - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	13.35	Alsco Inc. - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	26.70	Alsco Inc. - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	19.12	Alsco Inc. - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	13.35	Alsco Inc. - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	13.35	Alsco Inc. - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	13.35	Alsco Inc. - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	36.46	Alsco Inc. - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	53.85	Alsco Inc. - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	26.70	Alsco Inc. - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	36.45	Amazon Mark* Vk7Vw3M43 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	83.20	Amazon Mktpl*3B3Iw04C3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	139.43	Amazon Mktpl*Bd5F48Sg3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	14.95	Amazon Mktpl*Dm8C24163 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	10.99	Amazon Mktpl*P89Tx8113 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	14.95	Amazon Mktpl*Qj5H97X73 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	104.51	Amazon Mktpl*Z70Tv7E61 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	147.23	Amazon Mktpl*Z71673X81 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	64.23	Amazon Mktpl*Z71Cp67V1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	16.14	Amazon Mktpl*Z73Qp5O30 - PCard

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03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 19.94	Amazon Mktpl*Z73Vf2Si1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 89.90	Amazon Mktpl*Z76757280 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 36.99	Amazon Mktpl*Z77Kq3050 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 291.41	Amazon Mktpl*Zc2Su8Fl1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 71.40	Amazon Mktpl*Zc2Tw3O10 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 54.88	Amazon Mktpl*Zc3Wb95W1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 73.89	Amazon Mktpl*Zc5C77Mr2 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 15.99	Amazon Mktpl*Zc6Gw4Gd0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 319.89	Amazon Mktpl*Zg0Ld3421 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 30.94	Amazon Mktpl*Zg23R6021 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 16.99	Amazon Mktpl*Zg3Tt0Pa1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 104.94	Amazon Mktpl*Zg5R35P11 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 19.86	Amazon Mktpl*Zg87W5Y91 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 719.92	Amazon Reta* 9Y3P53Hs3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 159.13	Amazon Reta* Jc2Uz8Iw3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 716.39	Amazon Reta* Md0Y18Ej3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 255.79	Amazon Reta* Z71Kz72X2 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 40.42	Amazon Reta* Zc0Bo8F70 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 91.32	Amazon.Com*8J1326Qu3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 48.96	Amazon.Com*Wv9659Pf3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 52.74	Amazon.Com*Zc0W415Q1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 39.00	American Water Technol - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 22.76	Amzn Mktp Us*Ac8K76Lo3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 178.99	Amzn Mktp Us*B29X28K73 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 15.91	Amzn Mktp Us*Bc6Tw9My3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 34.05	Amzn Mktp Us*Z78Qu8Sb0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 389.99	Amzn Mktp Us*Zc07O1Ad0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 35.00	Amzn Mktp Us*Zc4Vl67X2 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 44.55	Amzn Mktp Us*Zc91F67O0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 525.00	Apco International Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 760.79	B&H Photo 800-606-6969 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 599.94	B&H Photo 800-606-6969 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$ 198.72	Batteries+Bulbs #0253 - PCard

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03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	17.99	Billings Hardware & Servi - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	35.99	Billingsgazettethriftynck - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	35.99	Billingsgazettethriftynck - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	587.64	Bk Technolo - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	396.51	Bk Technolo - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	2,737.86	Budget Rent A Car - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	150.00	Bwy*Fbinaa Natl Office - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	4.81	Cenex- Zip Trip #57 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	287.02	Continental Western Corpo - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	72.70	Corporate Translation Ser - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	79.96	Costco Whse #1644 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	168.39	Costco Whse #1644 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	599.97	Costco Whse #1644 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	(50.00)	Country Inn And Suites - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	(50.00)	Country Inn And Suites - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	384.36	Country Inn And Suites - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	384.36	Country Inn And Suites - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	126.00	Creative Monograms Smb - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	192.00	Creative Monograms Smb - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	464.36	Delta Air 0062300375394 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	464.36	Delta Air 0062300375395 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	1,200.00	Ds Discount Furniture Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	614.46	Econoprint - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	119.90	Efx*Infoservices - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	470.00	Empire Heating And Coolin - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	751.40	Enterprise Rent-A-Car - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	22.42	Exxon Billings 11 #105 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	50.00	Fsp*Billings Clinic Commu - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	17.00	Fsp*Billings Clinic Commu - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	17.00	Fsp*Billings Clinic Commu - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	108.29	Galls - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	144.81	Grainger - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	990.00	Grant Writing Usa - PCard

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03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	495.00	Grant Writing Usa - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	3,150.00	Hanser Wrecker Company - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	84.00	Hanson Chemical - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	290.39	Hanson Chemical - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	152.58	Hanson Chemical - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	38.33	Hanson Chemical - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	118.40	Hanson Chemical - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	345.13	Hanson Chemical - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	140.21	Hanson Chemical - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	322.34	Hanson Chemical - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	288.03	Hanson Chemical - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	19.99	Harbor Freight Tools 207 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	40.31	Holiday Stations 0080 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	554.98	Homedepot.Com - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	1,155.00	Hon*Analytics Inc. - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	79.00	Iabti.Org - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	230.86	Ideal Blasting Supply - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	522.67	In *Fire Suppression Cons - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	2,241.00	In *Firefighter Inspirati - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	42.50	In *Frosty Solutions, Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	420.00	In *Hamilton Mechanical - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	159.00	In *Ryan Comyn - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	247.78	Insight Public Sector - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	69.90	Insight Public Sector - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	404.34	Insight Public Sector - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	895.00	Inst. Of Police Tech & - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	600.00	Int'L Code Council - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	75.00	Ipmba - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	281.36	Iron Mountain - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	143.05	Jersey Mikes Online Uc - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	661.90	Jones & Bartlett Learning - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	197.03	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	9.98	Kings Ace Hdwe - PCard

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03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	775.99	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	76.97	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	4,182.05	Life Assist Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	448.50	Life Assist Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	51.25	Life Assist Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	493.36	Life Assist Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	1,068.59	Life Assist Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	(74.98)	Lowes #00319* - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	79.96	Lowes #00907* - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	149.00	Lowes #00907* - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	352.48	Lowes #00907* - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	34.62	Maverik #344 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	56.85	Mcdonald'S F1249 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	374.25	Mcdonald'S F34743 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	1,835.27	Mead Lumber Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	136.06	Mid-Rivers Telephone Coo - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	160.00	Minuteman Press Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	2,281.55	Motorola Solutions Onlin - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	1,244.80	Motorola Solutions Onlin - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	112.00	Mwaa Dca - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	120.00	National Academies Of Eme - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	300.00	National Academy Of Emd - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	50.00	National Association Of S - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	25.00	National Registry Emt - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	175.00	National Registry Emt - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	25.00	National Registry Emt - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	25.00	National Registry Emt - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	210.75	Nemont - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	20.00	Openai *Chatgpt Subscr - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	3,570.00	Patc Training - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	408.74	Peavey Corp. - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	1,076.03	Precision Locker Compa - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	1,395.00	Pure Gold Forensics - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	381.55	Py *Mosaic Threads, Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	75.00	Py *Mosaic Threads, Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	36.00	Pzg**Mt Dept Revenue-E - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	75.00	Pzg**Mt Dli Ebiz - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	644.10	Red Rock Hotel Fd - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	108.68	Rockets Gourmet Wraps And - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	933.40	Safeguard Portal Processi - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	44.36	Sams Club #6565 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	29.36	Samsclub.Com - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	4,065.00	Sign Pro - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	349.70	Sp Agilite0972 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	298.06	Spectrum - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	80.00	Sq *Judith Bondo - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	1,932.00	Sq *National Tactical Off - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	(3,700.00)	Sq *Shaun Hirschi - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	3,700.00	Sq *Shaun Hirschi - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	4,950.00	Sq *Stonewater Training L - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	106.00	Sq *Tel Net Systems Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	159.00	Sq *Tel Net Systems Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	(70.49)	Stapls7648722186001001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	55.39	Stapls7650297593000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	45.60	Stapls7650318593000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	45.60	Stapls7650754990000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	170.98	Stapls7650797658000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	156.10	Stapls7651258324000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	107.28	Stapls7651265221000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	45.60	Stapls7651326549000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	72.47	Stapls7651592047000002 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	45.60	Stapls7651755826000001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	3,753.00	Summit Fire And Security - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	1,256.00	Sumup *Silver Threads - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	163.90	Target 00013334 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	105.47	Target 00013334 - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	42.78	Target 00013334 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	74.12	Target 00013334 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	204.00	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	22.97	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	20.97	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	25.38	The Mail Drop - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	308.00	Tlo Transunion - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	370.01	Tractor-Supply-Co #0303 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	80.00	Triangle Communications - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	31.00	Tst*City Brew Coffee - C - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	43.08	Tst*City Brew Coffee - C - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	86.16	Tst*City Brew Coffee - C - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	185.06	United 0162455247646 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	40.00	United 0164467552925 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	(40.00)	United 0164467552925 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	40.00	United 0164469224324 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	66.03	Universal Awards - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	16.40	Ups*Billing Center - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	114.58	Ups*Billing Center - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	13.18	Ups*Billing Center - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	18.19	Ups*Billing Center - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	69.08	Ups*Billing Center - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	6.35	Usps Po 2907810117 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	22.90	Usps Po 2907810117 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	399.20	Varidesk* 1800 207 2587 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	429.00	Vulcan Tire - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	101.24	Wal-Mart #2923 - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	423.82	Wasabi Technologies - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	750.00	Wp*Www.Mnoa.Org - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	234.19	Www.Thesnowplow.Com - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	97.00	Www.Volgistics.Com - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	76.01	Yellowstone County Treas - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	724.58	Yellowstone Valley Elect - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	210.90	Yellowstone Valley Elect - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	30.62	Yellowstone Valley Elect - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	81.08	Yellowstone Valley Elect - PCard
03/10/2025	ACH	U.S. Bank PCards	Public Safety	$	340.00	Zoll Medical Corp - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	28.49	Amazon Mark* Z77R304L1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	25.90	Amazon Mark* Z79D83Db2 - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	47.58	Amazon Mark* Zc3Pr3Zz1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	10.95	Amazon Reta* C53Qd0S33 - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	41.21	Amazon Reta* Ut6Jd0703 - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	41.21	Amazon Reta* Ut6Jd0703 - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	80.77	Amzn Mktp Us*Me3Ng4Ym3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	21.98	Amzn Mktp Us*Z708L78T2 - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	29.00	Batteries+Bulbs #0253 - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	4,569.92	Big Sky Linen And Unif - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	1,717.96	Big Sky Linen And Unif - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	20.72	Bloedorn Lumber-Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	10.05	City Of Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	(80.00)	Cross Petroleum Service - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	749.88	Cross Petroleum Service - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	103.70	Econo Print - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	339.99	Fastenal Company 01Mtbll - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	2,273.24	Fastenal Company 01Mtbll - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	99.52	Fastenal Company 01Mtbll - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	31.98	Harbor Freight Tools 207 - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	19.99	Harbor Freight Tools 207 - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	12.91	Hose & Rubber - Blg - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	174.14	Interstate Batteries Of - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	37.95	Interstate Batteries Of - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	118.95	Interstate Batteries Of - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	79.99	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	34.99	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	15.96	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	25.98	Kings Ace Hdwe - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	48.98	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	26.99	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	299.00	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	121.41	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	65.96	Krispy Kreme #0582 - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	972.90	Lawson Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	45.96	Lowes #00319* - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	(22.98)	Lowes #00319* - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	127.90	Mac Tools - Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	12.99	Office Depot #450 - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	15.98	O'Reilly 1548 - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	141.00	Six Robblees Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	505.00	Swana - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	22.25	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	35.69	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	145.96	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	28.47	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	300.00	Tri State Oil Recla... - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	(300.00)	Tri State Oil Recla... - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	320.00	White Heating And Air Con - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	240.00	White Heating And Air Con - PCard
03/10/2025	ACH	U.S. Bank PCards	Solid Waste	$	46.45	Yellowstone County Treas - PCard
03/10/2025	ACH	U.S. Bank PCards	Stillwater Const	$	238.70	Amazon Mktpl*Zc0792Le1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Stillwater Const	$	180.36	Amazon.Com*Zg1I788L0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Stillwater Const	$	47.00	Compliancesigns.Com - PCard
03/10/2025	ACH	U.S. Bank PCards	Stillwater Const	$	35.00	Lasercrafting - PCard
03/10/2025	ACH	U.S. Bank PCards	Stillwater Const	$	319.80	Lasercrafting - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	484.00	Amazon Reta* Zc4Pg4U02 - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	405.90	Amzn Mktp Us*Nh4279Rs3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	225.50	Amzn Mktp Us*Z733A8Xj1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	135.30	Amzn Mktp Us*Zc82J5Xg0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	27.00	Awg 3575 - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	30.00	City Of Billiings Buildin - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	120.00	City Of Billiings Buildin - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	677.88	Dxp Enterprises - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	48.58	Evergreen Ace Hardware - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	29.98	Exxon Billings 11 #105 - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	99.00	Fisher Water Service - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	695.00	Fp *Altitude Signal, Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	39.96	Harbor Freight Tools 207 - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	19.98	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	29.99	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	19.95	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	31.94	Lowes #00319* - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	744.12	Midway Rental-Laurel - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	87.83	Northwest Pipe Fittings - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	39.98	O'Reilly 1548 - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	9.99	O'Reilly 1549 - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	13.19	O'Reilly 1551 - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	2.56	O'Reilly 1551 - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	100.17	Ratco Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	39.98	Shipton'S Big R Heights - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	249.99	Shipton'S Big R West - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	1.73	Staples Inc Vt - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	98.54	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	22.90	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	195.30	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	13.01	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	279.30	The Ups Store 7778 - PCard
03/10/2025	ACH	U.S. Bank PCards	Street/Traffic	$	226.50	Yellowstone Valley Elect - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	43.01	(Pc) 0725 Ced - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	43.68	(Pc) 0725 Ced - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	85.00	42Nd Annual Downtown - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	40.00	A And H Turf And Specialt - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	53.00	Aaim - Services - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	48.70	Abc Florida Parts Call Ct - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Transit	$	568.20	Abc Florida Parts Call Ct - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	2,655.80	Abc Florida Parts Call Ct - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	1,437.40	Abc Florida Parts Call Ct - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	596.40	Abc Florida Parts Call Ct - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	12.99	Adobe *Adobe - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	59.99	Adobe *Adobe - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	9.18	Albertsons #0630 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	116.97	Amazon Mktpl*Rw4Z21K03 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	11.95	Amazon Mktpl*Zc3Vs3161 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	202.23	Amazon Mktpl*Zg1O50Mr1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	12.79	Amazon Mktpl*Zg1Vq1W70 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	36.13	Amazon Mktpl*Zg46850E1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	33.04	Amzn Mktp Us*Pe10S4493 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	55.94	Awg 3575 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	26.00	Awg 3575 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	150.74	Awg 3575 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	158.66	Econo Print - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	11.46	Ferguson Ent #1342 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	21.00	Find It Parts - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	34.49	Find It Parts - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	15.61	Find It Parts - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	824.49	Find It Parts - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	46.42	Gateway Fees - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	410.00	In *Cotter'S Sewer, Septi - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	34.25	In *Frosty Solutions, Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	26.00	In *Frosty Solutions, Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	2,800.00	In *Peacock Cleaning Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	735.00	In *Yellowstone Acoustics - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	85.00	Kb Commercial Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	159.98	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	18.52	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	17.98	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	14.38	Kings Ace Hdwe - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Transit	$	62.97	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	40.49	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	440.34	Lanyard* Customlanyard - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	59.13	Lawson Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	41.37	Lawson Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	174.74	Lawson Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	69.96	Lowes #00319* - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	4.98	Lowes #00319* - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	22.97	Lowes #00319* - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	381.66	Marketing Specialties In - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	195.20	Maxum Hardware Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	51.09	Maxum Hardware Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	26.03	Mfcp Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	555.00	Montana Tire Distributor - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	27.00	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	9.99	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	301.14	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	7.39	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	29.00	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	22.89	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	14.91	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	4.84	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	4.84	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	7.30	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	4.84	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	29.82	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	95.85	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	40.14	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	9.08	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	51.16	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	25.02	Napa Store 3547001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	4,239.42	Nwestco - 002 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	17.99	Office Depot #1080 - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Transit	$	23.99	O'Reilly 1551 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	8.99	O'Reilly 1551 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	187.00	Overhead Door-S Mont - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	1,000.00	Pierce Billings Admin - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	78.34	Purvis Industries 68 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	400.97	Pzg**Mt Dept Transport - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	32.12	Ratco Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	175.00	Sq *Gated Solutions - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	495.00	Sq *Tel Net Systems Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	28.79	Suspa, Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	110.00	Suspa, Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	220.00	Suspa, Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	3.28	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	1.75	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	6.99	Target 00001719 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	130.08	Tractor & Equipment - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	13.46	Wal-Mart #1956 - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	23.99	Western Ranch Supply - PCard
03/10/2025	ACH	U.S. Bank PCards	Transit	$	16.59	Zoom.Com 888-799-9666 - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	35.00	A And H Turf And Specialt - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	24.85	Aaim - Services - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	14.50	All Lock Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	19.88	Amazon Mktpl*Zg1Ud0Yj0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	99.49	Amazon Reta* Zg4Is9550 - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	87.40	Automationdirect.Com - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	29.59	Big Sky Linen And Unif - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	525.80	Big Sky Linen And Unif - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	958.89	Big Sky Linen And Unif - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	120.00	Billings Overhead Door In - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	41.70	Cdw Govt #Ac8My8R - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	241.32	City Of Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	208.21	City Of Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	124.32	City Of Billings - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	77.79	City Of Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	190.84	City Of Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	80.14	City Of Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	50.02	Costco Whse #1644 - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	219.90	Ebay O*04-12620-89481 - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	3,130.52	Enterprise Specialty Pro - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	64.60	Ferguson Ent 2006 - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	25.78	Grainger - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	2,181.57	Grainger - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	16.20	Grainger - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	124.20	Halliday Products - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	133.38	Hanna Instruments Us - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	245.55	Hanson Chemical - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	630.36	Hcm*Crisp Analytical Labs - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	4.78	Heights Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	66.53	Heights Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	349.92	Heights Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	9.07	Heights Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	170.52	Iapmo - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	10.75	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	(5.75)	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	4.74	Lowes #00319* - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	44.56	Lowes #00319* - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	47.76	Lowes #00907* - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	49.50	Online Continuing Educati - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	818.54	Provantage - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	54.00	Pzg**Mt Dept Revenue-E - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	75.00	Pzg**Mt Dli Ebiz - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	150.00	Pzg**Mt Dli Ebiz - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	75.00	Pzg**Mt Dli Ebiz - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	115.49	Rdo Equipment Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	33.03	Rsd - Billings#57 - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	1,008.62	Rsd - Billings#57 - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	15.00	Shipton'S Big R East - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	250.00	Sq *Genuine Marketing Llc - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	1,361.98	Sq *The Light Brigade, In - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	313.00	Ss Machine Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	15.00	Superior Water Solutions - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	8.79	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	129.48	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	12.55	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	3.05	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	14.75	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	23.22	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	279.70	Tmg Services Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	2.50	West End Lock And Securit - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	311.21	Yellowstone Valley Elect - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	241.78	Yellowstone Valley Elect - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	1,321.08	Yellowstone Valley Elect - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	261.62	Yellowstone Valley Elect - PCard
03/10/2025	ACH	U.S. Bank PCards	Wastewater	$	27.00	Yellowstone Valley Elect - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	34.99	A And H Turf And Specialt - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	47.32	Agilent Technologies, - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	234.78	Agilent Technologies, - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	43.50	All Lock Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	107.65	Amazon Mark* Zg7Kq69D0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	19.99	Amazon Mktpl*0Y2Kp7Kk3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	78.88	Amazon Mktpl*6A34A0Dy3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	137.90	Amazon Mktpl*Z55Ke77S1 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	139.90	Amazon Mktpl*Z75Oq5Ik0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	9.99	Amazon Mktpl*Z77Zr5Gk2 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	51.28	Amazon Mktpl*Zc07Z4Yp0 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	156.89	Amazon Mktpl*Zc77X7C90 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	79.00	Amazon Mktpl*Zg2568281 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	(40.78)	Amazon Mktplace Pmts - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	(23.97)	Amazon Mktplace Pmts - PCard

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Water	$ 165.18	Amazon Reta* 5T1Zc7Lu3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 60.86	Amazon Reta* 8C21T8Fu3 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 69.00	Amazon Reta* Zc09G9O00 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 99.50	Amazon Reta* Zg4Is9550 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 120.00	Amer. Membrane Tech. A - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 828.00	Automationdirect.Com - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 54.00	Automationdirect.Com - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 60.00	Batteries Plus #0598 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 10.39	Big Lots Stores - #1923 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 985.47	Big Sky Linen And Unif - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 423.15	Big Sky Linen And Unif - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 525.83	Big Sky Linen And Unif - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 88.78	Big Sky Linen And Unif - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 120.00	Billings Overhead Door In - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 41.70	Cdw Govt #Ac8My8R - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 482.64	City Of Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 47.11	City Of Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 241.32	City Of Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 372.96	City Of Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 155.58	City Of Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 47.11	City Of Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 80.15	City Of Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 77.79	City Of Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 1,796.24	Cooper Atkins Corp - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 4,314.17	Cooper Atkins Corp - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 150.05	Costco Whse #1644 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 580.15	Cpi International - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 144.46	Cpi*Coleparmerinstrumt - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 1,194.99	Dkc*Digi Key Corp - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 361.79	Era - A Waters Company - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 253.12	Era - A Waters Company - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 45.63	Fedex33306022 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 64.59	Ferguson Ent 2006 - PCard

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Water	$ 25.79	Grainger - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 1,048.00	Hach Company - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 173.60	Hanson Chemical - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 116.88	Harbor Freight Tools 207 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 182.30	Hose & Rubber - Blg - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 14.00	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 32.23	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ (17.24)	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 90.96	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 23.18	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 44.08	Kings Ace Hdwe - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 24.47	Little Caesar'S 3727-0001 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 14.22	Lowes #00319* - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 162.41	Lowes #00319* - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 143.28	Lowes #00907* - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 49.50	Online Continuing Educati - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 64.07	Orange Aluminum Corp - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 204.86	Perkin Elmer - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 323.50	Perkin Elmer - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 255.78	Perkin Elmer - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 818.54	Provantage - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 162.00	Pzg**Mt Dept Revenue-E - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 150.00	Pzg**Mt Dli Ebiz - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 75.00	Pzg**Mt Dli Ebiz - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 150.00	Pzg**Mt Dli Ebiz - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 75.00	Pzg**Mt Dli Ebiz - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 115.50	Rdo Equipment Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 115.00	Santiago'S Mexican Restau - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 95.60	Shamrock Fsw590 Billings - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 245.48	Sherwin-Williams703203 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 14.99	Shipton'S Big R East - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 79.00	Sp Linovision - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$ 1,361.97	Sq *The Light Brigade, In - PCard

Check Date	Check #	Name	Fund Name		Amount	Item Desc
03/10/2025	ACH	U.S. Bank PCards	Water	$	15.00	Superior Water Solutions - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	18.97	Taco Bell 038931 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	2.80	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	129.49	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	14.74	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	3.04	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	8.79	Tacoma Screw Products Inc - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	84.15	Tfs*Fishersci Ecom Hus - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	128.75	Tfs*Fishersci Ecom Hus - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	32.97	The Home Depot #3101 - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	110.98	Tst* Bw Blacksmith - 20Th - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	116.72	Tst*Bw Blacksmith - Deli - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	778.70	Ulvsinc - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	119.80	Ulvsinc - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	7.50	West End Lock And Securit - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	23.23	Yellowstone County Treas - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	54.38	Yellowstone County Treas - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	1,360.99	Yellowstone Valley Elect - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	34.71	Yellowstone Valley Elect - PCard
03/10/2025	ACH	U.S. Bank PCards	Water	$	35.88	Yellowstone Valley Elect - PCard
03/10/2025	878613	VIP Services	Engineering	$	820.00	Snow removal at Depot
03/10/2025	878613	VIP Services	Engineering	$	4,277.50	snow removal at the Depot
03/10/2025	878614	Warren Transport	Gas Tax	$	3,448.63	Retainage Release FINAL
03/10/2025	878614	Warren Transport	Sidewalk Const	$	3,776.34	Retainage Release FINAL
03/10/2025	878614	Warren Transport	St Maint Dist	$	14,891.44	Retainage Release FINAL
03/10/2025	878614	Warren Transport	St Maint Dist	$	10,116.05	Retainage Release FINAL

City Council Regular

Date:	04/14/2025
Title:	Payment of Claims for week of March 17th, 2025
Presented by:	Erin Watterud
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 $2,033,643.30 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

CouncilMemo wk of 03172025

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/17/2025	ACH	A & I Distributors	Solid Waste	$ 2,475.00	330 Gallon DEF. Collections.
03/17/2025	ACH	A & I Distributors	Fleet	$ 954.80	42277-00
03/17/2025	ACH	A & I Distributors	Fleet	$ 1,964.60	44662-00
03/17/2025	ACH	A & I Distributors	Fleet	$ 368.64	44898-00
03/17/2025	ACH	A & I Distributors	Transit	$ 825.00	46844-00_DEF
03/17/2025	ACH	A & I Distributors	Fleet	$ 41.53	47506
03/17/2025	ACH	A & I Distributors	Fleet	$ 32.33	47506-00
03/17/2025	ACH	A & I Distributors	Transit	$ 71.33	47775-00_Oil/ATF
03/17/2025	ACH	A & I Distributors	Transit	$ 96.93	47775-01_Meccon LV-5Gal
03/17/2025	ACH	A & I Distributors	Fleet	$ 115.80	50045-00
03/17/2025	ACH	A & I Distributors	Solid Waste	$ 1,601.10	55 gallon Purus Drive Train. Landfill.
03/17/2025	ACH	A & I Distributors	Street/Traffic	$ 1,650.00	def for trucks
03/17/2025	ACH	A & I Distributors	Airport	$ 1,126.97	Motor Oil 400 SDE 10W40 CK-4
03/17/2025	ACH	A & I Distributors	Fleet	$ 41.53	47506
03/17/2025	ACH	A & I Distributors	Fleet	$ 465.85	47506-00
03/17/2025	ACH	A & I Distributors	Transit	$ 1,899.70	47775-00_Oil/ATF
03/17/2025	ACH	A & I Distributors	Fleet	$ 761.76	50045-00
03/17/2025	ACH	A & I Distributors	Fleet	$ 982.30	42277-00
03/17/2025	ACH	A & I Distributors	Fleet	$ 41.53	47506
03/17/2025	ACH	A & I Distributors	Fleet	$ 954.80	47506-00
03/17/2025	ACH	A & I Distributors	Transit	$ 3.23	47775-00_Oil/ATF
03/17/2025	ACH	A & I Distributors	Fleet	$ 982.30	50045-00
03/17/2025	ACH	A & I Distributors	Fleet	$ 608.85	42277-00
03/17/2025	ACH	A & I Distributors	Fleet	$ 41.53	47506
03/17/2025	ACH	A & I Distributors	Fleet	$ 85.21	47506-00
03/17/2025	ACH	A & I Distributors	Transit	$ 706.52	47775-00_Oil/ATF
03/17/2025	ACH	A & I Distributors	Fleet	$ 954.80	50045-00
03/17/2025	ACH	A & I Distributors	Fleet	$ 1,052.00	42277-00
03/17/2025	ACH	A & I Distributors	Fleet	$ 385.00	42277-00
03/17/2025	ACH	A & I Distributors	Fleet	$ 489.50	47506-00
03/17/2025	ACH	A & I Distributors	Transit	$ (975.56)	48733_Credit for March 2024
03/17/2025	ACH	A & I Distributors	Fleet	$ 1,977.69	47506-00
03/17/2025	ACH	A & I Distributors	Fleet	$ 491.15	47506-00

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/17/2025	ACH	Burns & McDonnell Engineering	Water	$ 137,863.13	WO 19-42 WWTP Project
03/17/2025	ACH	HDR	Water	$ 96,005.82	WO 19-12 West End Reservoir
03/17/2025	ACH	Kois Brothers	Fleet	$ 67.95	59553
03/17/2025	ACH	Kois Brothers	Fleet	$ 335.12	134967
03/17/2025	ACH	Kois Brothers	Park Dist 1	$ 546.72	pin-parts; 135031
03/17/2025	ACH	Kois Brothers	Solid Waste	$ 60.21	PIN; PIN LOADER
03/17/2025	ACH	Kois Brothers	Solid Waste	$ 361.06	PIVOT PIN
03/17/2025	ACH	Kois Brothers	Fleet	$ 834.96	59553
03/17/2025	ACH	Kois Brothers	Park Dist 1	$ 64.20	center pivot - 135035
03/17/2025	ACH	Kois Brothers	Solid Waste	$ 14.05	SHIPPING
03/17/2025	ACH	Kois Brothers	Solid Waste	$ 428.94	SHIPPING
03/17/2025	ACH	Kois Brothers	Solid Waste	$ 896.52	JOYSTICK
03/17/2025	ACH	Kois Brothers	Solid Waste	$ 65.90	CYLINDER PIN
03/17/2025	ACH	Kois Brothers	Fleet	$ 6,287.86	135110
03/17/2025	ACH	Kois Brothers	Solid Waste	$ 790.91	--; HARNESS
03/17/2025	ACH	Kois Brothers	Fleet	$ 431.80	59504
03/17/2025	ACH	Kois Brothers	Fleet	$ 476.72	59505
03/17/2025	ACH	Kone	Airport	$ 3,382.77	Balance FY25 Elevator/Escalator Maintenance
03/17/2025	ACH	Kone	Airport	$ 64.67	Balance FY25 Elevator/Escalator Maintenance
03/17/2025	ACH	Kone	Airport	$ 157.04	Balance FY25 Elevator/Escalator Maintenance
03/17/2025	ACH	RDO Equipment	Solid Waste	$ 1,423.80	LABOR
03/17/2025	ACH	RDO Equipment	Solid Waste	$ 1,843.35	LABOR
03/17/2025	ACH	RDO Equipment	Solid Waste	$ 1,929.90	LABOR
03/17/2025	ACH	RDO Equipment	Solid Waste	$ 833.91	PLLY; S/H; BLT TNSR; SPCR; V BLT; O RNG
03/17/2025	ACH	RDO Equipment	Solid Waste	$ 2,372.85	BLTS; END BIT; WSHR; S/H; O RNG; HSE FTNG
03/17/2025	ACH	RDO Equipment	Water	$ 711.55	BUCKET REPAIR ON VEHICLE 7435
03/17/2025	ACH	RDO Equipment	Wastewater	$ 711.55	BUCKET REPAIR ON VEHICLE 7435
03/17/2025	ACH	RDO Equipment	Solid Waste	$ 151.44	Filter Elements and air filter for landfill unit 0263.
03/17/2025	ACH	RDO Equipment	Solid Waste	$ 422.88	Filter elements for landfill units 0263 and 0269.
03/17/2025	ACH	RDO Equipment	Solid Waste	$ 2,254.63	FLTRS; ELMTS; BRTHR; OIL; GRP; HZRDS MTL
03/17/2025	ACH	Rexel USA	Water	$ 211.36	Materials for Willett Pump Station PLC U
03/17/2025	ACH	Rexel USA	Water	$ 2,473.67	replacement light pole and fixture for W
03/17/2025	ACH	Rexel USA	Wastewater	$ 3.40	replacement switch for Unit Heater in PD

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/17/2025	ACH	Rexel USA	Wastewater	$ 8.97	terminal block screw
03/17/2025	ACH	Town & Country Supply	Public Safety	$ 6,102.78	STATIONS DIESEL AND UNLEADED FUEL
03/17/2025	ACH	Town & Country Supply	Fleet	$ 10,579.38	445755
03/17/2025	ACH	Town & Country Supply	Water	$ 8,452.21	DYED DIESEL #2- BELKNAP
03/17/2025	ACH	Town & Country Supply	Fleet	$ 3.00	445755
03/17/2025	ACH	Town & Country Supply	Airport	$ 22,945.13	Invoice #447408. QTA Car Rental Fuel
03/17/2025	ACH	Town & Country Supply	Water	$ 10,193.04	DYED DIESEL #1- BELKNAP
03/17/2025	ACH	Town & Country Supply	Transit	$ 15,174.86	447406_Diesel Fuel_Dyed #2
03/17/2025	ACH	Town & Country Supply	Solid Waste	$ 5,626.31	445751
03/17/2025	ACH	Town & Country Supply	Solid Waste	$ 10,823.53	445751
03/17/2025	ACH	Town & Country Supply	Fleet	$ 6,218.22	445755
03/17/2025	ACH	Town & Country Supply	Transit	$ 5,217.59	446310_Unleaded Fuel
03/17/2025	ACH	Town & Country Supply	Fleet	$ 2.84	445756
03/17/2025	ACH	Town & Country Supply	Fleet	$ 6,107.67	445756
03/17/2025	ACH	Town & Country Supply	Fleet	$ 6,394.73	445756
03/17/2025	ACH	Tractor & Equipment	Fleet	$ 859.50	BLCS0856032
03/17/2025	ACH	Tractor & Equipment	Fleet	$ 290.34	BLCS0855492
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 849.12	Cartridge AS for LF unit 0262
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 4.20	CNSMBLS AND ENVIRO FEE
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 39.06	CNSMBLS; ENVIRO FEE
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 39.06	CNSMBLS; ENVIRO FEE
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 865.78	CP&PRB; ELMT; KT FLTR; ELMT AS; ELMT FL; ELMT
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 887.72	CPLING; GLASS FRNT; WINDOW GLASS; CNSMBLS
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ (1,194.44)	Credit Memo Fork for skid steer at Landfill.
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 1,075.00	Fork for skid steer at Landfill.
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 1,194.44	Fork for skid steer at Landfill.
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 197.94	Filter AS for LF unit 0258
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 858.54	Element AS and Element PRIM for LF unit 0254
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 242.70	Element AS-P for LF unit 0260
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 145.10	Edge cutting, lockwasher, bolts, nuts 0264
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 300.64	Edge-cutting, locknut, and screws 0266
03/17/2025	ACH	Tractor & Equipment	Street/Traffic	$ 1,126.71	repairs made to unit 1212
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 1,518.34	GLSS AS-DOO; GLSS AS-SID; WNDW GLSS

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 239.87	HSE BK; CPLING AS; CNSMBLS; ENVIRO FEE
03/17/2025	ACH	Tractor & Equipment	Fleet	$ 390.00	BLCS0856032
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 60.00	LABOR
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 372.00	LABOR
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 372.00	LABOR
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 558.00	LABOR
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 558.00	LABOR
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 633.00	LABOR
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 648.00	LABOR
03/17/2025	ACH	Tractor & Equipment	Fleet	$ 53.00	BLCS0855492
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 1,950.00	LABOR
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 1,637.00	LABOR
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 588.48	STEP AS; S/H; CNSMBLS; ENVIRO FEE
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 108.48	RETAINER - GET for LF unit 0258
03/17/2025	ACH	Tractor & Equipment	Solid Waste	$ 426.61	VLVE AS-WAT; CNSMBLS; ENVIRO FEE
03/17/2025	ACH	Wastequip Manufacturing	Fleet	$ 9,316.38	4016866
03/17/2025	ACH	Wastequip Manufacturing	Fleet	$ 103.66	4016866
03/17/2025	ACH	Wastequip Manufacturing	Fleet	$ 629.67	4033867
03/17/2025	878625	Affordable Construction Equipment	Solid Waste	$ 3,500.00	80" skid steer HD bucket for Landfill unit 0265.
03/17/2025	878629	American Assoc Of Airport Executive	Airport	$ 7,200.00	New Training for Airport Police/ Employees
03/17/2025	878634	Askin Construction	Water	$ 52,692.75	WO 19-42 WWTP Main
03/17/2025	878636	AT & T Corp	Park Dist 1	$ 243.97	PRPL - Recreation Division
03/17/2025	878636	AT & T Corp	Park Dist 1	$ 45.26	PRPL - Recreation Division
03/17/2025	878636	AT & T Corp	Public Safety	$ 1,352.47	Fire Department Cell Phones
03/17/2025	878636	AT & T Corp	Water	$ 361.58	PW-Distribution Collection Tablets 50/50
03/17/2025	878636	AT & T Corp	IT Resources	$ 120.00	IT Department -On call Phone -
03/17/2025	878636	AT & T Corp	Wastewater	$ 361.59	PW-Distribution Collection Tablets 50/50
03/17/2025	878636	AT & T Corp	Public Safety	$ 441.54	MDT Fire
03/17/2025	878636	AT & T Corp	Public Safety	$ 3,547.24	Police Department Cell Phone
03/17/2025	878636	AT & T Corp	Water	$ 309.29	PWBELKNAP-DIST COLL CELL PHONES 50/50
03/17/2025	878636	AT & T Corp	Transit	$ 339.59	MET Transit Tablets
03/17/2025	878636	AT & T Corp	Wastewater	$ 309.29	PWBELKNAP-DIST COLL CELL PHONES 50/50
03/17/2025	878636	AT & T Corp	Public Safety	$ 5,309.88	Police MDT Toughbooks and Loaner MDT's

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/17/2025	878636	AT & T Corp	Public Safety	$ 200.70	Police MDT Toughbooks and Loaner MDT's
03/17/2025	878636	AT & T Corp	Public Safety	$ 20.52	Police MDT Toughbooks and Loaner MDT's
03/17/2025	878636	AT & T Corp	Water	$ 1,068.00	PWBLKNP MTRSHOP CELL PHONE AND IPADS
03/17/2025	878636	AT & T Corp	Water	$ 412.73	PWBLKNP MTRSHOP CELL PHONE AND IPADS
03/17/2025	878636	AT & T Corp	General	$ 417.28	Code Enforcement
03/17/2025	878636	AT & T Corp	Solid Waste	$ 5.13	Solid Waste
03/17/2025	878636	AT & T Corp	Public Safety	$ 240.84	Animal Control -MDT
03/17/2025	878636	AT & T Corp	Park Dist 1	$ 574.48	Parks Dept.
03/17/2025	878636	AT & T Corp	Public Safety	$ 273.21	Animal Control Cell Phones
03/17/2025	878636	AT & T Corp	Water	$ 82.74	PWBLKNP STORES -75/25
03/17/2025	878636	AT & T Corp	Building	$ 386.10	Building Surfaces
03/17/2025	878636	AT & T Corp	Wastewater	$ 27.58	PWBLKNP STORES -75/25
03/17/2025	878636	AT & T Corp	Building	$ 603.94	Building Cell Phones
03/17/2025	878636	AT & T Corp	General	$ 45.26	Human Resources
03/17/2025	878636	AT & T Corp	Public Safety	$ 50.32	Police -Drone
03/17/2025	878636	AT & T Corp	Water	$ 982.88	PWBELKNAP-WT Water Treatment
03/17/2025	878636	AT & T Corp	Airport	$ 829.86	Airport -
03/17/2025	878636	AT & T Corp	Wastewater	$ 1,005.46	Wastewater Treatment Plant and iPads
03/17/2025	878636	AT & T Corp	Wastewater	$ 154.20	Wastewater Treatment Plant and iPads
03/17/2025	878636	AT & T Corp	Public Safety	$ 140.13	POLICE -ICAC
03/17/2025	878636	AT & T Corp	Public Safety	$ 8.53	POLICE -ICAC
03/17/2025	878636	AT & T Corp	Wastewater	$ 473.66	PWBLKNP Electricians -Phones
03/17/2025	878636	AT & T Corp	Facilities	$ 90.52	Facilities Managers
03/17/2025	878636	AT & T Corp	PD Program	$ 45.59	POLICE -DOM. VIOLENCE
03/17/2025	878636	AT & T Corp	General	$ 316.76	Legal Dept -Domestic Violence
03/17/2025	878636	AT & T Corp	P.W. Admin	$ 31.52	PWBLKNP OFFICE -50/50
03/17/2025	878636	AT & T Corp	PD Program	$ 160.56	CCSIU Toughbook
03/17/2025	878636	AT & T Corp	P.W. Admin	$ 31.53	PWBLKNP OFFICE -50/50
03/17/2025	878636	AT & T Corp	Public Safety	$ 334.49	Comm. Center 9-1-1
03/17/2025	878636	AT & T Corp	Engineering	$ 253.85	Engineering Cell Phones and MiFi
03/17/2025	878636	AT & T Corp	Fleet	$ 90.52	FLEET
03/17/2025	878636	AT & T Corp	Phone System	$ 50.32	TeleComm Manager
03/17/2025	878636	AT & T Corp	Facilities	$ 86.52	Facilities BOC/CH cell and iPad

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/17/2025	878636	AT & T Corp	Facilities	$ 28.84	Facilities BOC/CH cell and iPad
03/17/2025	878636	AT & T Corp	Wastewater	$ 181.04	PW Environmental
03/17/2025	878636	AT & T Corp	Library	$ 107.49	Library Out Reach
03/17/2025	878636	AT & T Corp	Public Safety	$ 287.20	Yellowstone County Cellular Charges
03/17/2025	878636	AT & T Corp	Public Safety	$ 40.14	Detective-Toughbook
03/17/2025	878636	AT & T Corp	Water	$ 469.53	PWBLKNP COMM-METER CityWorks/Neptune
03/17/2025	878636	AT & T Corp	Library	$ 470.27	Library
03/17/2025	878636	AT & T Corp	Street/Traffic	$ 55.35	School Flashers
03/17/2025	878636	AT & T Corp	Transit	$ 50.32	MET
03/17/2025	878636	AT & T Corp	Transit	$ 50.32	MET
03/17/2025	878636	AT & T Corp	Transit	$ 22.63	MET
03/17/2025	878636	AT & T Corp	Transit	$ 50.32	MET
03/17/2025	878636	AT & T Corp	Transit	$ 30.19	MET
03/17/2025	878636	AT & T Corp	Transit	$ 50.32	MET
03/17/2025	878636	AT & T Corp	Transit	$ 7.38	MET
03/17/2025	878636	AT & T Corp	Transit	$ 45.26	MET
03/17/2025	878636	AT & T Corp	Transit	$ 29.55	MET
03/17/2025	878636	AT & T Corp	Transit	$ 22.63	MET
03/17/2025	878636	AT & T Corp	Transit	$ 50.32	MET
03/17/2025	878636	AT & T Corp	Transit	$ 50.32	MET
03/17/2025	878636	AT & T Corp	Transit	$ 20.12	MET
03/17/2025	878636	AT & T Corp	Street/Traffic	$ 614.66	Street Traffic iPads
03/17/2025	878636	AT & T Corp	Park Dist 1	$ -	Parks Seasonal
03/17/2025	878636	AT & T Corp	Public Safety	$ 181.04	Fire EMS Cell Phone
03/17/2025	878636	AT & T Corp	Phone System	$ 65.02	IT iPads
03/17/2025	878636	AT & T Corp	Phone System	$ 12.94	IT iPads
03/17/2025	878636	AT & T Corp	Public Safety	$ 444.13	FIRE CRADLEPOINT AND DRONES
03/17/2025	878636	AT & T Corp	Public Safety	$ 127.47	FIRE CRADLEPOINT AND DRONES
03/17/2025	878636	AT & T Corp	Parking	$ 407.34	Parking Phones and scanner
03/17/2025	878636	AT & T Corp	Parking	$ 410.90	Parking Phones and scanner
03/17/2025	878636	AT & T Corp	Public Safety	$ 120.42	Assistant chiefs new iPads
03/17/2025	878636	AT & T Corp	Park Dist 1	$ 1,178.62	Parks Tablets +New Tablet
03/17/2025	878636	AT & T Corp	Public Safety	$ 324.90	FIRE EMS

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/17/2025	878636	AT & T Corp	General	$ -	Legal
03/17/2025	878636	AT & T Corp	Facilities	$ 45.26	Facilities BOC
03/17/2025	878636	AT & T Corp	Facilities	$ 31.68	Facilities BOC
03/17/2025	878636	AT & T Corp	Facilities	$ 13.58	Facilities BOC
03/17/2025	878636	AT & T Corp	Facilities	$ 45.26	Facilities BOC
03/17/2025	878636	AT & T Corp	Public Safety	$ 802.80	Fire Station iPads
03/17/2025	878636	AT & T Corp	Facilities	$ 45.26	Facilities City Hall
03/17/2025	878636	AT & T Corp	Facilities	$ 45.26	Facilities City Hall
03/17/2025	878636	AT & T Corp	Facilities	$ 45.26	Facilities City Hall
03/17/2025	878636	AT & T Corp	Public Safety	$ 144.35	POLICE CSO
03/17/2025	878636	AT & T Corp	Engineering	$ 225.59	Engineering Tablets
03/17/2025	878636	AT & T Corp	Public Safety	$ 198.72	FIRE INSPECTIONS
03/17/2025	878636	AT & T Corp	Court Grants	$ 90.52	Muni Court DC
03/17/2025	878636	AT & T Corp	Public Safety	$ 83.39	POLICE CRADLEPOINT
03/17/2025	878636	AT & T Corp	Public Safety	$ 269.46	Fire iPads
03/17/2025	878636	AT & T Corp	Public Safety	$ 40.14	Fire iPads
03/17/2025	878636	AT & T Corp	Public Safety	$ 222.06	Fire iPads
03/17/2025	878636	AT & T Corp	Transit	$ 677.02	MET Transit Tablets
03/17/2025	878636	AT & T Corp	Park Dist 1	$ -	REC Phone
03/17/2025	878636	AT & T Corp	Planning	$ 67.99	PLANNING
03/17/2025	878636	AT & T Corp	Wastewater	$ 80.28	PW-Environmental
03/17/2025	878636	AT & T Corp	Park Dist 1	$ 88.35	REC Seasonal
03/17/2025	878636	AT & T Corp	CDBG	$ 145.90	Comm Dev
03/17/2025	878636	AT & T Corp	Solid Waste	$ 300.01	SOLID WASTE Cell and iPads
03/17/2025	878636	AT & T Corp	Solid Waste	$ 171.07	SOLID WASTE Cell and iPads
03/17/2025	878636	AT & T Corp	Building	$ 45.26	Building Manager
03/17/2025	878636	AT & T Corp	General	$ 45.26	FINANCE -purchasing
03/17/2025	878639	B & H Photo Video	Public Safety	$ 5,693.04	Camera and equipment.
03/17/2025	878639	B & H Photo Video	Public Safety	$ 1,000.00	Camera and related equipment.
03/17/2025	878640	Bcs Scrip	City Ins Fund	$ 22,500.00	Health Is Annual April Event 2025
03/17/2025	878653	Civicplus	Airport	$ 434.03	Quarterly Civic Send Airport
03/17/2025	878653	Civicplus	IT Resources	$ 118.70	SSL Certificate Quarterly Fee Renewal -IT
03/17/2025	878653	Civicplus	IT Resources	$ 434.03	Quarterly CivicSend IT

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/17/2025	878653	Civicplus	IT Resources	$ 9,251.02	Quarterly Hosting & Support Fees
03/17/2025	878657	Cop Construction	Wastewater	$ 4,152.87	WO 23-35 Hesper Canal Fix
03/17/2025	878664	Cushing Terrell	St Maint Dist	$ 5,475.01	Retainage Release FULL
03/17/2025	878665	Dakota Supply Group	Water	$ 15,125.88	3/4" METER LOOPS AKA YOKE
03/17/2025	878666	Dell Computer	PD Program	$ 1,294.47	Dell OptiPlex 7020+ SFF, i5, 16GB, 1TB
03/17/2025	878666	Dell Computer	General	$ 2,321.58	Dell Precision 7680 laptop i7, 16GB ,1TB
03/17/2025	878667	Desert Mountain	Street/Traffic	$ 5,758.71	ice slicer
03/17/2025	878667	Desert Mountain	Street/Traffic	$ 5,551.04	ice slicer
03/17/2025	878667	Desert Mountain	Street/Traffic	$ 5,515.84	ice slicer
03/17/2025	878668	Destiny Software	General	$ 6,500.00	AgendaQuick Hosted Services 1/1/25-12/31/26
03/17/2025	878670	Dick Anderson Construction	Water	$ 316,663.98	WO 23-96 Water Treatment Plant Intake #2
03/17/2025	878672	Downtown Billings Partnership	Tax Incrmnt N27	$ 26,383.92	DT TIF Operating agreement
03/17/2025	878672	Downtown Billings Partnership	Tax Incrmnt N27	$ 26,383.92	DT TIF Operating agreement
03/17/2025	878673	Dundas Office Interiors	Library	$ 1,325.74	5584 Chairs: 2 YBR, 1 TP, 1 Maintenance
03/17/2025	878673	Dundas Office Interiors	Library	$ 662.87	5584 Chairs: 2 YBR, 1 TP, 1 Maintenance
03/17/2025	878673	Dundas Office Interiors	Library	$ 662.87	5584 Chairs: 2 YBR, 1 TP, 1 Maintenance
03/17/2025	878675	Earth First Aid Curbside Recycling	Solid Waste	$ 3,147.38	Residential Cardboard Recycling - February 25
03/17/2025	878676	EBMS	City Ins Fund	$ 855.00	April 1, 2025
03/17/2025	878676	EBMS	City Ins Fund	$ 40,842.50	April 1, 2025
03/17/2025	878676	EBMS	City Ins Fund	$ 77,663.46	April 1, 2025
03/17/2025	878676	EBMS	City Ins Fund	$ 1,277.50	April 1, 2025
03/17/2025	878676	EBMS	City Ins Fund	$ 1,660.50	April 1, 2025
03/17/2025	878676	EBMS	City Ins Fund	$ 6,664.68	April 1, 2025
03/17/2025	878676	EBMS	Payroll Clearing	$ 13,740.13	April 1, 2025
03/17/2025	878677	Eco Asset Holdings	Water	$ 10,500.00	WO 19-42 Upper Yellowstone Mitigation B
03/17/2025	878679	Ecoverse Industries	Solid Waste	$ 4,831.60	DISPLAY FOR LANDFILL UNIT 0252.
03/17/2025	878679	Ecoverse Industries	Solid Waste	$ (1,010.32)	CREDIT MEMO FOR INVOICE P13-6250
03/17/2025	878682	Engineering	Tax Incrmnt S	$ 11,309.00	Civil Design for Amend Park Recreation Campus
03/17/2025	878684	Executive Cleaning	Public Safety	$ 1,165.43	911 CENTER JANITORIAL SERVICES FEBRUARY 25
03/17/2025	878684	Executive Cleaning	Library	$ 1,620.00	80009
03/17/2025	878684	Executive Cleaning	Library	$ 1,620.00	80107
03/17/2025	878690	Grade A Civil	Water	$ 170,376.69	WO2312 Zone 4 Pump Station Waterline Improv
03/17/2025	878690	Grade A Civil	Water	$ -	WO2329 Grand Avenue Waterline Replacement

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/17/2025	878692	Grainger Parts	Fleet	$ 9.32	9417900371
03/17/2025	878692	Grainger Parts	Fleet	$ 199.36	9419740536
03/17/2025	878692	Grainger Parts	Wastewater	$ 710.96	replacement fan motors for Tunnel Heater
03/17/2025	878692	Grainger Parts	Water	$ 199.90	PADLOCKS-MASTER-#4T088 AT - GRAINGER LOCK
03/17/2025	878692	Grainger Parts	Solid Waste	$ 2,134.26	Safety ladders Landfill.
03/17/2025	878692	Grainger Parts	Fleet	$ 1,007.84	9418955176
03/17/2025	878692	Grainger Parts	Water	$ 488.30	fixed mounting ladder for High Service 2
03/17/2025	878692	Grainger Parts	Wastewater	$ 92.28	Flare temporary heat trace
03/17/2025	878692	Grainger Parts	Water	$ 245.40	Gate Valve Lockouts 2-1/2"
03/17/2025	878692	Grainger Parts	Wastewater	$ 183.63	KOP Kits 1/4 IN Pump Head Repair Kit
03/17/2025	878692	Grainger Parts	Fleet	$ 8.32	9417551299
03/17/2025	878694	Hach Company	Water	$ 5,843.05	Lab Equipment
03/17/2025	878694	Hach Company	Water	$ 2,641.18	REAGENT SET CHLORINE FREE CL17 - SIRR PLAN
03/17/2025	878697	Hardy Construction	Library	$ 2,501.00	new wall and window that parallel the sorter
03/17/2025	878699	High Point Networks	Stillwater Const	$ 8,582.00	EX4100 48P Juniper Switches-Facilities
03/17/2025	878699	High Point Networks	Airport	$ 2,034.00	Invoice #267440. Monthly WiFi
03/17/2025	878699	High Point Networks	Library	$ 294.00	267455 Firewall monthly service
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 257.82	2029796
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 139.56	2032078
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 133.04	2029767
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 2.00	2032770
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 135.72	2029837
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 167.63	2031753
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 0.10	2030145
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 118.50	2031792
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 149.16	2029637
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 105.11	2032041
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 116.81	2029307
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 53.79	2031510
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 518.54	2030145
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 87.87	2031445
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 97.12	2029760
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 79.80	2031051

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03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 248.91	2027935
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 143.59	2028911
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 321.74	2028910
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 421.58	2029500
03/17/2025	878701	Hose & Rubber Supply	Fleet	$ 51.48	2030972
03/17/2025	878702	I-State Truck	Fleet	$ 80.84	C251389928.01
03/17/2025	878702	I-State Truck	Fleet	$ (80.84)	C251390386.01
03/17/2025	878702	I-State Truck	Fleet	$ 1,932.66	C251390050.01
03/17/2025	878702	I-State Truck	Fleet	$ 8.05	C251390157.01
03/17/2025	878702	I-State Truck	Fleet	$ 99.99	C251390029.01
03/17/2025	878702	I-State Truck	Fleet	$ 40.00	C251390050.01
03/17/2025	878702	I-State Truck	Fleet	$ 275.10	C251391128:01
03/17/2025	878702	I-State Truck	Fleet	$ 2.64	C251390050.01
03/17/2025	878702	I-State Truck	Fleet	$ 47.22	C251390407.01
03/17/2025	878702	I-State Truck	Street/Traffic	$ 7.54	NOZZLE
03/17/2025	878702	I-State Truck	Fleet	$ 41.22	C251390157.01
03/17/2025	878702	I-State Truck	Fleet	$ 330.12	C251390821:01
03/17/2025	878702	I-State Truck	Fleet	$ 107.04	C251390891.01
03/17/2025	878703	ImageTrend	Public Safety	$ 3,745.00	ANNUAL FEE CAD DISTRIBUTION 1/28/25-1/27/26
03/17/2025	878705	Ingram Library Services	Library	$ 3.00	86178046
03/17/2025	878705	Ingram Library Services	Library	$ 227.90	86178046
03/17/2025	878705	Ingram Library Services	Library	$ 44.20	86556930
03/17/2025	878705	Ingram Library Services	Library	$ 141.76	86556930
03/17/2025	878705	Ingram Library Services	Library	$ 14.15	86556930
03/17/2025	878705	Ingram Library Services	Library	$ 59.63	86556930
03/17/2025	878705	Ingram Library Services	Library	$ 2.58	86184803
03/17/2025	878705	Ingram Library Services	Library	$ 224.36	86184803
03/17/2025	878705	Ingram Library Services	Library	$ 288.43	86184803
03/17/2025	878705	Ingram Library Services	Library	$ 166.85	86184803
03/17/2025	878705	Ingram Library Services	Library	$ 1,019.82	86184803
03/17/2025	878705	Ingram Library Services	Library	$ 0.08	86563872
03/17/2025	878705	Ingram Library Services	Library	$ 97.53	86563872
03/17/2025	878705	Ingram Library Services	Library	$ 0.34	86184804

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03/17/2025	878705	Ingram Library Services	Library	$ 301.00	86184804
03/17/2025	878705	Ingram Library Services	Library	$ 2.82	86563873
03/17/2025	878705	Ingram Library Services	Library	$ 401.03	86563873
03/17/2025	878705	Ingram Library Services	Library	$ 990.23	86563873
03/17/2025	878705	Ingram Library Services	Library	$ 10.79	86563873
03/17/2025	878705	Ingram Library Services	Library	$ 310.98	86563873
03/17/2025	878705	Ingram Library Services	Library	$ 938.55	86563873
03/17/2025	878705	Ingram Library Services	Library	$ 114.57	86563873
03/17/2025	878705	Ingram Library Services	Library	$ 0.08	86184805
03/17/2025	878705	Ingram Library Services	Library	$ 11.99	86184805
03/17/2025	878705	Ingram Library Services	Library	$ 32.34	86184805
03/17/2025	878705	Ingram Library Services	Library	$ 0.02	86463874
03/17/2025	878705	Ingram Library Services	Library	$ 23.94	86463874
03/17/2025	878705	Ingram Library Services	Library	$ 16.52	86184806
03/17/2025	878705	Ingram Library Services	Library	$ 11.20	86184806
03/17/2025	878705	Ingram Library Services	Library	$ 0.08	86563875
03/17/2025	878705	Ingram Library Services	Library	$ 65.72	86563875
03/17/2025	878705	Ingram Library Services	Library	$ 15.54	86563875
03/17/2025	878705	Ingram Library Services	Library	$ 0.22	86490199
03/17/2025	878705	Ingram Library Services	Library	$ 35.38	86490199
03/17/2025	878705	Ingram Library Services	Library	$ 0.57	86607348
03/17/2025	878705	Ingram Library Services	Library	$ 19.46	86607348
03/17/2025	878705	Ingram Library Services	Library	$ 0.18	86490201
03/17/2025	878705	Ingram Library Services	Library	$ 17.10	86490201
03/17/2025	878705	Ingram Library Services	Library	$ 9.72	86490201
03/17/2025	878705	Ingram Library Services	Library	$ 1.05	86607350
03/17/2025	878705	Ingram Library Services	Library	$ 11.79	86607350
03/17/2025	878705	Ingram Library Services	Library	$ 87.27	86607350
03/17/2025	878705	Ingram Library Services	Library	$ 0.41	86490200
03/17/2025	878705	Ingram Library Services	Library	$ 66.08	86490200
03/17/2025	878705	Ingram Library Services	Library	$ 0.59	86607349
03/17/2025	878705	Ingram Library Services	Library	$ 14.72	86607349
03/17/2025	878705	Ingram Library Services	Library	$ 10.02	86607349

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03/17/2025	878705	Ingram Library Services	Library	$ 0.22	86490202
03/17/2025	878705	Ingram Library Services	Library	$ 17.69	86490202
03/17/2025	878705	Ingram Library Services	Library	$ 56.64	86490202
03/17/2025	878705	Ingram Library Services	Library	$ 0.44	86607351
03/17/2025	878705	Ingram Library Services	Library	$ 14.99	86607351
03/17/2025	878705	Ingram Library Services	Library	$ 1.97	86490203
03/17/2025	878705	Ingram Library Services	Library	$ 313.40	86490203
03/17/2025	878705	Ingram Library Services	Library	$ 0.35	86607352
03/17/2025	878705	Ingram Library Services	Library	$ 19.18	86607352
03/17/2025	878705	Ingram Library Services	Library	$ 0.27	86525430
03/17/2025	878705	Ingram Library Services	Library	$ 83.42	86525430
03/17/2025	878705	Ingram Library Services	Library	$ 0.37	86640661
03/17/2025	878705	Ingram Library Services	Library	$ 9.60	86640661
03/17/2025	878705	Ingram Library Services	Library	$ 9.74	86640661
03/17/2025	878705	Ingram Library Services	Library	$ 1.96	86525431
03/17/2025	878705	Ingram Library Services	Library	$ 22.07	86525431
03/17/2025	878705	Ingram Library Services	Library	$ 110.75	86525431
03/17/2025	878705	Ingram Library Services	Library	$ 335.36	86525431
03/17/2025	878705	Ingram Library Services	Library	$ 59.87	86525431
03/17/2025	878705	Ingram Library Services	Library	$ 0.44	86640662
03/17/2025	878705	Ingram Library Services	Library	$ 30.64	86640662
03/17/2025	878705	Ingram Library Services	Library	$ 0.05	86525432
03/17/2025	878705	Ingram Library Services	Library	$ 30.79	86525432
03/17/2025	878705	Ingram Library Services	Library	$ 0.19	86640663
03/17/2025	878705	Ingram Library Services	Library	$ 11.97	86640663
03/17/2025	878705	Ingram Library Services	Library	$ 0.64	86525433
03/17/2025	878705	Ingram Library Services	Library	$ 36.95	86525433
03/17/2025	878705	Ingram Library Services	Library	$ 11.39	86525433
03/17/2025	878705	Ingram Library Services	Library	$ 62.09	86525433
03/17/2025	878705	Ingram Library Services	Library	$ 1.92	86640664
03/17/2025	878705	Ingram Library Services	Library	$ 71.95	86640664
03/17/2025	878705	Ingram Library Services	Library	$ 90.00	86640666
03/17/2025	878705	Ingram Library Services	Library	$ 0.08	86525434

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03/17/2025	878705	Ingram Library Services	Library	$ 11.20	86525434
03/17/2025	878705	Ingram Library Services	Library	$ 0.08	86640665
03/17/2025	878705	Ingram Library Services	Library	$ 5.84	86640665
03/17/2025	878707	Interstate Power Systems	Water	$ 1,569.54	Walters Pump Station Generator Service
03/17/2025	878707	Interstate Power Systems	Fleet	$ 5,352.65	R007062184.01
03/17/2025	878707	Interstate Power Systems	Fleet	$ 870.78	C007068793.01
03/17/2025	878707	Interstate Power Systems	Fleet	$ 571.62	C007068849:01
03/17/2025	878710	Jares Fence Company	Water	$ 2,658.00	Chemical Bldg Dock Door
03/17/2025	878711	JC Billion Inc	Engineering	$ 42,557.00	2025 model 1/2 ton 4-wheel drive extended cab
03/17/2025	878714	Junkermier, Clark, Campanella, Stevens	General	$ 16,745.00	FY 24 Audit Services; Final Billing
03/17/2025	878718	Knife River	Street/Traffic	$ 8,987.68	winter traction material
03/17/2025	878718	Knife River	Street/Traffic	$ 5,052.32	winter traction material
03/17/2025	878721	Library Solutions	Library	$ 3,500.00	3964 2025 Annual subscription
03/17/2025	878724	Madison Agency	Airport	$ 7,174.00	Marketing & Creative for Advertising
03/17/2025	878725	Mailing Technical Services	Library	$ 1,540.64	LIBR Library mailing February 2025
03/17/2025	878725	Mailing Technical Services	Library	$ 2,836.51	LIBR Library mailing January 2025
03/17/2025	878727	McLees Incorporated	Wastewater	$ 12,340.00	Control Room Air Conditioner Change Out
03/17/2025	878731	Millennium Electric LLC	Transit	$ 50,138.55	MET EV Charging Stations
03/17/2025	878732	Montana DEQ	Wastewater	$ 56,182.50	MT00- Outfall Charge..MT0022586 Annual I
03/17/2025	878732	Montana DEQ	Water	$ 750.00	MTG77-Outfall Charge...2024-MTG770013 An
03/17/2025	878732	Montana DEQ	Solid Waste	$ 1,200.00	MTRO-Acreage...2024-MTR000459 Annual Inv
03/17/2025	878733	Montana Peterbilt	Solid Waste	$ 77.17	CAP; OIL FILLER CAP
03/17/2025	878733	Montana Peterbilt	Fleet	$ 2,272.40	110848BL
03/17/2025	878733	Montana Peterbilt	Solid Waste	$ 136.56	WIPER; WIPER ARM
03/17/2025	878733	Montana Peterbilt	Fleet	$ 31.10	111083BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 98.00	111083BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ (91.51)	CM110998BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 26.00	110859BLX1
03/17/2025	878733	Montana Peterbilt	Fleet	$ 9.76	110859BLX1
03/17/2025	878733	Montana Peterbilt	Fleet	$ 65.30	111026BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 65.73	111098BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 91.51	110998BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 144.50	111990BL

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03/17/2025	878733	Montana Peterbilt	Fleet	$ 95.56	111990BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 159.00	111990BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 223.40	111990BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 96.50	111990BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 121.64	111990BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 13.15	110859BLX1
03/17/2025	878733	Montana Peterbilt	Fleet	$ 124.10	110859BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 4.28	110859BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 29.12	110859BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 130.94	110859BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 70.01	111069BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 98.00	110859BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 513.60	111173BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 260.36	111142BL
03/17/2025	878733	Montana Peterbilt	Fleet	$ 130.34	111990BL
03/17/2025	878735	Morrison Maierle	Wastewater	$ 33,928.98	WO 24-01 2024 Sewer Main Repl Project
03/17/2025	878735	Morrison Maierle	Water	$ 23,040.10	WO 24-01 Cedar Park Water Main Replacement
03/17/2025	878735	Morrison Maierle	Wastewater	$ 27,136.08	WO 25-01 Contract 2: 2025 Sewer Replacement
03/17/2025	878735	Morrison Maierle	Water	$ 3,352.00	WO 25-01 Contract 3: Rosemont water Main
03/17/2025	878735	Morrison Maierle	Water	$ 640.00	WO 25-01 Contract 3: Rosemont Way Water Main
03/17/2025	878735	Morrison Maierle	Water	$ 9,834.50	WO 25-01 Contract 3: Rosemont Way Water Main
03/17/2025	878736	MT Dept of Rev-CGR2	Wastewater	$ 317.52	WO 23-22 WRF Digester Boiler. Construction
03/17/2025	878736	MT Dept of Rev-CGR2	Water	$ 3,198.62	WO 23-96 Water Treatment Plant Intake
03/17/2025	878736	MT Dept of Rev-CGR2	Water	$ 1,720.98	WO2312 Zone 4 Pump Station Waterline
03/17/2025	878736	MT Dept of Rev-CGR2	Water	$ 532.25	WO1942 West End Water Treatment Plant Main
03/17/2025	878736	MT Dept of Rev-CGR2	St Maint Dist	$ 164.31	Retainage Release Final
03/17/2025	878736	MT Dept of Rev-CGR2	Water	$ -	WO 23-29 Grand Avenue Waterline Replacement
03/17/2025	878736	MT Dept of Rev-CGR2	Stillwater Const	$ 183.53	Verkada Stillwater Building
03/17/2025	878736	MT Dept of Rev-CGR2	Transit	$ 506.45	MET EV Charging Stations
03/17/2025	878739	Network Information Systems	PD Program	$ 6,340.00	Gun Range Project
03/17/2025	878742	NorthWestern Energy	CDBG	$ 10.48	1302 Parkhill Dr/ Account #4241122-3
03/17/2025	878742	NorthWestern Energy	Transit	$ 3,108.62	0100473-8_1705 MONAD, FEBRUARY 2025
03/17/2025	878742	NorthWestern Energy	Public Safety	$ 2,010.52	0100476-1 FEBRUARY SERVICES STATION 1

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03/17/2025	878742	NorthWestern Energy	Public Safety	$ 21.86	0712532-1
03/17/2025	878742	NorthWestern Energy	Airport	$ 140.00	0712535-4. Employee Parking. February 2025
03/17/2025	878742	NorthWestern Energy	CDBG	$ 27.55	1709 Saint Johns / Account #4150071-1
03/17/2025	878742	NorthWestern Energy	Wastewater	$ 196.65	389 62nd St Lift Entrance...Feb 2025
03/17/2025	878742	NorthWestern Energy	Water	$ 2,904.36	5809 Canyonwoods Dr....Feb 2025
03/17/2025	878742	NorthWestern Energy	Airport	$ 47.52	0712791-3. Gate 16. February 2025
03/17/2025	878742	NorthWestern Energy	Public Safety	$ 399.45	0720817-6
03/17/2025	878742	NorthWestern Energy	Airport	$ 37.16	0712795-4. Gate 17. February 2025
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 67.69	0720841-6
03/17/2025	878742	NorthWestern Energy	Airport	$ 12.78	0712534-7. Gate 16 Light. February 2025
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 157.32	0712538-8
03/17/2025	878742	NorthWestern Energy	Airport	$ 23.20	0712797-0. Gate 9. February 2025
03/17/2025	878742	NorthWestern Energy	Water	$ 9.95	0722249-0
03/17/2025	878742	NorthWestern Energy	Airport	$ 11.78	0712813-5. Burn Pit. February 2025
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.13	0722253-2
03/17/2025	878742	NorthWestern Energy	Airport	$ 56.12	0719759-3. Gate 12. February 2025
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 183.78	0722256-5
03/17/2025	878742	NorthWestern Energy	Airport	$ 92.17	0719760-1. Gate 14. February 2025
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 8.46	0722258-1
03/17/2025	878742	NorthWestern Energy	Airport	$ 68.08	0719761-9. Gate 15. February 2025
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 12.69	0722259-9
03/17/2025	878742	NorthWestern Energy	Airport	$ 48.33	0720296-3. Gate 29. February 2025
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 8.77	0722272-2
03/17/2025	878742	NorthWestern Energy	Airport	$ 58.25	0719762-7. Gate 13. February 2025
03/17/2025	878742	NorthWestern Energy	Water	$ 2,551.30	0722270-6
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 5.86	0722272-2
03/17/2025	878742	NorthWestern Energy	Airport	$ 33.90	2114868-9. Runway Weather System. February 2025
03/17/2025	878742	NorthWestern Energy	Airport	$ 16.75	0712805-1. IP-10. February 2025
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 303.22	0722273-0
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 8.91	0722274-8
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.13	0722281-3
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.13	0722283-9
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.13	0722284-7

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03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 12.78	0722808-3
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.80	0722852-1
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 84.19	0722901-6
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 29.74	0722278-9
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.13	0722280-5
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 12.78	0722279-7
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 29.25	0722277-1
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 85.63	0722275-5
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 2.72	0723391-9
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 0.67	0723392-7
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 6.53	0723393-5
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 6.13	0723394-3
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 6.13	0723395-0
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 6.13	0723396-8
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 6.13	0723397-6
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 6.13	0723398-4
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 6.13	0723835-5
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 8.46	0723836-3
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 6.26	0723840-5
03/17/2025	878742	NorthWestern Energy	Wastewater	$ 287.30	0723878-5
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ -	0723879-3
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 6.68	0723883-5
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 82.73	0723884-3
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 0.49	0723885-0
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 19.13	0723887-6
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 21.49	0793134-8
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 38.23	0813489-2
03/17/2025	878742	NorthWestern Energy	Street/Traffic	$ 6.40	0855404-0
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 6.68	0881455-0
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 0.50	0971824-8
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 28.17	0978917-3
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 260.75	0999807-1
03/17/2025	878742	NorthWestern Energy	Radio	$ 180.26	1006915-1

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 0.50	1029192-0
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 0.39	1045813-1
03/17/2025	878742	NorthWestern Energy	Street/Traffic	$ 11.11	1045820-6
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.26	1156527-2
03/17/2025	878742	NorthWestern Energy	Water	$ 6.94	1160807-2
03/17/2025	878742	NorthWestern Energy	Public Safety	$ 1,251.59	1183483-5
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.40	1230066-1
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 0.49	1265177-4
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 0.50	1312707-1
03/17/2025	878742	NorthWestern Energy	Water	$ 5.20	1346673-5
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 0.50	1396192-5
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ -	1409394-2
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 0.38	1425364-5
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 0.67	1513796-1
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 25.63	1513800-1
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 9.09	1513802-7
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 8.28	1513804-3
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 6.68	1514388-6
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 6.94	1564209-3
03/17/2025	878742	NorthWestern Energy	Building	$ 16.48	1569631-3
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.00	1588262-4
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 0.50	1692666-9
03/17/2025	878742	NorthWestern Energy	Wastewater	$ 22.26	1704025-4
03/17/2025	878742	NorthWestern Energy	Wastewater	$ 114.84	1704030-4
03/17/2025	878742	NorthWestern Energy	Street/Traffic	$ 404.25	1738989-1
03/17/2025	878742	NorthWestern Energy	Street/Traffic	$ 1.38	1797828-9
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 9.60	1849408-8
03/17/2025	878742	NorthWestern Energy	Water	$ 6.40	1867265-9
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.68	1902257-3
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 19.21	1904944-4
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 35.84	1941243-6
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 0.59	1948667-9
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 0.50	2041362-1

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/17/2025	878742	NorthWestern Energy	Street/Traffic	$ 7.08	2047000-1
03/17/2025	878742	NorthWestern Energy	Street/Traffic	$ 7.89	2047007-6
03/17/2025	878742	NorthWestern Energy	Street/Traffic	$ 8.02	2047010-0
03/17/2025	878742	NorthWestern Energy	Street/Traffic	$ 7.08	2047013-4
03/17/2025	878742	NorthWestern Energy	Street/Traffic	$ 7.47	2047017-5
03/17/2025	878742	NorthWestern Energy	Street/Traffic	$ 8.02	2047018-3
03/17/2025	878742	NorthWestern Energy	Street/Traffic	$ 7.62	2047019-1
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 4.70	2055817-7
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.00	3020837-5
03/17/2025	878742	NorthWestern Energy	Street/Traffic	$ 1.38	3088038-9
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.00	3178260-0
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.80	3241436-9
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.00	3477233-5
03/17/2025	878742	NorthWestern Energy	Street/Traffic	$ 0.59	3590004-2
03/17/2025	878742	NorthWestern Energy	Street/Traffic	$ 100.05	3648861-7
03/17/2025	878742	NorthWestern Energy	Street/Traffic	$ 10.84	3660075-7
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 0.38	3707234-5
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 0.38	3707235-2
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 0.38	3707236-0
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 10.15	3771457-3
03/17/2025	878742	NorthWestern Energy	Parking	$ 121.40	3835890-9
03/17/2025	878742	NorthWestern Energy	Facilities	$ 11.91	3866815-8
03/17/2025	878742	NorthWestern Energy	Facilities	$ 230.12	3922089-2
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 22.26	3999603-8
03/17/2025	878742	NorthWestern Energy	Public Safety	$ 309.60	4045328-4
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ -	4086220-3
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 4.20	4103439-8
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 48.45	4148708-3
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ -	4204010-5
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 4.08	0723391-9
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 8.05	0723388-5
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 8.05	0723387-7
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 8.05	0723386-9

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 8.05	0723385-1
03/17/2025	878742	NorthWestern Energy	Parks Maint	$ 6.13	0723384-4
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 19.13	0723065-9
03/17/2025	878742	NorthWestern Energy	Wastewater	$ 189.79	0723383-6
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 19.13	0723064-2
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.00	0723049-3
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.13	0723025-3
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.00	0723046-9
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ -	0723039-4
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 78.51	0723005-5
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 8.46	0722862-0
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 1,106.55	0722995-8
03/17/2025	878742	NorthWestern Energy	Park Dist 1	$ 6.68	0722976-8
03/17/2025	878746	Performance Engineering & Consulting	Storm Sewer	$ 31,207.50	WO 24-38 Wicks Lane Storm, Phase II; Pmt 8
03/17/2025	878746	Performance Engineering & Consulting	Storm Sewer	$ 1,020.00	2025-020 VIntage Estates Stormwater Pump
03/17/2025	878748	Pine Cove Consulting	Stillwater Const	$ 18,168.64	Verkada Stillwater Building
03/17/2025	878748	Pine Cove Consulting	Public Safety	$ 955.49	HID READERS
03/17/2025	878750	Purvis Industries	Wastewater	$ 16,199.23	Gearboxes for washer compactors in the h
03/17/2025	878755	Rocky Mountain Health Network	City Ins Fund	$ 8,000.00	Healthy Is Corporate Wellness
03/17/2025	878756	Sanderson Stewart	Gas Tax	$ -	WO 09-12 Inner Belt Loop NW Billings Connector
03/17/2025	878756	Sanderson Stewart	Water	$ 1,705.00	WO 24-18 Central Avenue Water Extension
03/17/2025	878756	Sanderson Stewart	Trl Donate	$ 3,017.50	WO 21-38 Skyline Trail (Marathon Loop)
03/17/2025	878756	Sanderson Stewart	Arterial Streets	$ 1,840.00	WO 09-12 Inner Belt Loop NW Billings Connector
03/17/2025	878757	Second Nature Consulting	Park Dist 1	$ 250.00	TREE PLANTING DETAILS - 251006-01
03/17/2025	878757	Second Nature Consulting	Ballpark Donations	$ 2,087.50	protective netting at Dehler Park
03/17/2025	878757	Second Nature Consulting	Park Dist 1	$ 1,960.00	trail improvements Lillis ln and Parkview Dr
03/17/2025	878765	Star Service	Water	$ 8,370.00	H1-1 Isolation Valve Replacement
03/17/2025	878765	Star Service	Wastewater	$ 31,434.48	WO 23-22 WRF Digester Boiler
03/17/2025	878768	Summit Fire & Security	Solid Waste	$ 10,079.48	Fire suppression work at Landfill.
03/17/2025	878770	Sundown Security	Tax Incrmnt E	$ 2,751.72	EBURD Safety Pilot Program
03/17/2025	878770	Sundown Security	Tax Incrmnt E	$ 1,584.40	EBURD Safety Pilot Program
03/17/2025	878770	Sundown Security	Airport	$ 4,352.00	Screening Services as Federally Required by TSA
03/17/2025	878775	Tire-Rama	Solid Waste	$ 32.00	Nail repair. Collections.

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/17/2025	878775	Tire-Rama	Street/Traffic	$ 119.74	--; TIRE; TIRE
03/17/2025	878775	Tire-Rama	Solid Waste	$ 437.50	Tire dismount, mount, and repair. Collections.
03/17/2025	878775	Tire-Rama	Solid Waste	$ 3,086.30	Tire repair and purchase. Collections.
03/17/2025	878775	Tire-Rama	Solid Waste	$ 30.00	Tire repair and rotation. Collections.
03/17/2025	878775	Tire-Rama	Solid Waste	$ 65.00	Tire repair. Collections.
03/17/2025	878775	Tire-Rama	Solid Waste	$ 200.00	Tire repair. Collections.
03/17/2025	878775	Tire-Rama	Solid Waste	$ 40.00	Tire rotation and repair. Collections.
03/17/2025	878775	Tire-Rama	Solid Waste	$ 530.00	Tire rotation, dismount, and mount. Collections.
03/17/2025	878776	TK Elevator	Facilities	$ 3,536.91	Maintenance for Stillwater Building Elevators
03/17/2025	878777	TK Elevator	Stillwater Const	$ 61,085.97	Modernized the elevator equipment Stillwater
03/17/2025	878784	Verizon Wireless	Public Safety	$ 40.01	Fire MDT
03/17/2025	878784	Verizon Wireless	PD Program	$ 549.10	CCSIU Cell/PTT -Added Rugged Laptops
03/17/2025	878784	Verizon Wireless	Fleet	$ 42.77	Motor Pool
03/17/2025	878784	Verizon Wireless	Street/Traffic	$ 243.92	PW-STRT TRFC Streets
03/17/2025	878784	Verizon Wireless	Public Safety	$ 40.01	Fire MDT
03/17/2025	878784	Verizon Wireless	Solid Waste	$ 24.47	PW-SW-ON CALL Solid Waste On Call
03/17/2025	878784	Verizon Wireless	PD Program	$ 80.02	CCSIU RAVEN
03/17/2025	878784	Verizon Wireless	Wastewater	$ 520.13	MET Tablets
03/17/2025	878784	Verizon Wireless	Street/Traffic	$ -	PW-Streets City Works
03/17/2025	878784	Verizon Wireless	Solid Waste	$ -	PW-Solid Waste
03/17/2025	878784	Verizon Wireless	Engineering	$ 27.32	PW-Engineering
03/17/2025	878784	Verizon Wireless	Street/Traffic	$ 174.67	PW-Streets/street cameras
03/17/2025	878784	Verizon Wireless	General	$ 163.65	City Administrator
03/17/2025	878784	Verizon Wireless	Transit	$ 309.02	MET AVL
03/17/2025	878784	Verizon Wireless	Solid Waste	$ 67.30	Solid Waste Tablets -Routware
03/17/2025	878784	Verizon Wireless	Solid Waste	$ 41.64	PW-SW-ON CALL Solid Waste On Call
03/17/2025	878784	Verizon Wireless	Public Safety	$ 42.11	Police Bait Car
03/17/2025	878784	Verizon Wireless	Transit	$ 970.30	MET Max Transit
03/17/2025	878784	Verizon Wireless	Transit	$ 1,120.28	MET Max Transit
03/17/2025	878784	Verizon Wireless	General	$ 27.32	Public Information Officer-Laptop
03/17/2025	878784	Verizon Wireless	Water	$ 67.35	PWBLNP Comm-Meter CityWorks/Neptune
03/17/2025	878784	Verizon Wireless	Parking	$ 40.01	Parking
03/17/2025	878784	Verizon Wireless	Water	$ -	PW Belknap Meter Shop

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/17/2025	878784	Verizon Wireless	Water	$ 27.32	PWBLKNP Water Treatment
03/17/2025	878784	Verizon Wireless	Transit	$ 281.13	MET Transit Tablets
03/17/2025	878784	Verizon Wireless	Public Safety	$ 35.01	Police MiFi
03/17/2025	878784	Verizon Wireless	General	$ 40.01	Code Enforcement Laptop
03/17/2025	878784	Verizon Wireless	Public Safety	$ 360.09	MDT Toughbooks
03/17/2025	878784	Verizon Wireless	Public Safety	$ 40.01	Fire Drone Hotspot
03/17/2025	878784	Verizon Wireless	Public Safety	$ 179.98	Fire Drone Hotspot
03/17/2025	878784	Verizon Wireless	Public Safety	$ 40.01	Police iPad Chief
03/17/2025	878784	Verizon Wireless	Phone System	$ 80.02	WRF Cradle Point
03/17/2025	878784	Verizon Wireless	Phone System	$ (2.02)	WRF Cradle Point
03/17/2025	878784	Verizon Wireless	Public Safety	$ 40.01	Bait Car
03/17/2025	878784	Verizon Wireless	Water	$ 40.01	PWBLNP Comm-Meter CityWorks/Neptune
03/17/2025	878784	Verizon Wireless	General	$ 10.02	Code Enf. Manager
03/17/2025	878785	Vermeer Mountain West	Solid Waste	$ 5,815.55	Rental for Landfill.
03/17/2025	878785	Vermeer Mountain West	Solid Waste	$ 40,000.00	Rental. Landfill.
03/17/2025	878785	Vermeer Mountain West	Solid Waste	$ 316.52	Element for Rental at Landfill.
03/17/2025	878787	Wovek	St Maint Dist	$ 16,266.10	Retainage Release FINAL
03/17/2025	878788	Xylem Water Solutions	Wastewater	$ 11,173.00	LS0013 Briarwood Lift Station
03/17/2025	878790	Yellowstone Valley Elec	Solid Waste	$ 260.67	Electricity svc at Landfill Compost 1/1/25-2/1/25
03/17/2025	878790	Yellowstone Valley Elec	Solid Waste	$ 1,654.16	Electricity svc Landfill Flare. 1/1/25-2/1/25
03/17/2025	878790	Yellowstone Valley Elec	Solid Waste	$ 4,900.69	Electricity svcat Landfill. 01/01/2025 - 02/01/2025
03/17/2025	878790	Yellowstone Valley Elec	Radio	$ 30.62	4179004 FEBRUARY SERVICES WATER TANK

City Council Regular

Date: 04/14/2025
Title: Payment of Claims for week of March 24th, 2025
Presented by: Erin Watterud
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 $3,015,421.98 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

CouncilMemo wk of 03242025

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/24/2025	878791	A & E Architects	Tax Incrmnt S	$ 294,955.75	Amend park recreation campus architectural agreement
03/24/2025	878793	A-1 Landscaping	Building	$ 2,532.50	Snow Plow/Removal Services: Planning
03/24/2025	878793	A-1 Landscaping	CDBG	$ 900.00	Snow Plow/Removal Services: Community Development
03/24/2025	878793	A-1 Landscaping	CDBG	$ 900.00	Snow Plow/Removal Services: Community Development
03/24/2025	878793	A-1 Landscaping	Facilities	$ 8,211.25	Snow Plow/Removal Services: Operations Center
03/24/2025	878793	A-1 Landscaping	Facilities	$ 3,532.50	Snow Plow/Removal Services: Stillwater Building
03/24/2025	878793	A-1 Landscaping	Facilities	$ 4,245.00	Snow Plow/Removal Services: YVAS
03/24/2025	878793	A-1 Landscaping	Library	$ 3,705.00	Snow Plow/Removal Services: Library
03/24/2025	878793	A-1 Landscaping	Library	$ 1,760.00	Snow Plow/Removal Services: Library
03/24/2025	878793	A-1 Landscaping	Parking	$ 3,337.50	Snow Plow/Removal Services: Parking
03/24/2025	878793	A-1 Landscaping	Parking	$ 7,345.00	Snow Plow/Removal Services: Parking
03/24/2025	878793	A-1 Landscaping	Parking	$ 6,992.50	Snow Plow/Removal Services: Parking
03/24/2025	878793	A-1 Landscaping	Parking	$ 7,330.00	Snow Plow/Removal Services: Parking
03/24/2025	878793	A-1 Landscaping	Parking	$ 3,675.00	Snow Plow/Removal Services: Parking
03/24/2025	878793	A-1 Landscaping	Urban Renewal Prop	$ 1,595.00	Snow Plow/Removal Services: Community Development
03/24/2025	878793	A-1 Landscaping	Urban Renewal Prop	$ 1,595.00	Snow Plow/Removal Services: Community Development
03/24/2025	878793	A-1 Landscaping	Urban Renewal Prop	$ 1,595.00	Snow Plow/Removal Services: Community Development
03/24/2025	878796	Advanced Engin and Enviro	Wastewater	$ 12,919.37	Phase 1 - Water and Wastewater Rate Study
03/24/2025	878796	Advanced Engin and Enviro	Wastewater	$ -	Phase 2 - Water and Wastewater Rate Study
03/24/2025	878796	Advanced Engin and Enviro	Water	$ 11,260.63	Phase 1 - Water and Wastewater Rate Study
03/24/2025	878796	Advanced Engin and Enviro	Water	$ -	Phase 2 -Water and Wastewater Rate Study
03/24/2025	878797	Air Controls-Billings	Engineering	$ 280.00	checking for gas smell from boiler area
03/24/2025	878797	Air Controls-Billings	Engineering	$ 2,918.82	Debi's office at the depot before we moved out
03/24/2025	878797	Air Controls-Billings	Engineering	$ 280.00	no heat in the Depot---before we moved out
03/24/2025	878800	Askin Construction	Gas Tax	$ 678.03	Retainage Release 2 Final
03/24/2025	878800	Askin Construction	Sidewalk Const	$ 4,950.00	Retainage Release 2 Final
03/24/2025	878800	Askin Construction	Storm Sewer	$ 52,578.90	WO 24-38 Wicks Lane Storm
03/24/2025	878801	Batteries Plus	Water	$ 2,720.00	Batteries for UPS & Cp-7 Room
03/24/2025	878817	Cop Construction	Wastewater	$ 268,939.44	WO 24-08 Hesper Sewer - Shiloh Rd to S 48th St W
03/24/2025	878820	Crowley Fleck	General	$ 7,116.50	February Lobbyist Contract
03/24/2025	878823	Dell Computer	General	$ 3,328.94	Dell Mobile Precision 7680, Finance Director
03/24/2025	878823	Dell Computer	IT Resources	$ 274.99	Dell Dock -IT for Home
03/24/2025	878823	Dell Computer	Public Safety	$ 321.54	Qty. 2 24" Monitors and sound bar -Sgt. Police

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/24/2025	878823	Dell Computer	Transit	$ 5,303.33	Qty. 3 Dell Optiplex 7020+, i7 -MET Transit
03/24/2025	878824	Dell Marketing	Water	$ 5,641.58	Replacement Laptops for Electrical Crew
03/24/2025	878826	Dick Anderson Construction	Stillwater Const	$ 88,274.02	City of Billings Law and Justice Center/City Hall Remodel
03/24/2025	878826	Dick Anderson Construction	Stillwater Const	$ 284,216.80	City of Billings Law and Justice Center/City Hall Remodel
03/24/2025	878826	Dick Anderson Construction	Water	$ 24,270.00	WO1912 W. End Reservoir Project
03/24/2025	878826	Dick Anderson Construction	Water	$ 597,843.12	WO 19-42 West End WTP Project - Construction
03/24/2025	878828	DOWL	Planning	$ 14,072.50	Billings Heights Neighborhood Plan- 2/2/25 to 3/1/25
03/24/2025	878828	DOWL	St Maint Dist	$ 1,862.30	WO 23-11 Downtown 2-Way Street Conversion
03/24/2025	878828	DOWL	Storm Sewer	$ 4,441.25	Grand & Arnold Stormwater Improvements
03/24/2025	878828	DOWL	Tax Incrmnt N27	$ 15,067.70	WO 23-11 Downtown 2-Way Street Conversion
03/24/2025	ACH	HDR	Engineering	$ 285.00	WO 20-33 Public Works GIS Services
03/24/2025	ACH	HDR	Light Maint	$ 73.76	WO 20-33 Public Works GIS Services
03/24/2025	ACH	HDR	P.W. Admin	$ 813.91	WO 20-33 Public Works GIS Services
03/24/2025	ACH	HDR	Solid Waste	$ 331.94	WO 20-33 Public Works GIS Services
03/24/2025	ACH	HDR	Storm Sewer	$ 906.96	WO 20-33 Public Works GIS Services
03/24/2025	ACH	HDR	Street/Traffic	$ 1,117.35	WO 20-33 Public Works GIS Services
03/24/2025	ACH	HDR	Wastewater	$ 5,885.71	Retainage Release Final
03/24/2025	ACH	HDR	Wastewater	$ 1,220.45	WO 20-33 Public Works GIS Services
03/24/2025	ACH	HDR	Water	$ 3,632.86	WO 20-33 Public Works GIS Services
03/24/2025	878842	InfoSend	P.W. Admin	$ 4,257.89	statement processing 01/29-02/28/2025
03/24/2025	878842	InfoSend	P.W. Admin	$ 12,957.94	statement processing 01/29-02/28/2025
03/24/2025	878843	Ingram Library	Library	$ 3.00	866710156
03/24/2025	878843	Ingram Library	Library	$ 24.98	866710156
03/24/2025	878843	Ingram Library	Library	$ 107.24	866710156
03/24/2025	878843	Ingram Library	Library	$ 109.30	866710156
03/24/2025	878843	Ingram Library	Library	$ 28.89	866710156
03/24/2025	878843	Ingram Library	Library	$ 0.93	86679211
03/24/2025	878843	Ingram Library	Library	$ 34.79	86679211
03/24/2025	878843	Ingram Library	Library	$ 31.76	86679211
03/24/2025	878843	Ingram Library	Library	$ 0.79	86679212
03/24/2025	878843	Ingram Library	Library	$ 17.69	86679212
03/24/2025	878843	Ingram Library	Library	$ 41.57	86679212
03/24/2025	878843	Ingram Library	Library	$ 11.20	86679212

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/24/2025	878843	Ingram Library	Library	$ 0.48	86679213
03/24/2025	878843	Ingram Library	Library	$ 11.40	86679213
03/24/2025	878843	Ingram Library	Library	$ 22.99	86679213
03/24/2025	878843	Ingram Library	Library	$ 0.09	86679214
03/24/2025	878843	Ingram Library	Library	$ 9.09	86679214
03/24/2025	878843	Ingram Library	Library	$ 0.16	86679215
03/24/2025	878843	Ingram Library	Library	$ 17.69	86679215
03/24/2025	878843	Ingram Library	Library	$ 0.55	86679216
03/24/2025	878843	Ingram Library	Library	$ 14.75	86679216
03/24/2025	878843	Ingram Library	Library	$ 23.37	86679216
03/24/2025	878843	Ingram Library	Library	$ 0.62	86679217
03/24/2025	878843	Ingram Library	Library	$ 15.34	86679217
03/24/2025	878843	Ingram Library	Library	$ 33.87	86679217
03/24/2025	878843	Ingram Library	Library	$ 10.61	86679217
03/24/2025	878843	Ingram Library	Library	$ 2.38	86679218
03/24/2025	878843	Ingram Library	Library	$ 330.30	86679218
03/24/2025	878843	Ingram Library	Library	$ 0.06	86699699
03/24/2025	878843	Ingram Library	Library	$ 17.10	86699699
03/24/2025	878843	Ingram Library	Library	$ 0.16	86699700
03/24/2025	878843	Ingram Library	Library	$ 17.70	86699700
03/24/2025	878843	Ingram Library	Library	$ 15.92	86699700
03/24/2025	878843	Ingram Library	Library	$ 0.51	86699701
03/24/2025	878843	Ingram Library	Library	$ 14.74	86699701
03/24/2025	878843	Ingram Library	Library	$ 47.75	86699701
03/24/2025	878843	Ingram Library	Library	$ 40.80	86699701
03/24/2025	878843	Ingram Library	Library	$ 0.13	86699702
03/24/2025	878843	Ingram Library	Library	$ 39.28	86699702
03/24/2025	878843	Ingram Library	Library	$ 0.31	86699703
03/24/2025	878843	Ingram Library	Library	$ 75.52	86699703
03/24/2025	878843	Ingram Library	Library	$ 0.94	86699704
03/24/2025	878843	Ingram Library	Library	$ 229.88	86699704
03/24/2025	878843	Ingram Library	Library	$ 11.20	86699704
03/24/2025	878843	Ingram Library	Library	$ 0.56	86699705

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/24/2025	878843	Ingram Library	Library	$ 126.00	86699705
03/24/2025	878843	Ingram Library	Library	$ 0.33	86699706
03/24/2025	878843	Ingram Library	Library	$ 46.89	86699706
03/24/2025	878843	Ingram Library	Library	$ 3.00	86699707
03/24/2025	878843	Ingram Library	Library	$ 103.29	86699707
03/24/2025	878843	Ingram Library	Library	$ 237.13	86699707
03/24/2025	878843	Ingram Library	Library	$ 924.76	86699707
03/24/2025	878843	Ingram Library	Library	$ 9.74	86699707
03/24/2025	878843	Ingram Library	Library	$ 26.62	86715295
03/24/2025	878843	Ingram Library	Library	$ 22.08	86715295
03/24/2025	878843	Ingram Library	Library	$ 17.90	86715295
03/24/2025	878843	Ingram Library	Library	$ 0.47	86723702
03/24/2025	878843	Ingram Library	Library	$ 10.77	86723702
03/24/2025	878843	Ingram Library	Library	$ 20.63	86723702
03/24/2025	878843	Ingram Library	Library	$ 0.98	86723703
03/24/2025	878843	Ingram Library	Library	$ 28.49	86723703
03/24/2025	878843	Ingram Library	Library	$ 12.39	86723703
03/24/2025	878843	Ingram Library	Library	$ 24.42	86723703
03/24/2025	878843	Ingram Library	Library	$ 18.60	86723703
03/24/2025	878843	Ingram Library	Library	$ 0.43	86723704
03/24/2025	878843	Ingram Library	Library	$ 17.70	86723704
03/24/2025	878843	Ingram Library	Library	$ 18.88	86723704
03/24/2025	878843	Ingram Library	Library	$ 1.12	86723705
03/24/2025	878843	Ingram Library	Library	$ 69.02	86723705
03/24/2025	878843	Ingram Library	Library	$ 34.18	86723705
03/24/2025	878843	Ingram Library	Library	$ 0.13	86802142
03/24/2025	878843	Ingram Library	Library	$ 5.19	86802142
03/24/2025	878843	Ingram Library	Library	$ 11.97	86802142
03/24/2025	878843	Ingram Library	Library	$ 2.19	86802143
03/24/2025	878843	Ingram Library	Library	$ 256.62	86802143
03/24/2025	878843	Ingram Library	Library	$ 0.15	86802144
03/24/2025	878843	Ingram Library	Library	$ 16.52	86802144
03/24/2025	878843	Ingram Library	Library	$ 7.79	86802144

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/24/2025	878843	Ingram Library	Library	$ 0.18	86802145
03/24/2025	878843	Ingram Library	Library	$ 10.19	86802145
03/24/2025	878843	Ingram Library	Library	$ 6.49	86802145
03/24/2025	878843	Ingram Library	Library	$ 0.35	86802146
03/24/2025	878843	Ingram Library	Library	$ 40.70	86802146
03/24/2025	878843	Ingram Library	Library	$ 1.34	86833158
03/24/2025	878843	Ingram Library	Library	$ 56.38	86833158
03/24/2025	878843	Ingram Library	Library	$ 20.65	86833158
03/24/2025	878843	Ingram Library	Library	$ 0.96	86833159
03/24/2025	878843	Ingram Library	Library	$ 15.93	86833159
03/24/2025	878843	Ingram Library	Library	$ 11.99	86833159
03/24/2025	878843	Ingram Library	Library	$ 34.84	86833159
03/24/2025	878843	Ingram Library	Library	$ 0.50	86833160
03/24/2025	878843	Ingram Library	Library	$ 28.89	86833160
03/24/2025	878843	Ingram Library	Library	$ 0.20	86833161
03/24/2025	878843	Ingram Library	Library	$ 11.77	86833161
03/24/2025	878847	K2 Civil Inc	Street/Traffic	$ 162,000.00	Snow plowing 2/17, 2/18, 2/19, 2/20 2025
03/24/2025	ACH	Kone Inc	Parking	$ 3,670.71	ELEVATOR MAINTENANCE PARK 3
03/24/2025	878850	Lee Newspaper Enterprises	P.W. Admin	$ 1,507.78	Public Works Dept Media Marketing 2023
03/24/2025	878850	Lee Newspaper Enterprises	P.W. Admin	$ 1,950.00	Public Works Dept Media Marketing 2023; Water Bills
03/24/2025	878852	Mailing Technical Services	Central Services	$ 4,831.36	Postage for February, 2025
03/24/2025	878852	Mailing Technical Services	General	$ 132.50	Postage for February, 2025
03/24/2025	878852	Mailing Technical Services	Parking	$ 141.66	Postage for February, 2025
03/24/2025	878856	Mitchell Court	CDBG	$ 413,837.93	Affordable Housing Development Proj Reimb Req #1
03/24/2025	878857	Montana CSED	Payroll Clearing	$ 5,925.45	Payroll Summary 03.21.25
03/24/2025	878860	MFPE	Payroll Clearing	$ 2,901.76	Payroll Summary
03/24/2025	878861	Montana Peterbilt	Fleet	$ 126.52	111098BLX1
03/24/2025	878861	Montana Peterbilt	Fleet	$ 156.25	111233BL
03/24/2025	878861	Montana Peterbilt	Fleet	$ 1,677.24	111233BL
03/24/2025	878861	Montana Peterbilt	Fleet	$ 345.25	111256BL
03/24/2025	878861	Montana Peterbilt	Fleet	$ 98.00	111271BL
03/24/2025	878861	Montana Peterbilt	Fleet	$ 316.04	111271BL
03/24/2025	878861	Montana Peterbilt	Fleet	$ 408.92	111349BL

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/24/2025	878861	Montana Peterbilt	Fleet	$ 141.55	111414BL
03/24/2025	878861	Montana Peterbilt	Fleet	$ 428.69	111463BL
03/24/2025	878861	Montana Peterbilt	Fleet	$ 1,900.00	112224BL
03/24/2025	878861	Montana Peterbilt	Fleet	$ 196.05	112287BL
03/24/2025	878861	Montana Peterbilt	Fleet	$ 434.88	112287BL
03/24/2025	878861	Montana Peterbilt	Fleet	$ 446.80	112289BL
03/24/2025	878861	Montana Peterbilt	Fleet	$ (70.01)	CM111069BL
03/24/2025	878862	MSFA	Payroll Clearing	$ 5,636.13	Payroll Summary
03/24/2025	878863	MPPA	Payroll Clearing	$ 3,908.80	Payroll Summary
03/24/2025	878865	MT Dept of Rev-CGR2	Gas Tax	$ 6.84	Retainage Release 2 Final
03/24/2025	878865	MT Dept of Rev-CGR2	Sidewalk Const	$ 50.00	Retainage Release 2 Final
03/24/2025	878865	MT Dept of Rev-CGR2	Stillwater Const	$ 891.65	City of Billings Law and Justice Center/City Hall Remodel
03/24/2025	878865	MT Dept of Rev-CGR2	Stillwater Const	$ 2,870.87	City of Billings Law and Justice Center/City Hall Remodel
03/24/2025	878865	MT Dept of Rev-CGR2	Storm Sewer	$ 531.11	WO 24-38 Wicks Lane Storm, Phase II; Pmt 5
03/24/2025	878865	MT Dept of Rev-CGR2	Wastewater	$ 2,716.56	WO 24-08 Hesper Sewer - Shiloh Rd to S 48th St W; Pmt 1
03/24/2025	878865	MT Dept of Rev-CGR2	Water	$ 6,038.82	WO 19-42 West End WTP Construction; Pmt 14
03/24/2025	878870	NorthWestern Energy	Engineering	$ 602.17	Electrical bill at the Depot before engineering moved
03/24/2025	878870	NorthWestern Energy	Facilities	$ 1,799.22	0975808-7
03/24/2025	878870	NorthWestern Energy	Facilities	$ 801.48	1160802-3
03/24/2025	878870	NorthWestern Energy	Facilities	$ 2,481.80	1160804-9
03/24/2025	878870	NorthWestern Energy	Facilities	$ 2,636.54	1269391-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,096.63	SILMD 10 Acct# 0712546-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 2,062.86	SILMD 100 Acct# 0712559-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,733.67	SILMD 107 Acct# 0712560-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 4,347.93	SILMD 109 Acct# 0712561-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 213.89	SILMD 113 Acct# 0712562-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 935.63	SILMD 114 Acct# 0712563-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 220.15	SILMD 115 Acct# 0712564-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 577.88	SILMD 116 Acct# 0712565-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 3,147.44	SILMD 117 Acct# 0712566-9
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 200.61	SILMD 118 Acct# 0712567-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 122.49	SILMD 119 Acct# 0712568-5
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 2,476.67	SILMD 121 Acct# 0712570-1

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 185.03	SILMD 122 Acct# 0712571-9
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 330.22	SILMD 123 Acct# 0712572-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 963.14	SILMD 124 Acct# 0712573-5
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 385.25	SILMD 125 Acct# 0712574-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 192.64	SILMD 126 Acct# 0712575-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 693.86	SILMD 127 Acct# 0712576-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 485.69	SILMD 128 Acct# 0712577-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 330.22	SILMD 129 Acct# 0712578-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 4,674.42	SILMD 13 Acct# 0721276-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 118.23	SILMD 130 Acct# 0712579-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 853.08	SILMD 131 Acct# 0712580-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 219.55	SILMD 133 Acct# 0712581-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 506.66	SILMD 134 Acct# 0712582-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 508.82	SILMD 135 Acct# 0712583-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 467.81	SILMD 136 Acct# 0712584-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 372.12	SILMD 137 Acct# 0712585-9
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 742.99	SILMD 138 Acct# 0712586-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 247.66	SILMD 139 Acct# 0712587-5
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 2,322.44	SILMD 14 Acct# 0721277-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 5.58	SILMD 14 Acct# 4167204-9
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 577.88	SILMD 143 Acct# 0712588-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 27.49	SILMD 144 Acct# 0712589-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 462.57	SILMD 145 Acct# 0712590-9
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 357.74	SILMD 146 Acct# 0712591-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 435.60	SILMD 147 Acct# 0712592-5
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,584.18	SILMD 149 Acct# 0712593-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 740.11	SILMD 150 Acct# 0712594-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 632.91	SILMD 151 Acct# 0712595-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 4,271.28	SILMD 152 Acct# 0712596-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 531.94	SILMD 153 Acct# 0712597-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,202.69	SILMD 154 Acct# 0712598-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 495.33	SILMD 155 Acct# 0712599-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 902.01	SILMD 157 Acct# 0712600-6

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 798.04	SILMD 158 Acct# 0712601-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 963.81	SILMD 159 Acct# 0712602-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 715.47	SILMD 160 Acct# 0712603-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,040.78	SILMD 161 Acct# 0712604-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 46.83	SILMD 162 Acct# 0712605-5
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 776.53	SILMD 163 Acct# 0712606-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 370.05	SILMD 164 Acct# 0712607-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 880.59	SILMD 165 Acct# 0712608-9
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 231.28	SILMD 167 Acct# 0712609-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,137.12	SILMD 17 Acct# 0712553-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 555.09	SILMD 171 Acct# 0712610-5
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 506.66	SILMD 172 Acct# 0712611-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,156.43	SILMD 173 Acct# 0712612-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 971.40	SILMD 174 Acct# 0712613-9
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 323.79	SILMD 175 Acct# 0712614-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 33.43	SILMD 176 Acct# 0712615-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 254.41	SILMD 178 Acct# 0712616-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 508.82	SILMD 179 Acct# 0712617-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 346.92	SILMD 180 Acct# 0712618-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,678.63	SILMD 181 Acct# 0712619-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 578.22	SILMD 182 Acct# 0712620-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,156.42	SILMD 183 Acct# 0712621-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 370.05	SILMD 184 Acct# 0712622-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 138.77	SILMD 185 Acct# 0712623-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 704.29	SILMD 186 Acct# 0712624-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 231.28	SILMD 187 Acct# 0712625-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 277.54	SILMD 188 Acct# 0712626-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 231.28	SILMD 189 Acct# 0712627-9
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,202.69	SILMD 190 Acct# 0712628-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 412.81	SILMD 191 Acct# 0712629-5
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 300.67	SILMD 192 Acct# 0712630-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 740.11	SILMD 193 Acct# 0712631-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 314.41	SILMD 194 Acct# 0712632-9

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 251.54	SILMD 195 Acct# 0712633-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 80.85	SILMD 196 Acct# 0712634-5
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 80.85	SILMD 197 Acct# 0712635-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 115.63	SILMD 198 Acct# 0712636-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 60.12	SILMD 200 Acct# 0712637-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 485.69	SILMD 201 Acct# 0712638-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 802.98	SILMD 202 Acct# 0712639-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 21.56	SILMD 203 Acct# 0712640-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 451.70	SILMD 204 Acct# 0712641-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 26.75	SILMD 205 Acct# 0712642-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 323.79	SILMD 206 Acct# 0712643-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 370.05	SILMD 207 Acct# 0712644-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 531.94	SILMD 209 Acct# 0712646-9
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 97.02	SILMD 210 Acct# 0712647-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 53.92	SILMD 211 Acct# 0712648-5
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 53.92	SILMD 212 Acct# 0712649-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 32.34	SILMD 213 Acct# 0712650-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 375.68	SILMD 214 Acct# 0712651-9
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 138.77	SILMD 216 Acct# 0712652-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 407.63	SILMD 217 Acct# 0712653-5
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 292.48	SILMD 220 Acct# 0712654-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 6.69	SILMD 221 Acct# 0712655-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 85.18	SILMD 222 Acct# 0712656-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 129.37	SILMD 223 Acct# 0712657-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,427.13	SILMD 224 Acct# 0712658-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 415.03	SILMD 225 Acct# 0712659-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 236.48	SILMD 226 Acct# 0712660-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 714.84	SILMD 227 Acct# 0712661-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 798.04	SILMD 228 Acct# 0712662-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 412.77	SILMD 229 Acct# 0712663-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 963.15	SILMD 230 Acct# 0712664-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 577.88	SILMD 231 Acct# 0712665-9
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 2,504.20	SILMD 232 Acct# 0712666-7

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 939.20	SILMD 233 Acct# 0712667-5
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 509.57	SILMD 234 Acct# 0712668-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 592.82	SILMD 235 Acct# 0712669-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 188.65	SILMD 236 Acct# 0712670-9
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 393.18	SILMD 237 Acct# 0712671-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 13.37	SILMD 238 Acct# 0712672-5
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 92.51	SILMD 239 Acct# 0712673-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 452.75	SILMD 240 Acct# 0712674-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 580.58	SILMD 241 Acct# 0712675-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 82.55	SILMD 242 Acct# 0712676-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 110.07	SILMD 244 Acct# 0712677-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 73.76	SILMD 245 Acct# 0712678-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 330.22	SILMD 246 Acct# 0712679-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 979.20	SILMD 247 Acct# 0712680-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 2,724.34	SILMD 249 Acct# 0718734-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 226.37	SILMD 250 Acct# 0719001-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 3,860.02	SILMD 251 Acct# 0718801-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 550.37	SILMD 252 Acct# 0719162-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,814.68	SILMD 253 Acct# 0719644-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 170.38	SILMD 254 Acct# 0719763-5
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 144.28	SILMD 255 Acct# 0720813-5
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,008.69	SILMD 257 Acct# 0720360-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 2,605.61	SILMD 258 Acct# 0720606-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,554.02	SILMD 259 Acct# 0720810-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 495.33	SILMD 261 Acct# 0720705-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 3,080.58	SILMD 262 Acct# 0720937-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,077.36	SILMD 263 Acct# 0720716-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 185.86	SILMD 264 Acct# 0721427-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 360.76	SILMD 265 Acct# 0721556-9
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 65.30	SILMD 266 Acct# 0721684-9
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 88.88	SILMD 270 Acct# 0907777-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 954.76	SILMD 271 Acct# 0995095-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 2,822.71	SILMD 272 Acct# 0905005-5

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03/24/2025	878871	NorthWestern Energy	Light Maint	$ 203.70	SILMD 273 Acct# 0926386-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 538.17	SILMD 276 Acct# 0961926-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 849.37	SILMD 277 Acct# 1058710-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 238.95	SILMD 278 Acct# 1087619-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 58.88	SILMD 279 Acct# 1124127-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 653.99	SILMD 280 Acct# 1045653-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 496.74	SILMD 283 Acct# 1172743-5
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 326.26	SILMD 285 Acct# 1206985-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 243.21	SILMD 286 Acct# 1296582-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,851.10	SILMD 288 Acct# 1303978-9
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 167.83	SILMD 289 Acct# 1685375-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 107.73	SILMD 289 Acct# 4185749-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 163.06	SILMD 290 Acct# 1433921-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 605.40	SILMD 292 Acct# 1481532-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 231.28	SILMD 293 Acct# 1481534-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 462.57	SILMD 294 Acct# 1481535-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 110.07	SILMD 295 Acct# 1481536-9
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,225.80	SILMD 296 Acct# 1481537-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 208.15	SILMD 297 Acct# 1481539-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 185.03	SILMD 298 Acct# 1481540-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 408.22	SILMD 300 Acct# 1662840-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 5,212.32	SILMD 301 Acct# 1687005-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 300.90	SILMD 302 Acct# 1607534-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 935.68	SILMD 305 Acct# 1695873-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 205.33	SILMD 306 Acct# 1740353-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 3,463.17	SILMD 307 Acct# 2049005-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 270.23	SILMD 308 Acct# 2072459-7
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 445.69	SILMD 309 Acct# 2001311-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 90.95	SILMD 310 Acct# 2060519-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 333.72	SILMD 311 Acct# 3014475-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 354.23	SILMD 312 Acct# 3146127-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 481.98	SILMD 315 Acct# 3305804-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,160.63	SILMD 316 Acct# 3291842-7

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03/24/2025	878871	NorthWestern Energy	Light Maint	$ 103.89	SILMD 317 Acct# 3253826-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 822.88	SILMD 318 Acct# 3372018-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 62.45	SILMD 320 Acct# 0712569-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 484.00	SILMD 321 Acct# 3338917-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 100.01	SILMD 322 Acct# 3402033-9
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 854.01	SILMD 323 Acct# 3597170-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 373.89	SILMD 324 Acct# 1246537-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 303.83	SILMD 325 Acct# 3587598-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 126.89	SILMD 326 Acct# 3840455-4
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 185.03	SILMD 327 Acct# 3810801-5
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 765.60	SILMD 328 Acct# 3894879-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 96.41	SILMD 329 Acct# 3939032-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 280.34	SILMD 330 Acct# 3951594-5
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 49.07	SILMD 331 Acct# 0712645-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 13.76	SILMD 331 Acct# 4174590-2
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 43.79	SILMD 331 Acct# 4174591-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 30.93	SILMD 331 Acct# 4174593-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 27.87	SILMD 331 Acct# 4176340-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 154.76	SILMD 332 Acct# 4093467-1
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 383.37	SILMD 8 Acct# 0712544-6
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 353.73	SILMD 9 Acct# 0712545-3
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 499.21	SILMD 95 Acct# 0712556-0
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 9,651.56	SILMD 97 Acct# 0712557-8
03/24/2025	878871	NorthWestern Energy	Light Maint	$ 1,104.98	SILMD 99 Acct# 0712558-6
03/24/2025	878870	NorthWestern Energy	Park Dist 1	$ 38.23	0712387-0
03/24/2025	878870	NorthWestern Energy	Park Dist 1	$ 179.47	0712536-2
03/24/2025	878870	NorthWestern Energy	Park Dist 1	$ 50.61	0720818-4
03/24/2025	878870	NorthWestern Energy	Park Dist 1	$ 285.23	0720821-8
03/24/2025	878870	NorthWestern Energy	Park Dist 1	$ 18.43	0722287-0
03/24/2025	878870	NorthWestern Energy	Park Dist 1	$ 56.88	0723045-1
03/24/2025	878870	NorthWestern Energy	Park Dist 1	$ 177.76	0925496-2
03/24/2025	878870	NorthWestern Energy	Park Dist 1	$ 0.16	1191404-1
03/24/2025	878870	NorthWestern Energy	Park Dist 1	$ 10.69	1836666-6

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03/24/2025	878870	NorthWestern Energy	Park Dist 1	$ -	4177819-2
03/24/2025	878870	NorthWestern Energy	Public Safety	$ 676.63	0871546-8
03/24/2025	878870	NorthWestern Energy	Solid Waste	$ 1,316.17	3252194-0
03/24/2025	878870	NorthWestern Energy	Street/Traffic	$ 0.28	1740357-7
03/24/2025	878870	NorthWestern Energy	Street/Traffic	$ 0.38	1748896-6
03/24/2025	878871	NorthWestern Energy	Street/Traffic	$ 12,676.00	Signal Bills 03.08.2025
03/24/2025	878870	NorthWestern Energy	Transit	$ 491.34	0719225-5
03/24/2025	878870	NorthWestern Energy	Wastewater	$ 893.15	0100606-3
03/24/2025	878870	NorthWestern Energy	Wastewater	$ 304.29	822 Shiloh Crossing BLVD Lift..Feb 2025
03/24/2025	878870	NorthWestern Energy	Water	$ 949.30	0100485-2
03/24/2025	878870	NorthWestern Energy	Water	$ 4,431.09	0100540-4
03/24/2025	878870	NorthWestern Energy	Water	$ 67,879.30	0100606-3
03/24/2025	878870	NorthWestern Energy	Water	$ 2,679.45	0100606-3
03/24/2025	878870	NorthWestern Energy	Water	$ 2,696.42	0722264-9
03/24/2025	878870	NorthWestern Energy	Water	$ 2,683.98	0723040-2
03/24/2025	878870	NorthWestern Energy	Water	$ 68.75	0723059-2
03/24/2025	878870	NorthWestern Energy	Water	$ 439.26	1116452-2
03/24/2025	878870	NorthWestern Energy	Water	$ 139.25	1142253-2
03/24/2025	878870	NorthWestern Energy	Water	$ 2,443.53	4374 Hesper Rd, TEMP Feb 2025
03/24/2025	878870	NorthWestern Energy	Water	$ 1,184.49	4519 Hesper Rd, TEMP Feb 2025
03/24/2025	878877	Peterson Office Furniture	General	$ 7,261.00	Peterson Quality Office Quote (Four Desks) $7,261.00
03/24/2025	878881	Pride of Montana	Facilities	$ 4,793.13	Cleaning of the Stillwater Building for the month of Feb 25
03/24/2025	878882	Proforce Law Enforcement	Public Safety	$ 3,015.52	Tasers Smart Cartridges.
03/24/2025	878883	Public Utilities	Facilities	$ 67.07	3080251
03/24/2025	878883	Public Utilities	Facilities	$ 140.54	3100365
03/24/2025	878883	Public Utilities	Park Dist 1	$ 201.34	3060453
03/24/2025	878883	Public Utilities	Park Dist 1	$ 282.16	3091164
03/24/2025	878883	Public Utilities	Park Dist 1	$ 12.56	3098205
03/24/2025	878883	Public Utilities	Park Dist 1	$ 35.15	3098205
03/24/2025	878883	Public Utilities	Park Dist 1	$ 13.35	3110120
03/24/2025	878883	Public Utilities	Parks Maint	$ 71.10	3059048
03/24/2025	878883	Public Utilities	Parks Maint	$ 10.05	3061212
03/24/2025	878883	Public Utilities	Parks Maint	$ 36.36	3063384

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03/24/2025	878883	Public Utilities	Parks Maint	$ 10.05	3064055
03/24/2025	878883	Public Utilities	Parks Maint	$ 13.35	3069969
03/24/2025	878883	Public Utilities	Parks Maint	$ 13.35	3072961
03/24/2025	878883	Public Utilities	Parks Maint	$ 11.25	3072990
03/24/2025	878883	Public Utilities	Parks Maint	$ 10.05	3073704
03/24/2025	878883	Public Utilities	Parks Maint	$ 11.25	3074748
03/24/2025	878883	Public Utilities	Parks Maint	$ 13.35	3074750
03/24/2025	878883	Public Utilities	Parks Maint	$ 10.05	3074751
03/24/2025	878883	Public Utilities	Parks Maint	$ 11.25	3075407
03/24/2025	878883	Public Utilities	Parks Maint	$ 10.05	3075860
03/24/2025	878883	Public Utilities	Parks Maint	$ 6.68	3075860
03/24/2025	878883	Public Utilities	Parks Maint	$ 11.25	3078687
03/24/2025	878883	Public Utilities	Parks Maint	$ 13.35	3081602
03/24/2025	878883	Public Utilities	Parks Maint	$ 11.25	3084220
03/24/2025	878883	Public Utilities	Parks Maint	$ 5.01	3086379
03/24/2025	878883	Public Utilities	Parks Maint	$ 15.97	3086387
03/24/2025	878883	Public Utilities	Parks Maint	$ 156.51	3086388
03/24/2025	878883	Public Utilities	Parks Maint	$ 13.35	3086389
03/24/2025	878883	Public Utilities	Parks Maint	$ 18.50	3086390
03/24/2025	878883	Public Utilities	Parks Maint	$ 54.90	3086391
03/24/2025	878883	Public Utilities	Parks Maint	$ 13.35	3086392
03/24/2025	878883	Public Utilities	Parks Maint	$ 22.50	3086393
03/24/2025	878883	Public Utilities	Parks Maint	$ 11.25	3086929
03/24/2025	878883	Public Utilities	Parks Maint	$ 10.05	3087030
03/24/2025	878883	Public Utilities	Parks Maint	$ 280.77	3089293
03/24/2025	878883	Public Utilities	Parks Maint	$ 18.50	3090572
03/24/2025	878883	Public Utilities	Parks Maint	$ 1,918.44	3091294
03/24/2025	878883	Public Utilities	Parks Maint	$ 11.25	3095935
03/24/2025	878883	Public Utilities	Parks Maint	$ 41.28	3098105
03/24/2025	878883	Public Utilities	Parks Maint	$ 71.10	3098116
03/24/2025	878883	Public Utilities	Parks Maint	$ 13.35	3098117
03/24/2025	878883	Public Utilities	Parks Maint	$ 1,819.02	3098119
03/24/2025	878883	Public Utilities	Parks Maint	$ 10.05	3098999

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03/24/2025	878883	Public Utilities	Parks Maint	$ 13.35	3107305
03/24/2025	878883	Public Utilities	Parks Maint	$ 21.58	3107704
03/24/2025	878883	Public Utilities	Parks Maint	$ 11.25	3107704
03/24/2025	878883	Public Utilities	Parks Maint	$ 13.35	3108190
03/24/2025	878883	Public Utilities	Parks Maint	$ 71.10	3109457
03/24/2025	878883	Public Utilities	Parks Maint	$ 10.05	3109458
03/24/2025	878883	Public Utilities	Parks Maint	$ 10.05	3113693
03/24/2025	878883	Public Utilities	Parks Maint	$ 54.90	3113702
03/24/2025	878883	Public Utilities	Public Safety	$ 37.54	3058345
03/24/2025	878883	Public Utilities	Public Safety	$ 60.41	3058345
03/24/2025	878883	Public Utilities	Public Safety	$ 125.58	3063998
03/24/2025	878883	Public Utilities	Public Safety	$ 160.71	3065605
03/24/2025	878883	Public Utilities	Public Safety	$ 65.46	3065605
03/24/2025	878883	Public Utilities	Public Safety	$ 43.35	3072537
03/24/2025	878883	Public Utilities	Public Safety	$ 60.41	3072537
03/24/2025	878883	Public Utilities	Public Safety	$ 73.39	3088868
03/24/2025	878883	Public Utilities	Public Safety	$ 62.00	3110936
03/24/2025	ACH	Rexel USA	Wastewater	$ 115.47	copper foil for lug terminals for load b
03/24/2025	ACH	Rexel USA	Wastewater	$ 80.88	fuses for Admin UPS Second Feed
03/24/2025	ACH	Rexel USA	Wastewater	$ 213.79	materials for Admin UPS Second Feed
03/24/2025	ACH	Rexel USA	Wastewater	$ (80.88)	returned fuses, wrong size
03/24/2025	ACH	Rexel USA	Wastewater	$ 51.13	terminal block srew, stripper cutter, do
03/24/2025	ACH	Rexel USA	Wastewater	$ 57.73	wire for Admin UPS Second Feed
03/24/2025	ACH	Rexel USA	Wastewater	$ 303.09	wire for Admin UPS second feed
03/24/2025	ACH	Rexel USA	Wastewater	$ 54,448.46	WO 24-29 Circuit Breaker Replacement WRF Substation
03/24/2025	878888	Sierra Container Group	Solid Waste	$ 2,950.00	Freight.
03/24/2025	878888	Sierra Container Group	Solid Waste	$ 2,950.00	Freight.
03/24/2025	878888	Sierra Container Group	Solid Waste	$ 41,418.00	Purchase residential carts: 95-gallon green
03/24/2025	878888	Sierra Container Group	Solid Waste	$ 41,359.00	Purchase residential refuse carts: 95-gallon black
03/24/2025	878890	Simply Family Magazine	Park Dist 1	$ 23,303.84	SPRING BROCHURE INSERT - 7447
03/24/2025	878891	Solid Waste Systems	Fleet	$ 22.68	179114
03/24/2025	878891	Solid Waste Systems	Fleet	$ 224.22	179114
03/24/2025	878891	Solid Waste Systems	Fleet	$ 700.05	179114

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03/24/2025	878891	Solid Waste Systems	Fleet	$ 24.59	179114
03/24/2025	878891	Solid Waste Systems	Fleet	$ 2,480.32	179132
03/24/2025	878891	Solid Waste Systems	Fleet	$ 561.54	179132
03/24/2025	878891	Solid Waste Systems	Fleet	$ 10.70	179260
03/24/2025	878891	Solid Waste Systems	Fleet	$ 3.60	179260
03/24/2025	878891	Solid Waste Systems	Fleet	$ 235.40	179260
03/24/2025	878891	Solid Waste Systems	Fleet	$ 22.69	179260
03/24/2025	878891	Solid Waste Systems	Fleet	$ 6,073.00	179264
03/24/2025	878891	Solid Waste Systems	Fleet	$ 285.16	179264
03/24/2025	878891	Solid Waste Systems	Fleet	$ 385.34	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 150.68	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 89.86	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 25.89	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 97.83	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 35.89	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 118.96	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 288.22	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 136.13	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 62.43	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 43.17	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 556.20	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 1,628.03	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 847.74	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 458.66	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 80.96	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 25.89	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 66.71	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 139.32	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 77.34	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 1,569.84	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 2,189.69	179372
03/24/2025	878891	Solid Waste Systems	Fleet	$ 1,983.88	179374
03/24/2025	878891	Solid Waste Systems	Fleet	$ 134.04	179374

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03/24/2025	878891	Solid Waste Systems	Fleet	$ 28.05	179379
03/24/2025	878891	Solid Waste Systems	Fleet	$ 1,732.28	179379
03/24/2025	878891	Solid Waste Systems	Fleet	$ 18.94	179386
03/24/2025	878891	Solid Waste Systems	Fleet	$ 1,714.74	179386
03/24/2025	878891	Solid Waste Systems	Fleet	$ 1,537.45	234658
03/24/2025	878891	Solid Waste Systems	Street/Traffic	$ 2,759.12	CONTROL BOX
03/24/2025	878891	Solid Waste Systems	Street/Traffic	$ 1,478.35	HARNESS
03/24/2025	878891	Solid Waste Systems	Street/Traffic	$ 99.17	SHIPPING
03/24/2025	878892	Spencer Fluid Power	Solid Waste	$ 5,298.17	HOIST
03/24/2025	878892	Spencer Fluid Power	Solid Waste	$ 2,395.92	VANE PUMP
03/24/2025	878893	St V's Occupational Health	Airport	$ 114.25	Drug Testing/On-site nurse/DOT Physicals/Hep B Shots
03/24/2025	878893	St V's Occupational Health	City Ins Fund	$ 700.00	Drug Testing/On-site nurse/DOT Physicals/Hep B Shots
03/24/2025	878893	St V's Occupational Health	Fleet	$ 114.25	Drug Testing/On-site nurse/DOT Physicals/Hep B Shots
03/24/2025	878893	St V's Occupational Health	General	$ 1,969.50	Drug Testing/On-site nurse/DOT Physicals/Hep B Shots
03/24/2025	878893	St V's Occupational Health	Library	$ 114.25	Drug Testing/On-site nurse/DOT Physicals/Hep B Shots
03/24/2025	878893	St V's Occupational Health	Solid Waste	$ 494.25	Drug Testing/On-site nurse/DOT Physicals/Hep B Shots
03/24/2025	878893	St V's Occupational Health	Street/Traffic	$ 342.75	Drug Testing/On-site nurse/DOT Physicals/Hep B Shots
03/24/2025	878893	St V's Occupational Health	Transit	$ 392.75	Drug Testing/On-site nurse/DOT Physicals/Hep B Shots
03/24/2025	878893	St V's Occupational Health	Transit	$ 114.25	Drug Testing/On-site nurse/DOT Physicals/Hep B Shots
03/24/2025	878893	St V's Occupational Health	Water	$ 114.25	Drug Testing/On-site nurse/DOT Physicals/Hep B Shots
03/24/2025	878896	Stonerock Business	Public Safety	$ 5,250.00	STRATEGIC INITIATIVE RETAINER & APRIL CONTRACT AMOUNT
03/24/2025	878897	Sundown Security	Tax Incrmnt E	$ 2,751.72	EBURD Safety Pilot Program BIRD Area Patrol; Feb, 2025
03/24/2025	878897	Sundown Security	Tax Incrmnt E	$ 1,584.40	EBURD Safety Pilot Program Downtown Patrol Feb, 2025
03/24/2025	878899	Sutphen Towers	Public Safety	$ 40,189.57	SWIVEL INSTALLATION
03/24/2025	878901	Tetra Tech	Solid Waste	$ 4,167.94	surface emission/groundwater monitoring and reporting
03/24/2025	ACH	Town & Country Supply	Facilities	$ 394.58	Inv. 447087 Dyed Diesel Fuel for Fleet
03/24/2025	ACH	Town & Country Supply	Fleet	$ 8,985.14	447413
03/24/2025	ACH	Town & Country Supply	Fleet	$ 3,883.86	447413
03/24/2025	ACH	Town & Country Supply	Fleet	$ 4,740.22	447413
03/24/2025	ACH	Town & Country Supply	Fleet	$ 2,623.76	447413
03/24/2025	ACH	Town & Country Supply	Public Safety	$ 2,386.96	Diesel and unleaded fuel for stations
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 276.51	CNCTR SP; ELMT FL; FLTR-LB; ELMT-SP; FLTR; OIL; CNSMBLS
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 73.29	CNSMBLS; ENVIRO FEE

Check Date	Check #	Name	Fund Name	Amount	Item Desc
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 674.20	CP AS-FL; SL O RNG; SNSR GP; SL-RECTNG; SNSR GP-PR; S/H
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 391.07	FLTR A; ELMT; ELMT AS; KIT-FLTR; ELMT FL; ELMT-SEP; OIL
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 892.83	FLTR AS-LU; FLTR AS-F; ELMT; FLTR GP; ELMT AS-H; ELMT
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 1,382.23	FLTR AS-LU; FLTR AS-F; ELMT; FLTR GP; ELMT AS-H; ELMT
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 818.50	LABOR
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 911.50	LABOR
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 990.00	LABOR
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 1,047.00	LABOR
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 1,054.00	LABOR
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 1,596.50	LABOR
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 1,995.50	LABOR
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 2,139.00	LABOR
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 3,120.00	LABOR
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 951.67	LTCH AS-COM; LTCH AS; PAWL; LTCH AS; CAM; S/H; CMSBLS
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 326.64	MN ELMT; ELMT; WRNCH A; FLTR AIR; FLTR LB; ELMT AS-O
03/24/2025	ACH	Tractor & Equipment	Solid Waste	$ 374.64	SL O RNG; HSE AS; CNSMBLS; ENVIRO FEE
03/24/2025	878906	Worden Thane	General	$ 5,344.00	COB-Lease and Dev. Agreements re Amend Park

City Council Regular

Date:	04/14/2025
Title:	Public Hearing for the drafted five-year Consolidated Plan for FY2025-2029, the FY2025-2026 Annual Action Plan, and FY26 Recommended CDBG & HOME Budget Allocations
Presented by:	Brenda Beckett
Department:	Planning & Community Services
Presentation:	Yes
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

City staff and the Community Development Board recommend the City Council conduct a public hearing to garner public comment on the drafted five-year FY2025-2029 Consolidated Plan, the FY2025-2026 Annual Action Plan, and recommended FY26 budget allocations for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) program.

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

The City of Billings has been a recipient of U.S. Department of Housing and Urban Development (HUD) CDBG funds since the mid-1970s and HOME funds since the early 1990s (over $50 million).

Funding Source and Intent: Investments in CDBG and HOME have generated over $11 million in loan repayments since 2001. Projects, programs, and activities funded through CDBG and HOME are regulated and monitored by the federal government and must be primarily targeted to address community affordable housing for low-income citizens and poverty-impact needs in Billings.

Guidance & Recommendations Process: The Community Development Board provides staff guidance and recommendations to the City Council relative to assessment, planning, allocation, monitoring, and reporting processes for HUD federal funding. The Board is comprised of six low-income neighborhood representatives and three at-large members. This structure complies with a federal regulation to ensure decision-making processes include involvement from residents of low-income neighborhoods. The Board is responsible for making funding recommendations to the City Council for their review and approval.

Planning Process: The drafted Consolidated Plan is the primary planning document directing the City's CDBG and HOME investments and it covers a five-year period from July 1, 2025 through June 30, 2029 (Attachment A). The Annual Action Plan for FY2025-2026 is included in the Consolidated Plan.

Allocation Process: To allocate CDBG and HOME resources via the Consolidated Plan, the Community Development Division staff and Board members facilitated an extensive process to gather public input on the use of federal funds. Applications were available at the beginning of December and due in mid-January. The CD staff brings proposed programs from the staff and any outside agency applications to the CD Board all as applications. No outside applications were submitted, but staff did provide the various proposed program activities to the CD Board and recommendations were prepared for City Council consideration. Staff facilitated a 30-day public comment period, the City Council will take action, and the Annual Action Plan will be submitted to HUD by May 15.

STAKEHOLDERS

Stakeholders for CDBG and HOME programs include:

- **Program Recipients** - The City serves low-income households through a variety of affordable housing programs such as housing development, home buyer, and foreclosure acquisition / rehabilitation programs. Full descriptions of available programs can be found online at www.BillingsMT.gov/comdev.
- **The Community Development Board** - As an advisory body to the City Council, the Board provides detailed oversight to both the CDBG and HOME programs throughout the year. The Board also facilitates a public input process to prepare recommendations for the City Council's consideration. Six of nine total Community Development Board members are representatives of low-income neighborhoods, ensuring low-income citizen involvement of planning and allocation processes.
- **Non-Profit Organizations** - Community organizations serving those experiencing poverty are supported by the Billings Metro VISTA Project. AmeriCorps VISTA members assist in the provision of social services to those

in need.

ALTERNATIVES

City Council may:

- Hold a public hearing for the Consolidated and Annual Action Plans.
- Not hold a public hearing on the plans.

FISCAL EFFECTS

Anticipated Revenues: Although HUD has not released allocation numbers to date, the City of Billings will receive approximately $645,000 in new CDBG and $350,000 in HOME funding for use in affordable housing and other projects benefiting low-income residents for FY2025-2026. The Corporation for National and Community Service (CNCS) has also awarded the City of Billings $460,042 in federal funds to support the Billings Metro VISTA Project.

Allocation Compliance: Proposed allocations are consistent with the goals and priorities of the approved five-year Consolidated Plan for the use of CDBG & HOME resources in Billings. Allocation recommendations conform to pre-determined spending requirements on several categories, including: CDBG and HOME administration caps (maximum of 20% and 10% of new funding respectively); public service caps (up to 15% of new CDBG funding); and Community Housing Development Organization set-aside for affordable housing development (minimum 15% of new HOME funding). Changes creating non-compliance with federal spending requirements would place the City's entitlement status for federal funds at risk. Non-federal funding repayment is required for noncompliant project, program, and activity expenditures. The allocation of funding is restricted by eligibility requirements for CDBG and HOME and must meet pressing citywide community needs as identified in the Consolidated Plan; affordable housing, housing choice, and poverty-impact. HUD policy prohibits the use of federal funds to supplant local government funds on projects communities typically underwrite, regardless of whether federal grant dollars are available.

FY2025-2026 Budget Recommendation Priorities Ensuring Timeliness: The best strategy for ensuring CDBG expenditure timeliness is to hold a public application process to allocate funds to subrecipients while also funding staff-managed programming. Initial budget allocations may be changed to facilitate close- and shovel-ready priorities to assist the City in maintaining compliance with commitment and expenditure deadlines. This includes all repayment funding received during the program year from loans issued through programs such as First Time Home Buyer, Housing Rehabilitation, Affordable Housing Development, etc.

Budget recommendation priorities and estimates are as follows (Attachment B):

- **Administration at maximum caps, 20% of CDBG (estimated $129,000) and 10% of HOME (estimated $35,000).** Funding is reserved for administrative costs including technology and phone charges, duplication, publication of notices, motor vehicle costs, liability insurance, staff time; etc.
- **Affordable Housing Development at $1,545,000 for the LB Lofts affordable housing project.** The total amount includes: entitlement funding from next fiscal year and prior years; older CHDO funding the staff was able to release from the restricted set-aside; and uncommitted loan repayment revenue. Additionally, the City must reserve 15% of new HOME funding for a future Community Housing Development Organization (CHDO) restricted set-aside (estimated $52,500).
- **Billings Metro VISTA Project would only be allocated $25,000 in repayment revenue, if received during next fiscal year.** CNCS is changing the City's cost-share requirement to reduce financial strain in managing the program. Rollover funding, in addition to a small amount of repayment revenue, should be sufficient for the next fiscal year.
- **Lead Water Line Replacement Program would be allocated $200,000 in CDBG funding to assist up to 20 low-income households.** The City must facilitate the replacement of 100 residential water lines over the next five years. Many of the homes are located in low-income neighborhoods.
- **$50,000 would be allocated to the Foreclosure Acquisition / Rehabilitation program as a timeliness placeholder.** If the City may not meet its timeliness goal in May 2026, and no other applications or programs are expected to assist in meeting timeliness, City staff may purchase a foreclosed home to renovate and sell to a low-income household. This program is the City's most effective tool in managing timely expenditures and is highly rated by participants (Attachments C and D).
- **The First Time Home Buyer would be allocated $121,229 in CDBG funding and $125,000 in HOME and CDBG repayment funding, if received.** This program is a top-rated program as per the City's Consolidated Plan survey (Attachment C) and the Community Development Board strongly supports homeownership initiatives.
- **$50,000 in CDBG funding would be allocated to make improvements in low-income neighborhood**

parks utilizing Crime Prevention Through Environmental Design concepts. Public safety is a high priority for the City Council. An additional $25,000 in loan repayment revenue would also be allocated to the program, if received.

SUMMARY

The City Council is asked to hold a public hearing to garner input on the drafted Consolidated Plan for FY2025-2029, the FY2025-2026 Annual Action Plan, and recommended funding allocations for CDBG and HOME. The Council will take action on these items at its April 28 meeting so that the Consolidated Plan, Annual Action Plan, and recommended funding allocations may be sent to HUD in advance of the May HUD deadline.

Attachments

Drafted Consolidated Plan and Annual Action Plan
Funding Recommendations
Con Plan Survey Results
Foreclosure Surveys & Feedback

CITY OF Billings

Five Year Consolidated Plan

FY2025-2029

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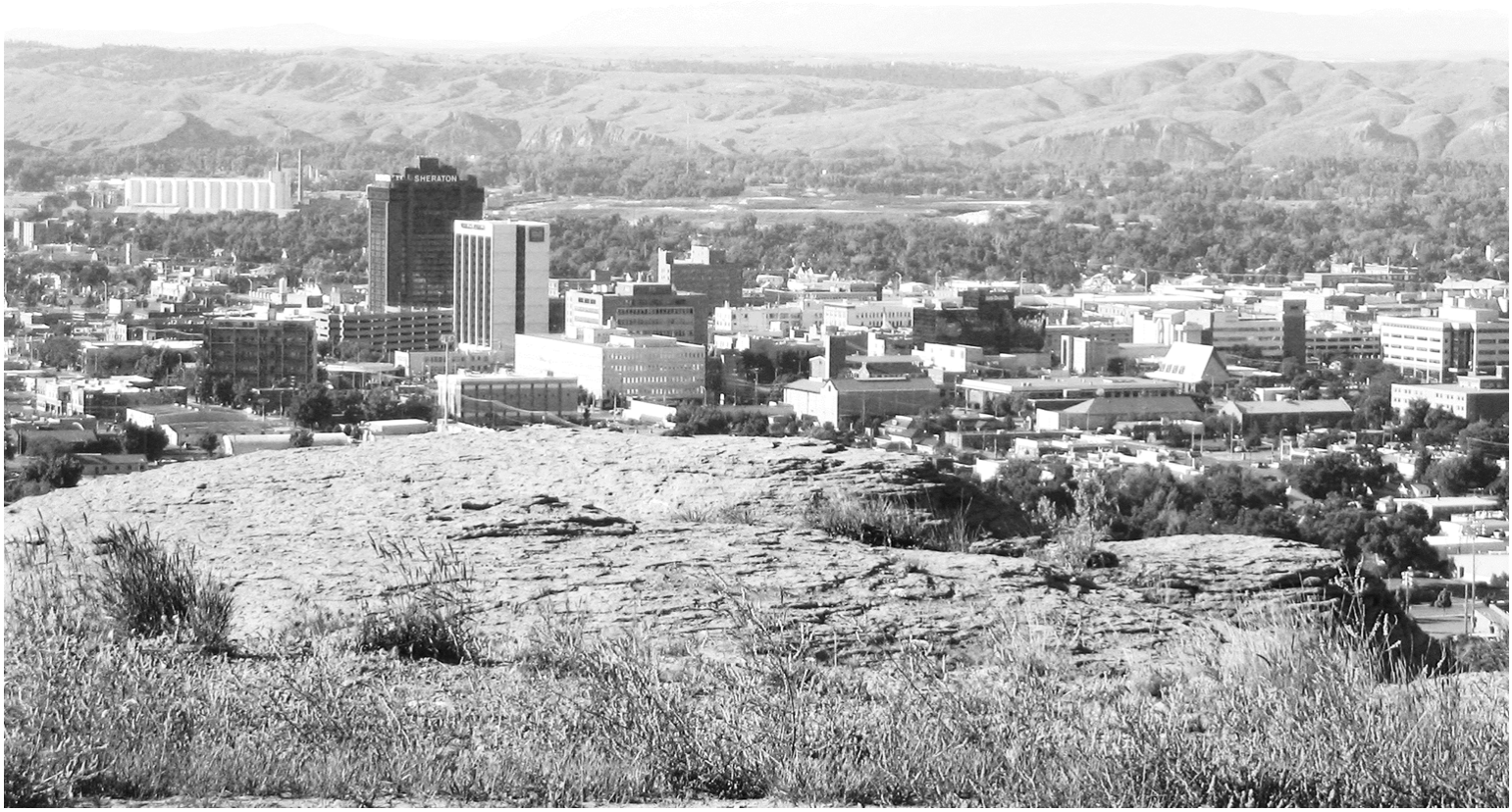
Billings, Montana 59103
406.657.8281 TTY711
www.BillingsMT.gov/comdev



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Section I: Executive Summary

Preface

Engagement, Accuracy, Completeness, and Data Limitations

Hundreds of organizations, businesses, individuals and families have participated in the development of this Consolidated Plan. Despite our best efforts to ensure the accuracy and completeness of the information provided, there may still be unintentional errors or omissions. Local services for those in need are extensive and complex, making it challenging to comprehensively capture them within the constraints of the required HUD submission system.

COVID-19 significantly altered Billings' market conditions, housing affordability, and overall community dynamics. It began with an initial economic shock in early 2020 and a protracted housing affordability crisis has been spurred by increased demand and limited supply in the following years. This multifaceted impact continues to shape local economic planning and housing policy today.

The data provided by HUD for this Consolidated Plan is outdated and does not capture the substantial long-term shifts in economic conditions, housing market trends, workforce and supply shortages, or the evolving responses at the local, state, and federal levels. The primary HUD datasets used herein are the American Community Survey (ACS) and the Comprehensive Housing Affordability Strategy (CHAS) covering 2016–2020. Although a dataset from 2017–2021 was released in September 2024, it does not capture the significant long-term shifts in local conditions.

Community Development staff have expanded their research to include additional data sources such as the latest ACS and CHAS datasets, the U.S. Census Bureau, the Bureau of Labor Statistics, FEMA, and the U.S. Departments of Veterans Affairs, Agriculture, and Justice. They have also utilized data from Montana State Departments - including Commerce, Justice, Health and Human Services, and Labor and Industry - various national indices, news articles, and inputs from local agencies and organizations, among others.

The draft plan will be open for public comment from March 15 to April 15, 2025. It will be broadly circulated within the community to gather further feedback and insights. Any errors or omissions are unintentional.

ES-05 Executive Summary *24 CFR 91.200(c), 91.220(b)*

Introduction

The U.S. Department of Housing and Urban Development (HUD) requires both a five-year Consolidated Plan and a one-year action plan for the City of Billings to qualify for funding under the Community Development Block Grant (CDBG) and HOME Investment Partnerships programs. The City's five-year Consolidated Plan for FY2025–2029 outlines activities scheduled from July 1, 2025 through June 30, 2030 to address community priorities and serves as the strategic framework for utilizing CDBG and HOME funds. This plan is supported by an Annual Action Plan for FY2025–2026.

As an entitlement community, the City of Billings, through its Community Development Division, will continue to lead and manage the administration of its CDBG and HOME program activities, ensuring that all initiatives primarily benefit low-income individuals. The Consolidated and Annual Action Plans integrate

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both planning and application requirements for these programs, aligning all activities with the community's prioritized needs.
The CDBG and HOME programs covered by the Consolidated Plan must address three basic HUD goals:

- **To provide decent housing,** including: maintaining the affordable housing stock in the community; increasing the availability of permanent housing that is affordable to low-income households without discrimination; increasing support of housing which enables persons with special needs to live independently; and assisting homeless persons to obtain affordable housing.
- **To provide a suitable living environment**, which includes: improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of low-income households within areas by de-concentrating housing opportunities and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.
- **To expand economic opportunities**, including: creating jobs accessible to low-income individuals; providing access to credit for community development activities which promote long-term economic and social viability; and empowering low-income persons living in public and federally assisted housing to achieve self-sufficiency.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview.

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City's goals are to: effectively manage the implementation of HUD-funded programs; create, preserve, and expand affordable housing options; ensure that vulnerable populations have reliable access to support services; and foster suitable living environments The city's strategies aim to improve the safety and livability of neighborhoods, enhance access to quality facilities and services, and expand economic opportunities for lower-income residents. The City will continue to offer programs on a citywide basis to ensure equal opportunity in all Billings neighborhoods.

Administration

Goal: Efficiently manage the implementation of objectives, strategies, and initiatives for HUD-funded programs and projects and ensuring federal regulatory compliance.

Affordable Housing

Goal: Create, preserve, and expand decent, affordable housing options for low-income residents citywide. Community Development aims to enhance and broaden housing access, availability, physical quality, economic value, and longevity across the city for Billings' low-income residents including seniors, individuals with disabilities, minority groups, and other special populations.

Strategy: Increase affordable housing opportunities by implementing financing initiatives, including housing development loans to drive construction and rehabilitation, first-time homebuyer loans to support sustainable ownership, and home repair financing to preserve and upgrade existing low-income homes.

Key Initiatives

- **Affordable Housing Development:** Promote citywide development of affordable single-family, multi-family, and special needs housing by offering loan financing to private developers and nonprofit organizations for new construction, rehabilitation, and infrastructure improvements.

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- **First Time Home Buyer:** Offer accessible loan financing to foster first-time homeownership opportunities that support long-term financial stability, build generational wealth, and stabilize neighborhoods.
- **Home Repair:** Offer loan financing to agencies that assist low-income homeowners in completing essential repairs - such as major systems upgrades, weatherization, energy/water efficiency, and lead water service line replacements - to enhance and preserve the quality of Billings' affordable housing stock.
- **Foreclosure:** Mitigate the adverse effects of vacant, foreclosed properties by acquiring, rehabilitating, and selling these homes to low-income households - thereby combating urban decay, reducing crime, stabilizing property values, and stimulating the local economy.

Services for Vulnerable Populations

Goal: Ensure that vulnerable populations have reliable access to comprehensive supportive services that enhance stability, self-sufficiency, and overall well-being.

Strategy: Provide resources to nonprofit organizations to address poverty and provide supportive services to low-income individuals and families to provide stable housing, promote self-sufficiency, and promote overall well-being:

Key Initiatives

- **Public Facilities:** Provide financing to develop public facilities to serve as accessible, community-based hubs where individuals and families facing economic, social, or health-related challenges can find help.
- **Billings Metro VISTA Project:** Allocate AmeriCorps resources to nonprofit organizations to undertake poverty impact activities and to support the low income individuals and families they serve. Federal AmeriCorps Volunteers in Service to America (VISTA) focus areas include: education, healthcare, food security, economic opportunity, housing, financial literacy, and others.
- **HOME-ARP:** Provide grant funding to nonprofit organizations delivering supportive services to: prevent homelessness; unhoused individuals and families; those at-risk of becoming unhoused; and people fleeing domestic violence / trafficking. Federal service categories include case management, housing counseling, rent/utilities/deposit assistance, mental health , healthcare, substance misuse treatment, job training, employment, financial literacy, assistance with benefits enrollment, childcare, and transportation.

Neighborhood Revitalization

Goal: Foster suitable living environment and quality of life through the improvement of physical conditions in lower-income neighborhoods.

Strategy: Integrate environmental design, infrastructure improvements, and public safety measures to revitalize neighborhoods, prevent crime, and enhance quality of life for residents.

Key Initiatives

- **Crime Prevention Through Environmental Design:** Reduce crime by making infrastructure improvements in low-income neighborhoods (parks, adding street lights, etc.) while: creating more attractive and secure environments; stimulating local investment; encouraging residents to use public spaces more freely; and improve quality of life for low-income residents.

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- **Lead-Pipe Water Line Replacement:** Provide affordable loan financing to low-income homeowners to remove lead pipes from the property line to residences to prevent lead poisoning, improve water quality, and promote neighborhood health and public safety.

Evaluation of past performance.

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Overall, the City of Billings demonstrates a commitment to utilizing CDBG and HOME funds effectively, focusing on affordable housing development, community engagement, and strategic planning to meet the evolving needs of its residents.

The City of Billings has been receiving CDBG funds since the 1970s and began receiving HOME funds in the mid-1990s. Performance on past goals and projects has been adequate, given declining resources. As a result, City staff have consolidated smaller programs focused on meeting priority needs, including affordable housing preservation and the provision of new housing opportunities. Community Development staff have:

- Successfully carried out additional activities to respond to, prepare for, and prevent the spread of the coronavirus. As of January 2025, City staff has completed all CDBG-CV projects and drawn down over $900,000 in additional federal funding allocated for coronavirus projects.
- Developed a HOME-ARP Allocation Plan and recently funded supportive services to assist those experiencing homelessness, those at risk of becoming unhoused, and other qualifying populations.
- Maintained core loan programs such as Affordable Housing Development, First Time Home Buyer, Foreclosure Acquisition / Rehabilitation, and the Billings Metro VISTA Project to meet timely expenditure deadlines.
- Facilitated financing for a $1.2 million Affordable Housing Development project to create 32 new rental units to benefit low-income households.

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Summary of citizen participation process and consultation process.

Summary from citizen participation section of plan.

To foster broad community involvement, the City of Billings has implemented a Citizen Participation Plan during the Consolidated Plan process, ensuring active engagement by residents and affiliated organizations. Additionally, a Language Assistance Plan has been adopted to guarantee that all individuals, including those with hearing impairments and limited English proficiency, have meaningful access to program information and equal opportunities to participate.

Several local organizations active in affordable housing and the community have been invited to review and comment on the Consolidated Plan. Their ongoing collaboration is essential for meeting the plan's affordable housing goals. The consultation process involved both public and private agencies including those providing health care, social services, and fair housing education. Staff also sought to gather input from residents of low-income neighborhoods and from agencies serving children, the elderly, individuals with disabilities, minorities, persons with HIV/AIDS and their families, as well as homeless individuals and families. Both plans can be found online at www.BillingsMT.gov/CDreports.

- Community Development staff began citizen participation and outreach efforts in August 2024 with a presentation to the City Council to describe HUD programs and processes and garner understanding of the Council's funding priorities for the 2025-2029 Consolidated Plan.
- The Billings City Council held a public hearing on Monday, September 23, 2024 to obtain public comment on current community needs to assist the Community Development Board in designing the application process for the upcoming program year, before the publication of the drafted Consolidated / Annual Action Plan.
- Community Development staff presented during a City Council Work Session meeting on November 18, 2024. Topics included: prior work session material, recent challenges Community Development is navigating to move the Consolidated Plan forward, seek clarity on the Council's goals for the new Consolidated Plan, schedule review, public engagement, etc.
- City Council regular meetings and Work Sessions are streamed live and video is available on demand at www.comm7tv.com. Meetings are also streamed live and video is available on demand at www.facebook.com/comm7tv. Public notices are published in the Yellowstone County news for public meetings and hearings including the monthly public Community Development Board meeting.
- Staff and the Community Development Board made presentations to low-income neighborhood task forces to present information on the Division and to identify community needs to address with CDBG and HOME.
- Hard copy and online surveys were distributed via email and in-person to hundreds of individuals and organizations to seek public input on community needs and funding priorities. A QR code was also included in the Planning and Community Services Department's annual report, which was widely distributed.
- Four weekly ads, with a QR code to the survey, were published in the Yellowstone County News (February 14 – March 7, 2025).
- Social media was utilized to garner CDBG, HOME, and AmeriCorps VISTA applications for funding and resources. Social media was also utilized to distribute the Consolidated Plan survey on community needs and funding priorities.

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- Email listservs were utilized to garner input on various sections of the Consolidated Plan, to distribute surveys, and to garner information relative to community needs and funding priorities.
- Another public hearing was held on February 4, 2025 at the Community Development Board meeting to garner public comment on community need and for organizations interested in funding to present information on applications submitted.
- A City Council work session was held March 17, 2025, to discuss the Consolidated Plan Goals and Strategies.
- The City Council held a public hearing regarding the Draft 2025-2029 Consolidated Plan at their April 14, 2025, meeting.

Summary of public comments.

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comments are included in the Appendix.

Summary of comments or views not accepted and the reasons for not accepting them.

All feedback was carefully reviewed and incorporated into the Consolidated Plan prior to submission, with only those comments containing defamatory or discriminatory language being excluded from the appendices.

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Section II: The Process

PR-05 Lead & Responsible Agencies

24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	BILLINGS	Community Development Division
HOME Administrator	BILLINGS	Community Development Division

HUD Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

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Community Development Division, PO Box 1178, Billings, MONTANA 59103
Phone: 406-657-8281
Email: beckettb@billingsmt.gov
Web: www.BillingsMT.gov/comdev

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PR-10 Consultation *91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)*

Introduction

A number of organizations in the community are invited to participate in planning affordable housing and community development-related activities in Billings and are asked to comment on the Consolidated and Annual Action Plans. Consultations include review of the plan with public and private agencies that provide health care, social services and fair housing education. Populations targeted for consultation include agencies that provide services for children, the elderly, the disabled, minorities, persons with HIV / AIDS and their families, and homeless individuals and families.

The Consolidated Plan is distributed widely during the public comment period and interested persons are invited to attend a number of staff-facilitated, regularly scheduled meetings to find out more about Community Development initiatives. Routine meetings are facilitated through staff for the Community Development Board and the majority of Board members represent lower income neighborhoods.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public / assisted housing providers and private / governmental health, mental health and service agencies.

91.215(l)

The City of Billings, Montana actively fosters collaboration between public and assisted housing providers and private and governmental health, mental health, and service agencies.

Adjacent Governments: Communication regarding non-housing community development needs is conducted via collaboration through adjacent units of local government including the State of Montana and Yellowstone County. *91.100(a)(4)*

Public Housing: The City's local public housing authority, HomeFront, is dedicated to providing affordable housing and promoting self-sufficiency for moderate and lower-income families. HomeFront is primarily responsible for administration of the public housing and Section 8 programs for the community. The organization also collaborates with local experts to address critical community needs, including combating homelessness, ending domestic violence, and supporting physical and mental health. HomeFront is an independent organization established under the laws of the State of Montana. Board members for the Housing Authority are appointed by the Mayor for the City of Billings. *91.100(c)*

Housing Opportunities for Persons with AIDS: Public and private agencies have assisted the City in reviewing the Consolidated Plan. Local organizations providing housing, health services, and social services have been involved in planning processes for the homeless and chronically homeless**.** The City does not receive Housing Opportunities for Persons with AIDS (HOPWA) funding directly, but supports the Human Resources Development Council District 7 in their implementation of HOPWA goals and objectives. *91.100(b)*

Homeless Services: The Yellowstone County Continuum of Care (CoC) involves assessment, planning, and coordination to support homeless individuals who are high utilizers of local services. Funded through a grant from the Montana Healthcare Foundation, the CoC aims to reduce the burden on social and safety systems while saving money long-term. It values community collaboration and supports other coalitions.

Metropolitan Planning: The City of Billings - Community Development Division is included in the Planning and Community Services Department. The Department, overall, includes Code Enforcement, Planning /

Transportation (includes the City of Billings and Yellowstone County), and the Building Division. These Divisions work internally to implement the Growth Policy, Infill Policy, Transportation Plan and Neighborhood Plans collectively. All City-assisted projects are reviewed for residential access to public transportation and broadband infrastructure. *91.100(a)(5)*

Community Development Board: The Community Development Board is a citizen's advisory board consisting of nine members who are appointed by the Mayor of Billings with the consent of the City Council. Six members are appointed to represent low-income neighborhoods of the City as defined by federal regulations for the CDBG program and three members represent the community at large. This board serves in an advisory capacity to the City Council for the purpose of providing citizen input on policy decisions to the City Council. The Community Development Board makes recommendations to the City Council regarding the Consolidated Plan, the Annual Action Plan, the Citizen Participation Plan, and the Comprehensive Annual Performance Evaluation Report. In addition, the Community Development Board reviews applications submitted for CDBG and HOME funding to make funding recommendations to the City Council for approval.

Local Government: The Billings City Council is the final governmental policy body that reviews and takes action on the Annual Action Plan, including the Citizen Participation Plan. The Community Development Board presents recommendations to the City Council during a scheduled work session preceding the public hearing each April to deliver information on decisions made regarding recommendations. After receipt and consideration of public comments, the City Council has the opportunity to approve the Consolidated Plan and Annual Action Plan and proposed funding allocations. Following approval, the Consolidated Plan and Annual Action Plans are forwarded to HUD.

Low-Income and Minority Households: To encourage citizen participation emphasizing the involvement of low-income and minority residents in areas where housing and community development funds may be spent, the City's Community Development Board is comprised of six members representing lower income neighborhoods. The City's Planning and Community Services Department also continues to coordinate meetings with the Combined Task Force Leadership Meetings, including those representing the City's low-income areas with high concentrations of minorities.

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Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Billings' efforts to address the needs of the unhoused, including those at risk of becoming unhoused, include the implementation of HOME-ARP supportive services grants. The City has awarded $300,000 to date to pay for housing costs, mental and substance misuse assistance, case management, credit repair, employment assistance / training, and transportation.

The City also continues to offer full-time human resources assistance to nonprofit organizations through the Billings Metro VISTA Project. Volunteers in Service to America (VISTA) is sponsored by the Corporation for National and Community Service as an AmeriCorps program. VISTA members work to create or expand community-based programs, services, and systems to prevent and provide interventions for the unhoused. VISTA members may be supervised by City staff for over-arching, community-wide programs and they can also be supervised by nonprofit organization staff that are spearheading efforts to impact poverty and homelessness.

Local Continuum of Care: In Billings, Montana , the Yellowstone County Continuum of Care (CoC), supported by the United Way of Yellowstone County, leads a collaborative effort to address homelessness, focusing on vulnerable groups such as chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and those at risk of homelessness. The CoC brings together over 20 organizations committed to creating sustainable pathways to safe and stable housing.

The CoC operates a Coordinated Entry System that maintains a "By-Name List" of individuals experiencing homelessness, prioritizing those facing significant barriers to housing. This system facilitates the efficient allocation of resources and services to those most in need, including targeted support for specific populations. Approximately 35% of homeless households in Billings include children and youth. The CoC collaborates with organizations like Tumbleweed, which provides crisis counseling and support services to runaway, homeless, and vulnerable youth and their families.

The CoC partners with the Veterans Administration's healthcare system to assist veterans facing homelessness or at risk thereof. Services include access to food, shelter, transitional and permanent housing, job training, and employment opportunities.

The CoC values community collaboration, supporting coalitions to address underlying issues contributing to homelessness. Additionally, the Montana Rescue Mission provides essential services, including food, shelter, clothing, education, and counseling, to address the mental, physical, and spiritual needs of individuals.

Billings Public Schools, in coordination with the CoC, ensures that homeless students have equal access to free and appropriate education. The district's program offers support through the Family Resource Center and community liaisons, aiming to remove educational barriers for homeless children and youth.

Through these coordinated efforts, the Yellowstone County Continuum of Care strives to provide comprehensive support to homeless individuals and families, addressing immediate needs and working towards long-term housing stability.

Statewide Continuum of Care: The Montana Continuum of Care Coalition is the statewide organization designed to bring homeless service providers together from across the state to identify needs, inventory resources, recognize gaps and prioritize HUD funding as part of a greater planning effort to eradicate homelessness in Montana.

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Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

In Billings, Montana, the allocation of Emergency Solutions Grant funds, development of performance standards, outcome evaluation, and administration of the Homeless Management Information System (HMIS) are coordinated through a collaborative partnership between the Montana Department of Public Health and Human Services (DPHHS) and the Montana Continuum of Care Coalition.

The City of Billings does not directly receive Emergency Solutions Grant funds as an entitlement; instead, these funds are distributed statewide by DPHHS through ten Human Resource Development Councils, with District 7 serving the Billings area.

DPHHS collaborates closely with the Montana Continuum of Care to determine the allocation of Emergency Solutions Grant funds across the state. This partnership involves regular monthly meetings where strategies are aligned to address homelessness effectively. A formal agreement between DPHHS and the Montana Continuum of Care outlines mutual guidance for the utilization of Emergency Solutions Grant funds in Montana. This agreement ensures that both entities work cohesively in planning and performance evaluation of Emergency Solutions Grant projects.

The Montana Continuum of Care Board is responsible for governing and operating the Homeless Management Information System (HMIS), with an Oversight Committee established as per the Montana Continuum of Care bylaws. This structure ensures that policies and procedures for HMIS administration are developed collaboratively, incorporating input from various stakeholders, including DPHHS. DPHHS actively participates in HMIS developments, providing training and engaging in regular data quality assessments. This involvement ensures that the HMIS operates efficiently and effectively, supporting the broader goals of the Emergency Solutions Grant program.

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Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

HUD Table 2 – Agencies, groups, organizations who participated

#	Agency/Group/Organization*	Type(s)	Consolidated Plan Section(s)	How Consulted / Outcomes
1	HomeFront, local public housing authority	Public Housing Authority; Services - Homeless	Housing Need Assessment; Public Housing Needs; Homeless Needs - Chronically Homeless, Families with Children, Veterans; Homelessness Strategy; Market Analysis; Anti-Poverty Strategy	Email / phone / web retrieval; data exchange for the development of relevant sections
2	Homeword	Housing	Housing Need Assessment; Market Analysis; Anti-Poverty Strategy	
3	Mental Health Center	Housing; Services - Persons with Disabilities	Housing Need Assessment; Non-Homeless Special Needs; Anti-Poverty Strategy	
4	Family Service, Inc.	Services - Housing	Housing Need Assessment; Market Analysis; Homeless Needs - Families with Children; Homelessness Strategy; Anti-Poverty Strategy	
5	District 7 HRDC	Housing; Services - Housing, Children, Persons with HIV/AIDs, Homeless	Housing Need Assessment; Homeless Needs - Chronically Homeless, Families with Children; Homelessness Strategy; HOPWA Strategy; Anti-Poverty Strategy	
6	YWCA Billings	Housing; Services - Domestic Violence, Children	Housing Needs Assessment; Market Analysis; Homeless Needs - Families with Children; Anti-Poverty Strategy	
7	Montana Continuum of Care	Housing; Services - Domestic Violence, Children	Housing Need Assessment; Homeless Needs - Chronically Homeless, Families with Children; Homelessness Strategy; HOPWA Strategy; Anti-Poverty Strategy	
8	NeighborWorks Montana	Housing	Housing Need Assessment; Market Analysis; Anti-Poverty Strategy	
9	The Alliance	Health Agency	Non-Homeless Special Needs; Anti-Poverty Strategy	
10	RiverStone Health	Health Agency; Services - Homeless	Non-Homeless Special Needs; Homeless Strategy; Lead-Based Paint Strategy; Anti-Poverty Strategy	
***The first ten agencies / organizations are listed in the main part of the Consolidated Plan. Additional agencies / organizations consulted and participated in the Consolidated Planning process are included in the Appendices.**				

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Identify any Agency Types not consulted and provide rationale for not consulting.

The City of Billings staff is not aware of any agency types that have not been consulted in preparation of the Consolidated Plan. City staff contacted many agencies to assist with the development of the Consolidated Plan and has widely circulated information relative to proposed programs and funding allocations to garner feedback. Additional efforts were made during the public comment period to distribute the Consolidated Plan for review and feedback.

Other local/regional/state/federal planning efforts considered when preparing the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Montana State Continuum of Care	Identifies Federal and State resources to impact homelessness.
Growth Policy	City of Billings - Planning Division	Promotes affordable housing and infill development.
Infill Policy	City of Billings - Planning Division	Promotes affordable housing and infill development.
Annexation Policy	City of Billings - Planning Division	Promotes infill development.
Transportation Plan	City of Billings - Planning Division	Improves transit impacting project affordability
Neighborhood Plans	City of Billings - Planning Division and Neighborhood Task Forces	Guides development efforts in each neighborhood.
Consolidated Plan	Montana Department of Commerce - Community Development	State CDBG and HOME resources may be available to further projects. Consultation and coordination of statewide Analysis of Impediments to Fair Housing Choice.

HUD Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan

91.215(l)

The City of Billings - Community Development Division is included in the Planning and Community Services Department. The Department, overall, includes Code Enforcement, Planning / Transportation (includes the City of Billings and Yellowstone County), and the Building Division. These Divisions work internally to implement the Growth Policy, Annexation Policy, Infill Policy, Transportation Plan and Neighborhood Plans collectively. All projects are reviewed for residential access to public transportation.

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PR-15 Citizen Participation

91.105, 91.115, 91.200(c) and 91.300(c)

Summary of citizen participation process/Efforts made to broaden citizen participation.

Summarize citizen participation process and how it impacted goal-setting.

Public comments are requested at least 30 days prior to submission of reports required under HUD's Consolidated Plan process. Staff utilizes data-driven analysis processes along with citizen and community participation to establish goals, strategies and funded activities.

City staff has considered all written comments by citizens, public agencies and other interested parties prior to submission of its final Consolidated Plan and related reports to HUD and attached a summary of each comment to the final submission. If written comments were not accepted for inclusion in the Plan, City staff has provided written explanation of why those comments were not accepted.

Citizen Participation Outreach

#	Mode of Outreach	Target of Outreach	Summary of response/attendance
Summary of comments not accepted and reasons: No comments were rejected.			
1	Public Meeting	Nonprofit and other organizations with an interest in CDBG and / or HOME funding opportunities	Community Development staff made a presentation during a City Council Work Session on **August 19, 2024**. Topics included: assisting the City Council in understanding the current HUD programs and processes; and beginning the process for the new five-year Consolidated Plan by input and comments from the Council relative to Council priorities to help inform the 2025-2029 Consolidated Plan that will guide HUD programs in Billings for the next five years. Meeting was streamed live and video is available on demand at www.comm7tv.com. Streamed live and video is available on demand at www.facebook.com/comm7tv.
	Public comments are included in the Appendices.		
2	Public Hearing	Nonprofit and other organizations with an interest in CDBG and / or HOME funding opportunities	The Billings City Council held a public hearing on Monday, **September 23, 2024** at 5:30 pm to obtain public comment on current community needs to assist the Community Development Board in designing the application process for the upcoming program year, before the publication of the drafted Annual Action Plan. Meeting was streamed live and video is available on demand at www.comm7tv.com. Streamed live and video is available on demand at www.facebook.com/comm7tv.
	Public comments are included in the Appendices.		
3	Public Meeting	Nonprofit and other organizations with an interest in CDBG and / or HOME funding opportunities	Community Development staff presented during a City Council Work Session meeting on **November 18, 2024**. Topics included: Brief Review of August Work Session topics and some recent challenges Community Development is navigating to move the Consolidated Plan forward; Check back and clarity on Council Goals/Priorities for the new Consolidated Plan; Preparation of program applications for first year of new Consolidated Plan; Review of Consolidated Plan schedule moving into 2025 - Council action points, public outreach and engagement, plan draft and review period, submittal to HUD; and Next Steps. Meeting was streamed live and video is available on demand at www.comm7tv.com. Streamed live and video is available on demand at www.facebook.com/comm7tv.
	Public comments are included in the Appendices.		

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#	Mode of Outreach	Target of Outreach	Summary of response/attendance
Summary of comments not accepted and reasons: No comments were rejected.			
4	Public Meeting	Minorities, Disabled, Broad Community, Public & Assisted Housing Residents, All Citizens	Staff made a presentation to the North Park Task Force on **December 4, 2024** to present information on the Division and to identify community needs to address with CDBG and HOME.
	Over 25 neighborhood citizens attended the meeting.		
5	Public Notices & Email Notification	Nonprofit organizations with an interest in AmeriCorps VISTA funding opportunities	Public Notices regarding the availability of AmeriCorps VISTA resources were published through the Yellowstone County News on December 6, 13, 20, and 27, 2024. Email notification on **December 6, 2024**.
	The City received numerous proposals for AmeriCorps VISTA placements for projects designed to impact poverty.		
6	Email Notification & Website	Nonprofit and other organizations with an interest in CDBG and / or HOME funding opportunities	Email sent on **December 9, 2024**. The City is accepting applications for CDBG and HOME projects and activities. The application was also posted on the City's website.
	Public comments are included in the Appendices.		
7	Social Media Publication	Minorities, Disabled, Broad Community, Public & Assisted Housing Residents, All Citizens Nonprofit organizations with an interest in AmeriCorps VISTA funding opportunities	Applications for CDBG and HOME funding available, posted **December 10, 2024**. Billings Planning & Community Services Department - Facebook
	No external applications were received. However, Community Development staff met with the YWCA Billings about a potential CDBG project on **January 6 and 24, 2025**.		
8	Public Hearing	Minorities, Disabled, Broad Community, Public & Assisted Housing Residents, All Citizens Nonprofit organizations with an interest in AmeriCorps VISTA funding opportunities	A public hearing was held on **February 4, 2025** at the Community Development Board meeting to garner public comment on community need and for organizations interested in funding to present information on applications submitted. Public notices were published on January 17, 24, and 31, 2025.
	Public comments are included in the Appendices.		
9	Social Media Publication	Minorities, Disabled, Broad Community, Public & Assisted Housing Residents, All Citizens Nonprofit organizations with an interest in AmeriCorps VISTA funding opportunities	Planning and Community Services Department's Annual Report distributed, and it includes a QR code to the Consolidated Plan survey, posted on **February 6, 2025**. The report was also shared with the City's boards, councils, and distribution lists. Billings Planning & Community Services Department - Facebook
	The number of surveys and results are included in the Appendices.		
10	Email Notification	Minorities, Disabled, Broad Community, Public & Assisted Housing Residents, All Citizens Nonprofit and other organizations with an interest in CDBG and / or HOME funding opportunities	The City is distributing a survey to receive Billings residents' input on how the City of Billings should spend the federal funding received to assist low-income households and revitalize neighborhoods. Email sent on **February 7, 2025**. Survey link is also posted on the City's website.
	The number of surveys and results are included in the Appendices.		

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#	Mode of Outreach	Target of Outreach	Summary of response/attendance
Summary of comments not accepted and reasons: No comments were rejected.			
11	Newspaper Ad	Minorities, Disabled, Broad Community, Public & Assisted Housing Residents, All Citizens Nonprofit and other organizations with an interest in CDBG and / or HOME funding opportunities	An ad with a survey QR code was published in the Yellowstone County News on **February 14, 21, 28 and March 7**.
12	Social Media Publication &	Minorities, Disabled, Broad Community, Public & Assisted Housing Residents, All Citizens Nonprofit and other organizations with an interest in CDBG and / or HOME funding opportunities	The City is distributing a survey to receive Billings residents' input on how the City of Billings should spend the federal funding received to assist low-income households and revitalize neighborhoods. Posted on **February 18**, **2025**. Billings Planning & Community Services Department - Facebook
	The number of surveys and results are included in the Appendices.		
13	Hand & Email Distribution of Surveys	Minorities, Disabled, Broad Community, Public & Assisted Housing Residents, All Citizens	Community Development staff hand-delivered surveys to the following community resource and social service locations: YMCA, Billings Public Library, Family Service, Inc., Family Promise of Yellowstone County, Adult Resource. Surveys were also dropped off at local businesses: Rail Line Coffee, Ebon Coffee Collective, Mazevo (Grand Avenue and Central Avenue locations), and Rocket Burrito during the week of **February 23, 2025**. Hardcopy surveys were available at the Community Development office along with a locked box to accept completed surveys. Emails were also sent to the Billings Association of Realtors, the social service provider listserv, neighborhood Task Force leadership, affordable housing development professionals, fair housing advocates, healthcare organizations, agencies representing those with disabilities, providers for the unhoused, employment agencies, mental health and substance misuse professionals, public benefits providers, agencies representing minorities, veterans groups, low-income citizens, public schools, colleges, and the Community Development Board on **March 3, 2025**.
	The number of surveys and results are included in the Appendices.		
14	Public Meeting	Minorities, Disabled, Broad Community, Public & Assisted Housing Residents, All Citizens Nonprofit and other organizations with an interest in CDBG and / or HOME funding opportunities	Community Development Board meeting on **March 4, 2025** included a discussion of the Consolidated Plan structure, drafted findings, and recommended strategies and priorities. Public notices were published on January 24 and 31, 2025.
	Public comments are included in the Appendices.		
15	Public Notices and Public Hearing	Minorities, Disabled, Broad Community, Public & Assisted Housing Residents, All Citizens Nonprofit and other organizations with an interest in CDBG and / or HOME funding opportunities	Public Notices regarding the publication of the drafted Consolidated Plan on the City's website, the public comment period from March 15 through April 14, 2025. The public hearing was held on April 14, 2025, at 5:30 p.m. at the City Council meeting at City Hall, 316 North 26th Street in Billings, Montana. Public notices were published in the Yellowstone County News on **March 14, 21, and 28, 2025.** Meeting was streamed live and video is available on demand at www.comm7tv.com. Streamed live and video is available on demand at www.facebook.com/comm7tv.
	Public comments are included in the Appendices.		

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#	Mode of Outreach	Target of Outreach	Summary of response/attendance
Summary of comments not accepted and reasons: No comments were rejected.			
16	Website	Minorities, Disabled, Broad Community, Public & Assisted Housing Residents, All Citizens	The drafted Consolidated Plan was available online from **March 15 through April 14, 2025** for public comment. Emails were also sent to Billings area nonprofit, healthcare, and housing organizations.
	Public comments are included in the Appendices.		
17	Public Meetings	Minorities, Disabled, Broad Community, Public & Assisted Housing Residents, All Citizens	Community Development staff and Board members attended neighborhood Task Force meetings to share information about the Consolidated Plan and distribute the survey: - North Park, **March 5, 2025** - South Side, **March 20, 2025** - Billings Heights, **March 25, 2025**
	Public comments are included in the Appendices.		
18	Public Meeting	Minorities, Disabled, Broad Community, Public & Assisted Housing Residents, All Citizens Nonprofit and other organizations with an interest in CDBG and / or HOME funding opportunities	Community Development staff made a presentation to the Billings City Council on **March 17, 2025** to review drafted findings, strategies, priorities, and to receive public comment on the drafted Consolidated Plan, Meeting was streamed live and video is available on demand at www.comm7tv.com. Streamed live and video is available on demand at www.facebook.com/comm7tv.
	Public comments are included in the Appendices.		
19	Public Meetings	Minorities, Disabled, Broad Community, Public & Assisted Housing Residents, All Citizens	Information and survey shared at the Task Force Leadership meeting on **April 3, 2025** with officers from all neighborhood task forces.
	Public comments are included in the Appendices.		

HUD Table 4 – Citizen Participation Outreach

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Section III: Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment is intended to provide a clear picture of the City's needs related to affordable housing, special needs housing, community development and homelessness. The overall intent of the Needs Assessment is to identify high priority needs that may be addressed by the Consolidated Plan.

NA-10 Housing Needs Assessment

24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City's Consolidated Plan must include a precise summary of the City's estimated housing needs projected for the duration of the Plan.

Population, Household, and Income Baselines and Changes

HUD Consolidated Plan Data				City of Billings Staff Research	
Demographics	**Base Year: 2009**	**Most Recent Year: 2020**	**% Change**	**2023 Census**	**% Change**
Data Source	**2000 Census**	**2016-2020 ACS**			
Population	108,135	109,710	1%	120,864	10%
Households	44,095	47,485	8%	50,340	6%
Median Income	$51,012	$60,032	18%	$71,855	20%

HUD Table 5 - Housing Needs Assessment Demographics

By July 1, 2023, The U.S. Census Bureau estimated total population in Billings at 120,864 with a ten percent change from April 1, 2020, which is statistically significant. The number of households increased by six percent and median income increased by 20%.

Number of Households Table

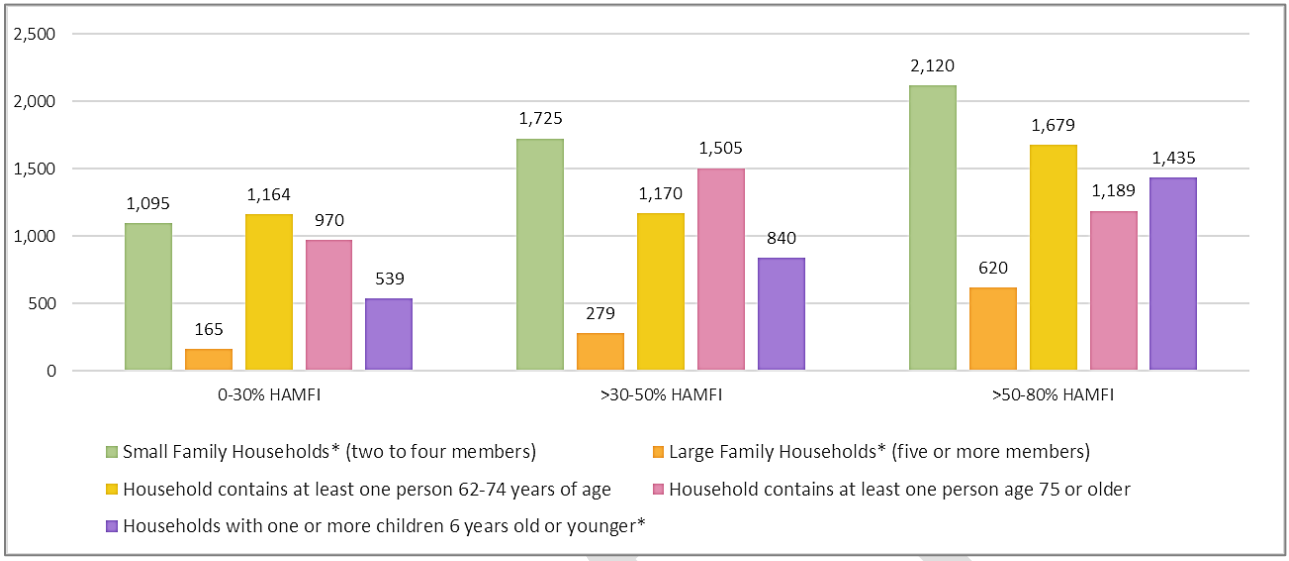
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI	Total	% of Total Households
Total Households*	5,145	6,055	8,345	5,495	22,445	**47,485**	
Small Family Households* (two to four members)	1,095	1,725	2,120	2,000	10,365	**17,305**	**36%**
Large Family Households* (five or more members)	165	279	620	394	1,775	**3,233**	**7%**
Household contains at least one person 62-74 years of age	1,164	1,170	1,679	1,120	4,975	**10,108**	**21%**
Household contains at least one person age 75 or older	970	1,505	1,189	634	1,805	**6,103**	**13%**
Households with one or more children 6 years old or younger*	539	840	1,435	854	2,270	**5,938**	**13%**
% of Total Households	**11%**	**13%**	**18%**	**12%**	**47%**		
	41%			**59%**			
**The highest income category for these family types is >80% HUD Area Median Family Income (HAMFI)*							

HUD Table 6 - Total Households *Data Source: 2016-2020 CHAS* *Total and percentage columns have been added by City Staff*

The HUD Area Median Family Income (HAMFI) analysis in the table above indicates the highest number of total households have incomes over 100% AMI (22,445 households, 47%), nearly half of which are small families with two to four members (10,365 households, 46%).

The largest cohort in the low-income household category are small family households (4,940 families), 30% of all low-income households. The next largest cohort are those with at least one person over the age of 62 to 74 (4,013 families, 24% of all low-income households).

Number of Low-Income Households by Family Type



City of Billings, Figure A - Available in PDF version, www.BillingsMT.gov/ConPlan

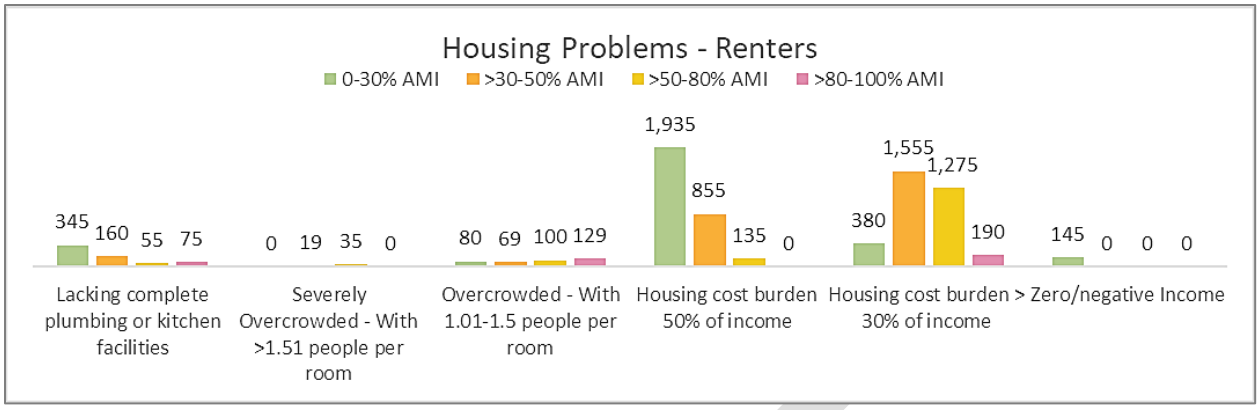
Housing Needs Summary Tables

Housing Problems (Households with one of the listed needs)

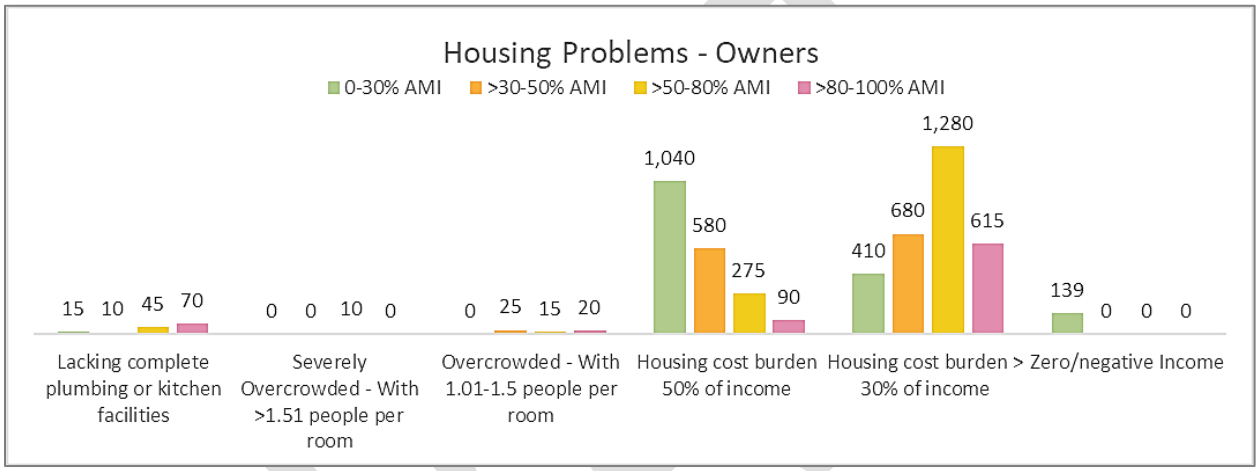
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	345	160	55	75	635	15	10	45	70	140
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	19	35	0	54	0	0	10	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	69	100	129	378	0	25	15	20	60
Housing cost burden greater than 50% of income (and none of the above problems)	**1,935**	**855**	**135**	**0**	**2,925**	**1,040**	**580**	**275**	**90**	**1,985**
Housing cost burden greater than 30% of income (and none of the above problems)	**380**	**1,555**	**1,275**	**190**	**3,400**	**410**	**680**	**1,280**	**615**	**2,985**
Zero/negative Income (and none of the above problems)	145	0	0	0	145	139	0	0	0	139

HUD Table 7 - Housing Problems *Data Source: 2016-2020 CHAS*

Cost Burden: The most significant problem identified in the table above is housing cost burden, particularly for low-income renters. Over 3,000 renting households are paying more than 30% of their income for housing costs, and nearly 3,000 households are paying over 50% of their income for housing costs.



City of Billings, Figure B - Available in PDF version, www.BillingsMT.gov/ConPlan



City of Billings, Figure C - Available in PDF version, www.BillingsMT.gov/ConPlan

Housing Problems 2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,360	1,110	325	205	4,000	1,055	620	340	180	2,195
Having none of four housing problems	920	2,555	3,680	1,873	9,028	809	1,770	4,005	3,245	9,829
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0
Households with One+ Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden										

HUD Table 8 - Housing Problems 2 *Data Source: 2016-2020 CHAS*

Housing Problems: Thirty-five percent of low-income renters represented in the above table (3,795 households) and twenty-three percent of low-income owners (2,015 households) have one or more of the four housing problems (lacking complete plumbing / kitchen facilities, overcrowding, or housing cost burden). Cost burden is particularly challenging for the elderly, followed by small related households.

Cost Burden > 30%

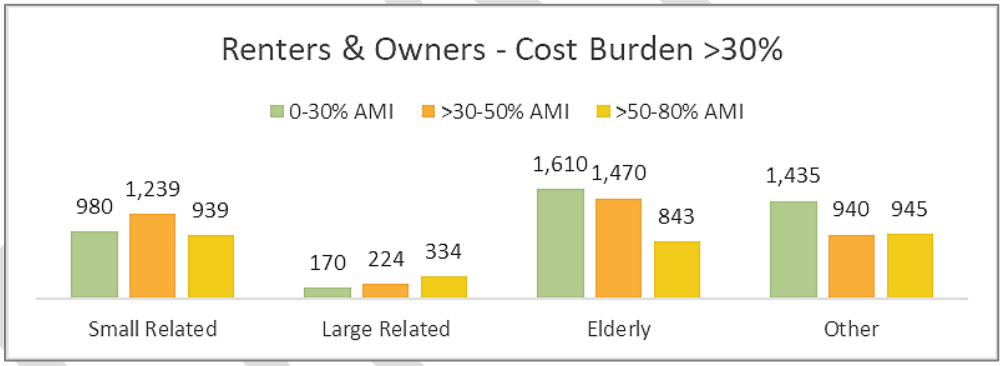
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	555	789	320	1,664	425	450	619	1,494
Large Related	50	134	120	304	120	90	214	424
Elderly	930	1,000	374	2,304	680	470	469	1,619
All Other Households	1,200	660	660	2,520	235	280	285	800
Total need by income	2,735	2,583	1,474	6,792	1,460	1,290	1,587	4,337

HUD Table 9 - Cost Burden > 30% *Data Source: 2016-2020 CHAS*

Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	315	315	280	235	0	515
Large Related	0	0	0	0	80	20	4	104
Elderly	785	445	160	1,390	495	195	125	815
All Other Households	0	1,045	235	1,280	185	0	0	185
Total need by income	785	1,490	710	2,985	1,040	450	129	1,619

HUD Table 10 - Cost Burden > 50% *Data Source: 2016-2020 CHAS*



City of Billings, Figure D - Available in PDF version, www.BillingsMT.gov/ConPlan

Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	80	73	125	119	397	0	25	10	20	55
Multiple, unrelated family households	0	0	10	15	25	0	0	15	0	15
Other, non-family households	0	15	0	0	15	0	0	0	0	0
Total need by income	80	88	135	134	437	0	25	25	20	70

HUD Table 11 - Crowding Information *Data Source: 2016-2020 CHAS*

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
# Households with Children Present	21	24	36	81	0	7	7	14

HUD Table 12 - Crowding Information *Data Source: Statistical Atlas & 2016-2020 CHAS*

Children – Crowding: For the table above, Community Development staff utilized Statistical Atlas to determine 26.8% of all households in Billings (18,015) have children under the age of 18 in residence. HUD data was utilized with this percentage to estimate crowding by tenancy and household income.

Describe the number and type of single person households in need of housing assistance.

As of December 2024, HomeFront, the local public housing authority, reported a record-high waiting list for affordable housing, with 8,096 individuals awaiting assistance. Notably, 3,688 of these applicants are seeking one-bedroom units. This represents a significant need for housing assistance and smaller unit size. The average household size in Billings is 2.29 persons, and non-family households, which often include single-person households, constitute just over 42% of all households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Families with Disabilities: While specific numbers of families with disabilities in need of housing assistance in Billings are not readily available, broader data provides some context. According to the U.S. Census Bureau, approximately 9.8% of Billings residents under the age of 65 have a disability. This statistic includes all individuals with disabilities, not just those in need of housing assistance. This suggests a significant portion of the population may face challenges related to disabilities, potentially impacting their housing needs.

Victims of Domestic Violence and Related Crimes: Data from local organizations sheds light on the prevalence of domestic violence in the area. Nearly 60% of reported crimes in Billings are related to domestic violence. In 2023, the Billings Police Department documented over 800 domestic violence cases, leading to more than 300 arrests.

As of February 2025, the YWCA Billings provided over 9,000 nights of emergency shelter to 157 adults and 105 children at their shelter. These figures highlight the substantial demand for housing assistance among victims and their families. There are currently four domestic violence and abuse shelters and programs in Billings, with two offering hotlines and one providing emergency shelter. While these services are crucial, the data indicates a persistent need for more comprehensive housing solutions to support affected families.

What are the most common housing problems?

The City of Billings faces several housing challenges, primarily centered around affordability, availability, pricing, lasting pandemic impacts, and the overall shortage of quality housing that meets the needs of its diverse community.

- **Housing Demand:** The demand for housing in Billings has led to increased property values and rental rates. In July 2020 and 2021, Billings was ranked as the number one emerging housing market by the Wall Street Journal, with median home prices rising 20% year over year. This surge has made it challenging for many residents to afford homes, leading to a competitive market with limited options for lower-income individuals.

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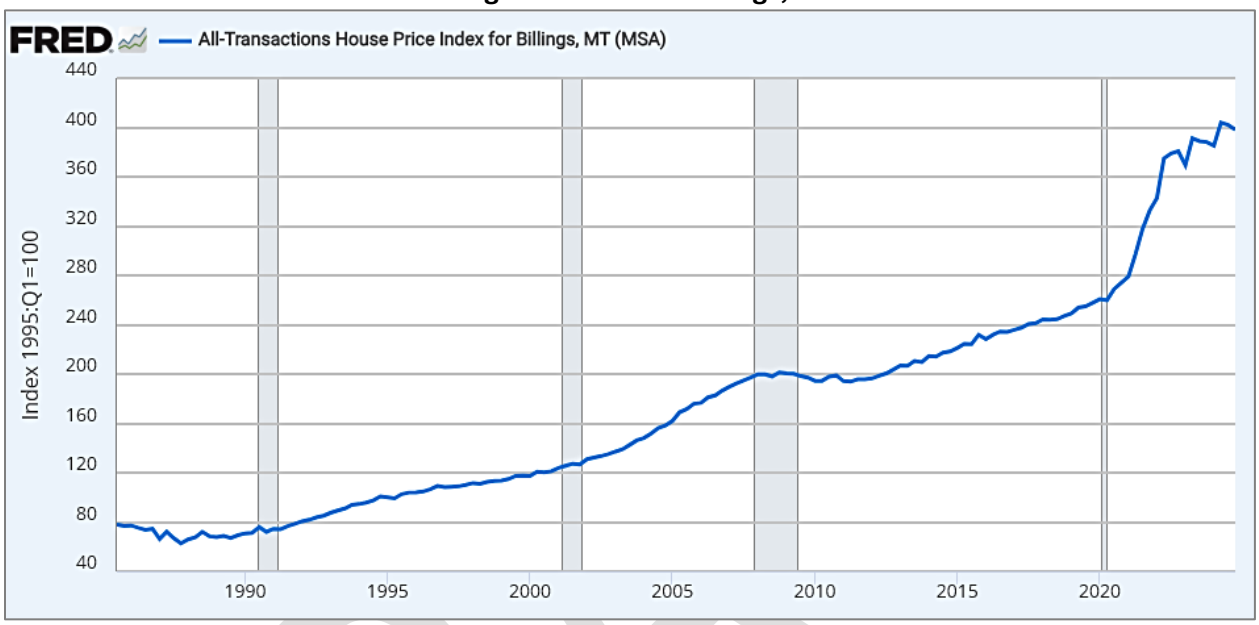
- **Housing Prices:** In the latter half of the 2010s, Billings experienced accelerated price increases fueled by population growth and limited new construction. The COVID-19 pandemic further disrupted market conditions. Initially, there was a sharp economic shock in early 2020, but as remote work and migration patterns changed, demand for housing in Billings surged. Limited inventory combined with increased demand from out-of-state buyers led to rapid price escalations. By the second quarter of 2024, housing prices reached the highest level on record.

Housing Price Index for Billings, Montana



City of Billings, Figure E - FRED Economic Data, Retrieved March 2025

- **Housing Availability:** The 2022 National Community Survey indicated the variety and availability of affordable, quality housing is much lower than national benchmarks. Nearly 40% of respondents noted the variety of housing options is "Poor" and 64% indicated the availability of affordable, quality housing is "Poor." There are just under 400 short-term rental housing units operating within the City limits, which effectively reduces the rental housing market.

- **Property Tax Increases:** In 2023, the Montana Department of Revenue conducted a biennial reappraisal of all properties, resulting in an average 49% increase in home appraisals statewide. This significant rise in assessed property values directly led to higher property taxes for many homeowners.

- **Property Insurance Premium Increases:** The combination of more frequent natural disasters and rising repair costs has led to a surge in insurance claims. To mitigate financial losses, insurers have raised premiums and, in some cases, reduced coverage options for homeowners.

- **Cost Burden:** Over 3,000 renting households are paying more than 30% of their income for housing costs, and nearly 3,000 households are paying over 50% of their income for housing costs. Cost burden is particularly challenging for the elderly, followed by small related households.

- **Housing Problems:** Thirty-five percent of renters (3,795 households) and twenty-three percent of

owners (2,015 households) have one or more of the following housing problems: lacking complete plumbing / kitchen facilities; overcrowding; or housing cost burden.

- The Community Health Needs Assessment notes most Yellowstone County residents live in healthy and safe housing. However, nearly ten percent report living in unhealthy or unsafe housing conditions. Over eight percent are very concerned and 37% are somewhat concerned about household hazards and safety.

Are any populations/household types more affected than others by these problems?

Certain populations and household types in Billings, Montana, are more affected by housing problems than others. Extremely low-income and small related renter households and elderly homeowners are most impacted by housing cost burden. Cost burden is particularly challenging for the elderly, followed by small related households. Many low-income households are experiencing housing cost burden and housing cost burden is an impediment to fair housing choice for this cohort.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance. *91.205(c), 91.305(c)*

Families at risk of homelessness in Billings often struggle with high rent costs, low wages, and lack of affordable childcare or transportation. Without immediate intervention, they face the likelihood of losing stable housing and entering shelters or becoming unsheltered. Formerly homeless families and individuals who are receiving rapid rehousing assistance, through the Human Resources Development Council District 7, nearing the termination of that support face critical needs to ensure they remain stably housed and do not return to homelessness. Rental assistance, affordable housing, employment support, and social services are critical to preventing homelessness in these vulnerable groups.

Characteristics: Many spend 50% or more of their income on rent and utilities, leaving little for food, healthcare, transportation, and other necessities. Sudden expenses (e.g., medical bills, car repairs, or job loss) can push them into eviction or homelessness. Rising rental costs and a shortage of affordable housing units make it difficult to relocate after an eviction notice. Some landlords may decline lease renewals to convert units to short-term rentals or attract higher-income tenants.

They may work in low-wage jobs (e.g., retail, food service, caregiving) that offer inconsistent hours, seasonal employment, or no benefits. A job loss, reduction in hours, or unexpected expense can cause immediate financial crisis.

Harsh Montana winters lead to high heating bills, increasing financial strain. Lack of affordable public transportation makes it difficult to get to work, school, or services, further increasing expenses. Most live paycheck to paycheck, with no financial safety net. Some lack family or community support, leaving them with limited options if they lose housing.

Needs: Housing cost burden can be lessened through increased access to short-term financial aid for rent, utilities, and security deposits. Support for heating bills, transportation costs, essential home repairs, and expanded public transportation access for low-income families can promote stability.

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Developing additional affordable housing units, more job training programs, higher-wage opportunities, access to social workers, financial counseling, and mental health services can also foster improved household wellness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

The City of Billings has not estimated the at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Several housing characteristics in Billings, Montana, have been linked with instability and an increased risk of homelessness, particularly for low-income individuals and families. These factors contribute to housing precarity, making it difficult for at-risk populations to maintain stable housing.

High Rent Costs & Lack of Affordable Units: Rising rental prices have outpaced wages, leaving many renters spending more than 30-50% of their income on housing. Many renters live paycheck to paycheck, making them vulnerable to financial shocks (e.g., medical emergencies, car repairs, job loss). High utility costs during Montana 's harsh winters add to housing expenses. Billings has limited legal aid services for tenants facing eviction, making it easier for landlords to remove tenants without challenge. Market-driven rent increases and landlords converting long-term rentals into short-term rentals (e.g., Airbnb) reduce affordable housing supply.

Low Rental Vacancy Rates and Limited Housing Options: Billings has low rental vacancy rates, meaning tenants have few options if they need to relocate. Landlords have leverage to increase rents or be more selective about who they rent to, often disadvantaging low-income tenants. Families with eviction records, poor credit, or criminal histories struggle to find housing, pushing them closer to homelessness.

Discussion

In conclusion, cost burden is the most significant housing issue for low-income households. Smaller families and the elderly are the largest cohorts experiencing housing cost burden. The majority of low-income households have been paying greater than 30-50% of their income for housing costs. For renters, the cost burden is more significant with small related households followed by the elderly. With homeowners, cost burden is more significant with the elderly followed by small related households.

Homeownership housing pricing has outpaced income levels indicating a continued need for down payment and closing costs assistance to promote housing stability for low-income families. The current housing stock in Billings, characterized by median home prices around $330,000 to $419,900, appears to be unaffordable for many residents when evaluated independently of current occupants. The gap between housing costs and local incomes suggests that a significant portion of the population may struggle to purchase homes at these prices, underscoring the need for more affordable housing options in the area.

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NA-15 Disproportionately Greater Need: Housing Problems 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For the purposes of data analysis, HUD has provided data from the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) to demonstrate the number of households with certain housing problems in each income strata. This data is derived from the American Community Survey (ACS).

0%-30% of Area Median Income

Housing Problems - Lacks complete kitchen facilities - Lacks complete plumbing facilities - More than one person per room - Cost burden > 30%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	City Staff Data Analysis Percentage in need and comparison to baseline data	
Jurisdiction as a whole	4,205	939	0	82%	Baseline
White	3,830	724	0	84%	Similar
Black / African American	**15**	**0**	**0**	**100%**	**Higher**
Asian	**65**	**0**	**0**	**100%**	**Higher**
American Indian, Alaska Native	70	85	0	45%	Lower
Pacific Islander	0	0	0	-	-
Hispanic	140	75	0	65%	Lower

HUD Table 13 - Disproportionally Greater Need 0 - 30% AMI *Data Source: 2016-2020 CHAS*

30%-50% of Area Median Income

Housing Problems - Lacks complete kitchen facilities - Lacks complete plumbing facilities - More than one person per room - Cost burden > 30%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	City Staff Data Analysis Percentage in need and comparison to baseline data	
Jurisdiction as a whole	3,960	2,085	0	66%	Baseline
White	3,230	1,930	0	63%	Similar
Black / African American	**150**	**25**	**0**	**86%**	**Higher**
Asian	0	0	0	-	-
American Indian, Alaska Native	**170**	**50**	**0**	**77%**	**Higher**
Pacific Islander	0	0	0	-	-
Hispanic	**345**	**65**	**0**	**84%**	**Higher**

HUD Table 14 - Disproportionally Greater Need 30 - 50% AMI *Data Source: 2016-2020 CHAS*

50%-80% of Area Median Income

Housing Problems - Lacks complete kitchen facilities - Lacks complete plumbing facilities - More than one person per room - Cost burden > 30%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	City Staff Data Analysis Percentage in need and comparison to baseline data	
Jurisdiction as a whole	3,225	5,124	0	39%	Baseline
White	2,550	4,644	0	35%	Similar
Black / African American	**50**	**10**	**0**	**83%**	**Higher**
Asian	**70**	**0**	**0**	**100%**	**Higher**
American Indian, Alaska Native	**150**	**85**	**0**	**64%**	**Higher**
Pacific Islander	4	30	0	12%	Lower
Hispanic	**263**	**170**	**0**	**61%**	**Higher**

HUD Table 15 - Disproportionally Greater Need 50 - 80% AMI *Data Source: 2016-2020 CHAS*

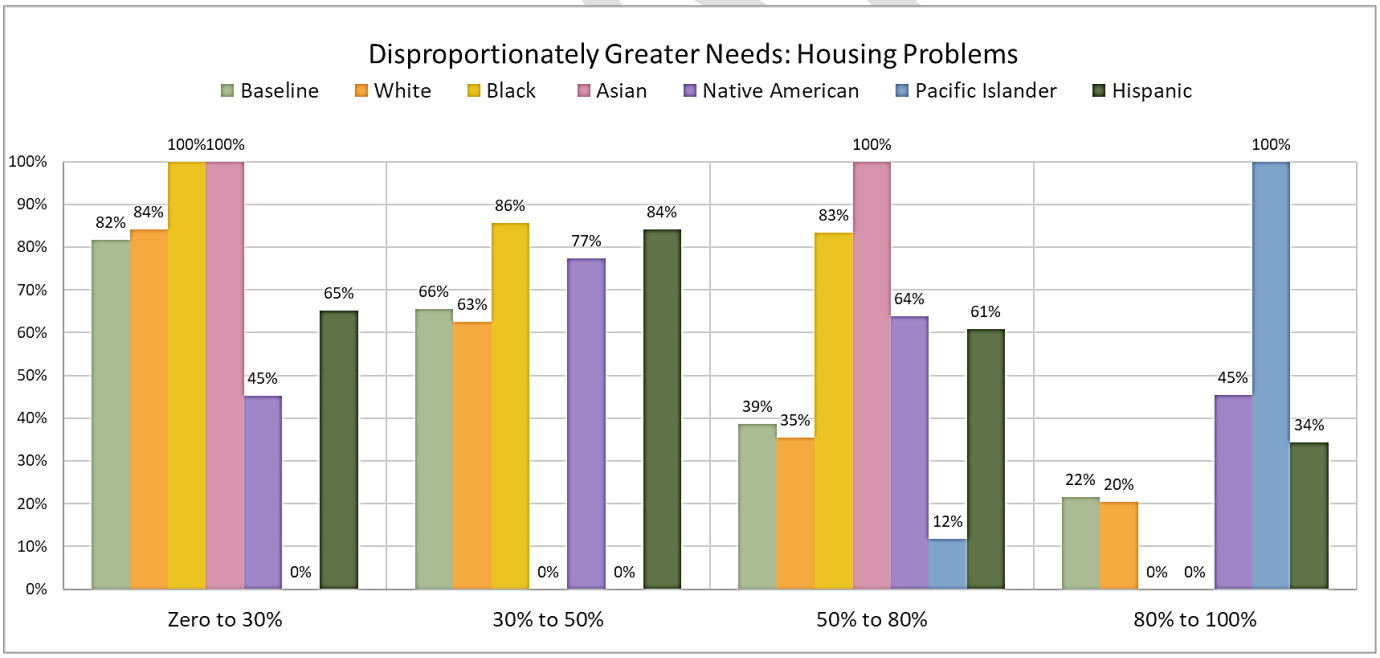
80%-100% of Area Median Income

Housing Problems - Lacks complete kitchen facilities - Lacks complete plumbing facilities - More than one person per room - Cost burden > 30%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	City Staff Data Analysis Percentage in need and comparison to baseline data	
Jurisdiction as a whole	1,185	4,313	0	22%	Baseline
White	980	3,828	0	20%	Similar
Black / African American	0	70	0	0%	Lower
Asian	0	30	0	0%	Lower
American Indian, Alaska Native	**25**	**30**	**0**	**45%**	**Higher**
Pacific Islander	15	0	0	100%	Higher
Hispanic	**125**	**240**	**0**	**34%**	**Higher**

HUD Table 16 - Disproportionally Greater Need 80 - 100% AMI *Data Source: 2016-2020 CHAS*

Discussion

Community Development staff utilized the "jurisdiction as a whole" category to establish a baseline for the prevalence of housing problems by race / ethnicity. The White cohort is relatively similar to the baseline and represents the majority (86%) of overall population households identified in HUD Tables 13 through 16. Collectively, minorities comprise just under 11% of the overall population and nearly all minority cohorts are more likely to have one or more housing problems. The only exception is the Pacific Islander population, although this cohort represents around 0.2% of the population.



City of Billings, Figure F - Available in PDF version, www.BillingsMT.gov/ConPlan

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For the purposes of data analysis, HUD has provided data from the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) to demonstrate the number of households with certain housing problems in each income strata. This data is derived from the American Community Survey (ACS).

0%-30% of Area Median Income

Severe Housing Problems - Lacks complete kitchen facilities - Lacks complete plumbing facilities - More than 1.5 persons per room - Cost burden > 50%	**Has one or more of four housing problems**	**Has none of the four housing problems**	**Household has no/negative income, but none of the other housing problems**	**City Staff Data Analysis** **Percentage in need and comparison to baseline data**	
Jurisdiction as a whole	3,415	1,729	0	66%	Baseline
White	3,095	1,449	0	68%	Similar
Black / African American	**15**	**0**	**0**	**100%**	**Higher**
Asian	**65**	**0**	**0**	**100%**	**Higher**
American Indian, Alaska Native	55	100	0	35%	Lower
Pacific Islander	0	0	0	-	-
Hispanic	90	120	0	43%	Lower

HUD Table 17 - Severe Housing Problems 0 - 30% AMI *Data Source: 2016-2020 CHAS*

30%-50% of Area Median Income

Severe Housing Problems - Lacks complete kitchen facilities - Lacks complete plumbing facilities - More than 1.5 persons per room - Cost burden > 50%	**Has one or more of four housing problems**	**Has none of the four housing problems**	**Household has no/negative income, but none of the other housing problems**	**City Staff Data Analysis** **Percentage in need and comparison to baseline data**	
Jurisdiction as a whole	1,730	4,325	0	29%	Baseline
White	1,330	3,830	0	26%	Similar
Black / African American	50	125	0	29%	Similar
Asian	0	0	0	-	-
American Indian, Alaska Native	60	160	0	27%	Similar
Pacific Islander	0	0	0	-	-
Hispanic	**215**	**195**	**0**	**52%**	**Higher**

HUD Table 18 - Severe Housing Problems 30 - 50% AMI *Data Source: 2016-2020 CHAS*

50%-80% of Area Median Income

Severe Housing Problems - Lacks complete kitchen facilities - Lacks complete plumbing facilities - More than 1.5 persons per room - Cost burden > 50%	**Has one or more of four housing problems**	**Has none of the four housing problems**	**Household has no/negative income, but none of the other housing problems**	**City Staff Data Analysis** **Percentage in need and comparison to baseline data**	
Jurisdiction as a whole	665	7,685	0	8%	Baseline
White	585	6,615	0	8%	Same
Black / African American	**30**	**30**	**0**	**50%**	**Higher**
Asian	**25**	**45**	**0**	**36%**	**Higher**
American Indian, Alaska Native	**30**	**210**	**0**	**13%**	**Higher**
Pacific Islander	0	35	0	0%	Lower
Hispanic	4	434	0	1%	Lower

HUD Table 19 - Severe Housing Problems 50 - 80% AMI *Data Source: 2016-2020 CHAS*

80%-100% of Area Median Income

Severe Housing Problems - Lacks complete kitchen facilities - Lacks complete plumbing facilities - More than 1.5 persons per room - Cost burden > 50%	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	City Staff Data Analysis Percentage in need and comparison to baseline data	
Jurisdiction as a whole	385	5,118	0	7%	Baseline
White	370	4,438	0	8%	Similar
Black / African American	0	70	0	0%	Lower
Asian	0	30	0	0%	Lower
American Indian, Alaska Native	0	55	0	0%	Lower
Pacific Islander	**15**	**0**	**0**	**100%**	**Higher**
Hispanic	0	365	0	0%	Lower

HUD Table 20 - Severe Housing Problems 80 - 100% AMI *Data Source: 2016-2020 CHAS*

Discussion

Comparable to the previous housing problems analysis, the White cohort is relatively similar to the baseline and represents the majority (86%) of overall population households identified in HUD Tables 17 through 20. Collectively, minorities comprise just under 11% of the overall 80% AMI population and nearly all minority cohorts are more likely to have one or more housing problems. The only exception is the Pacific Islander population, again this cohort represents around 0.2% of the population.

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NA-25 Disproportionately Greater Need: Housing Cost Burdens *91.205 (b)(2)*

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For the purposes of data analysis, HUD has provided data from the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) to demonstrate the number of households with certain housing problems in each income strata. This data is derived from the American Community Survey (ACS). The following HUD table displays the cost burden information for Billings and each racial / ethnic group, including:

- No cost burden for those paying less than 30% of household income for housing;
- Cost burden for those paying 30% to 50% of household income for housing; and
- Severe cost burden for those paying over 50% of household income for housing.

Housing Cost Burden

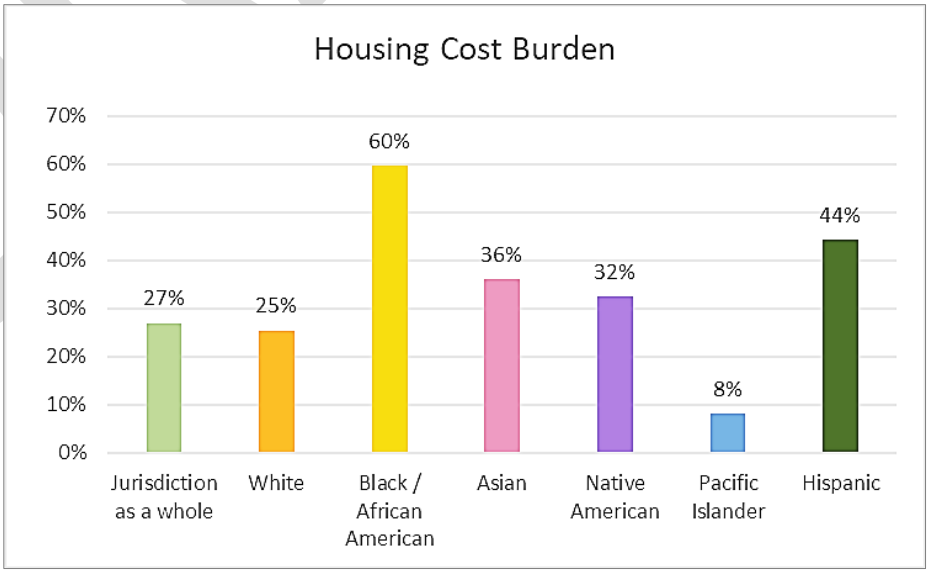
Housing Cost Burden	<=30% No Cost Burden	30-50% Cost Burden	>50% Severe Cost Burden	No / negative income (not computed)	City Staff Data Analysis Percentage in need and comparison to baseline data	
Jurisdiction as a whole	34,375	7,240	5,570	284	27%	Baseline
White	31,490	5,995	4,810	199	25%	Similar
Black / African American	**145**	**120**	**95**	**0**	**60%**	**Higher**
Asian	**240**	**45**	**90**	**0**	**36%**	**Similar**
American Indian, Alaska Native	**774**	**300**	**95**	**50**	**32%**	**Higher**
Pacific Islander	45	4	0	0	8%	Lower
Hispanic	**1,135**	**589**	**325**	**10**	**44%**	**Higher**

HUD Table 21 - Greater Need: Housing Cost Burdens AMI *Data Source: 2016-2020 CHAS*

Discussion

Nearly 47,500 households are included in the table above. According to the data, the White population is experiencing housing cost burden similar to the jurisdiction as a whole. The Black cohort represents the most severe housing cost burden, followed by the Hispanic, Asian, and Native American groups.

Over 1,600 racial / ethnic minority households under 50% AMI are experiencing housing cost burden. Housing cost burden is an impediment to fair housing choice for these cohorts.



City of Billings, Figure G - Available in PDF version, www.BillingsMT.gov/ConPlan

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NA-30 Disproportionately Greater Need: Discussion 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Yes, racial and ethnic disparities exist in housing needs across different income categories. Certain groups often experience disproportionately greater housing burdens compared to others within the same income brackets:

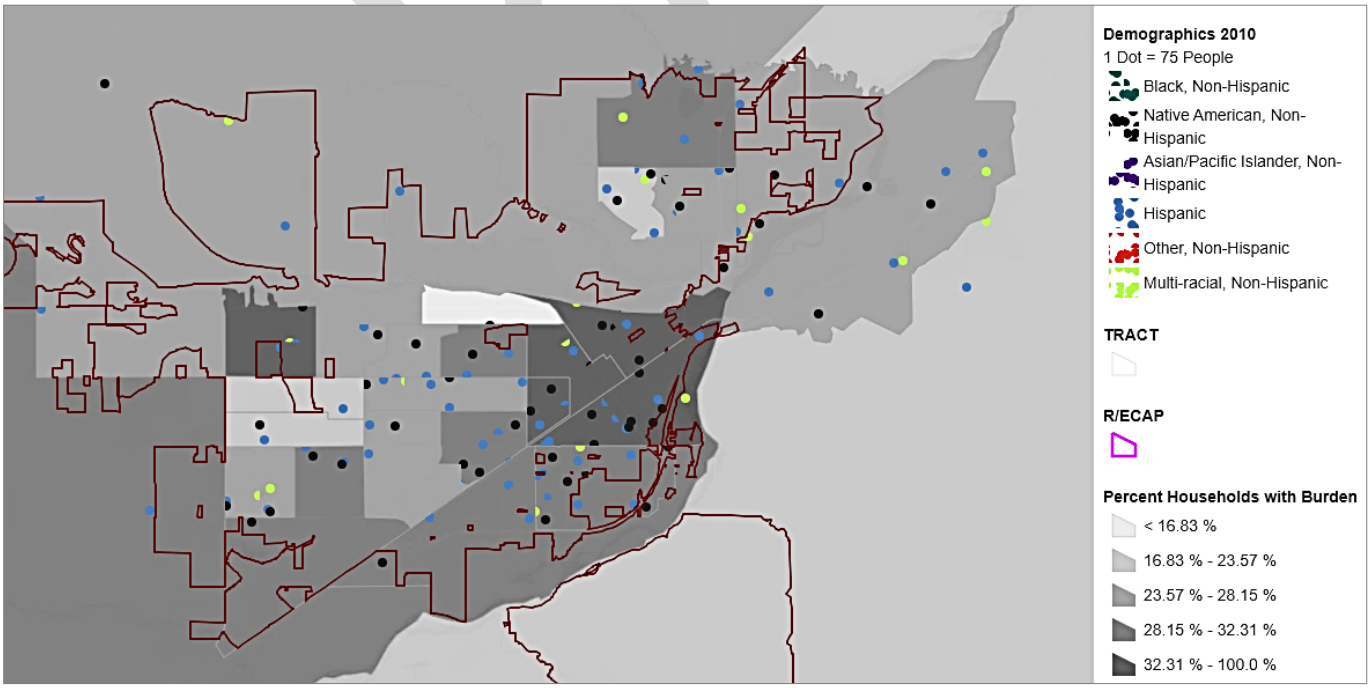
- All minority cohorts are more likely to have one or more housing problems.
- Over 1,600 racial / ethnic minority households under 50% AMI are experiencing housing cost burden. Housing cost burden is an impediment to fair housing choice for these cohorts.

If they have needs not identified above, what are those needs?

Low-income households experiencing housing cost burden and other housing problems would benefit from more subsidized housing, rental deposit assistance, down payment support, low-interest mortgages, and financial counseling. Other forms of assistance include: short-term relief to prevent eviction due to financial crises; help for homeowners struggling with high payments to avoid foreclosure, and programs to assist with rising energy costs and home repairs.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

In HUD's mapping system, It appears as though minorities are residing across all areas of the City. The highest percentage of cost-burdened households is located in the North Park and Southside neighborhoods. Smaller neighborhoods in the West End and Billings Heights are also identified, followed by the southwest corridor neighborhood.



City of Billings, Figure H - HUD Mapping System, Retrieved February 28, 2025

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NA-35 Public Housing 91.205(b)

Introduction

The HomeFront, the City's local public housing authority, is responsible for the administration of the public housing and Section 8 programs for the community. HomeFront is a municipal organization established under the laws of the State of Montana. The City of Billings' Mayor appoints Board members for the Housing Authority. HomeFront's strategic plan describes specific goals and objectives and the plan is available for review at HomeFront office located at 2415 1st Avenue North, Billings, Montana.

HomeFront's mission is to elevate the quality of life in our community by creating innovative, affordable, and sustainable neighborhoods. The vision statement is "Inspiring individuals and families, Promoting Partnerships, and Cultivating Change."

Shelter Plus Care, Single Room Occupancy and Supportive Housing Program funding amounts are not included in the City's Action Plan, as the funds are not available for allocation through the City's Consolidated Plan process. Funding allocated to HomeFront is contained in their Annual Action Plan and the City is not duplicating the reporting requirements that already exist in the Public Housing Agency Plan.

City staff maintain a collaborative relationship with HomeFront for affordable housing and community development projects. The City provided HomeFront nearly $2 million in CDBG and HOME funding from 1996 to 2015 to support affordable housing, including: family self-sufficiency; tenant-based rental assistance; low-income area infrastructure; and affordable housing development. This funding has aided in the development of 95 new affordable housing units (Spring Gardens, Old Town Square, Westchester Square, Lake Elmo Pre-Development / Phase One Infrastructure for Whitetail Run, and Pheasant Home).

Totals in Use

Program Type									
# of units vouchers in use Data Source	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
PIH Information Center	0	0	269	539	0	493	30	0	0
HomeFront	0	0	216	1,248	132	763	90	FYI 7	Mainstream 40
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition									

HUD Table 22 - Public Housing by Program Type

HomeFront's Assistance Program Usage / Demand - February 2025

Assistance Programs	Vouchers / Units in Use	Current Waiting List
HAB Housing Choice Voucher / Section 8 (Certificate)	763	3,075
Montana Housing Moderate Rehabilitation Section 8 Voucher Managed through HAB	26	0
Public Housing (Income Eligibility)	216	5175
Section 8 Project-Based Vouchers	132	96
Montana Housing - Housing Choice Voucher Managed through HAB	650	29, wait list closed
Veterans Affairs Supportive Housing (VASH) Housing Choice Vouchers	90	50
HOME Units	35	100
Tax Credit Units	62	100
Total:	**1,974**	**8,529**

City of Billings, Figure I - Source: HomeFront– Entered as Table in IDIS

Characteristics of Residents

	Program Type							
				Vouchers				
							Special Purpose Voucher	
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	12,898	10,761	0	10,715	8,585	0
Average length of stay	0	0	4	4	0	4	0	0
Average Household size	0	0	3	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	18	90	0	83	6	0
# of Disabled Families	0	0	52	205	0	186	10	0
# of Families requesting accessibility features	0	0	269	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

HUD Table 23 - Characteristics of Public Housing Residents by Program Type *Data Source: PIC (PIH Information Center)*

Race of Residents

	Program Type								
				Vouchers					
							Special Purpose Voucher		
Race	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	0	162	430	0	390	25	0	0
Black/African American	0	0	6	19	0	18	1	0	0
Asian	0	0	0	4	0	4	0	0	0
American Indian/Alaska Native	0	0	100	84	0	80	3	0	0
Pacific Islander	0	0	1	2	0	1	1	0	0
Other	0	0	0	0	0	0	0	0	0

**includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition*

HUD Table 24 - Race of Public Housing Residents by Program Type *Data Source: PIC (PIH Information Center)*

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	9	47	0	41	5	0	0
Not Hispanic	0	0	260	492	0	452	25	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition									

HUD Table 25 - Ethnicity of Public Housing Residents by Program Type *Data Source: PIC (PIH Information Center)*

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

Public Housing Tenant Needs: Data provided in the Housing Authority's Usage / Demand table represents the total number of vouchers and units available in the Billings area. The Public Housing program has a waiting list of over 5,000 households while only 216 units are available.

Waiting List for Accessible Units: HomeFront serves many households with a variety of special needs due to a disability. The Public Housing program has 37 handicap accessible units and HomeFront corporate subsidiary has 31 adaptable units. HomeFront has added several fully accessible and adaptable units of varying unit sizes to ensure accessibility for all applicant types including the vision impaired, hearing impaired or wheelchair accessible to accommodate the mobility impaired. When a wheelchair accessible unit becomes available, HomeFront staff spend several weeks trying to find an applicant with those needs ready to move, making the units sometimes difficult to fill.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders.

There are 5,175 households on the Public Housing waiting list and 3,075 households on the Section 8 tenant-based waiting list. This indicates a high need for application, deposit, rent, and mortgage assistance. Applicants currently on Public Housing waiting lists by unit size are as follows:

- One bedroom: 3,810
- Two bedroom: 960
- Three bedroom: 248
- Four bedroom: 157

This data supports the high need for smaller units, particularly one-bedroom rentals. HomeFront only has 32 one-bedroom public housing units, indicating a high need for access to affordable housing coupled with a need for housing assistance. The elderly and disabled are typically higher need and placed first, leaving the remaining households on the waiting list.

HomeFront can meet the needs of hundreds of households through the Housing Choice Voucher / Section 8 program while thousands of households remain on the waiting list. Section 8 clients often have a difficult time finding units they can rent in higher income areas. Many rental units in Billings are too expensive for prospective tenants to use their Section 8 voucher. HomeFront staff indicates many of those issued a voucher are unable to find a rental unit due to the low inventory of available rentals.

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Voucher holders typically have less income, which makes daily life more challenging on most levels. Many need access to basic necessities such as education, literacy, transportation, employment, parenting skills, access to preschool, medical care / coverage and funds to support daycare expenses. They also need support to be able to follow through with program compliance and develop better skills to obtain higher paying jobs in the community.

How do these needs compare to the housing needs of the population at large.

The needs of voucher holders greatly exceed the housing needs of the population at large. Competition to secure housing often favors households who do not have credit barrier, can come up with required deposits and can pay premium rates for housing units. Additionally, the population at large is also able to access housing in a wide range of income areas, unlike voucher holders who are often unable to find affordable units in higher income areas that will accept their Section 8 voucher.

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NA-40 Homeless Needs Assessment 91.205(c)

Introduction

Although current data on homelessness in Billings is limited, existing records and community insights suggest that there are critical gaps in shelter, healthcare, and social support services for those experiencing homelessness. Billings has a robust network of services, but like many communities, there is ongoing debate and effort around whether these services are sufficient given the scale of the problem.

The Montana point-in-time survey is an annual, unduplicated count of the people, both sheltered and unsheltered, in the community who are experiencing homelessness on a single night. While the survey provides vital information, the survey data only provides a snapshot of homelessness and does not count or include all individuals and households experiencing homelessness. According to the *2024 Montana Homeless Population* point-in-time count, 273 respondents were experiencing homelessness in Billings. Of these respondents, 42% were in transitional housing, 30% were sheltered and the remaining 28% were unsheltered. Respondents included 238 individuals, 30 family households and five child-only households. The 30 family households included four households with children aged zero to four years, 12 households with children aged five to 12 years, and eight households with children aged 13 to 17 years. The count identified 72 adult only respondents and eight households with children that were experiencing chronic homelessness.

The Homeless Management Information System (HMIS) is used by agencies in Billings to gather data about the community's homeless population, identify strengths and gaps in the community's homelessness assistance system and plan programs and services to address local needs.
Data from Homeless Management Information System (HMIS) collected from January 1, 2024 to December 21, 2024 indicates that 1,533 total people were served by agencies in Billings. This figure represents 1,326 adults and 170 children, including 234 people served under 25 years of age. The data included 75 veterans and 144 chronically homeless persons. Additionally, data identified 427 "stayers", which are individuals who remain in the homeless system for an extended period. This designation is used to identify clients who may be experiencing chronic homelessness or who require more intensive, long-term support to achieve housing stability. Many systems use specific thresholds (for example, remaining in shelter for 90 days or longer) to define someone as a "stayer." Nearly 93% of "stayers" were adults. Data identified 1,106 "leavers", which are individuals who exit the homeless system whether by moving into permanent housing, transitioning to another program, or no longer needing services. Essentially, *leavers* have successfully moved out of the homeless service system. Almost 84% of "leavers" were adults.

Homeless Needs Assessment

Data is statewide. Staff has asked for information specifically for Billings – pending future updates.

Population	Estimate # of persons experiencing homelessness on a given night		Estimate # experiencing homelessness each year	Estimate # becoming homeless each year	Estimate # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	14	152				
Persons in Households with Only Children	4	8				
Persons in Households with Only Adults	485	901				

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Population	Estimate # of persons experiencing homelessness on a given night		Estimate # experiencing homelessness each year	Estimate # becoming homeless each year	Estimate # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Chronically Homeless Individuals	214	209				
Chronically Homeless Families	3	25				
Veterans	55	113				
Unaccompanied Youth	36	86				
Persons with HIV	0	0				

HUD Table 26 - Data Source: Montana Continuum of Care, March 2025

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

Chronically homeless individuals are often the most visible amongst the homeless population. HUD defines *chronic homelessness* as having a disability and either having been homeless for over a year or having experienced at least four episodes of homelessness within the past three years.

In Billings, 26% percent were chronically homeless individuals and an additional three percent of those counted were chronically homeless families. Eleven percent of those experiencing homelessness in Billings are households with adults and children. Veterans comprise fifteen percent of the overall homeless population and unaccompanied youth represent two percent of the total population.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families with Children: According to the 2024 Montana Homeless Population point-in-time count, 30 family households were experiencing homelessness. Of the family households identified, 13% included households with children aged zero to four years, 40% included households with children aged five to 12 years and the remaining 27% included children aged 13 to 17 years. The most recent local homeless assessment, completed in 2020, indicated that a substantial proportion of Billings' low-income households with children are housing insecure. While exact numbers vary, data from the homeless point-in-time counts and local service agency reports suggest that hundreds of families with children are in need of stable, affordable housing. For example, a 2019 survey found that about 35% of homeless households in Billings include children. Billings Public Schools provided services for 600 unhoused children in Billings and the school district is working to form a Family Resource Center to combat family homelessness.

Veterans: The 2024 Montana Homeless Population point-in-time count identified 40 veterans experiencing homelessness. However, the United States Department of Veterans Affairs (VA) announced a significant decrease (18.8%) in veteran homelessness across the state. The VA also announced it housed 249 veterans who were previously experiencing homelessness. Data is not available relative to the needs of families of veterans.

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Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2024 Montana Homeless Population point-in-time count identified 273 individuals, nearly 50% were White, 41% were Native American, and nearly nine percent were listed as "other". The Native American cohort is disproportionately represented in the unhoused population.

Nature and Extent of Homelessness

Data is statewide. Staff has asked for information specifically for Billings – pending future updates.

Race:	Sheltered	Unsheltered
White	829	382
Black or African American	58	20
Asian	8	3
American Indian	307	97
Pacific Islander	8	4
Ethnicity:	**Sheltered**	**Unsheltered**
Hispanic	90	29
Not Hispanic	78	33

HUD Table 27 - Data Montana Continuum of Care Coalition

Requested December 2024

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Pursuant to the HEARTH Act, sheltered and unsheltered homeless are defined as follows:

- **Sheltered Homeless:** An individual or family living in a supervised publicly or privately operated shelter designed to provide temporary living arrangements, including congregated shelters, transitional housing, and hotels and motels paid for by charitable organization or by federal, state, or local government).
- **Unsheltered Homeless:** An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.

Thirty percent of those represented in the charts above were sheltered, 42% were in transitional housing, and 28% were unsheltered.

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NA-45 Non-Homeless Special Needs Assessment 91.205 (b,d)

Introduction

HUD requires the City to describe, to the greatest extent practicable, the level of housing need for persons who are not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and victims of domestic violence, dating violence, sexual assault and stalking.

American Community Survey and Census estimates may be useful at some level to determine overall disability rates. It is also important to note the margin of error for some data sets is quite large in many combined categories.

Describe the characteristics of special needs populations in your community.

Elderly (ages 62+): There are 120,864 living in Billings (2023 Census estimates) and 18.4% of the total population in Billings is aged 65 and older, totaling 22,239 people.

Frail Elderly (requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework): The 2023 five-year American Community Survey estimated 3,463 people between the ages of 65 and 74 with a disability (+/-884) and an additional 5,312 (+/- 1017) aged 75 years and older with a disability. The survey provided estimates for people over the age of 65 with the following difficulties: hearing (4,365 people, +/- 1076); vision (714 people, +/- 362); self-care (820 people, +/- 372); or independent living (2,534 people, +/- 774).

Persons with Disabilities: The American Community Survey estimates indicate a civilian non-institutionalized population of 118,517 individuals, of which, 17.1% / 20,313, have a disability. Just over 17% of the White population is identified as disabled and17% of those reporting two or more races are reported as disabled.

Addiction: Montana 's Office of Epidemiology and Scientific Support provides recent statistics on drug / alcohol use. The annual death rate from alcohol-related causes is much higher than the national rate (31 deaths per 100,000 people versus 17 in the nation). The Community Health Needs Assessment indicates just over 23% of area adults are excessive drinkers.

Mental Health: The Office of Epidemiology and Scientific Support states 270 Montana citizens die by suicide each year and in 2017, the suicide rate was two times higher than the national rate (29 deaths per 100,000 people versus 14 deaths per 100,000 people in the United States). Males account for 80% of suicide deaths in Montana. One in ten high school students reported having attempted suicide in the past twelve months.

Persons with HIV/AIDS: According to the Montana Department of Health and Human Services, approximately 21 people are diagnosed with HIV each year. In 2020, 16 newly diagnosed HIV cases were reported in Montana. Data is not currently available relative to the number of cases in Billings.

The Community Health Needs Assessment indicates the prevalence of nearly 105 HIV cases per 100,000 population in Yellowstone County. In 2023, there were seven new cases identified. RiverStone Health, Billings Clinic and Planned Parenthood offer HIV/AIDs testing and resources. RiverStone Health is providing HIV services to about 170 people through the federal Ryan White Act.

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Similar to other special populations, low-income individuals living with HIV/AIDs require additional resources to help keep them housed and stable. Healthcare and medication costs put more of a burden on low-income households that are already struggling with high housing cost burdens. Long-term, stigma-free housing and healthcare are necessities to support Billings residents living with HIV/AIDS.

Domestic Violence Victims: Over 23% of Community Health Needs Assessment survey respondents indicate they have been a victim of domestic violence at least one time in their life. This figure is higher than the nation's 13% data point.

What are the housing and supportive service needs of these populations and how are these needs determined?

One of the most significant housing problems in Billings for both owners and renters of all income levels and populations is housing cost burden. Single-person households with incomes less than 30% AMI are also a very high need as per HomeFront's waiting list. Nearly 1,500 minority households with incomes less than 80% AMI are experiencing one or more housing problems.

Elderly: Housing affordability continues to be a challenge for the elderly, particularly those who are homeowners. Nearly 500 elderly owner households with extremely low incomes are spending more than 50% of their income on housing costs. Households at 80% of the area median income are similarly cost-burdened.

Persons with Disabilities, HIV/AIDS and Domestic Violence Victims: Service providers indicate the continuous need for rental housing assistance and owner-occupied housing rehabilitation. Supportive services include linkage to transportation, medical / dental care, childcare, reliable and sustainable food sources, and case management.

Addicted Persons: The development of sober living housing options are in demand in Billings, along with behavioral / addiction health services. Additionally, a short-term sobering center with accelerated access to inpatient, detoxification treatment and long-term addiction treatment options would be helpful in serving addicted persons.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area.

The Community Health Needs Assessment indicates the prevalence of nearly 105 HIV cases per 100,000 population in Yellowstone County. In 2023, there were seven new cases identified. RiverStone Health is providing HIV services to about 170 people through the federal Ryan White Act.

Most HIV cases occur in males aged 25 to 36. The Community Health Needs Assessment reports higher HIV rates among African Americans and Hispanics. The most common risk factors for HIV among these patients are intercourse with men and injection of illicit substances.

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NA-50 Non-Housing Community Development Needs 91.215 (f)

Describe the jurisdiction's need for Public Facilities.

Public facilities are the assets and institutions owned or operated by the government that provide services to residents—such as schools, libraries, parks, public transit stations, and community centers.

Domestic Violence Response / Intervention Services: The 2023 Community Health Needs Assessment indicates over 23% of respondents in Yellowstone County have experienced intimate partner violence: much higher than the national percentage of just under 14%.

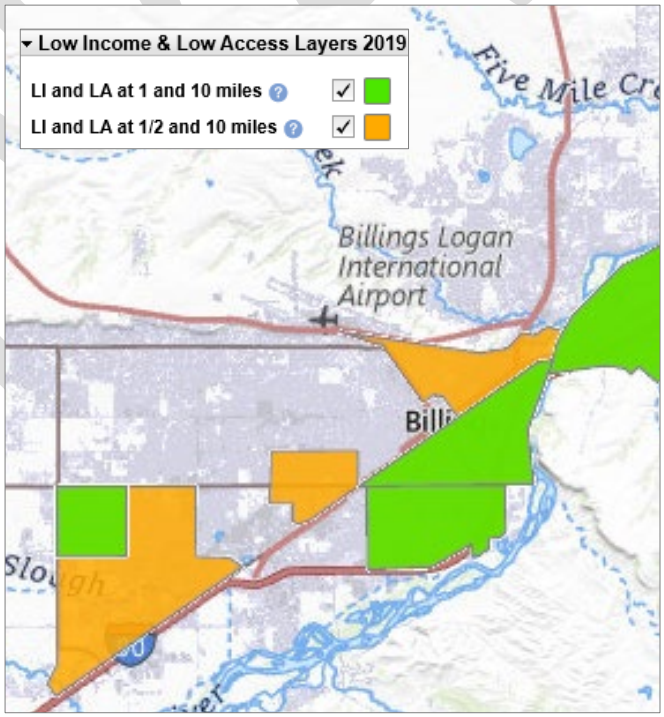
Nearly 60% of reported crimes in Billings are related to domestic violence. The Billings Police Department responds to over 600 non-aggravated Partner or Family Member Assaults annually, the highest number of offenses in the state. This number doesn't include aggravated Partner or Family Member Assaults or other domestic violence-related crimes. Children exposed to domestic violence may experience life-long, chronic health conditions, engage in risky behavior, and may have a lower life expectancy.

Food Security: The 2023 Community Health Needs Assessment indicates 22% of respondents are determined to be "food insecure" and report running out of food in the past year. Over 21% of the Yellowstone County population is food insecure. Over 27% find it "very / somewhat" difficult to purchase fresh produce: higher than the national percentage of 21%.

The USDA ERS - Food Access Research Atlas presents an overview of food access indicators for low-income and other census tracts using different measures of supermarket accessibility; Provides food access data for populations within census tracts; and offers census-tract-level data on food access that can be downloaded for community planning or research purposes.

Food Security: Low-Income and Low-Access Neighborhoods

Locations where a significant number or share of residents is more than one or one-half mile from the nearest supermarket.



City of Billings, Figure J- Food Access Research Atlas, Retrieved March 2025

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Public Safety: Safety remains the top priority for Billings residents. Ratings for safety services tend to be below national benchmarks. The overall feeling of safety has decreased from 55% as reported by survey results in 2016 to 28% as reported by survey results in 2022. Enhancing facilities and technology for police, fire, and emergency services may assist in meeting the needs of a growing and increasingly diverse population.

How were these needs determined?

Needs were determined through consultation with the Public Works Department, the Billings City Council, social service providers, through public meetings and hearings, via survey respondents, and those identified in the citizen participation section of this Consolidated Plan. Results from the City's National Community Survey, Yellowstone County's Community Health Needs Assessment and the Community Development Division's five-year Consolidated Plan Survey were also utilized to determine needs.

Describe the jurisdiction's need for Public Improvements.

Public improvements refer to the enhancements, upgrades, or renovations made to public facilities and the broader public infrastructure (i.e. roads, bridges, utilities, and digital networks) to ensure they are modern, efficient, and capable of meeting current and future community needs.

The Public Works Department spearheads a five-year Capital Improvement Planning process beginning each November. All City departments are given an opportunity to review past projects and proposed projects for the next five years. By mid-January, projects are prioritized based on input from the public during the year. Every two years in February, the Public Works Department holds two public hearings to review the Capital Improvement Plan to garner need and prioritize projects over the next five years.

Lead Water Service Lines: The Public Works Department is replacing lead water service lines from city mains to residential property lines. Staff estimates there are 200 residences needing these improvements and many are located in low-income neighborhoods and are older homes. It is the homeowner's responsibility to replace the lines from the property line to the residence and the cost per home is estimated at $3,000 to $10,000 per residence. Cost burden is a particularly concerning finding in this Consolidated Plan, therefore, assistance for low-income homeowners to replace these lines is a significant recommendation.

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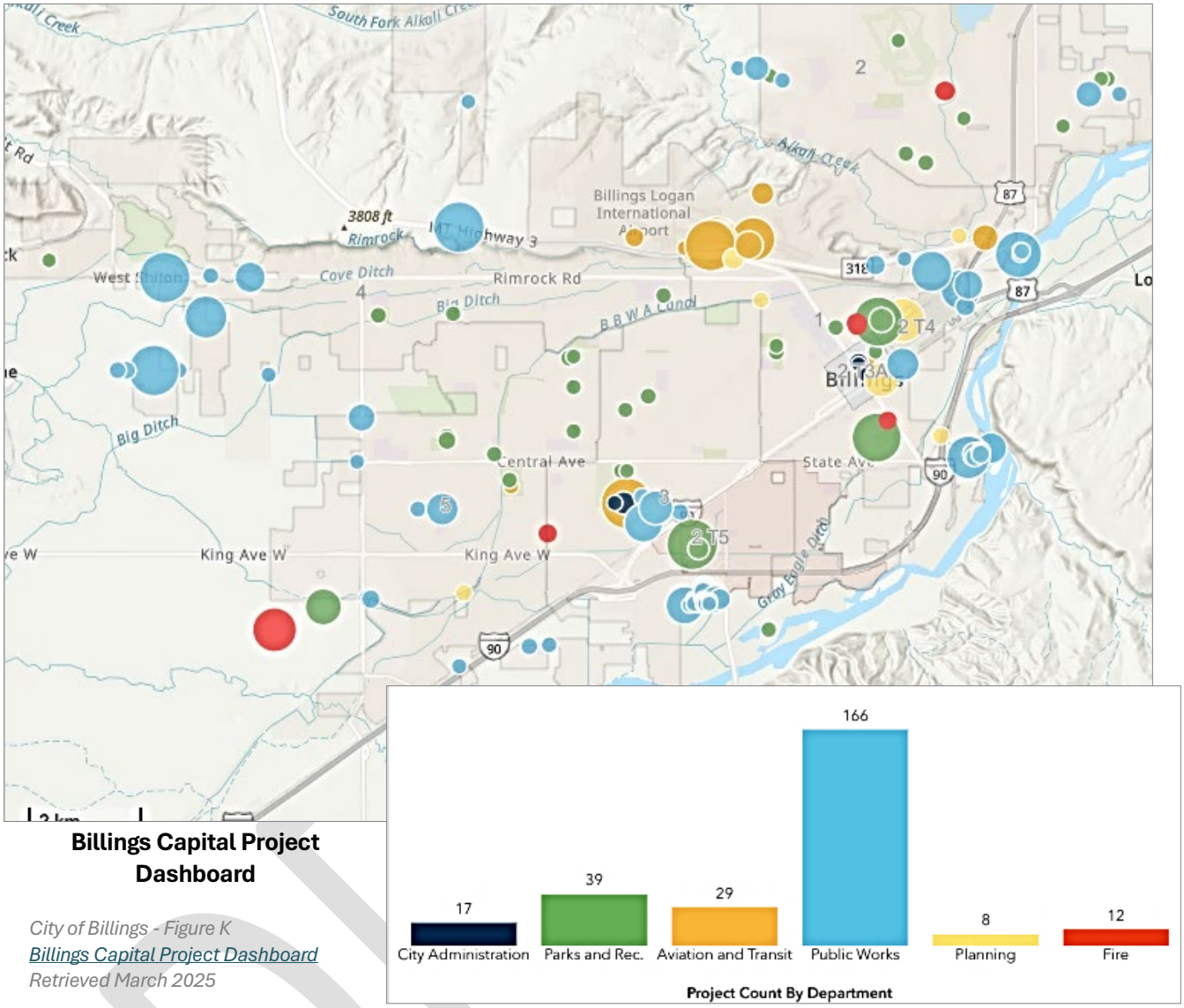

Billings Capital Project Dashboard

City of Billings - Figure K
Billings Capital Project Dashboard
Retrieved March 2025

Other Public Facilities: Low-income neighborhoods could also benefit from:

- Upgrading aging water, sewer, and electrical systems, as well as roads and bridges, to support current and future demand.
- Expanding and improving public transit, pedestrian pathways, and bike lanes to ensure safe and efficient movement throughout the city.
- Increasing investment in parks, community centers, and recreational facilities to promote quality of life and community engagement.
- Upgrading libraries, schools, and cultural institutions to support education, civic engagement, and economic development.

How were these needs determined?

Needs were determined through consultation with the Public Works Department, the Billings City Council, social service providers, through public meetings and hearings, via survey respondents, and those identified in the citizen participation section of this Consolidated Plan. Results from the City's National Community Survey, Yellowstone County's Community Health Needs Assessment and the Community Development Division's five-year Consolidated Plan Survey were also utilized to determine needs.

Describe the jurisdiction's need for Public Services.

As of March 13, 2025, key priorities identified by the City's Consolidated Plan survey include improved access to healthcare and mental health care, the First Time Home Buyer program, home repair programs, services for veterans and military families, K-12 education, and school readiness.

Public Safety: Safety remains the top priority for Billings residents. Ratings for safety services tend to be below national benchmarks. The overall feeling of safety has decreased from 55% as reported by survey results in 2016 to 28% as reported by survey results in 2022.

The City's Citizen Survey's open-ended questions indicated a strong need for public safety including response to crime and safety services. The Billings Police Department's 2023 Annual Report indicates 1,095 violent crimes and 5,088 property crimes were investigated in 2022. This data represents a decrease in violent crimes of eight percent and a decrease in property crimes of four percent compared to data reported in 2021. However, data for the last five years indicates historic increases in violent crimes and property crimes. Crime rates are driven largely by addiction and mental illness. The Billings Police Department investigated 890 drug offenses in 2023.

The Billings Street Crimes Unit established in 2018 reports success in disrupting crime. The unit was expanded in 2020 and again in 2022 to include a sergeant, two detectives and four patrol officers. In addition to police staffing, staffing could be increased to support prosecutor caseloads. Special emphasis on crime prevention efforts and traffic safety have also been identified as jurisdictional public service needs.

The City of Billings can continue to implement Crime Prevention through Environmental Design concepts in local parks and throughout low-income neighborhoods. Consolidated Plan survey respondents indicated the need for added streetlights to deter crime and enhance public safety.

Food Security and Poverty-Impact: According to local social service providers, there is a demonstrated need for food security and poverty-impact initiatives in the Billings area. Many individuals are experiencing housing cost burden, which constrains household income available to meet other basic needs. Results of the National Community Survey also support the need for food security. Ratings for the availability of affordable, nutritious food has decreased 17% compared to results of the 2016 survey. Nearly 22% of residents are determined to be "food insecure" and report running out of food in the past year or report concerns about running out of food.

AmeriCorps VISTA members have played a pivotal role in promoting urban agriculture, enhancing food security, and fostering community engagement in Billings. Members have worked with host site organizations to enhance food security through the development of community, container, and backyard/assisted housing gardening programs including HomeFront's Whitetail Run, St. Johns, and Pleasantview apartments.

A VISTA member facilitated the development of the Magic City Community Gardens Coalition to coordinate resources, workshops, and expand gardening knowledge. VISTA members have also supported

community garden and urban food resource expansion with the Billings Parks and Recreation Department including Amend Park, the Parkland Gleaning Project, and mapping fruit trees and berry farming locations for public access.

Healthy by Design is a RiverStone health initiative that hosts a Gardener's Market each Thursday afternoon from June through early October in South Park. This unique market allows farmers and backyard gardeners to sell their produce without a vendor fee, ensuring fresh fruits and vegetables remain affordable for all. Shoppers can use WIC Vouchers, SNAP, double SNAP dollars, and senior coupons at the market. Beyond fresh, locally grown produce, the market also offers live entertainment and community resources, creating a vibrant and welcoming atmosphere for all. The Healthy by Design Gardeners' Market plays a significant role in enhancing food security and promoting healthy lifestyles within the Billings community.

The City of Billings can expand these initiatives by creating indoor winter markets to ensure year-round access to fresh food, support mobile markets to travel to food-insecure areas, and provide HOME-ARP funding to organizations feeding qualified populations, such as Billings Family Service, Saint Vincent de Paul, and The Salvation Army.

Mental and Physical Health Care: Lower income residents are experiencing poorer health due to lack of access to medical and dental care, mental and physical health issues, and unhealthy behaviors. They are also classified as having greater health risk and a higher prevalence of chronic conditions than higher income individuals. Access to healthcare coverage continues to be an issue for many low-income households.

The Community Health Needs Assessment indicates over 30% of low-income residents self-reported fair or poor health. Access to healthcare coverage continues to be an issue for many low-income households. Over 40% of low-income residents reported difficulties or delays in receiving healthcare in the past year, according to the Community Health Needs Assessment. Ratings for overall health and wellness opportunities have decreased almost 20% and ratings for the availability of affordable, nutritious food has decreased 17% compared to results of the 2016 survey.

- Over 15% of respondents self-reported fair or poor health and over 30% of low-income residents self-reported fair or poor health. Over 20% of respondents self-reported fair or poor mental health and approximately 21% of low-income residents self-reported fair or poor mental health. Yellowstone County reports approximately 33% of adults have been diagnosed with a depressive disorder, which is higher than figures reported for Montana (22.6%) and the United States (20.6%).

  In Yellowstone County, there were 26 suicides per 100,000 residents; the suicide rate in Yellowstone County is slightly higher than Montana (25.7) and much higher than the United States (13.9). Approximately 33% of low-income residents have considered attempting suicide. Nearly nine percent of Yellowstone County residents and nearly 17% of low-income residents report a time in the past year when they were unable to receive mental health services. Nearly 82% of respondents rated mental health as a major problem in the community citing lack of resources, access to mental health services for adults and children and access to ongoing psychiatric care as key challenges.

The City of Billings will continue to provide HOME-ARP funding to support the expansion of health/mental health care opportunities for low-income citizens. The City can also continue to invest in safe parks, trails, and recreation centers that encourage physical activity and social engagement. These environments not only improve physical health but also support mental well-being through community connection.

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Homeownership and Repair: Homeownership for first-time homebuyers is a challenge for low-income households due to rising sale prices, increasing interest rates and economic hardships. These challenges also translate to increased cost burdens and financial constraints limiting the ability to make needed repairs like replacing furnaces, installing new roofing, completing electrical and plumbing work, and improving weatherization and energy efficiency by replacing windows and adding insulation. The Community Health Needs Assessment indicates nearly 50% of low-income residents and nearly nine percent of elderly residents experience housing insecurity and are concerned about paying their rent or mortgage.

Homeownership is vital in Billings for several key reasons that contribute to both individual financial stability and overall community well-being. When residents purchase homes, they build equity over time, wealth accumulates to provide financial security, serves as collateral for future investments, and contributes to long-term economic stability for families. A stable, homeowning population contributes to a consistent tax base, enabling better funding for schools, public safety, and infrastructure; benefits that enhance the overall quality of life.

Home repair programs retain and increase property values over time while helping low-income homeowners build equity and secure financial assets. Timely repairs prevent minor issues from evolving into major, more expensive problems, easing the financial burden on families and reducing potential displacement. Consistently maintained homes contribute to overall neighborhood appeal, fostering a sense of pride and encouraging further community investment. Repair programs also engage local contractors and suppliers which stimulates local economic activity and job creation.

Human Trafficking and Domestic Violence Services: According to the National Human Trafficking Hotline, 29 cases of human trafficking involving 43 victims were identified in Montana in 2023. Of the cases identified, 23 cases involved adults, and six cases involved minors. Nearly three times more female victims were identified than male victims. Over 23% of Community Health Needs Assessment survey respondents indicate they have been a victim of domestic violence at least one time in their life. This figure is higher than the nation's 13% data point.

Federal and local authorities are working to raise awareness in the Billings community. Established in 2016, the Yellowstone Human Trafficking Task Force works to coordinate efforts among law enforcement, service providers, community groups, and volunteers in Yellowstone County, Montana, and surrounding areas. Its mission includes investigating and prosecuting traffickers and buyers, supporting victims of labor and sex trafficking, raising community awareness, and preventing future trafficking. The HER Campaign, a former Billings Metro VISTA Project host site, provides immediate crisis intervention and programming includes a safe house, emergency shelter, long-term residential housing, transitional living, and group living accommodations.

The City of Billings continues providing human resources to nonprofit organizations to engage educated, highly motivated AmeriCorps VISTA members to volunteer for year-long, full-time service to expand service delivery, generate funding, and engage volunteers to combat human trafficking and domestic violence. The City can also provide HOME-ARP funding to support services to survivors to ensure long-term recovery.

Missing and Murdered Indigenous People: Native women face a significantly higher risk of violence, with rates of rape or sexual assault 2.5 times higher than the national average. Murder is the third leading cause of death for Native women, yet these figures likely underestimate the true scope of the crisis due to systemic racism, underreporting, misclassification, and deep-seated distrust of law enforcement. Despite the urgency of this issue, there remains a critical gap in data and research on the experiences of Native women in urban areas, leaving many cases overlooked and unresolved.

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Billings is located near the Crow Nation (Apsáalooke) and Northern Cheyenne Nations. Yellowstone County has the highest number of unique individuals missing, between 2017 and 2019, in Montana. While Billings itself is not on tribal land, it serves as a regional hub for many Indigenous people from surrounding reservations who travel there for work, education, healthcare, and other services. The city has a significant urban Native American population, which is why issues like Missing and Murdered Indigenous People are particularly relevant in the area.

Billings can play a vital role in addressing the crisis of missing and murdered Indigenous individuals by taking a multi-faceted, community-driven approach including: enhancing jurisdictional collaboration between local law enforcement, tribal police, and federal agencies (Federal Bureau of Investigations, Bureau of Indian Affairs) to eliminate gaps in investigations; expand the use of the Ashanti Alert system; raise public awareness to inform the broader community; coordinate with authorities to garner volunteers for rapid response support for searches, providing food, transportation, financial support, distribute flyers and expand social media flyer and social media circulation.

How were these needs determined?

Needs were determined through consultation with the Public Works Department, conducting online research, the Billings City Council, the Billings Fire Department, social service providers, through public meetings and hearings, via survey respondents, and those identified in the citizen participation section of this Consolidated Plan. Results from the City's National Community Survey, Yellowstone County's Community Health Needs Assessment and the Community Development Division's five-year Consolidated Plan Survey were also utilized to determine needs. Priority results of the surveys and assessments as described above.

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Section IV: Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

Billings is the largest and most populated city in Montana. Billings has a population of around 120,000 people, making it the only city in the state to surpass the 100,000 mark. It serves as Montana 's economic hub, with strong industries in healthcare, energy, and trade. The City has prospered economically and has been able to withstand market changes. However, there are more significant housing issues that need to be addressed.

The majority of low-income households in Billings are experiencing housing cost burden. There are enough housing units to accommodate the population, however there is a significant deficit of affordable housing units available to extremely low and very low-income households. Minorities are disproportionately impacted by housing problems; lacking a complete kitchen or plumbing facilities; overcrowding; and/or housing cost burden. Housing problems are a significant impediment to fair housing choice for these cohorts.

MA-10 Number of Housing Units *91.210(a)&(b)(2)*

Introduction

The American Community Survey identified over 50,000 housing units in Billings; the majority are single-family residences. Nearly 80% of the owner-occupied housing units have three or more bedrooms while rental units are slightly smaller; 42% of rental units have two bedrooms.

The City's Growth Policy includes projections for several different growth scenarios in Billings, including anticipated costs and revenues for each. The City manages growth by encouraging development within and adjacent to the existing City limits, but preference will be given to areas where City infrastructure exists or can be extended within a fiscally constrained budget and with consideration given to increased tax revenue from development. The City will prosper with strong neighborhoods with their own unique character that are clean, safe, and provide a choice of housing and transportation options.

All residential properties by number of units

Property Type	Number	%
1-unit, detached structure	31,170	61%
1-unit, attached structure	3,605	7%
2-4 units	5,154	10%
5-19 units	3,845	8%
20 or more units	4,170	8%
Mobile Home, boat, RV, van, etc.	3,015	6%
Total	50,959	100%

HUD Table 28 - Residential Properties by Unit Number *Data Source: 2016-2020 ACS*

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	40	0%	930	5%
1 bedroom	595	2%	4,770	27%
2 bedrooms	5,735	19%	7,405	42%
3 or more bedrooms	23,620	79%	4,374	25%
Total	29,990	100%	17,479	99%

HUD Table 29 - Unit Size by Tenure *Data Source: 2016-2020 ACS*

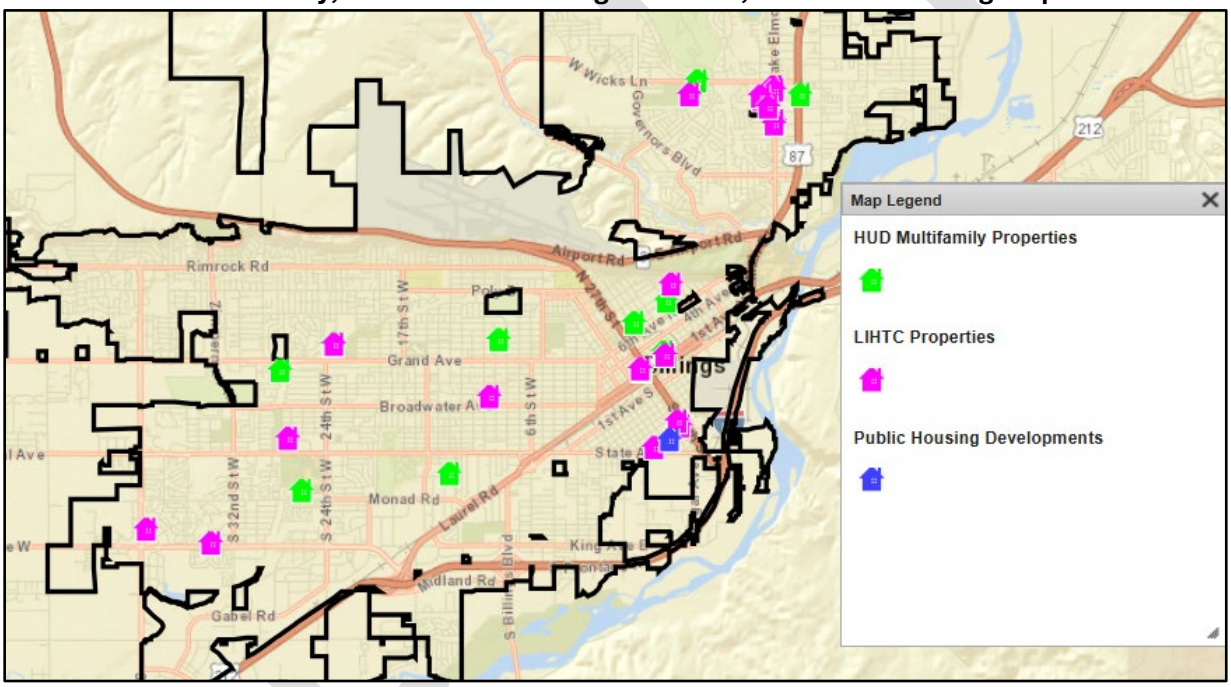
Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Local: The City's First Time Home Buyer program assists low-income households under 80% AMI each year with down payment and closing costs. The City also manages the Foreclosure Acquisition / Rehabilitation program and has acquired, rehabilitated and sold homes for the past 15 years. Properties are sold to households with incomes less than 80% AMI. All of these homes have been sold to very low-income families or to households with disabled person(s).

The Billings Metro VISTA Project provides health, mental health, housing, and economic development activities for nonprofits working with those experiencing poverty. Over the past five years, the VISTA members assisted nonprofit organizations in assisting 2,000 low-income people with services.

HomeFront, the City's local public housing authority, provides housing for over 1,700 families. Additional information regarding the services provided by the Housing Authority is located in the MA-25 section of this Consolidated Plan.

HUD Multifamily, Low-Income Housing Tax Credit, and Public Housing Properties



City of Billings, Figure L - CPD Maps, https://egis.hud.gov/cpdmaps/
Community Development Staff cannot confirm validity of mapping data.

The CPD Maps website identified 28 total federally-assisted affordable rental housing projects in Billings containing 1,726 units. The average number of units for affordable rentals is approximately 56 and the largest project is Ponderosa Acres at 120 total units. Affordable rentals in Billings assist elderly, low-income and moderate-income households.

Federal: HUD Multifamily Properties in Billings include (but are not limited to):

- Acme Hotel, 19 Units (13 Assisted)
- Volunteers of America, Aspen Grove, 64 Units
- Autumn Springs Assisted Living, 52 Units
- Volunteers of America, Magic City Terrace, 85 Units
- Big Sky Apartments, 80 Units
- Fraser Tower, 64 Units
- Grand View Apartments, 24 Units
- Highgate Senior Living, 90 Units
- Icon at Cardwell Ranch, pending
- Interpointe Apartment Homes, 160 Units
- InterUrban Apartment Homes, 214 Units
- InterUrban II, pending
- Pleasant View, 102 Units (100 Assisted)
- Ponderosa Acres, 120 Units
- Prairie Tower Apartments, 109 Units (108 Assisted)
- Rose Park Plaza, 112 Units
- Sage Tower, 81 Units (76 Assisted)
- Shiloh Commons, 144 Units
- South Forty Apartments, 101 Units (100 Assisted)
- Sunrise Manor, 24 Units
- VOA Billings, 85 Units (84 Assisted)
- West Park Village Senior Living Community, 181 Units
- Western View Apartments, 84 Units (34 Assisted)

State: Billings Low-Income Housing Tax Credit (LIHTC) Projects include (but are not limited to):

- 8th Avenue Apartments, 26 Units
- Acme Hotel, 19 Units
- Agape Housing, 9 Units
- Brush Meadow Apartments, 60 Units
- Central Court Village, 81 Units
- Chapel Court, 54 Units
- Edgewood Apartments, 63 Units
- Frasier Tower, 64 Units
- Heights Centennial Apartments, 11 Units
- Isaiah Housing, 10 Units
- Jackson Court, 38 Units
- Ponderosa Acres, 120 Units
- Red Fox Apartments, 30 Units
- Rose Park Plaza, 112 Units
- Sage Tower, 81 Units (76 Assisted)
- Shiloh Glen Apartments, 120 Units
- Southern Lights, 20 Units
- Spring Garden Apartments, 8 Units
- South Forty Apartments, 101 Units
- Starner Gardens Apartments, 101 Units
- YWCA Gateway VISTA Apartments, 24 Units
- Westchester Duplex, 2 Units
- Whitetail Run Apartments, 32 Units

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

City staff is unaware of any future Section 8 contract expirations. For detailed information on specific Low-Income Housing Tax Credit properties in Billings and their compliance periods, it would be advisable to contact the Montana Board of Housing or consult the Housing Preservation Page on the Montana Department of Commerce's website at commerce.mt.gov.

Does the availability of housing units meet the needs of the population?

Billings does not have enough housing to meet the needs of the current population. According to the recent report, Accelerating Production of Attainable Housing, Billings has an annual deficit of 1,300 units and a current shortage of close to 10,000 units. The housing needs of extremely and very low-income households have been exacerbated by rising costs and there are not enough rental housing units affordable. The number of low-income renters outnumbers the supply of housing units they can afford. In

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2022, local experts estimated a housing deficit of 14,412 units and stated construction of 2,000 units per year is needed to meet current needs.

Describe the need for specific types of housing.

The City of Billings faces a multifaceted housing landscape shaped by various community needs and market dynamics. Data illustrates the necessity to support low-income households by maintaining and increasing the availability of affordable housing. This includes preserving existing affordable housing stock and assisting individuals and families to secure stable housing.

HomeFront, the local public housing authority, manages several federal housing programs and maintains a high-performance status. The waiting list for access to Housing Authority units is particularly concerning. Single-person households are the largest cohort on the waiting list, indicating a clear need for housing development or conversion to meet the needs of smaller households. Availability of housing affordable to very low-income households is also a significant issue.

A variety of housing types should be developed to meet current and future population needs. The Accelerating Production of Attainable Housing report recommends increasing housing density and building multi-story housing with smaller footprints:

- One-bedroom, 450-square-foot accessory dwelling units
- One-bedroom, two-story, 650-square-foot townhomes
- Three-bedroom, two-story, 800-square-foot single-family homes

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MA-15 Housing Market Analysis: Cost of Housing 91.210(a)

Introduction

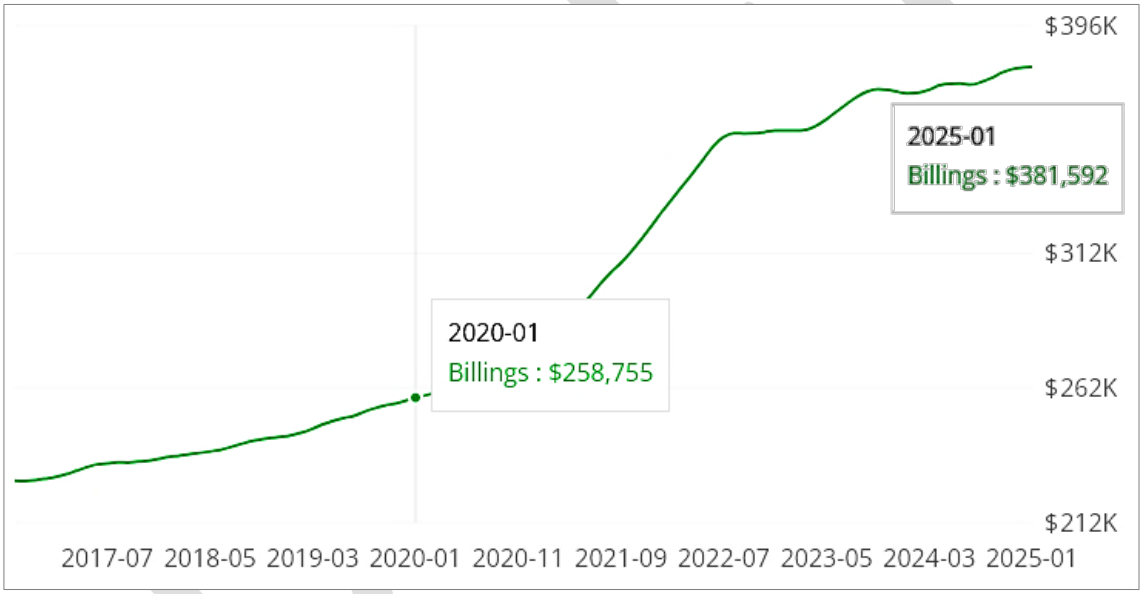
Data provided by HUD for this Consolidated Plan, the 2016-2020 American Community Survey, is not sufficient to illustrate the dramatic changes in the local housing market.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2020	% Change
Median Home Value	191,200	233,700	22%
Median Contract Rent	677	827	22%

HUD Table 30 - Cost of Housing *Data Source: 2016-2020 ACS*

Home values rapidly increased shortly after the coronavirus impacted Billings in early 2020. By the end of 2024, pricing was at the highest level in history. Pricing increased by 47% between 2020 and 2025. Renters make up 35% of Billings' population, resulting in a homeownership rate of 65%, which is lower than Montana's statewide rate of 71% and the national average of 69%.



City of Billings, Figure M - Zillow Home Value Index, Retrieved March 2025

Rent Paid

Rent Paid	Number	%
Less than $500	2,615	15.0%
$500-999	9,324	53.4%
$1,000-1,499	4,405	25.2%
$1,500-1,999	594	3.4%
$2,000 or more	554	3.2%
Total	16,370	100.0%

HUD Table 31 - Rent Paid, 16-20 CHAS

Housing Affordability

Number of units affordable to households earning	Renter	Owner
30% HAMFI	950	No Data
50% HAMFI	4,275	1,200
80% HAMFI	10,525	5,870
100% HAMFI	No Data	10,638
Total	15,750	17,708

HUD Table 32 - Housing Affordability 16-20 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency *(no bedroom)*	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Fair Market Rent	745	801	1,054	1,447	1,644
High HOME Rent	578	680	900	1,262	1,419
Low HOME Rent	578	680	881	1,018	1,136

HUD Table 33 - Monthly Rent *Data Source: HUD FMR and HOME Rents*

The table above represents the most recent data HUD provided to Community Development staff for this analysis and represents rent limits in 2023. City staff recreated the above table with more recent data from 2024 and 2025.

Updated Monthly Rent

Monthly Rent ($)	Efficiency *(no bedroom)*	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Fair Market Rent	904	948	1,226	1,685	1,897
High HOME Rent	837	874	1,108	1,280	1,428
Low HOME Rent	837	874	1,148	1,583	1,778

City of Billings, Figure N *2025 FMR, HUD User* *2024 High and Low HOME Rents*

Rent costs have outpaced household income levels. Limited inventory and increased demand has fueled rising rental costs and this has created a substantial affordability gap. Many low-income renters end up spending a high percentage of their income on housing, which can lead to financial strain and limit their ability to cover other essential expenses.

Is there sufficient housing for households at all income levels?

In the table below, data from the 2017-2021 American Community Survey CHAS data set relative to total rental households by income category is compared to the number of existing rental units affordable to various household income levels. This comparison estimates the difference between the number of affordable housing units and the number of households by income strata. There appears to be a disparity relative to the very low-income households as there is a 1,560 unit deficit. Contrarily, nearly 1,765 units are available for the 50% AMI group and 3,875 units available to 80% AMI households.

Number of Rental Units Available to Households with Varying Income Levels

Number of units affordable to households earning	Total # affordable rental units	Total rental households by Income	Difference Between # Units and Households
30% HAMFI	1,750	3,310	(1,560)
50% HAMFI	5,255	3,490	1,765
80% HAMFI	7,815	3,940	3,875
Total	14,820	10,740	4,080

City of Billings, Figure N - Data Source: HUD IDIS, 2017-2021 CHAS

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Rental Unit Housing Affordability

		Number of households in rental units by housing unit affordability				
		Extremely Low-income Units	*Very Low-income Units*	*Low-income Units*	*Moderate Income Units*	***Total Households***
Household Income	Extremely Low-income	795	1,030	1,095	80	**3,000**
	Very Low-income	420	1,510	1,070	325	**3,325**
	Low-income	255	1,405	1,940	290	**3,890**
	Moderate Income	65	535	1,050	160	**1,810**
	> Median Income	215	775	2,660	920	**4,570**
Total Housing Units		**1,750**	**5,255**	**7,815**	**1,775**	**16,595**

City of Billings, Figure O - Data Source: HUD IDIS, 2017-2021 CHAS

How is affordability of housing likely to change considering changes to home values and/or rents?

As of early 2025, the local housing market exhibits signs of moderation, with indicators suggesting a shift towards a more balanced environment. The number of homes for sale increased ten percent from December 2024 to January 2025, indicating a rise in available inventory.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Montana Department of Commerce recently conducted a statewide comparison and evaluation of the difference between HUD's fair market rents and actual rent costs. Survey results determined the current 40th percentile rent is $374 more than median state nonmetropolitan HUD fair market rent and $634 more than the median national, nonmetropolitan fair market rent. They consider fair market rent and the area median rent to be "profoundly mismatched." These results were submitted to HUD in January 2025.

When Community Development staff requested this survey data, they were informed that only limited information was allowed to be released for public consumption, pending HUD's decision on fair market rent recalculations.

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MA-20 Housing Market Analysis: Condition of Housing 91.210(a)

Introduction

The condition of homes in Billings, Montana, varies widely, influenced by factors such as age, maintenance, and location. The city offers a diverse housing inventory, ranging from historic properties to new constructions. While specific data on the general condition of homes isn't readily available, prospective buyers can expect to find both well-maintained residences and those requiring updates or repairs.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation".

Substandard condition but suitable for rehabilitation would be those properties where 1) a $25,000 investment to a rehabilitation project would address all safety hazard conditions associated with the house within primary systems ranging from electrical, plumbing, heating, roofing, and foundation repairs, or 2) the projected investment to Foreclosure Acquisition / Rehabilitation Project will bring the house up to Housing Quality Standards or Uniform Physical Condition Standards, and the cost is less than the purchase price of the property.

HUD defines housing condition problems as follows:

- Lacking a complete kitchen
- Lacking complete plumbing facilities
- Cost burdened - paying more than 30% of household income for housing costs.
- Overcrowded - more than one person per room, not including common spaces such as bathrooms, porches, hallways, etc.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,860	20%	7,074	40%
With two selected Conditions	115	0%	685	4%
With three selected Conditions	0	0%	20	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	24,020	80%	9,710	56%
Total	29,995	100%	17,489	100%

HUD Table 34 - Condition of Units

Year Housing Units Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,969	23%	3,880	22%
1980-1999	6,750	23%	4,275	24%
1950-1979	12,300	41%	6,680	38%
Before 1950	3,985	13%	2,650	15%
Total	*30,004*	*100%*	*17,485*	*99%*

HUD Table 35 - Year Unit Built

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Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	16,285	54%	9,330	53%
Housing Units build before 1980 with children present	3,194	11%	1,980	11%

HUD Table 36 - Risk of Lead-Based Paint *Data Sources: 2016-2020 ACS*

Need for Owner and Rental Rehabilitation

According to data provided in the Condition of Units table, the majority of homes in Billings, both owner- and renter-occupied, do not have any of HUD's defined housing condition problems. A total of 800 units have been identified with two housing condition problems; a very small portion of the overall housing inventory in Billings. Twenty housing units have been identified with three selected conditions.

Housing units with incomplete plumbing or kitchen facilities have been a small portion of the total housing units in the community. Despite their limited numbers, these units are of concern as some may be used by very low-income households. Housing units are described as lacking complete plumbing facilities if there is an absence of hot and cold piped water, or a flushing toilet, or a bathtub or shower. Units are described as lacking complete kitchen facilities if there is an absence of a sink with piped water, or range / stove, or a refrigerator.

Most of the owner-occupied units rehabilitated through the City's programs have both complete kitchens and plumbing facilities. However, all of the units remodeled through the City's programs have suffered from extensive deferred maintenance, causing overall property deterioration and neighborhood decline. The City also provides funding through the Affordable Housing Development program to support rental redevelopment and renovations.

Vacant Units: The City of Billings does not have access to HUD data on the number of vacant units suitable for rehabilitation, therefore, the Vacant Units table was not available in IDIS. The rental vacancy rate in Billings was just under six percent in November 2024. The vacancy rate has been relatively stable around five percent in recent years.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with Lead-Base Paint Hazards

Not all homes built prior to 1979 contain lead-based paint and lead hazards. However, projects involving structures built prior to 1978 are considered to have the potential for lead-based paint and consistent procedures have been developed to ensure compliance with federal regulations. Over 16,000 housing units in Billings were built before 1979 and are at risk of containing lead-based paint. Just over 3,000 of these units have children living in the home.

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MA-25 Public and Assisted Housing 91.210(b)

Introduction

HomeFront was created in 1973 and ceased new development in the mid-1990s. Thorough information regarding HomeFront has been noted previously in the Needs Assessment - Public Housing (NA-25) section of this plan.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available			274	618			271	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition									

HUD Table 37 - Total Number of Units by Program Type *Data Source: PIC (PIH Information Center)*

Describe the supply of public housing developments.

HomeFront offers affordable public housing rentals throughout Billings, ensuring convenient access to shopping, transportation, and community resources. Their properties are strategically located, with many situated near MET Transit bus routes. For instance, apartments in the Billings Heights area are close to schools, parks, and shopping centers. Prospective tenants can apply for public housing and will be placed on a waiting list until a suitable unit becomes available.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

HomeFront owns and maintains many multi-family housing developments across the City of Billings, totaling 216 units; designed in a variety of configurations. Housing Authority staff note a city the size of Billings should have triple the number of public housing units in comparison to other communities who continued new housing development activities.

HomeFront owns and manages 216 scattered site units in good condition. Units are continually upgraded with new siding, efficient mechanical systems, new roofs, appliances, energy efficient windows, lighting, floor coverings, and interior / exterior painting. A new energy performance contracting effort is under way to reduce utility consumption to make the units more energy efficient.

Local public housing units must be inspected for adherence to quality standards on an annual basis. A score over 60 on a 100-point scale is generally considered “passing”. A score below 60 is usually indicates a “troubled property”.

Public Housing Condition

Public Housing Development	Average Inspection Score
MT001	71b
UPSC Inspection Date: April 25, 2022	Report Date April 19, 2024

HUD Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction.

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HomeFront develops and implements preventative maintenance and capital improvement plans to maintain all of their units. HomeFront also plans to continue efforts to improve energy efficiency in lighting and water usage.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.

HomeFront plans to continue providing prompt and efficient maintenance to maintain properties inside and out. The Housing Authority's standards are very high and this assists in maintaining tenant pride in their living environments. HomeFront also facilitates connections to community services that benefit tenants and encourages the development and support of whole and healthy families. HomeFront enforces lease provisions related to safe and drug-free living.

HomeFront continually encourages involvement in the Family Self-Sufficiency program, promotes the development of sustainable food sources, and provides linkage to literacy and education programs. The promotion of homeownership opportunities through the Section 8 program will continue, which assists two to five households per year achieve homeownership. HomeFront also promotes involvement and service opportunities to support the community at large. In 2024, there were 39 participants and three graduates in the Family Self-Sufficiency program with HomeFront and eight with the Montana Department of Commerce.

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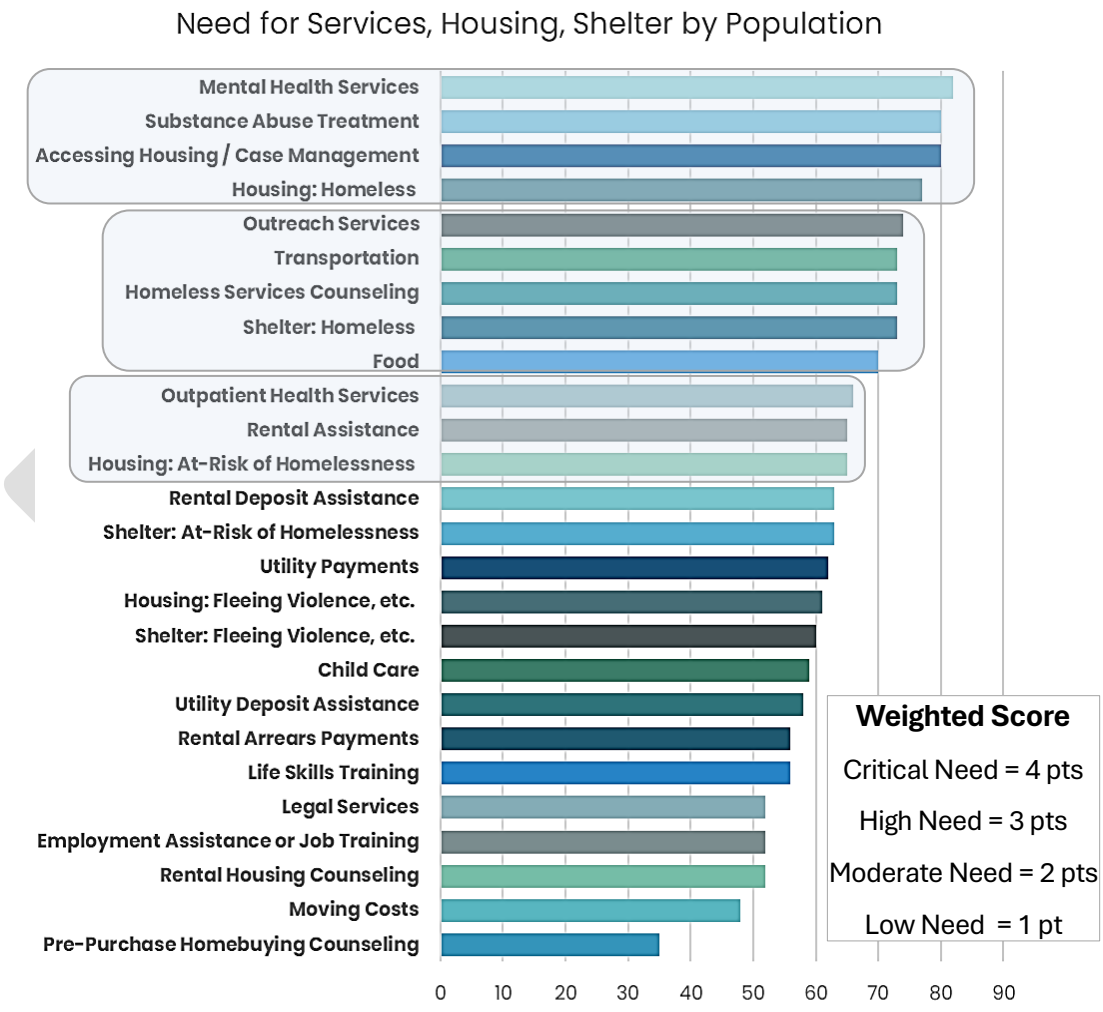
MA-30 Homeless Facilities and Services 91.210(c)

Introduction

A network of over 50 local service providers in the community strive to meet the diverse needs of those experiencing homelessness, those who are at-risk of homelessness, and people experiencing poverty. According to the 2024 Montana Homeless Population point-in-time count, there are approximately 273 respondents experiencing homelessness in Billings.

Available resources in the community do not adequately meet the needs of the general unhoused population, particularly in regard to housing and temporary shelter beds. The current inventory of beds does not meet the needs of the approximate overall homeless individuals in Billings each night.

Service provider data was collected via the City of Billings HOME-ARP Survey to prioritize the expansive needs for the homeless population. Feedback illustrates a strong need for mental health services, substance abuse treatment, housing and case management. The need for outreach services, transportation, counseling and homeless shelter services were ranked highly.



City of Billings, Figure P

The following agencies assist in the provision of emergency housing in Billings:

- **Community Crisis Center** provides intervention services to individuals who are in crisis due to mental health, substance abuse or social service needs. Individuals who engage in mental health assessment and qualify for extended care may utilize stabilization service for up to 24 hours per visit.
- **Family Promise of Yellowstone Valley** provides emergency shelter to several families at a time in a network of church congregations. The organization also operates a transitional housing program that provides apartments for those who have graduated from the shelter program.
- **HRDC District 7** receives Emergency Shelter Grant funds and manages a rapid rehousing program to provide deposit and rent payment assistance to help families quickly regain stability into permanent housing.
- **Montana Rescue Mission** provides emergency shelter in 86 year-round beds. MRM is in the process of finishing a Unified Campus Project, which will add an additional 50 beds for women and families, 76 beds for men and 29 affordable housing apartments. The **Women and Family Shelter** provides year-round beds and some of the beds are reserved for individuals without children.
- **Off the Streets** provides 24 year-round beds to chronically homeless individuals.
- **Tumbleweed** provides emergency services for youth and families including emergency shelter placement.
- **YWCA Billings** provides shelter and 24-hour help lines for survivors of domestic violence. Additional services provided include case management, legal advocacy, and assistance with benefits access. The organization also provides transitional housing and permanent supportive housing.
- **Volunteers of America Northern Rockies** manages a veterans transitional housing facility that offers case management, employment services, and life skills development.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Current & New Year-Round Beds	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	40	0	55	23	0
Households with Only Adults	161	0	142	146	0
Chronically Homeless Households	0	0	0	169	0
Veterans	9	0	17	0	0
Unaccompanied Youth	0	0	18	0	0

HUD Table 39 - Facilities and Housing Targeted to Homeless Households, Data Source: Montana Continuum of Care

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Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons.

Montana 211 is a **free, confidential, 24/7 service** that connects people to essential health and human services. It is a vital link between people with social service needs and organizations providing assistance. The following section highlights some, but not all, services available in the Billings area.

Health and Mental Health Services:

- Crisis intervention and mental health services are provided by the **Community Crisis Center**, as previously mentioned.
- **South Central Montana Regional Mental Health Center** provides mental health services, substance use treatment, healthcare referrals, rehabilitation and outreach services to individuals with serious mental illness that are experiencing homelessness or are at imminent risk of becoming homeless.
- **Healthcare for the Homeless** provides health / mental health care and serves homeless adults and families who stay in emergency shelters, sleep in makeshift shelters and/or on the streets, temporarily live with friends or family members, eat in soup kitchens or visit drop-in centers or other sites providing temporary assistance.
- **Rimrock** is the largest drug and alcohol services provider in the region and the organization provides mental health and healthcare services for substance abuse and co-occurring disorders.
- **RiverStone Health** is an essential provider of personal and public health through medical and dental clinics.

Employment Services:

- **Dress for Success** and **Billings Family Service** provide education for better employment, job training, and interview apparel programs.
- **Family Promise of Yellowstone Valley** provides skills training in housing, employment, family and social relations, life skills, budgeting, and community involvement.
- **HRDC District 7** facilitates adult, youth and young adult employment opportunities and job training and retention services for those in need. The organization also assists families with transportation needs to and from work.
- Employment services can also be accessed through **Job Service, MontanaWorks**.
- **Tumbleweed** provides life and skills development for youth and young adults.
- **YWCA Billings** provides services to support economic independency through employment counseling, job skills training, certificate programs, and college education.

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List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Chronically Homeless: YWCA Billings administers Shelter Plus Care units to house people experiencing chronic homelessness, mental illness, addiction issues, and co-occurring mental illness / addiction. The Community Crisis Center also provides intervention services for the chronically homeless. Rimrock provides addiction treatment and mental health counseling.

Families with Children: Family Promise of Yellowstone Valley provides transitional housing for chronically homeless families. The YWCA provides shelter and transitional housing opportunities for homeless families with children. The Women and Family Shelter provides shelter for women and families with children.

Veterans and Unaccompanied Youth: Volunteers of America - Independence Hall provides transitional housing for veterans who have experienced homelessness. The organization also provides homeless prevention, rapid rehousing, and supportive services. Current resources for veterans can be located using Montana 211. Unaccompanied youth are provided with shelter and supportive services through Tumbleweed.

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MA-35 Special Needs Facilities and Services 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

There are many organizations serving the needs of the elderly, those with disabilities, addicted persons and individuals who have been diagnosed with HIV/AIDS. A number of supportive services serving the elderly and disabled are available through the Adult Resource Alliance organization, including nutrition programs, minor home repair, and volunteer engagement. The Alliance also operates an aging and disability resource center to provide long-term care information and referral services, options for counseling, and access to private and public benefits.

Big Sky Senior Services serves the elderly through nursing, respite care, homemaking services, prevention of elder abuse and personal care. There are also two senior centers in Billings; the Southside Senior Center and the Billings Community & Senior Center. Food services are provided at both the Southside Senior Center and the Billings Community & Senior Center. The Billings Community & Senior Center also provides access to computers, a health and fitness center, a variety of classes and activities, free or low-cost screenings, trips, and tours.

A comprehensive service array is available to assist those with disabilities in Billings. Organizations providing housing and services include: AWARE, Inc.; Living Independently for Today and Tomorrow; the Montana Center on Disabilities, Support and Technologies for Empowering People, COR Enterprises, Easter Seals Goodwill, and Job Connection. Organizations serving those with addictions or who have been diagnosed with HIV/AIDS have been mentioned previously in this Consolidated Plan and include: Rimrock; Mental Health Center; and HRDC District 7.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

As previously mentioned, the greatest housing problem in Billings for both owners and renters of all income levels and populations is housing cost burden, followed by access to housing in tight rental and ownership markets. Housing quality is also a concern, as renters and owners with incomes less than 80% AMI are dealing with one or more housing problems. The need for case management and supportive services has been a consistent concern with special needs populations.

Elderly: Demand for special living facilities for the elderly appears to remain high, according to facility and Census Bureau data. Housing affordability continues to be a challenge for the elderly and disabled like other populations. The Housing Authority owns a 102-unit Section 8 project-based complex which exclusively serves the elderly. The CPD Maps website identified 28 total federally assisted affordable rental housing projects in Billings containing 1,726 units. Thirteen housing projects provide housing units for the elderly.

Persons with Disabilities, HIV/AIDS and Domestic Violence Victims: Service providers indicate a high need for rental housing assistance and owner-occupied housing rehabilitation. Supportive services include transportation, medical / dental care, childcare, reliable and sustainable food sources, and case management.

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Addicted Persons: The development of sober living apartments would assist those exiting inpatient treatment in Billings. A short-term sobering center with accelerated access to inpatient, detoxification treatment and long-term addiction treatment options would also meet the needs of addicted persons in Billings.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The **South Central Montana Regional Mental Health Center** provides mental health and chemical dependency care in the Billings area and surrounding region. The organization owns and manages several supportive housing programs including an eight-bed adult group home, cooperative living settings, and independent living apartments. These supportive housing placements require involvement in case management and treatment planning.

Rainbow House, the Mental Health Center's day treatment program, has provided an important service to the community since de-institutionalization of Montana State Hospital in 1975. Although Rainbow House is not a live-in facility, the program is designed to assist clients in successful independent living while incorporating support from other Mental Health Center programs and community care providers.

The **Community Crisis Center** serves a vital role in the community as a crisis management facility. Previous to the Community Crisis Center, emergency departments of the two local hospitals served as the de facto option for people in mental health / substance abuse crisis. The Crisis Center operates 24 hours per day and provides assessment and referral services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Billings has historically managed several programs to address the housing needs for households with members having special needs:

- **HOME-ARP:** This program provides funding to subrecipients for supportive services to qualified populations including financial assistance for housing, rental assistance, substance abuse treatment, credit repair, employment assistance and job training, mental health services, transportation services and case management.
- **Affordable Housing Development:** This program provides affordable financing to housing developers to build or renovate housing units for low-income households and may include housing options for those with special needs. The City requires a percentage of the units be accessible for the mobility, visual and hearing impaired.
- **Billings Metro VISTA Project:** This AmeriCorps VISTA program places full-time and summer associate volunteers with nonprofit host sites to build capacity for serving those in need, including those experiencing poverty.
- **First Time Home Buyer:** This program provides down payment and closing cost assistance to low-income households to purchase their first home. Priority is given to large households and households including a disabled individual requiring special home modifications or other considerations.
- **Foreclosure Acquisition / Rehabilitation:** The City purchases vacant, foreclosed homes for the purpose of rehabilitation and sale to income qualified, first-time home buyers.

Please refer to the City's one-year goals in the Action Plan.

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MA-40 Barriers to Affordable Housing *91.210(e)*

Negative Effects of Public Policies on Affordable Housing and Residential Investment

According to the City's most recent Analysis of Impediments to Fair Housing Choice, most of the typical exclusionary provisions that would hinder affordable housing development do not exist in current zoning codes. However, the following issues may act as barriers to affordable housing investment:

- Density bonuses have not been established to offset the cost of development if a project contains a certain percentage of affordable housing.
- There is currently not a way to fast-track the approval processes for affordable housing development projects. However, fast-tracking may not be as important in Billings as it is in other parts of the country. Subdivision review times are set by the Montana State Legislature. Building permit reviews for single-family homes (one to four units) are three to five days and commercial permits, including multi-family with five or more units in a structure, take four to six weeks to review. Other areas of the country, and some cities in Montana, take 30 days or longer for single-family reviews and four to six months for commercial reviews.
- The City does not currently permit a waiver or reduction of impact fees, including water and wastewater system development fees, to promote affordable housing development.
    - This particular barrier, relative to water hook-up fees, was mentioned during staff's attendance at a Neighborhood Task Force meeting.
- The use of accessory dwelling units is not a widely practiced housing development strategy.

Other public policy concerns relate to a dated zoning code and inadequate funding to further affordable housing development. The City completed a process to revise the zoning code and one of the main goals of the project is to expand affordable housing choice across the City. Additional information can be found online at Project Re:Code.

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MA-45 Non-Housing Community Development Assets 91.215 (f)

Introduction

Billings is one of the nation's largest trade areas covering over 125,000 square miles and serving nearly 400,000 people with medical, retail, educational and business services. According to the Bureau of Labor Statistics, the civilian labor force has been relatively stable over the past several years; approximately 94,000. The average annual unemployment rate has also been level, ranging between two and three percent.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	3,972	277	4.2	0.4	-3.8
Arts, Entertainment, Accommodations	9,647	10,131	10.2	13.7	3.5
Construction	8,039	3,782	8.5	5.1	-3.4
Education and Health Care Services	22,793	18,894	24.1	25.6	1.5
Finance, Insurance, and Real Estate	5,769	5,058	6.1	6.8	0
Information	1,324	939	1.4	1.3	0
Manufacturing	4,729	2,174	5.0	2.9	-2.1
Other Services	5,107	7,029	5.4	9.5	4.1
Professional, Scientific, Management Services	9,268	5,028	9.8	6.8	-3.0
Public Administration	3,972	3,580	4.2	4.8	0
Retail Trade	11,538	9,732	12.2	13.2	1
Transportation and Warehousing	5,864	3,041	6.2	4.1	-2.1
Wholesale Trade	2,554	4,282	2.7	5.8	3.1
Total	47,284	57,687	--	--	--

HUD Table 40 - Business Activity Data: 2019-2023 ACS (Workers), 2022 Longitudinal Employer-Household Dynamics (Jobs)

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest business industries noted in the Business Activity table are education and health care services, followed by retail trade and arts, entertainment and accommodations. The table also illustrates that there are more workers than jobs in agriculture, mining, oil / gas extraction, construction, manufacturing, transportation, warehousing and professional, scientific and management service businesses.

According to the Current Employment Survey, there were 89,800 jobs in Billings as of November 2023, which represents a growth of approximately 1,000 jobs a year. Billings offers the second highest median household income in the state with a median household income of $59,656 as of 2021. However, the median household income in Billings is just over five percent less than the national median.

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Labor Force [Participation]

Total Population in the Civilian Labor Force	94,951
Civilian Employed Population 16 years and over	62,617
Unemployment Rate	3.5%
Unemployment Rate for Ages 16-24	16.2%
Unemployment Rate for Ages 25-65 [64]	17.3%

HUD Table 41 - Labor Force, Data Source: 2019-2023 ACS, Table S2301

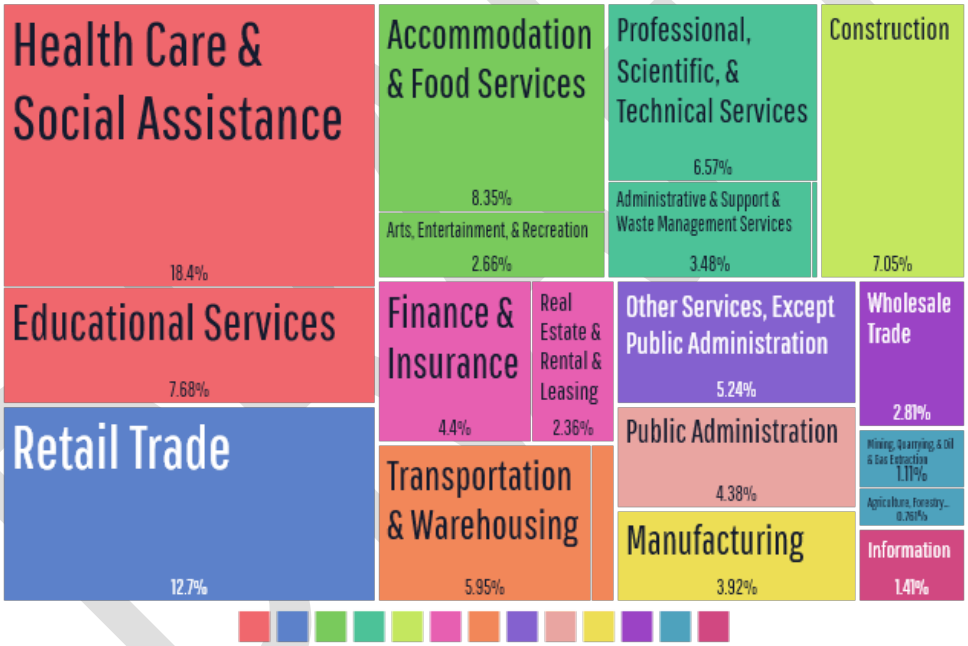
Occupations by Sector

Occupations by Sector	Number of People
Management, business, science, and arts occupations	36,885
Service occupations	16,740
Sales and office occupations	19,861
Natural resources, construction, and maintenance occupations	10,782
Production, transportation, and material moving occupations	10,403

HUD Table 42- Occupations Sector, Data: 2019-2023 ACS

Employment by Industries in 2022

60,050 workers



City of Billings, Figure Q - Data Source: DataUSA

Commute Method

Travel Time	Number	Percentage
< 30 Minutes	48,077	91%
30-59 Minutes	3,374	6%
60 or More Minutes	1,614	3%
Total	53,065	100%

HUD Table 43 - Travel Time Data Source: 2019-2023 ACS

According to the American Community Survey, the mean travel time to work is just under 18 minutes. Most drive alone, around nine percent carpool, just under three percent walk from home, around four percent work from home, and less than one percent of workers use public transportation.

Educational Attainment (Population 16 and Older)

	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	997	0	1213
High school graduate, GED, or alternative	14,168	336	3,709
Some college or Associates degree	16,034	309	2,851
Bachelor's degree or higher	18,302	278	2,433
	997	0	1213

HUD Table 44 - Educational Attainment *Data Source: 2019-2023 ACS*

Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,243
High school graduate (includes equivalency)	108,861
Some college or Associate's degree	155,095
Bachelor's degree	232,292
Graduate or professional degree	264,505

HUD Table 45 - Median Earnings in the Past 12 Months *Data Source: 2016-2020 ACS*

Describe the workforce and infrastructure needs of the business community.

Big Sky Economic Development recently published a State of the Workforce report that includes data and projections for the Billings workforce. The report noted employers do not have an adequate supply of talent to meet industry needs and for most, the lack of available workers inhibits industry growth.

According to this report, the occupations projected to have the highest growth over the next ten years are food service occupations, healthcare practitioners and technical professions, and construction and extraction occupations. The occupations projected to have the highest total employment by 2029 are office and administrative support, sales and food service occupations. Additional training in general employability skills is also needed, including emphasis on drug-free status, decision making, problem solving, and critical thinking.

Travel time is an average of less than 20 minutes for over 90% of the citizens in Billings and very few people travel more than 60 minutes. Infrastructure needs cited by the region's Comprehensive Economic Development Strategy include, but are not limited to:

- Housing availability, variety, and condition
- Workforce housing expansion
- Shortage of long-term planning efforts
- Infrastructure improvements
- Access to funding and funding incentives

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Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In a recently posted video BillingsWorks notes that there will be 7,660 new jobs in Billings over the next 10 years and an additional 42,683 jobs due to baby-boomer retirements and job exits. This results in over 50,000 new positions by 2030. BillingsWorks is focusing on attracting millennials and others to Billings to meet business employment demands.

Downtown Billings has been designated an Opportunity Zone to encourage long-term investments in low-income areas. This program provides federal tax incentives to taxpayers who reinvest capital gains in development activities such as revitalization, workforce development, affordable housing, infrastructure, business startup, and business expansion.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As outlined in the Educational Attainment table, nearly 23% of the population over the age of 25 attended college, but did not graduate with a degree. The precent of the population who graduated with a Bachelor's degree is also nearly 23%. Almost five percent of the population do not have a high school diploma. Median earnings are highest for those with graduate or professional degrees and lowest for those without a high school diploma.

As noted in the State of the Workforce Report, employers have been challenged in finding workers with the required education, experience and employability skill set to fill vacant positions. The report noted employers do not have an adequate supply of talent to meet industry needs and for most, the lack of available workers inhibits industry growth. The most difficult positions to fill are in the following areas: manufacturing, engineering, energy, technical / skilled trade positions; information technology and professional services; health care positions; and retail / hospitality.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Big Sky Economic Development Authority created BillingsWorks to increase collaboration, accountability and reporting related to workforce needs. BillingsWorks supports the Consolidated Plan by working to address workforce development and attraction needs, providing linkage to and coordination with higher education systems in the community, and developing talent attraction campaigns.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yellowstone County is covered by the Beartooth Resource Conservation and Development District's Comprehensive Economic Development Strategy. The latest plan was developed in 2023 and includes projections through December 31, 2023. The Big Sky Economic Development Authority is also working on economic development activities for Yellowstone County including a campaign, Better off in Billings. The Better off in Billings campaign aims to attract and retain workforce talent to improve and strengthen the community.

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If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Community Development Division does not have adequate funding allocations and capacity to undertake initiatives specifically dedicated to economic growth. Big Sky Economic Development was created and financed by the Yellowstone County Commissioners. They also receive funding from various grants and loan programs, including those from the state of Montana and the federal government.

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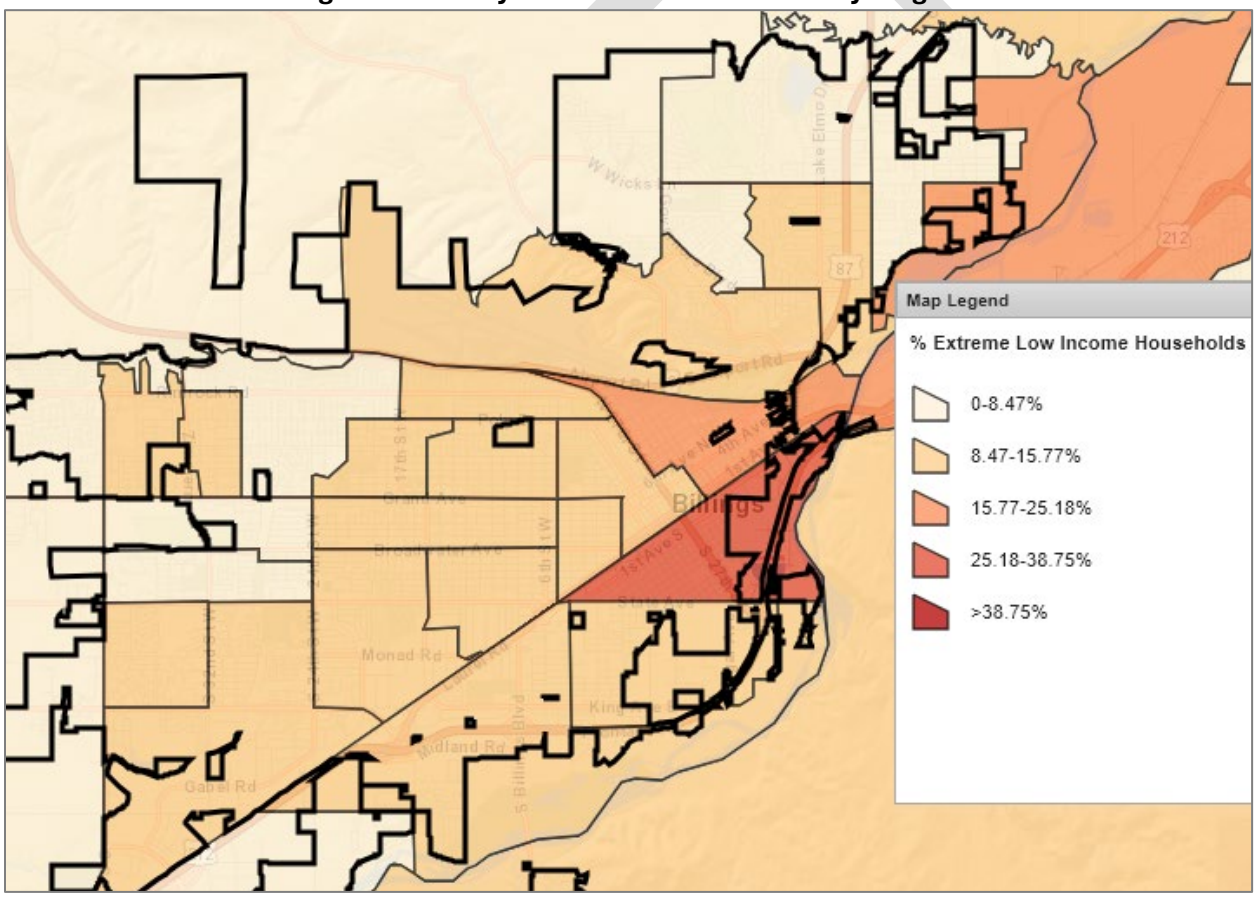
MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Concentrated housing problems reference the clustering of multiple housing-related challenges within a specific geographic area or community. These problems may include overcrowding, cost burden, substandard housing conditions, lack of affordable housing, etc. Concentrated housing problems often lead to broader social and economic challenges for residents. These areas may require targeted policy interventions, community investment, and housing assistance programs to address the issues effectively.

In Billings, certain neighborhoods experience higher concentrations of households facing multiple housing challenges. Notably, the Northside and Southside areas are often associated with higher rates of poverty, housing instability, and crime. These neighborhoods have been identified as having significant low-income populations, which can contribute to various housing issues.

Percentage of Extremely Low-Income Households by Neighborhood

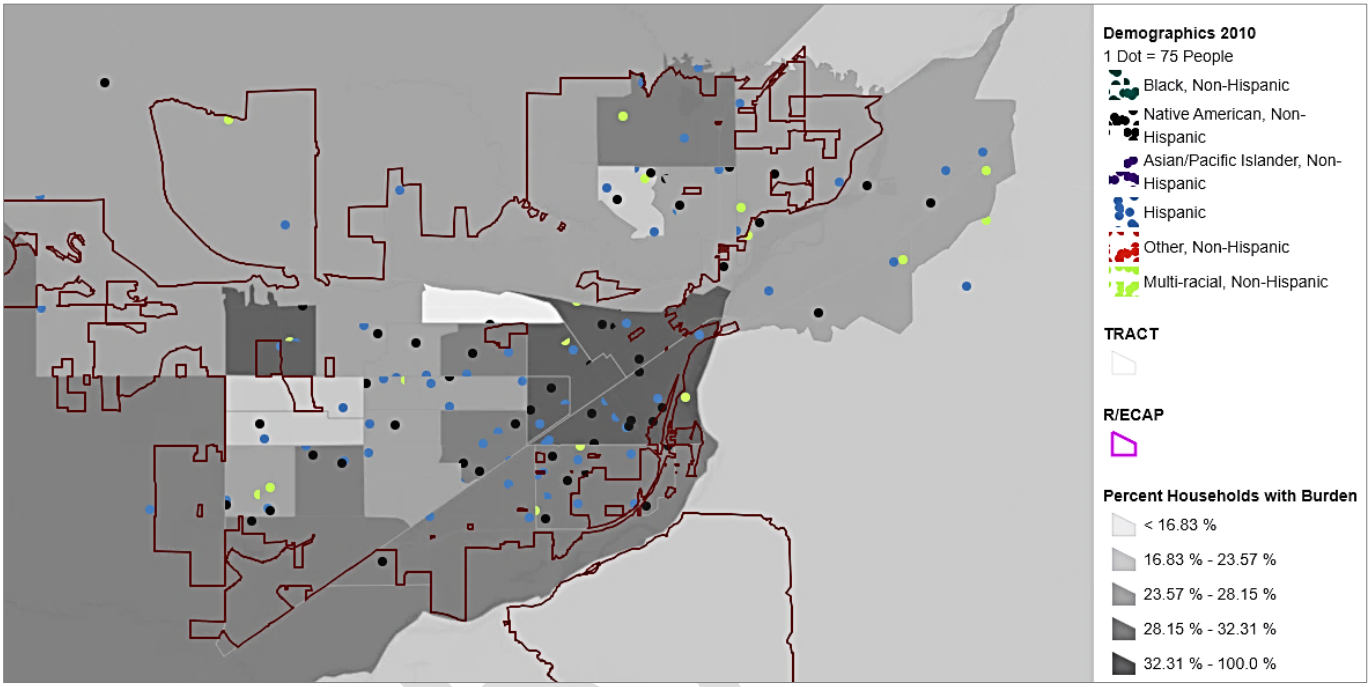


City of Billings, Figure R - HUD Mapping System, Retrieved February 2025

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated?

In HUD's mapping system, It appears as though minorities are residing across all areas of the City. The highest percentage of cost-burdened households is located in the North Park and Southside neighborhoods. Smaller neighborhoods in the West End and Billings Heights are also identified, followed by the southwest corridor neighborhood.

Percentage of Households with Housing Cost Burden and Race / Ethnicity



City of Billings, Figure S - HUD Mapping System, Retrieved February 28, 2025

What are the characteristics of the market in these areas/neighborhoods?

The South Side of Billings is characterized by its affordability, noticeable price appreciation, a mix of historic housing options, a balanced rental market, convenient commute times, and a culturally diverse community. The area is largely composed of small to medium-sized single-family homes along with a few small apartment buildings. Many residences are historic, with a significant number built before 1939 and others from the 1940 to1969 period. Homes are relatively affordable compared to other parts of Billings. There is a healthy mix of homeowners and renters in the neighborhood.

The North Park neighborhood is defined by its relatively affordable housing options, a moderate pace of sales, and a mix of housing types. It is an affordable and steadily growing area in Billings with a mix of historic homes, rental properties, and single-family residences. While prices remain low compared to city averages, the area is seeing moderate demand.

Are there any community assets in these areas/neighborhoods?

The South Side neighborhood of Billings, Montana, is rich in community assets that contribute to its unique character and support its residents. Notable assets include:

- South Park, established over a century ago, is one of Billings' oldest and most significant community spaces, serving as a central hub for recreation, cultural events, and social gatherings. Since its inception, South Park has been integral to the community, particularly for immigrant populations drawn to Billings by industries like the sugar beet factory. The park's design, featuring a centrally located gazebo, was intended to create a communal space for gatherings, concerts, and public speeches.
- The South Side Neighborhood Task Force was originally created in the 1970s to provide input on the allocation of CDBG funding. The task force has evolved into a diverse body addressing various community concerns. They hold monthly meetings to discuss and plan neighborhood initiatives, fostering civic engagement among residents.

In the North Park neighborhood, residents benefit from a range of community assets that support recreation, civic engagement, and neighborhood improvement. The following notable assets include:

- Many recent improvements have been made to North Park. The neighborhood recently hosted a grand reopening aimed at revitalizing the park's facilities and improving safety features. The event showcased updated amenities, interactive activities, and a renewed commitment to making the space more welcoming for families and residents.
- The North Park Task Force was also originated in the 1970s to provide input on CDBG funding allocations. The Task Force has been actively involved in gathering resident feedback to inform these improvements. Their efforts ensure that the upgrades not only address safety concerns but also align with the community's needs and aspirations.

Are there other strategic opportunities in any of these areas?

North Park Neighborhood: Given North Park's central community asset, a well-used 15-acre park, and its family-friendly atmosphere, there's an opportunity to develop modern multi-family housing. These developments could include apartments or townhomes designed to serve young professionals and families looking for quality rentals close to recreational amenities.

With some of the existing housing stock dating back several decades, infill development or the adaptive reuse of older properties can modernize the neighborhood while retaining its community identity. Upgrades and value-add projects might be particularly attractive as public improvements and community engagement continue to drive interest in the area.

Incorporating residential units with ground-floor commercial spaces, such as cafes or small retail outlets—can enhance walkability and serve the needs of residents, further strengthening North Park as a vibrant, community-centered neighborhood.

South Side Neighborhood: The South Side is known for its affordability and historic character. Redevelopment initiatives could focus on rehabilitating older, historic homes and integrating modern energy-efficient features, preserving the neighborhood's charm while offering updated housing for both buyers and renters.

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New developments that include affordable single-family homes or small-scale multi-family units can cater to first-time homebuyers and families. These projects might be designed to complement the existing architectural fabric and community resources, such as local schools and recreational areas.

Given the presence of local community organizations that support affordable housing and social services, there's potential for public-private partnerships to develop mixed-income housing. Such projects can integrate supportive services and community spaces, aligning with ongoing revitalization efforts in the South Side.

Market Demand: In North Park, the focus might be on creating attractive rental units or mixed-use projects that leverage community assets, whereas in the South Side, affordability and historic preservation might drive demand for renovated single-family homes and smaller multi-family projects. By aligning new housing developments with the distinct characteristics and community priorities of North Park and South Side, developers can help further enhance the quality of life for residents while contributing to sustainable neighborhood growth in Billings, Montana.

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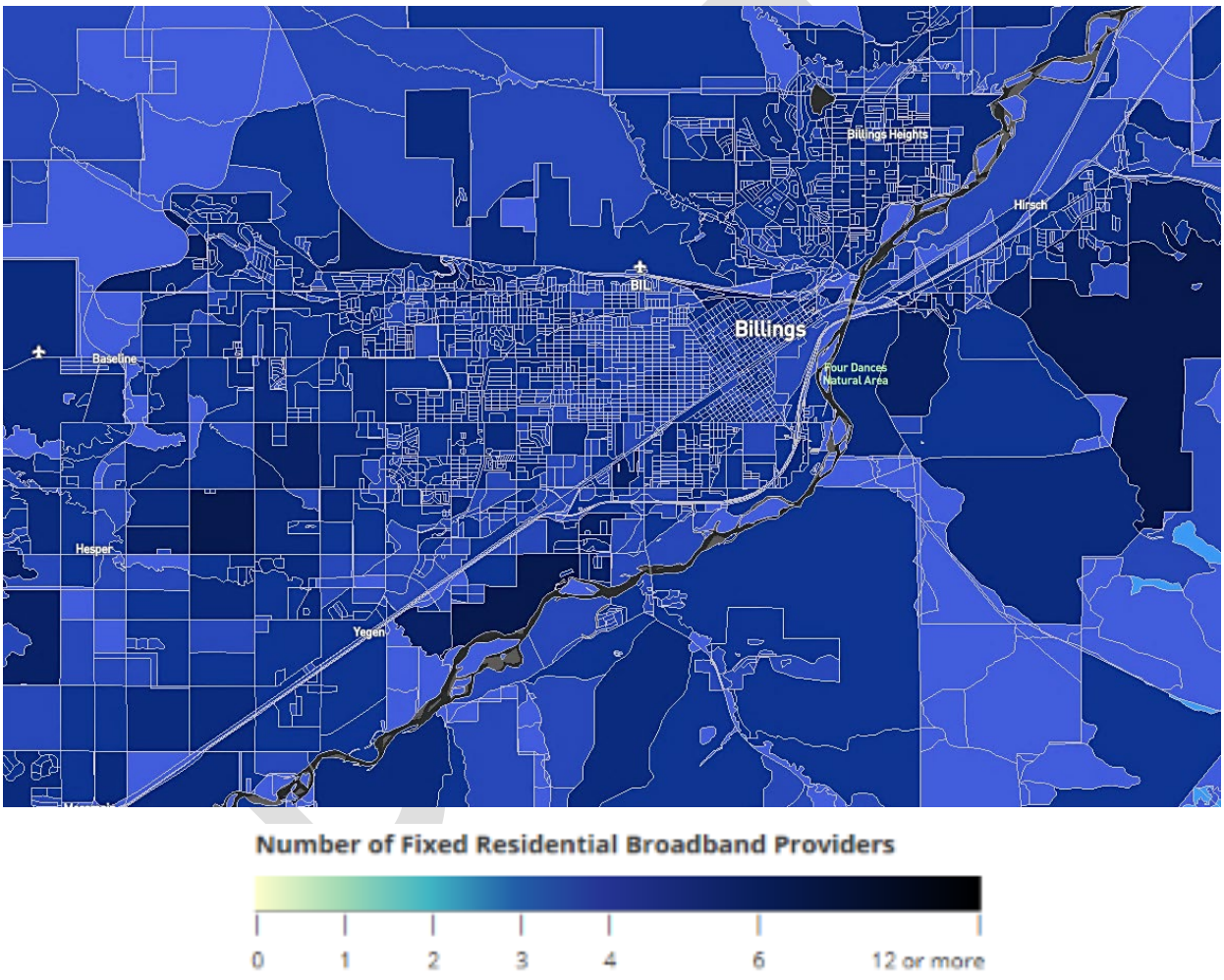
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households *91.210(a)(4), 91.310(a)(2)*

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The City must determine the broadband internet access needs of housing occupied by low / moderate income households based on analysis of data for low income neighborhoods. The National Broadband Map indicates the vast majority of Billings residents, including those residing in lower-income neighborhoods, have adequate access to internet / broadband service providers. According to the Census, nearly 93% of Billings households have internet subscriptions and nearly 93% have access to broadband (2023 American Community Survey, one-year estimates).



City of Billings, Figure T - National Broadband Map, Federal Communications Commission

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to Broadband Now, there are eight internet service providers serving residents in the City with speeds from 12Mbps to 940 Mbps. BusinessInternet reports Billings has ten to 15 internet service providers with download speeds up to 2,010 Mbps. There appears to be little need for additional jurisdictional investments in broadband infrastructure within the Billings city limits.

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MA-65 Hazard Mitigation 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Montana Climate Solutions Plan indicates state temperatures are three degrees warmer on average than a few decades ago. Early spring runoff impacts water availability and causes flooding. Fire seasons are more severe and nearly 80 days longer than they were 30 years ago. The plan includes verbiage related to building on the Montana Ready Communities Initiative to promote resiliency for the state's lower income communities. This initiative was sponsored by the City of Billings' AmeriCorps VISTA program and three VISTA members participated in the development of the state's strategic framework.

The Yellowstone County Multi-Hazard Mitigation Plan was updated in 2019. The plan mentions its obligation to identify and address any disproportionately high adverse human health or environmental effects of its projects on minority or low-income populations (page 226), although impact is not identified. The Disaster and Emergency Services Strategic Plan for FY2023-2028 is posted online.

According to the HUD Natural Hazard Map, Yellowstone County's community resilience is rated as very high, with moderate ratings relative to cold waves / winter weather, hail, heat waves, ice storms, and wildfire. The most significant risk in the area is related to lightning.

Natural Hazard Risks in Yellowstone County: Risk Index is Relatively Low

Composite Risks	*Yellowstone County Risk Index Rating*
National Risk Index – Composite	Relatively Low
Expected Annual Loss – Composite	Relatively Low
Social Vulnerability	Relatively Low
Community Resilience	**Very High**
Hazard Type	*Risk Index Rating*
Avalanche - Hazard Type	Not Applicable
Coastal Flooding - Hazard Type	Not Applicable
Cold Wave	**Relatively Moderate**
Drought	Relatively Low
Earthquake	Very Low
Hail	**Relatively Moderate**
Heat Wave	**Relatively Moderate**
Hurricane	Not Applicable
Ice Storm	**Relatively Moderate**
Landslide	Relatively Low
Lightning	**Relatively High**
Riverine Flooding	Relatively Low
Strong Wind	Relatively Low
Tornado	Relatively Low
Tsunami	Not Applicable
Volcanic Activity	Not Applicable
Wildfire	**Relatively Moderate**
Winter Weather	**Relatively Moderate**
The hazard risk ratings in this map reflect the March 2023 version of the dataset displayed in FEMA's NRI, Version 1.19.0. For more information about how the NRI was developed, including how the hazard categories were selected, the data sources for the hazard risk ratings, and the limitations or assumptions of the results, explore FEMA's website.	

City of Billings, Figure U

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Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Lightning strikes are the only relatively high-risk natural hazard identified for the City of Billings. They are generally associated with thunderstorms, which can occur throughout the area. While specific data pinpointing areas within Billings that experience higher frequencies of lightning strikes is limited, regional patterns indicate that elevated terrains and open spaces may be more susceptible due to their exposure.

Cold Waves, Winter Weather, and Heat Waves: Many low-income homes, especially older structures, have inadequate insulation and single-pane windows, making them inefficient at retaining heat / cooled air. Households with limited financial resources may struggle to afford heating costs. Energy insecurity can result in shutoffs during the coldest and warmest months. Heavy snowfall and ice accumulation can strain roofs and cause leaks, collapse risks, and mold growth in poorly maintained homes. Frozen pipes are a common issue in older or poorly insulated homes. These circumstances can lead to higher energy bills, greater exposure to extreme cold and heat indoors, heat-rationing, using unsafe heating methods (space heaters, ovens, etc.), water damage, loss of potable water, increased risk of hypothermia, heat stroke, and other cold- and heat-related health issues.

Hail: Many low-income homes have older, deteriorated, or low-cost roofing materials that are more susceptible to hail damage and are less likely to have emergency funds to make needed repairs. These households may also have higher insurance deductibles and exclusions for hail damage. Roof damage can lead to leaks, water infiltration, and structural deterioration if not promptly repaired.

Wildfire: Housing occupied by low-income households is particularly vulnerable to wildfires due to several key factors, including location, building materials, limited financial resources, and challenges in emergency preparedness and recovery. These vulnerabilities increase the risk of property loss, displacement, and long-term economic hardship. Yellowstone County's Community Wildfire Protection Plan was last updated in 2006.

The Yellowstone River is south of Billings and historic flooding events may impact the Southwest Corridor and Southside neighborhoods. Fire is a seasonal concern for the entire city, although all of the neighborhoods in Billings are serviced by the Billings Fire Department. City resources can be rerouted to meet the needs of lower income neighborhoods if impacted by natural hazards.

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Section V: Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Community Development Division's strategies for addressing community needs are included herein. The City's primary needs are affordable housing, services for vulnerable populations, and poverty impact. As per findings and recommendations from the City's Analysis of Impediments to Fair Housing Choice, the investment of federal funds is not predominantly geographically distributed; funds are invested based on the needs of low-income households and citizens.

SP-10 Geographic Priorities *91.215 (a)(1)*

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction.

The geographic area served by the Consolidated and Annual Action Plans is defined by the current City of Billings limits. Citation 24 CFR 91.220(f) reads as follows, *"When appropriate, jurisdictions should estimate the percentage of funds they plan to dedicate to target areas."* Estimating the percentage of funds planned for dedication to target areas is not appropriate for the Billings community due to the following reasons:

- Geographic area is defined by the current Billings city limits.
- Citywide strategies encourage the distribution of resources to support affirmatively furthering fair housing and equal opportunity to avoid segregation in Billings.
- Geographic distribution of investments description includes the focus of resources on a citywide basis to support diversity across the community.
- The City of Billings is classified as a smaller city on a national scale.
- The actual dollar amount planned for allocation to each program is included in this Action Plan.

The City will focus distribution of investments on a citywide basis to support diversity and mixed-income development across the community. Neighborhood Revitalization Strategy Areas ***have not been established*** in Billings and there is no specific amount of funding allocated for a target area in the City's geographic distribution of resources.

Therefore, the City plans to dedicate zero percent of funding to target areas in favor of supporting a citywide approach to further fair housing, equal opportunity, and anti-segregation efforts.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Table 46 - Geographic Priority Areas

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SP-25 Priority Needs 91.215(a)(2)

#	Priority Need	Priority Level / Population	Family Types	Homeless Categories		Non-Homeless Special Needs	
1	**Affordable Housing**	High Extremely Low-Income Low-Income	Large Families Families w/Children Elderly Public Housing Residents	Chronic Homeless Individuals Families w/Children Mentally Ill Chronic Substance Abuse	Veterans Persons w/HIV/AIDS Domestic Violence Survivors Unaccompanied Youth	Elderly Frail Elderly Disabled – All Addicted Persons	Persons w/HIV/AIDS Domestic Violence Survivors
		Description (Goal): Create, preserve, and expand decent, affordable housing options for low-income residents citywide. Community Development aims to enhance and broaden housing access, availability, physical quality, economic value, and longevity across the city for Billings' low-income residents including seniors, individuals with disabilities, minority groups, and other special populations. The City's strategy is to increase affordable housing opportunities by implementing financing initiatives, including housing development loans to drive construction and rehabilitation, first-time homebuyer loans to support sustainable ownership, and home repair financing to preserve and upgrade existing low-income homes.					
		Basis for Relative Priority: Thousands of households in Billings are experiencing housing cost burden. Nearly all minority cohorts are more likely to have one or more housing problem, which is a considerable barrier to fair housing choice. Over 8,000 households are on the public housing / Section 8 waiting lists. Housing prices have increased 47% over the past five years. The homeownership rate in Billings is significantly lower than state and national rates. Billings citizens rate the variety and availability affordable, quality housing is much lower than national benchmarks. Approximately 200 lead water service lines replaced and many are located in low-income neighborhoods and are older homes.					
2	**Services for Vulnerable Populations**	High Extremely Low-Income Low-Income	Large Families Families w/Children Elderly Public Housing Residents	Chronic Homeless Individuals Families w/Children Mentally Ill Chronic Substance Abuse	Veterans Persons w/HIV/AIDS Domestic Violence Survivors Unaccompanied Youth	Elderly Frail Elderly Disabled - All Addicted Persons	HIV/AIDS Domestic Violence Survivors
		Description (Goal): Ensure that vulnerable populations have reliable access to comprehensive supportive services that enhance stability, self-sufficiency, and overall well-being. The City's strategy is to provide resources to nonprofit organizations to address poverty and provide supportive services to low-income individuals and families to provide stable housing, promote self-sufficiency, and promote overall well-being:					
		Basis for Relative Priority: The 2024 Montana Homeless Population point-in-time count identified 273 individuals, nearly 50% were White, 41% were Native American, and nearly nine percent were listed as "other". The Native American cohort is disproportionately represented in the unhoused population. The suicide and domestic violence rates are higher than national rates.					

#	Priority Need	Priority Level / Population	Family Types	Homeless Categories		Non-Homeless Special Needs	
3	**Neighborhood Revitalization**	Moderate Extremely Low-Income Low-Income	Large Families Families w/Children Elderly Public Housing Residents	Individuals Families w/Children	Veterans HIV/AIDS Domestic Violence Survivors	Elderly Frail Elderly Disabled - All Addicted Persons	HIV/AIDS Domestic Violence Survivors
		Description (Goal): Foster suitable living environment and quality of life through the improvement of physical conditions in lower-income neighborhoods. The City's strategy is to integrate environmental design, infrastructure improvements, and public safety measures to revitalize neighborhoods, prevent crime, and enhance quality of life for residents.					
		Basis for Relative Priority: The violent and property crime rates in Billings is notably higher than the national rate. Billings citizens indicate a strong need for public safety, including street lighting. There are 200 residences with lead water service lines and many are located in low-income neighborhoods and are older homes and housing cost burden limits the ability to update these lines.					

HUD Table 47

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SP-30 Influence of Market Conditions 91.215 (b)

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	There is great need in the Billings community for tenant housing assistance as evidenced by the Needs Assessment and Market Analysis. Those most in need may not have positive credit or rental histories to secure housing.
TBRA for Non-Homeless Special Needs	See above. The needs for special needs populations remains consistent, particularly for the disabled and elderly.
New Unit Production	The majority of rental and owner households are cost burdened. Affordable housing development, particularly smaller rental units for extremely low and low income households, is paramount to the City's success in meeting current housing needs in Billings.
Rehabilitation	Rental and owner rehabilitation greatly influences the quality of affordable housing stock in Billings. For owners, rehabilitation has been shown as an effective neighborhood stabilization tool that effectively lowers the costs of maintaining housing. For renters, investment in the affordable housing stock where housing currently exists benefits both the neighborhood overall and maintains the quality of the rental market. Rehabilitation is also utilized as a tool to make accessibility improvements to sustain the affordable housing stock to meet the needs of those who are disabled and the elderly.
Acquisition, including preservation	Acquisition for affordable housing development, foreclosure rehabilitation, and first-time homebuyer remains a high priority due to the high percentage of households experiencing housing cost burdens. Investment in the acquisition and rehabilitation of the affordable housing stock in Billings meets the needs of extremely low and low income households.

HUD Table 48 - Influence of Market Conditions

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SP-35 Anticipated Resources 91.215(a)(4), 91.220(c)(1,2)

Introduction

The table below illustrates the CDBG and HOME resources expected for the program year. CDBG administration allocations are capped at 20% of the new CDBG allocation in addition to eligible program income received during the project year. Maximum amounts for public service activities are capped at 15% of the new CDBG allocation and 15% of the previous year's program income. HOME administration activities are capped at 10% of the new HOME allocation and eligible program income received following the required affordability period. Revenue received during a project's affordability period is considered recaptured and may not be used for administration.

Expected revenues from the CDBG program include repayments of funding loaned through the Housing Rehabilitation program, First Time Home Buyer program, and other revitalization efforts. The City expects to receive approximately $50,000 to $300,000+ in repayments for the upcoming fiscal year and this funding will be reprogrammed for programs identified herein. The City will not receive proceeds for Section 108 loan guarantees, surplus funds from urban renewal settlements, or float-funded activities.

Revenue expected for the HOME program includes recaptured and program income funding generated by the First Time Homebuyer Loan program. The City expects to receive approximately $50,000 to $300,000+ in HOME funding through these venues, and the funding will be utilized to further programs identified in this Plan. City of Billings programs utilize 100% of CDBG and HOME funding to benefit low- to moderate-income households and/or areas. The City may also receive program income attributable to the Neighborhood Stabilization Program and other previously funded federal and state programs.

Routine revenues including program income, recaptured / repaid funds, and re-programmed monies will be utilized for existing and previously approved programs as it is received during each fiscal year. Routine revenues are allocated on a close- and shovel-ready basis to ensure timely commitment and expenditure. These changes are customary and facilitate funding allocations to projects and activities most in demand and do not require a substantial or minor amendment to the Consolidated Plan, as per the City's Citizen Participation Plan.

Anticipated Resources

Program	Source of Funds	Expected Amount Available				Expected Amount Available Reminder of Con Plan	Narrative Description
		Annual Allocation	Program Income	Prior Years EN Resources	Total		
CDBG	Public / Federal	~$650,000 per year	$### Prior PI $### Current Year PI	$0	$###	$0	Entitlement Allocation
	Uses of Funds: Administration, activities described herein						
HOME	Public / Federal	~$345,000 per year	$### Prior PI $### Current Year PI	$0	$###	$0	Entitlement Allocation
	Uses of Funds: Administration, Homebuyer Acquisition, New Housing Development						

HUD Table 49 - Anticipated Resources

HUD HAS NOT RELEASED CDBG AND HOME ALLOCATIONS TO DATE

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Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Billings City Council prefers funding CDBG projects where match funding has been leveraged. The HOME program requires 25% match funding for projects be dedicated from non-federal sources. The City of Billings meets HOME matching requirements through low interest financing available for First Time Homebuyer Loans issued through the Montana Board of Housing and matching funds provided for other affordable housing projects undertaken with HOME funds, such as private contributions and other local bank financing.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The requirements set forth in CFR 24 91.220 and 91.520 are as follows:

- Where the jurisdiction deems it appropriate, the jurisdiction *may* indicate publicly owned land or property located within the jurisdiction that *may be used* to address the needs identified in the plan.
- The performance report must include a *description of the resources made available*, the investment of available resources, the geographic distribution and location of investments, the families and persons assisted (including the racial and ethnic status of persons assisted), actions taken to affirmatively further fair housing, and other actions indicated in the strategic plan and the action plan.

The City of Billings has published a map of publicly owned land and is currently accepting offers for development, including affordable housing development.

The Billings City Council also supported the Community Development Division's housing programs by dedicating $250,000 in non-federal funds in 2013. In 2015, the City Council dedicated an additional $195,321 in non-federal funding to further the City's housing programs.

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SP-40 Institutional Delivery Structure 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

The City of Billings is the lead government entity responsible for Consolidated Plan activities funded through CDBG and HOME.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Billings	Government	Planning Affordable Housing Ownership Affordable Housing Rental Public Services	City of Billings Jurisdiction
HomeFront	PHA	Public Housing Affordable Housing Ownership Affordable Housing Rental	Billings Area

HUD Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System.

The City of Billings - Community Development Division is a small branch of the City's government with a total of four full-time equivalent staff positions. Strengths of the Division include:

- **Longevity:** Staff have extensive experience working with federal grant programs in the Division. Staff have combined longevity of over 42 years working for the City of Billings.
- **Advanced Training and Certifications:** Several of the staff members have HOME certifications, including: Regulations; Administration; and Rental Compliance. Staff members have also been trained in Lead-Based Paint Risk Assessment and Environmental Review.
- **Focused Goals and Programs:** When funding levels were higher, the Division was able to fund and manage many diverse programs to meet community needs. As funding levels diminished, staff has condensed program development, management and implementation on a few core programs, including: First Time Home Buyer; Foreclosure Acquisition / Rehabilitation; Affordable Housing Development; and the Billings Metro VISTA Project as the City's primary anti-poverty initiative. Streamlining programs has resulted in the development of comprehensive procedures and forms to maintain program compliance, including: Section 3, Lead-Based Paint, Subsidy Layering, Labor Standards, Environmental Review, etc.
- **Affordable Housing Partnerships:** City staff have forged strong relationships with HomeFront (the local housing authority), local developers, realtors, contractors, lenders, and agencies interested in affordable housing development and preservation. City staff also maintain relationships with the staff working in HOME and CDBG programs across the state, including the Montana Department of Commerce, the Missoula Department of Grants and Community Programs, and the Great Falls Planning and Community Development Department.
- **Poverty and Homeless Services Partnerships:** Through the development and implementation of the City's anti-poverty initiative, the Billings Metro VISTA Project. City staff has created partnerships with over 50 social service agencies, benefit providers, faith communities, philanthropic organizations and private industry leaders to expand coordination, collaboration and efficacy. Information on local Continuum of Care efforts can be found in the PR-10 Consultation section of this Consolidated Plan.

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The Montana Continuum of Care completed a "secret shopper" study of homeless service providers in Billings from October 2024 to January 2025. During the review period, "secret shoppers" were sent to service providers to inquire about available resources and reported their experiences. Six visits were completed at five service provider sites in Billings. Respondents reported a difficulty identifying what support services are provided by each provider and a lack of staff time to understand the individual's needs.

Gaps in the local institutional delivery system exist primarily due to funding limitations, particularly for administrative functions. Billings offers a great number of services to its citizens, but needs for funding, staffing, innovative programs and coordination exist. The ability to effectively relay information regarding the service array in Billings to those in need has been one of the community's greatest challenges. A comprehensive strategy for overcoming service gaps in the institutional delivery system is a priority for many organizations involved in overall community development initiatives.

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

Service Continuum	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X		X
Employment / Training	X		X
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X		X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Housing First	X	X	

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

A complete listing of services to meet the needs of the homeless is located in MA-30 Homeless Facilities and Services. The services listed herein meet the needs of some who are experiencing homelessness in

the Billings community. The main issue with service delivery is the lack of resources relative to the number of people seeking assistance. The greatest barrier in the coordination of the institutional delivery structure to serve the homeless is community capacity and funding sources to manage long-term efforts. Several nonprofits have greatly limited services due to overwhelming need and a greatly diminished donor pool. Through the efforts of the Community Development Division, with the support of the capacity building efforts of the Billings Metro VISTA Project, the community has benefitted from several initiatives aimed at improving public awareness of service delivery structure.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

The service delivery system for special needs populations and the homeless in Billings is bolstered by the vast service array available for those seeking assistance. The Community Development Division has spearheaded many initiatives based on national best practices, including the development and implementation of the State's first ten-year plan to impact homelessness. City staff have also created the Billings Metro VISTA Project to enhance capacity building efforts to support local nonprofit organizations serving special needs and the homeless.

While Billings provides a vast array of services to persons experiencing homelessness, most services are only available to individuals enrolled to receive services. For others, the basic services are adequate to meet basic human needs such as food, clothing, toiletries, and referrals.

Montana 211 provides detailed information about each service provider to address this gap in the homeless service delivery system. Montana 211 is a **free, confidential, 24/7 service** that connects people to essential health and human services. It is a vital link between people with social service needs and organizations providing assistance.

Resources are not adequate to meet the needs of the general homeless population, including housing, temporary shelter beds, dental care, vision care, and day centers. The most urgent need in the community is housing, both long-term affordable housing and safe sleeping / low-barrier facility for those not meeting eligibility requirements for other programs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The primary gaps identified in this section are:

- The need for improved coordination and partnerships between public and private service providers
- Financial resource and organizational capacity limitations
- Lack of resources for the unhoused population in Billings

The City maintains positive relations with HomeFront, developers, lenders, realtors and others to ensure collaboration and engagement in the implementation of Community Development programs. The City has a certified Community Housing Development Organization and is actively seeking additional organizations for the purposes of affordable housing development. Additionally, City staff maintain positive and close relationships with the staff at Montana Fair Housing, who is the primary organization in fair housing education and enforcement for the state. Maintaining strong partnerships and coordination between agencies allows the City to better understand the needs of Billings residents and develop thoughtful, sustainable solutions to support and serve the community.

City staff meet monthly with the Community Development Board, which is primarily comprised of representatives from low-income neighborhoods. Board members are liaisons with HomeFront. City staff attend the statewide Montana Housing Conference to form a strong network of partners and to gain

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education and resources during breakout sessions. Neighborhood task forces, focus groups, HOME-ARP subrecipients and Billings Metro VISTA Project host sites provide valuable feedback and coordination across Billings. These strong partnerships allow City staff to garner feedback about potential projects, priority issues and community needs to better serve Billings residents

Long-term funding and resources will remain a challenge for organizations across Billings. CDBG and HOME resources are not adequate to meet the needs of the homeless and those experiencing poverty in Billings. The City will overcome these challenges by continually improving coordination between local agencies and focusing on the execution of anti-poverty initiatives.

The City's main anti-poverty initiative is the implementation of the Billings Metro VISTA Project. The City has provided full-year and summer associate support to over 50 nonprofit organizations to date and the continuance of this initiative is imperative to strengthen service delivery to those in need. The Billings Metro VISTA Project enables the City to support nonprofit organizations in a sustainable fashion since the provision of public service grants is no longer an option due to dwindling CDBG allocations.

The City provides additional funding to nonprofit organizations for supportive services to qualified populations through administration and monitoring of the HOME-ARP program. Supportive services aim to prevent homelessness and poverty through financial housing assistance, case management, mental health services, substance abuse treatment and employment assistance services. Montana 211 provides detailed information about each service provider to address this gap in the homeless service delivery system. Montana 211 is a **free, confidential, 24/7 service** that connects people to essential health and human services. It is a vital link between people with social service needs and organizations providing assistance.

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SP-45 Goals Summary 91.215(a)(4)

Funding allocated in this section represents an estimate of resources to be utilized over a five-year period utilizing average allocations for the last five years. Projects are funded on a close- and shovel-ready basis for core programs as described in this Plan. An asterisk indicates *Housing development organizations housing development activities must be implemented by housing development organizations.

#	Goal Name	Category & Needs Addressed	Outcome	Objective	$	City Program / Activities	Goal Outcome Indicator	Five Year Goal
1	Create, preserve, and expand affordable housing options	Affordable Housing	Affordability	Decent Affordable Housing	CDBG HOME NSP	Affordable Housing Development	7 - Rental Units Constructed	32 Rentals: Mitchell Court 101 Rentals: LB Lofts 12 HOME Housing Units
							2 - Public Facility / Infrastructure for low-income housing benefit	Housing Units or LMA
							8 - Rental units rehabilitated	Housing Units
							9 - Homeowner housing added (construction new units)	Housing Units
						First Time Home Buyer	11 - Direct Financial Assistance to Homebuyers	50 Housing Units
						Foreclosure Acquisition / Rehabilitation	10 - Homeowner housing rehabilitated	5 Households Assisted

Goal: Create, preserve, and expand decent, affordable housing options for low-income residents citywide. Community Development aims to enhance and broaden housing access, availability, physical quality, economic value, and longevity across the city for Billings' low-income residents including seniors, individuals with disabilities, minority groups, and other special populations.

Strategy: Increase affordable housing opportunities by implementing financing initiatives, including housing development loans to drive construction and rehabilitation, first-time homebuyer loans to support sustainable ownership, and home repair financing to preserve and upgrade existing low-income neighborhood homes.

- **Affordable Housing Development:** Promote citywide development of affordable single-family, multi-family, and special needs housing by offering loan financing to private developers and nonprofit organizations for new construction, rehabilitation, and infrastructure improvements.
- **First Time Home Buyer:** Offer accessible loan financing to foster first-time homeownership opportunities that support long-term financial stability, build generational wealth, and stabilize neighborhoods.
- **Home Repair:** Offer loan financing to agencies that assist low-income homeowners in completing essential repairs - such as major systems upgrades, weatherization, energy/water efficiency, and lead water service line replacements - to enhance and preserve the quality of Billings' affordable housing stock.
- **Foreclosure:** Mitigate the adverse effects of vacant, foreclosed properties by acquiring, rehabilitating, and selling these homes to low-income households - thereby combating urban decay, reducing crime, stabilizing property values, and stimulating the local economy.

<table>
<tr><th>#</th><th>Goal Name</th><th>Category & Needs Addressed</th><th>Outcome</th><th>Objective</th><th>$</th><th>City Program / Activities</th><th>Goal Outcome Indicator</th><th>Five Year Goal</th></tr>
<tr><td rowspan="3">2</td><td rowspan="3">Services for vulnerable populations</td><td rowspan="2">Services for vulnerable populations</td><td rowspan="2">Availability / Accessibility</td><td rowspan="2">Create Suitable Living Environment</td><td rowspan="2">CDBG
HOME
CNCS</td><td>Billings Metro VISTA Project</td><td>1 - Public service activity other than low-income benefit</td><td>250 People</td></tr>
<tr><td>Public Facilities</td><td>1 - Public facility / infrastructure for other than low-income housing benefit</td><td>1 Facility</td></tr>
<tr><td colspan="7">Goal: Ensure that vulnerable populations have reliable access to comprehensive supportive services that enhance stability, self-sufficiency, and overall well-being.
Strategy: Provide resources to nonprofit organizations to address poverty and provide supportive services to low-income individuals and families to provide stable housing, promote self-sufficiency, and promote overall well-being:
Public Facilities: Provide financing to develop public facilities to serve as accessible, community-based hubs where individuals and families facing economic, social, or health-related challenges can find help.
Billings Metro VISTA Project: Allocate AmeriCorps resources to nonprofit organizations to undertake poverty impact activities and to support the low income individuals and families they serve. Federal AmeriCorps Volunteers in Service to America (VISTA) focus areas include: education, healthcare, food security, economic opportunity, housing, financial literacy, and others.
HOME-ARP: Provide grant funding to nonprofit organizations delivering supportive services to: prevent homelessness; unhoused individuals and families; those at-risk of becoming unhoused; and people fleeing domestic violence / trafficking. Federal service categories include case management, housing counseling, rent/utilities/deposit assistance, mental health , healthcare, substance misuse treatment, job training, employment, financial literacy, assistance with benefits enrollment, childcare, and transportation.</td></tr>
<tr><td rowspan="3">3</td><td rowspan="3">Neighborhood Revitalization</td><td rowspan="2">Neighborhood Revitalization</td><td rowspan="2">Availability / Accessibility</td><td rowspan="2">Create Suitable Living Environment</td><td rowspan="2">CDBG</td><td>CPTED
Public Facilities</td><td>1 - Public facility / infrastructure for other than low-income housing benefit</td><td>5 Facilities</td></tr>
<tr><td>Lead-Water Pipe Replacement</td><td>10 - Homeowner housing rehabilitated</td><td>100 Households</td></tr>
<tr><td colspan="7">Goal: Foster suitable living environment and quality of life through the improvement of physical conditions in lower-income neighborhoods.
Strategy: Integrate environmental design, infrastructure improvements, and public safety measures to revitalize neighborhoods, prevent crime, and enhance quality of life for residents.
Crime Prevention Through Environmental Design: Reduce crime by making infrastructure improvements in low-income neighborhoods (parks, adding street lights, etc.) while: creating more attractive and secure environments; stimulating local investment; encouraging residents to use public spaces more freely; and improve quality of life for low-income residents.
Lead-Pipe Water Line Replacement: Provide affordable loan financing to low-income homeowners to remove lead pipes from the property line to residences to prevent lead poisoning, improve water quality, and promote neighborhood health and public safety.</td></tr>
<tr><td colspan="9">HOME Investment Partnerships Program (HOME) Community Development Block Grant (CDBG) Corporation for National and Community Service (CNCS)</td></tr>
</table>

HUD Table 52 - Goals Summary

Estimate the number of extremely low income, low income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).

Over the next five years, the City expects to:

- Assist in completing new rental unit construction that will serve 132 households and 12 of the units will be HOME-assisted.
- Assist 50 low income households through the First Time Home Buyer program.
- Acquire and rehabilitate five foreclosed, vacant homes to sell to low income households citywide.
- Serve 250 extremely-low and low-income individuals through poverty impact initiatives through the Billings Metro VISTA Project.
- Provide financing for one public facility to assist vulnerable populations.
- Complete Crime Prevention through Environmental Design improvements to five low-income neighborhood parks.
- Provide financing to 100 low-income households to replace lead pipe water service lines.

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SP-50 Public Housing Accessibility and Involvement 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

HomeFront, the City's public housing authority, performed a baseline Section 504 Needs Assessment that was updated in detail for physical changes in 1992 and the assessment is reviewed annually. HomeFront keeps track of demand for accessible units and wait list needs to determine when more accessible units may be needed. HomeFront also keeps a list of accessible units in the community for the Section 8 and Shelter Plus Care participants to assist them in their search. This is completed via outreach survey to all landlords participating in the program. Outreach is facilitated throughout the year to those who may need housing in accessible units.

HomeFront performs outreach to many agencies several times annually and to other program lists to make sure staff are able to fill accessible units with a family or individual who may need such a unit. If staff is not able to serve households for accessible units when their application comes to the top of the waiting list, they are offered a voucher to look for housing within the community. If an accessible unit at another program managed by the Housing Authority has not been filled, applicants are allowed to transfer to that program.

HomeFront will continue to review 504 Assessment results to determine when additional units and bedroom sizes may be needed in the inventory and research how to best implement those needs as they arise. As part of all Housing Authority programs, the disabled and handicapped are encouraged and allowed to request reasonable accommodations using approved Fair Housing Office forms to assist with whatever physical or assistance needs they may have.

Activities to Increase Resident Involvements

Each year, HomeFront goes through a process to assess physical needs addressed by tenants through their Resident Advisory Board for the Annual Plan process; comments are also solicited via Resident Council functions throughout the year. These comments, Board participation, tenant commissioners, and daily communications with HomeFront's client base serve to assist in assessing client needs for physical adjustments, security issues, and links with the community. The physical needs requests are implemented along with staff recommendations in the Capital Fund planning process.

Is the public housing agency designated as troubled under 24 CFR part 902?

Not applicable.

Plan to remove the 'troubled' designation

Not applicable.

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SP-55 Barriers to affordable housing 91.215(h)

Barriers to Affordable Housing.

According to the City's most recent Analysis of Impediments to Fair Housing Choice, most of the typical exclusionary provisions that would hinder affordable housing development do not exist in current zoning codes. However, the following issues may act as barriers to affordable housing investment:

- Density bonuses have not been established to offset the cost of development if a project contains a certain percentage of affordable housing.
- There is currently not a way to fast-track the approval processes for affordable housing development projects. However, fast-tracking may not be as important in Billings as it is in other parts of the country. Subdivision review times are set by the Montana State Legislature. Building permit reviews for single-family homes (one to four units) are three to five days and commercial permits, including multi-family with five or more units in a structure, take four to six weeks to review. Other areas of the country, and some cities in Montana, take 30 days or longer for single-family reviews and four to six months for commercial reviews.
- The City does not currently permit a waiver or reduction of impact fees, including water and wastewater system development fees, to promote affordable housing development.
- The use of accessory dwelling units is not a widely practiced housing development strategy.

Other public policy concerns relate to a dated zoning code and inadequate funding to further affordable housing development. The City completed a process to revise the zoning code and one of the main goals of the project is to expand affordable housing choice across the City. Additional information can be found online at Project Re:Code.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing.

Over the summer of 2024, a team from the Counselors of Real Estate visited Billings to assess local housing affordability. The report identified 29,000 area residents do not have enough money to live in a median-priced home. Local REALTORS estimate a housing deficit of up to 1,300 units annually and an overall 10,000 unit shortage. The report recommends, in part:

- Utilize $17 million in funding provided by HB 819 for workforce housing development in Yellowstone County
- Promote infill development
- Establish a starter home program with well-advertised outreach
- Provide design-build toolkits
- Promote housing rehabilitation programs
- Engage stakeholders in strategic planning

> *"The most stunning demographic statistic in the Billings area is that four of the top five occupations do not compensate employees with enough income to qualify to purchase a home at the July 2024 median sales price."*
>
> Accelerating Production of Attainable Housing

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The City plans on assisting with: housing affordability for renters / owners; cost of development; difficulty in paying for needed repairs; manufactured housing developments; and tax structure by implementing the following programs:

- Affordable Housing Development
- First Time Home Buyer
- Foreclosure Acquisition / Rehabilitation

While City staff does not have the capacity to manage a home repair program, local nonprofit agencies are welcome to apply for CDBG funding to manage a housing rehabilitation loan program through the City's routine allocation process.

Relative to the barriers identified in the City's Analysis of Impediments to Fair Housing Choice, the City plans on the following activities:

- Produce and disseminate consumer education on Fair Housing issues through ongoing publicity campaigns to make people aware they can move anywhere in the area they can afford.
- Work to expand housing choices of existing and potential new residents beyond neighborhoods identified by their own race or ethnicity.
- Continue to partner with enforcement agencies providing testing of the real estate industry practitioners to identify discriminatory practices in rental and for-sale housing.
- Support the efforts of local housing counseling agencies, especially to Latinos, before they apply for a mortgage.
- Continue to provide brochures containing information apprising potential home buyers of the availability of housing counseling and how to spot / report discriminatory lending practices.
- Continue to work toward the provision of affordable housing through Community Development programs.
- Support the HomeFront's efforts to expand the geographic range where holders of Housing Choice Vouchers look for housing.

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SP-60 Homelessness Strategy *91.215(d)*

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The City does not directly receive Continuum of Care or Emergency Shelter Grant to exclusively support efforts to impact homelessness. City staff does not provide direct services to those experiencing homelessness.

A network of over 50 local service providers in the community strive to meet the diverse needs of those experiencing homelessness, those who are at-risk of homelessness, and people experiencing poverty. The Mental Health Center manages a Projects for Assistance in Transition from Homelessness (PATH) outreach program to engage those living outside or in areas unfit for human habitation. Tumbleweed operates a Street Outreach program to seek out unaccompanied youth to engage them in services. A complete listing of services, including outreach, is included in the MA-30 Homeless Facilities and Services section of this Consolidated Plan.

To the greatest extent possible, City staff will continue to provide local nonprofit organizations access to AmeriCorps VISTA members through the Billings Metro VISTA Project resources. VISTA members may be placed at the City to undertake objective citywide initiatives. VISTA members may also be placed at nonprofit Host Site organizations to work on specific anti-poverty initiatives.

Addressing the emergency and transitional housing needs of homeless persons.

The following agencies assist in the provision of emergency and transitional housing in Billings:

- **Community Crisis Center** provides intervention services to individuals who are in crisis due to mental health, substance abuse or social service needs. Individuals who engage in mental health assessment and qualify for extended care may utilize stabilization service for up to 24 hours per visit.
- **Family Promise of Yellowstone Valley** provides emergency shelter to several families at a time in a network of church congregations. The organization also operates a transitional housing program that provides apartments for those who have graduated from the shelter program.
- **HRDC District 7** receives Emergency Shelter Grant funds and manages a rapid rehousing program to provide deposit and rent payment assistance to help families quickly regain stability into permanent housing.
- **Montana Rescue Mission** provides emergency shelter in 86 year-round beds. MRM is in the process of finishing a Unified Campus Project, which will add an additional 50 beds for women and families, 76 beds for men and 29 affordable housing apartments. The **Women and Family Shelter** provides year-round beds and some of the beds are reserved for individuals without children.
- **Off the Streets** provides 24 year-round beds to chronically homeless individuals.
- **Tumbleweed** provides emergency services for unaccompanied youth and families including emergency shelter placement.
- **YWCA Billings** provides shelter and 24-hour help lines for survivors of domestic violence. Additional services provided include case management, legal advocacy, and assisting with benefits access. The organization also provides transitional housing and permanent supportive housing.

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Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

City staff administer and monitor funding for subrecipients of the HOME-ARP program. Staff may solicit new applications for supportive services to meet community needs and meet expenditure deadlines in the future. Three subrecipients have already received funding in Billings and details of each subrecipient are listed below:

- **Alternatives, Inc.:** Alternatives, Inc. provides financial assistance for housing including rental application fees, security deposits, utility deposits, utility payments and moving costs. The organization assists with rental arrears up to 24 months and substance abuse treatment. This array of services plays an integral role in empowering individuals to prevent homelessness.
- District 7 Human Resources Development Council **(HRDC):** HRDC District 7 provides financial assistance for housing including rental application fees, security deposits, utility deposits, utility payments, moving costs and rental arrears up to 24 months. Case management through the organization allows for personalized education and support to prevent recurring homelessness. In addition to HOME-ARP funding, HRDC District 7 receives Emergency Shelter Grant funds and manages a rapid rehousing program to help families quickly regain stability into permanent housing.
- **Native American Development Corporation (NADC):** NADC provides supportive services including credit repair services, employment assistance, job training and transportation services. The organization also administers substance abuse treatment and mental health services. Direct case management provides ongoing support for low-income households and those at risk of homelessness.

In addition to organizations supported by the HOME-ARP program, various other organizations provide housing and assistance solutions.

- Tumbleweed provides emergency services for unaccompanied youth and families including emergency shelter placement.
- **Family Promise of Yellowstone Valley** provides emergency shelter to several families at a time in a network of church congregations. The organization also operates a transitional housing program that provides apartments for those who have graduated from the shelter program
- YWCA Billings provides shelter and 24-hour help lines for survivors of domestic violence. Additional services provided include case management, legal advocacy, and assisting with benefits access. The organization also provides transitional housing and permanent supportive housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

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The City does not receive McKinney-Vento Homeless Assistance Act funds and is not required to develop and implement a Discharge Coordination Policy. The Montana Continuum of Care (MT CoC) for the Homeless Coalition is the state's lead agency for addressing homeless activities and is a statewide collaboration of diverse homeless service providers, nonprofit organizations and local and state governments. The coalition was formed to address homelessness with very few resources to cover Montana's vast geographical area. The system is established upon community and regionally based continuum of care systems, which form the statewide coalition and continuum of care process. The City supports MT CoC in their efforts to establish a Statewide Discharge Coordination Policy.

The City does not receive Emergency Shelter Grant funds. These funds are distributed statewide by the Montana Department of Public Health and Human Services through ten HRDCs throughout the state. The local District 7 HRDC utilizes these funds to support rapid re-housing activities in conjunction with the local shelters.

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SP-65 Lead based paint Hazards 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City continues to be in compliance with HUD's lead-based paint requirements as established in September of 2000. Projects involving structures built prior to 1978 are considered to have the potential for lead-based paint and consistent procedures have been developed to ensure compliance with federal regulations.

The City will continue diligence while undertaking rehabilitation and construction activities to maintain the safety of households participating in federal programs. Participants in the City's housing programs are made aware of the requirements the City must follow when providing assistance. Education on the hazards of exposure to lead is provided for each rehabilitation project. The City currently offers risk assessments, through certified staff, paint inspections, clearance testing, and has access to lead-safe certified contractors to ensure compliance.

How are the actions listed above related to the extent of lead poisoning and hazards?

Unlike many larger jurisdictions, the City of Billings does not have a high prevalence of lead poisoning. The City's actions related to housing rehabilitation and development activities are preventive in nature.

How are the actions listed above integrated into housing policies and procedures?

The City's procedures contain provisions for lead-based paint compliance in all programs. A complete set of forms is currently utilized by staff for the purposes of lead-paint inspection, assessment, notification, reporting and compliance.

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SP-70 Anti-Poverty Strategy 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Needs Assessment contains comprehensive information on the lower income status of local households. All of the Consolidated Plan strategies target the improvement of economic conditions of lower income households in the community, including housing development, financing home repair, continuing partnerships and funding public service activities. The City proposes to support the following specific activities in this Consolidated Plan to address economic conditions of low-income households in Billings:

- Continue to work with nonprofit organizations to help address the human service needs of lower income residents of the community in general and of our lower income neighborhoods in particular. This would be achieved primarily through supporting capacity building efforts of social service agencies through implementation of the ***Billings Metro VISTA Project***.
- Continue to apply for the AmeriCorps VISTA project status to bring full-time and summer associate volunteers to work on poverty-impact programs.

AmeriCorps VISTA is a national anti-poverty initiative that places full-year and Summer Associate volunteers with local projects. Full-year VISTA members are recruited locally and nationally, are college graduates and commit to at least a year of service with a project. Summer Associates are at least 18 years old and commit to ten weeks of service.

Anti-Poverty Strategy

Focus Area	*Objective*	*Programming Area: Specific to People Experiencing Poverty*
Economic Opportunity	**Financial Literacy**	Financial services and related programs to enhance financial literacy.
	Housing	Services to improve housing situations and access to affordable housing, including transitioning individuals into or helping them remain in safe, healthy, affordable housing.
	Employment	Efforts to train and employ low-income individuals. This includes literacy, vocational training aimed at building and gaining work-related skills.
Education	**School Readiness**	Services for children to make gains in school readiness in the following areas: Social / Emotional Development; Literacy Skills; and Numeracy / Math Skills.
	K-12 Success	Services to improve academic performance and engagement for students, particularly for students in low-achieving schools.
	Post-Secondary Success	Services to increase enrollment and completion of post-secondary education.
Healthy Futures	**Food Security**	Services to gain access to food resources and access to nutritious food.
	Access to Health Care	Services to gain access to preventative and primary health care services.
Veterans & Military Families	**Veterans Served**	Any of the above programming areas targeting services for low-income veterans, family members, members of active-duty military and military service members.

City of Billings, Figure V

The structure of the Billings Metro VISTA Project serves to assist nonprofit organizations working on poverty issues. VISTA members may serve at the City to work on initiatives with citywide benefit such as: Faith Engagement in Homelessness; Illuminate Poverty; Resource Map and Notepad; Veterans and Military Families; and Food Security. More information on citywide initiatives can be found on the City's Poverty Impact Initiatives website. Information on VISTA can be found online at www.BillingsMT.gov/vista.

VISTA members may also be placed at nonprofit Host Site organizations to work on specific anti-poverty projects to benefit the organization's clients. Examples of organizations served include:

- Philanthropic organizations:
  - United Way of Yellowstone County
- Housing organizations:
  - HomeFront, local public housing authority
  - Rebuilding Together for Yellowstone County
  - NeighborWorks Montana
- Social service organizations:
  - Family Support Network
  - Center for Children and Families
  - Mental Health Center
  - Montana Rescue Mission
  - District 7 HRDC
  - Self-Help Law Center
  - National Alliance on Mental Health Billings
  - Tumbleweed Program, Inc.
  - Boys & Girls Club
  - Independence Hall, serving unhoused veterans
  - Billings Family Service
  - Billings Head Start – Explorer's Academy
  - Friendship House
  - Family Promise of Yellowstone Valley
  - Crow Veteran's Affairs
  - YWCA Billings
- Adjacent public entities have also been served by the VISTA program, including:
  - Billings Public Library
  - Billings Public Schools
  - Downtown Billings Association
  - Billings Police Department
  - Planning & Parks Divisions

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

Poverty reduction is addressed through the Billings Metro VISTA Project and the City's affordable housing programs. Priority needs, program goals, policies and procedures are all aligned with poverty impact and affordable housing activities.

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SP-80 Monitoring 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The goals to be achieved through the Consolidated Plan will be monitored on a yearly basis as required as part of the CAPER submitted to HUD for the Consolidated Plan. Monitoring consists of:

- Examination of the community's use of available HUD, state, and local resources to meet the affordable housing and community development needs as outlined in the Consolidated Plan.
- Examination of the effectiveness of the programs in place.
- Review of public comments received on the community's performance in meeting the affordable housing and community development needs described in the City's Consolidated Plan.

The City may fund a variety of organizations to carry out City-funded activities each year and would enter into a written agreement specifically describing scope of work and funding use. Organizations receiving City funds will generally be monitored on-site by Community Development staff to ensure compliance with the terms of the agreement and applicable regulations. Site visits will include monitoring in the following areas:

- Compliance with agreement timeframe
- Rate of expenditures
- Continued eligibility of the activities under the agreement
- Adequate documentation concerning client eligibility and service delivery

Compliance with federal regulations will also be monitored, including (but not limited to) a review of the following:

- American Disabilities Act
- Fair Housing Act
- Equal Employment Opportunity
- Section 3 of the Housing and Urban Development Act of 1968
- Uniform Administrative Requirements
- Davis-Bacon Labor Standards

Community Housing Development Organizations

The City requires Community Housing Development Organizations (CHDOs) apply for recertification on an annual basis to ensure continued requirements are being met for CHDO designation, including (but not limited to) maintenance of Board composition, including at least one-third membership by residents of low-income neighborhoods and no more than one-third may be public officials or local / state employees. Staff also conducts a CHDO capacity review every time a new project is funded to ensure the organization has the ability to carry out functions of the proposed project.

Affordable Housing Projects

Housing projects are monitored via desk review and / or site-visits, including inspections, on a schedule based on the number of units in the project. On-site visits include property standards compliance inspections, tenant file review, household income verification, etc. City staff will also conduct annual desk

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reviews to ensure leases are in compliance with HOME regulations; rents are compliant with HOME limits; tenant incomes are reviewed annually and they are within eligibility limits; the property owner/manager is inspecting the property at least annually; that adequate project reserves have been established and annual reports are received; and the year-end profit and loss statements show the project is profitable and/or sustainable for the period of affordability.

Affordable housing projects are also scrutinized via routine Risk Assessment in order for City staff to evaluate the relative level of risk of noncompliance for each project in the assisted portfolio. Projects with higher risk assessment scores are prioritized for intensive case management efforts to bring the project into compliance and may receive multiple site visits and technical assistance from City staff.

First Time Home Buyers

Homebuyers receiving assistance are monitored for residency requirements by U.S. Postal Service and noncompliant projects are prioritized for intervention through the City's legal office.

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Section VI: Annual Action Plan

AP-15 Expected Resources 91.220(c)(1,2)

Introduction

The table below illustrates the CDBG and HOME resources expected for the program year. CDBG administration allocations are capped at 20% of the new CDBG allocation in addition to eligible program income received during the project year. Maximum amounts for public service activities are capped at 15% of the new CDBG allocation and 15% of the previous year's program income. HOME administration activities are capped at 10% of the new HOME allocation and eligible program income received following the required affordability period. Revenue received during a project's affordability period is considered recaptured and may not be used for administration.

Expected revenues from the CDBG program include repayments for funding loaned through the Housing Rehabilitation program, First Time Home Buyer program, and other revitalization efforts. The City expects to receive approximately $50,000 to $300,000+ in repayments for the upcoming fiscal year and this funding will be reprogrammed for programs identified herein and in the Consolidated Plan. The City will not receive proceeds for Section 108 loan guarantees, surplus funds from urban renewal settlements, or float-funded activities.

Revenue expected for the HOME program includes recaptured and program income funding generated by the First Time Homebuyer Loan program. The City expects to receive approximately $50,000 to $300,000+ in HOME funding through these venues, and the funding will be utilized to further programs identified in this Plan. City of Billings programs utilize 100% of CDBG and HOME funding to benefit low- to moderate-income households and/or areas. The City may also receive program income attributable to the Neighborhood Stabilization Program and other previously funded federal and state programs.

Routine revenues including program income, recaptured / repaid funds, and re-programmed monies will be utilized for existing and previously approved programs as it is received during each fiscal year. Routine revenues are allocated on a close- and shovel-ready basis to ensure timely commitment and expenditure. These changes are customary and facilitate funding allocations to projects and activities most in demand and do not require a substantial or minor amendment to the Consolidated Plan, as per the City's Citizen Participation Plan.

Anticipated Resources

Program	Source of Funds	Expected Amount Available			*As of 11.21.24*	Expected Amount Available Reminder of Con Plan	Narrative Description
		Annual Allocation	Program Income	Prior Years EN Resources	Total		
CDBG	Public / Federal	$650,000	$### Prior PI ~$100,000 25-26 PI	$0	$###	$0	Entitlement Allocation
	Uses of Funds: Administration, activities described herein						
HOME	Public / Federal	$345,000	$### Prior PI ~100,000 PI 24-25 PI	$0	$###	$0	Entitlement Allocation
	Uses of Funds: Administration, Homebuyer Acquisition, New Housing Development						

Table 53 - Expected Resources – Priority Table

HUD HAS NOT RELEASED CDBG AND HOME ALLOCATIONS TO DATE

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Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The Billings City Council prefers funding CDBG projects where match funding has been leveraged. The HOME program requires 25% match funding for projects be dedicated from non-federal sources. The City of Billings meets HOME matching requirements through low-interest financing available for First Time Homebuyer Loans issued through the Montana Board of Housing and matching funds provided for other affordable housing projects undertaken with HOME funds, such as private contributions and other local bank financing.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The requirements set forth in CFR 24 91.220 and 91.520 are as follows:

- Where the jurisdiction deems it appropriate, the jurisdiction *may* indicate publicly owned land or property located within the jurisdiction that *may be used* to address the needs identified in the plan.
- The performance report must include a *description of the resources made available*, the investment of available resources, the geographic distribution and location of investments, the families and persons assisted (including the racial and ethnic status of persons assisted), actions taken to affirmatively further fair housing, and other actions indicated in the strategic plan and the action plan.

The City of Billings has published a map of publicly owned land and is currently accepting offers for development, including affordable housing development.

The Billings City Council also supported the Community Development Division's housing programs by dedicating $250,000 in non-federal funds in 2013. In 2015, the City Council dedicated an additional $195,321 in non-federal funding to further the City's housing programs.

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AP-20 Annual Goals and Objectives

Projects are funded on a close- and shovel-ready basis for core programs as described in this Plan.

#	Goal Name	Category & Needs Addressed	Outcome	Objective	$	City Program / Activities	Goal Outcome Indicator	One-Year Goal
1	**Create, preserve, and expand affordable housing options**	Affordable Housing	Affordability	Decent Affordable Housing	CDBG HOME NSP	Affordable Housing Development	7 - Rental Units Constructed	32 Rentals: Mitchell Court 6 HOME Housing Units
						First Time Home Buyer	11 - Direct Financial Assistance to Homebuyers	10 Housing Units
						Foreclosure Acquisition / Rehabilitation	10 - Homeowner housing rehabilitated	1 Households Assisted
		Goal: Create, preserve, and expand decent, affordable housing options for low-income residents citywide. Community Development aims to enhance and broaden housing access, availability, physical quality, economic value, and longevity across the city for Billings' low-income residents including seniors, individuals with disabilities, minority groups, and other special populations. **Strategy:** Increase affordable housing opportunities by implementing financing initiatives, including housing development loans to drive construction and rehabilitation, first-time homebuyer loans to support sustainable ownership, and home repair financing to preserve and upgrade existing low-income neighborhood homes. • **Affordable Housing Development:** Promote citywide development of affordable single-family, multi-family, and special needs housing by offering loan financing to private developers and nonprofit organizations for new construction, rehabilitation, and infrastructure improvements. • **First Time Home Buyer:** Offer accessible loan financing to foster first-time homeownership opportunities that support long-term financial stability, build generational wealth, and stabilize neighborhoods. • **Home Repair:** Offer loan financing to agencies that assist low-income homeowners in completing essential repairs - such as major systems upgrades, weatherization, energy/water efficiency, and lead water service line replacements - to enhance and preserve the quality of Billings' affordable housing stock. • **Foreclosure:** Mitigate the adverse effects of vacant, foreclosed properties by acquiring, rehabilitating, and selling these homes to low-income households - thereby combating urban decay, reducing crime, stabilizing property values, and stimulating the local economy.						

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<table>
<tr><th>#</th><th>Goal Name</th><th>Category & Needs Addressed</th><th>Outcome</th><th>Objective</th><th>$</th><th>City Program / Activities</th><th>Goal Outcome Indicator</th><th>One-Year Goal</th></tr>
<tr><td rowspan="3">2</td><td rowspan="3">Services for vulnerable populations</td><td rowspan="2">Services for vulnerable populations</td><td rowspan="2">Availability / Accessibility</td><td rowspan="2">Create Suitable Living Environment</td><td rowspan="2">CDBG
HOME
CNCS</td><td>Billings Metro VISTA Project</td><td>1 - Public service activity other than low-income benefit</td><td>50 People</td></tr>
<tr><td>Public Facilities</td><td>1 - Public facility / infrastructure for other than low-income housing benefit</td><td>1 Facility</td></tr>
<tr><td colspan="7">Goal: Ensure that vulnerable populations have reliable access to comprehensive supportive services that enhance stability, self-sufficiency, and overall well-being.
Strategy: Provide resources to nonprofit organizations to address poverty and provide supportive services to low-income individuals and families to provide stable housing, promote self-sufficiency, and promote overall well-being:
Public Facilities: Provide financing to develop public facilities to serve as accessible, community-based hubs where individuals and families facing economic, social, or health-related challenges can find help.
Billings Metro VISTA Project: Allocate AmeriCorps resources to nonprofit organizations to undertake poverty impact activities and to support the low income individuals and families they serve. Federal AmeriCorps Volunteers in Service to America (VISTA) focus areas include: education, healthcare, food security, economic opportunity, housing, financial literacy, and others.
HOME-ARP: Provide grant funding to nonprofit organizations delivering supportive services to: prevent homelessness; unhoused individuals and families; those at-risk of becoming unhoused; and people fleeing domestic violence / trafficking. Federal service categories include case management, housing counseling, rent/utilities/deposit assistance, mental health , healthcare, substance misuse treatment, job training, employment, financial literacy, assistance with benefits enrollment, childcare, and transportation.</td></tr>
<tr><td rowspan="3">3</td><td rowspan="3">Neighborhood Revitalization</td><td rowspan="2">Neighborhood Revitalization</td><td rowspan="2">Availability / Accessibility</td><td rowspan="2">Create Suitable Living Environment</td><td rowspan="2">CDBG</td><td>CPTED
Public Facilities</td><td>1 - Public facility / infrastructure for other than low-income housing benefit</td><td>1 Facility</td></tr>
<tr><td>Lead-Water Pipe Replacement</td><td>10 - Homeowner housing rehabilitated</td><td>20 Households</td></tr>
<tr><td colspan="7">Goal: Foster suitable living environment and quality of life through the improvement of physical conditions in lower-income neighborhoods.
Strategy: Integrate environmental design, infrastructure improvements, and public safety measures to revitalize neighborhoods, prevent crime, and enhance quality of life for residents.
Crime Prevention Through Environmental Design: Reduce crime by making infrastructure improvements in low-income neighborhoods (parks, adding street lights, etc.) while: creating more attractive and secure environments; stimulating local investment; encouraging residents to use public spaces more freely; and improve quality of life for low-income residents.
Lead-Pipe Water Line Replacement: Provide affordable loan financing to low-income homeowners to remove lead pipes from the property line to residences to prevent lead poisoning, improve water quality, and promote neighborhood health and public safety.</td></tr>
<tr><td colspan="9">HOME Investment Partnerships Program (HOME) Community Development Block Grant (CDBG) Corporation for National and Community Service (CNCS)</td></tr>
</table>

AP-35 Projects 91.220(d)

Introduction

The City of Billings is recommending the following projects for CDBG and HOME funding for FY2024-2025. Revenues received from CDBG, HOME, and other sources will be allocated to current programs under a close- or shovel-ready basis to ensure commitment and expenditure timeliness. The City will be receiving an estimated $645,000 in new CDBG funds and $350,000 in new HOME funds. CDBG and HOME administration will be funded at the maximum allowable caps (20 and 10 percent, respectively).

CDBG programs will be funded with entitlement and program income funding as follows: Pending…

Fifteen percent of new HOME entitlement funding will be dedicated to Community Housing Development Organizations for affordable housing development ($52,500). All remaining entitlement and program income HOME funding would be allocated to the Affordable Housing Development program ($262,500).

CDBG and HOME funding allocations are subject to the City's standard close- and shovel-ready allocation process, including the addition of repayment revenues to any project/activity identified in the City's Consolidated / Annual Action Plan, as per the City's Citizen Participation Plan. The amounts below represent budget authorizations from past years as well as the Annual Action Plan's program year.

HUD HAS NOT RELEASED CDBG AND HOME ALLOCATIONS TO DATE - PENDING COMMUNITY DEVELOPMENT BOARD RECOMMENDATIONS

FY2025-2026 Allocations

#	Project Name	CDBG				HOME				TOTALS
		EN	Prior EN	Prior PI	Est PI	EN	Prior EN	Prior PI	Est PI	
1 & 2	Administration	129,000	-	-	-	35,000	-			164,000
3	Community Housing Dev Orgs Restricted Set-Aside	-	-	-	-	52,500	-			52,500
	Community Housing Dev Orgs - Released	-	-	-	-	-	106,095			1,545,000
4	Affordable Housing Development: LB Lofts	100,000	45,000	-	-	262,500	821,030	210,375		
	Billings Metro VISTA Project	0	-	-	~25,000	-	-	-	-	~25,000
5	Lead Water Service Line Replacement	200,000	-	-	~25,000	-	-	-	-	~225,000
	Foreclosure Acquisition / Rehabilitation	50,000	-	-	-	-	-	-	-	50,000
6	First Time Home Buyer	116,000	-	-	~25,000	-	-	5,229	100,000	~246,229
7	Crime Prevention through Environmental Design	50,000	-	-	~25,000	-	-	-	-	~75,000
TOTALS		645,000	45,000	0	~100,000	350,000	927,125	215,604	~100,000	2,382,729

Table 56 – Project Info, Allocations including estimated future program income. Program income is not budgeted in the City's system until received

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Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation priorities were established by identifying community needs through the Needs Assessment and Market Analysis. The main obstacle in meeting community needs is the amount of funding allocated and available to address identified needs.

Housing Cost-Burden

- Over 3,000 renting households are paying more than 30% of their income for housing costs, and nearly 3,000 households are paying over 50% of their income for housing costs. Cost burden is particularly challenging for the elderly, followed by small related households.
- Minorities comprise just under 11% of the overall 80% AMI population and nearly all minority cohorts are more likely to have one or more housing problems. Over 1,600 racial / ethnic minority households under 50% AMI are experiencing housing cost burden. Housing cost burden is an impediment to fair housing choice for these cohorts.
- The highest percentage of cost-burdened households is located in the North Park and Southside neighborhoods. Smaller neighborhoods in the West End and Billings Heights are also identified, followed by the southwest corridor neighborhood.
- Cost-burdened households are not able to afford routine home maintenance and improvements. Approximately 200 households have lead water service lines and many are older homes, located in low-income neighborhoods. The cost to replace lines from the city main to residences can be $3,000 to $10,000 per home.

Lack of Housing Availability, Variety, and Quality

- There are 5,175 households on the Public Housing waiting list and 3,075 households on the Section 8 tenant-based waiting list. This indicates a high need for application, deposit, rent, and mortgage assistance. Over 3,800 households are seeking one-bedroom units.
- Housing prices have increased 47% over the past five years. Renters make up 35% of Billings' population, resulting in a homeownership rate of 65%, which is lower than Montana's statewide rate of 71% and the national average of 69%. The First Time Home Buyer program is a high priority for Consolidated Plan survey respondents.
- The 2022 National Community Survey indicated the variety and availability affordable, quality housing is much lower than national benchmarks. Nearly 40% of respondents noted the variety of housing options is "Poor" and 64% indicated the availability of affordable, quality housing is "Poor".
- Approximately 200 lead water service lines replaced and many are located in low-income neighborhoods and are older homes. It is the homeowner's responsibility to make needed repairs; $3,000 to $10,000 per residence. Cost burden is a particularly concerning finding in this Consolidated Plan, therefore, assistance for low-income homeowners to replace these lines is a significant recommendation.

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Need for Supportive Services

- The 2024 Montana Homeless Population point-in-time count identified 273 individuals, nearly 50% were White, 41% were Native American, and nearly nine percent were listed as "other". The Native American cohort is disproportionately represented in the unhoused population.
- The Office of Epidemiology and Scientific Support states 270 Montana citizens die by suicide each year and in 2017, the suicide rate was two times higher than the national rate (29 deaths per 100,000 people versus 14 deaths per 100,000 people in the United States). Males account for 80% of suicide deaths in Montana. One in ten high school students reported having attempted suicide in the past twelve months. Access to healthcare and mental health care is the number one priority for Consolidated Plan respondents.
- Over 23% of Community Health Needs Assessment survey respondents indicate they have been a victim of domestic violence at least one time in their life. This figure is higher than the nation's 13% data point. Nearly 60% of reported crimes in Billings are related to domestic violence. The Billings Police Department responds to over 600 non-aggravated Partner or Family Member Assaults annually, the highest number of offenses in the state.

Need for Neighborhood Improvements

- The violent crime rate in Billings is approximately nine incidents per 1,000 residents, which is notably higher than the national median of four per 1,000. This means residents have about a one in 112 chance of becoming a victim of violent crime.
- Property crimes are also prevalent, with a rate of around 36 incidents per 1,000 residents, compared to the national median of 19 per 1,000. This translates to a one in 28 chance of experiencing property crime in Billings.
- The City's Citizen Survey's open-ended questions indicated a strong need for public safety including response to crime and safety services.
- The Billings City Council and Planning and Community Services Department is undertaking updates to neighborhood plans which will identify needed improvements in the City's lower-income neighborhoods. The need for street lighting has been identified as a significant priority in the Consolidated Plan survey.
- There are 200 residences with lead water service lines and many are located in low-income neighborhoods and are older homes. It is the homeowner's responsibility to replace the lines from the property line to the residence and the cost per home is estimated at $3,000 to $10,000 per residence.

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AP-38 Project Summary

#	Project Name	Target Area	Goals / Needs	Funding Subject to Close- and Shovel-Ready Allocations	Target Date	Estimate # / Type Families Benefitting
1 & 2	Administration	City of Billings	Affordable Housing	CDBG $### HOME $###	June 30, 2026	Not Applicable
		Description (Goal): Efficiently manage the implementation of objectives, strategies, and initiatives for HUD-funded programs and projects and ensuring federal regulatory compliance.				
3	Affordable Housing - Rental Construction	City of Billings	Affordable Housing	CDBG FY25-26 EN $### CDBG Estimated FY25-26 PI ~$##	June 30, 2026	32 Total Rental Housing Units Mitchell Court 6 HOME Housing Units Low-Income Households
		Description (Goal): Create, preserve, and expand decent, affordable housing options for low-income residents citywide. Community Development aims to enhance and broaden housing access, availability, physical quality, economic value, and longevity across the city for Billings' low-income residents including seniors, individuals with disabilities, minority groups, and other special populations. **Strategy:** Increase affordable housing opportunities by implementing financing initiatives, including housing development loans to drive construction and rehabilitation, first-time homebuyer loans to support sustainable ownership, and home repair financing to preserve and upgrade existing low-income neighborhood homes. **Planned Activity:** Promote citywide development of affordable single-family, multi-family, and special needs housing by offering loan financing to private developers and nonprofit organizations for new construction, rehabilitation, and infrastructure improvements.				
4	First Time Home Buyer	City of Billings	Affordable Housing	CDBG Estimated FY25-26 PI ~$### HOME CHDO, EN, & PI: $###	June 30, 2026	10 Household Housing Units Low-Income Households Direct Homeownership Assistance
		Description (Goal): Create, preserve, and expand decent, affordable housing options for low-income residents citywide. Community Development aims to enhance and broaden housing access, availability, physical quality, economic value, and longevity across the city for Billings' low-income residents including seniors, individuals with disabilities, minority groups, and other special populations. **Strategy:** Increase affordable housing opportunities by implementing financing initiatives, including housing development loans to drive construction and rehabilitation, first-time homebuyer loans to support sustainable ownership, and home repair financing to preserve and upgrade existing low-income neighborhood homes. **Planned Activity:** Offer accessible loan financing to foster first-time homeownership opportunities that support long-term financial stability, build generational wealth, and stabilize neighborhoods.				
5	Foreclosure - Acquisition / Rehabilitation	City of Billings	Affordable Housing	HOME Prior Year EN $### CDBG & HOME Estimated FY25-26 PI ###	June 30, 2026	1 Low-Income Households Direct Homeownership Acquisition / Rehabilitation
		Description (Goal): Create, preserve, and expand decent, affordable housing options for low-income residents citywide. Community Development aims to enhance and broaden housing access, availability, physical quality, economic value, and longevity across the city for Billings' low-income residents including seniors, individuals with disabilities, minority groups, and other special populations. **Strategy:** Increase affordable housing opportunities by implementing financing initiatives, including housing development loans to drive construction and rehabilitation, first-time homebuyer loans to support sustainable ownership, and home repair financing to preserve and upgrade existing low-income neighborhood homes. **Planned Activity:** Mitigate the adverse effects of vacant, foreclosed properties by acquiring, rehabilitating, and selling these homes to low-income households - thereby combating urban decay, reducing crime, stabilizing property values, and stimulating the local economy.				

#	Project Name	Target Area	Goals / Needs	Funding Subject to Close- and Shovel-Ready Allocations	Target Date	Estimate # / Type Families Benefitting
6	Billings Metro VISTA Project	City of Billings	Poverty Impact	CDBG $###	June 30, 2026	50 Low-Income Persons Assisted
		Description (Goal): Ensure that vulnerable populations have reliable access to comprehensive supportive services that enhance stability, self-sufficiency, and overall well-being. **Strategy:** Provide resources to nonprofit organizations to address poverty and provide supportive services to low-income individuals and families to provide stable housing, promote self-sufficiency, and promote overall well-being. **Planned Activity:** Allocate AmeriCorps resources to nonprofit organizations to undertake poverty impact activities and to support the low income individuals and families they serve. Federal AmeriCorps Volunteers in Service to America (VISTA) focus areas include: education, healthcare, food security, economic opportunity, housing, financial literacy, and others.				
7	Crime Prevention through Environmental Design	City of Billings	Crime Prevention	CDBG FY25-26 $### CDBG Prior Year EN & PI $### CDBG PI ~$###	June 30, 2026	1 Public Facility Low-Income Area
		Description (Goal): Foster suitable living environment and quality of life through the improvement of physical conditions in lower-income neighborhoods. **Strategy:** Integrate environmental design, infrastructure improvements, and public safety measures to revitalize neighborhoods, prevent crime, and enhance quality of life for residents. **Planned Activities:** Reduce crime by making infrastructure improvements in low-income neighborhoods (parks, adding street lights, etc.) while: creating more attractive and secure environments; stimulating local investment; encouraging residents to use public spaces more freely; and improve quality of life for low-income residents.				
8	Lead Water Pipe Replacement	City of Billings	Crime Prevention	CDBG FY25-26 $### CDBG Prior Year EN & PI $### CDBG PI ~$###	June 30, 2026	20 Low-Income Households Housing Rehabilitation
		Description (Goal): Foster suitable living environment and quality of life through the improvement of physical conditions in lower-income neighborhoods. **Strategy:** Integrate environmental design, infrastructure improvements, and public safety measures to revitalize neighborhoods, prevent crime, and enhance quality of life for residents. **Planned Activities:** Provide affordable loan financing to low-income homeowners to remove lead pipes from the property line to residences to prevent lead poisoning, improve water quality, and promote neighborhood health and public safety.				
Community Development Block Grant (CDBG) HOME Investment Partnerships Program (HOME)						

HUD Table 57 - Project Summary

AP-50 Geographic Distribution 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic area served by the Consolidated and Annual Action Plans is defined by the current City of Billings limits. Citation 24 CFR 91.220(f) reads as follows, *"When appropriate, jurisdictions should estimate the percentage of funds they plan to dedicate to target areas."* Estimating the percentage of funds planned for dedication to target areas is not appropriate for the Billings community due to the following reasons:

- Geographic area is defined by the current Billings city limits.
- Citywide strategies encourage the distribution of resources to support affirmatively furthering fair housing and equal opportunity to avoid segregation in Billings.
- Geographic distribution of investments description includes the focus of resources on a citywide basis to support diversity across the community.
- The City of Billings is classified as a smaller city on a national scale.
- The actual dollar amount planned for allocation to each program is included in this Action Plan.

The City will focus distribution of investments on a citywide basis to support diversity and mixed-income development across the community. Neighborhood Revitalization Strategy Areas ***have not been established*** in Billings and there is no specific amount of funding allocated for a target area in the City's geographic distribution of resources. **Therefore, the City plans to dedicate zero percent of funding to target areas in favor of supporting a citywide approach to further fair housing, equal opportunity, and anti-segregation efforts.**

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

HUD Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The strategies identified in the Consolidated and Annual Action Plans will be addressed on a citywide basis to encourage the distribution of low-income affordable housing and other assistance to lower-income households throughout the community.

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AP-55 Affordable Housing 91.220(g)

Introduction

Planned affordable housing activities for the upcoming year include Foreclosure Acquisition / Rehabilitation, Affordable Housing Development, and First Time Home Buyer. While many of these programs may serve the homeless or special needs households, the programs are not designed to exclusively serve one or more of the following cohorts.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	37
Special-Needs	0
Total	**37**

HUD Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	6
Rehab of Existing Units	21
Acquisition of Existing Units	10
Total	**37**

HUD Table 60 - One Year Goals for Affordable Housing by Support Type

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AP-60 Public Housing 91.220(h)

Introduction

HomeFront serves extremely low-income, very low-income, and low-income citizens. HomeFront plans to apply for all grants that will assist the organization in adding units to its existing programs and any programs that complement existing services and are able to be implemented. HomeFront will continue to assess and implement modernization funds to upgrade and restore units and complete energy efficient repairs as needed.

Actions planned during the next year to address the needs to public housing

HomeFront may apply for funding to develop affordable housing through the Affordable Housing Development Program. In the past, the City has granted funds to build new units through the HOME and CDBG programs in neighborhoods where Housing Authority property exists. The City has also provided funding for a variety of rehabilitation and new construction projects to neighborhoods that have public housing units in need of upgrading.

The City has helped rehabilitate properties, sold land for new businesses, and granted land to nonprofits to assist with neighborhood revitalization efforts in neighborhoods where Housing Authority complexes have been built. The City has provided funding for parks and play areas for the neighborhoods where Housing Authority families reside. In addition, the businesses that have moved into areas where Housing Authority properties are located have contributed to the economic stability of HomeFront clients. The City's First Time Home Buyer program assists with home ownership down payment assistance and home ownership counseling for clients considering homeownership. The City coordinates with HomeFront for housing needs assessments, assists in funding new projects when appropriate, and assists with applications for supportive services when called upon for assistance.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HomeFront implements the Family Self-Sufficiency program. This program links participants to community agencies to help them become self-sufficient through individual goal setting. Forty-one households have achieved homeownership through this program to date. Resident councils, an Advisory Board and the Family Self-Sufficiency Panel are involved in providing input on program needs and assisting others to become actively involved in the process. Additional information is included in the five-year plan on file at the HomeFront office.

Each year, HomeFront goes through a process to assess physical needs addressed by tenants through their Resident Advisory Board for the Annual Plan process; comments are also solicited via Resident Council functions throughout the year. These comments, Board participation, tenant commissioners, and Public Housing Administration's daily communications with the Housing Authority's client base serve to assist in assessing client needs for physical adjustments, security issues, and needed links with the community. The physical needs requests are implemented along with staff recommendations in the Capital Fund planning process.

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If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable. HomeFront is a standard performer as per the Public Housing Assessment System (HAS) and, therefore, a review of troubled status needs is not required.

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AP-65 Homeless and Other Special Needs Activities *91.220(i)*

Introduction

As previously stated in the SP-60 Homelessness Strategy of the Consolidated Plan, the Community Development Division's ongoing activities, to the greatest extent possible:

- Continuing to provide supportive services funding to nonprofit organizations through the HOME-ARP program, specific to qualified populations. Funding allows subrecipients to provide supportive services and financial assistance to low-income households and individuals at risk of homelessness. These services help households regain stability and permanent housing.
- Staff will continue to provide local nonprofit organizations access to AmeriCorps VISTA members through the ***Billings Metro VISTA Project*** resources. VISTA members may be placed at the City to undertake objective citywide initiatives. VISTA members may also be placed at nonprofit Host Site organizations to work on specific anti-poverty initiatives.

The City of Billings does not directly receive Continuum of Care, Emergency Shelter Grant, or other federal funds to exclusively support efforts to impact homelessness. At present, Community Development staff do not provide direct services to those experiencing homelessness.

A network of over 50 local service providers in the community strive to meet the diverse needs of those experiencing homelessness, those who are at-risk of homelessness, and people experiencing poverty. A complete listing of services, including outreach, is included in the MA-30 Homeless Facilities and Services section of this Consolidated Plan.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs; and Addressing the emergency shelter and transitional housing needs of homeless persons

The City does not directly receive Continuum of Care, Emergency Shelter Grant, or other federal funds to exclusively support efforts to impact homelessness. City staff does not provide direct services to those experiencing homelessness.

A network of over 50 local service providers in the community strive to meet the diverse needs of those experiencing homelessness, those who are at-risk of homelessness, and people experiencing poverty. The Mental Health Center manages a Projects for Assistance in Transition from Homelessness (PATH) outreach program to engage those living outside or in areas unfit for human habitation. Tumbleweed runs a Street Outreach program to seek out unaccompanied youth to engage them in services. A complete listing of services, including outreach, is included in the MA-30 Homeless Facilities and Services section of this Consolidated Plan.

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Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

City staff administer and monitor funding for subrecipients of the HOME-ARP program. Three subrecipients have received funding in Billings and details of each subrecipient are listed below:

- **Alternatives, Inc.:** Alternatives, Inc. provides financial assistance for housing including rental application fees, security deposits, utility deposits, utility payments and moving costs. The organization assists with rental arrears up to 24 months and substance abuse treatment. This array of services plays an integral role in empowering individuals to prevent homelessness.
- **District 7 Human Resources Development Council (HRDC):** HRDC District 7 provides financial assistance for housing including rental application fees, security deposits, utility deposits, utility payments, moving costs and rental arrears up to 24 months. Case management through the organization allows for personalized education and support to prevent recurring homelessness. In addition to HOME-ARP funding, HRDC District 7 receives Emergency Shelter Grant funds and manages a rapid rehousing program to help families quickly regain stability into permanent housing.
- **Native American Development Corporation (NADC):** NADC provides supportive services including credit repair services, employment assistance, job training and transportation services. The organization also administers substance abuse treatment and mental health services. Direct case management provides ongoing support for low-income households and those at risk of homelessness.

In addition to organizations supported by the HOME-ARP program, various other organizations provide housing and assistance solutions:

- **Montana Rescue Mission:** The organization operates men's shelter and a shelter to serve women and their children. Montana Rescue Mission does not seek nor utilize federal funds for its operation.
- **YWCA's Northern Lights**: Provides housing for survivors of domestic violence. Additional services provided include case management, mental health treatment, budgeting assistance, and the facilitation of access to benefits. The organization also provides transitional housing and permanent supportive housing.
- **Community Crisis Center:** Provides crisis intervention and 23 hour stays as a technique to impact chronic homelessness.
- **Family Promise of Yellowstone County:** Provides emergency shelter to several families at a time in a network of church congregations. The organization also operates a transitional housing program that provides apartments for those who have graduated from the shelter program.

Several local service providers assist homeless families by providing funding for rent, mortgage, utility, and deposit assistance. Additional services for the homeless are included in the MA-30 Homeless Facilities and Services section of this Consolidated Plan.

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Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City does not receive McKinney-Vento Homeless Assistance Act funds and is not required to develop and implement a Discharge Coordination Policy. The Montana Continuum of Care for the Homeless Coalition is the state's lead agency for addressing homeless activities and is a statewide collaboration of diverse homeless service providers, nonprofit organizations, and local and state governments. The coalition was formed to address homelessness with very few resources to cover Montana 's vast geographical area. The system is established upon community and regionally based continuum of care systems, which form the statewide coalition and continuum of care process. The City supports the statewide Continuum of Care in their efforts to maintain a Statewide Discharge Coordination Policy.

The City does not receive Emergency Shelter Grant funds. These funds are distributed statewide by the Montana Department of Public Health and Human Services through ten HRDCs throughout the state. The local District 7 HRDC utilizes these funds to support rapid re-housing activities in conjunction with the local shelters.

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AP-75 Barriers to affordable housing 91.220(j)

Introduction

Barriers to affordable housing are noted in the MA-40 and SP-55 Barriers to Affordable Housing sections of the Consolidated Plan, which can be found online at www.BillingsMT.gov/ConPlan.

Additional barriers have been identified in the City's Analysis of Impediments to Fair Housing Choice, including:

- Concentrations of minorities that would not exist in a free market not distorted by discrimination suggest that Billings has a dual housing market; one for non-Hispanics, Whites and Asians and another for all other minorities.
- Discriminatory real estate industry practices such as racial and ethnic steering distort the free market in housing.
- Discrimination against Latinos in issuing government-backed mortgage and refinancing loans continues unabated in Billings as it does throughout the nation.
- The relatively high cost of housing continues to pose a barrier to fair housing choice in Billings.
- A review of Unified Zoning Regulations and review requirements was needed to foster compliance with fair housing law and to promote inclusionary zoning. Project Re:Code was completed in 2021.
- There is a serious shortage of housing affordable to holders of Housing Choice Vouchers in the areas where the proportion of public-school students from low-income neighborhoods is relatively low.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

The City plans on assisting with: housing affordability for renters / owners; cost of development; difficulty in paying for needed repairs; manufactured housing developments; and tax structure by implementing the following programs:

- Affordable Housing Development
- First Time Home Buyer
- Foreclosure Acquisition / Rehabilitation

While City staff does not have the capacity to manage a home repair program, local nonprofit agencies are welcome to apply for CDBG funding to manage a housing rehabilitation loan program through the City's routine allocation process.

Relative to the barriers identified in the City's Analysis of Impediments to Fair Housing Choice, the City plans on the following activities:

- Produce and disseminate consumer education on Fair Housing issues through ongoing publicity campaigns to make people aware they can move anywhere in the area they can afford.
- Work to expand housing choices of existing and potential new residents beyond neighborhoods identified by their own race or ethnicity.

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- Continue to partner with enforcement agencies providing testing of the real estate industry practitioners to identify discriminatory practices in rental and for-sale housing.
- Support the efforts of local housing counseling agencies, especially to Latinos, before they apply for a mortgage.
- Continue to provide brochures containing information apprising potential home buyers of the availability of housing counseling and how to spot / report discriminatory lending practices.
- Continue to work toward the provision of affordable housing through Community Development programs.
- Support the Housing Authority's efforts to expand the geographic range where holders of Housing Choice Vouchers look for housing.

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AP-85 Other Actions 91.220(k)

Introduction

The City's programs have been tailored to meet the community's priority needs. However, there is limited funding coming through the City to meet the needs of local citizens.

Actions planned to address obstacles to meeting underserved needs.

Pending City Council discussion on March 17, 2025.

Actions planned to foster and maintain affordable housing.

Pending City Council discussion on March 17, 2025.

Actions planned to reduce lead-based paint hazards.

The City continues to be compliant with HUD's lead-based paint requirements as established in September of 2000. Projects involving structures built prior to 1978 are considered to have the potential for lead-based paint and consistent procedures have been developed to ensure compliance with federal regulations.

The City will continue diligence while undertaking rehabilitation and construction activities to maintain the safety of households participating in federal programs. Participants in the City's housing programs are made aware of the requirements the City must follow. Education on the hazards of exposure to lead is provided for each rehabilitation project. The City currently offers risk assessments, through certified staff, paint inspections, clearance testing, and has access to lead-safe certified contractors to ensure compliance.

Actions planned to reduce the number of poverty-level families.

All Consolidated Plan strategies target the improvement of economic conditions of lower-income households in the community, including housing development, financing home repair, continuing partnerships, and funding public service activities. The City proposes to support the following specific activities in the Consolidated Plan to address economic conditions of low-income households in Billings:

- Continuing to provide supportive services funding to nonprofit organizations through the HOME-ARP program, specific to qualified, eligible populations.
- Continue to work with nonprofit organizations to help address the human service needs of lower-income residents of the community in general and of our lower-income neighborhoods. This would be achieved primarily through supporting capacity building efforts of social service agencies through implementation of the *Billings Metro VISTA Project*.
- If available, continue to apply for the AmeriCorps VISTA project status to bring full-time and summer associate volunteers to work on poverty-impact programs.

AmeriCorps VISTA is a national anti-poverty initiative that places full-year and Summer Associate volunteers with local projects. Full-year VISTA members are recruited locally and nationally, are college graduates, and commit to at least a year of service with a project. Summer Associates are at least 18 years old and commit to ten weeks of service.

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Actions planned to develop institutional structure.

The City of Billings maintains strong partnerships with housing and social service agencies. The only gaps in the institutional structure relate to funding limitations and the City's inability to dedicate time and resources to additional projects outside of the current funding structure.

Actions planned to enhance coordination between public and private housing and social service agencies.

The City will continue coordinating with public, private, and social service agencies to further activities and projects identified herein, including collaborating via the following:

- Nonprofit Organizations
- Neighborhood Task Forces
- Billings Metro VISTA Project
- HOME-ARP Supportive Services

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AP-90 Program Specific Requirements 91.220(l)(1,2,4)

Introduction

The City of Billings has programmed all available revenues in current programs identified herein.

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

The City of Billings has programmed all available revenues in current programs identified herein.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

1.	Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.	$0
2.	The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	$0
3.	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	$0
4.	The amount of surplus funds from urban renewal settlements.	$0
5.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	$0
6.	The amount of income from float-funded activities.	$0
	Total Program Income:	**$0**

Other CDBG Requirements

1.	The amount of urgent need activities.	$0
2.	The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income. Overall Benefit - A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specific the years covered that include this Annual Action Plan.	100%
	FY Year Covered 2025	

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HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The above-noted regulation refers to the use of HOME funds for eligible activities. The City of Billings will not utilize HOME funds outside of the following allowable investments:

- Equity investments, interest-bearing loans or advances, non-interest-bearing loans or advances, interest subsidies consistent with the purposes of this part, deferred payment loans, grants, or other forms of assistance that HUD determines to be consistent with the purposes of this part. Each participating jurisdiction has the right to establish the terms of assistance, subject to the requirements of this part.
- Guarantee loans made by lenders and, if required, the participating jurisdiction may establish a loan guarantee account with HOME funds. The HOME funds may be used to guarantee the timely payment of principal and interest or payment of the outstanding principal and interest upon foreclosure of the loan. The amount of the loan guarantee account must be based on a reasonable estimate of the default rate on the guaranteed loans, but under no circumstances may the amount on deposit exceed 20% of the total outstanding principal amount guaranteed; except that the account may include a reasonable minimum balance. While loan funds guaranteed with HOME funds are subject to all HOME requirements, funds which are used to repay the guaranteed loans are not.

2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

Recapture provisions permit the original homebuyer to sell the assisted property to any willing buyer during the period of affordability while the City can recapture all, or a portion of the HOME assistance provided to the original homebuyer. The City utilizes recapture provisions exclusively when assisting homeowners and the provisions are enforced via a Promissory Note (not recorded), the use of a Deed Restriction Agreement and a Montana Trust Indenture that are both recorded at the Yellowstone County Clerk and Recorder's office. These written, legal documents contain language outlining the recapture provisions as established herein. The City does not use subrecipients or other grantees to carry out these activities.

Homebuyer Requirements: For homeownership housing to qualify as affordable housing eligible for HOME funding, it must be single-family; considered modest housing; be acquired by a low-income household for their principal residence; and meet affordability requirements for a single period as determined by the amount of assistance provided. The City utilizes single family mortgage limits set by HUD.

Direct HOME Subsidy: The amount of HOME assistance that enabled the homebuyer to buy the unit. The direct subsidy includes down payment and closing costs provided directly to the homebuyer, which resulted in a reduced purchase price from the fair market value of the home to an affordable price. The entire amount of HOME assistance is subject to recapture.

Net Proceeds: The sales price, less the superior loan repayment and any closing costs. The City will only recapture the net proceeds from a sale. Any loans or improvements made to the property after the time of the HOME assistance will be paid after the City is repaid the amount owed under its

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recapture provisions. If the net proceeds are not sufficient to recapture the full HOME investment, the City will accept the available net proceeds as full payment.

Recapture Model - City Recaptures Entire HOME Assistance Amount: The City allows the assisted homebuyer to retain all appreciation and the City expects to recapture the entire direct HOME subsidy invested in the project. Therefore, the homeowner will retain any value of the appreciation of the property after the City's HOME assistance has been recaptured / repaid. The homeowner's down payment, principal payments, and any capital improvement investment made in the property after the HOME assistance was provided will be returned to the homeowner at closing after the City's HOME assistance is recaptured and repaid from the net proceeds as described above.

Subordination: The City does not subordinate loans in the First Time Homebuyer program and other homeowner-assisted projects without City Administrator approval. Therefore, if an assisted homeowner refinances the property, the City will need to be repaid the full amount of HOME assistance provided.

Use of Recaptured Funds: Recaptured HOME funds will be used to assist other first-time homebuyers to purchase property in Billings or other HOME-eligible activities to be determined through the City's budget allocation process in accordance with the Citizen Participation Plan. Homebuyers must be low-income and must use the assisted property with the recaptured funds as their principal residence. Low-income and first-time homebuyer status will be determined based on HOME program regulations.

3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:**

Long Term Affordability: Under the recapture provision, there is no requirement that the original HOME-assisted homebuyer sell the unit to another low-income homebuyer.

Affordability Periods: For City-assisted homebuyer units under the recapture provision, the period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any program income used to provide direct assistance to the homebuyer is included when determining the period of affordability. Recapture provisions for the First Time Home Buyer program are either five or ten years for each assisted property beginning after the transfer of the property to the property owner as evidenced by the Deed Restriction Agreement, Montana Trust Indenture and Promissory Note.

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The City of Billings does not propose the use of HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds.

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Section VII: Appendices

A. Data, News Articles, Agencies, and City of Billings Sources Used in the Plan, by Type

Data Sources:

- 2016-2020, American Community Survey, Billings, Montana
- 2019-2023, United States Census Bureau, Billings, Montana
- 2024, Statistical Atlas, Billings, Montana
- 2022, Point2Homes, *Billings, Montana Demographics*
- 2025, Federal Reserve Bank of St. Louis, Billings, Montana
- 2022, The National Community Survey, Billings, Montana
- 2023, Community Health Needs Assessment, Yellowstone County, Montana
- 2025, Realtor.com, Billings, Montana
- 2024, MT Continuum of Care Coalition, Homeless Population Point-in-Time Count
- 2020, Homelessness and Housing Supports in Yellowstone County
- 2024, U.S. Department of Veterans Affairs, *Montana VA Exceeds Goal To Support Veterans Experiencing Homelessness*
- 2025, Montana Department of Health and Human Services, Epidemiology and Scientific Support Bureau
- 2025, Montana Department of Health and Human Services, *7 FACTS ABOUT HIV, the virus that causes AIDS*
- 2025, U.S. Department of Agriculture, Food Access Research Atlas
- 2025, Healthy by Design, Riverstone Health
- 2023, National Human Trafficking Hotline, Montana
- 2020, Montana Department of Justice, *The Landscape in Montana: Missing Indigenous Persons*
- 2025, Montana Department of Commerce, *Housing Tax Credits*
- 2024, Counselors of Real Estate, *Accelerating Production of Attainable Housing*
- 2022, Big Sky Business Journal, *Billings Needs to Build 2000 Homes a Year*
- 2025, Best Places, Billings, Montana
- 2025, Zillow Home Values Index, Billings, Montana
- 2025, Montana Department of Commerce, *Fair Market Rent Reevaluation*
- 2024, Point2Homes, *Billings, Montana Rental Market Trends*
- 2025, Montana Rescue Mission, *Unified Campus Project*
- 2025, Montana Department of Labor & Industry, Montana Works
- 2025, Senior Housing Net, Billings, Montana
- 2025, U.S. Bureau of Labor Statistics, Montana
- 2023, Department of Numbers, *Billings, Montana Job Growth*
- 2019, Stacker, *Highest-earning cities in Montana*
- 2023, Data USA, Billings, Montana
- 2020, State of the Workforce
- 2023, Annual Comprehensive Economic Development Strategy and Progress Report
- 2025, Big Sky Economic Development, BillingsWorks
- 2023, Montana Historical Society, *The Southside of Billings, 1882-1940*
- 2025, BroadbandNow, *Internet Providers in Billings, Montana*
- 2025, ISP Reports, *Business Internet in Billings, Montana*

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- 2020, Montana Climate Solutions Council, *Montana Climate Solutions Plan*
- 2019, Multi-Hazard Mitigation Plan, *Yellowstone County, Montana*
- 2023, Disaster & Emergency Services Strategic Plan, Yellowstone County, Montana
- 2025, FEMA National Risk Index
- 2006, Community Wildfire Protection Plan, Yellowstone County, Montana

News Articles:

- 2024, Q2 News Billings, *Affordable housing waitlist hits 30-year high at Homefront in Billings*
- 2024, Q2 News Billings, *The 'Clothesline Project' raises awareness of domestic violence in Billings*
- 2023, Q2 News Billings, *Domestic violence support in Billings*
- 2021, The Wall Street Journal, *Montana Boomtown Jumps to No. 1 on WSJ/Realtor.com Housing Market Index*
- 2023, Daily Inter Lake, *The truth about your home's property tax increase*
- 2024, Q2 News Billings, *Billings schools establishing Family Resource Center to better serve growing homeless population*
- 2024, NonStop Local, *New data shows instance of homeless veterans dropping in Montana*
- 2024, Billings Gazette, *Still fighting HIV/AIDS in Montana*
- 2023, Q2 News Billings, *FBI and Billings area law enforcement battle human trafficking*
- 2024, NonStop Local, *North Park grand reopening will bring enhanced safety for residents*
- 2024, Billings Gazette, *Billings attainable housing report promotes small homes, density*
- 2024, Billings Gazette, *Montana Rescue Mission shows off its new shelter in downtown Billings*

Agency Links:

- 2025, YWCA Billings
- 2025, Domestic Shelters
- 2025, Yellowstone Human Trafficking Task Force
- 2025, HER Campaign
- 2025, Urban Indian Health Institute
- 2025, National Ashanti Alert Network
- 2025, Community Crisis Center
- 2025, HRDC District 7
- 2025, Montana Rescue Mission
- 2025, Off the Streets
- 2025, Tumbleweed
- 2025, Volunteers of America – Northern Rockies
- 2025, South Central Montana Regional Mental Health Center
- 2025, Rimrock
- 2025, Dress for Success Billings
- 2025, Billings Family Service
- 2025, Montana 211
- 2025, Project Re:Code

City of Billings Links:

- 2025, Capital Improvement Plan (CIP), City of Billings
- 2023, Billings Police Department Annual Report, City of Billings
- 2025, Housing Authority of Billings – Community Gardens Project, City of Billings
- 2025, Magic City Community Gardens Facebook

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- 2025, Amend Park Community Garden, City of Billings – Parks and Recreation
- 2025, Parkland Gleaning Project, City of Billings – Parks and Recreation
- 2025, Community & Neighborhood Plans, City of Billings
- 2023, HOME-ARP Allocation Plan, City of Billings
- 2025, City Owned Properties, City of Billings
- 2025, Poverty Impact Initiatives, City of Billings
- 2025, Billings Metro VISTA Project, City of Billings

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B. Data Sources in Order of Appearance

- 2016-2020, American Community Survey, Billings, Montana
- 2019-2023, United States Census Bureau, Billings, Montana
- 2024, Statistical Atlas, Billings, Montana
- 2024, Q2 News Billings, *Affordable housing waitlist hits 30-year high at Homefront in Billings*
- 2022, Point2Homes, *Billings, Montana Demographics*
- 2024, Q2 News Billings, *The 'Clothesline Project' raises awareness of domestic violence in Billings*
- 2023, Q2 News Billings, *Domestic violence support in Billings*
- 2025, YWCA Billings
- 2025, Domestic Shelters
- 2021, The Wall Street Journal, *Montana Boomtown Jumps to No. 1 on WSJ/Realtor.com Housing Market Index*
- 2025, Federal Reserve Bank of St. Louis, Billings, Montana
- 2022, The National Community Survey, Billings, Montana
- 2023, Daily Inter Lake, *The truth about your home's property tax increase*
- 2023, Community Health Needs Assessment, Yellowstone County, Montana
- 2025, Realtor.com, Billings, Montana
- 2024, MT Continuum of Care Coalition, Homeless Population Point-in-Time Count
- 2020, Homelessness and Housing Supports in Yellowstone County
- 2024, Q2 News Billings, *Billings schools establishing Family Resource Center to better serve growing homeless population*
- 2024, NonStop Local, *New data shows instance of homeless veterans dropping in Montana*
- 2024, U.S. Department of Veterans Affairs, *Montana VA Exceeds Goal To Support Veterans Experiencing Homelessness*
- 2025, Montana Department of Health and Human Services, Epidemiology and Scientific Support Bureau
- 2025, Montana Department of Health and Human Services, *7 FACTS ABOUT HIV, the virus that causes AIDS*
- 2024, Billings Gazette, *Still fighting HIV/AIDS in Montana*
- 2025, U.S. Department of Agriculture, Food Access Research Atlas
- 2025, Capital Improvement Plan (CIP), City of Billings
- 2023, Billings Police Department Annual Report, City of Billings
- 2025, Housing Authority of Billings – Community Gardens Project, City of Billings
- 2025, Magic City Community Gardens Facebook
- 2025, Amend Park Community Garden, City of Billings – Parks and Recreation
- 2025, Parkland Gleaning Project, City of Billings – Parks and Recreation
- 2025, Healthy by Design, Riverstone Health
- 2023, National Human Trafficking Hotline, Montana
- 2023, Q2 News Billings, *FBI and Billings area law enforcement battle human trafficking*
- 2025, Yellowstone Human Trafficking Task Force
- 2025, HER Campaign
- 2025, Urban Indian Health Institute
- 2020, Montana Department of Justice, *The Landscape in Montana: Missing Indigenous Persons*
- 2025, National Ashanti Alert Network
- 2025, Community & Neighborhood Plans, City of Billings

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- 2025, Montana Department of Commerce, *Housing Tax Credits*
- 2024, Counselors of Real Estate, *Accelerating Production of Attainable Housing*
- 2022, Big Sky Business Journal, *Billings Needs to Build 2000 Homes a Year*
- 2025, Best Places, Billings, Montana
- 2025, Zillow Home Values Index, Billings, Montana
- 2025, Montana Department of Commerce, *Fair Market Rent Reevaluation*
- 2024, Point2Homes, *Billings, Montana Rental Market Trends*
- 2023, HOME-ARP Allocation Plan, City of Billings
- 2025, Community Crisis Center
- 2025, HRDC
- 2025, Montana Rescue Mission
- 2025, Montana Rescue Mission, *Unified Campus Project*
- 2025, Off the Streets
- 2025, Tumbleweed
- 2025, Volunteers of America – Northern Rockies
- 2025, South Central Montana Regional Mental Health Center
- 2025, Rimrock
- 2025, Dress for Success Billings
- 2025, Billings Family Service
- 2025, Montana Department of Labor & Industry, Montana Works
- 2025, Montana 211
- 2025, Senior Housing Net, Billings, Montana
- 2025, Project Re:Code
- 2025, U.S. Bureau of Labor Statistics, Montana
- 2023, Department of Numbers, *Billings, Montana Job Growth*
- 2019, Stacker, *Highest-earning cities in Montana*
- 2023, Data USA, Billings, Montana
- 2020, State of the Workforce
- 2023, Annual Comprehensive Economic Development Strategy and Progress Report
- 2025, Big Sky Economic Development, BillingsWorks
- 2023, Montana Historical Society, *The Southside of Billings, 1882-1940*
- 2024, NonStop Local, *North Park grand reopening will bring enhanced safety for residents*
- 2025, BroadbandNow, *Internet Providers in Billings, Montana*
- 2025, ISP Reports, *Business Internet in Billings, Montana*
- 2020, Montana Climate Solutions Council, *Montana Climate Solutions Plan*
- 2019, Multi-Hazard Mitigation Plan, *Yellowstone County, Montana*
- 2023, Disaster & Emergency Services Strategic Plan, Yellowstone County, Montana
- 2025, FEMA National Risk Index
- 2006, Community Wildfire Protection Plan, Yellowstone County, Montana
- 2025, City Owned Properties, City of Billings
- 2024, Billings Gazette, *Billings attainable housing report promotes small homes, density*
- 2025, Poverty Impact Initiatives, City of Billings
- 2025, Billings Metro VISTA Project, City of Billings
- 2024, Billings Gazette, *Montana Rescue Mission shows off its new shelter in downtown Billings*

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A. CDBG Application for Federal Assistance (SF-424)

B. HOME Application for Federal Assistance (SF-424)

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C. Local Government Certifications

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D. Citizen Participation Plan

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E. HUD Table 2, Continuation: Participating Agencies, Groups, and Organizations

#	Agency/Group/Organization*	Type(s)	Consolidated Plan Section(s)	How Consulted / Outcomes
	Adjacent Neighborhood Task Force	Civic Leaders; low-income Area Representatives; Neighborhood Organization	All	Email / phone / web retrieval; data exchange for the development of relevant sections
	Adult Resource Alliance	Services - Elderly Persons	Housing Need Assessment; Non-Homeless Special Needs; Anti-Poverty Strategy	
	Big Sky Economic Development	County Government	Economic Development; Anti-Poverty Strategy	
	Big Sky Senior Services	Services - Elderly Persons	Housing Need Assessment; Non-Homeless Special Needs; Anti-Poverty Strategy	
	Billings City Council	Local Government; Civic / Business Leaders	All	
	Billings Job Service	Services - Employment	Economic Development; Anti-Poverty Strategy	
	Billings Police Department	Local Government; Services - Domestic Violence, Homeless	Housing Need Assessment; Anti-Poverty Strategy	
	Billings Public Schools	Services - Homeless, Education	Homeless Needs - Families with Children; Anti-Poverty Strategy	
	Billings Public Works Department	Local Government	Non-Housing Community Development Needs	
	City of Billings - Community Development Board	Civic / Business Leaders, Low-income Area Representatives; Neighborhood Leaders	All	

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	City of Billings - Domestic Violence Unit	Local Government; Services - Domestic Violence	Housing Need Assessment; Anti-Poverty Strategy	
	City of Billings - Planning Division	Local Government; Planning Organization	Housing Needs Assessment; Market Analysis; Economic Development; Anti-Poverty Strategy; Broadband Access; Resiliency	
	Downtown Billings Alliance	Business and Civic Leaders	Homeless Needs - Chronically Homeless; Economic Development; Anti-Poverty Strategy	
	Living Independently for Today and Tomorrow	Housing; Services - Persons with Disabilities	Housing Needs Assessment; Market Analysis; Non-Homeless Special Needs	
	Montana Department of Commerce	State; Housing	Housing Need Assessment; Market Analysis; Anti-Poverty Strategy	
	Montana Epidemiology, Addictive / Mental Disorders	Health Agency; Services - Health, Persons with HIV/AIDS, Disabilities, Homeless; State Government	Housing Need Assessment; Non-Homeless Special Needs	
	Montana Fair Housing	Services - Fair Housing	Housing Needs Assessment; Non-Homeless Special Needs; Anti-Poverty Strategy	
	Rimrock	Housing; Services - Persons with Disabilities	Housing Need Assessment; Homeless Needs - Chronically Homeless; Anti-Poverty Strategy	
	Yellowstone County Emergency Services	County Government	Resiliency	

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Email Listserv

The following organizations are included in an email listserv and all were contacted to: apply for CDBG, HOME, and AmeriCorps VISTA resources; participate in the Consolidated Plan survey to garner public input on community needs and how federal funding should be spent in Billings, and to publicly comment on the drafted Consolidated Plan during the 30-day draft review period.

- Adult Resource Alliance
- Ag Workers Health and Services
- Alliance Yellowstone County
- Alternatives, Inc.
- Angela's Piazza
- Big Sky Economic Development
- Big Sky Senior Services
- Billings Food Bank
- Billings Job Service
- Billings Public Schools
- Billings Urban Indian Health and Wellness Clinic
- Billings Veteran's Administration Health Care Center
- Bureau of Indian Affairs - Rocky Mountain Region
- Carbon County Commissioners
- City of Billings - Public Works
- Community Crisis Center
- Community Development Board
- Community Leadership Development, Inc.
- Dental Lifeline Network Montana
- Director of Adult Education, Billings Schools
- Downtown Billings
- Downtown Billings Alliance, Resource Outreach Coordinator
- Dress for Success
- Easter Seals Goodwill
- Education Foundation
- Emergency Services, YWCA
- Family Promise of Yellowstone Valley
- Family Service, Inc.
- Federal Express
- First Church
- Food Stamps (SNAP), Office of Public Assistance
- Habitat for Humanity
- Healthy by Design
- HomeFront, local public housing authority
- Homeword
- HopeLink Transition-in-Placement

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- Human Resource Development Council - District 7
- Jefferson Bus Lines
- Job Connection, Inc
- Job Corps
- Job Service Billings
- Living Independently for Today and Tomorrow
- MDOC
- Mental Health Center
- MET Transit
- Montana Community Services, Inc
- Montana Fair Housing
- Montana Healthcare Association
- Montana Legal Services Association
- Montana Rescue Mission
- Montana State University Billings
- Montana United Indian Association
- Montana Veterans Affairs Division-Billings
- Montana Warm Line
- Montana Youth Challenge Academy
- MONTANA Legal Services
- MONTANA Migrant Council
- MONTANA Native American Center
- MT.gov, Blind and Low Vision Services, Job Service
- National Alliance for the Mentally Ill - Billings
- Native American Development Corporation
- NeighborWorks Montana
- Northern News Network
- Office of Public Assistance - Yellowstone County
- Peoples Community Outreach
- People's Outreach
- Residential Support Services, INC.
- Rimrock Foundation
- RiverStone Health
- Rocky Mountain Tribal Leaders Council
- Rod Ostermiller
- Rural Employment Opportunities - Billings Office
- Saint Vincent de Paul
- Salvation Army
- Social Security Administration
- St. Vincent Healthcare
- State of Montana - Adult Protective Services

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- State of Montana - Dept of Health Human Services
- State of Montana - Mental Health First Aid
- State of Montana - MONTANA Federation of Public Employees, Job Service
- State of Montana - Operations Bureau
- State of Montana - Public Assistance Manager
- State of Montana - Vocational Rehab
- STEP Inc.
- Sweet Grass County Commissioners
- Temporary Assistance for Needy Families (TANF), Human Community Services Division
- Tumbleweed
- United Way of Yellowstone County
- University of Montana, Missoula
- University of Wyoming
- US Department of Veteran Affairs
- USDA-FNS via DPHHS
- Veteran's Meat Locker
- Veteran's Nav
- Veterans Upward Bound
- Volunteers of America
- Walla Walla University - Billings Campus
- Walla Walla University - Billings Mental Health Clinic
- Yellowstone Boys & Girls Ranch
- Yellowstone County Alliance
- Yellowstone County Continuum of Care
- YWCA Billings
- Yellowstone Youth Services Center

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F . Public Notices

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Affidavit of Publication

STATE OF MONTANA

County of Yellowstone

Jonathan McNiven

Being duly sworn, deposes and says:

That he is the Legal Advertising Clerk of Yellowstone County News, a newspaper of general circulation published weekly in the town of Huntley, in the County of Yellowstone, State of Montana, and that the (6) Folio Legal, **Public Notice,** a true copy of which is hereto **Included**, was published in said newspaper on the following dates:

September 20, 2024; September 27, 2024;

making in all **(2)** publication(s).

Jonathan McNiven

STATE OF MONTANA

County of Yellowstone

On this 27th day of September 2024, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Jonathan McNiven, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed same.

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

Tana McNiven

Tana McNiven

NOTARY PUBLIC for the State of Montana, residing

at Huntley, MT.

My commission expires: August 23, 2028

TANA MCNIVEN NOTARY PUBLIC SEAL STATE OF MONTANA

TANA MCNIVEN
NOTARY PUBLIC for the
State of Montana
Residing at Huntley, Montana
My Commission Expires
August 23, 2028

PUBLIC NOTICE
CITY OF BILLINGS
FY2023-2024 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)
AND
HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)
COMPREHENSIVE ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

The City of Billings will hold a public hearing on Monday, September 23, 2024, at 5:30 pm to obtain public comment on:

- CDBG and HOME Comprehensive Annual Performance Evaluation Report (CAPER) for the prior program year; and
- Current community needs to assist the Community Development Board in:
  - Designing the application process for the upcoming program year, before the publication of the drafted Annual Action Plan; and

Federal regulations require the City to facilitate two public hearings, at different stages of the program year, to obtain residents' views and respond to questions. Together, the hearings must address housing and community development needs, development of proposed activities, proposed strategies and actions for affirmatively furthering fair housing, and a review of program performance.

Copies of the City's drafted FY2023-2024 CDBG and HOME CAPER are available beginning September 6, 2024, online at www.BillingsMT.gov/CDreports. The City must facilitate a minimum 15-day public comment period for the CAPER. The City of Billings exceeds this requirement by facilitating a public comment period beginning September 7 through September 27, 2024.

PUBLIC PARTICIPATION

The City of Billings encourages all members of the community to participate in the Consolidated Planning process. The public hearing is accessible to individuals with physical disabilities. Special arrangements for participation in the public hearings by individuals with hearing, speech, or vision impairment may be made upon request at least three days prior to the hearing. Non-English speaking persons wishing to participate will also be accommodated through translation and / or interpretation in accordance with the City's Language Assistance Plan. The public is encouraged to participate:

- **Agenda Packet:** Available for viewing on the City's website www.BillingsMT.gov/councilagendas.
- **Viewing the Meeting:** The Public may view the meeting on the Community 7 TV - Channel 7 or Channel 507 – Spectrum Cable. The Public may also view online at www.comm7tv.com and click the Watch Live icon. Community 7 also has links to their Facebook page and YouTube channel in which to view the meeting. Meeting recordings are also available after the meeting for viewing online via the Community 7 TV website, Facebook page, or YouTube channel.
- **Comments:** Verbal comments are taken only during the Public Comment periods as indicated on the agenda and during the Public Hearings under the regular agenda. Written communication can be submitted any time prior to or during the public comment period.
  - **In-Person:** The public may attend the meeting in person in the Council's Chambers, City Hall, 210 North 27th Street, Billings, Montana.
  - **Email:** Emails can be sent to the City Council before 3:00 pm on the date of the Public Hearing at council@BillingsMT.gov.
  - **Viewing Council Emails:** All emails sent to the City Council can be viewed online at www.BillingsMT.gov/councilemails. Emails received after 3:00 pm and prior to 5:00 pm, may be read during the meeting.

Published on September 20 and 27, 2024.

Denise R. Bohlman
Billings City Clerk
P.O. Box 1178
Billings, MT 59103

9/20, 9/27 2024
MNAXLP

G. Public Comments

The City of Billings held a public hearing on Monday, September 23, 2024, at 5:30 pm to obtain public comment on:

- CDBG and HOME Comprehensive Annual Performance Evaluation Report (CAPER) for the prior program year.
- Designing the application process for the upcoming program year before the publication of the drafted Annual Action Plan.

Federal regulations require the City to facilitate two public hearings, at different stages of the program year, to obtain residents' views and respond to questions. Together, the hearings must address housing and community development needs, development of proposed activities, proposed strategies and actions for affirmatively furthering fair housing, and a review of program performance. Public comments / inquiries are summarized below.

- **CM Kennedy:** Asked if money allocated to parks can be used for lighting, noting that many of the City's parks need lighting (referencing Crime Prevention Through Environmental Design). He asked about the eligibility of Rose Park and staff noted they would need to check on eligibility. CM Kennedy recognizes that Optimist Park is being done and inquired about South Park. Rose Park included – Optimist is being done. He inquired about South Park, and staff noted that the park is located within the non-safe acceptable distance from potential environmental hazards.
- **CM Rupsis:** Thanked staff for updating the CAPER to include the City's openness for dedicating public land to affordable housing development. Asked about a link to the Billings Pattern Guide referenced in the CAPER, indicating that it would be very useful. Staff will investigate the status of the website. Staff notes that it is a great tool.

  Under "other actions to be done to improve affordable housing development" (CR-35 Other Actions, findings from the Analysis of Impediments to Fair Housing Choice), CM Rupsis noted staff indicated:

  - Density bonuses have not been established to offset the cost of development if a project contains a certain percentage of affordable housing.
  - The City does not currently permit a waiver or reduction of impact fees, including water and wastewater system development fees, to promote affordable housing development.

  He asked the City Administrator to bring these initiatives forward and the City Administrator agreed. Mayor Cole noted that if developers do not pay impact fees, someone else does and noted legal impacts would need to be investigated.

- **Rebecca Noell, Community Development Board Chair:** She would like to talk about her experience with the Community Development Department, having served on the Board since 2017. She notes housing used to be an issue but is now a crisis in the nation. As the biggest city in Montana, the department she has had the privilege of working with has really been a leader in trying to come up with solutions and trying to see the best path forward for all of our neighbors in Billings.

  During her time on the Board, she has continually seen a demonstration of deep institutional knowledge, of integrity, and staff competence. They honestly have the interests of our neighbors and the people who live in Billings in their hearts every day as they do their work. She thanked Brenda Beckett, Carly Collins, Tam Rodier, and Planning & Community Services Director Wyeth Friday. She noted it has been a privilege to work with the department and she feels that the team

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has accomplished a lot. She hopes the Board can work with the department in the future and keep moving Billings forward, keep accomplishing things, and keep helping all our neighbors because we all deserve to have a great life in Billings.

- **Denver Slater:** He commended the Council and their tireless efforts. He has addressed the Council before about the Montana Rescue Mission. He has an issue with the organization's leadership. He used to live and work in an industrial-sized kitchen in the basement years ago. They used to serve over 200 meals a day to anyone in need. Breakfast was for the male residents of the shelter, and lunch and dinner was for the community.

  He noted they used to provide exceptional health care services there and leadership stopped the program without explanation. He has talked with Healthcare for the Homeless about the change.

  Mr. Slater noted that there was a grand opening a couple of weeks ago. He expressed concerns about residents related to financial issues and what benefits the organization takes and that they are working without pay. He also had concerns about not being able to get a bible from the shelter's thrift store.

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H. Consolidated Plan Survey

Billings PLANNING & COMMUNITY SERVICES

The City of Billings receives federal funding to assist low-income households and to revitalize neighborhoods. We want to hear what ***YOU*** think the City should fund when other funding resources are not available. ***Would you please complete this short survey?***

Surveys should be mailed to: Community Development Division, PO Box 1178, Billings, MT 59103

Alternatively, you may scan the QR code at right and complete the survey online:

1	**What is your zip code?**							
2	**Do you have access to the Internet at home?**			☐ Yes ☐ No ☐ Unknown				
3	**Is your home currently at risk from natural hazards?** *(flood, fire, etc.)*			☐ Yes ☐ No ☐ Unknown				
4	**Please select the importance of funding the following activities in Billings.**			**Low --> High Importance**				
				1	**2**	**3**	**4**	**5**
	a.	**First Time Home Buyer** *Loans for downpayment and closing costs for low-income households*						
	b.	**Foreclosed and/or Vacant Properties** *Purchase and renovate run-down homes to sell to low-income households*						
	c.	**Build new housing for homeowners**						
	d.	**Build new housing for renters**						
	e.	**Home Repair** *Loan financing for low-income homeowners to make needed repairs*	Furnace, roof, electrical, plumbing, etc.					
			Windows, Insulation, etc.					
			Solar Roofing Panels					
	f.	**Park improvements to improve safety in low-income neighborhoods** *Lighting, fencing, landscaping, signage, public art, etc.*						
	g.	**Improvements in your neighborhood**	Water and sewer					
			Streets, curbs, gutters, sidewalks					
			Street lights					
	h.	**Family justice and domestic violence programs**						
	i.	**Food security programs**						
	j.	**Improved access to healthcare and mental health care**						
	k.	**K-12 Education & School Readiness**						
	l.	**Financial Literacy, Housing, & Employment**						
	m.	**Services for Veterans and Military Families**						
5.	**What suggestions do you have for improving affordable housing options in Billings?**							
6.	**Please share any additional thoughts you have about effectively using U.S. Department of Housing & Urban Development (HUD) federal funding here in Billings**							

H. Consolidated Plan Survey Results

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I. HUD Tables and City Figures Index

			HUD Tables	City Graphics	
The Process	PR-05	Lead & Responsible Agencies	Table 1	Responsible Agencies	
	PR-10	Consultation	Table 2	Agencies, groups, organizations who participated	
			Table 3	Other local / regional / federal planning efforts	
	PR-15	Citizen Participation	Table 4	Citizen Participation Outreach	
Needs Assessment	NA-10	Housing Needs Assessment	Table 5	Housing Needs Assessment Demographics	
			Table 6	Number of Households Table	
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			Table 7	1. Housing Problems	
				Figure B	Housing Problems - Renters
				Figure C	Housing Problems - Owners
			Table 8	2. Housing Problems 2	
			Table 9	3. Cost Burden >30%	
			Table 10	4. Cost Burden >50%	
			Table 11	Crowding	
			Table 12	Crowding - Children	
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				Figure E	Housing Price Index for Billings, Montana
	NA-15	Disproportionately Greater Need: Housing Problems	Table 13	Disproportionally Greater Need 0 - 30% AMI	
			Table 14	Disproportionally Greater Need 30 - 50% AMI	
			Table 15	Disproportionally Greater Need 50 - 80% AMI	
			Table 16	Disproportionally Greater Need 80 - 100% AMI	
				Figure F	Disproportionately Greater Needs: Housing Problems
	NA-20	Disproportionately Greater Need: Severe Housing Problems	Table 17	Severe Housing Problems 0 - 30% AMI	
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			Table 19	Severe Housing Problems 50 - 80% AMI	
			Table 20	Severe Housing Problems 80 - 100% AMI	
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	NA-30	Disproportionately Greater Need: Discussion		Figure G	Housing Cost Burden
				Figure H	Racial Ethnic Groups - Geolocation
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				Figure I	HomeFront's Assistance Program Usage / Demand
			Table 23	Characteristics of Public Housing Residents by Program Type	
			Table 24	Race of Public Housing Residents by Program Type	
			Table 25	Ethnicity of Public Housing Residents by Program Type	

			HUD Tables		City Graphics	
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			Table 27	Nature and Extent of Homelessness		
	NA-50	Non-Housing Community Development Needs			Figure J	Food Security: Low-Income and Low-Access Neighborhoods, Atlas
					Figure K	Billings Capital Project Dashboard
Housing Market Analysis	MA-10	Number of Housing Units	Table 28	Residential Properties by Unit Number		
			Table 29	Unit Size by Tenure		
					Figure L	CPD Maps
	MA-15	Housing Market Analysis: Cost of Housing	Table 30	Cost of Housing		
					Figure M	Zillow Home Value Index
			Table 31	Rent Paid		
			Table 32	Housing Affordability		
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					Figure O	Rental Unit Housing Affordability
	MA-20	Housing Market Analysis: Condition of Housing	Table 34	Condition of Units		
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			Table 36	Risk of Lead-Based Paint Hazards		
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	MA-30	Homeless Facilties and Services			Figure P	Need for Services, Housing, Shelter by Population
			Table 39	Facilities and Hosuing Targeted to Homeless Households		
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			Table 44	Educational Attainment (Population 16 and Older)		
			Table 45	Median Earnings in the Past 12 Months		
	MA-50	Needs and Market Analysis Discussion			Figure R	Percentage of Extremely Low-Income Households by Neighborhood
					Figure S	Percentage of Households with Housing Cost Burden and Race / Ethnicity
	MA-60	Broadband Needs of Housing Occupied by Low-Income Households			Figure T	Number of Fixed Residential Broad Band Providers
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			Table 51	Homeelss Prevention Services Summary
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	AP-20	Annual Goals and Objectives	Table 54	Goals Summary
		Goals Summary Information	Table 55	Linked to AP-38 - Project Summary
	AP-35	Projects	Table 56	Project Allocations
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	AP-50	Geographic Distribution	Table 58	Geographic Distribution
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			Table 60	One Year Goals for Affordable Housing by Support Type

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COMMUNITY DEVELOPMENT DIVISION

ESTIMATED Revenue & Recommended Budget FY2025-2026

	CDBG				HOME			
Programs	*New CDBG Estimate*	*Prior EN* [+]	*Uncommitted PI* [++]	*Estimate Next FY PI* [**]	*New HOME Estimate*	*Prior EN* [+] *Includes CHDO Release*	*Uncommitted PI* [++] *3.26.25*	*Estimate Next FY PI* [**]
New HUD Entitlement Grant	645,000	-	-	-	350,000	-	-	-
Prior Entitlement	-	45,000	-	-	-	927,125	-	-
Prior Program Income	-	-	0	-	-	-	215,604	-
Next FY Program Income Estimate	-	-	-	100,000	-	-	-	100,000
Total Available	**645,000**	**45,000**	**0**	**100,000**	**350,000**	**927,125**	**215,604**	**100,000**
		790,000				**1,592,729**		

Abbreviations Key
EN: Entitlement
PI: Program Income
FY: Fiscal Year

*Community Development Applications & Funding Recommendations**

Programs	*New CDBG Estimate*	*Prior EN* [+]	*Uncommitted PI* [++]	*Estimate Next FY PI* [**]	*New HOME Estimate*	*Prior EN* [+] *Includes CHDO Release*	*Uncommitted PI* [++]	*Estimate Next FY PI* [**]	*Totals*	*Notes*
CDBG Administration 20% Cap	129,000	-	-	-	-	-	-	-	**129,000**	Admin capped at 20%
HOME Administration 10% Cap	-	-	-	-	35,000	-	-	-	**35,000**	Admin capped at 10%
Set-Aside for CHDOs	-	-	-	-	52,500	-	-	-	**52,500**	15% minimum - certified CHDO org must
CHDO $ Released	-	-	-	-	-	106,095			**1,545,000**	LB Lofts
Affordable Housing Development	100,000	45,000	-	**0**	262,500	821,030	210,375	**0**		
VISTA Admin (Public Service)	0	0	-	**25,000**	-	-	-	-	**25,000**	Need $75k for FY25-26
Lead Water Service Line Replacement	200,000	0	-	**25,000**	-	-	-	-	**225,000**	Develop new program w/Public Works
Foreclosure - New Property	50,000	0	-	**0**	-	-	-	-	**50,000**	Timeliness Place Holder
First Time Home Buyer Program	116,000	0	-	**25,000**	0	0	5,229	**100,000**	**246,229**	Can assist ~20 households
Crime Prev Through Environ Design	50,000	0	-	**25,000**	-	-	-	-	**75,000**	Improvements at low-income parks
Subtotal Allocated	**645,000**	**45,000**	**0**	**100,000**	**350,000**	**927,125**	**215,604**	**100,000**	**2,382,729**	
Remaining to Allocate	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

[*] *Continue close- and shovel-ready allocations*

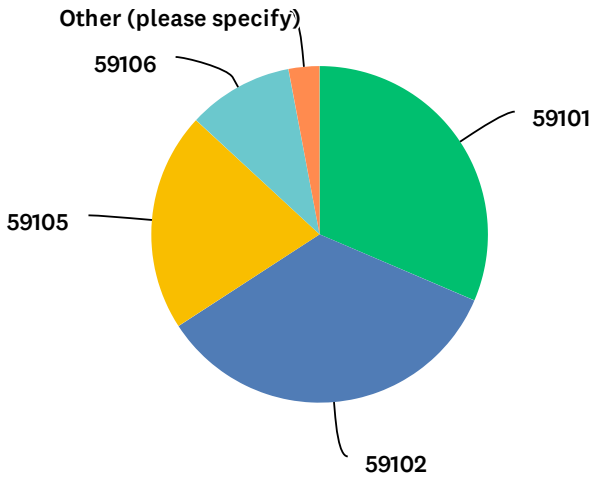
[**] *Not budgeted until received*

[+] *Increased in HUD's IDIS system when program income was drawn first, as per regulation*

[++] *Decreased in HUD's IDIS system when program income is drawn first*

Q1 What is your ZIP code (Select one)

Answered: 404 Skipped: 0

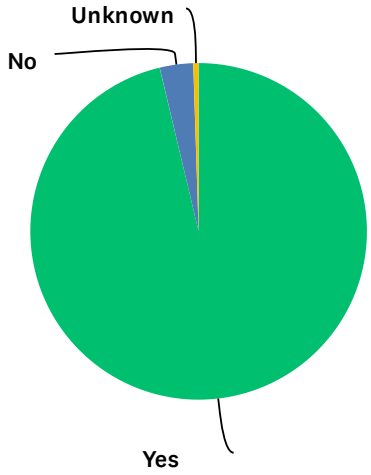


ANSWER CHOICES	RESPONSES	
59101	31.44%	127
59102	34.41%	139
59105	21.04%	85
59106	10.15%	41
Other (please specify)	2.97%	12
TOTAL		404

#	OTHER (PLEASE SPECIFY)	DATE
1	59718 - I am a realtor that works in Billings	3/13/2025 3:45 PM
2	59103	3/11/2025 5:10 PM
3	59044	3/11/2025 11:03 AM
4	59019	3/6/2025 1:33 PM
5	59079	3/4/2025 3:36 PM
6	59088	3/4/2025 3:02 PM
7	59079	3/4/2025 10:58 AM
8	59044	3/4/2025 10:23 AM
9	59103	3/3/2025 4:25 PM
10	59088	3/3/2025 2:59 PM
11	59063 - However I work as a REALTOR in all the Billings Zip Codes	3/3/2025 1:34 PM
12	59079	3/3/2025 12:13 PM

Q2 Do you have Internet at home? (Select one)

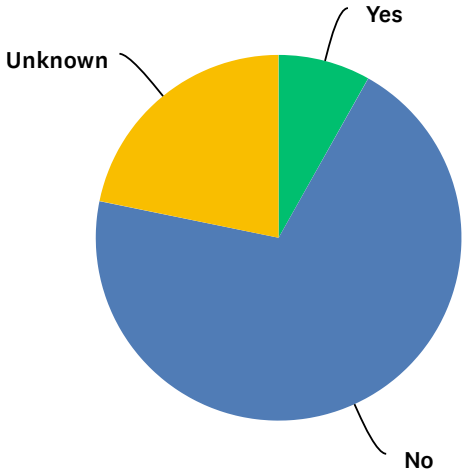
Answered: 404 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	96.29%	389
No	3.22%	13
Unknown	0.50%	2
TOTAL		404

Q3 Is your home currently at risk from natural hazards? (e.g., floods, fire, etc.)(Select one)

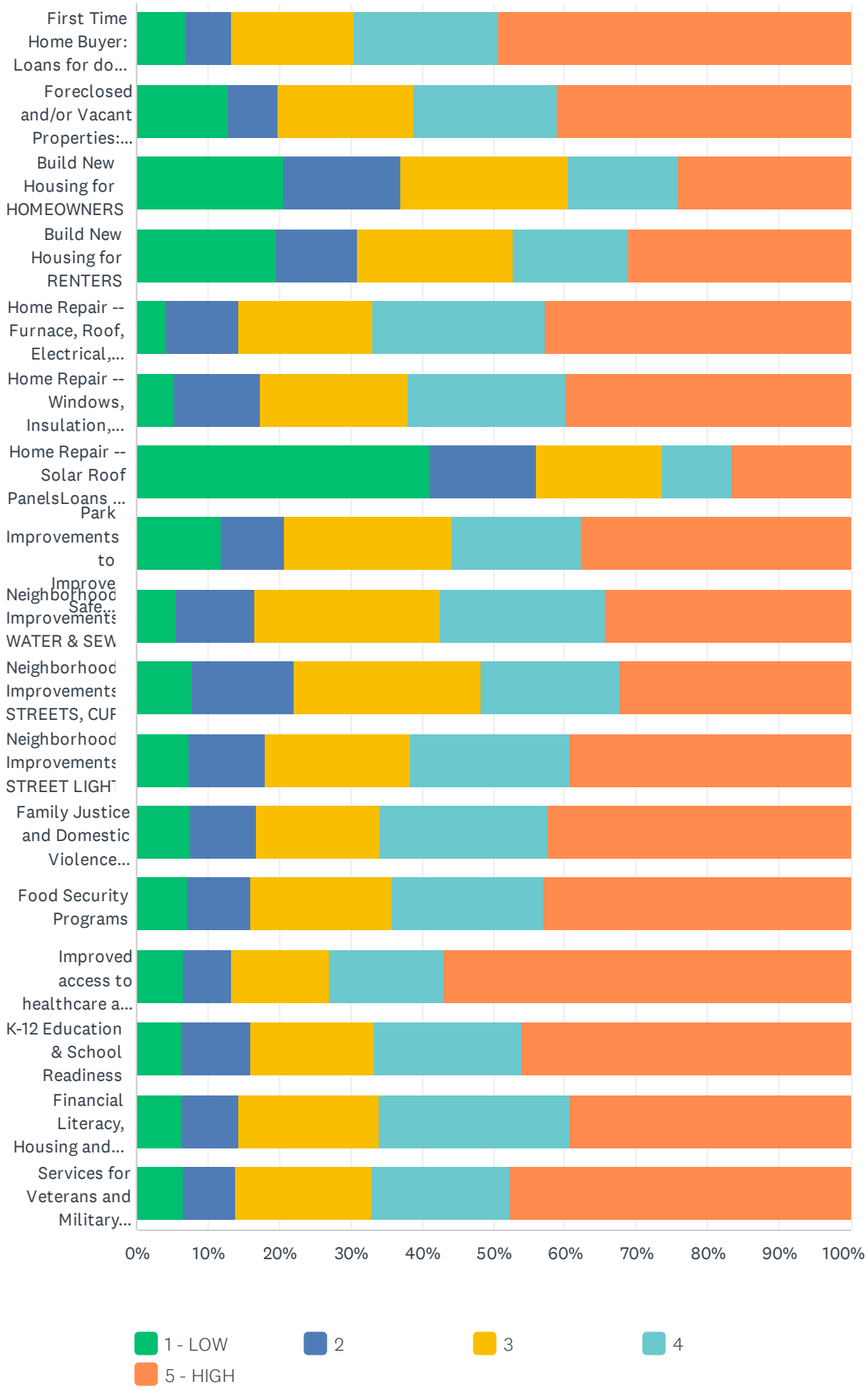
Answered: 404 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	8.17%	33
No	70.05%	283
Unknown	21.78%	88
TOTAL		404

Q4 Please select the importance of funding the following activities in Billings. Low Importance (1) to High Importance (5)

Answered: 404 Skipped: 0


First Time Home Buyer: Loans for do...
Foreclosed and/or Vacant Properties:...
Build New Housing for HOMEOWNERS
Build New Housing for RENTERS
Home Repair -- Furnace, Roof, Electrical,...
Home Repair -- Windows, Insulation,...
Home Repair -- Solar Roof PanelsLoans ...
Park Improvements
to Improve Neighborhood Safe...
Improvements WATER & SEW
Neighborhood Improvements STREETS, CUF
Neighborhood Improvements STREET LIGH
Family Justice and Domestic Violence...
Food Security Programs
Improved access to healthcare a...
K-12 Education & School Readiness
Financial Literacy, Housing and...
Services for Veterans and Military...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
1 - LOW
2
3
4
5 - HIGH

	1 - LOW	2	3	4	5 - HIGH	TOTAL	WEIGHTED AVERAGE
First Time Home Buyer: Loans for down payment and closing costs for low-income households	7.05% 28	6.30% 25	17.13% 68	20.15% 80	49.37% 196	397	3.98
Foreclosed and/or Vacant Properties: Purchase and renovate run-down homes to sell to low-income households	12.94% 52	6.97% 28	18.91% 76	20.15% 81	41.04% 165	402	3.69
Build New Housing for HOMEOWNERS	20.60% 82	16.33% 65	23.62% 94	15.33% 61	24.12% 96	398	3.06
Build New Housing for RENTERS	19.70% 78	11.11% 44	21.97% 87	16.16% 64	31.06% 123	396	3.28
Home Repair -- Furnace, Roof, Electrical, Plumbing, etc.Loans for low-income homeowners to make needed repairs	4.02% 16	10.30% 41	18.84% 75	24.12% 96	42.71% 170	398	3.91
Home Repair -- Windows, Insulation, etc.Loans for low-income homeowners to make needed repairs	5.28% 21	12.06% 48	20.60% 82	22.11% 88	39.95% 159	398	3.79
Home Repair -- Solar Roof PanelsLoans for low-income homeowners to install solar energy components	41.21% 164	14.82% 59	17.59% 70	9.80% 39	16.58% 66	398	2.46
Park Improvements to Improve Safety in Low-Income NeighborhoodsLighting, fencing, landscaping, signage, public art, etc.	11.81% 47	8.79% 35	23.62% 94	18.09% 72	37.69% 150	398	3.61
Neighborhood Improvements -- WATER & SEWER	5.54% 22	11.08% 44	25.94% 103	23.17% 92	34.26% 136	397	3.70
Neighborhood Improvements -- STREETS, CURBS, GUTTERS, SIDEWALKS	7.75% 31	14.25% 57	26.25% 105	19.50% 78	32.25% 129	400	3.54
Neighborhood Improvements -- STREET LIGHTING	7.27% 29	10.78% 43	20.30% 81	22.31% 89	39.35% 157	399	3.76
Family Justice and Domestic Violence Programs	7.52% 30	9.27% 37	17.29% 69	23.56% 94	42.36% 169	399	3.84
Food Security Programs	7.25% 29	8.75% 35	19.75% 79	21.25% 85	43.00% 172	400	3.84
Improved access to healthcare and mental health care	6.55% 26	6.80% 27	13.60% 54	16.12% 64	56.93% 226	397	4.10
K-12 Education & School Readiness	6.33% 25	9.62% 38	17.47% 69	20.51% 81	46.08% 182	395	3.90
Financial Literacy, Housing and Employment	6.35% 25	7.87% 31	19.80% 78	26.65% 105	39.34% 155	394	3.85
Services for Veterans and Military Families	6.55% 26	7.30% 29	19.14% 76	19.40% 77	47.61% 189	397	3.94

Q5 What suggestions do you have for improving affordable housing options in Billings?

Answered: 404 Skipped: 0

#	RESPONSES	DATE
1	Home Ownership instead of the rental cycle	3/28/2025 4:09 PM
2	Continue to use TIF funding	3/25/2025 8:32 PM
3	Keep the gon't out of housing development programs.	3/25/2025 7:25 PM
4	Property management landlord. So anyone who is making housing affordable for those making minimum wage whether federal or state minimum wage is like a crime.	3/25/2025 12:51 PM
5	Find out what people need to have housing options	3/24/2025 2:30 PM
6	Not charging so much with first month,last month, and deposit all at one time.	3/24/2025 3:46 AM
7	Unsure	3/23/2025 8:56 PM
8	Help low income people get into their own homes, help with classes and help us be home owners.	3/22/2025 6:59 PM
9	Rehabilitating old and run-down homes to rent out affordable housing for low-income families. Also, financial education is important for helping families escape poverty.	3/22/2025 10:26 AM
10	Provide ways for rentals to become the property of the renters, or others.	3/21/2025 9:16 AM
11	.	3/21/2025 9:13 AM
12	.	3/21/2025 9:12 AM
13	What constitutes "affordable?"	3/21/2025 9:11 AM
14	On the southside of Billings there are some houses that need renovation!	3/21/2025 9:09 AM
15	.	3/21/2025 9:07 AM
16	n/a	3/20/2025 11:39 PM
17	NA	3/20/2025 5:56 PM
18	More rent-controlled options for low-income families.	3/20/2025 10:47 AM
19	Curious as to all the new Housing projects on our Westend including 32nd and Grand and off Shilo and King? Are any of these truly for Low Income? Seems like our city is green lighting any and all development projects without the consideration of the established neighborhoods. 32nd and Grand has turned into what looks like a bunch of hotels! Wonder what the homeowners along Colton think about that and did they have enough say in what would be built there? Our City Planning needs better vision in this town and not just a vote "YES" on anything that comes across their desk. Quit calling Affordable housing that if it is not truly affordable housing!!!!	3/20/2025 8:11 AM
20	Lower rents,	3/19/2025 8:12 PM
21	none	3/19/2025 2:44 PM
22	taxes and insurance must come down so affordable housing options can be realistic	3/18/2025 5:31 PM
23	- Limit quantity of short term rental permits available in city limits (like the state does with liquor licenses). - Offer incentive for developers to build market rate or below market rate residential units. - Require developers to include a certain percentage of affordable units in new developments. - Public Private partnerships help reduce costs. Encourage more City partnerships with non-profit organizations, and private developers to leverage resources and expertise. (ie. Downtown Billings, HUD, etc)	3/18/2025 2:50 PM

24	none	3/18/2025 12:42 PM
25	Consider waiving certain zoning rules and regs to make it easier for low-income housing developers to build. Offer developers tax breaks, grants, or incentives to create affordable housing units. Focus on affordable housing development in areas with good access to jobs, schools, and amenities. Implement permanent supportive housing; rent-to-own. Convert vacant/underutilized buildings into AFFORDABLE housing. Consider Renters' Tax Credit; expand low-income housing tax credits; increase access to affordable housing subsidies to help secure stable housing. Address poverty by implementing poverty reduction measures and improve income security programs to prevent evictions and improve overall housing affordability. Finally, home repair is so overlooked and key in continuing stable housing.	3/18/2025 11:27 AM
26	let the market work; reduce regulations	3/17/2025 5:47 PM
27	Changing down payment limits and encouraging renovation or home-owner building loans.	3/17/2025 4:10 PM
28	planned development for tiny homes	3/17/2025 3:09 PM
29	xxx	3/17/2025 3:09 PM
30	See box number 6	3/17/2025 11:14 AM
31	Consider tax incentives for private builders and landlords	3/17/2025 10:27 AM
32	N/A	3/17/2025 9:45 AM
33	City rental licenses to hold landlords accountable - must meet minimum standards and be fined if they don't. Also, rent stabilization through co-ops.	3/17/2025 8:52 AM
34	If a person has a good reputation as a renter, they should be given consideration, and perhaps a discount.	3/17/2025 6:02 AM
35	Lower the regulations and costs for developers to build new subdivisions. Lower hookup fees, that house will add money to the City so don't Rape the new buyer with a $10k hookup fee.	3/16/2025 1:54 PM
36	None	3/16/2025 7:40 AM
37	Lower property taxes and make home insurance affordable.	3/14/2025 4:45 PM
38	Provide low-interest or forgivable loans to developers and nonprofits to help cover pre-development costs, infrastructure improvements, and down payment assistance for homebuyers.	3/14/2025 2:02 PM
39	Programs that help with monthly payments or reduce the interest rate so that the monthly payment is more affordable.	3/14/2025 9:00 AM
40	help with rental assistance... stop hedge funds from buying up all of the properties!	3/13/2025 6:19 PM
41	Land trusts, builder incentives, appropriate building deregulation, some rezoning	3/13/2025 4:31 PM
42	Well, 1st would be to spell "School-Readiness" correctly, rather than "School Rediness" :) The best thing you can do is reduce overlapping and contradictory regulatory burden to expedite the renovation of under-utilized or blighted areas of Billings. And allow trailer parks. Sure, you can set the bar pretty high for how they have to be kept (looking at Lockwood!) but they can be a huge benefit to both 1st time homebuyers and seniors (55+ parks).	3/13/2025 3:45 PM
43	Base housing cost on what people's wages are, Price gouging people into homelessness is ridiculous and greedy.	3/13/2025 3:41 PM
44	get substance abusers out of public housing especially housing for seniors and the disabled. Fire managers of such communities who refuse to deal with it and never hire them anywhere again. Their ignoring the crimes puts everyone in danger. Home Front seems to be one of the worst in terms of ignoring what is going on.	3/13/2025 3:36 PM
45	x	3/13/2025 2:53 PM
46	Encouraging ADU for existing home owners. If an older person needs less space and 1 level living, being able to build and ADU on their existing lot would allow them to rent out their home and provide income to supplement social security.	3/13/2025 1:30 PM
47	Having commercial builders and builders building homes over $1M put a subsidy in place for	3/13/2025 11:49 AM

	low income home owners that have full time steady income.	
48	I purchased a house in Billings in 2023. I was from Livermore CA. Our local government realized our housing cost were so expensive, when builders wanted permits to build they had to build x amount of housing for low income buyers. They mixed them within various neighborhoods. Then they were sold to buyers meeting certain criteria. The houses are jointly owned by the city and the purchaser. When the house is sold again, the seller shares the profit with the city & it must be resold to a low income buyer. There's more to it such as they must agree to keep the property up inside & out.	3/13/2025 10:55 AM
49	I have no opinion on this matter	3/13/2025 10:31 AM
50	We need grocery locations in our low-income areas. These "food deserts" could be addressed to help address food insecurity and accessibility.	3/13/2025 10:19 AM
51	Keep the interest rate low. Keep the junk fees to a minimum.	3/13/2025 9:32 AM
52	Teach about housing in high school.	3/13/2025 9:22 AM
53	Take the vacant buildings and vacant lots and build high-density affordable rental units (apartment buildings or town homes). Create incentives for people to turn their garages or backyards into a studio or 1-2 bedroom dwellings. I think the city should build or allow for the building of housing for homeless, getting people off the streets and into housing has been proven to reduce homelessness and rehabilitate them back into having stable jobs and decreases hospitalizations. Federal funding should be used to expand the section 8 housing choice voucher program to allow more people into affordable homes and to build the affordable apartments/homes. I think when building these apartments they should be in areas with the infrastructure already built or would be built to be walkable. I think building new homes should be more geared towards starter homes 1-2 bedroom homes to allow more first time home buyers to buy their first starter home, rather than the 3-6 bedroom homes that are currently going up in so many subdivisions. We should replicate the homeless housing projects that are in Sweden, where they focus on people getting into housing first, and holistically collaborate with housing companies, private landlords, and non-profit organizations to provide housing and support services. I think we should also focus on preventing homelessness, when someone looses their job or have a medical condition in the family where someone can not work they should be able to apply for a voucher that can pay 6-12 months of their rent or mortgage, so they have time to find another job. The cost of housing inside city limits is so high, it causes urban sprawl, which in turn can have big consequences with septic issues and decreasing the amount of land that can absorb rainwater causing flooding.	3/13/2025 8:55 AM
54	Have classes for young adults to have the knowledge of financial stability. Requirements to be approved for grants. Such as completing classes and having first, last and deposit saved up before move in. Have shelters for those in danger in all areas of Billings for Males, females, families. Things they pay for throughout the process portions goes towards deposit/rent.	3/13/2025 8:55 AM
55	Stop letting inflation run it up lol	3/12/2025 10:22 PM
56	I was once in dire need of emergency affordable housing and it was so hard to get any landlord to rent or accept vouchers. We need more housing built for low income families.	3/12/2025 10:15 PM
57	More programs to help people with rent money or food when people run out of those things.	3/12/2025 5:17 PM
58	Do more to combat gang activity so that housing in "bad" neighborhoods seems appealing. Crackdown on slum lords that are charging amounts grossly over the worth of their properties. Adjust Fair Market Value to mirror what actual prices are not what they should be- many organizations cannot pay over Fair Market Value and almost nothing is at or below that price anymore (which makes the whole Fair Market Value pretty useless)	3/12/2025 4:02 PM
59	Create more 3 bedroom + affordable units. STOP building 2 bedroom units!!!	3/12/2025 3:52 PM
60	Make people repay the loans (low interest) in these thoughts; stop allowing the same people to use them over and over; if someone destroys property, they are not eligible for services until they repay it. Continue to monitor those using services (low income housing) and when they get above a certain income point for a set period of time (1 year), they have to move on (in rentals).	3/12/2025 2:45 PM
61	Have funds available to help with first month, last month, deposit. Have housing options available for people with no rental history and bad credit.	3/12/2025 2:45 PM

62	I recently purchased a multi-family lot, but it took me quite a while to find it. It seems the majority of property in the area is zoned for single family only.	3/12/2025 2:30 PM
63	Smaller houses/units being built or remodeled. Smaller should cost less, maybe with less yard to cut costs.	3/12/2025 2:13 PM
64	Reasonable/Fair pricing on homes and rentals as there are places that are charging high prices for outdated appliances and outdated interiors.	3/12/2025 1:04 PM
65	Program for a Rent to Own, for those that have poor credit	3/12/2025 12:44 PM
66	Encourage landlords to rent, by giving landlords incentives such as tax breaks, insurance breaks. Renovate abandoned buildings instead of letting them to continue falling apart. Add more prefab homes by putting them in vacant lots. Rent to own incentives rather than long term rentals	3/12/2025 12:20 PM
67	Build more apartments and support the current groups working to house the homeless. Don't start from scratch.	3/12/2025 12:17 PM
68	n/a	3/12/2025 12:13 PM
69	Creating low income housing in safe areas, near public transportation and sidewalks that are well maintained for pedestrians.	3/12/2025 12:08 PM
70	.	3/12/2025 12:06 PM
71	We need permanent supportive housing developments to help our homeless neighbors receive the support they need to get healthy and become/stay housed.	3/12/2025 11:59 AM
72	Like Habitat for Humanity, where they are required to build on their home at least twice a week until finished. Then options on a low interest loan. Too much is just given and not taught that you have to work and budget for housing.	3/12/2025 11:52 AM
73	2-3 bedroom units need to be affordable. Not studio and 1 bedroom. Section 8 seems to only be available for small units and therefore not for families	3/12/2025 11:14 AM
74	Decrease monopolies- businesses should not be able to purchase housing to rent, and homeowners should not be allowed to rent more than one household.	3/12/2025 10:07 AM
75	Build More Family Apartment Towers that have public transportation and playgrounds with walking paths to schools accessible	3/12/2025 9:49 AM
76	Consider purchase and renovation of former motels and other property to provide accessible housing for older adults and single people.	3/12/2025 8:59 AM
77	Awareness	3/12/2025 8:50 AM
78	Rent freezes. My rent has tripled just in the past 2 years! The owner has not done anything to improve the complex but continues to raise rent and utility costs.	3/12/2025 8:47 AM
79	Supply and demand. We need more supply to meet the demands.	3/12/2025 8:37 AM
80	I think the idea of buying foreclosures and selling them to low-income families is a great idea.	3/12/2025 8:23 AM
81	Remove barriers for people to become homeowners.	3/12/2025 8:22 AM
82	I would love to see more affordable complexes, low-income housing being built in our city rather than luxury apartments. Affordable housing would improve so much within the city. I see all the new buildings being built on the west end and think how those vacant areas could have been used to help our community.	3/12/2025 8:17 AM
83	For it to actually be Affordable	3/12/2025 8:17 AM
84	Use city & county initialized park space to build more affordable housing.	3/12/2025 8:08 AM
85	Get the rental agencies out of the profiteering business.	3/12/2025 8:06 AM
86	affordable rental housing, limits or licensing on short term rentals (air bnb etc),	3/12/2025 8:06 AM
87	I do not know. However, the cost of housing is above what younger people can afford.	3/12/2025 7:50 AM
88	Cluster housing with open space. 1200-1400 sq ft.	3/12/2025 7:40 AM

89	Loans to BUILDERS to build afforable homes--NOT necessarily for low income but affordable homes to be sold to non investor homeowners.	3/12/2025 6:48 AM
90	Update every property and yard interior exterior was all modern day amenities	3/12/2025 3:19 AM
91	More low income housing needs to be built and not just for seniors!	3/11/2025 5:58 PM
92	Prioritize funds for first time buyers	3/11/2025 5:17 PM
93	Turn the Chamber of Tourism into an organization promoting Commerce	3/11/2025 5:10 PM
94	provide incentives for builders, relax regulations, changing zoning if needed	3/11/2025 5:07 PM
95	If some of the funds could be used to buy down interest rates to help first time or lower income get into home ownership	3/11/2025 4:54 PM
96	We need more options.	3/11/2025 3:11 PM
97	Create an incentive to builders to build affordable housing.	3/11/2025 3:09 PM
98	We need a State LIHTC program.	3/11/2025 2:39 PM
99	We need more 4 bedroom apartments	3/11/2025 1:17 PM
100	The city should not feel like it has to invest itself into the physical act of providing housing. That is way too far outside of its wheelhouse. Focusing on Bureaucracy and Processes that allow the market to do it is incredibly more efficient, and a better use of our tax dollars.	3/11/2025 12:56 PM
101	give a first time homebuyer first year property tax free.	3/11/2025 12:41 PM
102	Help individuals when they have a mishap or back rent owed. Give the family a considerable amount of time to pay the amount back. As well give resources to help the family gain employment or program to help solve their financial issue so the family can get financial stable and not just put them out to fail and loose their housing.	3/11/2025 11:47 AM
103	Cut the red tape, especially in low income areas.	3/11/2025 11:24 AM
104	I don't know if I was the right person to send this to as I am in a low income housing unit with carpet that is three tenants old and in dire need of replacing but I know they will not replace it until I move out and I've been here almost 20 years and the carpet is two tenants prior to me it took a full year to get blinds in my apartment after I requested them when all the other tenants in my building already had them and I'm still waiting on repairs on cabinet doors I am a little frustrated with the low income housing system but I think the money or at least some of the money needs to be spent upgrading some of the units that already exist I live in spring gardens and they have been telling us for years that we were going to get dishwashers we are still without dishwashers and right now my unit has been without a washer and dryer for over 2 months because we have been waiting on a hot water heater	3/11/2025 11:20 AM
105	First time home buyer programs are essential. Getting buyers educated about the programs, and doing training in budgeting and financial literacy would help many understand the process better and succeed in their home purchases. We also need to address property tax increases and insurance increases so that people who have already bought homes can continue to afford them.	3/11/2025 11:03 AM
106	Financial Mentors to help renters attain goals of owning own homes. More classes on how to get started on buying homes	3/11/2025 10:30 AM
107	Build smaller units and more senior residents.	3/11/2025 9:54 AM
108	Program to help home owners make improvements to homes.	3/11/2025 9:27 AM
109	We have limited options for low income people. What we have are not well cared for. It would help if we could have more places that accept Section 8, or other HUD assistance with housing. I would love to live in a place where I was not embarrassed for friends and family to visit. I am elderly and have few options.	3/11/2025 9:02 AM
110	Having 4-bedroom options in safer areas of town (west-end / shiloh) would be ideal.	3/11/2025 8:51 AM
111	Unknown	3/11/2025 8:19 AM
112	Give builders incentives to build low income housing. Provide grants and loans to low income home buyers to purchase. Buy down interest rates for low income home buyers.	3/11/2025 8:12 AM

113	Expanding the existing housing programs already existing such as the Section 8 housing program.	3/11/2025 7:58 AM
114	NA	3/11/2025 7:24 AM
115	Screen your tenants better, those of us who utilize your housing, who work, and who try to have nice things once you put tenants in the complex who are disruptive, have police doing drug busts on their units and causing havoc from shady associates then my home becomes questionable as well. SCREEN YOUR TENANTS! REMOVE THE ONES DOING NEGATIVE CRAP, HAVING PARTIES, HEAVY TRAFFIC, IN TROUBLE WITH THE LAW, EXTRA PEOPLE ALWAYS STAYING THERE, ETC ..	3/11/2025 7:02 AM
116	You staff is doing an amazing job.	3/11/2025 5:00 AM
117	Safety is extremely important for all. Those who have drug, alcohol, or anger issues need a program to work through their issues before the innocent ones are targeted.	3/11/2025 1:56 AM
118	Lower the cost to live	3/11/2025 12:06 AM
119	Unsure	3/10/2025 11:30 PM
120	Require owners and property managers to clean up their properties.	3/10/2025 11:12 PM
121	Getting into somewhere to live is way too hard.	3/10/2025 10:58 PM
122	More option for single or partnered without children. More asset managers for violation/evictions so people abusing assistance are removed from program.	3/10/2025 10:44 PM
123	Easier to apply	3/10/2025 9:15 PM
124	None	3/10/2025 9:02 PM
125	Reduce development costs	3/10/2025 8:30 PM
126	Make more housing	3/10/2025 8:15 PM
127	We definitely need first time buyer's programs. Super important getting individuals and families into their own homes ans having down-payment assistance is key.	3/10/2025 8:08 PM
128	Teach people rehabilitation and learning what people need	3/10/2025 8:06 PM
129	Easy to apply/qualify. Vetting for applicants.	3/10/2025 6:21 PM
130	Helping people with disabilities obtain homes	3/10/2025 6:14 PM
131	Find a spot to build tiny homes, for people to buy, and for the homeless to rent for long term, and helping homeless find employment.	3/10/2025 6:02 PM
132	Guidance on how or where to go to obtain it.	3/10/2025 5:57 PM
133	Helping to educate landlords about section 8 to open up more rental opportunities for low income people.	3/10/2025 5:42 PM
134	Implementation of rent-to-own options and properties.	3/10/2025 5:34 PM
135	Help pay 50% of Heating & Electricity. Help pay Deposit for renters.	3/10/2025 5:08 PM
136	I think they are doing great.	3/10/2025 5:03 PM
137	Make housing available to all Montana's first and base the mortgage based on the household income.	3/10/2025 4:59 PM
138	Have more family friendly places built near for parents and their children to go do that are free	3/10/2025 4:43 PM
139	More income based rentals are needed. “Affordable housing” is a misnomer if the rent is over $1000. A month	3/10/2025 4:42 PM
140	Unsure	3/10/2025 4:34 PM
141	More section 8 housing options	3/10/2025 4:29 PM
142	Build 🙏	3/10/2025 4:26 PM

143	Sure would be nice if there was a option with homefront for renting a house not just apartments	3/10/2025 4:26 PM
144	Affordable housing should be low for low income residents due to high inflation prices.	3/10/2025 4:25 PM
145	NA	3/10/2025 4:22 PM
146	lower taxes, first time home buyer programs	3/10/2025 12:50 PM
147	Better protection for renters, higher taxes for investment properties, deposit assistance, non-discrimination against tenants with Section 8 vouchers.	3/10/2025 11:23 AM
148	Make the material cheaper to build housing. Giving money to low income home owners is a band aide. We need to address the real problem and fix it.	3/10/2025 10:32 AM
149	Allow housing to be built. Cut regulations	3/10/2025 8:27 AM
150	Strategically choose locations to build affordable housing in areas that will allow for ease of access to health services, shopping and job opportunities for the inhabitants.	3/10/2025 8:17 AM
151	City working with local real estate owners to make affordable housing via tax credits, low cost city land, etc. Memberships to local gyms like YMCA to keep kids out of trouble. Programs for kids. Food stamps for NEEDED foods.	3/10/2025 7:35 AM
152	People should find jobs	3/9/2025 11:40 PM
153	Infill in Southside and North Elevation. Spur on development by finally upgrading South Park Pool to an indoor facility.	3/9/2025 1:58 PM
154	Create more jobs, entry level. Greater access to job training services, resume building, interview skills, financial savings workshops and budgeting, and the classes on saving money.	3/9/2025 10:22 AM
155	None	3/9/2025 9:59 AM
156	Get the dang interest rates under control or subsidized for First Time Buyers	3/9/2025 8:56 AM
157	Create low to moderate income housing neigborhoods using community land trusts	3/8/2025 7:09 AM
158	Make it affordable.	3/8/2025 6:28 AM
159	There are not enough options for families who HAVE purchased a home before, but do not currently own a home. Without being a first-time home buyer or a veteran, little assistance is available to these families.	3/7/2025 6:35 PM
160	Use the money to give people and homes as soon as possible when they are at risk of home lessons.	3/7/2025 3:44 PM
161	Cut about 90% of useless regulations and streamline the approval process thus reducing building costs by 25%.	3/7/2025 11:47 AM
162	work with developers, relax requirements and provide variances. basically make it easy, and cost effective to build rental properties	3/7/2025 10:42 AM
163	Better Screening, better management! Needs to be a cap on cost of resale of crappy homes. Don’t sell $25,000 home for $200,000!	3/7/2025 10:16 AM
164	Using vacant buildings for homeless shelters. And lowering rent cost in the state.	3/7/2025 9:33 AM
165	Reduce red tape for builders and developers	3/7/2025 9:06 AM
166	Any assistance should only go to American citizens	3/6/2025 9:41 PM
167	The city should be more pro-active in buying up homes and renovate the mechanics of the home; HVAC, Electrical, plumbing...NOT cosmetic	3/6/2025 1:52 PM
168	Continue with first time buyer programs	3/6/2025 1:33 PM
169	NA	3/6/2025 1:33 PM
170	Build more housing, particularly in infill areas near amenities like schools, grocery stores, and the library.	3/6/2025 1:17 PM
171	None	3/6/2025 12:24 PM

172	buyers need help with downpayments and closing costs to purchase.	3/6/2025 10:57 AM
173	USE HOUSING VOUCHERS FOR THOSE IN NEED OF HOMES. SIMILAR TO HUD / VASH - THE VOUCHERS COULD / SHOULD BE ALLOWED IN ANY TYPOE OF RENTAL UNIT, ANYWHERE IN TOWN.	3/6/2025 10:19 AM
174	Lower taxes	3/6/2025 10:08 AM
175	Na	3/6/2025 8:47 AM
176	We need first time homebuyers programs back! With current prices and interest rates it has really set back first time homebuyers being able to purchase their first home.	3/6/2025 8:27 AM
177	Assisting investors with acquiring homes for more affordable housing	3/6/2025 4:31 AM
178	Discourage short-term vacation rentals. Houses are vacant for months. There should be a penalty for unregistered short-term rental landlords.	3/5/2025 5:53 PM
179	improve buyer programs, encourage neighborhoods with innovative building practices to increase build time and budgets	3/5/2025 5:30 PM
180	Cap the rent! Enforce stricter rules on how rent can be raised, and how much the landlord can charge for a deposit. Make it a percentage of the monthly rent. Remove the option for owners to give thirty day notice for tenant to vacate so they can raise the rent without a fight. Make them give 90 day notice to vacate. As for buying, the programs you have available leave out a large chunk of the population who need help because of the income requirements. Money doesn’t go as far as it used to.	3/5/2025 5:05 PM
181	Tax increment financing for low-income housing development anywhere in the city	3/5/2025 4:31 PM
182	None	3/5/2025 4:11 PM
183	Hello, the best way to build safe neighborhoods in our community is to support 1st Time Homebuyer programs. When citizens become homeowners, they are solid and will take more interest in our amazing city. This has been proven many times over the years.	3/5/2025 3:05 PM
184	Lessen the amount of short term rentals	3/5/2025 3:00 PM
185	Community Land Trust Model	3/5/2025 1:41 PM
186	Give builders tax incentive to build affordable housing, possibly lease land vs own land to enhance affordability	3/5/2025 1:38 PM
187	More homes	3/5/2025 1:34 PM
188	A lot of rental housing is being built, but most of it is unaffordable.	3/5/2025 1:17 PM
189	It would be great if we could get more houses like the ones down by Cabela's, they are very well built and people were able to get them without paying for the land until they sold. I am wondering why we don't have more of them?	3/5/2025 11:28 AM
190	!. make the options actually affordable on a singe minimum wage earning 2. re furbish abandoned properties to make them livable 3.remove discriminatory practice against felons. If you voted for one you can rent to one. if they screw up take action, but first give them a chance. 4. concentrate hardon these issues before worrying about improving parks OR stop complaining about urban camping particularly in the parks.	3/5/2025 11:05 AM
191	Look into missing middle housing for people of all ages (families and senior adults). Offer incentives for the conversion of larger homes into duplexes to house more families using existing structures.	3/5/2025 10:38 AM
192	We need to work on age related projects, we need some senior specific low income housing to go into our community that is managed by people who understand the population. We also need to see ways for first time home buyers to gain entry into homes and the encouragement of accessory dwilling units for older adult care.	3/5/2025 9:59 AM
193	Use the city's ability to bond for much lower rates as well as leverage underdeveloped land parcels the city owns to incentivize public private partnerships to develop housing units that require a percentage of the units to be affordable units. Prioritize infill development opportunities and throw every incentive at them because at the end of the day, they'll contribute more in taxes and that's how the city recoups its investment. Lower the bar of entry	3/5/2025 9:54 AM

	for small incremental developers to create ADUs and smaller affordable units. This would include expediting permitting, removing parking mandates, & allowing single staircases for low rise buildings. Standardize some templates of units and provide them on the city's website with a checklist of which permits are required, their costs, & their deadlines. Partner with local churches to leverage their empty properties and parking lots to generate revenue for them as well as create affordable housing units that would house more people and could drive more patrons to go to said churches.	
194	I am a realtor and I have a lot of buyers that have good credit and can make the payments but just need down payment assistance.	3/5/2025 9:30 AM
195	Decrease regulatory cost, implement policy that incentivizes infill development	3/5/2025 8:36 AM
196	Have builders - developers purchase bare land, set up for lease, for modulars and or ADU's small move on house units . Seller remains owner of land, but leases to residential homes, due to no affordable land available. They do this in AZ and FL all the time. It is the only way new families will be able to own and not rent a home, but lease the land it is on. I have land in the "county" for sale that would be excellent for this. These owners , then could focus on living and making more money for a move up.	3/5/2025 7:44 AM
197	I think loans are important for first time home owners, anything we can do to help and make it affordable!	3/5/2025 5:48 AM
198	Build homes for the lower income professions, teachers, law enforcement to purchase by use of "Trust Lands" thus building their individual wealth.	3/5/2025 5:19 AM
199	I'm not sure. Renters in this town have always had a hard time finding a place to live.	3/4/2025 8:01 PM
200	I wish I knew.	3/4/2025 7:44 PM
201	?	3/4/2025 7:23 PM
202	We need more options for decent homes $300 or less.	3/4/2025 6:39 PM
203	Slashing the budget for affordable housing is a bad idea. We have too many people living on the street in Billings. People can't really expect to work and be productive at school if they don't even have affordable options for places to live.	3/4/2025 6:20 PM
204	Please continue with every first-time home buyer credit, assistance or program available. Home ownership is the key to a strong & successful community.	3/4/2025 5:47 PM
205	Middle density projects of 2-4 unit dwellings. More variation within West end neighborhoods to allow for different density options. Streamlining the process for ADU development.	3/4/2025 4:50 PM
206	Don’t get rid of the first time home buyer down payment assistance program.	3/4/2025 4:19 PM
207	Lower taxes	3/4/2025 4:15 PM
208	This is a multi-faceted question. The down-payment assistance program helps our community members get into otherwise unreachable housing.	3/4/2025 4:09 PM
209	Low interest rate programs for low income/first time home buyers and down payment assistant programs to help them get into a home.	3/4/2025 3:57 PM
210	It’s very hard for buyers to afford homes already. They need help with down payments to get into homes	3/4/2025 3:36 PM
211	More single person to single family occupancy. Small units that can be rented or owned for low income. A sense of ownership	3/4/2025 3:32 PM
212	Create a sales tax to relieve property tax costs.	3/4/2025 3:30 PM
213	Continuing to provide down payment assistance programs. First time home buyers have it hard enough with rising home prices and interest rates.	3/4/2025 3:20 PM
214	None	3/4/2025 3:18 PM
215	Buy and renovate existing properties ro be multi family dwellings	3/4/2025 3:03 PM
216	I believe that home buyers need assistance with a down payment and closing costs the most when buying a home. Since rates are higher, they may need to also try and buy down the	3/4/2025 3:02 PM

	interest rate in order to afford the monthly payment. Programs such as down payment assistance is a must have for buyers!	
217	Keep improving to help first time home buyers and services for veterans and military families.	3/4/2025 2:19 PM
218	Reduce barriers, costs, processing times for builders to build affordable housing.	3/4/2025 2:12 PM
219	Many new potential home owners can easily make monthly payments. Due to inflation rates the savings for down payments and closing costs has been very hard. Many people are out there that want to buy homes but need a little help.	3/4/2025 1:56 PM
220	Working with Habitat for Humanity to build more homes for low income families.	3/4/2025 1:46 PM
221	Might be beneficial if some of the abandoned homes around the area were renovated and used as low income/affordable housing.	3/4/2025 1:29 PM
222	If the City is going to be involved in rehabing vacant and/or foreclosed properties they should not be for sale in the mid #350K. Truely low income individuals/families cant qualify for that. I don't consider a home listed at $350K to be low income.	3/4/2025 1:25 PM
223	Rehab of older homes in older neighborhoods I think is the best way to move forward. Partner with major local employers to provide homeownership incentives for employees. Restore abandoned commercial buildings into mixed-use residential spaces.	3/4/2025 1:23 PM
224	Buy down the interest rate for first time home buyers.	3/4/2025 12:46 PM
225	Affordable housing is difficult to tackle. Creating subsidies and "free money" from the govt certainly isnt the answer. Builders need to be profitable, so there needs to be work done on the supply chain to lower costs. My suggestion would be, if there is govt money or handouts tied to afforable housing, it needs to come with a path to improving the income of the recipient. Low interest loans to make schooling mor affordable to get inot a higher paying job etc.	3/4/2025 12:40 PM
226	Mandate lower application fees for renters, especially low income. Build more housing opportunities	3/4/2025 12:22 PM
227	Homeownership is struggling now with higher property taxes and higher homeowners insurance costs. Which are half of normal households "house payments". Then for homeowners that do not have 20% down payment (Not counting buyer closing costs etc to buy a home) the mortgage guarantee insurance is a few hundred dollars a month on top of your monthly payment. /. Rents go up with property owners receiving larger property tax bills and higher insurance bills. Lower mortgage interest rates = lower payments & lower rent	3/4/2025 12:15 PM
228	Definitely updating, modifying existing inventory to create affordable housing.	3/4/2025 12:03 PM
229	Reduce city fees and regulation that burdens new construction. Use common sense when inspecting electrical upgrades. Some homes need new panels but to move them more than 6 feet to avoid a stairwell location the additional cost to bring everything up to code is stopping them from making the upgrade. Some of these old panels are a major fire just waiting to happen.	3/4/2025 11:37 AM
230	More FHA assistance.	3/4/2025 11:21 AM
231	Continue helping people with closing costs and down payment assistance to get into their own homes.	3/4/2025 11:17 AM
232	None	3/4/2025 10:58 AM
233	Housing affordability is directly related to employee income. Home prices surged in the Billings area, but incomes did not increase at the same rate. Focus on renovation of homes and neighborhoods that would truly be affordable to Billings working citizens. Focus on assistance to small businesses as well that could help improve neighborhoods and subsequently their desirability for home buyers.	3/4/2025 10:58 AM
234	First time home buyer incentives	3/4/2025 10:42 AM
235	N/A	3/4/2025 10:24 AM
236	I love the idea of finding a way to take run down homes and fix them up to resell to lower income people. There are so many homes just sitting vacant in Billings that I would love to see fixed up for families to live in.	3/4/2025 10:23 AM

237	Expanding availablity of ADUs and the abilty to finance them independently	3/4/2025 10:23 AM
238	Improving affordable housing options in Billings requires a multi-faceted approach to address supply, accessibility, and affordability. 1. Encourage Infill Development Utilize vacant lots or underused spaces in the city to create new housing units, including duplexes, triplexes, and small apartment buildings. Streamline the permitting process for infill projects to reduce costs and timelines. 2. Support Accessory Dwelling Units (ADUs) Update zoning regulations to allow and encourage ADUs, such as basement apartments or backyard cottages. Provide incentives or grants for homeowners to build ADUs, especially near employment hubs and public transit. 3. Rehabilitate Existing Properties Offer low-interest loans or grants for landlords and homeowners to renovate older properties and bring them up to livable standards. Partner with nonprofits to refurbish vacant or distressed properties for affordable housing. 4. Expand Zoning for Mixed-Use Developments Encourage mixed-use developments that combine residential, commercial, and retail spaces to maximize land use and create walkable neighborhoods. Allow higher-density housing options like townhomes, apartments, and micro-housing units in areas close to schools, parks, and transit. 5. Public-Private Partnerships Collaborate with developers to build affordable housing by offering tax breaks, land discounts, or infrastructure support. Partner with nonprofits like Habitat for Humanity to construct or renovate affordable homes. 6. Incentivize Affordable Housing Provide density bonuses or reduced fees for developers who include affordable units in their projects. Explore inclusionary zoning policies requiring a percentage of new developments to be affordable. 7. Promote Community Land Trusts Establish or expand community land trusts (CLTs) to create long-term affordable housing options by separating land ownership from homeownership. 8. Leverage Federal and State Programs Apply for funding from HUD programs like HOME Investment Partnerships or the Low-Income Housing Tax Credit (LIHTC). Work with the Montana Department of Commerce to access grants and financing for affordable housing projects. 9. Develop Workforce Housing Focus on creating affordable housing options for essential workers such as teachers, nurses, and first responders. Collaborate with local employers to co-finance workforce housing near employment centers. 10. Increase Public Transit and Infrastructure Expand public transit options to connect affordable housing areas with job centers, schools, and amenities. Improve infrastructure in areas where affordable housing development is planned to attract investments. 11. Community Engagement Host forums and workshops to gather input from residents on affordable housing needs. Educate the community about the benefits of affordable housing to reduce stigma and opposition to new developments.	3/4/2025 10:16 AM
239	Our continually rising water bills is ridiculous, get a handle on this astronomical pricing!	3/4/2025 10:08 AM
240	none	3/4/2025 10:07 AM
241	Cost of the land purchased? Purchasing land for affordable housing is high cost districts such as the West End????	3/4/2025 9:51 AM
242	We need the Federal funds to continue to help families with down payment assistance. With out this opportunity, many will never have the opportunity to purchase a home.	3/4/2025 9:47 AM
243	We need more housing at ALL levels. Step-up homes allow for first-time homebuyers to get into our older housing stock.	3/4/2025 9:36 AM
244	n/a	3/4/2025 9:09 AM
245	We need more low-income housing/apartments. I have working clients I can't find housing for due to all low-income housing is full and a long waiting list.	3/4/2025 8:49 AM
246	Allow more development and funding for those willing to provide actual affordable housing. Remove some of the barriers to developers	3/4/2025 8:48 AM
247	Stop building apartment complex around houses	3/4/2025 8:31 AM
248	Build more low income housing	3/4/2025 8:20 AM
249	Cap the rental prices they are out of hand or build more affordable housing	3/4/2025 7:44 AM
250	Help people with closing cost	3/4/2025 7:28 AM
251	We need more housing stock. Both for home owner opportunities AND rental assistance opportunities.	3/4/2025 7:16 AM
252	Senior housing needs to be addressed. Seniors in Senior housing have very limited income and a majority of them are struggling.	3/4/2025 7:11 AM

253	Rent control	3/4/2025 7:06 AM
254	Stop letting corporations/companies and career landlords buy up all the housing and raise the rent	3/4/2025 2:32 AM
255	Lower cost	3/4/2025 12:51 AM
256	Stop corporations from buying all the real estate and then charging astronomical rents.	3/3/2025 11:06 PM
257	None	3/3/2025 10:56 PM
258	More income based options. Refurbish the old vacant hotels into efficiency apartments.	3/3/2025 10:52 PM
259	Make housing actually affordable to the hard working low income families. They should have 2-3 jobs and still can't afford rent. Rent control!!!	3/3/2025 10:41 PM
260	.	3/3/2025 10:15 PM
261	none	3/3/2025 10:03 PM
262	Rent control higher taxes on income property out of state people owning housing	3/3/2025 10:00 PM
263	Increase starter housing units	3/3/2025 9:48 PM
264	Less upscale condos more realistic plans with less square footage, basic amenities, access to safe neighborhoods and transportation routes.	3/3/2025 9:35 PM
265	Build small houses that would be affordable!	3/3/2025 9:33 PM
266	I don't feel qualified enough to be able to answer that question	3/3/2025 9:27 PM
267	Rents are to high	3/3/2025 9:23 PM
268	Keep schools and parks vital in downtown and encourage home ownership in core of town	3/3/2025 9:20 PM
269		3/3/2025 9:14 PM
270	Tiny house groupings like Bozeman is doing.	3/3/2025 8:59 PM
271	allow for mixed use zoning (housing on top of commercial) rent controls	3/3/2025 8:44 PM
272	New low income rental development needs to be actually affordable for low income families. We need options for folks to transition from homelessness to being housed. Low or no cost shelter like tiny homes or efficiency apartments	3/3/2025 8:12 PM
273	We need to get folks working paying their own way instead of enabling them, waiting for handouts. This is becoming generational. Maybe more habitat for humanity where people put some time and effort into getting assistance. Maybe they will be more appreciative and take better care of what is given them.	3/3/2025 8:09 PM
274	Lower taxes and water bills.	3/3/2025 8:07 PM
275	Low rent advisable improvement	3/3/2025 7:55 PM
276	the housing affordability needs to be for both low and median income. low income is already gaining services while median isn’t getting any assistance.	3/3/2025 7:40 PM
277	Tax second homes at much higher rate than property owned and resided homes. Prioritize infill properties to add more homes in areas alreadt exisitng and allow accessory dwelling units.	3/3/2025 7:38 PM
278	NA	3/3/2025 7:36 PM
279	.	3/3/2025 7:21 PM
280	Affordable housing in Billings is not affordable. More single family dwellings rather than apartments and keep it simple to keep prices down.	3/3/2025 7:03 PM
281	Need more of it, but targeted to low and middle income earners. Incentives for first time homebuyers. Add a tiny home community in town, with owned tiny homes, with covenants or a small HOA, but ownership only, perhaps through a special loan program. One way to make things more affordable is to go smaller, but sustainable.	3/3/2025 7:00 PM
282	STOP paying all the rents!!!!! 3 month maximum rent assistance!	3/3/2025 6:50 PM

283	Require developers to include mixed income options in their large neighborhood developments so there's a healthy mix and schools benefit from diversity	3/3/2025 6:42 PM
284	Provide developers with incentives to build infill projects, rather than more urban sprawl.	3/3/2025 6:14 PM
285	Lower home taxes	3/3/2025 6:04 PM
286	There are to many abandoned or run down properties on the south side. They not only bring down home values but are a safety concern and sitting there empty while we have a serious housing problem. Infill building should also be encouraged as well as established procedures to build and utilize AUDs for smaller density increases	3/3/2025 6:04 PM
287	You didn’t ask the most important category- does the city need to invest in serving the homeless. Supporting the Montana Rescue Mission. This survey is poorly conceived if this is not addressed.	3/3/2025 6:02 PM
288	Would it be possible to set up a sort of revolving loan fund to assist home buyers (first-time or low-to-moderate income) with purchasing or renovating a home? is there another way to subsidize these efforts in a responsible manner?	3/3/2025 4:42 PM
289	Improved areas with focus on crime prevention.	3/3/2025 4:29 PM
290	To make it more affordable to rent.	3/3/2025 4:25 PM
291	Incentive owner-occupied purchases vs. investor rental purchases of previously owner-occupied homes; examine incentives for owner-occupied purchases in neighborhood with lower relative values (ex: https://lacrossepromise.org/);	3/3/2025 4:19 PM
292	elect city leadership who are committed to affordable housing city council, mayor, administrator work together with community organizations to design and apply for funds for affordable housing	3/3/2025 4:19 PM
293	My suggestion is to continue having assistance programs. This helps affordability for first-time home buyers significantly. It’s great to have several options for assistance.	3/3/2025 4:10 PM
294	Expand successful programs such as Habitat for Humanity	3/3/2025 4:09 PM
295	While we do need multifamily housing stock. We also need smaller first time homes and smaller homes for older adults that want to decrease their house size. Luxury apartments are great, but we need to have affordable units as a part of the mix in this housing as well.	3/3/2025 3:48 PM
296	We need more low-income housing apartments- no one can afford to live in this economy.	3/3/2025 3:47 PM
297	FIND A WAY RO MAKE "AFFORDABLE" HOUSING TO BE ACTUALLU AFFORDABLE. 2600 A MONTH FOR A 2 BEDROOM IS NOT AFFORDABLE HOUSING. PEOPLE PAY BECAUSE THEY HAVE TO NOT BECAUSE THEUY CAN AFFORD IT, ONE SMALL HICK-UP AND THEY ARE OUT AND EVICTED AND HOMELESS WITHOUT OTHER OPTIONS! HAVE RESOUECSE AVAILIBEL TO DEPOSIT ASSISTANCE, THE 3X YOUR RENT AMOUNT RATIO BEING USED IT NOT DO-ABLE WHEN THE RENT IS NOT AFFORDABLE TO BEGIN WITH! I KNOW YOU CAN'T CONTROL A PRIVATE LANDLORD BUT YOU COULD FIND A WAY TO CREATE AN INCENTIVE IF THEY ARE WILLING TO PRICE AT A FAIR MARKET RENT	3/3/2025 3:45 PM
298	application fees need to be more affordable or streamlined so an applicant does not spend a lot of money trying to get a place to live. Cap on rental prices	3/3/2025 3:40 PM
299	increase supply of housing specifically low-income restricted units that are only for low-income individuals in addition to additional city support for non-profits working on addressing housing needs in the community including funding	3/3/2025 3:40 PM
300	use money to build homes similar to how Habitat for Humanity builds homes, if family members unable to help, use volunteers and students from Career center, etc to help	3/3/2025 3:29 PM
301	Caps on rent, responsibility for landlords to help neighborhoods by maintaining properties	3/3/2025 3:20 PM
302	. Put cap on landlords from raising the rents to an unaffordable standard. For example, if my rent is $600.00 a month it could not be raised to $1600 without a gradual increase. And there should be a ceiling on how much the rent can be increased. . Build more affordable places to rent. . Help homeowners to maintain their current homes so they are not forced to move and sell their homes. Such as health hazardous conditions.	3/3/2025 3:16 PM

303	The economy and expenses have far surpassed the income a family can earn. Education on how to budget should be required when utilizing social services. If we don't teach our community how to climb out of poverty, we will remain in cyclical/generational dependence on social service programs.	3/3/2025 3:10 PM
304	Housing for felons getting their own apartment after sober living. That does not double the rent simply because you are a felon.	3/3/2025 3:09 PM
305	More, affordable, quality places that accept HCV vouchers or offers project based Section 8.	3/3/2025 3:07 PM
306	Please fund any applications/programs from our Public Housing Authority	3/3/2025 3:04 PM
307	NA	3/3/2025 3:04 PM
308	Not sure just feel it's something we struggle with.	3/3/2025 2:59 PM
309	n/a	3/3/2025 2:58 PM
310	Working more closely with housing agencies within Billings on the current needs for the community. Be more involved in the conversations regarding the housing crisis.	3/3/2025 2:56 PM
311	not sure	3/3/2025 2:56 PM
312	Lowering the rent	3/3/2025 2:53 PM
313	1. ADA Accessible Low barrier shelter. 2. ADA Accessible Permanent Supportive Housing 3. Transportation assistance unless/until MET Transit is more reliable for varied schedules. 4. Supportive services on Sunday — keep the library open at a minimum for warming/cooling 5. Stop screening people OUT and start welcoming people IN regardless of religion, disabilities, employability, etc.	3/3/2025 2:50 PM
314	Not sure	3/3/2025 2:50 PM
315	Cap the amount landlords can increase rent in a certain time period. More access to rental and deposit assistance for renters that come upon financial hardships.	3/3/2025 2:49 PM
316	1. Expand and Strengthen Inclusionary Zoning Policies 2. Establish a Local Affordable Housing Trust Fund 3. Incentivize Accessory Dwelling Units (ADUs) 4. Convert Underutilized Commercial Spaces into Housing 5. Partner with Nonprofits and Faith-Based Organizations 6. Streamline the Development and Permitting Process 7. Expand Rental Assistance and Housing Vouchers 8. Support Workforce and Middle-Income Housing 9. Invest in Homelessness Prevention and Permanent Supportive Housing 10. Strengthen Tenant Protections and Affordable Housing Policies	3/3/2025 2:38 PM
317	Please continue funding first time homebuyer programs. Homeownership creates great neighborhoods, responsible city residents and helps families improve their lives overall.	3/3/2025 2:00 PM
318	Down payment assistance funding/programs/grants	3/3/2025 1:34 PM
319	Stop allowing those with the money, means and bullying tactics to force the agenda for those it hurts the most.	3/3/2025 1:14 PM
320	Low interest rates for first time homeowners	3/3/2025 12:13 PM
321	Review building codes and requirement for redundant or burdensome regulations--but be careful about putting developers on these review committees :)	3/3/2025 11:35 AM
322	Low income dense homes with high standard codes to keep them looking clean, tidy and safe	3/3/2025 11:27 AM
323	I don't know	3/3/2025 11:13 AM
324	none	3/3/2025 11:04 AM
325	Using empty lots to create pockets of tiny homes. Homes such as these permit single folks, college students, young adults, and retirees to have a safe place to call home.	3/3/2025 11:04 AM
326	Old Hotels and schools to be refurbished into apartments.	3/3/2025 11:03 AM
327	Bringing down property taxes! Seniors are being pushed from their homes. Enough with the mill levies - we are paying enough taxes!	3/3/2025 10:59 AM
328	Solar programs should be dependent on State legislation. Too much diversity between solar	3/3/2025 10:38 AM

	vendors. Leases vs liens vs cash purchases. What is the buy back policy from Electric utility companies.	
329	Rent caps - down payment assistance for first time homebuyers,	2/28/2025 3:48 PM
330	Building more affordable housing.	2/28/2025 1:03 PM
331	First time home buyers are facing the biggest hurdle in the housing market due to the difficulty of saving money for cash to close in today's economy. They need assistance for down payment and closing costs in order to achieve home ownership. Home ownership puts young families on a path to financial stability and wealth. We can't afford to allow our young families be stuck in a vicious cycle of paying rent for life with nothing to show for their hard earned money.	2/28/2025 11:02 AM
332	Community land trusts would allow affordable housing, keeping prices low while improving the area values	2/28/2025 8:03 AM
333	Continued support for first time home buyers by providing First Time Home Buyer DPA programs.	2/27/2025 4:28 PM
334	Eat the rich	2/27/2025 10:23 AM
335	Pets welcome! They are family too.	2/25/2025 6:38 AM
336	Like many others, I see the problem, but solutions are not clear… I guess just more housing in general, whether rent or own.	2/24/2025 8:25 PM
337	Loans for first time low income home buyers	2/24/2025 11:30 AM
338	Property taxes cripple affordable housing. Mortgage up. $100 a month, a lot for seniors. 2 weeks of groceries .. so guess what got cut.	2/23/2025 7:29 PM
339	Allow more multi-unit construction; create more mixed-use development	2/22/2025 5:07 PM
340	With low wages and high cost of living, one must work 2-3 jobs just to pay rent, especially if single parent on one income. It’s outrageous. Please lower the cost of housing for tax brackets under 100,000 and or increase wages so everyday Montanans in Yellowstone County can afford a clean, safe decent place to live. We also need to build new and or have some overnight with existing landlords. The landlords in this area are slumlords with no oversight. They put no money into maintaining/fixing up run down, unsafe, mold ridden houses for no less than $1800/mo. for a two bedroom!	2/22/2025 2:17 PM
341	na	2/22/2025 12:03 PM
342	give more financial resources locally without demands of payments out of range and high interest.	2/22/2025 10:22 AM
343	Increase density / walkability; more regulations on landlords	2/22/2025 10:04 AM
344	Make the program more k ow, a lot of low income don't know about it. Also, low income is too low. Needs to be higher in this day	2/22/2025 6:19 AM
345	Give incentives to small rental Property Owners to keep rents low. That way it allows for lower earners to stay in their homes. You could keep homeowners and check by them, turning in receipts for improvements and deposit slips for some sort of reimbursement that way the city knows where the money went and it keeps the homeowners honest.	2/21/2025 6:25 PM
346	As a homeowner that had an unexpected life event occur causing it to become difficult for me to make my mortgage payments at one point, I found it overly difficult to find help and resources to keep me from becoming delinquent. I could only qualify for assistance if I was well past due to a dangerous degree. If i were to put myself in that position to qualify for help, that help would actually cost programs more money in just late fees and penalties than what I needed to bridge the gap BEFORE I became delinquent.	2/21/2025 4:05 PM
347	Nothing	2/21/2025 12:00 AM
348	Too many large-scale companies are coming in, taking up property, and building what are supposedly "affordable" apartments/houses. Most people cannot afford a studio apartment that costs $1200+/month, even with two incomes. There are vacant/abandoned buildings and houses throughout the city; if these could be renovated, we could open up more affordable housing options without having to take up more property/land.	2/20/2025 10:24 PM

349	Implement an incentive program funded locally for area businesses, community organizations, and / or developers that agree to sponsor / support new affordable housing developments or renovate buildings to create more affordable housing options.	2/20/2025 2:00 PM
350	Build more affordable housing including very cheap housing for people who are close to homelessness.	2/20/2025 11:42 AM
351	more low income housing units. help with deposits and first months rent.	2/20/2025 10:14 AM
352	First off there has to be an investment on both sides. Too many times I have worked in low income housing as a sub contractor and the waste is unbelievable. Open windows on sub zero days, loads and loads of high carb foods, big flat screen tvs etc…. I just believe that there needs to be less empathy and more structure. Free stuff is just that…….free. And with no investment in their side then what is their loss?	2/20/2025 8:51 AM
353	Do away with the down payment ‘programs’ as many don’t qualify based on the requirements for financing as it is. (Dti, Fico score).	2/20/2025 5:29 AM
354	None	2/20/2025 5:17 AM
355	Bring the prices down between rent car insurance and car payment phone and pharmacy hardly any money for food the health food	2/20/2025 12:58 AM
356	None	2/19/2025 9:46 PM
357	Increased income based apartments	2/19/2025 8:24 PM
358	Section needs more strict supervision. Two people move into an apartment and then a week later 10 people live there.	2/19/2025 8:11 PM
359	Inclusionary zoning, Accessory Dwelling Units, and micro housing and modular construction have been successful in other places.	2/19/2025 8:01 PM
360	.	2/19/2025 7:55 PM
361	Build more subsidized housing	2/19/2025 6:48 PM
362	Build more 2-3 bedroom homes with small yards. Home buyers could put in sweat equity.	2/19/2025 6:42 PM
363	Encourage people to work for their own homes and stop enabling them.	2/19/2025 6:32 PM
364	Stop building new upscale buildings people can't afford to live in. Renovate older buildings or empty buildings into housing.	2/19/2025 6:28 PM
365	Until more housing can be built, funds need to be available for people who are trying to pay rent. The income limit needs to be raised to qualify because even in just social security, one person cannot afford rent in Billings. There should also be funds set aside for people who need assistance with a down payment for a new home and/or a reduced payment for the loan for a certain number of years. People need time to get back on their feet. Living costs are too exoensive.	2/19/2025 5:45 PM
366	It would be pretty great if we could invest in pockets of tiny homes for small families or single individuals. Not like large areas, but maybe lots that could have a 6-home capacity. This could diversify neighborhoods which helps keep property values strong vs empty and undeveloped lots in assorted neighborhoods.	2/19/2025 5:40 PM
367	It is not the city’s (Governments in general) job to buy/subsidized housing for people who can’t afford it. Put the money to infrastructure (roads, bridges, sidewalks) in neighborhoods. Hire local companies who can then provide jobs to people so they are no longer “low income” and can afford standard housing.	2/19/2025 5:37 PM
368	Make due	2/19/2025 5:05 PM
369	Combining affordable housing units with on-site support services like mental health counseling, substance abuse treatment, and employment assistance, particularly for individuals with complex needs. An apartment complex that has all the services low income/homeless need. Include day free/reduced cost daycare on site.	2/19/2025 3:45 PM
370	Establish a resort tax. Abolish the practice of asking for mill levy’s and increase taxes to fund desperately needed funding for the city.	2/19/2025 3:42 PM

371	Help for grandparents raising grandkids	2/19/2025 3:28 PM
372	Build more apartment complexes or institute rent control. Encourage Attached Dwelling Units. Provide government funding to local housing focused non profits	2/19/2025 2:55 PM
373	Focus on reduced rent and buying options with education needed to keep up with payments and maintenance in the long term. Combat learned helplesness.	2/19/2025 10:13 AM
374	None	2/18/2025 8:29 PM
375	Billings has too many slum lords who take advantage of those who have no other choices. Billings should partner with groups like CLDI who provide a holistic package to help those who are low income become housed. They offer financial planning and counseling and also housing. Partnering with a group like this takes the burden off the city and into the hands of a group who has proven success.	2/18/2025 3:59 PM
376	I	2/18/2025 3:49 PM
377	Tax credits, flexible zoning, rent control, and better transportation all combined with access to healthcare and job training	2/18/2025 2:16 PM
378	Find ways to help people find affordable housing	2/12/2025 5:36 PM
379	Tax credits, low interest rates, more low income housing that isn't worn down and in horrible condition.	2/11/2025 3:38 PM
380	Billings desperately needs low-barrier shelter, followed immediately by Permanent Supportive Housing	2/11/2025 12:17 PM
381	Create a moratorium on out of state corporations owning multi-plex & single family homes.	2/11/2025 11:51 AM
382	Renovate some of the buildings into affordable apartments - old Colburns buildings on Montana, buildings on First Avenue South.	2/11/2025 11:15 AM
383	Grocery stores on the southside. more apartments and less slumlords on the north and south side. less human trafficking motels and landlords. rental regulations that minimize slumlords' ability to rent houses and apartments that are below health standards and falling apart. RENT CONTROL!!!	2/11/2025 9:51 AM
384	I highly suggest that we utilize the space we have and build in/renovate the neighborhoods we have instead of consistently spreading West End. Build more apartment buildings where there were once old buildings. We need more jobs available that will benefit the Southside and Northside. We need affordable grocery options with more access to fresh food, healthy family entertainment options outside of bars or casinos (skating rinks, bowling alleys, arcades, immersive art centers, within walking distance for those areas, more engaged park spaces (renovated basketball courts, art installations, amphitheaters, built-in games like chess boards, etc.), and improved walking environments (tree covered paths, art related coverings, man made streams, etc.).	2/11/2025 9:08 AM
385	Key word is affordable. The current housing stock is not affordable. Our community could use more income based/low income housing options.	2/10/2025 8:38 AM
386	NA	2/10/2025 7:50 AM
387	I believe the biggest issue in housing affordability is the people who build the homes aren't building the homes we actually need because they are more incentivized to build what we don't need. Unless we fix that fundamental issue, piecemeal changes will always fall short of making a real impact. I see that builders have no real incentive to develop multifamily housing over single-family homes. The profit margins, risk levels, and financing structures all favor SFRs, which limits housing diversity and affordability. The challenge is making multifamily and affordable housing just as attractive as SFRs. Here are a few ideas that could help: Waive capital gains tax on affordable housing developments (if builders sell the properties as owner-occupied). This could be offset by a small repayment structure from homeowners over 30 years to recapture some of the government's lost revenue. This keeps the program revenue-neutral but attractive to builders. I also believe affordable housing should mean smaller, less extravagant units—not appreciation-capped or overly restricted housing. Pre-approved, state-endorsed, development plans for affordable housing that streamline permitting and reduce soft costs. If builders know they can develop a profitable, code-compliant multifamily project without battling zoning restrictions and city approvals, they're much more likely to choose it	2/8/2025 12:35 PM

	over SFRs. This could include standardized structure plans, community bylaws, and repeatable development blueprints. Low- or no-interest infrastructure loans for builders who develop multifamily or affordable housing, ensuring upfront costs don't push them toward SFRs instead.	
388	Require builders and new developments to have a variety of housing sizes and price points. No more McMansion subdivisions for the ultra wealthy.	2/7/2025 7:59 PM
389	Make new developments include affordable housing as a portion of the apartments being built. Give money to HomeWord to make more developments. Build a tiny home community for the homeless.	2/7/2025 2:25 PM
390	Provide landlord incentives to accept low income tenants with challenging backgrounds.	2/7/2025 1:46 PM
391	N/A	2/7/2025 11:51 AM
392	Zone for ADUs and Tiny Homes.	2/7/2025 11:24 AM
393	More section 8 housing option in addition to lower rent options that do not have lower safety.	2/7/2025 11:21 AM
394	More resources for disabled veterans and more street lights in neighborhoods.	2/7/2025 11:21 AM
395	-More apartments -More apartments with access to good public transporation -Incentives for exsisting landlords to provide affordable housing -priortize mental health and addiction recovery to help get those into housing	2/7/2025 11:16 AM
396	Focus on affordable housing options, not how the Metra or other non-essentials can line Billings and county officials' pockets. Whether true or not, that is the public perception.	2/7/2025 11:14 AM
397	Incentivizing or subsidize development of affordable housing. Developers only seem to want to build housing in the mid to high price range. Even newer multi-family rental options are too expensive for people.	2/7/2025 11:09 AM
398	Cap the rate at which housing companies can increase rent each year. Tax vacant properties at a higher rate. Provide grants to property owners to incentivize renting to low-income families. Provide grants directly to low-income families to pay for security deposits and pet deposits.	2/7/2025 11:08 AM
399	Afforable housing options for homeless people would incredibly benefit our community.	2/7/2025 11:07 AM
400	There needs to be more affordable options for housing. Costs go up when demand exceeds supply, so there needs to be a greater supply of AFFORDABLE housing. A lot of new housing continues to be built but much of it is not affordable for the average wage earner.	2/7/2025 11:06 AM
401	Require landlords with more than x units to dedicate x% of them to be HCV units.	2/7/2025 10:12 AM
402	Make the code department easier to get permitted through we have had a project in the Heights that has been tied up because they could not get approval that is ridiculous	2/7/2025 9:34 AM
403	More mixed-income housing and new apartments in downtown core. Money for infill projects in blighted areas. Council needs to stop expanding city limits and prioritize housing/zoning where ppl actually work/shop/play.	2/7/2025 8:58 AM
404	N/A	2/3/2025 8:29 AM

Q6 Please share any additional thoughts you have about effectively using federal funding from the U.S. Department of Housing & Urban Development (HUD) here in Billings.

Answered: 247 Skipped: 157

#	RESPONSES	DATE
1	Support veteran addiction complete wrap around housing servises.	3/25/2025 7:25 PM
2	The gap between upper class (elite?) is growing further upward from the middle class and the poverty.	3/25/2025 12:51 PM
3	Add egress windows to the list. I'm a homeowner,first time homebuyer, and I desperately need an egress window in my basement bedroom. There are not programs that will help me regarding that.	3/24/2025 3:46 AM
4	Educate homeowners to Except section 8 . No one in Billings takes section 8.	3/22/2025 6:59 PM
5	Community living would improve our city - low income housing areas that have other amenities like a Park close by, laundry services, and grocery store, where a group of families can live together and grow together.	3/22/2025 10:26 AM
6	We need to help more people build wealth by becoming home owners, not renters.	3/21/2025 9:16 AM
7	Housing is needed for teachers and medical personnel.	3/21/2025 9:09 AM
8	We definitely need more affordable housing for low income people	3/20/2025 5:56 PM
9	Our bus stops are in great need to help access. We have very few (maybe no?) benches and/or covered standing at bus stops. I often see people (often elderly) standing in inclement weather with no shelter waiting for the bus.	3/20/2025 10:47 AM
10	I think any Government agency needs to be followed and audited to the fullest extent of the law. I worry about kickbacks and wasteful spending under all of our Government agencies Currently.	3/20/2025 8:11 AM
11	Build affordable homes for people to be proud .	3/19/2025 8:12 PM
12	none	3/18/2025 12:42 PM
13	Homeless Assistance Grants: Provide more funding for programs that address homelessness, including emergency shelter, transitional housing, and permanent supportive housing.	3/18/2025 11:27 AM
14	Less regulations and covenants for land owners. Offering free trees for communities or encouraging a large scale community garden. More focus on Montana qualities like farming/agriculture and self sufficient programs to extend to bee keeping and chicken farming.	3/17/2025 4:10 PM
15	Perhaps funding for tiny home planned development, assistance to a developer to accomplish	3/17/2025 3:09 PM
16	xxx	3/17/2025 3:09 PM
17	Why is everything targeted to low income? Resources to middle incomes need to be included as well for windows, home improvement, etc….not just low income! When Renewal By Anderson gives out all the mailbox ads, and they come to your house and say $65,000 to replace your windows….who can afford that!!! Resources and deductions need to be offered to middle class people that work very hard at 40+ hours a week!!! Not just watching the unemployed guy across the street have HRDC install new windows, plumbing, and concrete work for free!!!!!!!	3/17/2025 11:14 AM
18	Lawn care around our low income apartments could be better.	3/17/2025 6:02 AM
19	Raise the maximum income for Down Payment Assistance. Give a 3 year Property tax assistance on a 3-2-1 reducing scale to help out with the mortgage payment.	3/16/2025 1:54 PM

20	Improve infrastructure	3/14/2025 4:45 PM
21	Not sure	3/14/2025 9:00 AM
22	help with rental assistance... stop hedge funds from buying up all of the properties!	3/13/2025 6:19 PM
23	unknown	3/13/2025 4:31 PM
24	The City of Billings, like most, has lost track of the primary purpose of taxpayers forming a city government - effectively reducing crime through policing and the legal system and providing for infrastructure repair - roads, sewers, parks and public event spaces . Billings definitely has had some big wins, and I think has a great future, but let's get back to basics - improve the traffic flows, cut down on crime, and reduce urban blight through tax breaks and improvement districts rather than dabbling into so many areas of social experimentation.	3/13/2025 3:45 PM
25	Housing should be based on take home pay not on gross pay as that is an unfair and unrealistic number for many people. People do not have to live month to month on gross wages as everything is calculated on but on take home and that is a huge difference in the majority of low income house holds	3/13/2025 3:41 PM
26	More low income housing is needed as well as housing for the mentally ill and physically disabled.	3/13/2025 3:36 PM
27	x	3/13/2025 2:53 PM
28	Prioritize the funding to help older residents so they can remain independent and to help low income citizens. A tiny home community or two would be really great.	3/13/2025 1:30 PM
29	See above answer.	3/13/2025 10:55 AM
30	I think we should build more bike lanes that are separated from traffic and are maintained throughout the year. Creating projects to help winterize their homes who are unable to afford the upgrades, with vouchers or discounts to purchase and install more energy efficient windows, insulation, roofs would help to offset the cost burden of these upgrades that would make their homes more energy efficient and therefore lower their utility bills. I think we should not be considering selling any public parks, because green spaces show to have a positive impact on the health of the people who visit them and the people who live nearby. I think we should also consider upgrading the sewers to be able to hold more rain runoff so we can prevent flooding in our streets during the big rainstorms we get multiple times a year.	3/13/2025 8:55 AM
31	na	3/12/2025 5:17 PM
32	More dog parks. This increases traffic in the parks and makes them less appealing to gangs or violent offenders seeking places to offend. South Park could easily have one twice the size of North Park. Put the surveillance equipment back in the parks. The cameras and equipment at North Park were effective. Now that they have been removed its once again a dangerous place to be after dark.	3/12/2025 4:02 PM
33	The focus really need to be on building new affordable residences that can house "average" family sizes of 3 bedrooms +.	3/12/2025 3:52 PM
34	There are barriers to housing. It is hard to find housing even when you have a section 8 voucher. You still need to find a place that will rent to you. I work with people who have section 8 vouchers but struggle finding a place that will except them.	3/12/2025 2:45 PM
35	unsure	3/12/2025 2:30 PM
36	Will it still be available after all the cuts at the Federal level?	3/12/2025 2:13 PM
37	Using this funding for people who are struggling and making the process easier for them instead of making it a long difficult process.	3/12/2025 1:04 PM
38	Help educate on Loan Applications and Budgeting for affordable housing	3/12/2025 11:52 AM
39	BETTER PUBLIC TRANSPORTATION TO PUBLIC SERVICES	3/12/2025 10:07 AM
40	More housing including Tiny home community zoning	3/12/2025 9:49 AM
41	The waiting list for section 8 housing has been extremely long for a very long time. Additional units would be helpful. Consider a fund to help recover costs for landlords that may rent to lower income/risker clients and have issues.	3/12/2025 8:59 AM

42	Do not depend on it!	3/12/2025 8:50 AM
43	Require them to go to school or get jobs. There are so many people depending on the YWCA to pay their rent for a year only to be evicted at the end of that year because the YWCA has not required them to seek employment.	3/12/2025 8:47 AM
44	I'm not too familiar with federal funding, but it would be great to see it being offered for our community and being used to help improve it.	3/12/2025 8:17 AM
45	Do NOT be frivolous with the funds - Make the funds actually benefit the population the funds are intended for	3/12/2025 8:17 AM
46	Subsidize interest rates and lower loan requirements	3/12/2025 8:08 AM
47	Quit duplicating programs. The City does not do as well as other programs. If people are not worried about housing, they have more time to help improve the city. Reach out to Court programs that require community service. Reach out to companies with a proven track record of encouraging volunteerism in their agency. People want to feel like they are part of the community. Don't just through money at problems, motivate people to become stakeholders in the issues that plague our community.	3/12/2025 8:06 AM
48	will there even be any federal funding?	3/12/2025 8:06 AM
49	Develop a partnership with HUD and private developers to build housing for low to moderate income buyers.	3/12/2025 7:40 AM
50	Number 5 Ditto	3/12/2025 6:48 AM
51	More programs for the disabled to be able to own have upgrade whatever is necessary because the low SSDI and SSI payments can just not make it in this world today	3/12/2025 3:19 AM
52	Billings HUD already does an absolutely exceptional job of managing their money	3/11/2025 5:10 PM
53	Thinking outside of the box - smaller homes - smaller lots - interest rate buy down - to help lower income and/or first time buyers get into homes to begin building wealth.	3/11/2025 4:54 PM
54	All funding shoudl be focused on helping home buyers in this transition period we are currently in. Transition period being the higher interest rate, higher values, higher insurance, higher property taxes VS. what it was. We cant go back to the extremely low interest rate world, so we have to be patient and wait in the transition period. Whatever help HUD dollars can go to in aiding home buyers in the transition period is what would be the most beneficial	3/11/2025 12:56 PM
55	provide down payment assistance for first time homebuyers.	3/11/2025 12:41 PM
56	Billings need resources to help families gain financial insight, training and knowledge so they can become stable. By helping families that are in the program both section 8 and public housing gain financial training and if need employment or work programs to help the individuals be successful at becoming financially stable so they can effectively be able to be homeowners. This helps with the success in the program and gives the new and other program participants something to look forward toward. And please give a reasonable or I should say a realistic amount of time to pay back rent amounts of over 500.00 not giving a low income or no income families that made a mistake 14 days to pay thousands of dollars or vacate. That is not a reallistic amount of time for 2 income families with children to pay amounts greater than 1000 dollar and be able to stay incompliance with monthly bills. This is grossly disheartening to the program participants current and future. That are utilizing the programs to gain housing stability and become financial efficient in their obligations.	3/11/2025 11:47 AM
57	More employees and case managers to help assist clients with goals and stability	3/11/2025 10:30 AM
58	I live in low incoming housing and it is such a blessing. I would be on the street without it.	3/11/2025 9:54 AM
59	We need to start revitalizing areas in Billings that are fun down and the owners can not afford do make this happen.	3/11/2025 9:27 AM
60	The agency that operates the housing for low income people is not well staffed. When I first moved into the apartment I have, we had a full time maintenance person and a full time person who took care of keeping the complex clean and the grounds maintained. The common area were always clean- elevators, laundry rooms, carpets, etc, and the lawns, flower areas and plants were trimmed and well maintained. Eventually the cleaning person left and was not replaced, and was replaced by a cleaning company who work four hours a WEEK. Nothing is	3/11/2025 9:02 AM

	cleaned now. The maintenance man quit and we have not had consistent maintenance since. The facilities need to be adequately staffed.	
61	I think reaching out to those of us who are low-income for ideas is the right thing to do. Thank you for hearing us!	3/11/2025 8:51 AM
62	having safe communities starts with better access and services for those with addiction and mental health...if those issues are not such big problems, the neighborhoods will be safer regardless of what lighting, curbs, etc you have.	3/11/2025 8:19 AM
63	The last thing I want is the government to do the building of houses. Better to work with private industry.	3/11/2025 8:12 AM
64	I can't say enough about the Section 8 Housing program which pays for half my rent. This program came to my rescue after I lost my wife to covid Nov. 4 2020. That left me with one less social security check to pay rent. Section 8 has been a big blessing in my life. It saved me from becoming homeless.	3/11/2025 7:58 AM
65	Homelessness is an epidemic here in Americ including Billings. Winters are rough and summers are far to hot not to be housed. Provide housing for homeless and seniors disabled.	3/11/2025 7:24 AM
66	Build nicer affordable units for medium income housing	3/11/2025 7:02 AM
67	Keep up the good work	3/11/2025 5:00 AM
68	What are the successful neighborhood watch programs in Billings? Can that be implemented here and under the leadership of the police?	3/11/2025 1:56 AM
69	We all deserve a home that fits us	3/11/2025 12:06 AM
70	Unsure	3/10/2025 11:30 PM
71	More repair staff so units are repaired in timely manner. Bring older units current with disabled requirements. More wheelchair accessible units. Develop a mortgage payment matching program for low income first time home buyers to participate in if hardship causes them to fall behind mortgage payments, perhaps in the form of a loan folded into existing loan term to ensure repayment of program funds.	3/10/2025 10:44 PM
72	Easier to get into low income housing, not so long of waiting lists	3/10/2025 9:15 PM
73	None	3/10/2025 9:02 PM
74	The costs of down-payment, closing costs, REALTOR fees, are all very expensive and out of reach for many people wanting to purchase a home. Unfortunately, the cost of high rents are causing potential home buyers not to be able to save money because their monthly budgets are going to rent.	3/10/2025 8:08 PM
75	Be more community minded	3/10/2025 8:06 PM
76	Very much so !! I am an elderly man living in elderly apartments H U D funded. Living on Social Security is a great challenge for the elderly, especially if you have leukemia, like I do.	3/10/2025 6:02 PM
77	Finishing the apartments that will be built with pods in the heights would be nice.	3/10/2025 5:42 PM
78	make sure the landlords keep their rentals livable, clean, dirty rugs, working kitchen appliances.	3/10/2025 5:08 PM
79	Keep pushing what you have going.	3/10/2025 5:03 PM
80	I am 76 years old and disabled. If not for HUD I would be living on the street as I have not place to go. I feel HUD is a vital federal funding program. It also aids families who are working yet still cannot afford the cost of owning a home.	3/10/2025 4:59 PM
81	Make sure it is used for the people that need HUD and not for people in charge of the programs	3/10/2025 4:34 PM
82	Better Communication between Home Front and housing recipients.	3/10/2025 4:29 PM
83	More houses for rent, but all homefronts houses were sold, wasn't real effective for the people living in those houses	3/10/2025 4:26 PM
84	HUD funding will help the Low Income residents. It is much needed in Billings MT and surrounding areas.	3/10/2025 4:25 PM

85	no other thoughts	3/10/2025 12:50 PM
86	Landlords should not be able to deny a rental application because the applicated utilizes a Section 8 voucher. This is discrimination in our community. So many vouchers expires or go unused because people cannot find landlords willing to accept the voucher. This needs to be stopped. More needs to be done for low income and poverty level renters. We cannot address homelessness until this is properly addressed. Housing and income go hand-in-hand, and if people do not have access to fair and affordable housing they will struggle to keep their job, get their kids to school, and feed their families. I think housing is the #1 thing Billings needs to focus on because it effects so many other outcomes in our community.	3/10/2025 11:23 AM
87	Improve safety within our community.	3/10/2025 10:32 AM
88	Cut regulations	3/10/2025 8:27 AM
89	Activate infill and ADU additions with grants or tax back.	3/9/2025 1:58 PM
90	Federal funds should not be used to build more housing on designated parks that the city is trying to sell! We NEED out parks to enhance the quality of life for our residents. The location of where affordable housing is constructed needs to be located in areas with easy access without a car, to local amenities, businesses, NOT in established residential neighborhoods. The city of Billings NEEDS to pay attention to the crime statistics that coincide with the location of "affordable housing" in deciding the best location for these communities. Homes are people's greatest investments and need to be protected from adverse decisions about adding to or near residential neighborhoods that will have a negative effect on a home's value and depreciate a homeowner's greatest asset.	3/9/2025 10:22 AM
91	None	3/9/2025 9:59 AM
92	Get people into homes and out of apartments.	3/9/2025 8:56 AM
93	Possibly fund tiny homes	3/8/2025 7:09 AM
94	Some kind of covered homeless shelter. What there is just isn’t working	3/8/2025 6:28 AM
95	There are not enough options for families who HAVE purchased a home before, but do not currently own a home. Without being a first-time home buyer or a veteran, little assistance is available to these families.	3/7/2025 6:35 PM
96	Get the local government and all their mindless road blocks out of the loop. Work with contractor and the people wanting to PURCHASE family housing.	3/7/2025 11:47 AM
97	There needs to be some kind of oversight. During all stages, not just at the beginning or not just at the end.	3/7/2025 10:16 AM
98	Repair/fix up vacant or bank owned property to sell to low income families	3/6/2025 9:41 PM
99	There are plenty of home loans available for those who want to purchase a home with little to nothing down, we need to bring the older 1950's+ housing up to code so the house can pass inspection and appraisal	3/6/2025 1:52 PM
100	It is necessary for many to most of my first time buyers	3/6/2025 1:33 PM
101	NA	3/6/2025 1:33 PM
102	If there is any chance of Trump administration impounding the funds, I hope they are spent ASAP.	3/6/2025 1:17 PM
103	ELIMINATE PERMIT FEES AND USE ADMINISTRATIVE RELIEF TO INCREASE BUILDABLE AREAS / MAXIMUM COVERAGE TO ENTICE WORK FORCE HOUSING BUILDS.	3/6/2025 10:19 AM
104	Funds need to go into home buyer programs, parks, community centers. Do not put the money into rental programs. They are too strict and owners won't allow them so there is no point. There are over 1000 people approved for Section 8 housing but not enough owners/investors will participate so the program is useless. Put the money into the hands of home buyers.	3/6/2025 8:27 AM
105	capitalization funds with oversight of investors to renovate homes for affordable housing for qualified buyers	3/6/2025 4:31 AM
106	improve multi use spaces and new building practices	3/5/2025 5:30 PM

107	Create pathways for people who are in imminent danger of losing their housing. Keep them from becoming homeless in the first place by providing short-term emergency shelter in the form of tiny houses or renovated homes that are otherwise eyesores in the community.	3/5/2025 5:05 PM
108	None	3/5/2025 4:11 PM
109	Federal Funding should be utilized to help with homeownership in our neighborhoods and communities. Please know that we are much better off with programs that enhance home ownership and that helps to create a safer city and community.	3/5/2025 3:05 PM
110	Development of parks and outdoor use to keep people active will bring in more families and keep our kids out of bad areas. We need to start putting kids first in this community.	3/5/2025 3:00 PM
111	Have more available and notify the community of available funds.	3/5/2025 1:38 PM
112	We need to improve services for unhoused individuals and families. It is a crisis.	3/5/2025 1:17 PM
113	Just to use the money to do the most good to help the low income people in our beautiful state so people that have lived here their whole lives can stay here.	3/5/2025 11:28 AM
114	Dedicated funding for vulnerable populations (seniors)	3/5/2025 10:38 AM
115	Find good partners by building relationships not just putting out an RFP. I think it is important for Billings to really assess need and partnerships, versus expediency.	3/5/2025 9:59 AM
116	To help inform decisions, implementations, and action, use this: https://billings.org/wp-content/uploads/2025/02/11-2024-FINAL-CRE-CC-Billings-Report.pdf	3/5/2025 9:54 AM
117	Funds should be used to help individuals and Family work towards financial independence, not just another program to enable government/social dependency	3/5/2025 8:36 AM
118	if there was a immediate interest rate lower for buyers that make $100,000 or less.	3/5/2025 7:44 AM
119	None	3/5/2025 5:48 AM
120	Improve the already created parks that have fallen into disrepair.	3/5/2025 5:19 AM
121	Any funding we have to put towards offering affordable housing options and improving the affordable options we already have is money well spent.	3/4/2025 6:20 PM
122	Federal funding should be used to finance or assist with financing homes for first-time home buyers. This is such an important program to continue for the growth of Billings.	3/4/2025 5:47 PM
123	Down payment assistance programs for low-income households is the main priority.	3/4/2025 4:50 PM
124	We need more affordable housing options for people buying and renting homes.	3/4/2025 4:19 PM
125	The down-payment assistance programs are vital.	3/4/2025 4:09 PM
126	I think it is used effectively	3/4/2025 3:32 PM
127	Please continue funding first time home buyer assistance.	3/4/2025 3:30 PM
128	Good deal	3/4/2025 3:03 PM
129	Down payment assistance programs or programs that may allow lower interest rate loans to help get more buyers qualified for loans. Rehabing existing properties and ensuring that they are at lower prices for more affordability.	3/4/2025 3:02 PM
130	As difficult as it is for a first time home buyer or low income taking away this funding would be detrimental to those directly effected. Please consider continuing to allocate funds available for anyone under the criteria above.	3/4/2025 2:19 PM
131	Its important to lower property taxes for those that are on a fixed income. I know multiple elderly people on a fixed income that can no longer afford their homes.	3/4/2025 1:46 PM
132	I recently found out that my sewer line is broken and needs to be replaced. It was suggested I apply for the Home Repair program, only to find that it no longer exists. I know for myself being a single income home, it is not always affordable to pay for repairs. i think reinstating programs like this would also be beneficial. Especially in older areas of Billings.	3/4/2025 1:29 PM
133	I think additional fund should be used to support the 1st time home buyer or low-income	3/4/2025 1:25 PM

	downpayment assistance programs instead to continuelly spending money on the Trail system in Billings which aren't used be "everyone" or they should be more sucure as some on the Trails go through less than desierable sucluded areas.	
134	Help long-term renters become homeowners through rent-to-own models or cooperative ownership. Partner with major local employers to provide homeownership incentives for employees.	3/4/2025 1:23 PM
135	Make it easier for low income families to get into housing!	3/4/2025 12:22 PM
136	When a buyer gets the down payment assistance loan from MT Board of Housing the buyer can't sell their home for 9 years without a waiver from MT Board of Housing. If you can't receive the waiver during the 9 years... there's a HUGE penalty to sell- Example $200K home could be over a $14K penalty. A buyer is better not accepting the small (sometimes only a few thousand in help that they themselves make payment on every month on top of their monthly mortgage payment) down payment assistance. There shouldn't be any penalties for selling before 9 years.	3/4/2025 12:15 PM
137	No additional thoughts.	3/4/2025 12:03 PM
138	Focus on making the build process cheaper combined with First Time Home Buyer incentives. (Grants, Low interest loans etc.) I just hate seeing people rent and build home equity/retirement money for someone else. When you promote home ownership you create wealth and have cleaner nicer neighborhoods. Never much pride of ownership living in a rental.	3/4/2025 11:37 AM
139	HUD should not be buying houses to rehab and sell at a fixed cost.	3/4/2025 11:21 AM
140	Help our first time home buyers get into homes. They need down payment assistance, and help with closing costs.	3/4/2025 11:17 AM
141	It's a waste of money.	3/4/2025 10:58 AM
142	Keep funding programs that truly assist legal US citizens in affording housing. Stop the waste and fraud!	3/4/2025 10:58 AM
143	N/A	3/4/2025 10:24 AM
144	I think giving some of that money to help current owner's make improvements is a great idea. This will help people live healthy and happy lives while keeping the value of their home up should they ever choose to sell.	3/4/2025 10:23 AM
145	Prioritize Projects with High Community Impact Affordable Housing Development: Use HUD funding to build or rehabilitate affordable housing, targeting neighborhoods with high demand but low availability, such as areas near downtown, schools, and transit. Homelessness Services: Allocate funds for transitional housing, permanent supportive housing, and shelters, particularly for veterans and families experiencing homelessness.	3/4/2025 10:16 AM
146	Build low income senior housing	3/4/2025 10:08 AM
147	none	3/4/2025 10:07 AM
148	Education and Health Care are preventative measures.	3/4/2025 9:51 AM
149	These funds are extremely important for first time home buyers to use for down payment assistance etc. I personally know over a dozen of families that these funds have helped in order to purchase their first family home. It's imperative for the community to have these funds for these families so they have a way to purchase. With out it, some families will never have the option to purchase especially with the extreme cost of closing costs etc.	3/4/2025 9:47 AM
150	More programs/developers need to seek LIHTC funds.	3/4/2025 9:36 AM
151	n/a	3/4/2025 9:09 AM
152	I would like to see housing units designed for federal offenders including violet and sex offenders. There would be strict rules and requirements to be accepted yet it would help them get on their feet and take them off the street.	3/4/2025 8:49 AM
153	Build more homes, not apartments	3/4/2025 8:31 AM
154	Focus on housing l, housing repairs and food programs	3/4/2025 8:20 AM

155	It is crucial to fully fund the Public Housing and Section 8 programs to continue to serve our community. A combined waiting list of over 8000 is shameful for a community our size.	3/4/2025 7:16 AM
156	Low-income housing should be for residents that have a job and contribute to their housing needs. There are too many people on Public Housing that choose to not work because they have figured out how to live off of the state funding.	3/4/2025 7:11 AM
157	A lot of families are struggling to pay rent and mortgage not even just low income. The stress is on everyone. Maybe if the water bill fiasco didn't set families back so far on their budgets I'd have more constructive feedback but the city has yet to realize the repercussions of that even!	3/4/2025 2:32 AM
158	Funds should go to montana born residents	3/3/2025 11:06 PM
159	Affordable repurposed density housing. Use the space that already exist and build up the needed services. Grocery stores/markets, restaurants, shopping, family activities... on the actual south side. Near the triangle or in the triangle.	3/3/2025 10:41 PM
160	none	3/3/2025 10:03 PM
161	Focus on one time expenditures	3/3/2025 9:48 PM
162		3/3/2025 9:14 PM
163	Tiny houses	3/3/2025 8:59 PM
164	StrongTowns	3/3/2025 8:44 PM
165	Loans for down payments, repairs, etc puts low income folks further in debt and chances for repayment at risk, which puts them at risk. Federal funds- then why loans. Who mailing money on these loans. I see a lot of chances for this money to go to administration and not the people who need it.	3/3/2025 8:09 PM
166	Kero rent low	3/3/2025 7:55 PM
167	i think housing needs to be affordable for not only low income but those at the median level as well	3/3/2025 7:40 PM
168	Tiny home communities for homeless. Treatment and homes for substance use natives	3/3/2025 7:38 PM
169	.	3/3/2025 7:21 PM
170	See above comment about a tiny home community. Could HUD funds be used to implement this program or provide unconventional loans for buyers?	3/3/2025 7:00 PM
171	stop paying for People to NT work and earn on their own! Take care of seniors and Veterans!	3/3/2025 6:50 PM
172	Do it fast before you know who takes the money back	3/3/2025 6:14 PM
173	Help repair homes for our elderly	3/3/2025 6:04 PM
174	Hope you still get your funding. Don't blow it on administrating the programs and instead work with existing entities that have the ability to put the money directly to work	3/3/2025 6:04 PM
175	Less people at city hall and in community development department and more funding to service providers. Less funds for vistas and more for service providers.	3/3/2025 6:02 PM
176	Better communication with the community.	3/3/2025 4:29 PM
177	Create a rapid-rehousing cohort of new/renovated housing; offer grants for low-income homeowners for critical (foundation, windows, doors, leaky roof) repairs; consider creating a volunteer program for paint-and-fix style programs to help elderly/homeowners unable to perform work, improve walk/bikeability within and between neighborhoods.	3/3/2025 4:19 PM
178	perform audits of the use of federal funds that have gone to HomeFront (local HUD unit) for housing, especially affordable housing	3/3/2025 4:19 PM
179	Conduct education for prospective low income home buyers on home ownership; how to prepare for purchase and subsequent expenses.	3/3/2025 4:09 PM
180	These funds are part of the important mix of funding for housing and maintenance of neighborhood integrity. They should be used so that those that are lower income that still want home ownership have the ability to achieve this goal but to maintain it.	3/3/2025 3:48 PM

181	Make it easier for people to get houses of their own.	3/3/2025 3:47 PM
182	OVER THE LAST SEVERAL YEARS, MANY COMPLEXES THAT WERE ONCE INCOME RESTRICTED UNITS (SHILOH GLEN, BRUSH MEADOWS, ETC...) HAVE AGED OUT OF THE TAX INCENTIVE USED TO CREATE SUCH HOUSING. THIS HAS LEFT A VERY LARGE HOLE FOR THE MIDDLE CLASS HOUSEHOLD RENTAL MARKET AND WHEN THEY CAN'T COMPETE AND AFFORD THE MARKET THEY BECOME VULNERABLE, FIND WAYS TO USE THE FUNDS FOR TAX CREDITS AND RECRUIT BUILDERS WILLING TO MET THE NEED. RATHER THAN USING THE FUND TO PROVIDE MORE NAVIGATORS USE IT TO CREATE HOUSING... NAVIGATORS CANT HELP IF UNITS DONT EXIST, ARENT AFFORDABLE , DEPOSIT TO HIGH FOR THE DEMOGRAPHIC THESE ARE TO SERVE. NOT AFFORDABLE AND THE DEPOSITS CAN'T BE PAID WHEN THEY ARE LOCATED. APPROVE AND ENCOURAGE THE BUILDING OF NON-TYPICAL HOUSING TYPES FROM RECYCLED STYLE UNITS OR 3-D PRINTED OPTIONS OR MODULAR LOTS, SO THAT LOWER COST OPTIONS CAN BE UTILIZED TO FIT THIS NEED. REMOVE BARRIERS VS PUTTING THEM IN PLACE OFFER INCENTIVES TO CONVERT EXISTING STRUTCURES TO HOUSING, HOW MANT VACANT BUILDING THAT COULD BE CONVERTED OR ZONED SO THAT SOME HOUSING COULD BE INCLUDED AT A RESIDENTIAL TAX RATE VS COMMERICAL	3/3/2025 3:45 PM
183	need more collaboration between organizations	3/3/2025 3:40 PM
184	Partner with non-profits in the community to provide housing to people who need it through housing first models and focused on low barrier entry for those who are in unstable housing or are homeless	3/3/2025 3:40 PM
185	do not let the Trump administration destroy federal funding	3/3/2025 3:29 PM
186	Use the money WISELY or DOGE will get you.	3/3/2025 3:20 PM
187	Building more housing that accommodates people with larger families. More ecofriendly housing. Also help with deposits and application fees, these are some of the greatest needs when finding and getting into places. Budgeting classes for adults and youth.	3/3/2025 3:16 PM
188	Fund education for those on the programs/services to help themselves move out of needing the assistance. Not just education to further their careers, but education on budgeting. Help teach real world life skills no longer being taught in our schools.	3/3/2025 3:10 PM
189	HCV vouchers not widely accepted and many people are left unable to utilize them.	3/3/2025 3:07 PM
190	The CITY should hire an Affordable Housing Coordinator to work on those issues and on Homelessness.	3/3/2025 3:04 PM
191	NA	3/3/2025 3:04 PM
192	n/a	3/3/2025 2:58 PM
193	Help agencies that are currently working with the low income population. financial assistance to be provided to agencies that are working on building housing projects.	3/3/2025 2:56 PM
194	let the Housing Authority use the funds to help with affordable housing and cut some of the roadblocks the city keeps creating	3/3/2025 2:56 PM
195	Please seek guidance from people with lived experience. Montana Leadership Council exists for this purpose. Contact Montana CoC Director David O'Leary for contact info	3/3/2025 2:50 PM
196	Fund the nonprofits who specialize in housing solutions for our neighbors.	3/3/2025 2:49 PM
197	Didn't Congress revoke this type of federal funding? DIdn't the Federal Government lay off 90% of the employees of HUD?	3/3/2025 2:38 PM
198	Federal funding is best used for helping buyers become home owners. So many great things come from homeownership.	3/3/2025 2:00 PM
199	Use to help and encourage home ownership. It is the pathway to financial growth	3/3/2025 1:34 PM
200	none	3/3/2025 12:13 PM
201	Follow the science and the data--	3/3/2025 11:35 AM
202	Thank you for you service to the community.	3/3/2025 11:27 AM

203	none	3/3/2025 11:04 AM
204	Property tax relief!	3/3/2025 10:59 AM
205	Local zoning & regulatory costs for 1 to 4 unit new residential owner/occupied properties should be a focus in Billings.	3/3/2025 10:38 AM
206	I believe the best use of HUD funding is assisting homeowner's with cash to close for buying homes. I also see value in assisting low income families with funding to repair their homes, such as new windows, roof, heating, etc	2/28/2025 11:02 AM
207	I loved the program of the city purchasing foreclosed homes, renovating & selling to a lower income family. We lack affordable housing for lower & even mid income families.	2/28/2025 8:03 AM
208	The City of Billings First Time Home Buyer programs are essential to the success of our first time home buyers in Billings. I would highly recommend the support of these programs.	2/27/2025 4:28 PM
209		2/27/2025 10:23 AM
210	Home improvement help is a must!	2/25/2025 6:38 AM
211	I like the idea of keeping up on street/sidewalk/curb maintenance, but I doing see how that helps with the plight of low-income homeowners - especially when compared to the other proposed priorities.	2/24/2025 8:25 PM
212	Been in my house 12 years and still no park that was suppose to be and no street lights	2/23/2025 7:29 PM
213	Please help the people in Yellowstone County, folks like me, who work tirelessly, well over 40 hours weekly, have for a long time and yet at 43, almost 44 years of age cannot afford to buy a house nor rent a clean, safe, well maintained home for my daughter and myself. It’s so incredibly discouraging and disheartening.	2/22/2025 2:17 PM
214	na	2/22/2025 12:03 PM
215	maybe people should have the opportunity like applying for a grant . people like students could apply while going to college.instead of loans and mortgages . funding would be flat amount and might help people with disabilites too. or maybe change amount states get each year. make a it like a scholarship program . or maybe have program people could borrow from with no interest to make any necessary or improvements for home owners too . it would also be helpful to know how much$$ is allowed. more senior housing needs to be made available without hassles of insurance for payment etc	2/22/2025 10:22 AM
216	Renovate rundown houses and use for Vetern housing	2/21/2025 6:25 PM
217	Classes for young adults/adults to learn about home buying, renting, mortgages, loans, property taxes, budgeting bills, etc.	2/20/2025 10:24 PM
218	The very poor need very cheap options that are safe and healthy.	2/20/2025 11:42 AM
219	It’s all effective just so Long as it’s administered properly and with enforced rules and regulations. And be clear that this is a temporary help up and not a permanent lifestyle.	2/20/2025 8:51 AM
220	None	2/20/2025 5:17 AM
221	Need more housing rentals and to buy we make just enough not to qualify for hud but in 3 years my retirement k get will be $300 less not sure if groceries don’t go down what we will do we need help unfortunately we can’t count on the government for everything 1 paycheck from not being able to pay rent and be homeless paycheck to paycheck please Liston to what I have said	2/20/2025 12:58 AM
222	.	2/19/2025 7:55 PM
223	We don’t need their money. Stop taking handouts from the government. It only increases the problem.	2/19/2025 6:32 PM
224	Housing is too expensive. I worry about the future for my kids. I also worry about people who are low income and trying to pay rent. My elderly mother-in-law is trying to pay rent while her only income is social security. Her income is so low, yet she still doesn’t qualify for assistance with housing or food. Supplemental help for rent is necessary. First time homeowners programs are very necessary. With the way the economy is, no young people can afford a down payment or house payment.	2/19/2025 5:45 PM

225	Housing the houseless is so crucial! It helps keep crime rates low and can improve neighborhood cohesiveness. Nobody wants an ugly empty lot in their neighborhood, where drug and alcohol paraphernalia, as well as trash, can collect. Tiny homes can fill the space, supporting our houseless population with affordable living options. More than most are aware, people who would benefit are women fleeing domestic violence, young adults who got kicked out of their home for being nonconforming to strict family rules, or even college students who are barely hanging on but fighting every day to make a difference. THESE are the folks who undeniably deserve this opportunity that we have the capacity to give!	2/19/2025 5:40 PM
226	Create jobs by improving the communities roads and sidewalks. That money will then go to paying local residences. If someone doesn't work/refuses to work, it is not the governments job to support them. Start giving the money back to the working class.	2/19/2025 5:37 PM
227	Build a bigger jail. Fire Spineless county attorneys. Appoint judges who give stricter sentences.	2/19/2025 3:42 PM
228	Help with repairs for middle income people	2/19/2025 3:28 PM
229	Housing is a human right you need to allocate more funding to support people in Billings	2/19/2025 2:55 PM
230	Partner with those who have proven success in this area. Homefront, CLDI, etc. Stay away from those who are top heavy and will waste the funds on salaries.	2/18/2025 3:59 PM
231	Tax the rich!	2/11/2025 3:38 PM
232	Please incorporate input from people with lived experience, not just those who stand to benefit directly or indirectly by providing services. Thank you!	2/11/2025 12:17 PM
233	Really need a low barrier shelter.	2/11/2025 11:15 AM
234	thank you HUD for your hard work	2/11/2025 9:51 AM
235	I believe building intentional communities like the tiny homes or storage container homes are such a smart idea. I am glad that we are finally utilizing existing ideas from around the country that are working and solving homeless problems.	2/11/2025 9:08 AM
236	Permanant housing for our homeless neighbors.	2/10/2025 8:38 AM
237	Manufactured housing could be part of the solution, but I also see a major issue—the type of manufactured housing communities that actually benefit consumers (fee-simple, affordable neighborhoods where homeowners own both the land and home) don't benefit developers in the same way. That means we still run into the same fundamental problem: why would a builder choose to develop these communities? Too often, manufactured housing developments are structured as land-lease communities, which can lead to predatory practices: Lot rents rise uncontrollably, making affordability short-lived. Homeowners don't build equity because they don't own the land. If the park is sold or redeveloped, homeowners lose their investment. If manufactured housing is encouraged, there must be clear consumer protections to prevent these scenarios and ensure that affordability is real, not just a label.	2/8/2025 12:35 PM
238	N/A	2/7/2025 11:51 AM
239	More housing for non profit organizations. More housing built for group homes and for children with mental health problems and emergencies.	2/7/2025 11:21 AM
240	-utlize best practices from other cities/urban areas -make use of existing programs to build and expand "braid resources"	2/7/2025 11:16 AM
241	Maybe make sure it will continue to exist by not supporting "Ballzdeep" having access to my information and deciding what gets cut and what doesn't. You can do this by speaking up to our "elected" officials at the federal level about programs they want to strip that actually do affect the working-class citizens.	2/7/2025 11:14 AM
242	Restrict short-term rentals. Too many houses and apartments are short-term rentals that take those options off the market for residents. Many Montanans have already been priced out of living in places like Bozeman or Missoula. Billings is headed that direction.	2/7/2025 11:09 AM
243	With the high levels of snow in Billings there should be a program to provide low-income residents with snow safety and removal equipment like snow shovels and ice melt. Their	2/7/2025 11:08 AM

	driveways and sidewalks need to be safe to keep medical bills lower and not perpetuate the poverty cycle.	
244	HUD has a lot of good programs to get people started into a home, such as rapid rehousing, and those programs should be kept in place. However, a lack of affordable options for the average person is the biggest problem. Most people fall into an income range that disqualifies them from subsidized housing, such as Section 8, but they do not make enough money to afford the increasingly high market rate.	2/7/2025 11:06 AM
245	Establish mitigation funds that are available to landlords who rent to recipients of HUD funding.	2/7/2025 10:12 AM
246	Build a permanent supportive housing project or two or three of them we need it desperately in Billings	2/7/2025 9:34 AM
247	HomeFront/housing authority needs to do better and focus on big high rise projects to house section 8 folks.	2/7/2025 8:58 AM

2024 Client Survey Results

Foreclosure Acquisition / Rehabilitation Program

September 9, 2024

Community Development Division
City of Billings

By: Tam Rodier, Program Coordinator

Billings
PLANNING
& COMMUNITY
SERVICES

Foreclosure Acquisition / Rehab Program

Program Overview

This report provides a general overview of the current Foreclosure Acquisition / Rehabilitation Program ("Foreclosure Program"). The Foreclosure Program goals are to:

- Preserve the City's existing housing stock and revitalize established neighborhoods by mitigating the negative community impacts of vacant, foreclosed properties;
- Improve affordable housing quality, condition, safety, livability, and accessibility;
- Stabilize property values in neighborhoods with existing vacant, foreclosed homes; and
- Eliminate the potential for crime related to existing vacant, foreclosed properties.

The intent of rehabilitation work completed under the Foreclosure Program is to improve the supply of decent, safe, sanitary and affordable housing for low-income families and individuals, and to enhance the stability and standard of living in existing neighborhoods.

The Community Development Board has expressed a preference that low-income areas be prioritized over other areas of the city, when feasible.

Zero interest, deferred payment loans and/or subsidies are available to approved First Time Home Buyer (FTHB) applicants on a first-come, first-serve basis to purchase rehabilitated homes.

The Foreclosure Program must ensure proper management of Federal funding, including financial management of grant funds, compliance with State and Federal requirements, and effective start-up and completion of project activities.

> ***"I would never have been able to purchase a home, and this program made it happen! It was truly an answer to prayers!"***
>
> *- Client Survey Comment*

Complying with National Objectives

The Housing and Community Development Act of 1974, requires housing activities meet the national objective of benefiting low-income persons. Therefore, only low-income applicants as defined by HUD are eligible to receive assistance to purchase and occupy Foreclosure Program homes.

Background

The Neighborhood Stabilization Program (NSP) was authorized through the Housing and Economic Recovery Act of 2008 to prevent the deterioration of neighborhoods due to foreclosures. The City of Billings applied to the Montana Department of Commerce for NSP funding to acquire, rehabilitate and offer affordable housing opportunities to low, moderate, and middle income households. The City of Billings' NSP Program began in 2009 when this grant funding was received. After the State of Montana grant funding was fully expended, the City of Billings included the Foreclosure Program in subsequent 5-year Consolidated Plans and Annual Action Plans and funded the program with Community Development Block Grant (CDBG) grant funding received from the U.S. Department of Housing & Urban Development (HUD).

2024 Survey Objectives

To learn and understand from Foreclosure Program participants about the Foreclosure Program successes, challenges, failures, and suggestions and then use the resulting information to:

- Educate the City Council about the Foreclosure Program and ask for continued support,
- Make appropriate changes to improve the Foreclosure Program, and
- Facilitate and plan annual Foreclosure Program evaluations to ensure a dynamic, effective Foreclosure Program into the future.

Methodology

Since the Program began, the City of Billings has purchased 14 HUD-foreclosed properties. Twelve (12) of these properties have been rehabilitated and sold to low-income FTHB and two (2) properties are currently in the rehabilitation phase. Of the 12 homes sold, 9 are still owned by the original FTHB purchasers. Surveys were direct mailed to all nine (9) Foreclosure Program participants who still own and reside in the rehabilitated home they purchased from the City of Billings. Both a QR code and a web address (URL) were included in the cover letter to make survey completion as easy as possible. A paper copy of the survey was also included for those participants who preferred to complete and return the survey by mail.

"This was a great program. It taught me information to own a home"

- Client Survey Comment

Results / Analytics

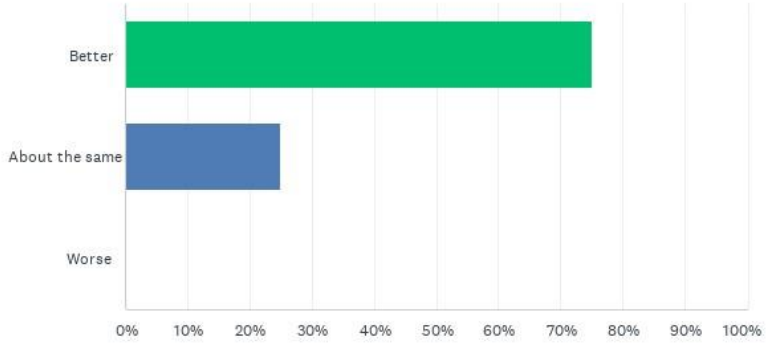
Four (4) Foreclosure Program participants submitted survey responses (45%).

Question: "Would you have been able to purchase a home without the Foreclosure Program?" 100% of the participants responded, "Very Unlikely."

Question: "The Foreclosure Program limits mortgage payments to 30% of household income. Did this make mortgage payments affordable for you?" 100% of the participants responded, "Strongly Agree."

Question: "How much has owning your own home benefited your household?" 100% of the participants responded, "A great deal."

Q5 How would you rank the neighborhood's visual appeal since you purchased your home? (Select one)



Question: "Would you recommend the Foreclosure Program to family, friends, and others?" 100% of the participants responded, "Definitely would."

Question: "What do you like the most about living in your own home?" Responses:

- "The sense of ownership and independence. The ability to be in a safe neighborhood and pride of owning a home for my kids future."
- "Nobody tells you what you can't do to your home."
- "I have my privacy. I don't have to worry about a landlord and eventually this will be my own home."
- "Being able to give my kids stability in knowing this our home."

Question: "What suggestions do you have for improving the Foreclosure Program?" Responses:

- "I didn't have any issues."
- "Maybe not make it a stipulation that the home owner has to pay back the loan if we move. Some people might not have a choice but to sell due to illness or a need to move to better themselves & that puts a burden on them"
- I don't have any"
- None, I had a great experience!"

Question: "Please share any additional impacts, thoughts, ideas or suggestions about the Foreclosure Program." Responses:

- "I am extremely appreciative and grateful for the program which again afforded me as a single mother of three working hard to provide a safe and secure environment for my children to grow up in. I can never thank the people who helped me through this journey enough."
- This was a great program. It taught me information to own a home"
- I would never have been able to purchase a home, and this program made it happen! It was truly an answer to prayers!"

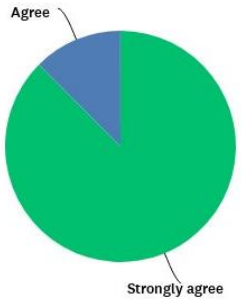
"I am extremely appreciative and grateful for the program which again afforded me as a single mother of three working hard to provide safe and secure environment for my children to grow up in. I can never thank the people who helped me through this journey enough."

- Client Survey Comment

SURVEY RESULTS

11/14/2024 Open House / 1709 Saint Johns Avenue Foreclosure Acquisition / Rehabilitation Program

Q1 Improvements to the vacant, foreclosed home in my neighborhood made a positive visual difference in my neighborhood. (Select one)

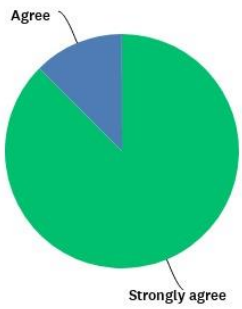


Answer Choices:
Strongly Agree
Agree
Neither Agree Nor Disagree
Disagree
Strongly Disagree

Q2 The City's purchase and rehabilitation of the vacant, foreclosed home in my neighborhood has contributed to neighborhood stability.

100% of respondents answerd "Strongly Agree."

Q3 My household has benefited from the rehabilitation of the vacant, foreclosed home in my neighborhood. (Select one)

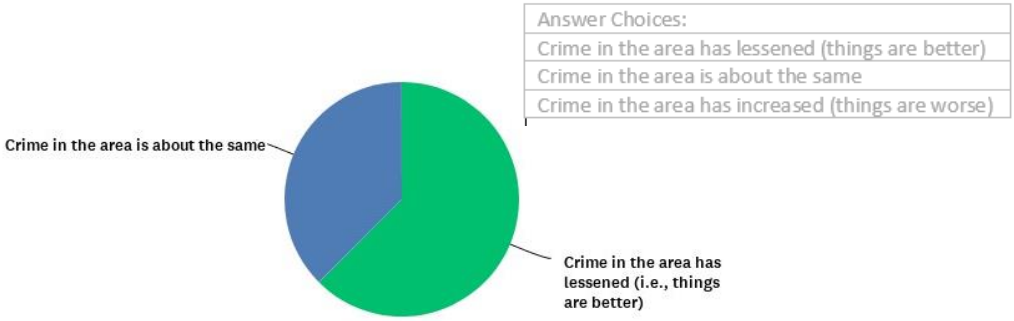


Answer Choices:
Strongly Agree
Agree
Neither Agree Nor Disagree
Disagree
Strongly Disagree

Q4 My neighborhood is safer following the City's investment in rehabilitating the vacant, foreclosed home in my neighborhood.

100% of respondents answerd "Strongly Agree."

Q5 How has crime in your neighborhood changed since the City purchased and rehabilitated the vacant, foreclosed home in your neighborhood? (Select one)



Q6 How satisfied were you with City staff's efforts to keep you informed about the project in your neighborhood? (Select one)

Q7: In what ways has the Foreclosure Program made a difference in your neighborhood?

"Improved neighborhood"
"Nice looking neighborhood"
"Improved values"
"Improved it"
"Makes whole area better"
"Please continue this program"

Q8: Please share any additional impacts, thoughts, ideas or suggestions about the Foreclosure Program.

"It is a good program for the neighborhood and new homeowner"
"Great program"
"Looks good"
"Good deal"
"Keep it up!"

City Council Regular

Date:	04/14/2025
Title:	Public Hearing and Resolution approving tax benefits - Rocky Vista University LLC
Presented by:	Chris Kukulski, City Administrator
Department:	City Hall Administration
Presentation:	Yes
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

Staff recommends Council conduct a public hearing and approve the application and resolution granting a tax abatement for Rocky Vista University, LLC in support of their $38M investment to expand the facility at 4130 Rocky Vista Way to create the new College of Veterinary Medicine.

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

The City operates a property tax incentive program under Montana law for certain remodeling, reconstruction or expansion of existing buildings. Rocky Vista University applied for a tax abatement under 15-24-1501, MCA and City Resolution 24-11243. This program encourages property remodeling, reconstruction and expansion by providing property tax reductions for the construction period and the first four years following construction. In the fifth and subsequent years, the improvements are fully taxable. To qualify for these tax benefits, the application must include building/site plans prior to construction beginning, the investment must be at least $500,000, the taxable value must show an increase of at least 2.5%, current taxes must be paid, and construction/expansion plans must meet all local and state regulations. Additionally, the applicant must provide an estimate of the number of new jobs that will be created along with the salary ranges and hiring schedule and provide a description of the economic impact. See Exhibit B of the attached Resolution 24-11243 for specific information about the requirements of the applicable program.

Since 2021, Rocky Vista University has been in Yellowstone County building the medical school campus in west Billings. Rocky Vista invested over $50M in constructing the first medical school in Montana. The school attracts a wide range of students from the region and beyond that live and work in Billings while attending classes. Rocky Vista University is expanding to open the first school of veterinary medicine in Billings and investing over $38M in construction costs.

Rocky Vista University's application for a tax abatement on the building expansion at 4130 Rocky Vista Way includes interior and exterior improvements which began in October 2024 and are scheduled to be completed by March 2026. The property was valued at $26 million as of September 2024. Rocky Vista University currently employs 78 full-time employees and 42 part-time employees on its medical campus. It predicts adding 92 full-time and 10 part-time employees after the remodel is complete. Upon completion, Rocky Vista plans to have 170 full-time and 52 part-time positions on campus. See attached Application.

Staff have confirmed the attached Application meets the required criteria for Council to consider approving a tax abatement for Rocky Vista University LLC. Council must conduct a public hearing before considering the attached proposed resolution granting a tax exemption. The hearing was advertised in the Yellowstone County News on March 28 and April 4, 2025.

STAKEHOLDERS

City of Billings
Yellowstone County
Rocky Vista University LLC

ALTERNATIVES

City Council may:

- Approve the tax abatement for the amount requested; or,
- Approve a tax abatement for amounts other than requested; or
- Not Approve the request.

FISCAL EFFECTS

The property is valued at $26 million as of September 2024. It predicts adding 92 full-time and 10 part-time employees after the remodel is complete. If Council approves the application, Rocky Vista will not pay full property taxes on the net, new investment value until the incentive expires four (4) years after construction. The property will still be subject to the City's other fees and assessments.

The economic impact of the new College of Veterinary Medicine during construction through direct employment, construction, and compensation is projected to be $66.8 million. Upon completion, the school will have a direct economic impact projected at $9.2 million annually. The overall direct, indirect, and induced impact of the construction and start-up of operations of the veterinary college is projected to be $115.3 million, according to Big Sky Economic Development using JobsEQ economic impact software. Graduating veterinarians will join the workforce, providing continuity in existing veterinary practices and often start their own companies, providing additional positive economic impacts in Yellowstone County.

Attachments

Resolution 24-11243
RVU Application
Proposed - Resolution and Exhibit

RESOLUTION 24-11243

A RESOLUTION CREATING PROCEDURES FOR TAX ABATEMENT APPLICATIONS

WHEREAS, the City of Billings believes it is in the public interest for new industries to locate in Billings and for existing industries to expand in Billings.

WHEREAS, the Montana Legislature has approved, in Section 15-24-1402, MCA, a means for Montana cities to provide incentives for certain types of new or expanding
industries in the form of property tax reductions over a period of ten (10) years.

WHEREAS, the City of Billings believes it is the public interest that the community's existing buildings or structures be remodeled, reconstructed, or expanded
thereby improving the community's appearance, expanding employment, and increasing the tax base.

WHEREAS, the Montana Legislature has approved, in Sections 15-24-1501 and 15- 24-1502, MCA, a means for Montana cities to provide tax incentives for certain remodeling, reconstruction or expansion of existing buildings.

WHEREAS, the City Council wishes to offer those property tax incentives to qualified industries and for qualified improvements or modernized processes as well as to property owners of existing buildings or structures that remodel, reconstruct, or expand their property.

WHEREAS, City Council previously approved Resolutions 05-18376, 05-18377 and 05-18378, which outline the City of Billings' application process for tax incentives pursuant to MCA 15-24-1402, 15-24-1501, and 15-24-1502.

WHEREAS, the City of Billings wishes to consolidate and update the application process for tax abatements in the City. In doing so, the city seeks to supersede and replace prior resolutions 05-18376, 05-18377 and 05-18378. The city further seeks to consolidate the process for seeking a tax abatement in the City of Billings pursuant to MCA 15-24-1402, 15-24-1501, and 15-24-1502 under this resolution and attached exhibits.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA, that it is in the public interest to encourage economic development in the City of Billings using tax incentives for new and expanding industry and for the remodel, reconstruction, and expansion of certain buildings and structures. Business owners in the City of Billings are encouraged to apply to the City of Billings for these tax incentives through the application process described in Exhibits A and B.

BE IT FURTHER RESOLVED that this resolution supersedes and replaces City of Billings Resolutions 05-18376, 05-18377 and 05-18378.

PASSED AND APPROVED by the City Council this 12th day of November, 2024.

CITY OF BILLINGS

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

CITY OF BILLINGS * SEAL * YELLOWSTONE COUNTY, MONTANA

ATTEST:

By: Denise R. Bohlman
Denise R. Bohlman, City Clerk

Attachments: Exhibits A & B

EXHIBIT A

Procedures for Obtaining Property Tax Incentives Under MCA 15-24-1402

1. All Applicants for tax reductions must petition the City of Billings in writing and address the requirements and provisions outlined in this exhibit.

2. Qualifying applicants may, at the discretion of the City Council, receive property tax reductions according to the following schedule:

   The default initial abatement amount for this application in the City of Billings shall be set at 50%. The City Council, at its discretion, can set the abatement to 75%. Starting in the 6th year of the abatement, the taxation rate will increase by equal percentages until full value is reached in the 10th year and thereafter:

1st through 5th year	50% of taxable value
6th year	60%
7th year	70%
8th year	80%
9th year	90%
10th year and subsequent years	100%

3. The definitions outlined below apply in the use of tax incentives approved by the City of Billings:

   a. "Expansion" means that the industry has added or will add at least $500,000 worth of qualifying improvements or modernized processes to its property in the City of Billings either in the first tax year in which the benefits provided for in MCA 15-24-1402 are to be received or in the preceding tax year.

   b. "Industry" includes, but is not limited to, a firm that:

      i. engages in the mechanical or chemical transformation of materials or substances into products in the manner defined as manufacturing in the North American Industry Classification System Manual prepared by the United States office of management and budget.

      ii. engages in the extraction or harvesting of minerals, ore, or forestry products.

      iii. engages in the processing of Montana raw materials such as minerals, ore, agricultural products, and forestry products.

      iv. engages in the transportation, warehousing, or distribution of commercial products or materials if 50% or more of the industry's gross sales or receipts are earned from outside the state.

v. earns 50% or more of its annual gross income from out-of-state sales.

vi. engages in the production of electrical energy in an amount of 1 megawatt or more by means of an alternative renewable energy source as defined in MCA 15-6-225;

vii. operates a qualified data center or dedicated communications infrastructure classified under MCA 15-6-162; or

viii. operates a green hydrogen facility, green hydrogen pipeline, or green hydrogen storage system as defined in MCA 15-6-163.

c. "New" means that the firm is new to the City of Billings and has invested or will invest at least $500,000 worth of qualifying improvements or modernized processes in the jurisdiction either in the first tax year in which the benefits provided for in MCA 15-24-1402 are to be received or in the preceding tax year.

d. "Qualifying" means meeting all the terms, conditions, and requirements for a reduction in taxable value under MCA 15-24-1401 and 15-24-1402.

4. The City of Billings may approve an application by separate resolution for the tax treatment as provided herein, only after the applicant has completed the following:

a. Receives a building permit or a "Certificate in Lieu of Building Permit";

b. Presents a completed application for tax treatment provided by the Department of Revenue (available from the County Assessor's Office) or which is attached to the City of Billings Application Form for Tax Reduction.

c. Provides proof of qualification as new or expanding industry as defined herein.

d. Provides proof from the Yellowstone County Treasurer's Office that all of the applicant's taxes have been paid in full or otherwise provided for to the City of Billings's satisfaction. Taxes paid under protest do not preclude approval.

e. At the time the application is submitted, the applicant must provide a notarized list of current full-time and part-time jobs, including job titles, description of duties, and current wage range. The applicant will provide an estimate of the number of new jobs that will be created by the new or expanded facility. This estimate must include the job titles, required job skills, salary ranges, hiring schedule, and a brief description of economic impact.

f. At the time the application is submitted, the applicant must provide an appraisal of the business and an estimate of an anticipated future appraisal following the construction.

g. The applicant must have a representative appear before the City Council at the public hearing on the application to answer any questions or address any concerns raised by the City Council.

5. The applicant agrees, following an approval of an application, to conduct the following activities:

   a. Within 90 days of the completion of construction, the applicant will provide an updated list of the positions created including the job titles, required job skills, salary ranges, hiring schedule, and a brief description of economic impact.

   b. Within 90 days of the completion of construction, the applicant will offer a tour of the improvements to the City Council.

   c. The Applicant agrees to submit an annual report, for the duration of the abatement, that shall be mailed or submitted to both the City Council and to Big Sky Economic Development by January 15 of each year. The report shall include the number of part-time and full-time employees, total annual payroll, and a notarized list of employees. Additional information may be required to confirm job and payroll reports.

6. Upon approval of the application, the City of Billings shall notify, by certified mail, all taxing jurisdictions affected by the tax benefits.

7. Upon receipt of the completed application form and the approving resolution from the City Council, the Assessor shall make the assessment change pursuant to 15-24-1401 and 15-24-1402, MCA.

8. In no case may the benefit described in 15-24-1401 and 15-24-1402, MCA, apply to levies or assessments required under Title 15, Chapter 10, 20-9-331, 20-9-333, or otherwise required under State law.

EXHIBIT B

Procedures for Obtaining Property Tax Incentives Under MCA 15-24-1501

1. All Applicants for tax reductions must petition the City of Billings in writing and address the requirements and provisions outlined in this exhibit.

2. Qualifying applicants may, at the discretion of the City Council, receive property tax reductions according to the following schedule:

Construction period	0%
1st year following construction	20%
2nd year following construction	40%
3rd year following construction	60%
4th year following construction	80%
5th year following construction	100%
Following years	100%

3. The City Council may approve an application by separate resolution for the tax treatment as provided herein, only after the applicant has completed the following:

    a. Presents a completed application for Tax Reduction-Building Remodel, Expansion or Reconstruction.

        i. As part of the application, building site plans/drawings shall be completed and submitted to the City of Billings prior to construction beginning. Failure to submit prior to construction beginning may preclude approval.

        ii. Project remodel/reconstruction/expansion must meet all applicable City zoning criteria, building codes, ordinances, resolutions, or statutory requirements.

    b. Provides proof from the Yellowstone County Treasurer's Office that all of the applicant's taxes have been paid in full or otherwise provided for to the City Council's satisfaction. Taxes paid under protest do not preclude approval.

    c. At the time the application is submitted, the applicant must provide a notarized list of current full-time and part-time jobs, including job titles, description of duties, and current wage range. The applicant will provide an estimate of the number of new jobs that will be created by the new or expanded facility. This estimate must include the job titles, required job skills, salary ranges, hiring schedule, and a brief description of economic impact.

d. At the time the application is submitted, the applicant must provide an appraisal of the business and an estimate of an anticipated future appraisal following the construction.

    i. Applications made pursuant to MCA 15-24-1501 must show an increase in taxable value by at least two and one half (2.5) percent and must have project construction costs of at least $500,000.

e. The applicant must have a representative appear before the City Council at the public hearing on the application to answer any questions or address any concerns raised by the City Council.

9. The applicant agrees, following an approval of an application, to conduct the following activities:

    a. Within 90 days of the completion of construction, the applicant will provide an updated list of the positions created including the job titles, required job skills, salary ranges, hiring schedule, and a brief description of economic impact.

    b. Within 90 days of the completion of construction, the applicant will provide a written statement affirming that the cost of the project exceeded $500,000.

    c. Within 90 days of the completion of construction, the applicant will offer a tour of the improvements to the City Council.

    d. The Applicant agrees to submit an annual report, for the duration of the abatement, that shall be mailed or submitted to both the City Council and to Big Sky Economic Development by January 15 of each year. The report shall include the number of part-time and full-time employees, total annual payroll, and a notarized list of employees. Additional information may be required to confirm job and payroll reports.

10. Upon approval of the application, the City of Billings shall notify, by certified mail, all taxing jurisdictions affected by the tax benefits.

11. Upon receipt of the completed application form and the approving resolution from the City Council, the Assessor shall make the assessment change pursuant to 15-24-1501 and 15-24-1502, MCA.

12. In no case may the benefit described in 15-24-1501 and 15-24-1502, MCA apply to levies or assessments required under Title 15, Chapter 10, 20-9-331, 20-9-333, or otherwise required under State law.

APPLICATION FORM FOR TAX REDUCTION
BUILDING REMODEL, EXPANSION OR RECONSTRUCTION

(As allowed under Yellowstone County Resolution 24-100, City Council Resolution 24-11243, and 15-24-1501, MCA)

1. Name of business: Rocky Vista University LLC

2. _____ Building Remodel or Reconstruction: Start of construction (date) _____

   End of construction (date) _____

3. X Building Expansion: Start of construction (date) October 2024

   End of construction (date) March 2026

4. Address of business: RVU 4130 Rocky Vista Way, Billings, MT 59106

   Actual location of business: 4130 Rocky Vista Way, Billings, MT 59106

   Tax Code: A31930 and A37693

   Within city limits of Billings [X] YES [ ] NO

5. Person representing business and responsible for application:

   Name: David Forstein, DO Title: President and CEO

   Address: 4130 Rocky Vista Way, Billings, MT 59106 Telephone: 720-874-2468

6. Amount of capital investment for Expansion, Remodel or Reconstruction in Billings / Yellowstone County: $ 38 MM (attach detailed plans, costs of materials and labor and dates of construction. County Commissioners and/or City Council may request further information, such as financial statements, business references, or other documents prior to acting on this request).

7. Approximate market value of building prior to remodel, reconstruction, or expansion:

   $50 MM-A31930, $2.5 MM-A37693

8. Explain business activity – what business does: Higher Education: Medical and Veterinary

9. How long has this business been located in Billings and/or Yellowstone County?

   RVU Medical School has been in Yellowstone County since 2021, four years.

10. As of the date of this application, how many employees does the business currently employ:

    78 Full-time 42 Part-time

11. How many employees will the applicant have within 2 years after completion of construction:

170 Full-time 52 Part-time

12. Provide job titles and job skills required for all new employees both full and part-time:

The School of Veterinary Medical will employee 65 full-time positions including academic and administrative positions.

Please see attached hiring plan

13. What is the hourly pay scale of both full and part-time employees to include benefits (new employees only): Please see attached hiring plan

14. Other Economic impacts of capital investment: The economic impact of the new College of Veterinary Medicine during construction through direct employment, construction, and compensation is projected to be $66.8 MM. Upon completion, the school will have a direct economic impact projected at $9.2 MM annually. The overall direct, indirect, and induced impact of the construction and startup of operations of the veterinary college is projected to be $115.3 MM. These calculations provided by Big Sky Economic Development utilizing JobsEQ economic impact software. Graduating Veterinarians will join the workforce providing continuity in existing practices and often start their own companies providing additional positive economic impact in Yellowstone county.

15. Planned hiring schedule: Construction jobs are current through October of 2025. Academic and administrative positions hiring will be as follows:

Please see attached hiring plan

16. List other property tax benefits business currently receives or has applied for: RVU has not received or applied for any other tax benefits.

17. Building permit (attach copy or explain absence): See attached

18. Upon full completion the original application can be submitted to the Big Sky Economic Development Authority, Attn: Community Development, 201 North Broadway, Billings, Montana 59101 (telephone 256-6871). If the application is complete, it will be provided to the County Attorney's Office to confirm eligibility, a duly advertised public hearing will then be scheduled, after which the Commissioners and/or City Council, in their discretion, will decide whether to approve or deny the application. The applicant, or a representative of the applicant, must appear in person at each of the public hearings.

19. The application to the Department of Revenue, which is part of this application, must also be completed and signed by the applicant.

20. The Board of County Commissioners and/or City Council may review this applicant's tax incentive program at any time and terminate further reductions at their discretion if they find the provisions of Resolution are not being met.

21. If application is approved, applicant will comply with the following provisions. Failure to comply may lead to the previously approved tax abatement being rescinded:

    i. Annual Survey to be completed and returned to Big Sky EDA by January 15th of each year
    ii. Remain current on all property taxes on the subject property
    iii. Notify Big Sky Economic Development of any ownership changes or change of use of the facility
    iv. Comply with any other provisions set by the Board of County Commissioners and/or City Council

22. In order for this incentive program to apply to the applicant's current year taxes, Yellowstone County must receive the properly completed application by March 1st of the year in which the reduction is desired. If within the city of Billings, City Council must approve the application by March of the year in which the reduction is desired.

23. Signature of applicant/representative: David A. Forstenzer

24. Date of application: 02/25/2025

25. County Commissioner's Public hearing held (date): TBD

26. City Council's Public hearing held (date): TBD

Recommendation by the Big Sky Economic Development Authority:

X Approve _____ Deny

County Treasurer's Office certifies that City and County taxes have been paid in full or otherwise satisfied: See Attached property tax summaries

APPLICATION TO THE DEPARTMENT OF REVENUE
BUILDING REMODEL, RECONSTRUCTION OR EXPANSION
(Title 15- Chapter 24– Part 15 MCA)

To: Assessor
Yellowstone County

Name of Applicant: Rocky Vista University, LLC

Mailing Address: 4130 Rocky Vista Way, Billings, MT 59106

Legal description of affected property: ST VINCENT HEALTHCARE SUB 2ND FIL (23), S10, T01 S, R25 E, BLOCK 3, Lot 12 and ST VINCENT HEALTHCARE SUB (15), S10, T01 S, R25 E, BLOCK 3, Lot 1A, AMD (22)

Date construction permit issued: 1/24/25

(If no permit is required, specify the date when certificate in lieu of building permit was issued).
This application covers the (expansion/new) construction of the _____.

A public hearing on this matter of Building Expansion, Remodel, or Reconstruction was held at the Yellowstone County Courthouse at _____ (am/pm) on the _____ day of _____, 20____

Due notice as defined in 76-15-103 was given. True and exact copies of said notices are attached to this application. _____ Yes _____ No

The statutory $500,000 investment requirement for expansion or modernization has been met.
_____ Yes _____ No

The statutory 2.5% increase in value requirement for new improvements has been met.
_____ Yes _____ No

The statutory 5% increase in value requirement for new improvements has been met.

_____ Yes _____ No

The qualifying property consists of the following: _____
(Attach site plats, construction prints, and detailed equipment list identifying the qualifying property.)

This application is made under the provisions of 15-24-1501 or 1601 MCA, and by resolution adopted by the Commissioners of Yellowstone County, on the 9th day of August 2002. A copy of the same is attached.

David G. Forstrom

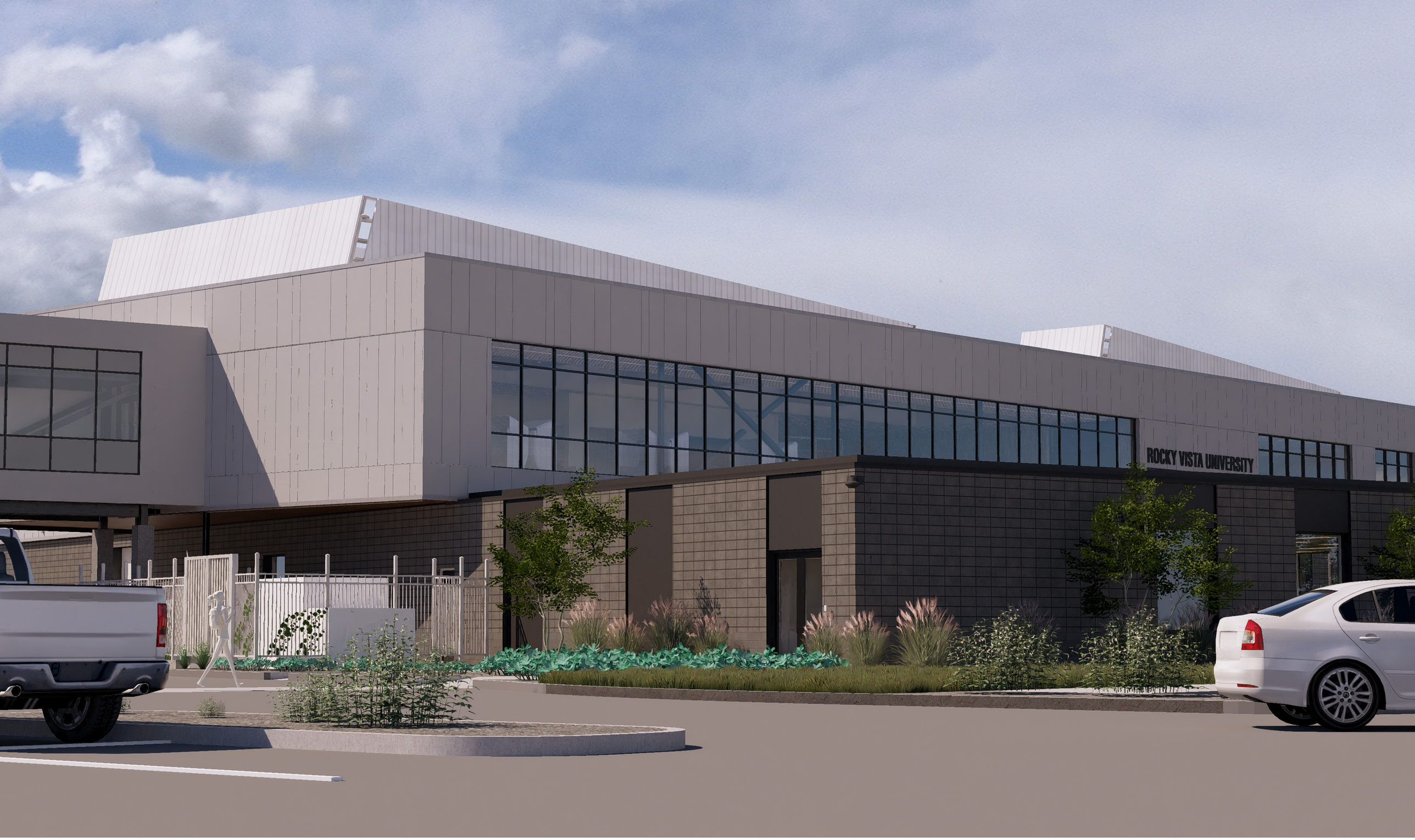
(Owner/Agent)

~ ~ ~

Langlas
GENERAL
CONTRACTORS

ROCKY VISTA
UNIVERSITY

a&e create **impact.**



Langlas
GENERAL CONTRACTORS

ROCKY VISTA
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Langlas
GENERAL
CONTRACTORS

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GENERAL CONTRACTORS

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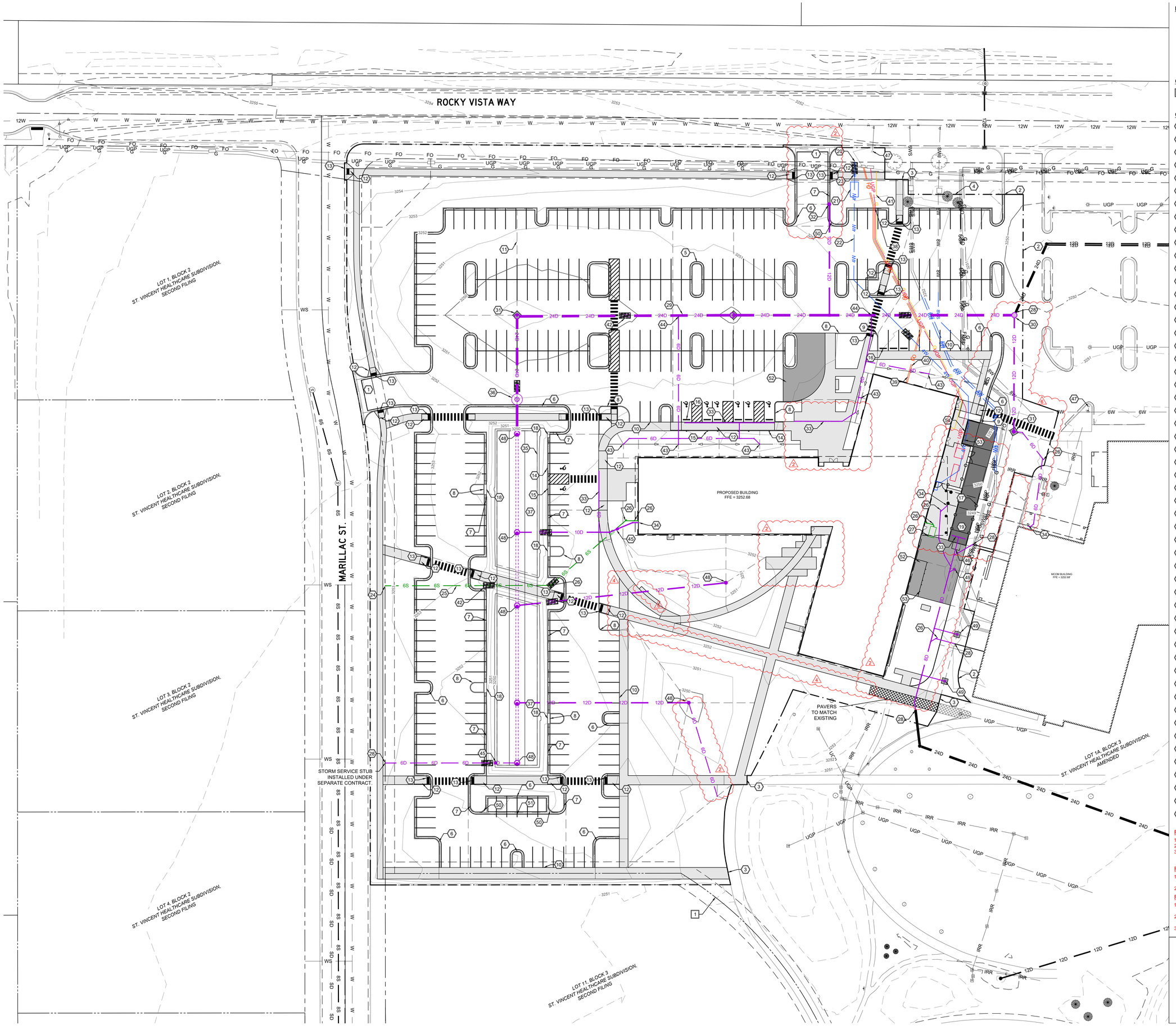

LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PASSENGER CAR CONCRETE
- PROPOSED LOADING DOCK CONCRETE

GENERAL NOTES

1. PROPERTY LINE, TYP.

CONSTRUCTION NOTES

1. DRIVE APPROACH
2. TIE TO EXISTING CURB AND GUTTER AND/OR ASPHALT
3. TIE TO EXISTING SIDEWALK
4. GRADING EXTENTS
5. EDGE OF ASPHALT, TYP.
6. SPILL CURB, TYP.
7. CATCH CURB, TYP.
8. VERTICAL CURB, TYP.
9. CURB TAPER
10. THICKENED EDGE SIDEWALK, TYP.
11. GRADE BREAK, TYP.
12. ADA RAMP
13. TRUNCATED DOME PANEL, TYP.
14. VAN ACCESSIBLE ADA PARKING SIGN, SEE SHEET C5.00 FOR DETAIL.
15. ADA PARKING SIGN, SEE SHEET C5.00 FOR DETAIL.
16. PARKING BLOCK, TYP.
17. LOADING DOCK RAILING, SEE SHEET C5.01 FOR DETAIL.
18. CURB CUT
19. LOADING DOCK, SEE SHEET C5.00 FOR PAVING SECTION.
20. END WATER SERVICE, CONNECTION ON SEPARATE CONTRACT.
21. WATER METER VAULT
22. WATER SERVICE, SEE PLAN FOR SIZE.
23. WATER VALVE, TYP.
24. END SANITARY SEWER SERVICE, CONNECTION ON SEPARATE CONTRACT.
25. SANITARY SEWER SERVICE, SEE PLAN FOR SIZE.
26. CLEANOUT, TYP. SEE SHEET C5.00 FOR DETAIL.
27. STRIEM BIO BASIN BB-1000, SEE SHEET C5.01 FOR DETAIL.
28. CONNECT TO EXISTING STORM DRAIN, TYP.
29. STORM DRAIN TYP., SEE PLAN FOR SIZE.
30. STORM DRAIN MANHOLE, TYP.
31. AREA INLET WITH CONCRETE COLLAR WHERE SHOWN
32. DEPRESSED CURB INLET, SEE SHEET C5.00 FOR DETAIL.
33. TRENCH DRAIN, SEE PLAN FOR TYPE.
34. BUILDING ROOF DRAIN CONNECTION
35. BOULDER PIT, SEE SHEET C5.02 FOR DETAIL.
36. STORMWATER TREATMENT DEVICE
37. BIORETENTION POND
38. UNDERGROUND POWER, TYP.
39. COMMUNICATION LINE, TYP.
40. FIBER OPTICS LINE, TYP.
41. NATURAL GAS SERVICE, TYP.
42. TRENCH PLUG, TYP.
43. LANDSCAPE DRAIN, TYP.
44. LANDSCAPE DRAIN CONNECTION, SEE SHEET C5.01 FOR DETAIL.
45. BACKFLOW PREVENTER, TYP.
46. RITEHITE RHH-4000 HYDRAULIC DOCK LEVELER
47. EXISTING HYDRANT
48. BEEHIVE INLET
49. SQUARE GRATE INLET, 12" ADS NYOPLAST OR APPROVED EQUAL.
50. TRANSITION CURB
51. LAYDOWN CURB, TYP.
52. PASSENGER CAR TRAFFIC CONCRETE SECTION, SEE SHEET C5.00 FOR DETAIL.
53. BOLLARD, TYP.
54. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAIL.

REVISION 2 NOTES

1. LINEWORK AND GRADING REVISIONS.
2. ADDITION OF LANDSCAPE DRAIN.
3. NORTH APPROACH NARROWED TO 30' WIDTH.

REVISION 4 NOTES

1. TRIANGULAR SIDEWALK SECTION REMOVED AND GRADING ADJUSTED.
2. SECTION OF REINFORCED TURF REMOVED.

REVISION 6 NOTES

1. GRADING CHANGES TO INCORPORATE DUMPSTER ENCLOSURE LOCATION.
2. INLET: A LOCATION ADJUSTED AND GRATE CHANGED FROM CURB TO GRATE.
3. CONCRETE PAD ADDED IN FOR BENCHES.

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23031 Bulletin 11

Truncated dome panels are not required to be installed on ADA ramps. The ramps within the public right-of-way shall have truncated dome panels constructed as called for to comply with ADA requirements for public right-of-way.

sheet: PROPOSED SITE MAP
project: RVU - COLLEGE OF VETERINARY MEDICINE
owner:

project # 23031

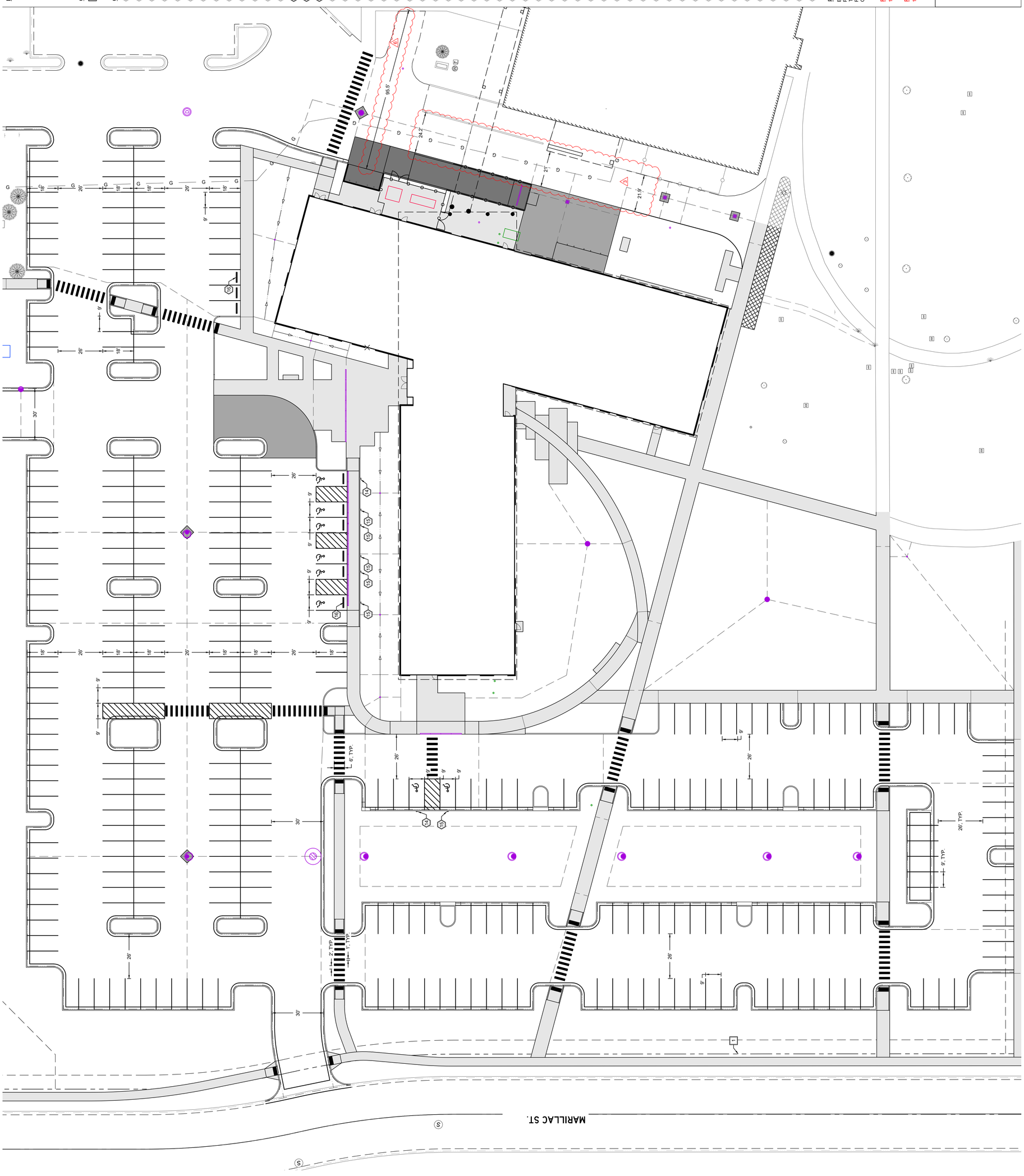
revision	date
ADD 1	08.21.2024
BUL 1	09.18.2024
BUL 2	09.26.2024
BUL 3	10.11.2024
BUL 4	10.18.2024

phase: 100% CONSTRUCTION DOCUMENTS

issue date: 11-1-2024

C2.02

5/16/2024 8:52:43 AM



LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PASSENGER CAR CONCRETE
- PROPOSED LOADING DOCK CONCRETE

GENERAL NOTES

1 PROPERTY LINE, TYP.

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1 DRIVE APPROACH
2 TIE TO EXISTING CURB AND GUTTER AND/OR ASPHALT
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5 EDGE OF ASPHALT, TYP.
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10 THICKENED EDGE SIDEWALK, TYP.
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25 SANITARY SEWER SERVICE, SEE PLAN FOR SIZE.
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27 STREAM BIO BASIN BB-1000, SEE SHEET C5.00 FOR DETAIL.
28 CONNECT TO EXISTING STORM DRAIN, TYP.
29 STORM DRAIN TYP., SEE PLAN FOR SIZE.
30 STORM DRAIN MANHOLE, TYP.
31 AREA INLET WITH CONCRETE COLLAR WHERE SHOWN
32 DEPRESSED CURB INLET, SEE SHEET C5.00 FOR DETAIL.
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34 BUILDING ROOF DRAIN CONNECTION
35 BOULDER PIT, SEE SHEET C5.00 FOR DETAIL.
36 STORMWATER TREATMENT DEVICE
37 BIORETENTION POND
38 UNDERGROUND POWER, TYP.
39 COMMUNICATION LINE, TYP.
40 FIBER OPTICS LINE, TYP.
41 NATURAL GAS SERVICE, TYP.
42 TRENCH PLUG, TYP.
43 LANDSCAPE DRAIN, TYP.
44 LANDSCAPE DRAIN CONNECTION, SEE SHEET C5.00 FOR DETAIL.
45 BACKFLOW PREVENTER, TYP.
46 RITEHITE RHH-4000 HYDRAULIC DOCK LEVELER
47 EXISTING HYDRANT
48 BEEHIVE INLET
49 SQUARE GRATE INLET, 12" ADS NYOPLAST OR APPROVED EQUAL.
50 TRANSITION CURB
51 LAYDOWN CURB, TYP.
52 PASSENGER CAR TRAFFIC CONCRETE SECTION, SEE SHEET C5.00 FOR DETAIL.
53 BOLLARD, TYP.
54 DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAIL.

PARKING NOTES

EXISTING MCOM =	392 SPACES
PROPOSED VET SCHOOL =	327 SPACES
TOTAL =	719 SPACES
REQUIRED VET SCHOOL =	144 SPACES
OVERAGE =	183 SPACES

REVISION 3 NOTES
1. FIRE APPARATUS ACCESS ROAD WIDTHS CALLED OUT.

REVISION 4 NOTES
1. ADDED SPACING DIMENSION FOR SOLID WASTE TO COLLECT FROM DUMPSTER ENCLOSURE.

0 20 40
IN FEET

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No. 15259 PE
PROFESSIONAL ENGINEER
LICENSED

sheet PARKING MARKINGS & SIGNAGE MAP
project RVU - COLLEGE OF VETERINARY MEDICINE
owner

project # 23031

revision	date
ADD 1	08.21.2024
BUL 1	09.18.2024
BUL 2	09.26.2024
BUL 3	10.11.2024
BUL 4	10.18.2024

phase
100% CONSTRUCTION DOCUMENTS

issue date
11-1-2024

C2.03

5/16/2024 8:52:43 AM

ROCKY VISTA WAY

MARILLAC STREET

INLET: B - 30" ∅
N: 156304.70
E: 603533.47
RIM: 3251.30
SUMP DEPTH: 0.0'
IE OUT (S): 3245.89 (12" Ø PVC)

INLET: D - 60" ∅
N: 156207.11
E: 603261.73
RIM: 3248.59
SUMP DEPTH: 0.0'
IE IN (E): 3243.76 (24" Ø PVC)
IE OUT (S): 3243.66 (24" Ø PVC)

INLET: C - 48" ∅
N: 156208.12
E: 603449.11
RIM: 3249.87
SUMP DEPTH: 0.0'
IE IN (E): 3244.25 (24" Ø PVC)
IE OUT (W): 3244.15 (24" Ø PVC)

INLET: E - 48" ∅
N: 156105.16
E: 603261.74
RIM: 3249.90
SUMP DEPTH: 0.0'
IE IN (N): 3242.76 (24" Ø PVC)
IE OUT (S): 3242.66 (24" Ø PVC)

INLET: F - 48" ∅
N: 156019.30
E: 603261.75
RIM: 3249.90
SUMP DEPTH: 0.0'
IE IN (N): 3242.41 (24" Ø PVC)
IE IN (E): 3244.02 (10" Ø PVC)
IE OUT (S): 3242.31 (24" Ø PVC)

INLET: G - 30" ∅
N: 155975.37
E: 603443.44
RIM: 3250.34
SUMP DEPTH: 0.0'
IE OUT (W): 3246.71 (12" Ø PVC)

INLET: H - 48" ∅
N: 155955.55
E: 603261.75
RIM: 3249.90
SUMP DEPTH: 0.0'
IE IN (N): 3242.12 (24" Ø PVC)
IE IN (E): 3243.12 (12" Ø PVC)
IE OUT (S): 3242.02 (24" Ø PVC)

INLET: I - 30" ∅
N: 155870.96
E: 603411.10
RIM: 3249.53
SUMP DEPTH: 0.0'
IE IN (S): 3247.54 (6" Ø PVC)
IE OUT (W): 3247.05 (12" Ø CMP)

INLET: J - 48" ∅
N: 155870.95
E: 603261.76
RIM: 3249.90
SUMP DEPTH: 0.0'
IE IN (N): 3241.77 (24" Ø PVC)
IE IN (E): 3242.76 (12" Ø CMP)
IE OUT (S): 3241.67 (24" Ø PVC)

INLET: K - 48" ∅
N: 155818.61
E: 603261.76
RIM: 3249.90
SUMP DEPTH: 0.0'
IE IN (N): 3241.52 (24" Ø PVC)
IE OUT (W): 3247.20 (6" Ø PVC)

SDMH: A - 48" ∅
N: 156208.15
E: 603694.47
RIM: 3250.39
SUMP DEPTH: 0.0'
IN (NE): 3244.85 (24" Ø RCP)
IN (S): 3244.85 (12" Ø PVC)
OUT (W): 3244.75 (24" Ø PVC)

INLET: A - 30" ∅
N: 156106.89
E: 603693.89
RIM: 3250.20
SUMP DEPTH: 0.0'
IE IN (E): 3246.25 (6" Ø PVC)
IE OUT (N): 3246.75 (12" Ø PVC)

96.57' of 12" Ø PIPE @ 1.00%
187.38' of 24" Ø PIPE @ 0.21%
84.37' of 24" Ø PIPE @ 0.21%
160.99' of 24" Ø PIPE @ 0.21%
72.23' of 24" Ø PIPE @ 1.00%
106.13' of 6" Ø PIPE @ 2.09%
29.72' of 24" Ø PIPE @ 1.00%
85.86' of 24" Ø PIPE @ 0.31%
63.75' of 24" Ø PIPE @ 0.31%
143.64' of 6" Ø PVC @ 1.20%
84.60' of 24" Ø PIPE @ 0.31%
52.33' of 24" Ø PIPE @ 0.31%
114.77' of 6" Ø PIPE @ 1.00%
182.77' of 12" Ø PIPE @ 2.00%
149.34' of 12" Ø PIPE @ 2.89%
101.27' of 12" Ø PIPE @ 1.93%
7.50' of 6" Ø PIPE @ 1.50%
28.77' of 6" Ø PIPE @ 1.50%
57.69' of 6" Ø PIPE @ 1.50%
3.23' of 6" Ø PIPE @ 1.50%
2.56' of 6" Ø PIPE @ 1.50%
14.43' of 6" Ø PIPE @ 2.00%
58.12' of 6" Ø PIPE @ 2.00%
31.95' of 6" Ø PIPE @ 2.00%
13.43' of 6" Ø PIPE @ 2.00%
2.67' of 6" Ø PIPE @ 2.00%
13.82' of 6" Ø PIPE @ 2.00%
42.86' of 6" Ø PIPE @ 2.00%
7.08' of 6" Ø PIPE @ 2.00%
7.07' of 6" Ø PIPE @ 2.00%
52.99' of 6" Ø PIPE @ 2.00%
12.73' of 6" Ø PIPE @ 2.00%
11.34' of 6" Ø PVC @ 1.20%
29.33' of 6" Ø PIPE @ 17.84%
5.00' of 10" Ø PIPE @ 10.00%
21.95' of 10" Ø PIPE @ 10.00%
71.25' of 10" Ø PIPE @ 1.00%
86.37' of 6" Ø PVC @ 1.20%
85.02' of 6" Ø PIPE @ 1.50%
8.03' of 6" Ø PIPE @ 7.01%
15.79' of 6" Ø PIPE @ 7.01%
10.88' of 6" Ø PIPE @ 7.01%
1.54' of 6" Ø PIPE @ 0.80%
3.56' of 8" Ø PIPE @ 0.80%
50.56' of 8" Ø PIPE @ 0.80%
11.89' of 8" Ø PIPE @ 0.80%
30.17' of 8" Ø PIPE @ 0.80%
24.48' of 8" Ø PIPE @ 0.80%
6.71' of 8" Ø PIPE @ 0.80%
19.04' of 6" Ø PIPE @ 0.50%
16.16' of 6" Ø PIPE @ 0.80%
20.60' of 6" Ø PIPE @ 2.00%
16.82' of 6" Ø PIPE @ 4.99%
5.00' of 6" Ø PIPE @ 4.99%
20.62' of 6" Ø PIPE @ 2.00%

6" FITTING (11.25°)
IE: 3246.79
6" X 6" X 6" TEE
IE: 3247.29
6" X 6" X 6" TEE
IE: 3247.93
6" CROSS
IE: 3248.28
6" X 6" X 6" TEE
IE: 3249.34
6" ELBOW (45°)
IE: 3249.13
6" ELBOW (45°)
IE: 3248.20
6" ELBOW (45°)
IE: 3246.34
6" ELBOW (45°)
IE: 3246.91
6" ELBOW (45°)
IE: 3249.93
6" ELBOW (45°)
IE: 3248.27
6" ELBOW (45°)
IE: 3248.25
6" ELBOW (45°)
IE: 3247.77
6" ELBOW (45°)
IE: 3247.82
6" ELBOW (22.5°)
IE: 3248.28
6" ELBOW (11.25°)
IE: 3247.17
6" ELBOW (22.5°)
IE: 3245.27
6" FITTING (45°)
IE: 3246.59
6" WYE
IE: 3246.49
6" WYE
IE: 3246.41
8" X 6" REDUCER
IE: 3246.23
8" X 6" X 8" WYE
IE: 3246.20
8" X 6" X 8" TEE
IE: 3245.80
8" X 6" X 8" WYE
IE: 3245.70
8" X 6" X 8" TEE
IE: 3245.46
6" ELBOW (45°)
IE: 3246.12
10" X 6" X 10" TEE
IE: 3244.71
6" ELBOW (45°)
IE: 3246.30

LANDSCAPE DRAIN
N: 156157.09
E: 603620.13
RIM: 3251.69
IE: 3248.40
LANDSCAPE DRAIN
N: 156136.17
E: 603561.47
RIM: 3252.09
IE: 3247.98
LANDSCAPE DRAIN
N: 156095.92
E: 603354.29
RIM: 3252.19
IE: 3249.27
LANDSCAPE DRAIN
N: 156095.93
E: 603402.16
RIM: 3251.31
IE: 3248.37
LANDSCAPE DRAIN
N: 156095.93
E: 603472.88
RIM: 3251.31
IE: 3249.73
LANDSCAPE DRAIN
N: 155789.64
E: 603435.93
RIM: 3251.10
IE: 3248.80

ADS NYOPLAST INLINE DRAIN (H20 RATED GRATE)
N: 155987.06
E: 603642.11
RIM: 3251.80
IE: 3246.39
ADS NYOPLAST INLINE DRAIN (H20 RATED GRATE)
N: 155930.42
E: 603644.64
RIM: 3251.80
IE: 3246.38
ADS NYOPLAST INLINE DRAIN (H20 RATED GRATE)
N: 155889.78
E: 603633.78
RIM: 3251.57
IE: 3245.96

SIOUX CHIEF 865-GSA
STAINLESS STEEL GRATE
SIOUX CHIEF 865-GSA
STAINLESS STEEL GRATE
SIOUX CHIEF 865-GIS
DUCTILE IRON GRATE (H20)

CONTECH CDS-6

START IE: 3250.19
START IE: 3247.47
START IE: 3250.27
START IE: 3247.48
START IE: 3247.51
START IE: 3250.49
START IE: 3247.86
START IE: 3246.59
END IE: 3246.50
END IE: 3246.05
END IE: 3244.58
END IE: 3248.23
END IE: 3245.21

12" INSERTA TEE
IE: 3244.42

CONTRACTOR TO INSULATE CROSSING.
CONTRACTOR TO INSULATE CROSSING
CONTRACTOR TO LOWER EXISTING WATER AND FIRE SERVICES. SEE SHEET C5.01 FOR DETAIL.
CONTRACTOR TO CORE 12" Ø CONNECTION
~3' OF SEPARATION, CONTRACTOR TO INSULATE CROSSING AND NOTIFY ENGINEERS OF ANY DISCREPANCY.
CONTRACTOR TO TIE TO EXISTING STORM DRAIN WITH INSERTA TEE FITTING. CAP END OF EXISTING PIPE WITH BENTONITE PLUG AND CONCRETE

PROPOSED BUILDING
FFE = 3252.68

STORM SERVICE STUB INSTALLED UNDER SEPARATE CONTRACT.

LEGEND

- PROPOSED CONCRETE SIDEWALK
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GENERAL NOTES

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12. ADA RAMP
13. TRUNCATED DOME PANEL, TYP.
14. VAN ACCESSIBLE ADA PARKING SIGN, SEE SHEET C5.02 FOR DETAIL.
15. ADA PARKING SIGN, SEE SHEET C5.02 FOR DETAIL.
16. PARKING BLOCK, TYP.
17. LOADING DOCK RAILING, SEE SHEET C5.02 FOR DETAIL.
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19. LOADING DOCK, SEE SHEET C5.02 FOR PAVING SECTION.
20. END WATER SERVICE, CONNECTION ON SEPARATE CONTRACT.
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34. BUILDING ROOF DRAIN CONNECTION
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51. LAYDOWN CURB, TYP.
52. PASSENGER CAR TRAFFIC CONCRETE SECTION, SEE SHEET C5.00 FOR DETAIL.
53. BOLLARD, TYP.
54. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAIL.

REVISION 2 NOTES

1. DOWNSPOUT CONNECTIONS FOR SKYBRIDGE ADDED.
2. STORM DRAIN ORIENTATION ADJUSTED. LOCATION OF 1000 GAL BIO-BASIN ADJUSTED.
3. LANDSCAPE DRAIN ADDITIONS.

REVISION 6 NOTES

1. INLET: A LOCATION MOVED. GRATE CHANGED FROM CURB INLET TO GRATE INLET.
2. NOTE ADDED TO CORE SDMH: A FOR 12" Ø PIPE CONNECTION.

0 20 40
IN FEET

23031 Bulletin 11 2025_01-

Concrete collars are no longer required for inlet C and inlet D as called for on sheet C4.00 per bulletin 11, VE option #114.

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sheet UTILITY MAP
project RVU - COLLEGE OF VETERINARY MEDICINE
owner

project # 23031

revision	date
ADD 1	08.21.2024
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100% CONSTRUCTION DOCUMENTS

issue date
11-1-2024

C4.00

5/16/2024 8:52:43 AM

ROCKY VISTA WAY

MARILLAC ST.

C3.01
GRADING MAP
NORTHWEST

C3.02
GRADING MAP
NORTHEAST

C3.03
GRADING MAP
WEST

C3.04
GRADING MAP
EAST

C3.05
GRADING MAP
SOUTHWEST

LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PASSENGER CAR CONCRETE
- PROPOSED LOADING DOCK CONCRETE

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14. VAN ACCESSIBLE ADA PARKING SIGN, SEE SHEET C5.01 FOR DETAIL.
15. ADA PARKING SIGN, SEE SHEET C5.01 FOR DETAIL.
16. PARKING BLOCK, TYP.
17. LOADING DOCK RAILING, SEE SHEET C5.01 FOR DETAIL.
18. CURB CUT
19. LOADING DOCK, SEE SHEET C5.01 FOR PAVING SECTION.
20. END WATER SERVICE, CONNECTION ON SEPARATE CONTRACT.
21. WATER METER VAULT
22. WATER SERVICE, SEE PLAN FOR SIZE.
23. WATER VALVE, TYP.
24. END SANITARY SEWER SERVICE, CONNECTION ON SEPARATE CONTRACT.
25. SANITARY SEWER SERVICE, SEE PLAN FOR SIZE.
26. CLEANOUT, TYP. SEE SHEET C5.01 FOR DETAIL.
27. STRIEM BIO BASIN BB-1000, SEE SHEET C5.01 FOR DETAIL.
28. CONNECT TO EXISTING STORM DRAIN, TYP.
29. STORM DRAIN TYP., SEE PLAN FOR SIZE.
30. STORM DRAIN MANHOLE, TYP.
31. AREA INLET WITH CONCRETE COLLAR WHERE SHOWN
32. DEPRESSED CURB INLET, SEE SHEET C5.01 FOR DETAIL.
33. TRENCH DRAIN, SEE PLAN FOR TYPE.
34. BUILDING ROOF DRAIN CONNECTION
35. BOULDER PIT, SEE SHEET C5.02 FOR DETAIL.
36. STORMWATER TREATMENT DEVICE
37. BIORETENTION POND
38. UNDERGROUND POWER, TYP.
39. COMMUNICATION LINE, TYP.
40. FIBER OPTICS LINE, TYP.
41. NATURAL GAS SERVICE, TYP.
42. TRENCH PLUG, TYP.
43. LANDSCAPE DRAIN, TYP.
44. LANDSCAPE DRAIN CONNECTION, SEE SHEET C5.01 FOR DETAIL.
45. BACKFLOW PREVENTER, TYP.
46. RITEHITE RHH-4000 HYDRAULIC DOCK LEVELER
47. EXISTING HYDRANT
48. BEEHIVE INLET
49. SQUARE GRATE INLET, 12" ADS NYOPLAST OR APPROVED EQUAL.
50. TRANSITION CURB
51. LAYDOWN CURB, TYP.
52. PASSENGER CAR TRAFFIC CONCRETE SECTION, SEE SHEET C5.02 FOR DETAIL.
53. BOLLARD, TYP.
54. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAIL.

0 30 60
IN FEET

MONTANA
TAYLOR JAY KASPERICK
No. 51553 PE
LICENSED PROFESSIONAL ENGINEER

PERFORMANCE ENGINEERING
608 NORTH 29TH STREET
BILLINGS, MT 59101
(406) 384-0080
performance-ec.com

sheet GRADING MAP INDEX
project RVU - COLLEGE OF VETERINARY MEDICINE
owner

project # 23031

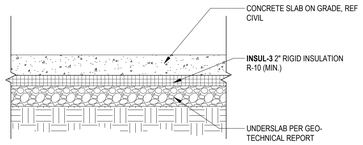
revision	date
ADD 1	08.21.2024
BUL 1	09.18.2024
BUL 2	09.26.2024
BUL 3	10.11.2024
BUL 4	10.18.2024

phase
100% CONSTRUCTION DOCUMENTS

issue date
11-1-2024

C3.00

5/16/2024 8:52:43 AM



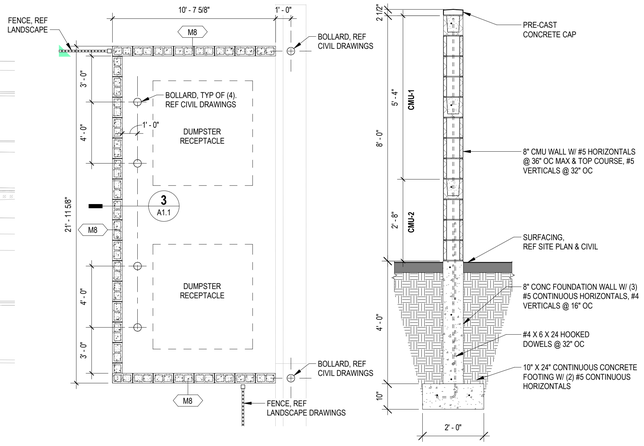
1 FROST PROTECTED LANDING
1" = 1'-0"

SITE PLAN NOTES

1. REFER TO ALL DRAWINGS FOR ADDITIONAL INFORMATION CONCERNING THE WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT PRIOR TO COMMENCING WORK.
2. REFERENCE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE WORK.
3. REFERENCE LANDSCAPE DRAWINGS FOR LANDSCAPE REQUIREMENTS, LANDSCAPE AREAS, AND ADDITIONAL INFORMATION.

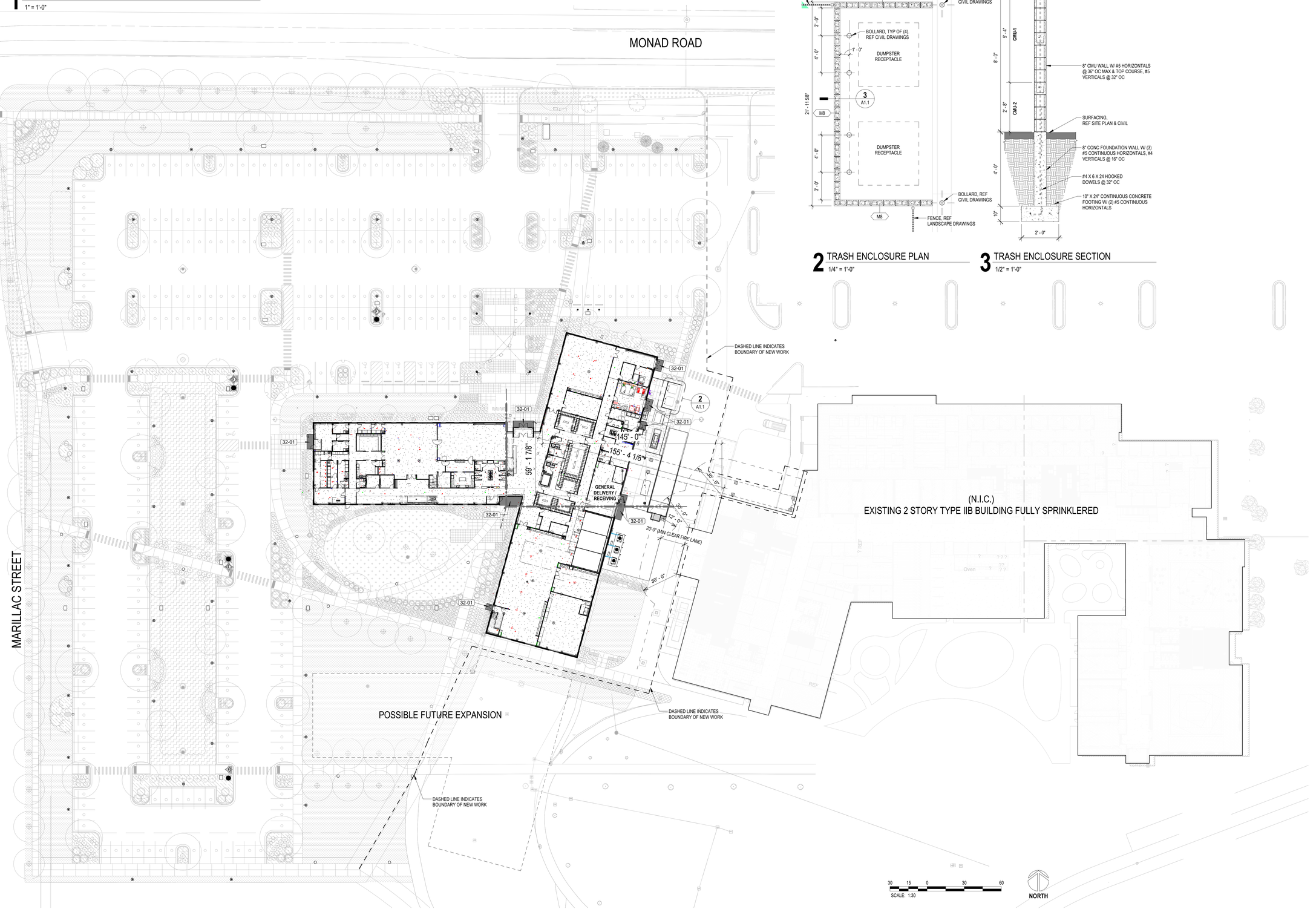
KEYNOTES

32-01 GREY HATCH INDICATES LOCATION OF FROST PROTECTED LANDING - REF DETAIL 1/A1.1



2 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

3 TRASH ENCLOSURE SECTION
1/2" = 1'-0"



16 SITE PLAN
1" = 30'-0"

11/1/2024 8:55:49 AM

STATE OF MONTANA
BILLINGS
DUSTIN W. EATON
31180
MONTANA
LICENSED ARCHITECT

RVU - COLLEGE OF VETERINARY MEDICINE

sheet SITE PLAN
project RVU
owner RVU

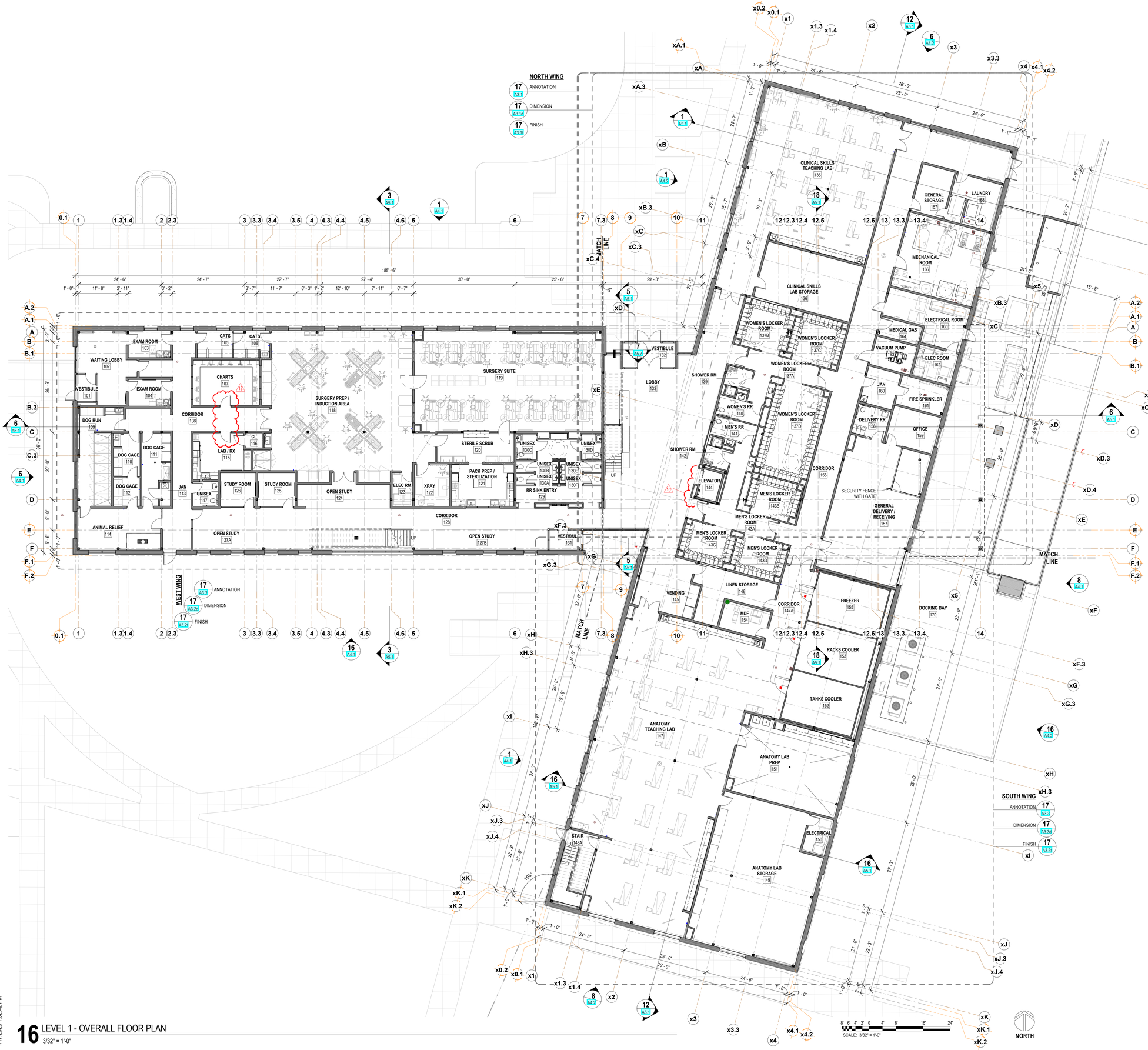
project # 23031

No.	Description	Date
1	ADDENDUM	08.21.2024
5	BULLETIN #3	10.11.2024

phase
100% CONSTRUCTION DOCUMENTS

issue date
11-01-2024

A1.1

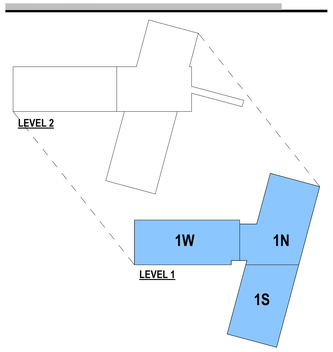


KEYNOTES

FLOOR PLAN NOTES

1. REFER TO STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL INFORMATION REGARDING EXISTING CONDITIONS IS BASED UPON OWNER-SUPPLIED DOCUMENTS AND MAY NOT PRECISELY REFLECT FIELD CONDITIONS.
2. THE CONTRACTOR SHALL NOT CONSIDER CONSTRUCTION NOTES TO BE ALL-INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL COORDINATE ARCHITECTURAL CONSTRUCTION DRAWING AND NOTES WITH CIVIL, STRUCTURAL AND MECHANICAL, ELECTRICAL & PLUMBING NOTES AND DRAWINGS.
3. FIELD VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL FINISHES AND MATERIALS SHALL BE PROPERLY INTEGRATED TO ENSURE A UNIFORM APPEARANCE AND SEAMLESS TRANSITION.
5. PROVIDE ALL BACKING FOR MILLWORK, GRAB BARS, AND ANY AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES; COORDINATE LOCATIONS.
6. ALL DIMENSIONS ARE FROM STRUCTURAL GRID OR UNFINISHED FACE OF STUD, UNLESS OTHERWISE NOTED.
7. GENERAL CONTRACTOR SHALL COORDINATE ALL ASPECTS OF THE BUILDING CONSTRUCTION.
8. PROVIDE A SMOOTH AND LEVEL FINISH FLOOR, TYP PATCH AND REPAIR ALL INCONSISTENCIES IN FLOOR ELEVATIONS.
9. PATCH AND REPAIR ANY / ALL WALL SURFACES AS REQUIRED TO PROVIDE SUITABLE SUBSTRATE FOR FINISHES.
10. U.L. ASSEMBLIES DESCRIBED ARE FOR REFERENCE ONLY. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY THE INSTALLATION OF THE DESCRIBED SYSTEM(S) .
11. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL.
12. LOCATE THE HINGE SIDE JAMB OF DOORS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
13. PROVIDE ACOUSTICAL SEALANT AROUND WALL EDGES, TOP AND BOTTOM, AND PENETRATIONS, AND INSTALL PUTTY PADS AROUND ELECTRICAL BOXES WHERE PARTITION CONTAINS ACOUSTICAL INSULATION.
14. REFER TO SPECIFICATIONS FOR CODE REQUIRED SIGNAGE. PROVIDE ADDITIONAL SIGNAGE AS MAY BE REQUIRED BY REQUEST OF THE FIRE MARSHAL AND/OR BUILDING CODE OFFICIAL.
15. EXPOSED STEEL COLUMNS TO BE PAINTED SAME COLOR AS ADJACENT WALL, UNO.
16. STOREFRONT OPENING DIMENSIONS REPRESENT ROUGH OPENINGS BASED ON MASONRY VENEER MODULE DIMENSIONS, AND DO NOT INCLUDE MASONRY CONTROL JOINTS SHOWN ON EXTERIOR ELEVATIONS. CONTRACTOR TO COORDINATE ROUGH OPENINGS WITH MASONRY MODULE AND CONTROL JOINTS AS SHOWN.

KEY PLAN



STATE OF MONTANA
BILLINGS
DUSTIN W. EATON
3980
MONTANA
LICENSED ARCHITECT

sheet LEVEL 1 - OVERALL FLOOR PLAN
project RVU - COLLEGE OF VETERINARY MEDICINE
owner RVU

project # 23031

No.	Description	Date
4	BULLETIN #2	09.26.2024
10	BULLETIN #7	12.18.2024
13	BULLETIN #11 VE	01.17.2025

phase
100% CONSTRUCTION DOCUMENTS

issue date
11-01-2024

A2.1

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16 LEVEL 1 - OVERALL FLOOR PLAN
3/32" = 1'-0"

KEYNOTES

FLOOR PLAN NOTES

1. REFER TO STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL INFORMATION REGARDING EXISTING CONDITIONS IS BASED UPON OWNER-SUPPLIED DOCUMENTS AND MAY NOT PRECISELY REFLECT FIELD CONDITIONS.
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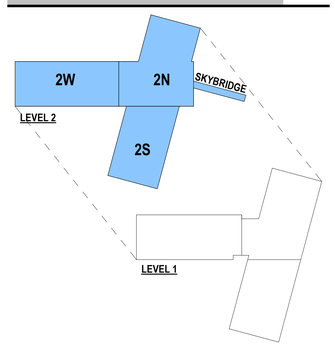
7. GENERAL CONTRACTOR SHALL COORDINATE ALL ASPECTS OF THE BUILDING CONSTRUCTION.
8. PROVIDE A SMOOTH AND LEVEL FINISH FLOOR, TYP PATCH AND REPAIR ALL INCONSISTENCIES IN FLOOR ELEVATIONS.
9. PATCH AND REPAIR ANY / ALL WALL SURFACES AS REQUIRED TO PROVIDE SUITABLE SUBSTRATE FOR FINISHES.
10. U.L. ASSEMBLIES DESCRIBED ARE FOR REFERENCE ONLY. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY THE INSTALLATION OF THE DESCRIBED SYSTEM(S) .
11. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL.
12. LOCATE THE HINGE SIDE JAMB OF DOORS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
13. PROVIDE ACOUSTICAL SEALANT AROUND WALL EDGES, TOP AND BOTTOM, AND PENETRATIONS, AND INSTALL PUTTY PADS AROUND ELECTRICAL BOXES WHERE PARTITION CONTAINS ACOUSTICAL INSULATION.
14. REFER TO SPECIFICATIONS FOR CODE REQUIRED SIGNAGE. PROVIDE ADDITIONAL SIGNAGE AS MAY BE REQUIRED BY REQUEST OF THE FIRE MARSHAL AND/OR BUILDING CODE OFFICIAL.
15. EXPOSED STEEL COLUMNS TO BE PAINTED SAME COLOR AS ADJACENT WALL, UNO.
16. STOREFRONT OPENING DIMENSIONS REPRESENT ROUGH OPENINGS BASED ON MASONRY VENEER MODULE DIMENSIONS, AND DO NOT INCLUDE MASONRY CONTROL JOINTS SHOWN ON EXTERIOR ELEVATIONS. CONTRACTOR TO COORDINATE ROUGH OPENINGS WITH MASONRY MODULE AND CONTROL JOINTS AS SHOWN.

STATE OF MONTANA
BILLINGS
DUSTIN W. EATON
3180
MONTANA
LICENSED ARCHITECT

KEY PLAN



sheet: LEVEL 2 - OVERALL FLOOR PLAN
project: RVU - COLLEGE OF VETERINARY MEDICINE
owner: RVU

project # 23031

No.	Description	Date
3	CITY REVISIONS	09.19.2024
10	BULLETIN #7	12.18.2024
11	CITY REVISIONS	12.20.2024

phase: 100% CONSTRUCTION DOCUMENTS

issue date: 11-01-2024

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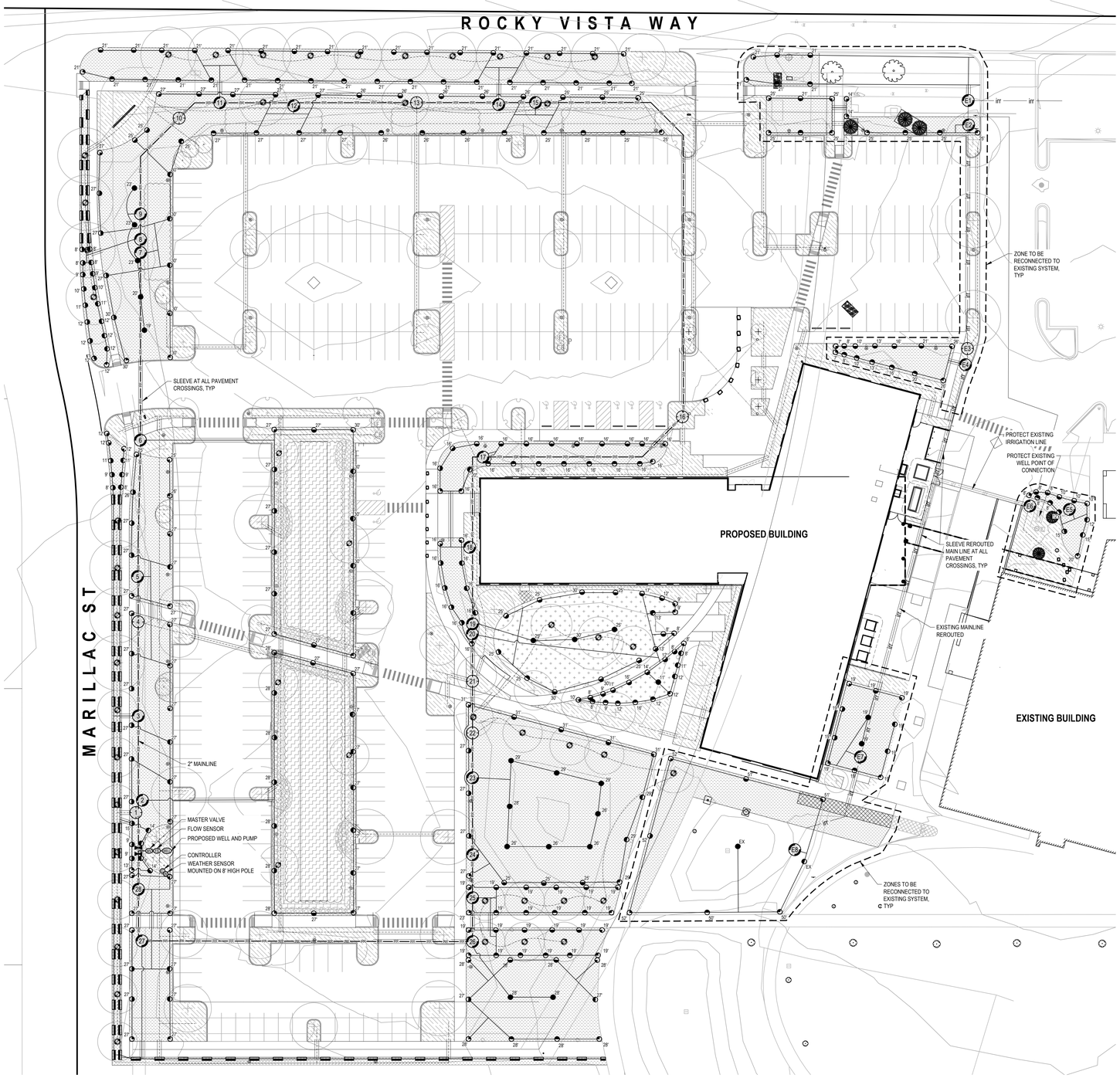
16 LEVEL 2 - OVERALL FLOOR PLAN
3/32" = 1'-0"



IRRIGATION LEGEND

- DRIP IRRIGATION
- SPRAY HEADS
- CONTROLLER
- WEATHER SENSOR
- POINT OF CONNECTION
- MASTER VALVE
- FLOW SENSOR
- IRR — 2" IRRIGATION MAIN LINE
- SLEEVE
- LATERAL LINE
- DRIP ZONE PIPING
- ISOLATION VALVE
- TURF VALVE
- DRIP VALVE
- SPRINKLER HEAD
- SPRINKER HEAD - LINEAR
- BUBBLER

IRRIGATION NOTES

1. COORDINATE ALL CONSTRUCTION WITH OTHER TRADES AND REVIEW PROJECT MANUAL.
2. IRRIGATE ALL NEWLY LANDSCAPED AREAS. REPAIR DISTURBED IRRIGATION SYSTEMS BACK TO ORIGINAL CONDITION OR BETTER AND MATCH ADJACENT MATERIALS AT CONTRACTOR'S EXPENSE IF DISTURBANCE REACHES OUTSIDE PROPOSED SCOPE. OPERATE AND MAINTAIN EXISTING ADJACENT IRRIGATION SYSTEMS TO REMAIN DURING THE GROWING SEASON IF ROUTED THROUGH PROJECT SITE AND SERVE PLANTING AREAS OUTSIDE PROJECT LIMITS.
3. FIELD VERIFY PRESSURE AND FLOW, ENSURING RESULTS ARE ADEQUATE FOR IRRIGATION DESIGN BEFORE CONSTRUCTION. IRRIGATION LAYOUT IS SCHEMATIC. PROVIDE PROPOSED ADJUSTMENTS, IF ANY, IN SUBMITTALS AS SPECIFIED.
4. PREPARE SITE AND SUBGRADE FOR IRRIGATION INSTALLATION AS SPECIFIED. INSTALL ONE ADDITIONAL SLEEVE ALONGSIDE THE MAINLINE FOR CONTROL WIRING. ENSURE SLEEVES ARE INSTALLED FOR SYSTEM TO REACH ALL PROPOSED PLANTINGS.
5. PERFORM HYDROSTATIC PRESSURE TEST PRIOR TO BACKFILLING PIPE TRENCHES.
6. MAINTAIN CLEAN CONDITIONS FOR ALL IMPROVEMENTS, STORAGE, AND ACTIVE WORK AREAS.
7. CONTACT THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
8. INSTALL PLANTS AFTER THE IRRIGATION SYSTEM IS FULLY OPERATIONAL TO MEET WATERING REQUIREMENTS OF ALL SPECIES.
9. INSTALL ALL NECESSARY COMPONENTS FOR FULL WINTERIZATION OF IRRIGATION SYSTEM.
10. MAINTAIN AND WARRANTY IRRIGATION INSTALLATION AS SPECIFIED.

ZONE CHART

ZONE NUMBER	ZONE TYPE	TOTAL FLOW	VALVE SIZE
1	TREE	36.00 GPH	1"
2	TURF	30.50 GPM	2"
3	TURF	27.00 GPM	2"
4	DRIP	12.50 GPM MAX (6,481 SF)	1"
5	TURF	27.50 GPM	2"
6	TURF	29.00 GPM	2"
7	TURF	30.50 GPM	2"
8	TURF	15.50 GPM	1.5"
9	TURF	15.50 GPM	1.5"
10	TREE	51.00 GPH	1"
11	TURF	25.00 GPM	2"
12	TURF	24.50 GPM	2"
13	DRIP	14.50 GPM MAX (7,383 SF)	1"
14	TURF	23.50 GPM	2"
15	TURF	21.50 GPM	2"
16	DRIP	10.00 GPM MAX (5,199 SF)	1"
17	TURF	17.00 GPM	1.5"
18	TURF	12.50 GPM	1.5"
19	TURF	30.00 GPM	2"
20	TURF	15.50 GPM	1.5"
21	DRIP	11.50 GPM MAX (5,972 SF)	1"
22	TREE	48.00 GPH	1"
23	TURF	32.00 GPM	2"
24	TURF	31.50 GPM	2"
25	TURF	24.00 GPM	2"
26	TURF	27.00 GPM	2"
27	TURF	17.00 GPM	1.5"
28	TURF	28.50 GPM	2"

LATERAL PIPE SIZES

PIPE SIZE	FLOW RATE (GPM)
3/4"	0-6
1"	7-12
1 1/4"	13-18
1 1/2"	19-24
2"	23-30

16 IRRIGATION PLAN
1" = 30'-0"

30 15 0 30 60

NORTH

LICENSED LANDSCAPE ARCHITECT
STEPHANIE C. DONOVAN
Steph C. D.
14275
STATE OF MONTANA

sheet IRRIGATION PLAN
project RVU - COLLEGE OF VETERINARY MEDICINE
owner

project # 23031

revision date

phase
NOT FOR CONSTRUCTION

issue date
09-11-2024

L2.1

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LANDSCAPE NOTES

1. COORDINATE ALL CONSTRUCTION WITH OTHER TRADES AND REVIEW PROJECT MANUAL.
2. FIELD VERIFY EXISTING CONDITIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.
3. PROTECT ALL EXISTING IMPROVEMENTS TO REMAIN. ALL AREAS TO REMAIN DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE LANDSCAPED. REPAIR BACK TO ORIGINAL CONDITION OR BETTER AND MATCH ADJACENT LANDSCAPE MATERIALS AT CONTRACTOR'S EXPENSE IF DISTURBANCE REACHES OUTSIDE PROPOSED SCOPE.
4. PROVIDE ALL EQUIPMENT, MATERIALS, AND SERVICES REQUIRED FOR A COMPLETE AND SATISFACTORY INSTALLATION PER MANUFACTURER'S INSTRUCTIONS AND DESIGN INTENT AS INCIDENTAL WORK.
5. MAINTAIN CLEAN CONDITIONS FOR ALL IMPROVEMENTS, STORAGE, AND ACTIVE WORK AREAS.
6. MAINTAIN AND WARRANTY HARDSCAPE INSTALLATION AS SPECIFIED.

HARDSCAPE LEGEND

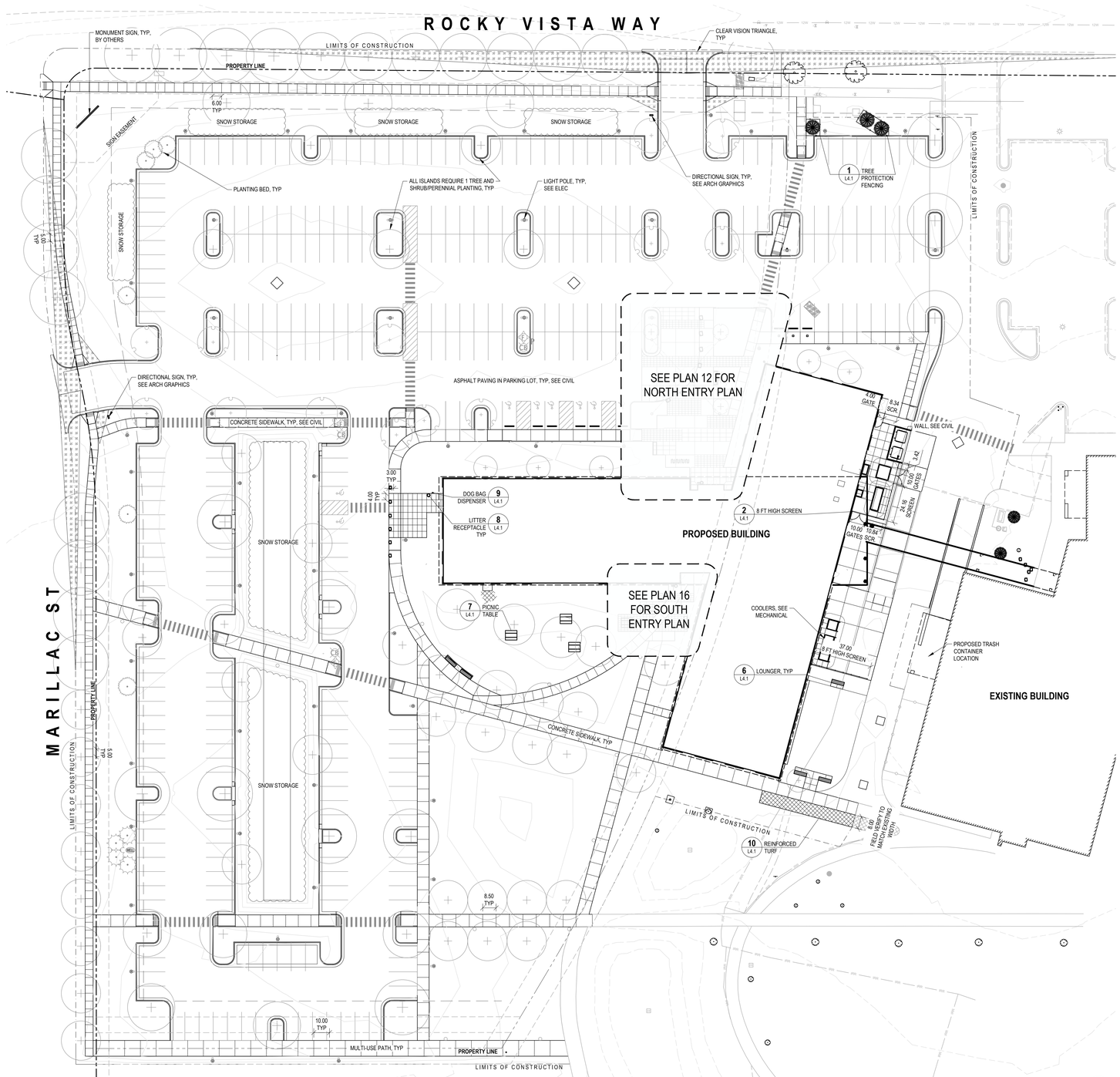
- CONCRETE CONTRACTION JOINTS
- 8 FT HIGH SCREEN FENCING
- SCREEN GATES
- CLEAR VISION TRIANGLE
- SNOW STORAGE
- REINFORCED TURF, MATCH EXISTING ADJACENT PAVERS
- TEMPORARY TREE PROTECTION FENCING

SITE FURNISHINGS LEGEND

- ~~SFURN-1: BENCH~~
- ~~SFURN-2: LOUNGER BENCH~~
- SFURN-3: BICYCLE RACKS
- SFURN-4: PICNIC TABLES
- ~~SFURN-5: WASTE RECEPTACLE~~
- ~~SFURN-6: DOG BAG HOLDER~~
- ~~SFURN-7: BOOT SCRUBBER~~

All site furnishings above, other than SFURN-3: Bicycle Racks, are to be removed per bulletin 11, VE option #88.

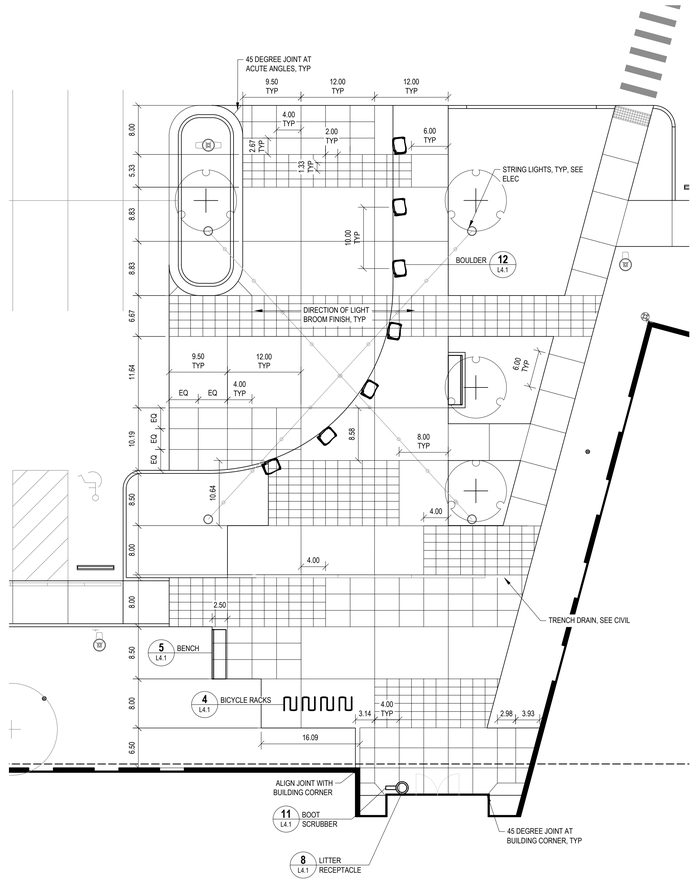
23031 Bulletin 11 2025_01-23.pdf



15 HARDSCAPE PLAN
1" = 30'-0"

30 15 0 30 60

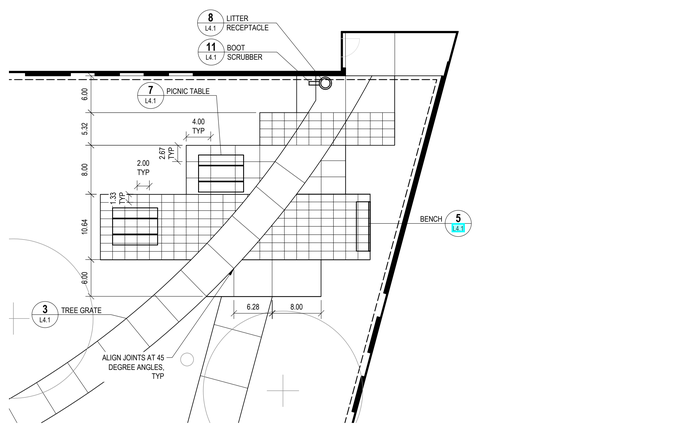
NORTH



12 NORTH ENTRY PLAN
1" = 10'-0"

10 5 0 10 20

NORTH



16 SOUTH ENTRY PLAN
1" = 10'-0"

10 5 0 10 20

NORTH

LICENSED LANDSCAPE ARCHITECT
STEPHANIE C. DONOVAN
14275
STATE OF MONTANA

sheet HARDSCAPE PLAN

project RVU - COLLEGE OF VETERINARY MEDICINE

owner

project # 23031

revision date

phase NOT FOR CONSTRUCTION

issue date 09-11-2024

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CITY LANDSCAPE CODE

ZONE DISTRICT: PUD (PLANNED DEVELOPMENT), ST VINCENT HEALTHCARE SUBDIVISION

SHILOH OVERLAY CODE REFERENCE	CALCULATION	PROVIDED
27-1406 (B)(2) RIGHT-OF-WAY FRONTAGE SETBACKS SHALL BE LANDSCAPED WITH A MINIMUM OF THREE (3) CANOPY OR EVERGREEN TREES AND EIGHT (8) SHRUBS PER ONE HUNDRED (100) FEET OF FRONTAGE. UP TO THIRTY (30) PERCENT OF THE REQUIRED LANDSCAPING MAY BE LOCATED IN THE BOULEVARD OF THE PUBLIC RIGHT OF WAY.	MONAD RD: 551.14 FT / 100 FT = 5.51 5.51 X 3 = **17 TREES** & 5.51 X 8 = **45 SHRUBS** MARILLAC ST: 617.73 FT / 100 FT = 6.17 6.17 X 3 = **19 TREES** & 6.17 X 8 = **50 SHRUBS**	36 TREES PROVIDED AND DISPERSED AS DIRECTED BY PLANNING DEPARTMENT, SHRUBS LOCATED IN RIGHT-OF-WAY AND SETBACKS. 95 SHRUBS PROVIDED IN LANDSCAPED BEDS AROUND SIGNAGE.
27-1406 (B)(3)A. A MINIMUM OF TWENTY (20) SQUARE FEET OF INTERNAL LANDSCAPING SHALL BE PROVIDED FOR EACH PARKING SPACE.	327 SPACES X 20 SF = 6,540 SF	8,537 SF LANDSCAPING PROVIDED IN PARKING ISLANDS
27-1406 (B)(3)B. ONE (1) CANOPY AND/OR EVERGREEN TREE AND (5) SHRUBS SHALL BE REQUIRED FOR EVERY EIGHT (8) PARKING SPACES.	327 SPACES / 8 = 40.87 40.87= **41 TREES** & 40.87 X 5 = **205 SHRUBS**	44 TREES PROVIDED IN ISLANDS, AND 205 SHRUBS PROVIDED IN ISLANDS
27-1406 (B)(3)C. THE MAXIMUM UNBROKEN DISTANCE IN ANY DIRECTION SHALL BE LIMITED TO ONE HUNDRED (100) FEET.	NA	NO MORE THAN 100 FEET BETWEEN UNBROKEN ROWS OF STALLS
27-1406 (B)(5) NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE LANDSCAPED AREA SHALL CONTAIN NON-LIVING MATERIAL	SEE CALCULATIONS ON PLANTING SCHEDULE	X

PUD LANDSCAPE CODE

ZONE DISTRICT: PUD (PLANNED DEVELOPMENT), ST VINCENT HEALTHCARE SUBDIVISION

SVH DESIGN GUIDELINES REFERENCE	CALCULATION	PROVIDED
2.1 ONE BICYCLE SPACE PER 5,000 SF OF GROSS BUILDING AREA. A MINIMUM OF 4 BIKE SPACES WITH A MAXIMUM OF 20 WILL BE REQUIRED.	58,489 / 5000 SF = 12 SPACES	12 SPACES PROVIDED
PDA 2ND MODIFICATION REFERENCE	**CALCULATION**	**PROVIDED**
ARTICLE VI B. 6. (A) ALL OUTDOOR GARBAGE CONTAINERS AND COLLECTION AREAS SHALL BE SCREENED VISUALLY WITH AT LEAST A SIX (6) FOOT TALL ENCLOSURE SO THAT OUTDOOR GARBAGE CONTAINERS AND COLLECTION AREAS ARE NOT VISIBLE FROM ADJACENT PROPERTIES OR COMMON AREAS.	NA	TRASH CONTAINER IS SCREENED WITHIN EXISTING BUILDING
ARTICLE VI C.3. LOADING AND SERVICE AREAS SHALL BE ENCLOSED EITHER WITH SOLID SCREEN WALLS NOT TO EXCEED SIX (6) FEET, OR LANDSCAPING ELEMENTS PLANTED IN SUCH A MANNER TO CREATE A VISUALLY OPAQUE SCREEN WHEN MATURE.	NA	LOADING AND SERVICE AREA HAS LANDSCAPE ELEMENTS TO SCREEN AND SCREEN FENCE IS PROVIDED PER CITY CODE 27-1206 B.2.(B)(3)
ARTICLE VII F. ALL MONUMENT SIGNS SHALL BE LOCATED IN A LANDSCAPED AREA. LANDSCAPING SHOULD BE APPROPRIATELY SITED TO ENSURE THAT SIGNS ARE NOT BLOCKED OR OBSCURED BY TREES OR BUSHES.	NA	LANDSCAPE PROVIDED AROUND SIGNS

CITY LANDSCAPE CODE

ZONE DISTRICT: PUD (PLANNED DEVELOPMENT), ST VINCENT HEALTHCARE SUBDIVISION

MUNICIPAL CODE REFERENCE	CALCULATION	PROVIDED
27-1203 B.1.(A) THE STREET FRONTAGE LANDSCAPE AREA SHALL BE AT LEAST TEN (10) FEET WIDE. THE WIDTH OF THE LANDSCAPE AREA MAY BE REDUCED TO SIX (6) FEET WITH THE PROVISION OF DRIP IRRIGATION PER SUBSECTION 27-1208.F.	NA	LANDSCAPE AREA WITH 10 FEET OF IRRIGATED LAWN PROVIDED AT STREET FRONTAGE
27-1203 B.1.(B) THE REQUIRED TOTAL NUMBER OF STREET TREES SHALL BE CALCULATED AT ONE TREE PER FORTY (40) LINEAL FEET OF FRONTAGE. FRACTIONS SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER.	ROCKY VISTA WY: 551.14 FT / 40 FT = 14 TREES MARILLAC ST: 617.73 FT / 40 FT = 16 TREES	14 TREES PROVIDED ON ROCKY VISTA WAY, 16 TREES PROVIDED ON MARILLAC
27-1203 D.2 THE GROUND PLANE OF THE STREET FRONT LANDSCAPE YARD SHALL BE PLANTED IN SEVENTY-FIVE (75) PERCENT ORGANIC MATERIALS THAT WILL REMAIN IN PLACE THROUGH TYPICAL LOCAL WEATHER AND MAY NOT INCLUDE TURF GRASS OR OTHER MATERIAL THAT REQUIRES REGULAR MOWING. THE REMAINING TWENTY-FIVE (25) PERCENT OF THE GROUND PLANE MAY BE COVERED IN INORGANIC MATERIALS.	SEE CALCULATIONS ON PLANTING SCHEDULE 29430 SF COVERAGE / 33708 SF MULCH AREA	87.3% ORGANIC MATERIALS PROVIDED
27-1205 B. 1. (A) ALL PARKING STALLS SHALL BE WITHIN (132) LINEAL FEET OF A REQUIRED PARKING LOT LANDSCAPE AREA.	NA	ALL SPACES ARE WITHIN 132 FEET OF LANDSCAPE
27-1205 D. 1.(B) ISLANDS SHALL BE PLANTED WITH ONE TREE IN ADDITION TO THE REQUIRED GROUND PLANE COVERAGE. TURF GRASS IS PROHIBITED IN OR ON PARKING LOT LANDSCAPE ISLANDS.	44 ISLANDS	44 TREES PROVIDED, SOME TREES ARE RELOCATED ON SITE TO ACCOMMODATE UTILITIES AND AVOID CONFLICTS
27-1205 F. 1. A PORTION OF THE SITE EQUAL TO FIVE (5) PERCENT OF THE SURFACE AREAS TO BE PLOWED SHALL BE PROVIDED AS ONE OR MORE SNOW STORAGE AREAS	123,421 SF X .05 = 6,171 SF	13,400 SF SNOW STORAGE PROVIDED
27-1206 B.2.(B)(3) GROUND-MOUNTED MECHANICAL EQUIPMENT. GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW BY LANDSCAPING, A FENCE, OR A DECORATIVE WALL THAT IS INTEGRATED INTO THE ARCHITECTURE OF THE STRUCTURE. THE FENCE OR WALL SHALL BE OF A HEIGHT EQUAL TO, OR GREATER THAN THE HEIGHT OF THE MECHANICAL EQUIPMENT BEING SCREENED.	NA	10 FT HIGH FENCE FOR SCREENING EQUIPMENT PROVIDED, EQUIPMENT IS APPROXIMATELY 9.5 FEET HIGH
27-1802 H.4. VEHICULAR TRAFFIC: TRIANGLE MEASURED ALONG CENTERLINE OF THE DRIVEWAY OR ALLEY 14 FEET FROM BACK OF CURB BY 175 FEET (175 FT LOCAL, 315 FT ARTERIAL) ALONG THE CURB LINE OR THE EXTENSION OF THE CURB LINE ON THE CROSS STREET. PEDESTRIAN TRAFFIC: TRIANGLE 10 FEET FROM BACK OF WALK INTO PROPERTY MEASURED ALONG THE EDGE OF THE DRIVE, AND 20 FEET ALONG THE BACK OF SIDEWALK MEASURED FROM THE EDGE OF THE DRIVEWAY.	NA	CLEAR VISION REQUIRED AT MONAD AND MARILLAC DRIVEWAY ENTRANCES

PLANTING LEGEND

- SHRUB & PERENNIAL PLANTING BED WITH WOOD MULCH
- SODDED TURF
- SEEN MIX A
- SEEDMIX B WITH EROSION CONTROL BLANKET
- RIP RAP, ANGULAR 4-6" STONE
- STEEL EDGING
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUBS
- GRASSES & PERENNIALS

23031 Bulletin 11 2025_01-23.pdf

Landscaping edging revised to 5 1/2" x 3/16" black aluminum in lieu of steel per bulletin 11 VE option #43.

PLANTING NOTES

1. SEE LANDSCAPE NOTES ON SHEET L1.1.
2. PREPARE SITE AND SUBGRADE FOR PLANTING APPLICATION AS SPECIFIED.
3. TEST, AMEND, AND INSTALL PROPOSED PLANTING SOIL PER SPECIFICATIONS.
4. VERIFY PLANT QUANTITIES AS ILLUSTRATED BY PLANT SYMBOLS, WHICH SHALL OVERRIDE THE QUANTITIES IN THE PLANT SCHEDULE. PLANT SUBSTITUTIONS MUST BE REVIEWED BY THE LANDSCAPE ARCHITECT.
5. INSTALL PLANTS AFTER THE IRRIGATION SYSTEM IS FULLY OPERATIONAL TO MEET WATERING REQUIREMENTS OF ALL SPECIES.
6. MAINTAIN AND WARRANTY PLANTING INSTALLATION AS SPECIFIED.

Per discussion on 1/30/25 with Kris Koessl and Stephanie Donovan:

Delete Qty 1 for English Oak, which was substituted for American Dream. Add 1 Burr Oak, for Qty 13.

No to substituting Accolade Elms for both Triumph and Patriot.

Acceptable to substitute for Patriot, Qty 5 and purchase the Qty 11 Triumph Elms.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE
TREES						
AC	8	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	1.5" CAL.	POT	30-35'H X 25-30'W
BN	5	BETULA NIGRA 'BNMTF'	DURA HEAT® RIVER BIRCH	1.5" CAL.	POT	30-40'H X 25-35'W
BP	1	BETULA PLATYPHYLLA 'FARGO'	DAKOTA PINNACLE® ASIAN WHITE BIRCH	2" CAL.	POT	30-40'H X 12-15'W
CS	5	CATALPA SPECIOSA 'HIAWATHA 2'	HEARTLAND® NORTHERN CATALPA	1.5" CAL.	POT	50'H X 25'W
CO	9	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	1.5" CAL.	POT	50'H X 40'W
CT	9	CRATAEGUS X MORDENENSIS 'TOBA'	TOBA HAWTHORN	1.5" CAL.	POT	15-20'H X 15-20'W
GT	20	GLEDITSIA TRIACANTHOS INERMIS 'JFS GMORGENSON1'	NORTHERN SENTINEL HONEYLOCUST	1.5" CAL.	POT	45'H X 25'W
GD	5	GYMNOCLADUS DIOICUS 'MCKBRANCHED'	DECAF® KENTUCKY COFFEETREE	1.5" CAL.	POT	40-50'H X 30-40'W
MA	4	MAACKIA AMURENSIS 'JFS-SCHIECTELL'	MAACNIFICENT® MAACKIA	1.5" CAL.	POT	30'H X 22'W
PF	4	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF PINE	6' HT.	POT	20-30'H X 10-12'W
PM	6	PINUS MUGO 'LA CABANA'	LA CABANA MUGO PINE	5' HT.	B&B	12-15'H X 10-12'W
QB	5	QUERCUS BICOLOR 'BONNIE AND MIKE'	BEACON® OAK	1.5" CAL.	POT	40'H X 15'W
QA	1	QUERCUS BICOLOR 'JFS-KW12'	AMERICAN DREAM® OAK	1.5" CAL.	POT	50'H X 40'W
QM	12	QUERCUS MACROCARPA 'JFS-KW14'	COBBLESTONE® OAK	2" CAL.	POT	45-55'H X 35-45'W
UT	11	ULMUS X 'MORTON GLOSSY'	TRIUMPH™ ELM	1.5" CAL.	POT	50-55'H X 35-40'W
UP	5	ULMUS X 'PATRIOT'	PATRIOT ELM	1.5" CAL.	POT	45-50'H X 25-30'W

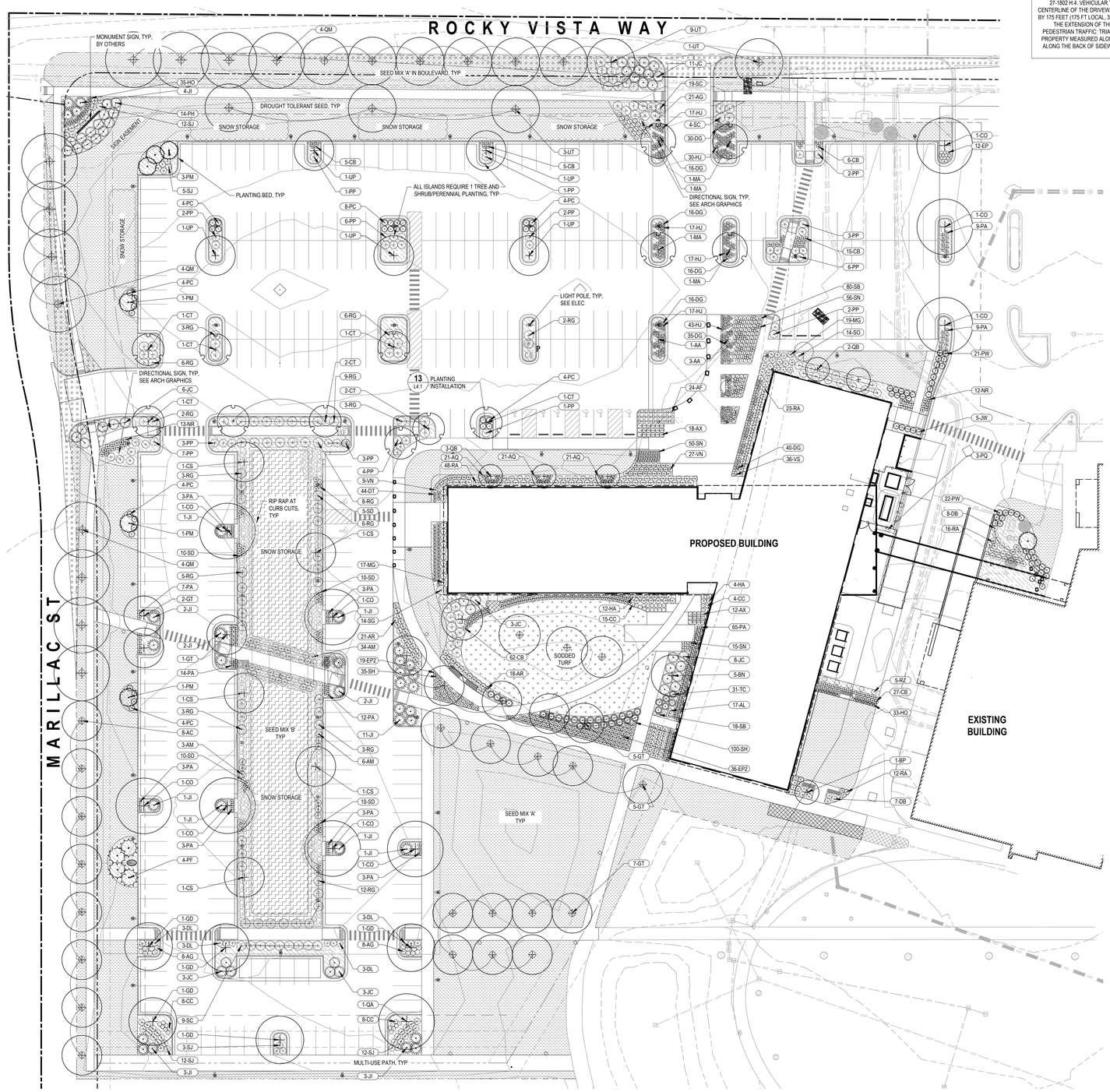
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT X WIDTH	COVERAGE
SHRUBS							
AA	4	AMELANCHIER ALNIFOLIA	SERVICEBERRY	10 GAL. MS	POT	8-15'H X 8-10'W	254.47
AR	37	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	3 GAL.	POT	3-4'H X 3-4'W	355.98
AL	17	AMORPHA CANESCENS	LEADPLANT	1 GAL.	POT	2-3'H X 2-3'W	83.45
AM	43	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY™ BLACK CHOKEBERRY	3 GAL.	POT	2-3'H X 4-5'W	683.89
AG	37	ARONIA MELANOCARPA 'UCONNAM012'	GROUND HUG® BLACK CHOKEBERRY	1 GAL.	POT	0.75-1'H X 3'W	261.54
AF	24	ARTEMISIA FRIGIDA	FRINGED WORMWOOD	1 GAL.	POT	1.5-2'H X 1.5-2'W	75.40
DB	15	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	1 GAL.	POT	2-3'H X 3-4'W	144.32
DL	12	DIERVILLA LONICERA	BUSH HONEYSUCKLE	1 GAL.	POT	2-3'H X 3-4'W	115.45
HA	16	HYDRANGEA PANICULATA 'SMHPS'	RAZZLEBERRI™ HYDRANGEA	1 GAL.	POT	3-4'H X 3-4'W	153.94
JW	5	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	10 GAL.	POT	10-15'H X 4-6'W	98.17
PP	43	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	1 GAL.	POT	1-1.5'H X 4-6'W	844.30
RG	70	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1 GAL.	POT	1-2'H X 6-8'W	2693.92
RA	99	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	3 GAL.	POT	2-3'H X 3-4'W	952.49
RZ	5	ROSA X 'ZLEELTONSTRACK'	ABOVE AND BEYOND™ CLIMBING ROSE	1 GAL.	POT	10'H X 3'W	35.34
SD	45	SALIX CANDIDA 'SILVER FOX'	SILVER FOX HOARY WILLOW	2 GAL.	POT	3'H X 3'W	318.09
SJ	44	SPIRAEA JAPONICA 'ALPINA'	DAPHNE JAPANESE SPIREA	1 GAL.	POT	1-1.5'H X 3-4'W	423.33
SO	14	SYMPHORICARPOS OCCIDENTALIS	WESTERN SNOWBERRY	2 GAL.	POT	2-4'H X 4-6'W	274.89
SC	32	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	HANCOCK CHENAULT CORALBERRY	1 GAL.	POT	1-2.5'H X 6-8'W	1231.50
SG	14	SYRINGA VULGARIS 'PRESIDENT GREVY'	PRESIDENT GREVY COMMON LILAC	3 GAL.	POT	6-8'H X 4-6'W	274.89
VN	36	VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRYBUSH	1 GAL.	POT	1-2'H X 2-3'W	176.71

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	COVERAGE
EVERGREEN SHRUBS						
JI	33	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE® CREEPING JUNIPER	5 GAL.	POT	0.5'H X 6-8'W 1269.99
JC	34	JUNIPERUS SABINA 'MONNA'	CALGARY CARPET® JUNIPER	1 GAL.	POT	0.5-1'H X 6-8'W 1308.47
PC	32	PINUS MUGO 'VALLEY CUSHION'	VALLEY CUSHION MUGO PINE	3 GAL.	POT	1'H X 4'W 2073.45
PW	43	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	1 GAL.	POT	3'H X 4'W 452.39
PH	14	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	HILLSIDE CREEPER SCOTCH PINE	1 GAL.	POT	2-3'H X 6-10'W 6735.57
TC	31	TAXUS CUSPIDATA 'MORDEN'	MORDEN UPRIGHT YEW	5 GAL.	POT	3-4'H X 4-6'W 2650.72

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	COVERAGE
GRASSES						
CB	120	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	1 GAL.	POT	3-4'H X 2-3'W 589.05
DT	44	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL.	POT	2-3'H X 1.5-2'W 138.23
DG	165	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	1 GAL.	POT	12-24"H X 12-24"W 518.36
MG	36	MISCANTHUS SINENSIS 'GRACILLIMUS'	EULALIA GRASS	1 GAL.	POT	4-5'W X 3-4'W 346.36
PA	134	PANICUM VIRGATUM 'PURPLE TEARS'	PURPLE TEARS SWITCH GRASS	1 GAL.	POT	3-4'H X 2-2.5'W 657.77
SH	135	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.	POT	18-24"H X 24-36"W 954.26

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	COVERAGE
PERENNIALS						
AX	30	ACHILLEA X 'FIREFLY DIAMOND'	FIREFLY DIAMOND YARROW	1 GAL.	POT	24-28"H X 32-40"W 212.06
AQ	63	AQUILEGIA CAERULEA	ROCKY MOUNTAIN COLUMBINE	1 GAL.	POT	12-36"H X 12-18"W 111.33
CC	35	CARYOPTERIS X CLANDONENSIS 'CT-9-12' TM	BEYOND MIDNIGHT BLUEBEARD	1 GAL.	POT	2-3'H X 2-3'W 247.40
EP2	55	ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	1 GAL.	POT	24-36"H X 12-18"W 97.19
EP	14	ECHINACEA PURPUREA	CONEFLOWER	1 GAL.	POT	24-48"H X 18-24"W 43.98
HO	68	HELIOPSIS HELIANTHOIDES 'SUNSTRUCK'	VARIEGATED FALSE SUNFLOWER	1 GAL.	POT	14-16"H X 12-14"W 120.17
HJ	141	HEMEROCALLIS X 'JOAN SENIOR'	JOAN SENIOR DAYLILY	1 GAL.	POT	18-24"H X 18-24"W 442.96
NR	25	NEPETA RACEMOSA 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	POT	2-3'H X 2-3'W 122.72
PQ	3	PARTHENOCISSUS QUINQUEFOLIA 'VARIEGATA'	VARIEGATED VIRGINIA CREEPER	1 GAL.	POT	10-12'H X 5-10'W 84.82
SN	121	SALVIA NEMOROSA 'BLUE BY YOU'	BLUE BY YOU MEADOW SAGE	1 GAL.	POT	20-22"H X 18-22"H 380.13
SB	98	STACHYS BYZANTINA 'BIG EARS'	BIG EARS LAMB'S EAR	1 GAL.	POT	8-12"H X 18-30" 307.88
VS	36	VERONICA X 'SUNNY BORDER BLUE'	SUNNY BORDER BLUE SPEEDWELL	1 GAL.	POT	18-24"H X 18-24"W 113.10

TOTAL 29430.44



16 PLANTING PLAN
1" = 30'-0"

30 15 0 30 60

NORTH

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STEPHANIE C. DONOVAN 14275 REGISTERED LANDSCAPE ARCHITECT STATE OF MONTANA

VETERINARY MEDICINE

RVU - COLLEGE OF VETERINARY MEDICINE

sheet PLANTING PLAN
project
owner

project # 23031

revision date

phase NOT FOR CONSTRUCTION

issue date 09-11-2024

L3.1

Rocky Vista University, LLC
Billings, MT Campus Expansion
Veterinary Program
Headcount

Position	FY24	FY25	FY26	FY27	FY28	Additional Details
Leadership						
Dean	1	1	1	1	1	Chief academic and administrative leader. Oversees all aspects of Veterinary College. Ph.D. or advanced degree in veterinary science/prior leadership experience.
Assistant Deans	0	2	3	3	3	Oversees specific areas of Vet Program such as curriculum development, clinical training, and/or student support. Ph.D. or advanced degree in veterinary science/prior leadership experience.
Total Leadership	**1**	**3**	**4**	**4**	**4**	
Faculty						
Full-Time Faculty	0	0	10	17	23	Provides instruction to students. Ph.D. or advanced degree in veterinary science/prior teaching experience. Compensation (inclusive of benefits) up to $225K depending on experience.
Part-Time Faculty	0	0	0	6	10	Provides instruction to students. Ph.D. or advanced degree in veterinary science. Hourly wage up to $100 per hour.
Total Faculty	**0**	**0**	**10**	**23**	**33**	
Staff						
Academic Support Staff	1	1	3	17	17	Positions include: Vet technicians, instructional design, simulation technicians, testing support, administrative assistants, clinical coordinators, and library staff. Undergraduate degree, certificate, or equivalent work experience in field required. Compensation range (inclusive of benefits): $55K-$95K depending on position and experience.
Student Support Staff	0	0	2	8	8	Positions include: Student services, student life, mental health, student financial serices, and registrar support. Undergraduate degree, certificate, or equivalent work experience in field required. Compensation range (inclusive of benefits): $70K-$105K depending on position and experience.
Administrative Staff	0	0	10	13	13	Positions include: Admissions, marketing, facilities, security, human resources, accounting, and information technology. Undergraduate degree, certificate, high school diploma or equivalent work experience in field required. Compensation range (inclusive of benefits): $50K-$100K depending on position and experience.
Total Staff	**1**	**1**	**15**	**38**	**38**	
Total Headcount	**2**	**4**	**29**	**65**	**75**	
Full-Time	2	4	29	59	65	
Part-Time	0	0	0	6	10	

PERMIT # **BP-24-03475**

CITY OF BILLINGS
BUILDING DIVISION
2825 3RD AVENUE NORTH, 4TH FLOOR
BILLINGS, MT 59101
Office: (406) - 657-8270
Fax: (406) - 657-8252

Project Name: Rocky Vista University College of Veterinary Medicine Foundation Only

Type: COM NEW OTHER

Date Issued: 10/01/2024
Job Address: 4130 ROCKY VISTA WAY
Legal Description: ST VINCENT HEALTHCARE SUB 2ND FIL (23), S10, T01 S, R25 E, B LOCK 3, Lot 12

Owner: ROCKY VISTA UNIVERSITY LLC
Contractor: LANGLAS & ASSOC., INC.

Email:
Description of Work: An early submittal for the main at grade floor slab, and under slab Structural, MEP, and Civil Utilities.

Information:

Special Conditions: No Engineering permit is required for this permit. The Engineering permit will be issued with the vertical development permit when the private contract road development work is submitted.

Fees:	
BUILDING PERMIT FEE-COM:	$19,997.75
ENG - PLAN REVIEW FEE - COMM/MULTI (>= 1 ACRE):	$1,020.00
ENG - TRAFFIC ACCESSIBILITY UPDATE FEE:	$425.00
PLAN CHECK-COM:	$13,274.79
PLN-BUILDING PLAN REVIEW COM:	$244.00
PLN - LANDSCAPE PLAN FEE (BUILDING ONLY):	$230.00
SEWER SYSTEM DEVELOP FEE:	$30,270.00
Water System Dev Fee-Domestic:	$24,970.00
Total Fees:	$90,431.54

Valuation Used (may be higher or lower than actual): 9000000

COMPLIANCE WITH THE REQUIREMENTS OF THE STATE BUILDING CODE FOR PHYSICAL ACCESSIBILITY TO PERSONS WITH DISABILITIES DOES NOT NECESSARILY GUARANTEE COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, THE REHABILITATION ACT OF 1973, THE FAIR HOUSING AMENDMENTS ACT OF 1988, TITLE 49, CHAPTER 2, COMMONLY KNOWN AS THE MONTANA HUMAN RIGHTS ACT, OR OTHER SIMILAR FEDERAL, STATE, OR LOCAL LAWS THAT MANDATE ACCESSIBILITY TO COMMERCIAL CONSTRUCTION OR MULTIFAMILY HOUSING.

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATION OR AIR CONDITIONING, AND ENGINEERING.

The applicant hereby agrees that all work/installation/repair will be done in strict conformance with the city rules and regulations governing such work. Said Work will be done under and in accordance with all rules, regulations, and ordinances of the City of Billings, Montana, so far as said rules are applicable thereto. Applicant agrees to maintain work in a manner approved by the City. Applicant also hereby agrees and is bonded and held responsible to the owner for any and all damages to any other installation already in place as a result or work covered by this permit. Applicants to whom permits are issued shall at all times indemnify and save harmless the City of Billings, members of the City Council, the State of Montana, and all City and State employees, agents and officers from responsibility, damage, or liability arising from the exercise of the privileges granted in such permits.

•This permit must be kept on the work site and shown when requested.

•All work in the right of way will be signed pertaining to traffic control in accordance with "Manual of Uniform Traffic Control Devices."

•All attached special provisions and sketches are considered part of this permit and are therefore governed in accordance with the aforementioned.

•Contractor shall call all utilities before excavating.

Water and Sewer Services: Please call 657-8307 and request an inspection two hours prior to the desired time of inspection. This permit is valid for 90 days.

NOTICE The State Board of Plumbers advises that a plumbing license is required for work within the field of plumbing.

Right of Way Permits: Please call 657-8307 and request an inspection twenty-four hours prior to the desired time of inspection. This permit is valid for 365 days.

Building Permits: This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time afer work is commenced. All exterior work must be completed within 18 months.

CITY OF BILLINGS
BUILDING DIVISION
316 N. 26th St.
BILLINGS, MT 59101 - 5th Floor
Office: (406) - 657-8270
Fax: (406) - 657-8252

PERMIT # **BP-24-04843**

Project Name: RVU-College of Vet Med

Type: COM NEW CHURCH/SCHOOL

Date Issued: 01/24/2025
Job Address: 4130 ROCKY VISTA WAY
Legal Description: ST VINCENT HEALTHCARE SUB 2ND FIL (23), S10, T01 S, R25 E, B LOCK 3, Lot 12

Owner: ROCKY VISTA UNIVERSITY LLC
Contractor: LANGLAS & ASSOC., INC.

Email:
Description of Work: The project is located within the ST VINCENT HEALTHCARE SUB 2ND FIL (23). Work includes all construction of the building and above-grade site development (landscape, architectural, MPE, technology & A/V), minus work pertaining to building & site development previously submitted under permit application BP-24-03475 (structural steel and underslab structural, MEP and civil utilities).

Information:
Const. Type: II-B
Occupancy: B, A-3, S-1
Sq. Ft. Main: 30420
Other Levels: 29466
Occ. Load Main Use: 623

Height: 37'-0"
Stories: 2
Sprinklers: NFPA 13

Special Conditions: Coordinate Engineering inspections through the Engineering Division Permit Clerk 657-8307.

Fees:

BUILDING PERMIT FEE-COM:	$32,297.75
PLAN CHECK-COM:	$20,993.54
PLN-BUILDING PLAN REVIEW COM:	$244.00
PLN - LANDSCAPE PLAN FEE (BUILDING ONLY):	$230.00
Total Fees:	$53,765.29

Valuation Used (may be higher or lower than actual): 15000000

COMPLIANCE WITH THE REQUIREMENTS OF THE STATE BUILDING CODE FOR PHYSICAL ACCESSIBILITY TO PERSONS WITH DISABILITIES DOES NOT NECESSARILY GUARANTEE COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, THE REHABILITATION ACT OF 1973, THE FAIR HOUSING AMENDMENTS ACT OF 1988, TITLE 49, CHAPTER 2, COMMONLY KNOWN AS THE MONTANA HUMAN RIGHTS ACT, OR OTHER SIMILAR FEDERAL, STATE, OR LOCAL LAWS THAT MANDATE ACCESSIBILITY TO COMMERCIAL CONSTRUCTION OR MULTIFAMILY HOUSING.

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•This permit must be kept on the work site and shown when requested.

•All work in the right of way will be signed pertaining to traffic control in accordance with "Manual of Uniform Traffic Control Devices."

•All attached special provisions and sketches are considered part of this permit and are therefore governed in accordance with the aforementioned.

•Contractor shall call all utilities before excavating.

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NOTICE The State Board of Plumbers advises that a plumbing license is required for work within the field of plumbing.

Right of Way Permits: Please call 657-8307 and request an inspection twenty-four hours prior to the desired time of inspection. This permit is valid for 365 days.

Rocky Vista University, LLC
Billings, MT Campus
Current
Headcount

Position	Current Headcount (Includes currently hired positions for Vet Program/Building Expansion)	Additional Details
Leadership		
Dean	2	Chief academic and administrative leader. Oversees all aspects of academic programs. Ph.D. or advanced degree in field required/prior leadership experience.
Assistant Deans	6	Oversees specific areas of program such as curriculum development, clinical training, and/or student support. Ph.D. or advanced degree in field required/prior leadership experience.
Total Leadership	**8**	
Faculty		
Full-Time Faculty	18	Provides instruction to students. Ph.D. or advanced degree and prior teaching experience. Compensation (inclusive of benefits) up to $280K depending on experience.
Part-Time Faculty	29	Provides instruction to students. Ph.D. or advanced degree required. Hourly wage up to $100 per hour.
Total Faculty	**47**	
Staff		
Full-Time Academic Support Staff	20	Positions include: Instructional design, simulation technicians, testing support, administrative assistants, clinical coordinators, and library staff. Undergraduate degree, certificate, or equivalent work experience in field required. Compensation range (inclusive of benefits): $55K-$185K depending on position and experience.
Part-Time Academic Support Staff	13	Positions include: Administrative assistants, coordinators, and exam proctors. Undergraduate degree, certificate, or equivalent work experience in field required. Compensation range (inclusive of benefits): $17-30 per hour depending on position and experience.
Student Support Staff	10	Positions include: Student services, student life, mental health, student financial serices, and registrar support. Undergraduate degree, certificate, or equivalent work experience in field required. Compensation range (inclusive of benefits): $55K-$130K depending on position and experience.
Administrative Staff	22	Positions include: Admissions, marketing, facilities, security, human resources, accounting, and information technology. Undergraduate degree, certificate, high school diploma or equivalent work experience in field required. Compensation range (inclusive of benefits): $55K-$138K depending on position and experience.
Total Staff	**65**	
Total Headcount	**120**	
Full-Time	78	
Part-Time	42	

I confirm that the information provided in this document is correct to the best of my knowledge: VP of Finance

Date: 3/28/25

JULIANNA OAKES
Notary Public
State of Colorado
Notary ID # 20254000360
My Commission Expires 01-06-2029

State of Colorado
County of Douglas

Signed before me on 3/28/25
by David Travis

(Signature of Notarial Officer)

(Title of Office)

My Commission Expires: 1/6/29

TaxCode: A31930

Owner Listed On Last Tax Statement
Last Updated: September 29, 2024

Primary Owner: HIPPOCRATES (MULTI) LLC

Owner as of March 12, 2025

Primary Owner: HIPPOCRATES (MULTI) LLC

2025 Mailing Address

Mailing Address: HIPPOCRATES (MULTI) LLC
C/O ROCKY VISTA UNIVERSITY LLC 88401 S CHAMBERS RD
ENGLEWOOD, CO 80112

Property Information

Property Address: 4130 ROCKY VISTA WAY
Township: 01 S Range: 25 E Section: 10
Subdivision: ST VINCENT HEALTHCARE SUB (15) Block: 3 Lot: 1A
Full Legal: ST VINCENT HEALTHCARE SUB (15), S10, T01 S, R25 E, BLOCK 3, Lot 1A, AMD (22)
GeoCode: 03-0926-10-4-06-01-0000
Show on Map *(May not work for some newer properties.)*

2024 Billing Information

Year	1st Half	2nd Half	Total
2024	199,565.19 P	199,565.17 P	399,130.36

(P) indicates paid taxes.

Credit/Debit Tax Payment | E-Check Tax Payment

School Information

High School: West - (Show on Map)
Middle School: Ben Steele - (Show on Map)
Elementary School: Big Sky - (Show on Map)

TaxCode: A37693

Owner Listed On Last Tax Statement
Last Updated: September 29, 2024

Primary Owner: ROCKY VISTA UNIVERSITY LLC

Owner as of March 12, 2025

Primary Owner: HIPPOCRATES (MULTI) LLC

2025 Mailing Address

Mailing Address: HIPPOCRATES (MULTI) LLC
C/O ROCKY UNIVERSITY LLC 8401 S CHAMBERS RD
ENGLEWOOD, CO 80112

Property Information

Property Address: MARILLAC ST
Township: 01 S Range: 25 E Section: 10
Subdivision: ST VINCENT HEALTHCARE SUB 2ND FIL (23) Block: 3 Lot: 12
Full Legal: ST VINCENT HEALTHCARE SUB 2ND FIL (23), S10, T01 S, R25 E, BLOCK 3, Lot 12
GeoCode: 03-0926-10-4-06-29-0000
Show on Map *(May not work for some newer properties.)*

2024 Billing Information

Year	1st Half	2nd Half	Total
2024	11,388.98 P	11,388.95 P	22,777.93

(P) indicates paid taxes.

Credit/Debit Tax Payment | E-Check Tax Payment

School Information

High School: West - (Show on Map)
Middle School: Ben Steele - (Show on Map)
Elementary School: Big Sky - (Show on Map)

RESOLUTION 25-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA, APPROVING TAX BENEFITS FOR ROCKY VISTA UNIVERSITY LLC

WHEREAS, Resolution 24-11243 provides for granting tax incentives for certain remodeling, reconstruction or expansion of existing buildings pursuant to Sections 15-24-1501, M.C.A., and establishes a procedure for applying for said tax incentives; and

WHEREAS, Rocky Vista University LLC has set forth in its application (Exhibit A) certain information regarding the improvements which appear to qualify Rocky Vista University LLC for said tax benefits; and

WHEREAS, Section 15-24-1501(3), M.C.A. requires the governing body to give notice of a public hearing to hear comment. Said notice was published on March 28 and April 4, 2025;

WHEREAS, The City Council of the City of Billings, Montana held a public hearing on April 14, 2025, and duly considered the application of Rocky Vista University LLC and has determined that said application meets all qualifications for the tax incentive and should be approved.

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

The application (Exhibit A) for tax benefits made by Rocky Vista University LLC is APPROVED.

Pursuant to Section 15-24-1501, M.C.A. and City of Billings Resolution 24-11243, the percentage of the increased taxable value that is subject to taxation during the construction period and for the five years following construction shall be as follows:

Construction period	0%
First year following construction	20%
Second year following construction	40%
Third year following construction	60%
Fourth year following construction	80%
Fifth year following construction	100%
Following years	100%

The properties receiving the tax benefits referenced above are described as follows:

Lot 12, Block 3 of the Amended Plat of St Vincent Healthcare Subdivision, 2nd Filing, S10, T01 S, R25 E, with a tax code of A31930, Yellowstone County, Montana

Lot 1A, Block 3 of the Amended Plat of St Vincent Healthcare Subdivision, S10, T01 S, R25 E, with a tax code of A37693, Yellowstone County, Montana

The remodeling, reconstruction, or expansion of existing buildings or structures classification tax benefits shall be made for Rocky Vista University LLC on the earliest tax bill allowed by law.

ADOPTED AND APPROVED by the Billings City Council of the 14th day of April, 2025.

CITY OF BILLINGS:

By:_____
William A. Cole, Mayor

ATTEST:

By: _____
Denise R. Bohlman, City Clerk

EXHIBIT A

APPLICATION FORM FOR TAX REDUCTION
BUILDING REMODEL, EXPANSION OR RECONSTRUCTION

(As allowed under Yellowstone County Resolution 24-100, City Council Resolution 24-11243, and 15-24-1501, MCA)

1. Name of business: Rocky Vista University LLC

2. _____ Building Remodel or Reconstruction: Start of construction (date) _____

   End of construction (date) _____

3. X Building Expansion: Start of construction (date) October 2024

   End of construction (date) March 2026

4. Address of business: RVU 4130 Rocky Vista Way, Billings, MT 59106

   Actual location of business: 4130 Rocky Vista Way, Billings, MT 59106

   Tax Code: A31930 and A37693

   Within city limits of Billings [X] YES [ ] NO

5. Person representing business and responsible for application:

   Name: David Forstein, DO Title: President and CEO

   Address: 4130 Rocky Vista Way, Billings, MT 59106 Telephone: 720-874-2468

6. Amount of capital investment for Expansion, Remodel or Reconstruction in Billings / Yellowstone County: $ 38 MM (attach detailed plans, costs of materials and labor and dates of construction. County Commissioners and/or City Council may request further information, such as financial statements, business references, or other documents prior to acting on this request).

7. Approximate market value of building prior to remodel, reconstruction, or expansion:

   $50 MM-A31930, $2.5 MM-A37693

8. Explain business activity – what business does: Higher Education: Medical and Veterinary

9. How long has this business been located in Billings and/or Yellowstone County?

   RVU Medical School has been in Yellowstone County since 2021, four years.

10. As of the date of this application, how many employees does the business currently employ:

    78 Full-time 42 Part-time

11. How many employees will the applicant have within 2 years after completion of construction:

170 Full-time 52 Part-time

12. Provide job titles and job skills required for all new employees both full and part-time:

The School of Veterinary Medical will employee 65 full-time positions including academic and administrative positions.

Please see attached hiring plan

13. What is the hourly pay scale of both full and part-time employees to include benefits (new employees only): Please see attached hiring plan

14. Other Economic impacts of capital investment: The economic impact of the new College of Veterinary Medicine during construction through direct employment, construction, and compensation is projected to be $66.8 MM. Upon completion, the school will have a direct economic impact projected at $9.2 MM annually. The overall direct, indirect, and induced impact of the construction and startup of operations of the veterinary college is projected to be $115.3 MM. These calculations provided by Big Sky Economic Development utilizing JobsEQ economic impact software. Graduating Veterinarians will join the workforce providing continuity in existing practices and often start their own companies providing additional positive economic impact in Yellowstone county.

15. Planned hiring schedule: Construction jobs are current through October of 2025. Academic and administrative positions hiring will be as follows:

Please see attached hiring plan

16. List other property tax benefits business currently receives or has applied for: RVU has not received or applied for any other tax benefits.

17. Building permit (attach copy or explain absence): See attached

18. Upon full completion the original application can be submitted to the Big Sky Economic Development Authority, Attn: Community Development, 201 North Broadway, Billings, Montana 59101 (telephone 256-6871). If the application is complete, it will be provided to the County Attorney's Office to confirm eligibility, a duly advertised public hearing will then be scheduled, after which the Commissioners and/or City Council, in their discretion, will decide whether to approve or deny the application. The applicant, or a representative of the applicant, must appear in person at each of the public hearings.

19. The application to the Department of Revenue, which is part of this application, must also be completed and signed by the applicant.

20. The Board of County Commissioners and/or City Council may review this applicant's tax incentive program at any time and terminate further reductions at their discretion if they find the provisions of Resolution are not being met.

21. If application is approved, applicant will comply with the following provisions. Failure to comply may lead to the previously approved tax abatement being rescinded:

    i. Annual Survey to be completed and returned to Big Sky EDA by January 15th of each year
    ii. Remain current on all property taxes on the subject property
    iii. Notify Big Sky Economic Development of any ownership changes or change of use of the facility
    iv. Comply with any other provisions set by the Board of County Commissioners and/or City Council

22. In order for this incentive program to apply to the applicant's current year taxes, Yellowstone County must receive the properly completed application by March 1st of the year in which the reduction is desired. If within the city of Billings, City Council must approve the application by March of the year in which the reduction is desired.

23. Signature of applicant/representative: David A. Forstenzer

24. Date of application: 02/25/2025

25. County Commissioner's Public hearing held (date): TBD

26. City Council's Public hearing held (date): TBD

Recommendation by the Big Sky Economic Development Authority:

X Approve _____ Deny

County Treasurer's Office certifies that City and County taxes have been paid in full or otherwise satisfied: See Attached property tax summaries

APPLICATION TO THE DEPARTMENT OF REVENUE
BUILDING REMODEL, RECONSTRUCTION OR EXPANSION
(Title 15- Chapter 24– Part 15 MCA)

To: Assessor
Yellowstone County

Name of Applicant: Rocky Vista University, LLC

Mailing Address: 4130 Rocky Vista Way, Billings, MT 59106

Legal description of affected property: ST VINCENT HEALTHCARE SUB 2ND FIL (23), S10, T01 S, R25 E, BLOCK 3, Lot 12 and ST VINCENT HEALTHCARE SUB (15), S10, T01 S, R25 E, BLOCK 3, Lot 1A, AMD (22)

Date construction permit issued: 1/24/25

(If no permit is required, specify the date when certificate in lieu of building permit was issued).
This application covers the (expansion/new) construction of the _____.

A public hearing on this matter of Building Expansion, Remodel, or Reconstruction was held at the Yellowstone County Courthouse at _____ (am/pm) on the _____ day of _____, 20____

Due notice as defined in 76-15-103 was given. True and exact copies of said notices are attached to this application. _____ Yes _____ No

The statutory $500,000 investment requirement for expansion or modernization has been met.
_____ Yes _____ No

The statutory 2.5% increase in value requirement for new improvements has been met.
_____ Yes _____ No

The statutory 5% increase in value requirement for new improvements has been met.

_____ Yes _____ No

The qualifying property consists of the following: _____
(Attach site plats, construction prints, and detailed equipment list identifying the qualifying property.)

This application is made under the provisions of 15-24-1501 or 1601 MCA, and by resolution adopted by the Commissioners of Yellowstone County, on the 9th day of August 2002. A copy of the same is attached.

David G. Forstrom

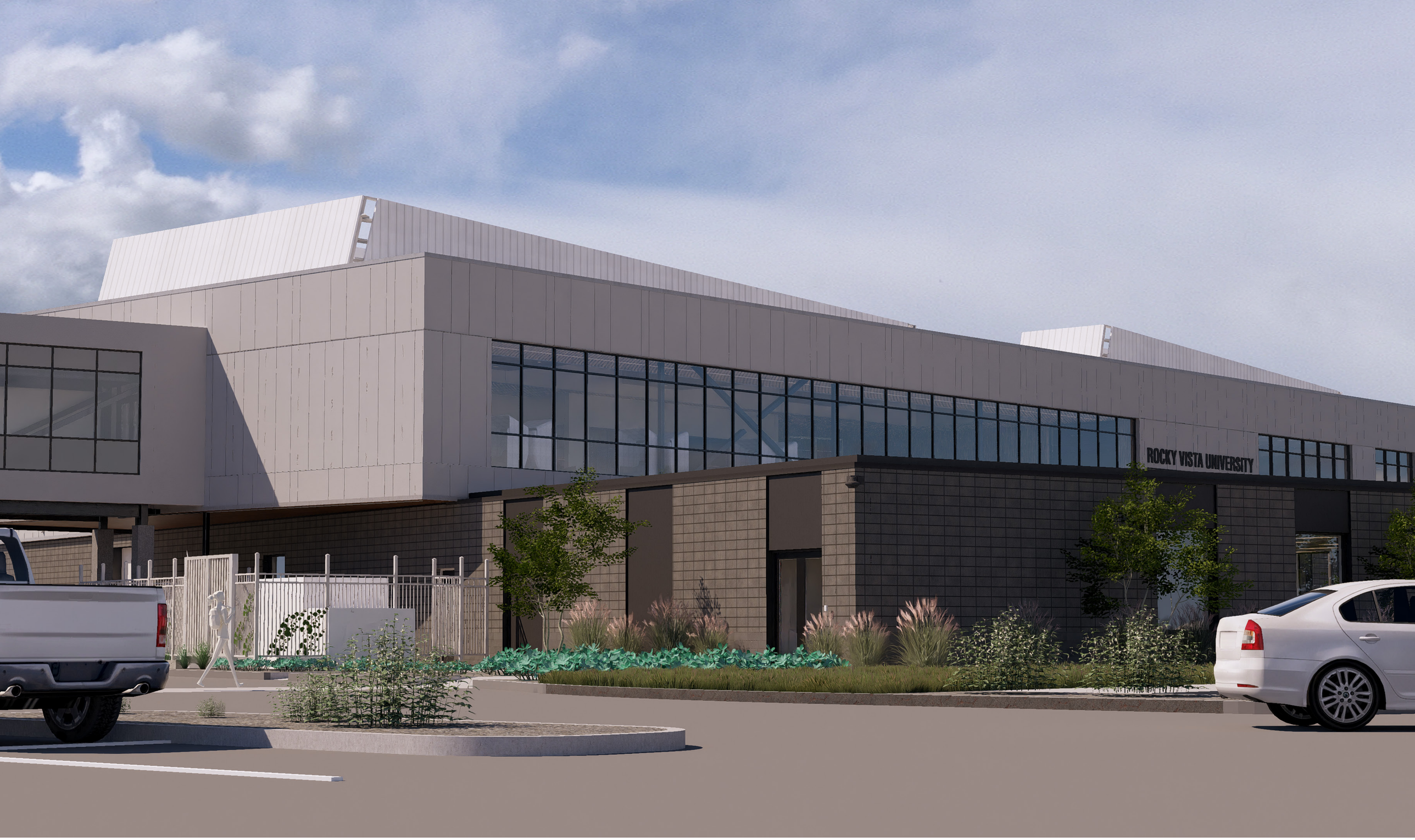
(Owner/Agent)

~ ~ ~

Langlas
GENERAL
CONTRACTORS

ROCKY VISTA
UNIVERSITY

a&e create **impact.**



Langlas
GENERAL CONTRACTORS

ROCKY VISTA
UNIVERSITY

a&e create impact.

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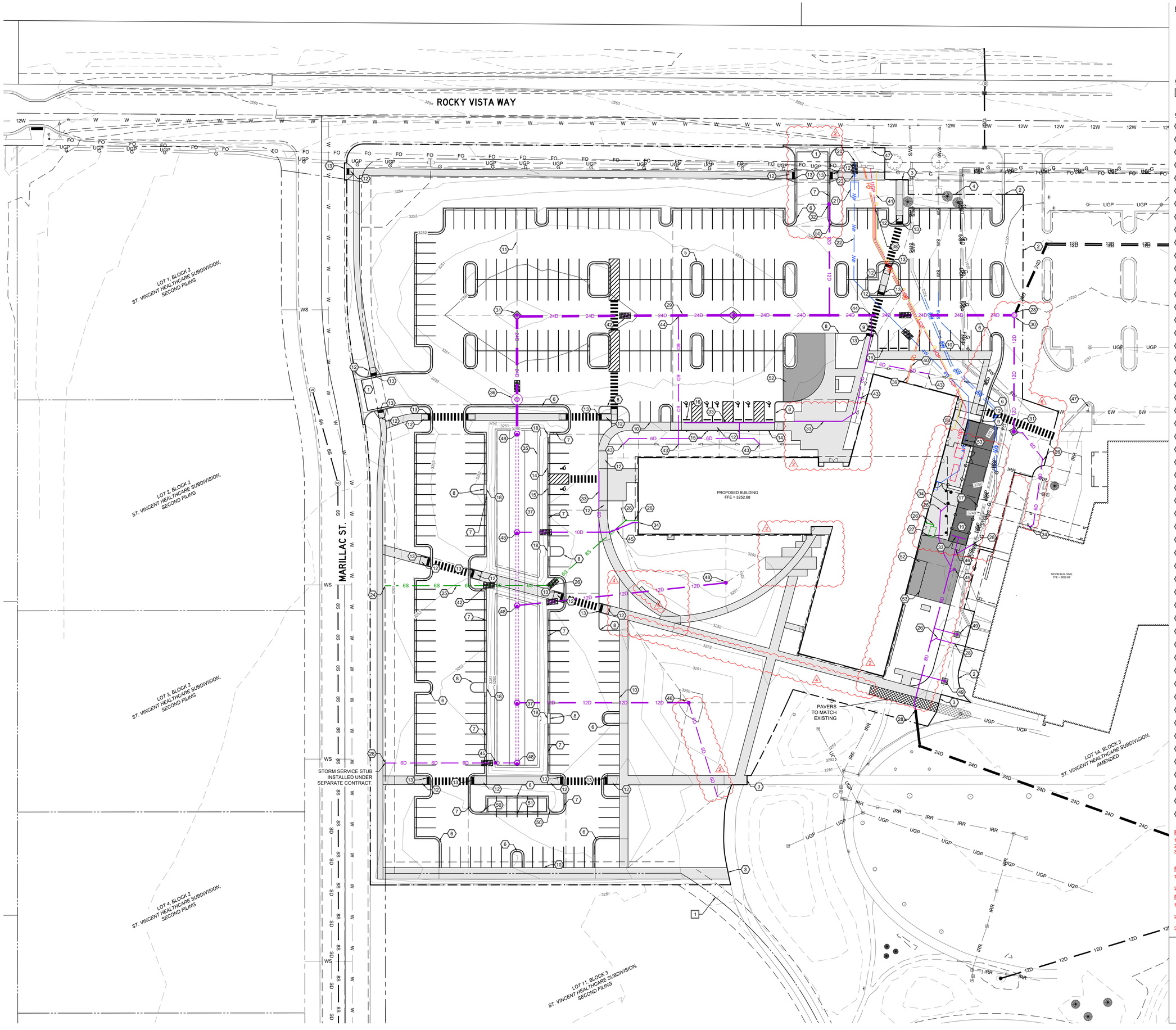


LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PASSENGER CAR CONCRETE
- PROPOSED LOADING DOCK CONCRETE

GENERAL NOTES

1. PROPERTY LINE, TYP.

CONSTRUCTION NOTES

1. DRIVE APPROACH
2. TIE TO EXISTING CURB AND GUTTER AND/OR ASPHALT
3. TIE TO EXISTING SIDEWALK
4. GRADING EXTENTS
5. EDGE OF ASPHALT, TYP.
6. SPILL CURB, TYP.
7. CATCH CURB, TYP.
8. VERTICAL CURB, TYP.
9. CURB TAPER
10. THICKENED EDGE SIDEWALK, TYP.
11. GRADE BREAK, TYP.
12. ADA RAMP
13. TRUNCATED DOME PANEL, TYP.
14. VAN ACCESSIBLE ADA PARKING SIGN, SEE SHEET C5.00 FOR DETAIL.
15. ADA PARKING SIGN, SEE SHEET C5.00 FOR DETAIL.
16. PARKING BLOCK, TYP.
17. LOADING DOCK RAILING, SEE SHEET C5.01 FOR DETAIL.
18. CURB CUT
19. LOADING DOCK, SEE SHEET C5.00 FOR PAVING SECTION.
20. END WATER SERVICE, CONNECTION ON SEPARATE CONTRACT.
21. WATER METER VAULT
22. WATER SERVICE, SEE PLAN FOR SIZE.
23. WATER VALVE, TYP.
24. END SANITARY SEWER SERVICE, CONNECTION ON SEPARATE CONTRACT.
25. SANITARY SEWER SERVICE, SEE PLAN FOR SIZE.
26. CLEANOUT, TYP. SEE SHEET C5.00 FOR DETAIL.
27. STRIEM BIO BASIN BB-1000, SEE SHEET C5.01 FOR DETAIL.
28. CONNECT TO EXISTING STORM DRAIN, TYP.
29. STORM DRAIN TYP., SEE PLAN FOR SIZE.
30. STORM DRAIN MANHOLE, TYP.
31. AREA INLET WITH CONCRETE COLLAR WHERE SHOWN
32. DEPRESSED CURB INLET, SEE SHEET C5.00 FOR DETAIL.
33. TRENCH DRAIN, SEE PLAN FOR TYPE.
34. BUILDING ROOF DRAIN CONNECTION
35. BOULDER PIT, SEE SHEET C5.02 FOR DETAIL.
36. STORMWATER TREATMENT DEVICE
37. BIORETENTION POND
38. UNDERGROUND POWER, TYP.
39. COMMUNICATION LINE, TYP.
40. FIBER OPTICS LINE, TYP.
41. NATURAL GAS SERVICE, TYP.
42. TRENCH PLUG, TYP.
43. LANDSCAPE DRAIN, TYP.
44. LANDSCAPE DRAIN CONNECTION, SEE SHEET C5.01 FOR DETAIL.
45. BACKFLOW PREVENTER, TYP.
46. RITEHITE RHH-4000 HYDRAULIC DOCK LEVELER
47. EXISTING HYDRANT
48. BEEHIVE INLET
49. SQUARE GRATE INLET, 12" ADS NYOPLAST OR APPROVED EQUAL.
50. TRANSITION CURB
51. LAYDOWN CURB, TYP.
52. PASSENGER CAR TRAFFIC CONCRETE SECTION, SEE SHEET C5.00 FOR DETAIL.
53. BOLLARD, TYP.
54. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAIL.

REVISION 2 NOTES

1. LINEWORK AND GRADING REVISIONS.
2. ADDITION OF LANDSCAPE DRAIN.
3. NORTH APPROACH NARROWED TO 30' WIDTH.

REVISION 4 NOTES

1. TRIANGULAR SIDEWALK SECTION REMOVED AND GRADING ADJUSTED.
2. SECTION OF REINFORCED TURF REMOVED.

REVISION 6 NOTES

1. GRADING CHANGES TO INCORPORATE DUMPSTER ENCLOSURE LOCATION.
2. INLET: A LOCATION ADJUSTED AND GRATE CHANGED FROM CURB TO GRATE.
3. CONCRETE PAD ADDED IN FOR BENCHES.

MONTANA
TAYLOR JAY KASPERICK
No. 51553 PE
LICENSED PROFESSIONAL ENGINEER

PERFORMANCE ENGINEERING
608 NORTH 29TH STREET
BILLINGS, MT 59101
(406) 384-0080
performance-ec.com

23031 Bulletin 11

Truncated dome panels are not required to be installed on ADA ramps. The ramps within the public right-of-way shall have truncated dome panels constructed as called for to comply with ADA requirements for public right-of-way.

sheet: PROPOSED SITE MAP
project: RVU - COLLEGE OF VETERINARY MEDICINE
owner:

project # 23031

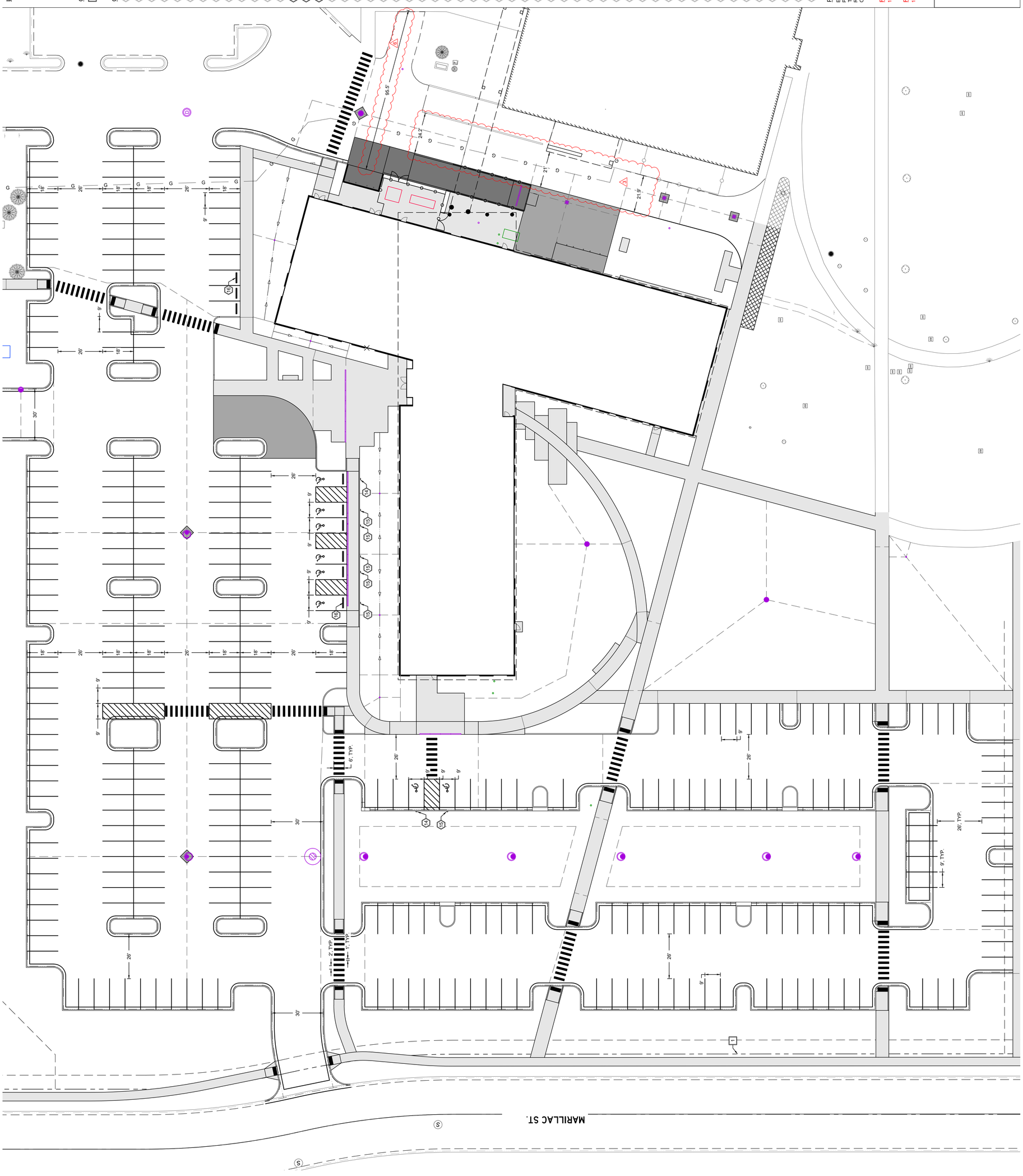
revision	date
ADD 1	08.21.2024
BUL 1	09.18.2024
BUL 2	09.26.2024
BUL 3	10.11.2024
BUL 4	10.18.2024

phase: 100% CONSTRUCTION DOCUMENTS

issue date: 11-1-2024

C2.02

5/16/2024 8:52:43 AM



LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PASSENGER CAR CONCRETE
- PROPOSED LOADING DOCK CONCRETE

GENERAL NOTES

1. PROPERTY LINE, TYP.

CONSTRUCTION NOTES

1. DRIVE APPROACH
2. TIE TO EXISTING CURB AND GUTTER AND/OR ASPHALT
3. TIE TO EXISTING SIDEWALK
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5. EDGE OF ASPHALT, TYP.
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11. GRADE BREAK, TYP.
12. ADA RAMP
13. TRUNCATED DOME PANEL, TYP.
14. VAN ACCESSIBLE ADA PARKING SIGN, SEE SHEET C5.00 FOR DETAIL.
15. ADA PARKING SIGN, SEE SHEET C5.00 FOR DETAIL.
16. PARKING BLOCK, TYP.
17. LOADING DOCK RAILING, SEE SHEET C5.00 FOR DETAIL.
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20. END WATER SERVICE, CONNECTION ON SEPARATE CONTRACT.
21. WATER METER VAULT
22. WATER SERVICE, SEE PLAN FOR SIZE.
23. WATER VALVE, TYP.
24. END SANITARY SEWER SERVICE, CONNECTION ON SEPARATE CONTRACT.
25. SANITARY SEWER SERVICE, SEE PLAN FOR SIZE.
26. CLEANOUT, TYP. SEE SHEET C5.00 FOR DETAIL.
27. STREAM BIO BASIN BB-1000, SEE SHEET C5.00 FOR DETAIL.
28. CONNECT TO EXISTING STORM DRAIN, TYP.
29. STORM DRAIN TYP., SEE PLAN FOR SIZE.
30. STORM DRAIN MANHOLE, TYP.
31. AREA INLET WITH CONCRETE COLLAR WHERE SHOWN
32. DEPRESSED CURB INLET, SEE SHEET C5.00 FOR DETAIL.
33. TRENCH DRAIN, SEE PLAN FOR TYPE.
34. BUILDING ROOF DRAIN CONNECTION
35. BOULDER PIT, SEE SHEET C5.00 FOR DETAIL.
36. STORMWATER TREATMENT DEVICE
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52. PASSENGER CAR TRAFFIC CONCRETE SECTION, SEE SHEET C5.00 FOR DETAIL.
53. BOLLARD, TYP.
54. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAIL.

PARKING NOTES

EXISTING MCOM =	392 SPACES
PROPOSED VET SCHOOL =	327 SPACES
TOTAL =	719 SPACES
REQUIRED VET SCHOOL =	144 SPACES
OVERAGE =	183 SPACES

REVISION 3 NOTES

1. FIRE APPARATUS ACCESS ROAD WIDTHS CALLED OUT.

REVISION 4 NOTES

1. ADDED SPACING DIMENSION FOR SOLID WASTE TO COLLECT FROM DUMPSTER ENCLOSURE.

0 20 40 IN FEET

sheet: PARKING MARKINGS & SIGNAGE MAP

project: RVU - COLLEGE OF VETERINARY MEDICINE

owner

project #: 23031

revision	date
ADD 1	08.21.2024
BUL 1	09.18.2024
BUL 2	09.26.2024
BUL 3	10.11.2024
BUL 4	10.18.2024

phase: 100% CONSTRUCTION DOCUMENTS

issue date: 11-1-2024

C2.03

PERFORMANCE ENGINEERING
608 NORTH 29TH STREET
BILLINGS, MT 59101
(406) 384-0080
performance-ec.com

MONTANA
TAYLOR JAY KASPERICK
No. 15259 PE
PROFESSIONAL ENGINEER

ROCKY VISTA WAY

MARILLAC STREET

INLET: B - 30" ∅
N: 156304.70
E: 603533.47
RIM: 3251.30
SUMP DEPTH: 0.0'
IE OUT (S): 3245.89 (12" Ø PVC)

INLET: D - 60" ∅
N: 156207.11
E: 603261.73
RIM: 3248.59
SUMP DEPTH: 0.0'
IE IN (E): 3243.76 (24" Ø PVC)
IE OUT (S): 3243.66 (24" Ø PVC)

INLET: C - 48" ∅
N: 156208.12
E: 603449.11
RIM: 3249.87
SUMP DEPTH: 0.0'
IE IN (E): 3244.25 (24" Ø PVC)
IE OUT (W): 3244.15 (24" Ø PVC)

INLET: E - 48" ∅
N: 156105.16
E: 603261.74
RIM: 3249.90
SUMP DEPTH: 0.0'
IE IN (N): 3242.76 (24" Ø PVC)
IE OUT (S): 3242.66 (24" Ø PVC)

INLET: F - 48" ∅
N: 156019.30
E: 603261.75
RIM: 3249.90
SUMP DEPTH: 0.0'
IE IN (N): 3242.41 (24" Ø PVC)
IE IN (E): 3244.02 (10" Ø PVC)
IE OUT (S): 3242.31 (24" Ø PVC)

INLET: G - 30" ∅
N: 155975.37
E: 603443.44
RIM: 3250.34
SUMP DEPTH: 0.0'
IE OUT (W): 3246.71 (12" Ø PVC)

INLET: H - 48" ∅
N: 155955.55
E: 603261.75
RIM: 3249.90
SUMP DEPTH: 0.0'
IE IN (N): 3242.12 (24" Ø PVC)
IE IN (E): 3243.12 (12" Ø PVC)
IE OUT (S): 3242.02 (24" Ø PVC)

INLET: I - 30" ∅
N: 155870.96
E: 603411.10
RIM: 3249.53
SUMP DEPTH: 0.0'
IE IN (S): 3247.54 (6" Ø PVC)
IE OUT (W): 3247.05 (12" Ø CMP)

INLET: J - 48" ∅
N: 155870.95
E: 603261.76
RIM: 3249.90
SUMP DEPTH: 0.0'
IE IN (N): 3241.77 (24" Ø PVC)
IE IN (E): 3242.76 (12" Ø CMP)
IE OUT (S): 3241.67 (24" Ø PVC)

INLET: K - 48" ∅
N: 155818.61
E: 603261.76
RIM: 3249.90
SUMP DEPTH: 0.0'
IE IN (N): 3241.52 (24" Ø PVC)
IE OUT (W): 3247.20 (6" Ø PVC)

SDMH: A - 48" ∅
N: 156208.15
E: 603694.47
RIM: 3250.39
SUMP DEPTH: 0.0'
IN (NE): 3244.85 (24" Ø RCP)
IN (S): 3244.85 (12" Ø PVC)
OUT (W): 3244.75 (24" Ø PVC)

INLET: A - 30" ∅
N: 156106.89
E: 603693.89
RIM: 3250.20
SUMP DEPTH: 0.0'
IE IN (E): 3246.25 (6" Ø PVC)
IE OUT (N): 3246.75 (12" Ø PVC)

96.57' of 12" Ø PIPE @ 1.00%
187.38' of 24" Ø PIPE @ 0.21%
84.37' of 24" Ø PIPE @ 0.21%
160.99' of 24" Ø PIPE @ 0.21%
72.23' of 24" Ø PIPE @ 1.00%
106.13' of 6" Ø PIPE @ 2.09%
29.72' of 24" Ø PIPE @ 1.00%
85.86' of 24" Ø PIPE @ 0.31%
63.75' of 24" Ø PIPE @ 0.31%
143.64' of 6" Ø PVC @ 1.20%
84.60' of 24" Ø PIPE @ 0.31%
52.33' of 24" Ø PIPE @ 0.31%
114.77' of 6" Ø PIPE @ 1.00%
182.77' of 12" Ø PIPE @ 2.00%
149.34' of 12" Ø PIPE @ 2.89%
101.27' of 12" Ø PIPE @ 1.93%
7.50' of 6" Ø PIPE @ 1.50%
28.77' of 6" Ø PIPE @ 1.50%
57.69' of 6" Ø PIPE @ 1.50%
3.23' of 6" Ø PIPE @ 1.50%
2.56' of 6" Ø PIPE @ 1.50%
14.43' of 6" Ø PIPE @ 2.00%
58.12' of 6" Ø PIPE @ 2.00%
31.95' of 6" Ø PIPE @ 2.00%
13.43' of 6" Ø PIPE @ 2.00%
2.67' of 6" Ø PIPE @ 2.00%
13.82' of 6" Ø PIPE @ 2.00%
42.86' of 6" Ø PIPE @ 2.00%
7.08' of 6" Ø PIPE @ 2.00%
7.07' of 6" Ø PIPE @ 2.00%
52.99' of 6" Ø PIPE @ 2.00%
12.73' of 6" Ø PIPE @ 2.00%
11.34' of 6" Ø PVC @ 1.20%
29.33' of 6" Ø PIPE @ 17.84%
5.00' of 10" Ø PIPE @ 10.00%
21.95' of 10" Ø PIPE @ 10.00%
71.25' of 10" Ø PIPE @ 1.00%
86.37' of 6" Ø PVC @ 1.20%
85.02' of 6" Ø PIPE @ 1.50%
8.03' of 6" Ø PIPE @ 7.01%
15.79' of 6" Ø PIPE @ 7.01%
10.88' of 6" Ø PIPE @ 7.01%
1.54' of 6" Ø PIPE @ 0.80%
3.56' of 8" Ø PIPE @ 0.80%
50.56' of 8" Ø PIPE @ 0.80%
11.89' of 8" Ø PIPE @ 0.80%
30.17' of 8" Ø PIPE @ 0.80%
24.48' of 8" Ø PIPE @ 0.80%
6.71' of 8" Ø PIPE @ 0.80%
19.04' of 6" Ø PIPE @ 0.50%
16.16' of 6" Ø PIPE @ 0.80%
20.60' of 6" Ø PIPE @ 2.00%
16.82' of 6" Ø PIPE @ 4.99%
5.00' of 6" Ø PIPE @ 4.99%
20.62' of 6" Ø PIPE @ 2.00%

6" FITTING (11.25°)
IE: 3246.79
6" X 6" X 6" TEE
IE: 3247.29
6" X 6" X 6" TEE
IE: 3247.93
6" CROSS
IE: 3248.28
6" X 6" X 6" TEE
IE: 3249.34
6" ELBOW (45°)
IE: 3249.13
6" ELBOW (45°)
IE: 3248.20
6" ELBOW (45°)
IE: 3246.34
6" ELBOW (45°)
IE: 3246.91
6" ELBOW (45°)
IE: 3249.93
6" ELBOW (45°)
IE: 3248.27
6" ELBOW (45°)
IE: 3248.25
6" ELBOW (45°)
IE: 3247.77
6" ELBOW (45°)
IE: 3247.82
6" ELBOW (22.5°)
IE: 3248.28
6" ELBOW (11.25°)
IE: 3247.17
6" ELBOW (22.5°)
IE: 3245.27
6" FITTING (45°)
IE: 3246.59
6" WYE
IE: 3246.49
6" WYE
IE: 3246.41
8" X 6" REDUCER
IE: 3246.23
8" X 6" X 8" WYE
IE: 3246.20
8" X 6" X 8" TEE
IE: 3245.80
8" X 6" X 8" WYE
IE: 3245.70
8" X 6" X 8" TEE
IE: 3245.46
6" ELBOW (45°)
IE: 3246.12
10" X 6" X 10" TEE
IE: 3244.71
6" ELBOW (45°)
IE: 3246.30

LANDSCAPE DRAIN
N: 156157.09
E: 603620.13
RIM: 3251.69
IE: 3248.40
LANDSCAPE DRAIN
N: 156136.17
E: 603561.47
RIM: 3252.09
IE: 3247.98
LANDSCAPE DRAIN
N: 156095.92
E: 603354.29
RIM: 3252.19
IE: 3249.27
LANDSCAPE DRAIN
N: 156095.93
E: 603402.16
RIM: 3251.31
IE: 3248.37
LANDSCAPE DRAIN
N: 156095.93
E: 603472.88
RIM: 3251.31
IE: 3249.73
LANDSCAPE DRAIN
N: 155789.64
E: 603435.93
RIM: 3251.10
IE: 3248.80

ADS NYOPLAST INLINE DRAIN (H20 RATED GRATE)
N: 155987.06
E: 603642.11
RIM: 3251.80
IE: 3246.39
ADS NYOPLAST INLINE DRAIN (H20 RATED GRATE)
N: 155930.42
E: 603644.64
RIM: 3251.80
IE: 3246.38
ADS NYOPLAST INLINE DRAIN (H20 RATED GRATE)
N: 155889.78
E: 603633.78
RIM: 3251.57
IE: 3245.96

SIOUX CHIEF 865-GSA
STAINLESS STEEL GRATE
SIOUX CHIEF 865-GSA
STAINLESS STEEL GRATE
SIOUX CHIEF 865-GIS
DUCTILE IRON GRATE (H20)

CONTECH CDS-6

START IE: 3250.19
START IE: 3247.47
START IE: 3250.27
START IE: 3247.48
START IE: 3247.51
START IE: 3250.49
START IE: 3247.86
START IE: 3246.59
END IE: 3246.50
END IE: 3246.05
END IE: 3244.58
END IE: 3248.23
END IE: 3245.21

12" INSERTA TEE
IE: 3244.42

CONTRACTOR TO INSULATE CROSSING.
CONTRACTOR TO INSULATE CROSSING
CONTRACTOR TO LOWER EXISTING WATER AND FIRE SERVICES. SEE SHEET C5.01 FOR DETAIL.
CONTRACTOR TO CORE 12" Ø CONNECTION
~3' OF SEPARATION, CONTRACTOR TO INSULATE CROSSING AND NOTIFY ENGINEERS OF ANY DISCREPANCY.
CONTRACTOR TO TIE TO EXISTING STORM DRAIN WITH INSERTA TEE FITTING. CAP END OF EXISTING PIPE WITH BENTONITE PLUG AND CONCRETE

PROPOSED BUILDING
FFE = 3252.68

STORM SERVICE STUB INSTALLED UNDER SEPARATE CONTRACT.

LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PASSENGER CAR CONCRETE
- PROPOSED LOADING DOCK CONCRETE

GENERAL NOTES

1. PROPERTY LINE, TYP.

CONSTRUCTION NOTES

1. DRIVE APPROACH
2. TIE TO EXISTING CURB AND GUTTER AND/OR ASPHALT
3. TIE TO EXISTING SIDEWALK
4. GRADING EXTENTS
5. EDGE OF ASPHALT, TYP.
6. SPILL CURB, TYP.
7. CATCH CURB, TYP.
8. VERTICAL CURB, TYP.
9. CURB TAPER
10. THICKENED EDGE SIDEWALK, TYP.
11. GRADE BREAK, TYP.
12. ADA RAMP
13. TRUNCATED DOME PANEL, TYP.
14. VAN ACCESSIBLE ADA PARKING SIGN, SEE SHEET C5.02 FOR DETAIL.
15. ADA PARKING SIGN, SEE SHEET C5.02 FOR DETAIL.
16. PARKING BLOCK, TYP.
17. LOADING DOCK RAILING, SEE SHEET C5.02 FOR DETAIL.
18. CURB CUT
19. LOADING DOCK, SEE SHEET C5.02 FOR PAVING SECTION.
20. END WATER SERVICE, CONNECTION ON SEPARATE CONTRACT.
21. WATER METER VAULT
22. WATER SERVICE, SEE PLAN FOR SIZE.
23. WATER VALVE, TYP.
24. END SANITARY SEWER SERVICE, CONNECTION ON SEPARATE CONTRACT.
25. SANITARY SEWER SERVICE, SEE PLAN FOR SIZE.
26. CLEANOUT, TYP. SEE SHEET C5.00 FOR DETAIL.
27. STRIEM BIO BASIN BB-1000, SEE SHEET C5.01 FOR DETAIL.
28. CONNECT TO EXISTING STORM DRAIN, TYP.
29. STORM DRAIN TYP., SEE PLAN FOR SIZE.
30. STORM DRAIN MANHOLE, TYP.
31. AREA INLET WITH CONCRETE COLLAR WHERE SHOWN
32. DEPRESSED CURB INLET, SEE SHEET C5.00 FOR DETAIL.
33. TRENCH DRAIN, SEE PLAN FOR TYPE.
34. BUILDING ROOF DRAIN CONNECTION
35. BOULDER PIT, SEE SHEET C5.02 FOR DETAIL.
36. STORMWATER TREATMENT DEVICE
37. BIORETENTION POND
38. UNDERGROUND POWER, TYP.
39. COMMUNICATION LINE, TYP.
40. FIBER OPTICS LINE, TYP.
41. NATURAL GAS SERVICE, TYP.
42. TRENCH PLUG, TYP.
43. LANDSCAPE DRAIN, TYP.
44. LANDSCAPE DRAIN CONNECTION, SEE SHEET C5.01 FOR DETAIL.
45. BACKFLOW PREVENTER, TYP.
46. RITEHITE RHH-4000 HYDRAULIC DOCK LEVELER
47. EXISTING HYDRANT
48. BEEHIVE INLET
49. SQUARE GRATE INLET, 12" ADS NYOPLAST OR APPROVED EQUAL.
50. TRANSITION CURB
51. LAYDOWN CURB, TYP.
52. PASSENGER CAR TRAFFIC CONCRETE SECTION, SEE SHEET C5.00 FOR DETAIL.
53. BOLLARD, TYP.
54. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAIL.

REVISION 2 NOTES

1. DOWNSPOUT CONNECTIONS FOR SKYBRIDGE ADDED.
2. STORM DRAIN ORIENTATION ADJUSTED. LOCATION OF 1000 GAL BIO-BASIN ADJUSTED.
3. LANDSCAPE DRAIN ADDITIONS.

REVISION 6 NOTES

1. INLET: A LOCATION MOVED. GRATE CHANGED FROM CURB INLET TO GRATE INLET.
2. NOTE ADDED TO CORE SDMH: A FOR 12" Ø PIPE CONNECTION.

0 20 40
IN FEET

23031 Bulletin 11 2025_01-

Concrete collars are no longer required for inlet C and inlet D as called for on sheet C4.00 per bulletin 11, VE option #114.

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LICENSED PROFESSIONAL ENGINEER
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sheet UTILITY MAP
project RVU - COLLEGE OF VETERINARY MEDICINE
owner

project # 23031

revision	date
ADD 1	08.21.2024
BUL 1	09.18.2024
BUL 2	09.26.2024
BUL 3	10.11.2024
BUL 4	10.18.2024

phase
100% CONSTRUCTION DOCUMENTS

issue date
11-1-2024

C4.00

5/16/2024 8:52:43 AM

ROCKY VISTA WAY

MARILLAC ST.

C3.01
GRADING MAP
NORTHWEST

C3.02
GRADING MAP
NORTHEAST

C3.03
GRADING MAP
WEST

C3.04
GRADING MAP
EAST

C3.05
GRADING MAP
SOUTHWEST

LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED PASSENGER CAR CONCRETE
- PROPOSED LOADING DOCK CONCRETE

GENERAL NOTES

1. PROPERTY LINE, TYP.

CONSTRUCTION NOTES

1. DRIVE APPROACH
2. TIE TO EXISTING CURB AND GUTTER AND/OR ASPHALT
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7. CATCH CURB, TYP.
8. VERTICAL CURB, TYP.
9. CURB TAPER
10. THICKENED EDGE SIDEWALK, TYP.
11. GRADE BREAK, TYP.
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14. VAN ACCESSIBLE ADA PARKING SIGN, SEE SHEET C5.01 FOR DETAIL.
15. ADA PARKING SIGN, SEE SHEET C5.01 FOR DETAIL.
16. PARKING BLOCK, TYP.
17. LOADING DOCK RAILING, SEE SHEET C5.01 FOR DETAIL.
18. CURB CUT
19. LOADING DOCK, SEE SHEET C5.01 FOR PAVING SECTION.
20. END WATER SERVICE, CONNECTION ON SEPARATE CONTRACT.
21. WATER METER VAULT
22. WATER SERVICE, SEE PLAN FOR SIZE.
23. WATER VALVE, TYP.
24. END SANITARY SEWER SERVICE, CONNECTION ON SEPARATE CONTRACT.
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29. STORM DRAIN TYP., SEE PLAN FOR SIZE.
30. STORM DRAIN MANHOLE, TYP.
31. AREA INLET WITH CONCRETE COLLAR WHERE SHOWN
32. DEPRESSED CURB INLET, SEE SHEET C5.01 FOR DETAIL.
33. TRENCH DRAIN, SEE PLAN FOR TYPE.
34. BUILDING ROOF DRAIN CONNECTION
35. BOULDER PIT, SEE SHEET C5.02 FOR DETAIL.
36. STORMWATER TREATMENT DEVICE
37. BIORETENTION POND
38. UNDERGROUND POWER, TYP.
39. COMMUNICATION LINE, TYP.
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42. TRENCH PLUG, TYP.
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44. LANDSCAPE DRAIN CONNECTION, SEE SHEET C5.01 FOR DETAIL.
45. BACKFLOW PREVENTER, TYP.
46. RITEHITE RHH-4000 HYDRAULIC DOCK LEVELER
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50. TRANSITION CURB
51. LAYDOWN CURB, TYP.
52. PASSENGER CAR TRAFFIC CONCRETE SECTION, SEE SHEET C5.02 FOR DETAIL.
53. BOLLARD, TYP.
54. DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAIL.

0 30 60
IN FEET

MONTANA
TAYLOR JAY KASPERICK
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sheet GRADING MAP INDEX
project RVU - COLLEGE OF VETERINARY MEDICINE
owner

project # 23031

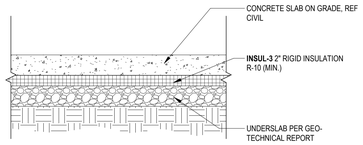
revision	date
ADD 1	08.21.2024
BUL 1	09.18.2024
BUL 2	09.26.2024
BUL 3	10.11.2024
BUL 4	10.18.2024

phase
100% CONSTRUCTION DOCUMENTS

issue date
11-1-2024

C3.00

5/16/2024 8:52:43 AM



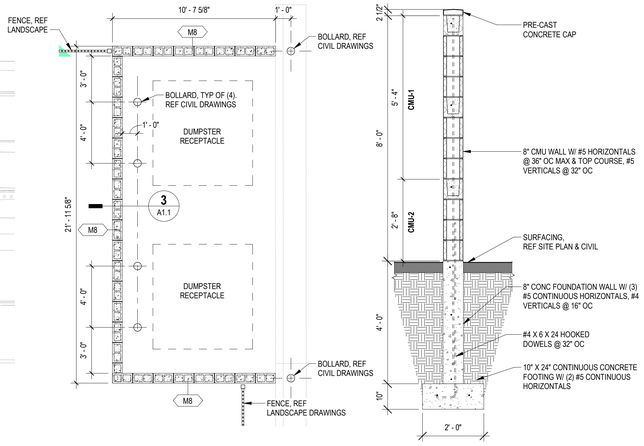
1 FROST PROTECTED LANDING
1" = 1'-0"

SITE PLAN NOTES

1. REFER TO ALL DRAWINGS FOR ADDITIONAL INFORMATION CONCERNING THE WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT PRIOR TO COMMENCING WORK.
2. REFERENCE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE WORK.
3. REFERENCE LANDSCAPE DRAWINGS FOR LANDSCAPE REQUIREMENTS, LANDSCAPE AREAS, AND ADDITIONAL INFORMATION.

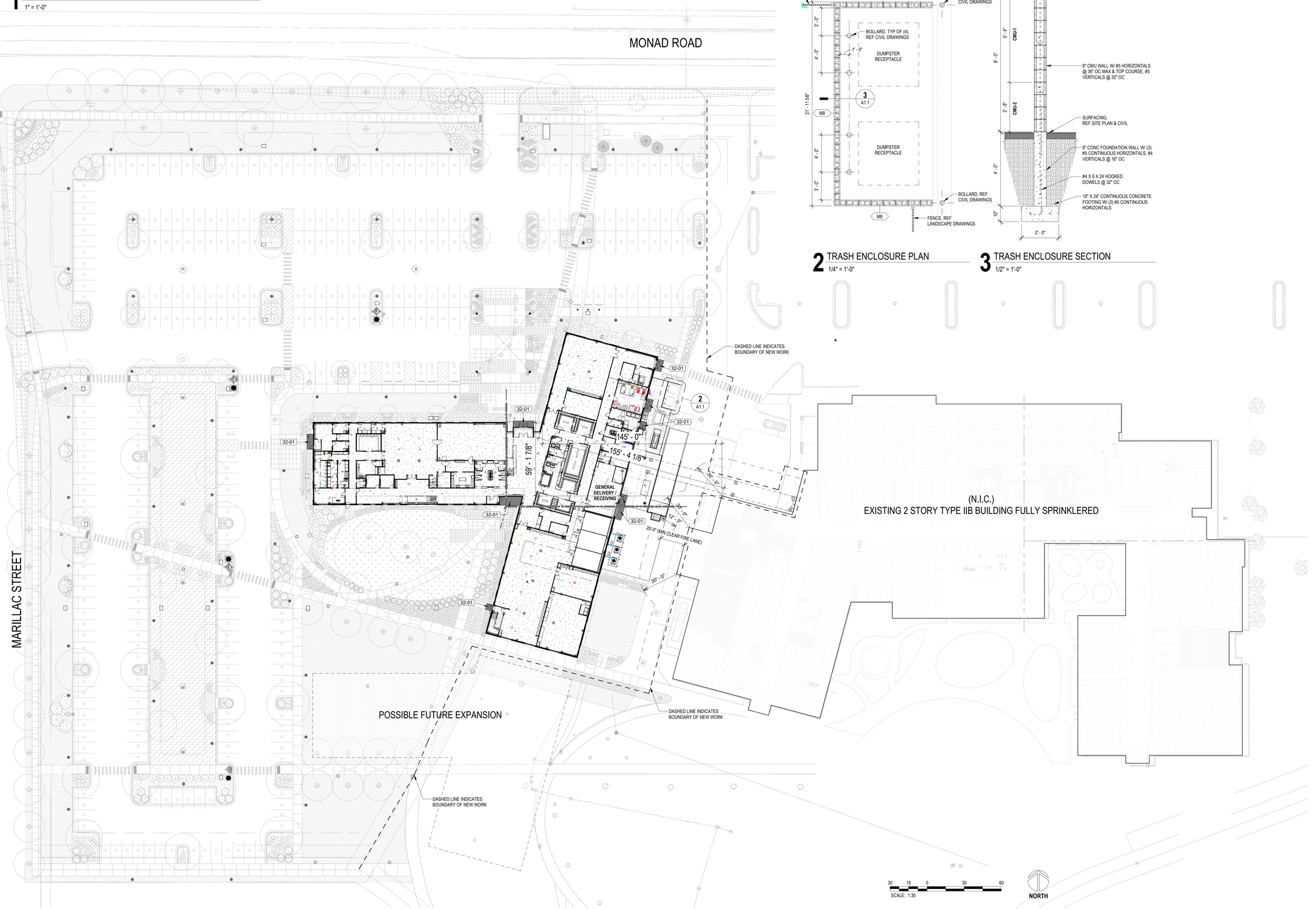
KEYNOTES

32-01 GREY HATCH INDICATES LOCATION OF FROST PROTECTED LANDING - REF DETAIL 1/A1.1



2 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

3 TRASH ENCLOSURE SECTION
1/2" = 1'-0"



16 SITE PLAN
1" = 30'-0"

11/1/2024 8:55:49 AM

STATE OF MONTANA
BILLINGS
DUSTIN W. EATON
31180
MONTANA
LICENSED ARCHITECT

RVU - COLLEGE OF VETERINARY MEDICINE

sheet SITE PLAN
project RVU
owner RVU

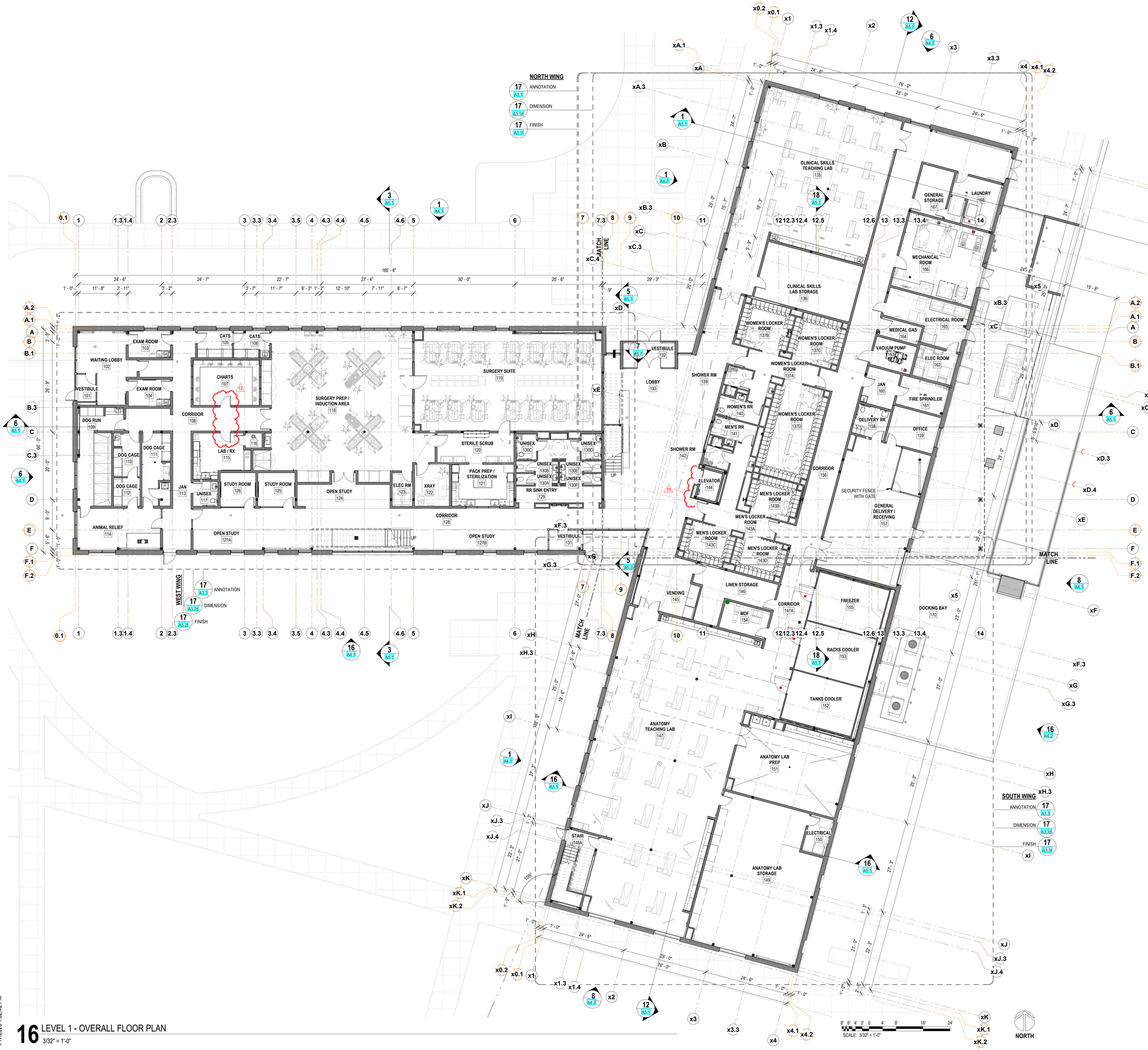
project # 23031

No.	Description	Date
1	ADDENDUM	08.21.2024
5	BULLETIN #3	10.11.2024

phase
100% CONSTRUCTION DOCUMENTS

issue date
11-01-2024

A1.1

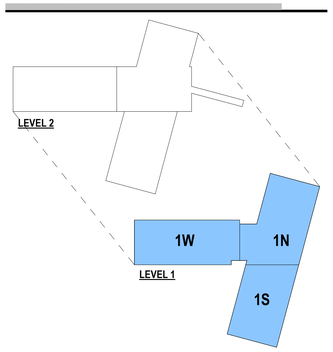


KEYNOTES

FLOOR PLAN NOTES

1. REFER TO STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL INFORMATION REGARDING EXISTING CONDITIONS IS BASED UPON OWNER-SUPPLIED DOCUMENTS AND MAY NOT PRECISELY REFLECT FIELD CONDITIONS.
2. THE CONTRACTOR SHALL NOT CONSIDER CONSTRUCTION NOTES TO BE ALL-INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE CONTRACT DOCUMENTS. CONTRACTOR SHALL COORDINATE ARCHITECTURAL CONSTRUCTION DRAWING AND NOTES WITH CIVIL, STRUCTURAL AND MECHANICAL, ELECTRICAL & PLUMBING NOTES AND DRAWINGS.
3. FIELD VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL FINISHES AND MATERIALS SHALL BE PROPERLY INTEGRATED TO ENSURE A UNIFORM APPEARANCE AND SEAMLESS TRANSITION.
5. PROVIDE ALL BACKING FOR MILLWORK, GRAB BARS, AND ANY AND ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES; COORDINATE LOCATIONS.
6. ALL DIMENSIONS ARE FROM STRUCTURAL GRID OR UNFINISHED FACE OF STUD, UNLESS OTHERWISE NOTED.
7. GENERAL CONTRACTOR SHALL COORDINATE ALL ASPECTS OF THE BUILDING CONSTRUCTION.
8. PROVIDE A SMOOTH AND LEVEL FINISH FLOOR, TYP PATCH AND REPAIR ALL INCONSISTENCIES IN FLOOR ELEVATIONS.
9. PATCH AND REPAIR ANY / ALL WALL SURFACES AS REQUIRED TO PROVIDE SUITABLE SUBSTRATE FOR FINISHES.
10. U.L. ASSEMBLIES DESCRIBED ARE FOR REFERENCE ONLY. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY THE INSTALLATION OF THE DESCRIBED SYSTEM(S) .
11. REFER TO DOOR AND FRAME SCHEDULE FOR DOORS REQUIRING ADA ACCESS CONTROL.
12. LOCATE THE HINGE SIDE JAMB OF DOORS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
13. PROVIDE ACOUSTICAL SEALANT AROUND WALL EDGES, TOP AND BOTTOM, AND PENETRATIONS, AND INSTALL PUTTY PADS AROUND ELECTRICAL BOXES WHERE PARTITION CONTAINS ACOUSTICAL INSULATION.
14. REFER TO SPECIFICATIONS FOR CODE REQUIRED SIGNAGE. PROVIDE ADDITIONAL SIGNAGE AS MAY BE REQUIRED BY REQUEST OF THE FIRE MARSHAL AND/OR BUILDING CODE OFFICIAL.
15. EXPOSED STEEL COLUMNS TO BE PAINTED SAME COLOR AS ADJACENT WALL, UNO.
16. STOREFRONT OPENING DIMENSIONS REPRESENT ROUGH OPENINGS BASED ON MASONRY VENEER MODULE DIMENSIONS, AND DO NOT INCLUDE MASONRY CONTROL JOINTS SHOWN ON EXTERIOR ELEVATIONS. CONTRACTOR TO COORDINATE ROUGH OPENINGS WITH MASONRY MODULE AND CONTROL JOINTS AS SHOWN.

KEY PLAN



STATE OF MONTANA
BILLINGS
DUSTIN W. EATON
3980
MONTANA
LICENSED ARCHITECT

sheet LEVEL 1 - OVERALL FLOOR PLAN
project RVU - COLLEGE OF VETERINARY MEDICINE
owner RVU

project # 23031

No.	Description	Date
4	BULLETIN #2	09.26.2024
10	BULLETIN #7	12.18.2024
13	BULLETIN #11 VE	01.17.2025

phase
100% CONSTRUCTION DOCUMENTS

issue date
11-01-2024

A2.1

1/17/2025 1:32:42 PM

16 LEVEL 1 - OVERALL FLOOR PLAN
3/32" = 1'-0"

KEYNOTES

FLOOR PLAN NOTES

1. REFER TO STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL INFORMATION REGARDING EXISTING CONDITIONS IS BASED UPON OWNER-SUPPLIED DOCUMENTS AND MAY NOT PRECISELY REFLECT FIELD CONDITIONS.
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3. FIELD VERIFY ALL DIMENSIONS. DO NOT SCALE DRAWINGS.
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6. ALL DIMENSIONS ARE FROM STRUCTURAL GRID OR UNFINISHED FACE OF STUD, UNLESS OTHERWISE NOTED.
7. GENERAL CONTRACTOR SHALL COORDINATE ALL ASPECTS OF THE BUILDING CONSTRUCTION.
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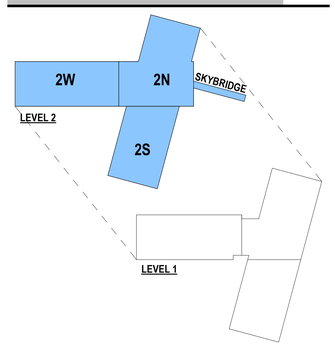
STATE OF MONTANA
BILLINGS
DUSTIN W. EATON
3180
MONTANA
LICENSED ARCHITECT

KEY PLAN



sheet: LEVEL 2 - OVERALL FLOOR PLAN
project: RVU - COLLEGE OF VETERINARY MEDICINE
owner: RVU

project # 23031

No.	Description	Date
3	CITY REVISIONS	09.19.2024
10	BULLETIN #7	12.18.2024
11	CITY REVISIONS	12.20.2024

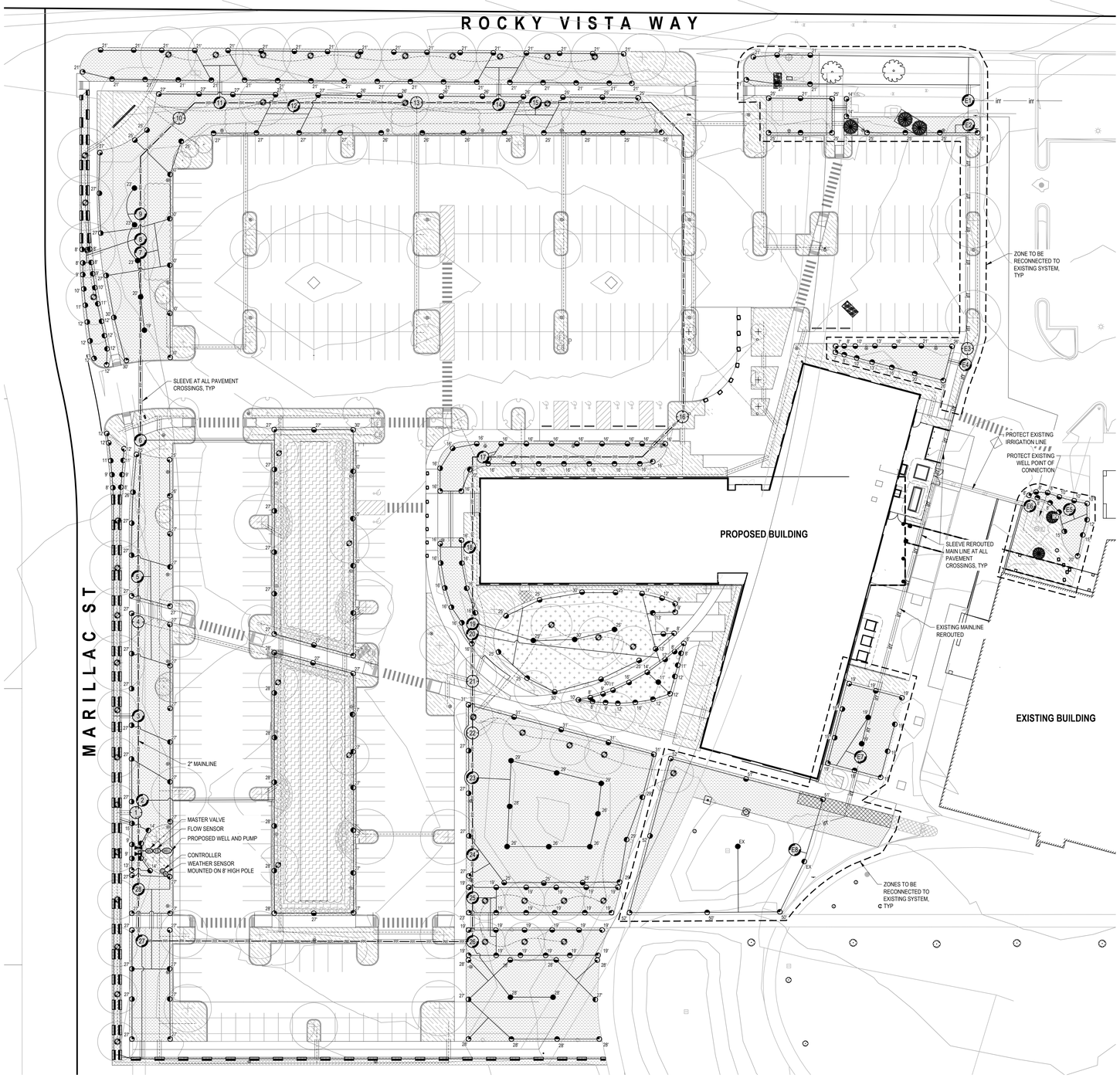
phase: 100% CONSTRUCTION DOCUMENTS

issue date: 11-01-2024

A2.2

12/18/2024 4:45:44 PM

16 LEVEL 2 - OVERALL FLOOR PLAN
3/32" = 1'-0"



IRRIGATION LEGEND

- DRIP IRRIGATION
- SPRAY HEADS
- CONTROLLER
- WEATHER SENSOR
- POINT OF CONNECTION
- MASTER VALVE
- FLOW SENSOR
- IRR — 2" IRRIGATION MAIN LINE
- SLEEVE
- LATERAL LINE
- DRIP ZONE PIPING
- ISOLATION VALVE
- TURF VALVE
- DRIP VALVE
- SPRINKLER HEAD
- SPRINKER HEAD - LINEAR
- BUBBLER

IRRIGATION NOTES

1. COORDINATE ALL CONSTRUCTION WITH OTHER TRADES AND REVIEW PROJECT MANUAL.
2. IRRIGATE ALL NEWLY LANDSCAPED AREAS. REPAIR DISTURBED IRRIGATION SYSTEMS BACK TO ORIGINAL CONDITION OR BETTER AND MATCH ADJACENT MATERIALS AT CONTRACTOR'S EXPENSE IF DISTURBANCE REACHES OUTSIDE PROPOSED SCOPE. OPERATE AND MAINTAIN EXISTING ADJACENT IRRIGATION SYSTEMS TO REMAIN DURING THE GROWING SEASON IF ROUTED THROUGH PROJECT SITE AND SERVE PLANTING AREAS OUTSIDE PROJECT LIMITS.
3. FIELD VERIFY PRESSURE AND FLOW, ENSURING RESULTS ARE ADEQUATE FOR IRRIGATION DESIGN BEFORE CONSTRUCTION. IRRIGATION LAYOUT IS SCHEMATIC. PROVIDE PROPOSED ADJUSTMENTS, IF ANY, IN SUBMITTALS AS SPECIFIED.
4. PREPARE SITE AND SUBGRADE FOR IRRIGATION INSTALLATION AS SPECIFIED. INSTALL ONE ADDITIONAL SLEEVE ALONGSIDE THE MAINLINE FOR CONTROL WIRING. ENSURE SLEEVES ARE INSTALLED FOR SYSTEM TO REACH ALL PROPOSED PLANTINGS.
5. PERFORM HYDROSTATIC PRESSURE TEST PRIOR TO BACKFILLING PIPE TRENCHES.
6. MAINTAIN CLEAN CONDITIONS FOR ALL IMPROVEMENTS, STORAGE, AND ACTIVE WORK AREAS.
7. CONTACT THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
8. INSTALL PLANTS AFTER THE IRRIGATION SYSTEM IS FULLY OPERATIONAL TO MEET WATERING REQUIREMENTS OF ALL SPECIES.
9. INSTALL ALL NECESSARY COMPONENTS FOR FULL WINTERIZATION OF IRRIGATION SYSTEM.
10. MAINTAIN AND WARRANTY IRRIGATION INSTALLATION AS SPECIFIED.

ZONE CHART

ZONE NUMBER	ZONE TYPE	TOTAL FLOW	VALVE SIZE
1	TREE	36.00 GPH	1"
2	TURF	30.50 GPM	2"
3	TURF	27.00 GPM	2"
4	DRIP	12.50 GPM MAX (6,481 SF)	1"
5	TURF	27.50 GPM	2"
6	TURF	29.00 GPM	2"
7	TURF	30.50 GPM	2"
8	TURF	15.50 GPM	1.5"
9	TURF	15.50 GPM	1.5"
10	TREE	51.00 GPH	1"
11	TURF	25.00 GPM	2"
12	TURF	24.50 GPM	2"
13	DRIP	14.50 GPM MAX (7,383 SF)	1"
14	TURF	23.50 GPM	2"
15	TURF	21.50 GPM	2"
16	DRIP	10.00 GPM MAX (5,199 SF)	1"
17	TURF	17.00 GPM	1.5"
18	TURF	12.50 GPM	1.5"
19	TURF	30.00 GPM	2"
20	TURF	15.50 GPM	1.5"
21	DRIP	11.50 GPM MAX (5,972 SF)	1"
22	TREE	48.00 GPH	1"
23	TURF	32.00 GPM	2"
24	TURF	31.50 GPM	2"
25	TURF	24.00 GPM	2"
26	TURF	27.00 GPM	2"
27	TURF	17.00 GPM	1.5"
28	TURF	28.50 GPM	2"

LATERAL PIPE SIZES

PIPE SIZE	FLOW RATE (GPM)
3/4"	0-6
1"	7-12
1 1/4"	13-18
1 1/2"	19-24
2"	23-30

16 IRRIGATION PLAN
1" = 30'-0"

30 15 0 30 60

NORTH

LICENSED LANDSCAPE ARCHITECT
STEPHANIE C. DONOVAN
Steph C. D.
14275
STATE OF MONTANA

sheet IRRIGATION PLAN
project RVU - COLLEGE OF VETERINARY MEDICINE
owner

project # 23031

revision date

phase
NOT FOR CONSTRUCTION

issue date
09-11-2024

L2.1

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LANDSCAPE NOTES

1. COORDINATE ALL CONSTRUCTION WITH OTHER TRADES AND REVIEW PROJECT MANUAL.
2. FIELD VERIFY EXISTING CONDITIONS AND PROPOSED WORK PRIOR TO CONSTRUCTION.
3. PROTECT ALL EXISTING IMPROVEMENTS TO REMAIN. ALL AREAS TO REMAIN DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE LANDSCAPED. REPAIR BACK TO ORIGINAL CONDITION OR BETTER AND MATCH ADJACENT LANDSCAPE MATERIALS AT CONTRACTOR'S EXPENSE IF DISTURBANCE REACHES OUTSIDE PROPOSED SCOPE.
4. PROVIDE ALL EQUIPMENT, MATERIALS, AND SERVICES REQUIRED FOR A COMPLETE AND SATISFACTORY INSTALLATION PER MANUFACTURER'S INSTRUCTIONS AND DESIGN INTENT AS INCIDENTAL WORK.
5. MAINTAIN CLEAN CONDITIONS FOR ALL IMPROVEMENTS, STORAGE, AND ACTIVE WORK AREAS.
6. MAINTAIN AND WARRANTY HARDSCAPE INSTALLATION AS SPECIFIED.

HARDSCAPE LEGEND

- CONCRETE CONTRACTION JOINTS
- 8 FT HIGH SCREEN FENCING
- SCREEN GATES
- CLEAR VISION TRIANGLE
- SNOW STORAGE
- REINFORCED TURF, MATCH EXISTING ADJACENT PAVERS
- TEMPORARY TREE PROTECTION FENCING

SITE FURNISHINGS LEGEND

- ~~SFURN-1: BENCH~~
- ~~SFURN-2: LOUNGER BENCH~~
- SFURN-3: BICYCLE RACKS
- SFURN-4: PICNIC TABLES
- ~~SFURN-5: WASTE RECEPTACLE~~
- ~~SFURN-6: DOG BAG HOLDER~~
- ~~SFURN-7: BOOT SCRUBBER~~

All site furnishings above, other than SFURN-3: Bicycle Racks, are to be removed per bulletin 11, VE option #88.

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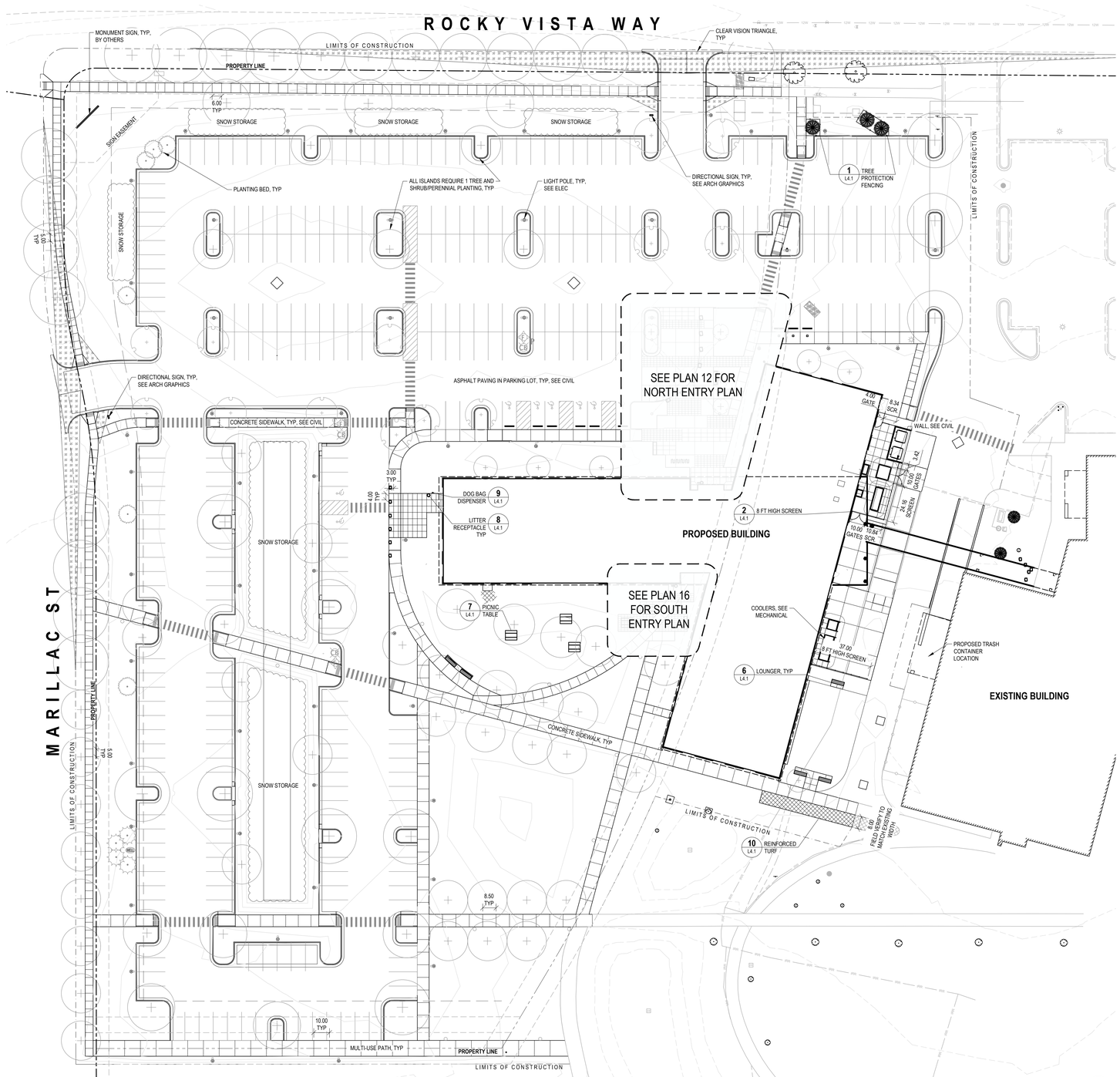
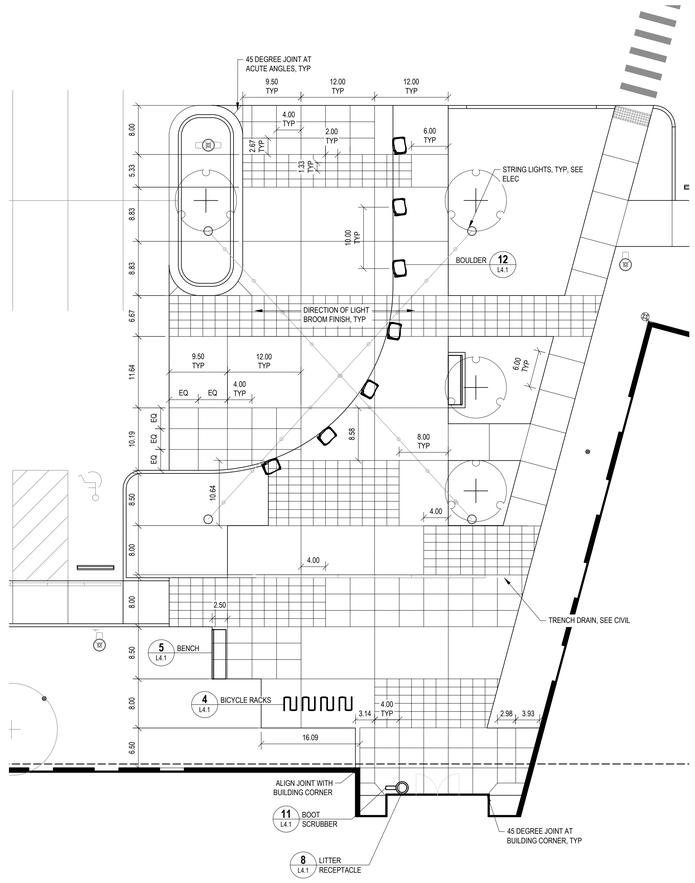


15 HARDSCAPE PLAN
1" = 30'-0"

30 15 0 30 60

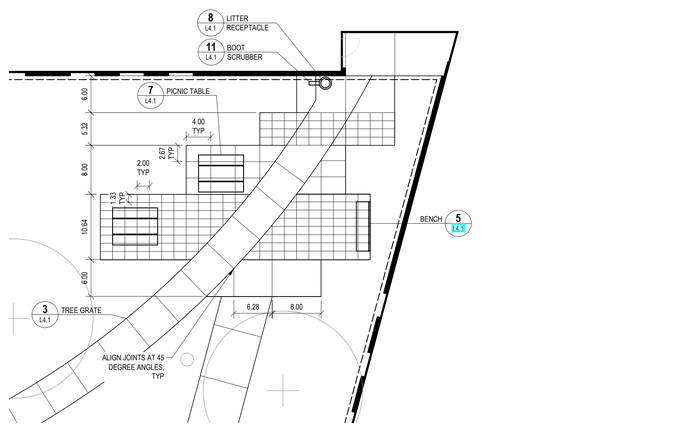
NORTH



12 NORTH ENTRY PLAN
1" = 10'-0"

10 5 0 10 20

NORTH



16 SOUTH ENTRY PLAN
1" = 10'-0"

10 5 0 10 20

NORTH

LICENSED LANDSCAPE ARCHITECT
STEPHANIE C. DONOVAN
14275
STATE OF MONTANA

sheet HARDSCAPE PLAN

project RVU - COLLEGE OF VETERINARY MEDICINE

owner

project # 23031

revision date

phase NOT FOR CONSTRUCTION

issue date 09-11-2024

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CITY LANDSCAPE CODE

ZONE DISTRICT: PUD (PLANNED DEVELOPMENT), ST VINCENT HEALTHCARE SUBDIVISION

SHILOH OVERLAY CODE REFERENCE	CALCULATION	PROVIDED
27-1406 (B)(2) RIGHT-OF-WAY FRONTAGE SETBACKS SHALL BE LANDSCAPED WITH A MINIMUM OF THREE (3) CANOPY OR EVERGREEN TREES AND EIGHT (8) SHRUBS PER ONE HUNDRED (100) FEET OF FRONTAGE. UP TO THIRTY (30) PERCENT OF THE REQUIRED LANDSCAPING MAY BE LOCATED IN THE BOULEVARD OF THE PUBLIC RIGHT OF WAY.	MONAD RD: 551.14 FT / 100 FT = 5.51 5.51 X 3 = **17 TREES** & 5.51 X 8 = **45 SHRUBS** MARILLAC ST: 617.73 FT / 100 FT = 6.17 6.17 X 3 = **19 TREES** & 6.17 X 8 = **50 SHRUBS**	36 TREES PROVIDED AND DISPERSED AS DIRECTED BY PLANNING DEPARTMENT, SHRUBS LOCATED IN RIGHT-OF-WAY AND SETBACKS. 95 SHRUBS PROVIDED IN LANDSCAPED BEDS AROUND SIGNAGE.
27-1406 (B)(3)A. A MINIMUM OF TWENTY (20) SQUARE FEET OF INTERNAL LANDSCAPING SHALL BE PROVIDED FOR EACH PARKING SPACE.	327 SPACES X 20 SF = 6,540 SF	8,537 SF LANDSCAPING PROVIDED IN PARKING ISLANDS
27-1406 (B)(3)B. ONE (1) CANOPY AND/OR EVERGREEN TREE AND (5) SHRUBS SHALL BE REQUIRED FOR EVERY EIGHT (8) PARKING SPACES.	327 SPACES / 8 = 40.87 40.87= **41 TREES** & 40.87 X 5 = **205 SHRUBS**	44 TREES PROVIDED IN ISLANDS, AND 205 SHRUBS PROVIDED IN ISLANDS
27-1406 (B)(3)C. THE MAXIMUM UNBROKEN DISTANCE IN ANY DIRECTION SHALL BE LIMITED TO ONE HUNDRED (100) FEET.	NA	NO MORE THAN 100 FEET BETWEEN UNBROKEN ROWS OF STALLS
27-1406 (B)(5) NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE LANDSCAPED AREA SHALL CONTAIN NON-LIVING MATERIAL	SEE CALCULATIONS ON PLANTING SCHEDULE	X

PUD LANDSCAPE CODE

ZONE DISTRICT: PUD (PLANNED DEVELOPMENT), ST VINCENT HEALTHCARE SUBDIVISION

SVH DESIGN GUIDELINES REFERENCE	CALCULATION	PROVIDED
2.1 ONE BICYCLE SPACE PER 5,000 SF OF GROSS BUILDING AREA. A MINIMUM OF 4 BIKE SPACES WITH A MAXIMUM OF 20 WILL BE REQUIRED.	58,489 / 5000 SF = 12 SPACES	12 SPACES PROVIDED
PDA 2ND MODIFICATION REFERENCE	**CALCULATION**	**PROVIDED**
ARTICLE VI B. 6. (A) ALL OUTDOOR GARBAGE CONTAINERS AND COLLECTION AREAS SHALL BE SCREENED VISUALLY WITH AT LEAST A SIX (6) FOOT TALL ENCLOSURE SO THAT OUTDOOR GARBAGE CONTAINERS AND COLLECTION AREAS ARE NOT VISIBLE FROM ADJACENT PROPERTIES OR COMMON AREAS.	NA	TRASH CONTAINER IS SCREENED WITHIN EXISTING BUILDING
ARTICLE VI C.3. LOADING AND SERVICE AREAS SHALL BE ENCLOSED EITHER WITH SOLID SCREEN WALLS NOT TO EXCEED SIX (6) FEET, OR LANDSCAPING ELEMENTS PLANTED IN SUCH A MANNER TO CREATE A VISUALLY OPAQUE SCREEN WHEN MATURE.	NA	LOADING AND SERVICE AREA HAS LANDSCAPE ELEMENTS TO SCREEN AND SCREEN FENCE IS PROVIDED PER CITY CODE 27-1206 B.2.(B)(3)
ARTICLE VII F. ALL MONUMENT SIGNS SHALL BE LOCATED IN A LANDSCAPED AREA. LANDSCAPING SHOULD BE APPROPRIATELY SITED TO ENSURE THAT SIGNS ARE NOT BLOCKED OR OBSCURED BY TREES OR BUSHES.	NA	LANDSCAPE PROVIDED AROUND SIGNS

CITY LANDSCAPE CODE

ZONE DISTRICT: PUD (PLANNED DEVELOPMENT), ST VINCENT HEALTHCARE SUBDIVISION

MUNICIPAL CODE REFERENCE	CALCULATION	PROVIDED
27-1203 B.1.(A) THE STREET FRONTAGE LANDSCAPE AREA SHALL BE AT LEAST TEN (10) FEET WIDE. THE WIDTH OF THE LANDSCAPE AREA MAY BE REDUCED TO SIX (6) FEET WITH THE PROVISION OF DRIP IRRIGATION PER SUBSECTION 27-1208.F.	NA	LANDSCAPE AREA WITH 10 FEET OF IRRIGATED LAWN PROVIDED AT STREET FRONTAGE
27-1203 B.1.(B) THE REQUIRED TOTAL NUMBER OF STREET TREES SHALL BE CALCULATED AT ONE TREE PER FORTY (40) LINEAL FEET OF FRONTAGE. FRACTIONS SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER.	ROCKY VISTA WY: 551.14 FT / 40 FT = 14 TREES MARILLAC ST: 617.73 FT / 40 FT = 16 TREES	14 TREES PROVIDED ON ROCKY VISTA WAY, 16 TREES PROVIDED ON MARILLAC
27-1203 D.2 THE GROUND PLANE OF THE STREET FRONT LANDSCAPE YARD SHALL BE PLANTED IN SEVENTY-FIVE (75) PERCENT ORGANIC MATERIALS THAT WILL REMAIN IN PLACE THROUGH TYPICAL LOCAL WEATHER AND MAY NOT INCLUDE TURF GRASS OR OTHER MATERIAL THAT REQUIRES REGULAR MOWING. THE REMAINING TWENTY-FIVE (25) PERCENT OF THE GROUND PLANE MAY BE COVERED IN INORGANIC MATERIALS.	SEE CALCULATIONS ON PLANTING SCHEDULE 29430 SF COVERAGE / 33708 SF MULCH AREA	87.3% ORGANIC MATERIALS PROVIDED
27-1205 B. 1. (A) ALL PARKING STALLS SHALL BE WITHIN (132) LINEAL FEET OF A REQUIRED PARKING LOT LANDSCAPE AREA.	NA	ALL SPACES ARE WITHIN 132 FEET OF LANDSCAPE
27-1205 D. 1.(B) ISLANDS SHALL BE PLANTED WITH ONE TREE IN ADDITION TO THE REQUIRED GROUND PLANE COVERAGE. TURF GRASS IS PROHIBITED IN OR ON PARKING LOT LANDSCAPE ISLANDS.	44 ISLANDS	44 TREES PROVIDED, SOME TREES ARE RELOCATED ON SITE TO ACCOMMODATE UTILITIES AND AVOID CONFLICTS
27-1205 F. 1. A PORTION OF THE SITE EQUAL TO FIVE (5) PERCENT OF THE SURFACE AREAS TO BE PLOWED SHALL BE PROVIDED AS ONE OR MORE SNOW STORAGE AREAS	123,421 SF X .05 = 6,171 SF	13,400 SF SNOW STORAGE PROVIDED
27-1206 B.2.(B)(3) GROUND-MOUNTED MECHANICAL EQUIPMENT. GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW BY LANDSCAPING, A FENCE, OR A DECORATIVE WALL THAT IS INTEGRATED INTO THE ARCHITECTURE OF THE STRUCTURE. THE FENCE OR WALL SHALL BE OF A HEIGHT EQUAL TO, OR GREATER THAN THE HEIGHT OF THE MECHANICAL EQUIPMENT BEING SCREENED.	NA	10 FT HIGH FENCE FOR SCREENING EQUIPMENT PROVIDED, EQUIPMENT IS APPROXIMATELY 9.5 FEET HIGH
27-1802 H.4. VEHICULAR TRAFFIC: TRIANGLE MEASURED ALONG CENTERLINE OF THE DRIVEWAY OR ALLEY 14 FEET FROM BACK OF CURB BY 175 FEET (175 FT LOCAL, 315 FT ARTERIAL) ALONG THE CURB LINE OR THE EXTENSION OF THE CURB LINE ON THE CROSS STREET. PEDESTRIAN TRAFFIC: TRIANGLE 10 FEET FROM BACK OF WALK INTO PROPERTY MEASURED ALONG THE EDGE OF THE DRIVE, AND 20 FEET ALONG THE BACK OF SIDEWALK MEASURED FROM THE EDGE OF THE DRIVEWAY.	NA	CLEAR VISION REQUIRED AT MONAD AND MARILLAC DRIVEWAY ENTRANCES

PLANTING LEGEND

- SHRUB & PERENNIAL PLANTING BED WITH WOOD MULCH
- SODDED TURF
- SEEN MIX A
- SEEDMIX B WITH EROSION CONTROL BLANKET
- RIP RAP, ANGULAR 4-6" STONE
- STEEL EDGING
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUBS
- GRASSES & PERENNIALS

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Landscaping edging revised to 5 1/2" x 3/16" black aluminum in lieu of steel per bulletin 11 VE option #43.

PLANTING NOTES

1. SEE LANDSCAPE NOTES ON SHEET L1.1.
2. PREPARE SITE AND SUBGRADE FOR PLANTING APPLICATION AS SPECIFIED.
3. TEST, AMEND, AND INSTALL PROPOSED PLANTING SOIL PER SPECIFICATIONS.
4. VERIFY PLANT QUANTITIES AS ILLUSTRATED BY PLANT SYMBOLS, WHICH SHALL OVERRIDE THE QUANTITIES IN THE PLANT SCHEDULE. PLANT SUBSTITUTIONS MUST BE REVIEWED BY THE LANDSCAPE ARCHITECT.
5. INSTALL PLANTS AFTER THE IRRIGATION SYSTEM IS FULLY OPERATIONAL TO MEET WATERING REQUIREMENTS OF ALL SPECIES.
6. MAINTAIN AND WARRANTY PLANTING INSTALLATION AS SPECIFIED.

Per discussion on 1/30/25 with Kris Koessl and Stephanie Donovan:

Delete Qty 1 for English Oak, which was substituted for American Dream. Add 1 Burr Oak, for Qty 13.

No to substituting Accolade Elms for both Triumph and Patriot.

Acceptable to substitute for Patriot, Qty 5 and purchase the Qty 11 Triumph Elms.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE
TREES						
AC	8	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	1.5" CAL.	POT	30-35'H X 25-30'W
BN	5	BETULA NIGRA 'BNMTF'	DURA HEAT® RIVER BIRCH	1.5" CAL.	POT	30-40'H X 25-35'W
BP	1	BETULA PLATYPHYLLA 'FARGO'	DAKOTA PINNACLE® ASIAN WHITE BIRCH	2" CAL.	POT	30-40'H X 12-15'W
CS	5	CATALPA SPECIOSA 'HIAWATHA 2'	HEARTLAND® NORTHERN CATALPA	1.5" CAL.	POT	50'H X 25'W
CO	9	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	1.5" CAL.	POT	50'H X 40'W
CT	9	CRATAEGUS X MORDENENSIS 'TOBA'	TOBA HAWTHORN	1.5" CAL.	POT	15-20'H X 15-20'W
GT	20	GLEDITSIA TRIACANTHOS INERMIS 'JFS GMORGENSON1'	NORTHERN SENTINEL HONEYLOCUST	1.5" CAL.	POT	45'H X 25'W
GD	5	GYMNOCLADUS DIOICUS 'MCKBRANCHED'	DECAF® KENTUCKY COFFEETREE	1.5" CAL.	POT	40-50'H X 30-40'W
MA	4	MAACKIA AMURENSIS 'JFS-SCHIECTELL'	MAACNIFICENT® MAACKIA	1.5" CAL.	POT	30'H X 22'W
PF	4	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF PINE	6' HT.	POT	20-30'H X 10-12'W
PM	6	PINUS MUGO 'LA CABANA'	LA CABANA MUGO PINE	5' HT.	B&B	12-15'H X 10-12'W
QB	5	QUERCUS BICOLOR 'BONNIE AND MIKE'	BEACON® OAK	1.5" CAL.	POT	40'H X 15'W
QA	1	QUERCUS BICOLOR 'JFS-KW12'	AMERICAN DREAM® OAK	1.5" CAL.	POT	50'H X 40'W
QM	12	QUERCUS MACROCARPA 'JFS-KW14'	COBBLESTONE® OAK	2" CAL.	POT	45-55'H X 35-45'W
UT	11	ULMUS X 'MORTON GLOSSY'	TRIUMPH™ ELM	1.5" CAL.	POT	50-55'H X 35-40'W
UP	5	ULMUS X 'PATRIOT'	PATRIOT ELM	1.5" CAL.	POT	45-50'H X 25-30'W

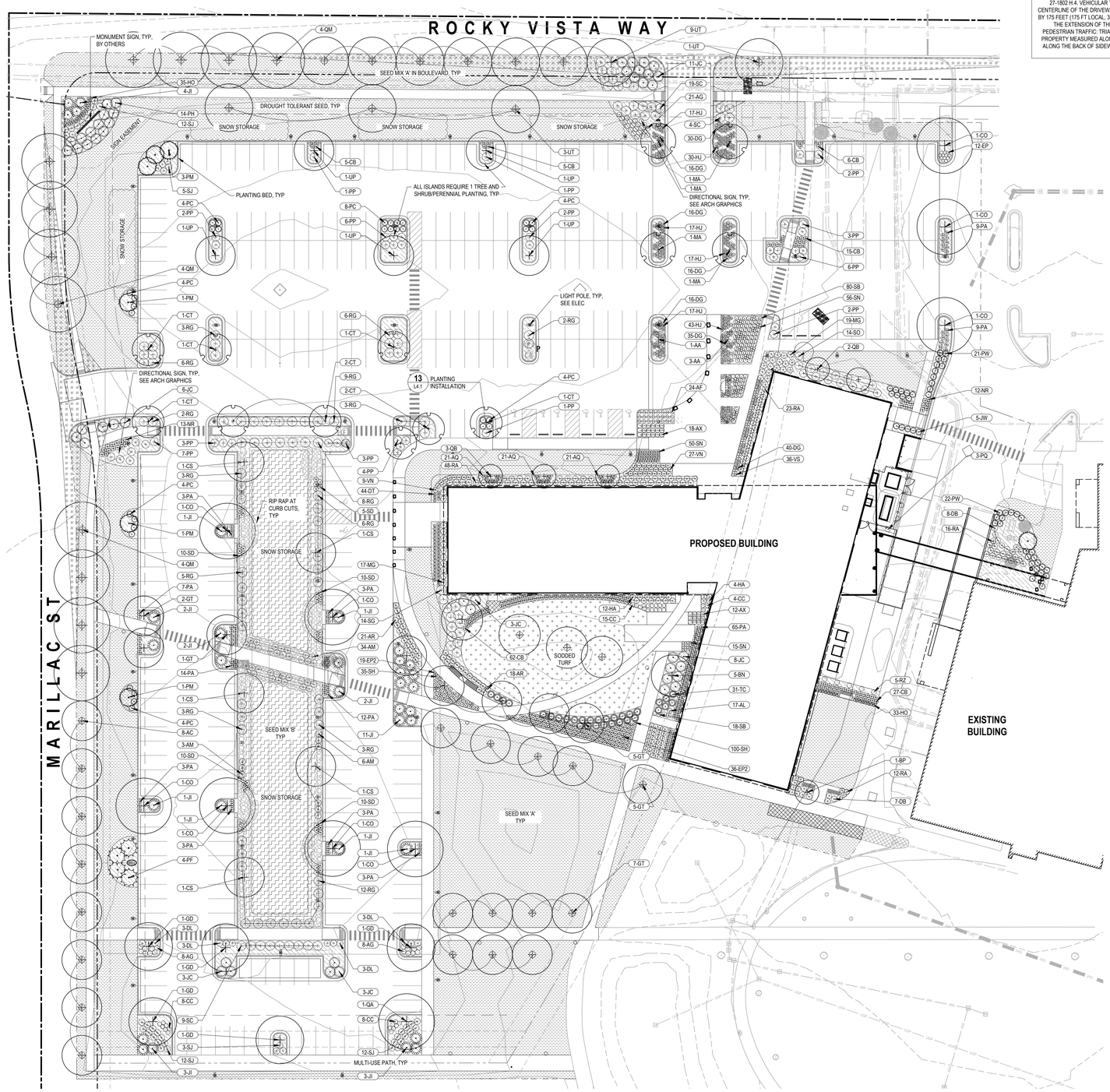
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT X WIDTH	COVERAGE
SHRUBS							
AA	4	AMELANCHIER ALNIFOLIA	SERVICEBERRY	10 GAL. MS	POT	8-15'H X 8-10'W	254.47
AR	37	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	3 GAL.	POT	3-4'H X 3-4'W	355.98
AL	17	AMORPHA CANESCENS	LEADPLANT	1 GAL.	POT	2-3'H X 2-3'W	83.45
AM	43	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY™ BLACK CHOKEBERRY	3 GAL.	POT	2-3'H X 4-5'W	683.89
AG	37	ARONIA MELANOCARPA 'UCONNAM012'	GROUND HUG® BLACK CHOKEBERRY	1 GAL.	POT	0.75-1'H X 3'W	261.54
AF	24	ARTEMISIA FRIGIDA	FRINGED WORMWOOD	1 GAL.	POT	1.5-2'H X 1.5-2'W	75.40
DB	15	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	1 GAL.	POT	2-3'H X 3-4'W	144.32
DL	12	DIERVILLA LONICERA	BUSH HONEYSUCKLE	1 GAL.	POT	2-3'H X 3-4'W	115.45
HA	16	HYDRANGEA PANICULATA 'SMHPS'	RAZZLEBERRI™ HYDRANGEA	1 GAL.	POT	3-4'H X 3-4'W	153.94
JW	5	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	10 GAL.	POT	10-15'H X 4-6'W	98.17
PP	43	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	1 GAL.	POT	1-1.5'H X 4-6'W	844.30
RG	70	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1 GAL.	POT	1-2'H X 6-8'W	2693.92
RA	99	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	3 GAL.	POT	2-3'H X 3-4'W	952.49
RZ	5	ROSA X 'ZLEELTONSTRACK'	ABOVE AND BEYOND™ CLIMBING ROSE	1 GAL.	POT	10'H X 3'W	35.34
SD	45	SALIX CANDIDA 'SILVER FOX'	SILVER FOX HOARY WILLOW	2 GAL.	POT	3'H X 3'W	318.09
SJ	44	SPIRAEA JAPONICA 'ALPINA'	DAPHNE JAPANESE SPIREA	1 GAL.	POT	1-1.5'H X 3-4'W	423.33
SO	14	SYMPHORICARPOS OCCIDENTALIS	WESTERN SNOWBERRY	2 GAL.	POT	2-4'H X 4-6'W	274.89
SC	32	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	HANCOCK CHENAULT CORALBERRY	1 GAL.	POT	1-2.5'H X 6-8'W	1231.50
SG	14	SYRINGA VULGARIS 'PRESIDENT GREVY'	PRESIDENT GREVY COMMON LILAC	3 GAL.	POT	6-8'H X 4-6'W	274.89
VN	36	VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRYBUSH	1 GAL.	POT	1-2'H X 2-3'W	176.71

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	COVERAGE
EVERGREEN SHRUBS						
JI	33	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE® CREEPING JUNIPER	5 GAL.	POT	0.5'H X 6-8'W 1269.99
JC	34	JUNIPERUS SABINA 'MONNA'	CALGARY CARPET® JUNIPER	1 GAL.	POT	0.5-1'H X 6-8'W 1308.47
PC	32	PINUS MUGO 'VALLEY CUSHION'	VALLEY CUSHION MUGO PINE	3 GAL.	POT	1'H X 4'W 2073.45
PW	43	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	1 GAL.	POT	3'H X 4'W 452.39
PH	14	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	HILLSIDE CREEPER SCOTCH PINE	1 GAL.	POT	2-3'H X 6-10'W 6735.57
TC	31	TAXUS CUSPIDATA 'MORDEN'	MORDEN UPRIGHT YEW	5 GAL.	POT	3-4'H X 4-6'W 2650.72

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	COVERAGE
GRASSES						
CB	120	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	1 GAL.	POT	3-4'H X 2-3'W 589.05
DT	44	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL.	POT	2-3'H X 1.5-2'W 138.23
DG	165	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	1 GAL.	POT	12-24"H X 12-24"W 518.36
MG	36	MISCANTHUS SINENSIS 'GRACILLIMUS'	EULALIA GRASS	1 GAL.	POT	4-5'W X 3-4'W 346.36
PA	134	PANICUM VIRGATUM 'PURPLE TEARS'	PURPLE TEARS SWITCH GRASS	1 GAL.	POT	3-4'H X 2-2.5'W 657.77
SH	135	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.	POT	18-24"H X 24-36"W 954.26

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	COVERAGE
PERENNIALS						
AX	30	ACHILLEA X 'FIREFLY DIAMOND'	FIREFLY DIAMOND YARROW	1 GAL.	POT	24-28"H X 32-40"W 212.06
AQ	63	AQUILEGIA CAERULEA	ROCKY MOUNTAIN COLUMBINE	1 GAL.	POT	12-36"H X 12-18"W 111.33
CC	35	CARYOPTERIS X CLANDONENSIS 'CT-9-12' TM	BEYOND MIDNIGHT BLUEBEARD	1 GAL.	POT	2-3'H X 2-3'W 247.40
EP2	55	ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	1 GAL.	POT	24-36"H X 12-18"W 97.19
EP	14	ECHINACEA PURPUREA	CONEFLOWER	1 GAL.	POT	24-48"H X 18-24"W 43.98
HO	68	HELIOPSIS HELIANTHOIDES 'SUNSTRUCK'	VARIEGATED FALSE SUNFLOWER	1 GAL.	POT	14-16"H X 12-14"W 120.17
HJ	141	HEMEROCALLIS X 'JOAN SENIOR'	JOAN SENIOR DAYLILY	1 GAL.	POT	18-24"H X 18-24"W 442.96
NR	25	NEPETA RACEMOSA 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	POT	2-3'H X 2-3'W 122.72
PQ	3	PARTHENOCISSUS QUINQUEFOLIA 'VARIEGATA'	VARIEGATED VIRGINIA CREEPER	1 GAL.	POT	10-12'H X 5-10'W 84.82
SN	121	SALVIA NEMOROSA 'BLUE BY YOU'	BLUE BY YOU MEADOW SAGE	1 GAL.	POT	20-22"H X 18-22"H 380.13
SB	98	STACHYS BYZANTINA 'BIG EARS'	BIG EARS LAMB'S EAR	1 GAL.	POT	8-12"H X 18-30" 307.88
VS	36	VERONICA X 'SUNNY BORDER BLUE'	SUNNY BORDER BLUE SPEEDWELL	1 GAL.	POT	18-24"H X 18-24"W 113.10

TOTAL 29430.44



16 PLANTING PLAN
1" = 30'-0"

30 15 0 30 60

NORTH

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STEPHANIE C. DONOVAN 14275 REGISTERED LANDSCAPE ARCHITECT STATE OF MONTANA

VETERINARY MEDICINE

RVU - COLLEGE OF VETERINARY MEDICINE

sheet PLANTING PLAN
project
owner

project # 23031

revision date

phase NOT FOR CONSTRUCTION

issue date 09-11-2024

L3.1

Rocky Vista University, LLC
Billings, MT Campus Expansion
Veterinary Program
Headcount

Position	FY24	FY25	FY26	FY27	FY28	Additional Details
Leadership						
Dean	1	1	1	1	1	Chief academic and administrative leader. Oversees all aspects of Veterinary College. Ph.D. or advanced degree in veterinary science/prior leadership experience.
Assistant Deans	0	2	3	3	3	Oversees specific areas of Vet Program such as curriculum development, clinical training, and/or student support. Ph.D. or advanced degree in veterinary science/prior leadership experience.
Total Leadership	**1**	**3**	**4**	**4**	**4**	
Faculty						
Full-Time Faculty	0	0	10	17	23	Provides instruction to students. Ph.D. or advanced degree in veterinary science/prior teaching experience. Compensation (inclusive of benefits) up to $225K depending on experience.
Part-Time Faculty	0	0	0	6	10	Provides instruction to students. Ph.D. or advanced degree in veterinary science. Hourly wage up to $100 per hour.
Total Faculty	**0**	**0**	**10**	**23**	**33**	
Staff						
Academic Support Staff	1	1	3	17	17	Positions include: Vet technicians, instructional design, simulation technicians, testing support, administrative assistants, clinical coordinators, and library staff. Undergraduate degree, certificate, or equivalent work experience in field required. Compensation range (inclusive of benefits): $55K-$95K depending on position and experience.
Student Support Staff	0	0	2	8	8	Positions include: Student services, student life, mental health, student financial serices, and registrar support. Undergraduate degree, certificate, or equivalent work experience in field required. Compensation range (inclusive of benefits): $70K-$105K depending on position and experience.
Administrative Staff	0	0	10	13	13	Positions include: Admissions, marketing, facilities, security, human resources, accounting, and information technology. Undergraduate degree, certificate, high school diploma or equivalent work experience in field required. Compensation range (inclusive of benefits): $50K-$100K depending on position and experience.
Total Staff	**1**	**1**	**15**	**38**	**38**	
Total Headcount	**2**	**4**	**29**	**65**	**75**	
Full-Time	2	4	29	59	65	
Part-Time	0	0	0	6	10	

PERMIT # **BP-24-03475**

CITY OF BILLINGS
BUILDING DIVISION
2825 3RD AVENUE NORTH, 4TH FLOOR
BILLINGS, MT 59101
Office: (406) - 657-8270
Fax: (406) - 657-8252

Project Name: Rocky Vista University College of Veterinary Medicine Foundation Only

Type: COM NEW OTHER

Date Issued: 10/01/2024
Job Address: 4130 ROCKY VISTA WAY
Legal Description: ST VINCENT HEALTHCARE SUB 2ND FIL (23), S10, T01 S, R25 E, B LOCK 3, Lot 12

Owner: ROCKY VISTA UNIVERSITY LLC
Contractor: LANGLAS & ASSOC., INC.

Email:
Description of Work: An early submittal for the main at grade floor slab, and under slab Structural, MEP, and Civil Utilities.

Information:

Special Conditions: No Engineering permit is required for this permit. The Engineering permit will be issued with the vertical development permit when the private contract road development work is submitted.

Fees:	
BUILDING PERMIT FEE-COM:	$19,997.75
ENG - PLAN REVIEW FEE - COMM/MULTI (>= 1 ACRE):	$1,020.00
ENG - TRAFFIC ACCESSIBILITY UPDATE FEE:	$425.00
PLAN CHECK-COM:	$13,274.79
PLN-BUILDING PLAN REVIEW COM:	$244.00
PLN - LANDSCAPE PLAN FEE (BUILDING ONLY):	$230.00
SEWER SYSTEM DEVELOP FEE:	$30,270.00
Water System Dev Fee-Domestic:	$24,970.00
Total Fees:	$90,431.54

Valuation Used (may be higher or lower than actual): 9000000

COMPLIANCE WITH THE REQUIREMENTS OF THE STATE BUILDING CODE FOR PHYSICAL ACCESSIBILITY TO PERSONS WITH DISABILITIES DOES NOT NECESSARILY GUARANTEE COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, THE REHABILITATION ACT OF 1973, THE FAIR HOUSING AMENDMENTS ACT OF 1988, TITLE 49, CHAPTER 2, COMMONLY KNOWN AS THE MONTANA HUMAN RIGHTS ACT, OR OTHER SIMILAR FEDERAL, STATE, OR LOCAL LAWS THAT MANDATE ACCESSIBILITY TO COMMERCIAL CONSTRUCTION OR MULTIFAMILY HOUSING.

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATION OR AIR CONDITIONING, AND ENGINEERING.

The applicant hereby agrees that all work/installation/repair will be done in strict conformance with the city rules and regulations governing such work. Said Work will be done under and in accordance with all rules, regulations, and ordinances of the City of Billings, Montana, so far as said rules are applicable thereto. Applicant agrees to maintain work in a manner approved by the City. Applicant also hereby agrees and is bonded and held responsible to the owner for any and all damages to any other installation already in place as a result or work covered by this permit. Applicants to whom permits are issued shall at all times indemnify and save harmless the City of Billings, members of the City Council, the State of Montana, and all City and State employees, agents and officers from responsibility, damage, or liability arising from the exercise of the privileges granted in such permits.

•This permit must be kept on the work site and shown when requested.

•All work in the right of way will be signed pertaining to traffic control in accordance with "Manual of Uniform Traffic Control Devices."

•All attached special provisions and sketches are considered part of this permit and are therefore governed in accordance with the aforementioned.

•Contractor shall call all utilities before excavating.

Water and Sewer Services: Please call 657-8307 and request an inspection two hours prior to the desired time of inspection. This permit is valid for 90 days.

NOTICE The State Board of Plumbers advises that a plumbing license is required for work within the field of plumbing.

Right of Way Permits: Please call 657-8307 and request an inspection twenty-four hours prior to the desired time of inspection. This permit is valid for 365 days.

Building Permits: This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time afer work is commenced. All exterior work must be completed within 18 months.

CITY OF BILLINGS
BUILDING DIVISION
316 N. 26th St.
BILLINGS, MT 59101 - 5th Floor
Office: (406) - 657-8270
Fax: (406) - 657-8252

PERMIT # **BP-24-04843**

Project Name: RVU-College of Vet Med

Type: COM NEW CHURCH/SCHOOL

Date Issued: 01/24/2025
Job Address: 4130 ROCKY VISTA WAY
Legal Description: ST VINCENT HEALTHCARE SUB 2ND FIL (23), S10, T01 S, R25 E, B LOCK 3, Lot 12

Owner: ROCKY VISTA UNIVERSITY LLC
Contractor: LANGLAS & ASSOC., INC.

Email:
Description of Work: The project is located within the ST VINCENT HEALTHCARE SUB 2ND FIL (23). Work includes all construction of the building and above-grade site development (landscape, architectural, MPE, technology & A/V), minus work pertaining to building & site development previously submitted under permit application BP-24-03475 (structural steel and underslab structural, MEP and civil utilities).

Information:
Const. Type: II-B
Occupancy: B, A-3, S-1
Sq. Ft. Main: 30420
Other Levels: 29466
Occ. Load Main Use: 623

Height: 37'-0"
Stories: 2
Sprinklers: NFPA 13

Special Conditions: Coordinate Engineering inspections through the Engineering Division Permit Clerk 657-8307.

Fees:

BUILDING PERMIT FEE-COM:	$32,297.75
PLAN CHECK-COM:	$20,993.54
PLN-BUILDING PLAN REVIEW COM:	$244.00
PLN - LANDSCAPE PLAN FEE (BUILDING ONLY):	$230.00
Total Fees:	$53,765.29

Valuation Used (may be higher or lower than actual): 15000000

COMPLIANCE WITH THE REQUIREMENTS OF THE STATE BUILDING CODE FOR PHYSICAL ACCESSIBILITY TO PERSONS WITH DISABILITIES DOES NOT NECESSARILY GUARANTEE COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, THE REHABILITATION ACT OF 1973, THE FAIR HOUSING AMENDMENTS ACT OF 1988, TITLE 49, CHAPTER 2, COMMONLY KNOWN AS THE MONTANA HUMAN RIGHTS ACT, OR OTHER SIMILAR FEDERAL, STATE, OR LOCAL LAWS THAT MANDATE ACCESSIBILITY TO COMMERCIAL CONSTRUCTION OR MULTIFAMILY HOUSING.

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATION OR AIR CONDITIONING, AND ENGINEERING.

The applicant hereby agrees that all work/installation/repair will be done in strict conformance with the city rules and regulations governing such work. Said Work will be done under and in accordance with all rules, regulations, and ordinances of the City of Billings, Montana, so far as said rules are applicable thereto. Applicant agrees to maintain work in a manner approved by the City. Applicant also hereby agrees and is bonded and held responsible to the owner for any and all damages to any other installation already in place as a result or work covered by this permit. Applicants to whom permits are issued shall at all times indemnify and save harmless the City of Billings, members of the City Council, the State of Montana, and all City and State employees, agents and officers from responsibility, damage, or liability arising from the exercise of the privileges granted in such permits.

•This permit must be kept on the work site and shown when requested.

•All work in the right of way will be signed pertaining to traffic control in accordance with "Manual of Uniform Traffic Control Devices."

•All attached special provisions and sketches are considered part of this permit and are therefore governed in accordance with the aforementioned.

•Contractor shall call all utilities before excavating.

Water and Sewer Services: Please call 657-8307 and request an inspection two hours prior to the desired time of inspection. This permit is valid for 90 days.

NOTICE The State Board of Plumbers advises that a plumbing license is required for work within the field of plumbing.

Right of Way Permits: Please call 657-8307 and request an inspection twenty-four hours prior to the desired time of inspection. This permit is valid for 365 days.

Rocky Vista University, LLC
Billings, MT Campus
Current
Headcount

Position	Current Headcount (Includes currently hired positions for Vet Program/Building Expansion)	Additional Details
Leadership		
Dean	2	Chief academic and administrative leader. Oversees all aspects of academic programs. Ph.D. or advanced degree in field required/prior leadership experience.
Assistant Deans	6	Oversees specific areas of program such as curriculum development, clinical training, and/or student support. Ph.D. or advanced degree in field required/prior leadership experience.
Total Leadership	**8**	
Faculty		
Full-Time Faculty	18	Provides instruction to students. Ph.D. or advanced degree and prior teaching experience. Compensation (inclusive of benefits) up to $280K depending on experience.
Part-Time Faculty	29	Provides instruction to students. Ph.D. or advanced degree required. Hourly wage up to $100 per hour.
Total Faculty	**47**	
Staff		
Full-Time Academic Support Staff	20	Positions include: Instructional design, simulation technicians, testing support, administrative assistants, clinical coordinators, and library staff. Undergraduate degree, certificate, or equivalent work experience in field required. Compensation range (inclusive of benefits): $55K-$185K depending on position and experience.
Part-Time Academic Support Staff	13	Positions include: Administrative assistants, coordinators, and exam proctors. Undergraduate degree, certificate, or equivalent work experience in field required. Compensation range (inclusive of benefits): $17-30 per hour depending on position and experience.
Student Support Staff	10	Positions include: Student services, student life, mental health, student financial serices, and registrar support. Undergraduate degree, certificate, or equivalent work experience in field required. Compensation range (inclusive of benefits): $55K-$130K depending on position and experience.
Administrative Staff	22	Positions include: Admissions, marketing, facilities, security, human resources, accounting, and information technology. Undergraduate degree, certificate, high school diploma or equivalent work experience in field required. Compensation range (inclusive of benefits): $55K-$138K depending on position and experience.
Total Staff	**65**	
Total Headcount	**120**	
Full-Time	78	
Part-Time	42	

I confirm that the information provided in this document is correct to the best of my knowledge: VP of Finance

Date: 3/28/25

JULIANNA OAKES
Notary Public
State of Colorado
Notary ID # 20254000360
My Commission Expires 01-06-2029

State of Colorado
County of Douglas

Signed before me on 3/28/25
by David Travis

(Signature of Notarial Officer)

(Title of Office)

My Commission Expires: 1/6/29

TaxCode: A31930

Owner Listed On Last Tax Statement
Last Updated: September 29, 2024

Primary Owner: HIPPOCRATES (MULTI) LLC

Owner as of March 12, 2025

Primary Owner: HIPPOCRATES (MULTI) LLC

2025 Mailing Address

Mailing Address: HIPPOCRATES (MULTI) LLC
C/O ROCKY VISTA UNIVERSITY LLC 88401 S CHAMBERS RD
ENGLEWOOD, CO 80112

Property Information

Property Address: 4130 ROCKY VISTA WAY
Township: 01 S Range: 25 E Section: 10
Subdivision: ST VINCENT HEALTHCARE SUB (15) Block: 3 Lot: 1A
Full Legal: ST VINCENT HEALTHCARE SUB (15), S10, T01 S, R25 E, BLOCK 3, Lot 1A, AMD (22)
GeoCode: 03-0926-10-4-06-01-0000
Show on Map *(May not work for some newer properties.)*

2024 Billing Information

Year	1st Half	2nd Half	Total
2024	199,565.19 P	199,565.17 P	399,130.36

(P) indicates paid taxes.

Credit/Debit Tax Payment | E-Check Tax Payment

School Information

High School: West - (Show on Map)
Middle School: Ben Steele - (Show on Map)
Elementary School: Big Sky - (Show on Map)

TaxCode: A37693

Owner Listed On Last Tax Statement
Last Updated: September 29, 2024

Primary Owner: ROCKY VISTA UNIVERSITY LLC

Owner as of March 12, 2025

Primary Owner: HIPPOCRATES (MULTI) LLC

2025 Mailing Address

Mailing Address: HIPPOCRATES (MULTI) LLC
C/O ROCKY UNIVERSITY LLC 8401 S CHAMBERS RD
ENGLEWOOD, CO 80112

Property Information

Property Address: MARILLAC ST
Township: 01 S Range: 25 E Section: 10
Subdivision: ST VINCENT HEALTHCARE SUB 2ND FIL (23) Block: 3 Lot: 12
Full Legal: ST VINCENT HEALTHCARE SUB 2ND FIL (23), S10, T01 S, R25 E, BLOCK 3, Lot 12
GeoCode: 03-0926-10-4-06-29-0000
Show on Map *(May not work for some newer properties.)*

2024 Billing Information

Year	1st Half	2nd Half	Total
2024	11,388.98 P	11,388.95 P	22,777.93

(P) indicates paid taxes.

Credit/Debit Tax Payment | E-Check Tax Payment

School Information

High School: West - (Show on Map)
Middle School: Ben Steele - (Show on Map)
Elementary School: Big Sky - (Show on Map)

City Council Regular

Date:	04/14/2025
Title:	Resolution to Adopt Eastern Montana Region Hazard Mitigation Plan and Yellowstone County Annex
Presented by:	Debi Meling
Department:	Public Works
Presentation:	Yes
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

Staff recommends that City Council approve the resolution to adopt the Eastern Montana Hazard Mitigation Plan and the Yellowstone County Annex.

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

The Eastern Montana Region Hazard Mitigation Plan (HMP) is the product of a regional planning process coordinated by Montana Disaster & Emergency Services (MT DES) in 2022-2023 to develop regional hazard mitigation plans covering the entire State of Montana. The purpose of hazard mitigation is to reduce or eliminate long-term risk to people and property from disasters or hazard events. The HMP will serve as a blueprint for coordinating and implementing hazard mitigation policies, programs, and projects across the Region. It identifies mitigation goals and related actions to assist the participating jurisdictions in reducing risk and preventing loss from future hazard events.

The HMP demonstrates the Region's commitment to reducing risks from hazards and serves as a tool to help decision-makers direct mitigation activities and resources. Adoption of the HMP also maintains the jurisdictions' eligibility for federal mitigation grants under FEMA's HMA grant programs. The City does have grant funding that is currently contingent on adoption of this plan.

The Yellowstone County Annex builds on previous versions of the Yellowstone County Hazard Mitigation Plan (HMP) completed in 2019 and provides more specific information for the county than the HMP. They should be adopted together.

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve. If not approved, the City will not have an approved document to guide us forward to prepare for hazards that face our city. The city will also not be eligible for certain funding.

FISCAL EFFECTS

There are funding opportunities that are dependent on adoption of a hazard mitigation plan. The City currently has $4.4M in funding waiting for approval from FEMA for projects from disaster funds that were allocated to our area after the Yellowstone River flood of 2022. If this HMP is not adopted, those funds will not be awarded to the City.

Attachments

Resolution
Exhibit A - Hazard Mitigation Plan
Exhibit B - HMP - Appendices
Exhibit C - Yellowstone County Annex

RESOLUTION NO. 25-_____

A RESOLUTION AUTHORIZING THE ADOPTION OF THE 2024-2029 EASTERN MONTANA REGION HAZARD MITIGATION PLAN AND ANNEX K FOR YELLOWSTONE COUNTY.

WHEREAS, the City Council recognizes the threat that natural hazards pose to people and property within our community; and

WHEREAS, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

WHEREAS, an adopted Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple Federal Emergency Management Agency ("FEMA") pre and post disaster mitigation grant programs; and

WHEREAS, Yellowstone County, City of Billings resides within the Planning Area and fully participated in the mitigation planning process to prepare this Hazard Mitigation Plan; and

WHEREAS, the Montana Disaster & Emergency Services ("MT DES") and FEMA, Region VIII, officials have reviewed the 2024-2029 Eastern Montana Region Hazard Mitigation Plan and related Annex K for Yellowstone County and approved it contingent upon this official adoption of the participating governing body.

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

1. That the City of Billings hereby adopts the 2024-2029 Eastern Montana Region Hazard Mitigation Plan ("HMP"), attached hereto and incorporated herein as Exhibit A, the Appendices to the HMP, attached hereto and incorporated herein as Exhibit B, and related Annex K: Yellowstone County to the HMP, attached hereto and incorporated herein as Exhibit C, as an official plan; and

2. That the City of Billings, in conjunction with Yellowstone County, will submit this Adoption Resolution to MT DES and FEMA, Region VIII, officials to enable the HMP's final approval.

ADOPTED AND APPROVED by the City Council of the City of Billings, Montana, on the 14th day of April 2025.

_____
Mayor

Attest:

_____
City Clerk

EXHIBIT A

EXHIBIT B

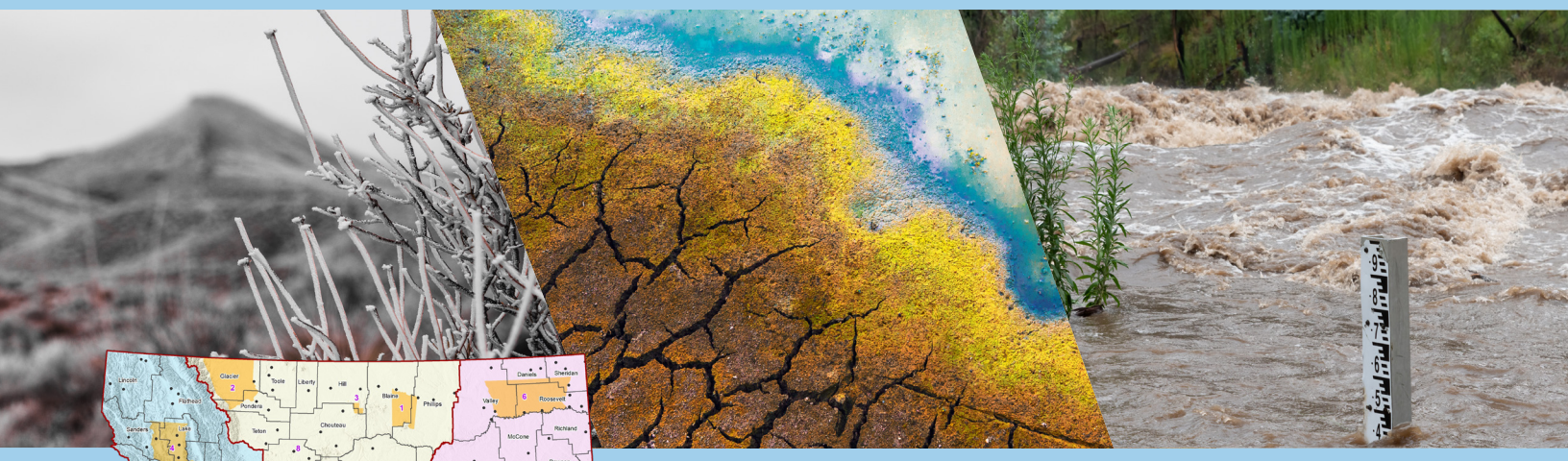
EXHIBIT C

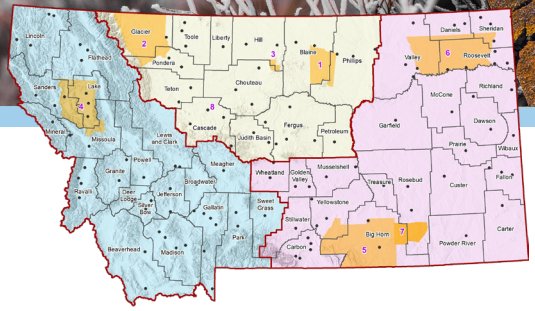
EASTERN MONTANA

Regional Hazard Mitigation Plan

2024-2029

Big Horn County
Carbon County
Carter County
Crow Agency
Custer County
Daniels County
Dawson County
Fallon County
Garfield County
Golden Valley County
McCone County
Musselshell County
Powder River County
Prairie County
Richland County
Roosevelt County
Rosebud County
Sheridan County
Stillwater County
Treasure County
Valley County
Wibaux County
Yellowstone County





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B. Crow Tribe
C. Custer County
D. Daniels County
E. Garfield County
F. Powder River County
G. Prairie County
H. Roosevelt County
I. Sheridan County
J. Valley County
K. Yellowstone County

Jurisdictional Addendums

L. Big Horn County
M. Carter County
N. Dawson County
O. Fallon County
P. Golden Valley County
Q. McCone County

R. Musselshell County
S. Richland County
T. Rosebud County
U. Stillwater County
V. Treasure County
W. Wibaux County

Appendices:

- Appendix A Hazard Mitigation Planning Committees
- Appendix B Planning Process Documentation
- Appendix C Public Input
- Appendix D Adoption Resolutions and Plan Approval
- Appendix E References

1 Introduction

1.1 Executive Summary

The Eastern Montana Region Hazard Mitigation Plan (HMP) is the product of a regional planning process coordinated by Montana Disaster & Emergency Services (MT DES) in 2022-2023 to develop regional hazard mitigation plans covering the entire State of Montana. The following jurisdictions have prepared this Plan and will adopt it once it has been approved:

- Big Horn County
  - City of Hardin
  - Town of Lodge Grass
- Carbon County
  - Town of Bearcreek
  - Town of Bridger
  - Town of Fromberg
  - Town of Joliet
  - City of Red Lodge
- Carter County
  - Town of Ekalaka
- Crow Tribe
- Custer County
  - City of Miles City
  - Town of Ismay
- Daniels County
  - City of Scobey
  - Town of Flaxville
- Dawson County
  - City of Glendive
  - Town of Richey
- Fallon County
  - City of Baker
  - Town of Plevna
- Garfield County
  - Town of Jordan
- Golden Valley County
  - Town of Ryegate
  - Town of Lavina
- McCone County
  - Town of Circle
- Musselshell County
  - Town of Melstone
  - Town of Roundup
- Powder River County
  - Town of Broadus
- Prairie County
  - Town of Terry
- Richland County
  - Town of Fairview
  - Town of Sidney
- Roosevelt County
  - City of Wolf Point
  - City of Poplar
  - Town of Bainville
  - Town of Culbertson
  - Town of Froid
- Rosebud County
  - City of Colstrip
  - City of Forsyth
- Sheridan County
  - City of Plentywood
  - Town of Medicine Lake
  - Town of Outlook
  - Town of Westby
- Stillwater County
  - Town of Columbus
- Treasure County
  - Town of Hysham
- Valley County
  - City of Glasgow
  - Town of Fort Peck
  - Town of Nashua
  - Town of Opheim
- Wibaux County
  - Town of Wibaux
- Yellowstone County
  - City of Billings
  - Town of Broadview
  - City of Laurel

The purpose of hazard mitigation is to reduce or eliminate long-term risk to people and property from disasters or hazard events. The impacts of hazards can often be lessened or even avoided if appropriate

actions are taken before events occur. Studies have found that hazard mitigation is extremely cost-effective, with every dollar spent on mitigation saving an average of $6 in avoided future losses. By reducing exposure to known hazard risks, communities will save lives and property and minimize the social, economic, and environmental disruptions that commonly follow hazard events.

The 2023 Eastern Montana Region HMP (also referred to as "Plan") will serve as a blueprint for coordinating and implementing hazard mitigation policies, programs, and projects across the Region. It identifies mitigation goals and related actions to assist the participating jurisdictions in reducing risk and preventing loss from future hazard events. The goals of the 2023 Eastern Montana Region HMP are:

Goal 1: Reduce impacts to people, property, the environment, and the economy from hazards by implementing whole-community risk reduction and resilience strategies.

Goal 2: Protect community lifelines and critical infrastructure to ensure the continuity of essential services during and after a disaster.

Goal 3: Support education and outreach to the public through improved communications and capacity building that enhances resilience among underserved communities.

Goal 4: Promote regional cooperation and leverage partnerships with the private sector, non-profit organizations, and other key stakeholder groups in mitigation solutions.

Goal 5: Sustain and enhance jurisdictional capabilities and resources to enact and implement mitigation activities.

Goal 6: Integrate hazard mitigation into other plans, processes, and regulations.

Goal 7: Ensure local mitigation programs address underrepresented groups and protect socially vulnerable populations.

Goal 8: Incorporate the potential impacts of climate change into all mitigation activities when possible.

These goals were tailored for the Eastern Region during group exercises at a series of mitigation strategy workshops. This Plan was also developed to maintain the participating jurisdictions' eligibility for federal disaster assistance, specifically the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Assistance (HMA) grants including the Hazard Mitigation Grant Program (HMGP), Flood Mitigation Assistance (FMA) program, and Building Resilient Infrastructure and Communities (BRIC) grant program, as well as the Rehabilitation of High Hazard Potential Dam (HHPD) grant program.

It is important that local decision-makers stay involved in mitigation planning to provide new ideas and insight for future updates to the Regional HMP. As a long-term goal, the Regional HMP and the mitigation strategies identified within will be fully integrated into the daily decisions and routines of local government. This will continue to require dedication and hard work, and to this end, this Plan update continues efforts to further strengthen the resiliency of the Eastern Region.

1.2 Purpose

The participating jurisdictions of the Eastern Montana Region prepared this Regional HMP to guide hazard mitigation planning and to better protect the people and property of the planning area from the effects of hazard events. This Plan demonstrates the Region's commitment to reducing risks from hazards and serves as a tool to help decision-makers direct mitigation activities and resources. This Plan also maintains the jurisdictions' eligibility for federal mitigation grants under FEMA's HMA grant programs. This Plan demonstrates the Region and participating jurisdictions' commitment to reducing risks from hazards and serves as a tool to help decision-makers direct mitigation activities and resources.

1.3 Background and Scope

Each year in the United States, disasters take the lives of hundreds of people and injure thousands more. Nationwide, taxpayers pay billions of dollars annually to help communities, organizations, businesses, and individuals recover from disasters. These monies only partially reflect the true cost of disasters because additional expenses to insurance companies and nongovernmental organizations (NGOs) are not reimbursed by tax dollars. Many disasters are predictable, and much of the damage caused by these events can be alleviated or even eliminated.

Hazard mitigation is defined by FEMA as any sustained action taken to reduce or eliminate long-term risk to human life and property from a hazard event. The results of a three-year, congressionally mandated independent study to assess future savings from mitigation activities provides evidence that mitigation activities are highly cost-effective. On average, each dollar spent on mitigation saves society an average of $6 in avoided future losses in addition to saving lives and preventing injuries (Natural Hazard Mitigation Saves, 2019 Report).

Hazard mitigation planning is the process through which hazards that threaten communities are identified, likely impacts of those hazards are determined, mitigation goals are set, and appropriate strategies to lessen impacts are developed, prioritized, and implemented. This Plan documents the planning region's hazard mitigation planning process, identifies relevant hazards and risks, and identifies the strategies that each participating jurisdiction will use to decrease vulnerability and increase resiliency and sustainability.

This Plan was prepared pursuant to the requirements of the Disaster Mitigation Act of 2000 (Public Law 106-390) and the implementing regulations set forth by the Interim Final Rule published in the Federal Register on February 26, 2002 (44 Code of Federal Regulations [CFR] §201.6) and finalized on October 31, 2007 (hereafter, these requirements and regulations will be referred to collectively as the Disaster Mitigation Act (DMA)). While the DMA emphasized the need for mitigation plans and more coordinated mitigation planning and implementation efforts, the regulations established the requirements that local hazard mitigation plans must meet for a local jurisdiction to be eligible for certain federal disaster assistance and hazard mitigation funding under the Robert T. Stafford Disaster Relief and Emergency Act (Public Law 93-288). Because the Eastern Region planning area is subject to many kinds of hazards, access to these programs is vital.

Information in this Plan will be used to help guide and coordinate mitigation activities and decisions for local land use policy in the future. Proactive mitigation planning will help reduce the cost of disaster response and recovery to communities and property owners by protecting critical community facilities, reducing liability exposure, and minimizing overall community impacts and disruption. The jurisdictions in the Eastern Region planning area have been affected by hazards in the past and are thus committed to reducing future disaster impacts and maintaining eligibility for federal funding.

1.4 Plan Organization

The Eastern Montana Region HMP is organized in alignment with the DMA planning requirements and the FEMA plan review tool as follows:

- Chapter 1: Introduction
- Chapter 2: Region Profile
- Chapter 3: Planning Process
- Chapter 3.4: Hazard Analysis and Risk Assessment
- Chapter 5: Mitigation Strategy
- Chapter 6: Plan Adoption, Implementation, and Maintenance

- County and Tribal Annexes and Addendums
- Appendices

Each annex provides a more detailed assessment of each jurisdiction's unique risks as well as their mitigation strategy to reduce long-term losses. Each annex contains the following:

- Mitigation Planning and County Planning Team
- Community Profile
- Hazard Identification and Risk Assessment
- Vulnerability to Specific Hazards
- Mitigation Capabilities Assessment
- Mitigation Strategy
- Plan Implementation and Maintenance

When this Plan was organized and initiated in 2022 several counties in the Region had recently approved HMPs. It was determined by MT DES and FEMA Region VIII to only require implementation updates associated with the mitigation strategy in an Addendum that complied with current FEMA policy guidance and aligned with and supplemented the counties existing HMP, rather than conducting new analysis in an Annex. Each addendum discusses the following topics, as each relates to plan implementation and maintenance:

- Mitigation Planning
- Summary Overview of the jurisdiction's recently approved HMP's progress
- Social Vulnerability
- Hazard Events within the Planning Area (natural hazard events that have occurred since the jurisdiction's HMP was recently approved)
- Changes in Risk Exposure in the Planning Area
- Mitigation Capabilities Assessment
- Review of the Mitigation Action Plan

1.5 Multi-Jurisdictional Planning

This Plan was prepared as a regional, multi-jurisdictional plan. The Eastern Montana Region is comprised of 23 counties and three tribal reservations, as established by MT DES. All tribes, counties, and incorporated municipalities in the Region were invited to participate in the planning process. The Fort Peck Tribes, as known as Fort Peck Assiniboine and Sioux Tribes; Northern Cheyenne Tribe; and Wheatland County elected not to participate in the Regional plan. Wheatland County and Northern Cheyenne Tribe elected not to participate due to limited staff and resources; the Fort Peck Tribes did not participate because they were already developing a full HMP update. All other tribes, counties, and incorporated municipalities fully participated in the planning process, and have committed to adopt and implement the Regional HMP. The participating jurisdictions seeking FEMA approval of this plan are listed in Section 1.1.

2 Region Profile

This section provides a brief overview of the geography of the planning area. A base map of the planning region is illustrated in Figure 2-1 below.

2.1 Geography and Climate

The Eastern Montana Region is comprised of the following 22 counties and one tribal reservation that participated in the Regional HMP planning process:

- Big Horn County
- Carbon County
- Carter County
- Crow Tribe
- Custer County
- Daniels County
- Dawson County
- Fallon County
- Garfield County
- Golden Valley County
- McCone County
- Musselshell County
- Powder River County
- Prairie County
- Richland County
- Roosevelt County
- Rosebud County
- Sheridan County
- Stillwater County
- Treasure County
- Valley County
- Wibaux County
- Yellowstone County

The Eastern Region is dominated by prairie landscape as part of the Great Plains. Some parts of eastern Montana, in areas most prone to drying chinooks, have near-desert conditions and scrub rather than grassland. Eastern Montana also has breaks and highlands that are widely forested, such as the Custer National Forest and areas around Fort Peck Lake. Eastern Montana has a semi-arid steppe climate with low precipitation that is to some extent countered by low evaporation rates. According to Western Regional Climate Center (WRCC), probably the driest part of Montana is along the Clark Fork of the Yellowstone River in Carbon County. In this area, eight miles south-southwest of Belfry, the average precipitation for a 16-year period is 6.59 inches. In the Eastern Region, summers are short but hot and winters are long, cold, and extremely variable. The major rivers that flow through the Eastern Region include the Missouri River, Yellowstone River, Milk River, Clark's Fork, Big Horn, Powder River, and Tongue River. The Missouri River, the longest river in the United States and Yellowstone County, the most populous county in Montana, are both included in the Eastern Region. The National Oceanic and Atmospheric Administration (NOAA) National Centers for Environmental Information also noted that tornadoes occur almost entirely in the Eastern Region. Blizzards are also most common in the northeastern part of the State, occurring about five times per year. The eastern part of the State can also experience bitterly cold temperatures, occasionally lower than −30°F.

Major roadways include Interstate 94, Interstate 90, Highway 2, Highway 12, Highway 212, Highway 59, and Highway 87. Figure 2-2 below shows the land ownership within Eastern Montana.

As mentioned previously, the Eastern Region receives lower annual precipitation compared to the western part of the State. Precipitation is typically higher in the southeastern portion of the region compared to the northwestern portion. The Eastern Region also experiences distinct seasons. Spring and fall tend to be relatively short transitional periods, with mild temperatures. The Eastern Region can also experience rapid weather changes, with significant temperature swings during these seasons. Winters in the Eastern Region are cold, with average temperatures ranging from the 20s°F to the low 30s°F. Temperatures can drop well

below freezing, and snowfall is common. Blizzards and strong winds can occur during the winter months, creating hazardous travel conditions. Summers are generally hot and dry, with average high temperatures ranging from the upper 80s°F to 90s°F. Heatwaves are not uncommon, and temperatures can occasionally exceed 100°F during the hottest months of July and August. Additional geography and climate data for each jurisdiction within the Eastern Region can be found in the Community Profile section of each jurisdictional annex and addendum.

Figure 2-1 Eastern Montana Region Base Map

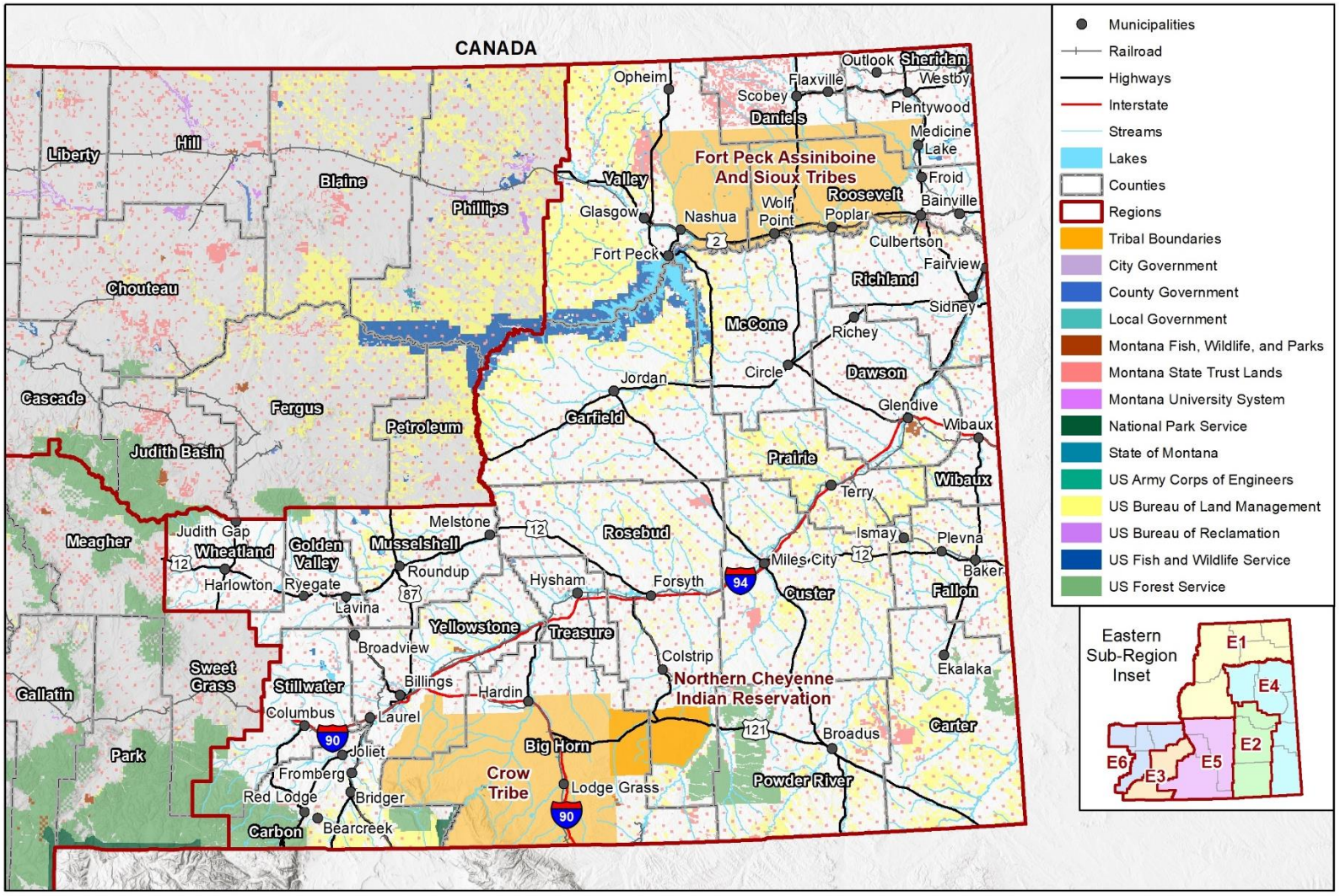
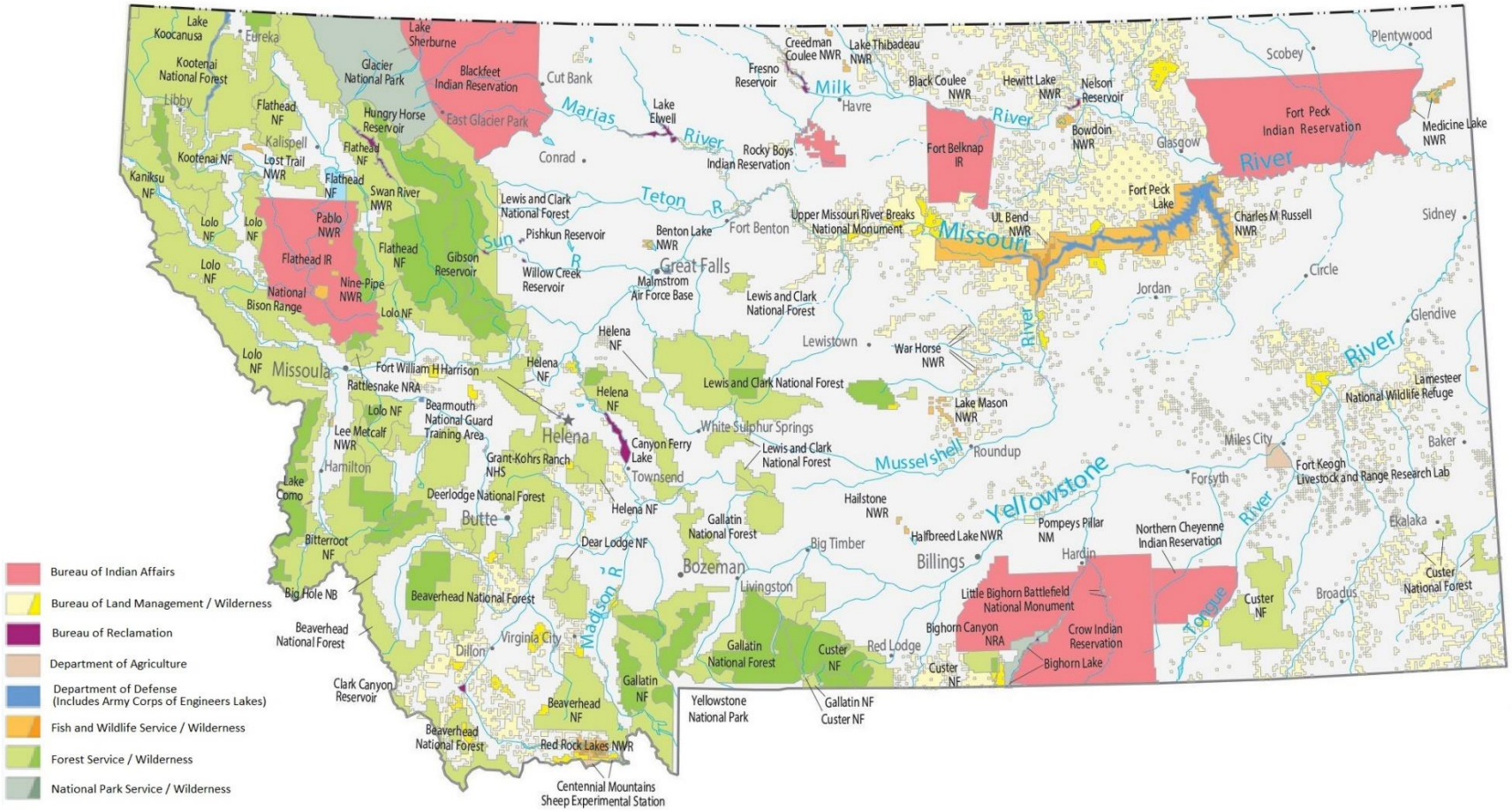


Figure 2-2 Federal Lands and Indian Reservations Montana



2.2 Population

Table 2-1 summarizes the estimated population and population change for the Eastern Region planning area as a whole and for the individual counties. Data is based on the Decennial Census and American Community Survey (ACS) Five-Year Estimates data from the US Census Bureau. Carter, Fallon, Musselshell, Richland, and Yellowstone Counties have experienced significant growth over the past decade. Daniels, Garfield, Golden Valley, Rosebud, Stillwater, Treasure, and Wibaux Counties have experienced a net population loss. The Eastern Region was home to 25.4% of Montana's total population of 1,104,271 in 2021. Overall, the Eastern Region is experiencing moderate growth, but the percent change varies by county within the Eastern Region.

Table 2-1 Eastern Region Population Change

County	2010 Census	2016 Estimate	2017 Estimate	2018 Estimate	2019 Estimate	2020 Census	2021 Estimate	% Change 2010 to 2021
Big Horn County	12,865	13,214	13,290	13,376	13,387	13,124	13,198	**2.6%**
Carbon County	10,078	10,340	10,466	10,546	10,597	10,473	10,488	**3.9%**
Carter County	1,160	1,295	1,320	1,318	1,331	1,415	1,349	**14.0%**
Custer County	11,699	11,980	11,895	11,845	11,729	11,867	11,968	**2.3%**
Daniels County	1,751	1,787	1,788	1,753	1,730	1,661	1,739	**-0.7%**
Dawson County	8,966	9,431	9,324	9,191	9,017	8,940	9,003	**0.4%**
Fallon County	2,890	2,913	2,925	2,838	2,921	3,049	3,074	**5.9%**
Garfield County	1,206	1,061	1,086	1,141	1,036	1,173	972	**-24.1%**
Golden Valley County	884	730	747	724	728	823	820	**-7.8%**
McCone County	1,734	1,678	1,728	1,630	1,790	1,729	1,805	**3.9%**
Musselshell County	4,538	4,778	4,766	4,807	4,766	4,730	4,813	**5.7%**
Powder River County	1,743	1,648	1,610	1,619	1,607	1,694	1,759[1]	**0.9%**
Prairie County	1,179	1,414	1,325	1,342	1,252	1,088	1,227	**3.9%**
Richland County	9,746	11,392	11,405	11,360	11,199	11,491	11,375	**14.3%**
Roosevelt County	10,425	11,230	11,218	11,228	11,175	10,794	10,884	**4.2%**
Rosebud County	9,233	9,348	9,292	9,250	9,152	8,329	8,464	**-9.1%**

County	2010 Census	2016 Estimate	2017 Estimate	2018 Estimate	2019 Estimate	2020 Census	2021 Estimate	% Change 2010 to 2021
Sheridan County	3,384	3,645	3,568	3,574	3,483	3,539	3,522	**3.9%**
Stillwater County	9,117	9,342	9,342	9,410	9,466	8,963	8,916	**-2.2%**
Treasure County	718	846	790	777	668	762	693	**-3.6%**
Valley County	7,369	7,576	7,561	7,532	7,471	7,578	7,553	**2.4%**
Wheatland County	2,168	2,109	2,108	2,149	2,142	2,069	2,082	**-4.1%**
Wibaux County	1,017	1,143	1,121	1,175	1,122	937	1,018	**0.1%**
Yellowstone County	147,972	155,344	156,332	157,816	159,008	164,731	163,593[2]	**9.5%**
Total	**261,842**	**274,244**	**275,007**	**276,401**	**276,777**	**280,959**	**280,315**	**6.9%**

NOTES:

1 – During review of this plan, Powder River County noted their 2022 population was 1,725 people according to the ACS.

2 - During review of this plan, Yellowstone County noted their 2021 population estimate was not accurate due to an algorithm error by the US Census Bureau, and there has not been a growth decline. The 2022 population estimate for Yellowstone County is 169,852 according to the ACS.

Source: US Census Bureau ACS 5-year Estimates, https://data.census.gov/

2.3 Development Trends

The population of the Eastern Region has been consistently growing since 2010, and the Montana Department of Commerce projects that this growth will continue through the year 2040. Please note that the population change projections for Tribal Nations are not available. Table 2-2 below lists the projected 2040 populations of each county within the Eastern Region. Counties such as Yellowstone, Big Horn, Custer, and Richland have seen some of the greatest concentrations of population growth and urban development in the Eastern Region and the State, although not all these counties' populations are projected to increase by 2040. Based on the estimates from the Montana Department of Commerce, through the year 2040, Treasure, Powder River, Garfield, and Stillwater counties are projected to see the highest rates of population increase. Additional details on specific growth and development trends are provided in each county's respective annex and addendum.

Table 2-2 Eastern Montana 2020 Census and 2040 Projections

County	2020 Census	2040 Projections	% Change
Big Horn County	13,124	11,178	-14.8%
Carbon County	10,473	13,425	28.2%
Carter County	1,415	1,464	3.5%
Custer County	11,867	10,923	-8.0%
Daniels County	1,661	1,534	-7.6%
Dawson County	8,940	8,067	-9.8%
Fallon County	3,049	2,910	-4.6%
Garfield County	1,173	1,481	26.3%
Golden Valley County	823	1,005	22.1%

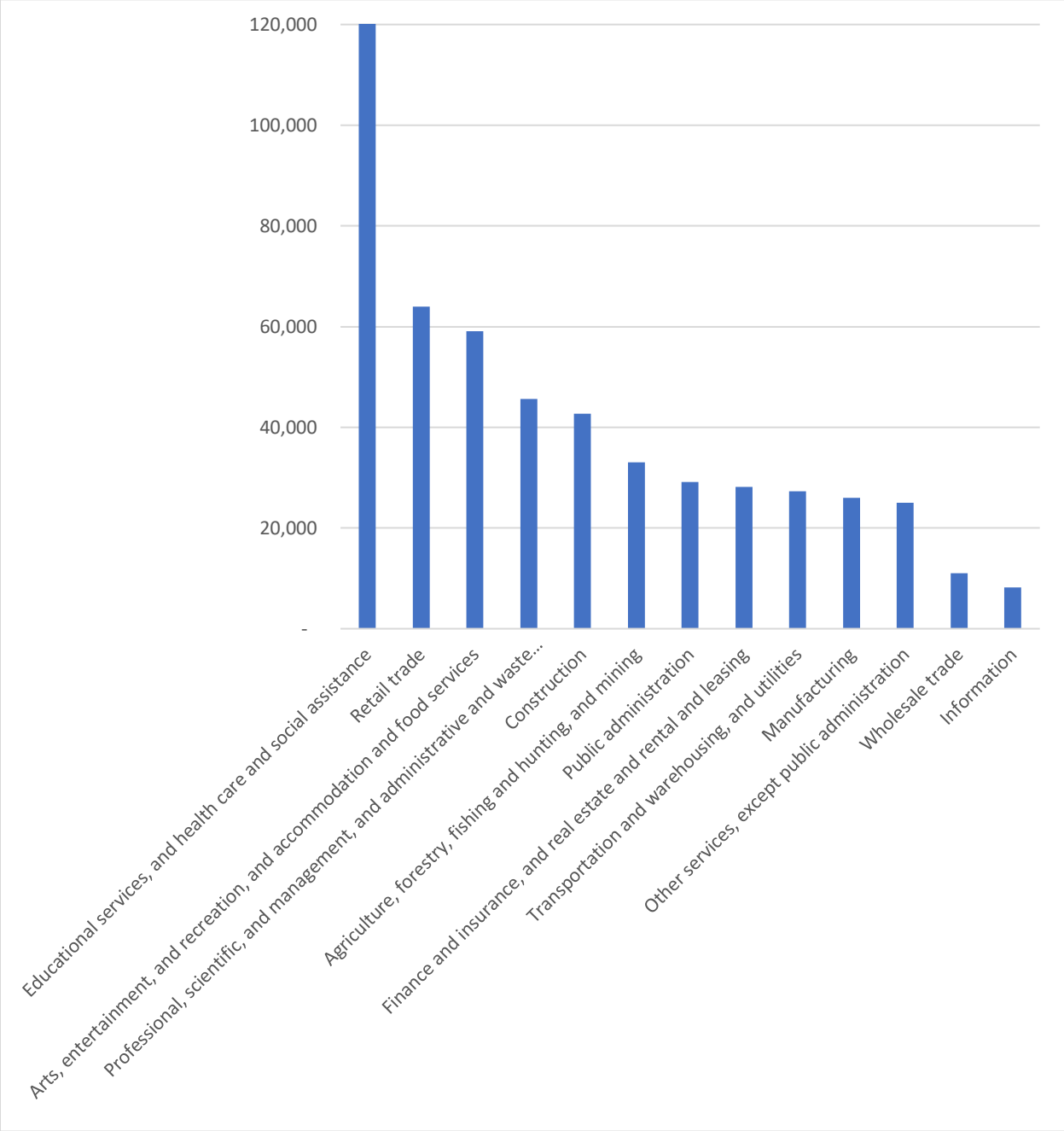
County	2020 Census	2040 Projections	% Change
McCone County	1,729	1,562	-9.7%
Musselshell County	4,730	3,970	-16.1%
Powder River County	1,694	2,381	40.6%
Prairie County	1,088	1,145	5.2%
Richland County	11,491	10,712	-6.8%
Roosevelt County	10,794	8,790	-18.6%
Rosebud County	8,329	6,323	-24.1%
Sheridan County	3,539	3,097	-12.5%
Stillwater County	8,963	12,873	43.6%
Treasure County	762	1,007	32.2%
Valley County	7,578	8,346	10.1%
Wheatland County	937	2,334	12.8%
Wibaux County	2,069	1,090	16.3%
Yellowstone County	164,731	178,358	8.3%
Total	**280,959**	**293,975**	**4.6%**

Sources: US Census Bureau ACS 5-year Estimates, https://data.census.gov/; Montana Regional Economic Models Incorporated (REMI) https://dataportal.mt.gov/t/DOC/views/CEIC_REMI_POPULATION_PROJECTION_COUNTY_AGE_RACE_SFE/Trend?%3Aorigin=card_share_link&%3Aembed=y

2.4 Economy

Figure 2-3 displays a breakdown of the total employment by industry statewide. According to the 2020 US Census, Montana's economy is largely based on the educational services, health care, and social assistance industry with 120,662 people. This is followed by retail trade with 63,971 total people. Third is arts, entertainment, and recreation, and accommodation and food services with 59,115 people, followed by professional, scientific, and management, and administrative and waste management services with 45,656 people. These four sectors comprise 56% of employment in the Eastern Region.

Figure 2-3 Montana Industry Type by Percentage of Total Workers Employed



Source: US Census, 2020, Figure by WSP

2.5 Capability Assessment

Included in this Regional HMP is a capability assessment to review and document the Eastern Region planning area's current capabilities to mitigate risk and vulnerability from natural hazards. By collecting information about existing local and tribal government programs, policies, regulations, ordinances, and emergency plans, the planning team and MT DES can assess those activities and measures already in place that contribute to mitigating some of the risks and vulnerabilities identified. The capabilities assessment is divided into five sections: regulatory mitigation capabilities, administrative and technical mitigation capabilities, financial mitigation capabilities, education and outreach, and mitigation partnerships. The results of this assessment are captured in each jurisdictional annex and addendum.

3 Planning Process

Requirements §201.6(b) and §201.6(c)(1): An open public involvement process is essential to the development of an effective plan. In order to develop a more comprehensive approach to reducing the effects of natural disasters, the planning process shall include:

1) An opportunity for the public to comment on the plan during the drafting stage and prior to plan approval;

2) An opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia, and other private and non-profit interests to be involved in the planning process; and

3) Review and incorporation, if appropriate, of existing plans, studies, reports, and technical information.

[The plan shall document] the planning process used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.

i. Tribal Requirement §201.7(c)(1): Documentation of the planning process used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved. This shall include:

ii. An opportunity for the public to comment on the plan during the drafting stage and prior to plan approval, including a description of how the Indian tribal government defined "public;"

As appropriate, an opportunity for neighboring communities, tribal and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia, and other private and non-profit interests to be involved in the planning process.

3.1 Background on Mitigation Planning in Eastern Montana

The 2023 Eastern Montana Regional HMP is the first regional HMP for Eastern Montana. The plan's development over 2022-2023 will comply with the five-year update cycle required by the DMA 2000 going forward and reflects mitigation priorities for the five-year span between 2023-2028.

Prior to 2023, the counties and tribes of Eastern Montana had adopted jurisdictional-specific hazard mitigation plans over the years. Table 3-1 provides a summary of when each jurisdiction's hazard mitigation plan was originally developed, including the most recent adoption. Information on how the jurisdictions integrated the mitigation plan into other planning mechanisms can be found in Section 11.1 of each jurisdictional annex or addendum.

Table 3-1 Eastern Montana Local and Tribal HMP History, Adoption, and Integration

County/Tribe	Original Plan Approval	Last Adoption
Big Horn County	2006	2022
Carbon County	2005	2021
Carter County	2005	2022
Crow Tribe	2007	2015
Custer County	2005	2017
Daniels County	2008	2016
Dawson County	2014	2022
Fallon County	2013	2022

County/Tribe	Original Plan Approval	Last Adoption
Garfield County	2007	2015
Golden Valley County	2007	2022
McCone County	2014	2022
Musselshell County	2007	2022
Powder River County	2006	2015
Prairie County	2005	2013
Richland County	2014	2022
Roosevelt County	2008	2017
Rosebud County	2007	2022
Sheridan County	2008	2017
Stillwater County	2010	2022
Treasure County	2007	2022
Valley County	2008	2017
Wibaux County	2014	2022
Yellowstone County	2004	2019

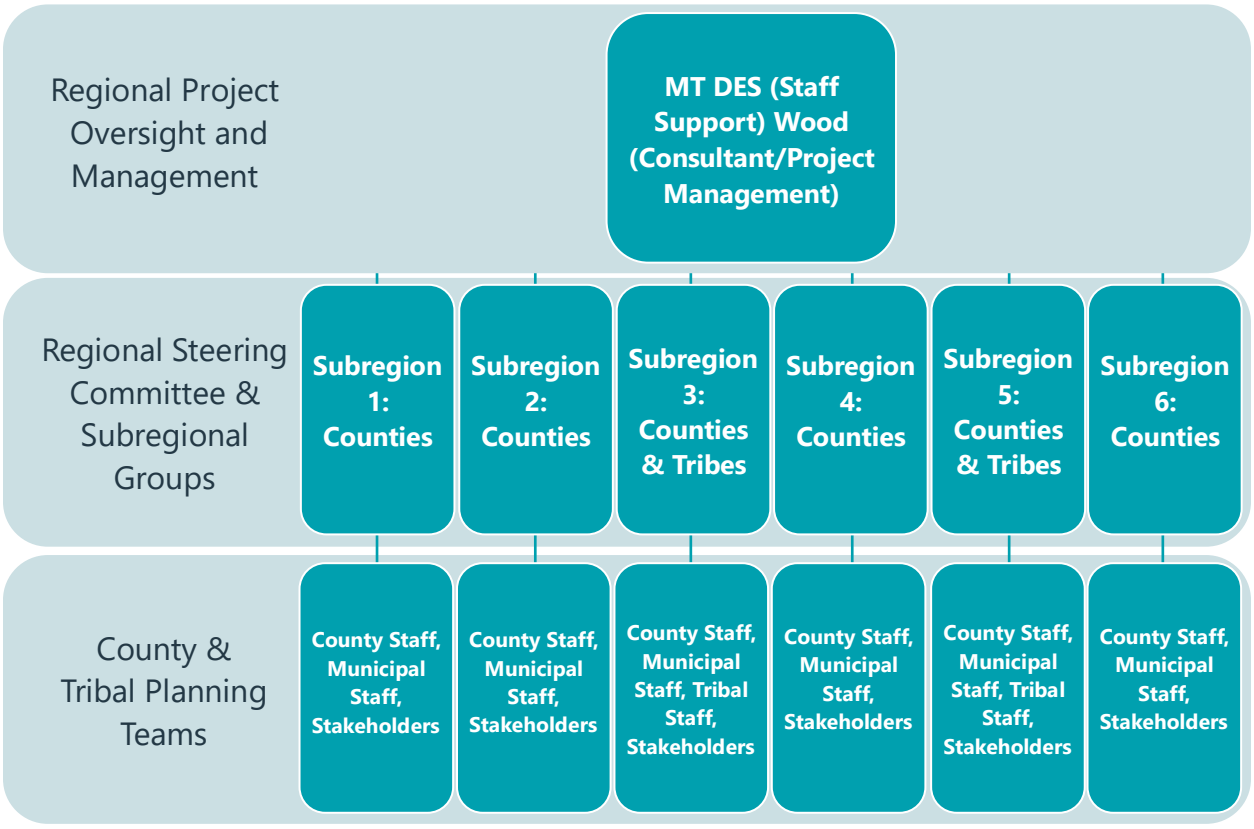
Regional Planning. While each county and tribe in Montana has an Emergency Management Coordinator, MT DES has recognized that the process of developing and updating DMA 2000 compliant HMPs can often be beyond local and tribal capabilities and expertise. Instead of each county and tribe hiring their own consultant, MT DES took the lead in procuring and funding a professional hazard mitigation planning consultant through a competitive bid process. In 2022, WSP USA Environment & Infrastructure Inc. (WSP) was selected by MT DES to provide assistance to the Eastern Region under a multi-year, multiple region contract. As the planning consultant, WSP's role was to:

- Provide guidance on a planning organization for the entire planning area representative of the participants;
- Ensure the plan meets all the DMA requirements as established by federal regulations, following FEMA's most recent planning guidance;
- Facilitate the entire planning process;
- Identify the data requirements that the participating counties, tribes, and municipalities could provide, and conduct the research and documentation necessary to augment that data;
- Develop and help facilitate the public input process;
- Produce the draft and final plan documents; and
- Ensure acceptance of the final Plan by MT DES and FEMA Region VIII.

Prior to initiating the development of this Regional HMP in 2022, a substantial coordination effort took place to ensure the participation of the counties and tribes within Eastern Montana. Each jurisdiction designated the Emergency Management Coordinator as the primary point of contact. Each Coordinator was required to undertake a coordination role within their respective counties to help fulfill DMA planning requirements. The county Emergency Management Coordinators then contacted each of the incorporated communities, offering them the opportunity to participate in the development of the Regional HMP. Most

incorporated communities within the counties, as well as the tribes, chose to participate in the development of this Regional Plan. Figure 3-1 illustrates the regional planning framework.

Figure 3-1 Eastern Montana Regional Hazard Mitigation Planning Committee Framework



The Emergency Management Coordinator from each participating county and tribe served on the Regional Hazard Mitigation Planning Committee (HMPC), as well as convening and facilitating a County Planning Team (CPT) or Tribal Planning Team (TPT) in concert with MT DES and the consultant team.

3.2 Government Participation

The DMA planning regulations and guidance stress that each local and tribal government seeking FEMA approval of their mitigation plan must participate in the planning effort in the following ways:

- Participate in the process as part of the Regional HMPC through participation in a CPT or TPT,
- Detail areas within the planning area where the risk differs from that facing the entire area,
- Identify specific projects to be eligible for funding, and
- Have the governing board formally adopt the plan.

For the Eastern Montana Regional HMP's HMPC, "participation" meant:

- Providing input by attending and participating in HMPC meetings, separate side-bar meetings, or email and phone correspondence;
- Establishing/reconvening a local steering committee;
- Providing available data requested by the HMPC coordinator and planning consultant;
- Providing/updating the hazard profile and vulnerability details specific to jurisdictions;
- Developing/updating the local mitigation strategy (action items and progress);

- Advertising and assisting with the public input process;
- Reviewing and commenting on plan drafts; and
- Coordinating the formal adoption of the plan by the governing boards.

This Regional Plan includes the participation of most of the counties and the municipalities in Eastern Montana as noted in Chapter 1 and detailed further in Section 3.3.1. Documentation of participation is included in Appendix B in the form of meeting sign-in sheets, meeting summaries, monthly meeting participation, and additional documentation.

3.3 The 10-Step Planning Process

The HMPC established the planning process for the Eastern Montana Region HMP using the DMA planning requirements and FEMA's associated guidance. This guidance is structured around a four-phase process:

1) Organize Resources
2) Assess Risks
3) Develop the Mitigation Plan
4) Implement the Plan and Monitor the Progress

Into this four-phase process, WSP integrated a more detailed 10-step planning process used by FEMA's Community Rating System (CRS) and FMA programs. Thus, the modified 10-step process used for this plan meets the requirements of all of FEMA's HMA grant programs, the CRS program, and flood control projects authorized by the US Army Corps of Engineers. Additionally, FEMA's May 2023 Local Mitigation Planning Handbook recommends a nine-task process within the four-phase process. Table 3-2 summarizes the four-phase DMA process, the detailed CRS planning steps and work plan used to develop the plan, the nine handbook planning tasks from FEMA's 2023 Local Mitigation Planning Handbook, and where the results are captured in the Plan. Tribal elements of the Regional HMP were designed to be fully compliant with the requirements of 44 CFR 201.7 as detailed in FEMA's 2019 Tribal Multi-Hazard Mitigation Planning Guidance. The sections that follow describe each planning step in more detail.

Table 3-2 Mitigation Planning Process Used to Develop the Regional Hazard Mitigation Plan

FEMA 4 Phase Guidance	CRS Planning Steps (Activity 510)	FEMA Local Mitigation Planning Handbook Tasks (44 CFR Part 201)	Location in Plan
Phase I: Organize Resources	Step 1. Organize Resources	1: Determine the Planning Area and Resources	Chapters 1, 2 and 3
		2: Build the Planning Team 44 CFR 201.6(c)(1)	Chapter 3, Section 3.3.1
	Step 2. Involve the public	3: Create an Outreach Strategy 44 CFR 201.6(b)(1)	Chapter 3, Section 3.3.1
	Step 3. Coordinate with Other Agencies	4: Review Community Capabilities 44 CFR 201.6(b)(2) & (3)	Chapter 3, Section 3.3.1 and annexes
Phase II: Assess Risks	Step 4. Assess the hazard	5: Conduct a Risk Assessment 44 CFR 201.6(c)(2)(i) 44 CFR 201.6(c)(2)(ii) & (iii)	Chapter 4 and annexes
	Step 5. Assess the problem		Chapter 4 and annexes
Phase III: Develop the Mitigation Strategy	Step 6. Set goals	6: Develop a Mitigation Strategy 44 CFR 201.6(c)(3)(i); 44 CFR 201.6(c)(3)(ii); and 44 CFR 201.6(c)(3)(iii)	Chapter 5, Section 5.2
	Step 7. Review possible activities		Chapter 5, Section 5.3

FEMA 4 Phase Guidance	CRS Planning Steps (Activity 510)	FEMA Local Mitigation Planning Handbook Tasks (44 CFR Part 201)	Location in Plan
	Step 8. Draft an action plan		Chapter 5, Section 5.3.3 and annexes
Phase IV: Adopt and Implement the Plan	Step 9. Adopt the plan	8: Review and Adopt the Plan	Chapter 6
	Step 10. Implement, evaluate, revise	7: Keep the Plan Current	Chapter 6
		9: Create a Safe and Resilient Community 44 CFR 201.6(c)(4)	Chapter 6

3.3.1 Phase 1: Organize Resources

Planning Step 1: Organize the Planning Effort

With each jurisdiction's commitment to developing a Regional Plan, WSP worked with MT DES and each County and Tribal Emergency Management Coordinator to establish the framework and organization for the process. Organizational efforts were initiated with each county to inform and educate the plan participants of the purpose and need for the Regional HMP. The planning consultant held an initial conference call using Microsoft Teams (Teams) to convene the HMPC, discuss the organizational aspects of the planning process with the Emergency Management Coordinators, and review plan participation expectations. Following FEMA planning guidance, MT DES and the consultant directed each participating county and tribe to develop their respective planning teams, comprised of representative county, tribal, and municipal staff members, prior to this meeting to ensure complete representation and active participation in the plan update process. In some instances, small jurisdictions with limited staff capacity agreed to have County staff represent their community, and in eastern Montana it is common that one staff at one jurisdiction may represent multiple jurisdictions in an official capacity in their day-to-day role. Numerous small jurisdictions were invited to participate in all planning meetings, but had County representatives, often the County DES Coordinator represent them during the planning process. These small jurisdictions and the counties that represented them during the planning meetings and workshops are listed below:

- City of Baker (Fallon County)
- Town of Bear Creek, Town of Joliet (Carbon County)
- Town of Bridger (Carbon County)
- Town of Fromberg (Carbon County)
- Town of Flaxville (Daniels County)
- City of Glendive (Dawson County)
- Town of Ekalaka (Carter County)
- City of Hardin (Big Horn County)
- Town of Ismay (Custer County)
- City of Lodge Grass (Big Horn County)
- Town of Bainville (Roosevelt County
- City of Colstrip (Rosebud County)
- Town of Circle (McCone County)
- City of Forsyth (Rosebud County)
- Town of Fairview (Richland County)
- Town of Medicine Lake (Sheridan County)
- Town of Nashua (Valley County)
- Town of Hysham (Treasure County)
- Town of Lavina (Golden Valley County)
- City of Plevna (Fallon County)
- City of Plentywood (Sheridan County)
- Town of Ryegate (Golden Valley County)
- Town of Roundup (Musselshell County)
- Town of Melstone (Musselshell County)
- Town of Opheim (Valley County)
- Town of Outlook (Sheridan County)
- Town of Scobey (Daniels County)
- Town of Sidney (Richland County)
- Town of Westby (Sheridan County)
- Town of Wibaux (Wibaux County)

In these instances, WSP worked closely with the CPT's representing those jurisdictions to ensure there were additional one-on-one meetings and plan review sessions scheduled to gather input and ensure their annexes and addendums accurately reflected those jurisdictions hazard risks (see Appendix A).

Neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development as well as businesses, academia, and other private and non-profit interests were also invited to participate and provide input. In eastern Montana, neighboring communities included Philips, Petroleum, Fergus, Judith Basin, Meagher, Sweetgrass, and Park counties. Both MT DES and Golden Valley, Musselshell, Garfield, and Valley counties (that border these counties) invited the jurisdictions to participate in the online public survey and to review the public review draft plan. MT DES also extended the public review period to ensure these neighboring communities had additional time to review and provide input on the plan. Additional invitations were extended as appropriate to other federal, state, tribal, and local stakeholders, as well as to members of the public, throughout the planning process but specifically through invites to the planning meeting series, announcements distributed during the circulation of the public survey, and social media posts and announcements advertised to all stakeholder groups during public review (e.g., email invitations, save the date flyers, etc.). A full list of local government departments and stakeholders that participated can be found in Appendix A. More details with documentation of participation included are in Appendix B.

During the advertisement of the planning meetings and the circulation of the online public survey, MT DES, the HMPC, and the CPTs and TPTs targeted outreach to inform and involve underserved and socially vulnerable populations throughout the counties in eastern Montana through email invitations, follow-up phone calls, and public survey reminders. Stakeholder groups that represent underserved and socially vulnerable populations were actively engaged in the urban areas of Eastern Montana, such as Billings and Miles City. This allowed for a more comprehensive understanding of the diverse needs and perspectives of vulnerable populations, such as the elderly, veterans, homeless population, and low-income families, facilitating the development of more equitable and effective interventions and policies. For example, planning efforts were made to schedule additional in-person mitigation strategy planning meetings in Eastern Montana to enhance participation and engagement among the more rural counties in the region compared to the central and western regions. These small, rural, and isolated communities typically lack the opportunity to attend in-person workshops; therefore three additional meetings were scheduled in Sidney, Wolf Point, and Miles City to maximize input from stakeholders that represent vulnerable populations and from local community leaders (e.g., Council members, County Commissioners). Two of the five mitigation strategy planning meetings were also held at a senior center (i.e., Roosevelt Aging Services/Senior Center) and community health center (i.e., Billings Riverview Health) to attract participation from underrepresented and socially vulnerable communities that best represent the health care and elderly community, group care homes, and health care leaders in eastern Montana. However, given there are over 45 jurisdictions across Eastern Montana that consist of mostly small, rural, and isolated communities, additional effort during the plan implementation process will focus on continued targeted outreach and engagement with the stakeholder groups that represent the underserved and socially vulnerable populations in these rural counties.

The community-based organizations and medical clinics that represent vulnerable populations in eastern Montana who were invited to participate in the planning meetings are listed below (those noted with an asterisk also participated in the meetings):

- Faith Lutheran Home*
- Milk River Group Homes*

- Milk River Inc.*
- Prairie Ridge Village*
- Salvation Army
- American Red Cross*
- Prairie Community Hospital
- Powder River Clinic
- Glasgow Clinic
- Nemont Manor
- Riverstone Health*
- St. Vincent's Hospital
- Billings Clinic*
- Big Sky Economic Development

Additional stakeholder groups that represent vulnerable populations for each of the respective counties are referenced in the annexes and addendums.

Media platforms that use an innovative approach and commit to inclusivity are able to leverage their platforms to reach vulnerable populations. Being able to ensure that their communication resonates with a wide range of audiences is important in the planning process. The community-based media platforms who were invited to participate in the planning meetings are listed below:

- KATL Radio
- KVCK Radio

Through targeted outreach efforts, stakeholders can be informed throughout the plan development process. Outreach can facilitate partnerships and collaboration among various stakeholders, fostering a sense of shared responsibility and collective action towards mitigation goals. This can result in greater resource mobilization, improved coordination of efforts, and a better approach to risk reduction. Additional media platforms that were contacted in each of the respective counties are referenced in the annexes and addendums.

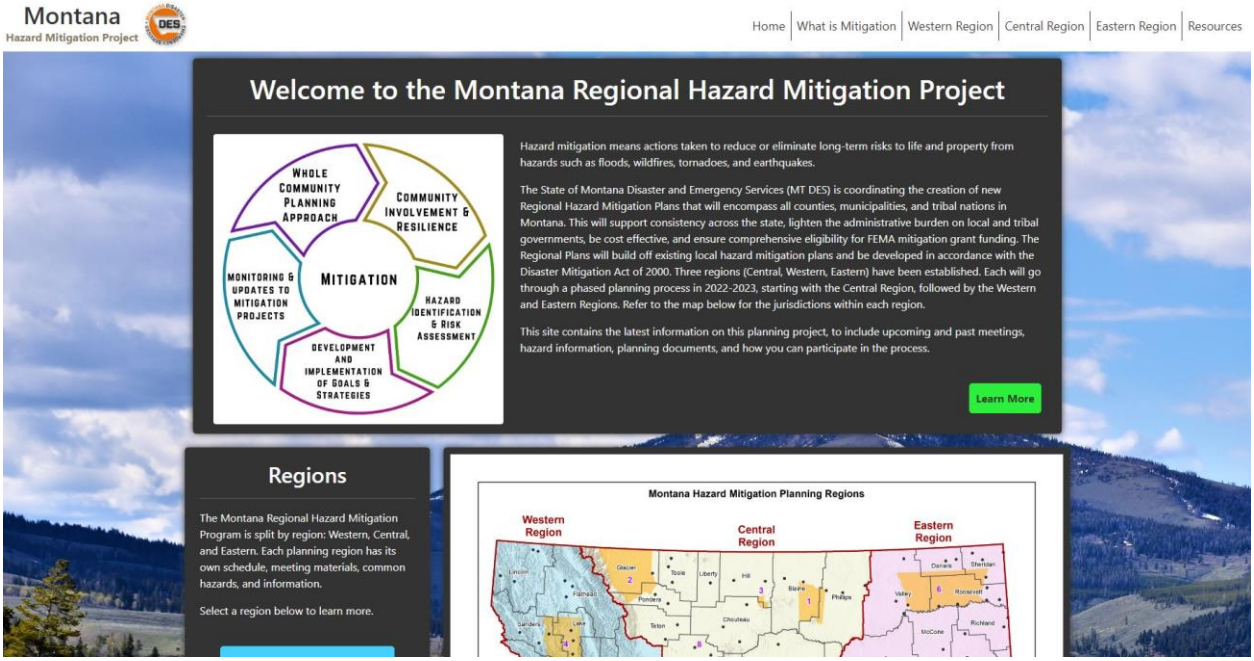
Throughout the plan development process, communication amongst the CPTs and TPTs occurred through a combination of face-to-face meetings, virtual meetings, conference calls, phone interviews, planning workshops, and email correspondence. During the kickoff meeting, WSP presented information on the scope and purpose of the plan update, the participation requirements of HMPC members, and the proposed project work plan and schedule. Each CPT and TPT were also required to complete a Plan Update Guide and submit relevant plans and program documentation related to their current HMP, particularly for plans that integrated the previous HMP. A plan for public involvement (Step 2) and coordination with other agencies and departments (Step 3) were discussed. During the kickoff meeting, the HMPC reviewed the hazard identification information for each jurisdiction and the Eastern Region and refined the list of identified hazards to mirror that of the Montana Multi-Hazard Mitigation Plan. In follow-up to the meeting, participants were provided a Geographic Information Systems (GIS) needs worksheet to facilitate the collection of information needed to support the plan update, and a summary of the conference call.

Following the initial coordination efforts, a series of planning workshops were held during the plan's development between March 2022 and August 2023. The meeting schedule and topics are listed below. In addition, monthly conference calls were held with the Emergency Management Coordinators, MT DES and WSP to discuss the process including upcoming milestones and information needs. The sign-in sheets, meeting summaries, and agendas for each of the meetings are documented in Appendix B. HMPC planning workshops were scheduled as follows.

- **Workshop #1:** Kickoff Meeting
  - August 9, 2022
- **Workshop #2:** Hazard Identification and Risk Assessment and Goals Update
  - December 14, 2022
  - The purpose of this workshop was to review the results of the risk assessment and review and update/develop goals.
- **Workshop #3:** Mitigation Strategy Update
  - Five in-person workshops were held in the Eastern Region:
    - April 3, 2023 – Billings, Montana
    - April 4, 2023 – Sidney, Montana
    - April 5, 2023 – Wolf Point, Montana
    - April 6, 2023 – Miles City, Montana
    - April 7, 2023 – Billings, Montana
  - This workshop focused on the update of the mitigation strategy and brainstorming new mitigation actions to include in the Regional HMP.

To further supplement the meetings, the WSP developed a project website to help explain the background details of the project, provide education and information on the processes of hazard mitigation planning, advertise public outreach efforts, and post-meeting materials and plan documents to be available for review. Each CPT and TPT were also asked to advertise the project website to inform and involve their stakeholders and their communities. Figure 3-2 shows a snapshot of the homepage of the project website, which is also available at mitigationplanmt.com.

Figure 3-2 Montana Hazard Mitigation Project Website



Data Source: WSP (mitigationplanmt.com)

In some cases, HMPC meetings were supplemented with additional meetings, emails, and telephone discussions to further engage the municipalities in the process. During the supplemental meetings, MT DES and the CPTs and TPTs worked on the Plan Update Guides and later in the process Plan Revision Needs Lists designed to capture additional and more detailed information on county capabilities, hazard risks, mitigation actions, and outreach efforts. As previously noted, the Fort Peck Tribes, Northern Cheyenne Tribe, and Wheatland County elected not to participate in the Regional Plan. Wheatland County recently updated their county HMP in 2021 and had limited staff resources. The Northern Cheyenne Tribe elected not to participate due to limited staff and resources, and the Fort Peck Tribes are currently updating their plan as part of a separate process.

Planning Step 2: Involve the Public

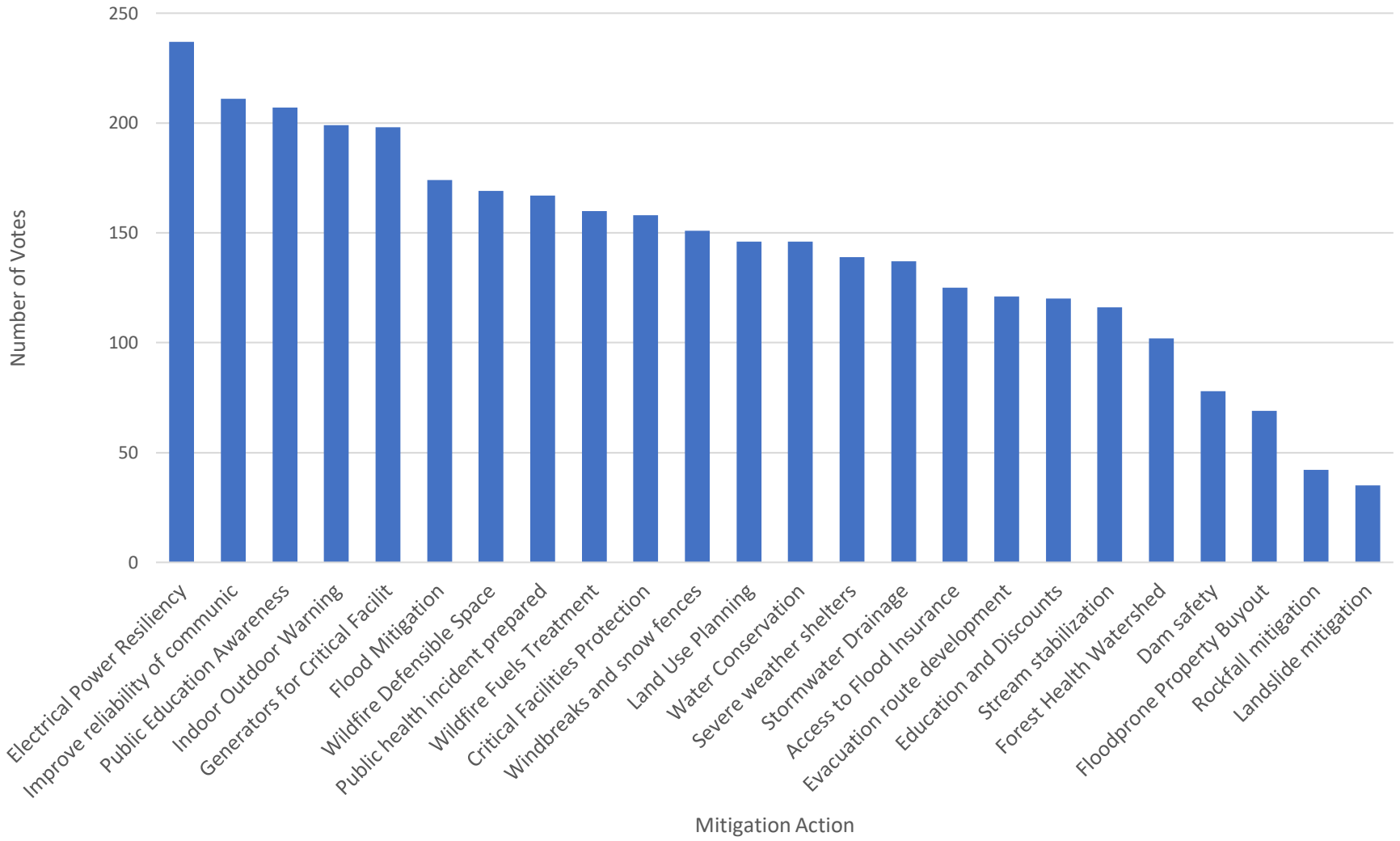
The 2022-2023 planning process was an open one, with the public informed and involved throughout the process. In some cases, the HMPC meetings included members of the public and/or local media. Public outreach included social media notices, a public survey, and a public comment form to allow the public the opportunity to share comments on the draft plan.

2022 Public Survey

Early in the planning process, a public survey was developed as a tool to gather public input. The survey was for the public to provide feedback to the CPTs and TPTs on topics related to hazard concerns and reducing hazard impacts. The survey provided an opportunity for public input during the planning process, prior to the finalization of the plan update. The survey gathered public feedback on what hazards concern them and solicited input on strategies to reduce their impacts. The survey was released as an online tool in September 2022 and closed in December 2022. The counties and tribes provided links to the public survey by distributing it using social media, email, and posting the link on websites. In total, 407 survey responses were received and shared with the CPTs and TPTs to inform the process.

The public survey included a question on ranking hazard significance. The results generally track with the significance levels noted in Chapter 4 of this Plan, with severe winter weather, severe summer weather, wildfire, and drought rated the most significant, and tornado and windstorms and flooding rated medium significance. The following graph is a display of the results from Question 17, which asked what types of mitigation actions should have the highest priority in the Eastern Region HMP. The results indicate that electrical power resiliency, improve reliability of communication systems, and public education awareness were popular mitigation topics with the public Figure 3-3). The full results of the survey are included in Appendix C.

Figure 3-3 Eastern Montana Public Survey Results



Prior to finalizing, a draft of the regional plan was made available to the public for review and comment from February 21, 2024, to March 29, 2024 (over 1-month comment period). The plan was placed on the MT DES web page, on the MTDES website (mitigationplanmt.com), as well as via an online engagement space, as shown in Figure 3-4. The counties used social media and email blasts to announce the public comment period. An online feedback form was provided to collect specific comments. One comment from the City of Sidney was received through the form, and no additional email or public comments were provided. The one comment received on the plan noted a minor error in reference to the City of Sidney that was corrected; no other meaningful changes were made to the HMP or its Annexes.

Figure 3-4 Regional Hazard Mitigation Plan Virtual Public Engagement Space

Planning Step 3: Coordinate with Other Departments and Agencies

Early in the planning process, the HMPC determined that data collection, mitigation strategy development, and Plan approval would be greatly enhanced by inviting state and federal agencies and other organizations to participate in the process. Neighboring communities, tribal and regional agencies involved in hazard mitigation activities, agencies that have the authority to regulate development, as well as other businesses, academia, and private and NGO organizations, were also invited to provide feedback. Based on their involvement in hazard mitigation activities or their role in land stewardship in the Eastern Region, representatives from several state and federal agencies and local businesses were included in the HMPC in 2022 and are noted in Appendix A. Many of these stakeholders participated in planning meetings or were provided an opportunity to review the draft plan before it was finalized. If they did not have an opportunity to review the plan during early stakeholder engagement efforts, they were provided the plan during the public review period. Some of the State and Federal agencies, which were invited to participate in the process, provided data and information for the Plan update, or provided feedback on the Plan include:

- Montana Department of Natural Resources & Conservation (DNRC)
- Montana Department of Transportation
- Montana Bureau of Mines & Geology
- Montana Fish, Wildlife, & Parks
- FEMA Region VIII
- EPA
- US Forest Service
- US Air Force
- Bureau of Indian Affairs

- Bureau of Land Management
- Bureau of Reclamation
- NOAA/NWS
- US Army Corps of Engineers

Coordination with certain agencies occurred on a regular basis during the planning process, including a bi-weekly (and weekly in the initial months of the project) coordination call with WSP, MT DES and other stakeholders. Other federal stakeholders that participated in these meetings included FEMA Region VIII, the Environmental Protection Agency (EPA), and the US Army Corps of Engineers (USACE). Other stakeholders included private NGOs (i.e., Headwaters Economics), and a consulting firm involved in the update of the Montana State Multi-Hazard Mitigation Plan. USACE representatives also participated in regional mitigation strategy workshops, including providing information on funding programs and suggestions for partnerships on mitigation actions.

Other Community Planning Efforts and Hazard Mitigation Activities

Coordination with other community planning efforts is an important aspect of mitigation planning. Hazard mitigation planning involves identifying existing policies, tools, and actions that will reduce a community's risk and vulnerability to natural hazards. Each county, the tribes, and most municipalities in the Region use a variety of comprehensive planning mechanisms, such as master plans and ordinances, to guide growth and development. Integrating existing planning efforts and mitigation policies and action strategies into this plan establishes a credible and comprehensive plan that ties into and supports other community programs. The development of this plan incorporated information from the following existing plans, studies, reports, and initiatives as well as other relevant data from neighboring communities and other jurisdictions. Examples of this include.

- County comprehensive plans
- Community Wildfire Protection Plans (CWPPs)
- Montana State Multi-Hazard Mitigation Plan (2018)
- Existing Local and Tribal HMPs
- Montana Forest Action Plan (2020)
- Montana Climate Solutions Plan (2020)

Other documents were reviewed and cited, as appropriate, during the collection of data to support Planning Steps 4 and 5, which include the hazard identification, vulnerability assessment, and capability assessment, are noted in Appendix E References.

3.3.2 Phase 2: Assess Risks

Planning Steps 4 and 5: Identify the Hazards and Assess the Risks

WSP led the HMPC and CPT/TPTs to identify and document all the hazards that have, or could, impact the planning area. The existing county and tribal HMPs, and the Montana State Multi-Hazard Mitigation Plan provided a knowledge basis for many of the hazard profiles. Where data permitted, GIS was used to display, analyze, and quantify hazards and vulnerabilities. Quantitative spatial analyses for dam inundation, flood, earthquake, and wildfire hazards were performed by WSP that included an analysis of flood risk based on the Digital Flood Insurance Rate Maps (DFIRMs), where available. A more detailed description of the risk assessment process and the results are included in Chapter 4 Hazard Analysis and Risk Assessment.

Also included in the Eastern Regional HMP is a capability assessment to review and document the planning area's current capabilities to mitigate risk and vulnerability from hazards. By collecting information about existing government programs, policies, regulations, ordinances, and emergency plans, the HMPC can assess those activities and measures already in place that contribute to mitigating some of the risks and

vulnerabilities identified. The results of the updated capability assessment are captured in each annex and addendum.

During this phase, the tribes and participating jurisdictions reviewed hazard significance levels, as described in Chapter 4, to determine if any changes in priorities were needed. Additional feedback on priority levels was solicited during Workshop #2, using an online polling tool and in-person during Workshop #3.

3.3.3 Phase 3: Develop the Mitigation Plan

Planning Steps 6 and 7: Set Goals and Review Possible Activities

WSP facilitated a week of discussion sessions (Workshop #3) with the HMPC that described the purpose and the process of developing planning goals, a comprehensive range of mitigation alternatives, and a method of selecting and defending recommended mitigation actions using a series of selection criteria. This process was used to update and enhance the mitigation action plan for each jurisdiction and tribe, which is the essence of the planning process and one of the most important outcomes of this effort. This process consisted of five mitigation strategy workshops scheduled across the Eastern Montana region, including several meetings scheduled and advertised in rural communities (e.g., Sidney, Wolf Point) and at senior centers and community health facilities. The action plans are detailed in each county and tribe annex and addendum; the process used to identify and prioritize mitigation actions is described in greater detail in Chapter 5 Mitigation Strategy.

During this phase the tribes and participating jurisdictions reviewed mitigation action priority levels, as described in Chapter 5, to determine if any changes in priorities were needed using a mitigation action status tool. The tribes and participating jurisdictions also developed and prioritized new mitigation actions. Figure 3-5 shows the CPTs and TPTs developing new mitigation actions during the Workshop #3 series in Eastern Montana.

Figure 3-5 Eastern Montana HMP Workshops – Mitigation Strategy Update

Data Source: WSP 2023

Planning Step 8: Draft an Action Plan

Based on input from the HMPC regarding the draft risk assessment and the goals and activities identified in Planning Steps 6 and 7, WSP produced a complete first draft of the Eastern Regional Plan. This complete draft was shared for HMPC and CPT/LPT review and comment by email from the consultant and posted on the project website and cloud-based share drive. During this time, MT DES and WSP identified areas where additional one-on-one meetings and additional data was needed in the plan, and then collected that data and input and incorporated the final revisions. Comments were integrated into the second draft, which was advertised and distributed to collect public input and comments. Other agencies and neighboring county Emergency Management Coordinators were also invited to comment on this draft. WSP integrated comments and issues from the public, as appropriate, along with additional internal review comments and produced a final draft for MT DES and FEMA Region VIII to review and approve, contingent upon final adoption by the governing boards of each participating jurisdiction.

3.3.4 Phase 4: Implement the Plan and Monitor Progress

Planning Step 9: Adopt the Plan

To secure buy-in and officially implement the plan, the plan was adopted by the governing boards of each participating jurisdiction. As the adoption process follows the FEMA plan review and approval, copies of the adoption resolution will be included electronically in Appendix D.

Planning Step 10: Implement, Evaluate, and Revise the Plan

The true worth of any mitigation plan is in the effectiveness of its implementation. Each recommended action includes key descriptors, such as a lead manager and possible funding sources, to help initiate implementation. Progress on the implementation of specific actions identified in the plan is captured in a discussion and the mitigation action plan summary table in Chapter 5 Mitigation Strategy. An overall implementation strategy is described in Chapter 6 Plan Adoption, Implementation and Maintenance.

Finally, there are numerous organizations within the Eastern Region whose goals and interests interface with hazard mitigation. Coordination with these other planning efforts, as addressed in Planning Step 3, is important to the ongoing success of this plan, and mitigation in Eastern Montana and is addressed further in Chapter 6. A plan update and maintenance schedule and a strategy for continued public involvement are also included in Chapter 6, and specifics are also in the annexes for the participating counties and tribes.

3.4 Tribal Mitigation Planning Process

The Eastern Montana Regional HMP meets the requirements for Tribal Mitigation Plans described in Title 44 of the Code of Federal Regulations, Section 201.7 (44 CFR § 201.7). Under the Sandy Recovery Improvement Act of 2013, federally recognized tribal governments could obtain their major disaster declaration for the first time, enabling them to apply to FEMA for disaster assistance independent of the state obtaining a declaration. The Tribal Mitigation Planning Handbook outlines a 7-step planning process for the development of mitigation plans, which meet the needs of tribal governments. These 7 steps are summarized in Table 3-3.

Table 3-3 Tribal Mitigation Planning 7-Step Process

Planning Step	Title	Description
1	Describe your community	Describe the planning area, Tribal assets, and any unique characteristics of your Tribe.
2	Identify your hazards	Figure out what natural hazards could occur in your planning area.
3	Explain impacts that hazards can have on the community	Describe what the natural hazards could do to your people, property, and land and determine the Tribe's biggest hazard concerns.
4	Review your current capability to mitigate the impacts	Inventory your Tribe's plans, policies, and programs that could be used to protect your community.
5	Develop the strategy	Keeping in mind your risks and your capabilities, identify your Tribe's mitigation goals and actions.
6	Develop an action plan	Prioritize your actions and develop the details to assist with implementation.
7	Keep track of progress	Observe and record progress in implementing your mitigation program using a defined method and schedule.

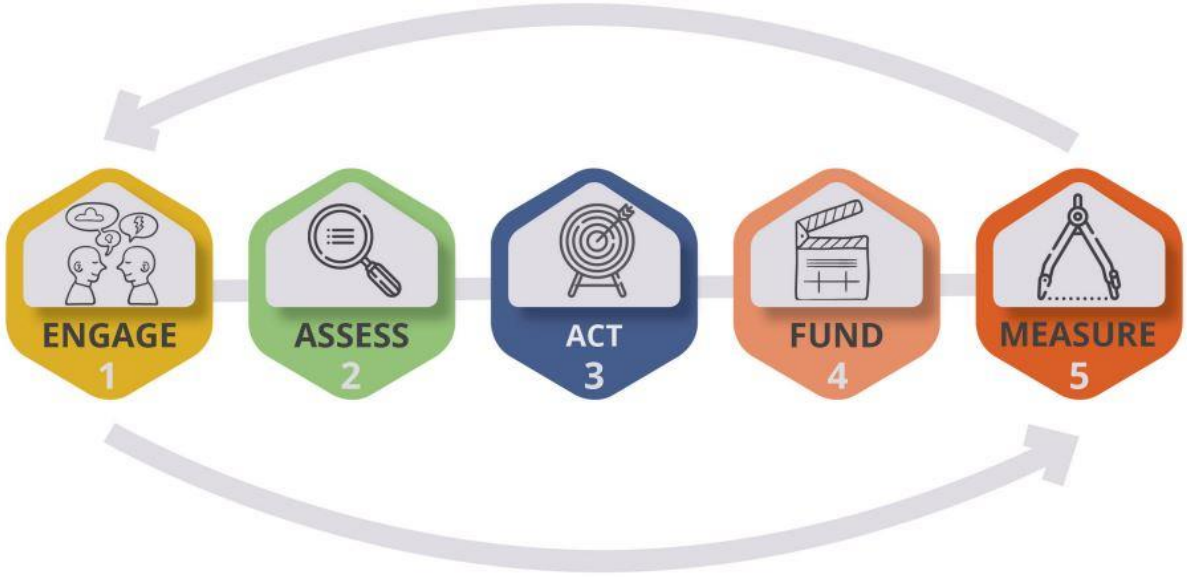
3.5 EPA Regional Resilience Toolkit

The EPA, in partnership with FEMA, has developed the Regional Resilience Toolkit to focus on the development of resilient communities on the regional scale at which disasters happen. As stated in the toolkit, with more and more communities facing the effects of disasters, decision-makers and community members need tools and guidance to help them take action that can protect them from natural disasters while also creating great places to live, work, and play. This Regional Resilience Toolkit provides:

- A coordinated process for meeting many different state and federal planning requirements.
- Communication and outreach guidance and resources for engaging a broad coalition of stakeholders across a region.
- Guidance for project teams who are conducting vulnerability assessments, writing required plans, and implementing projects.
- Clear information and tools that can be used with an advisory group and bring in decision-makers and community leaders to guide the overall action plan and ensure its successful implementation.
- Detailed appendices with worksheets to help inform and guide work, as well as additional information and resources for each step.

The toolkit includes five steps designed so that users can follow at any point of the process depending on their progress with community resilience planning. These five steps are shown in Figure 3-6 below:

Figure 3-6 EPA Regional Resilience Toolkit Planning Steps



Source: EPA Regional Resilience Toolkit, https://www.epa.gov/smartgrowth/regional-resilience-toolkit

The toolkit also relies in part on engaging state and federal partners who have funding, policies, and programs intended to support local efforts to create sustainable and resilient communities, helping to supplement the mitigation strategy of this regional HMP. Like the FEMA mitigation planning process, the steps of the resilience toolkit are intended to ideally work in a continuous loop improving planning and community resilience over time. This is a valuable tool for the development of the Eastern Montana Regional HMP, due to the large scale of the planning area and the history of hazards that have had regional impacts.

4 Hazard Identification and Risk Assessment

44 CFR Requirement 201.6(c)(2):
[The plan shall include] a risk assessment that provides the factual basis for activities proposed in the strategy to reduce the losses from identified hazards. Local risk assessments must provide sufficient information to enable the jurisdiction to identify and prioritize appropriate mitigation actions to reduce losses from identified hazards.

As defined by the Federal Emergency Management Agency (FEMA), risk is a combination of hazard, vulnerability, and exposure. "It is the impact that a hazard would have on people, services, facilities, and structures in a community and refers to the likelihood of a hazard event resulting in an adverse condition that causes injury or damage."

The risk assessment process identifies and profiles relevant hazards and assesses the exposure of lives, property, and infrastructure to these hazards. The process allows for a better understanding of a jurisdiction's potential risk to hazards and provides a framework for developing and prioritizing mitigation actions to reduce risk from future hazard events.

This risk assessment builds upon the methodology described in the 2013 FEMA Local Mitigation Planning Handbook, which recommends a four-step process for conducting a risk assessment:

1. Describe Hazards
2. Identify Community Assets
3. Analyze Risks
4. Summarize Vulnerability

Data collected through this process has been incorporated into the following sections of this chapter:

Section 4.1 Hazard Identification identifies the hazards that threaten the planning area and describes why some hazards have been omitted from further consideration.

Section 4.2 Hazard Profiles discusses the threat to the planning area and describes previous occurrences of hazard events, the likelihood of future occurrences, and the Region's vulnerability to particular hazard events.

Additional County Annexes include a summary of community assets including population, building stock, critical facilities, and historic, cultural, and natural resources. Additional details on vulnerability to specific hazards where they vary from those of the Region are noted in the annexes.

4.1 Hazard Identification

Requirement 201.6(c)(2)(i):
The risk assessment shall include a] description of the type of all natural hazards that can affect the jurisdiction.

4.1.1 Results and Methodology

Using existing hazards data, plans from participating jurisdictions, and input gained through planning and public meetings, the County and Tribal Planning Teams (CPT/TPTs) agreed upon a list of hazards that could affect the Region.

Hazards data from FEMA, Montana Disaster and Emergency Services (DES), the 2018 State of Montana Multi-Hazard Mitigation Plan, approved county and tribal plans from the participating Eastern Region counties, and many other sources were examined to assess the significance of these hazards to the planning area. The hazards evaluated in this plan include those that have occurred historically or have the potential to cause significant human and/or monetary losses in the future.

The final list of hazards identified and investigated for the 2022/2023 Eastern Region Multi-Hazard Mitigation Plan includes:

- Communicable Disease
- Cyber Attack
- Dam Failure
- Drought
- Earthquake
- Flooding
- Hazardous Materials Incidents
- Landslide
- Severe Summer Weather
- Severe Winter Weather
- Human Conflict
- Tornadoes & Windstorms
- Transportation Accidents
- Volcanic Ash
- Wildfire

Members of each CPT and TPT used a hazards worksheet to rate the significance of hazards that could potentially affect the region. Significance was measured in general terms, focusing on key criteria such as the likelihood for future occurrences of the event, frequency of past occurrences, geographical area affected, and damage and casualty potential. Table 4-1 represents the worksheet used to identify and rate the hazards and is a composite that includes input from all the participating jurisdictions. Note that the significance of the hazard may vary from jurisdiction to jurisdiction. The County Annexes include further details on hazard significance by county and municipality.

Table 4-1 Eastern Region Hazard Significance Summary Table

Hazard	Geographic Area	Magnitude/ Severity	Probability	Significance
Communicable Disease	Extensive	Critical	Occasional	Medium
Cyber-Attack	Significant	Critical	Occasional	Medium
Dam Failure	Significant	Limited	Unlikely	Low
Drought	Extensive	Critical	Highly Likely	High
Earthquake	Significant	Limited	Likely	Low
Flooding	Limited	Critical	Likely	High
Hazardous Material Incidents	Limited	Negligible	Highly Likely	Low
Landslide	Limited	Negligible	Occasional	Low
Severe Summer Weather: hail, excessive heat, heat, heavy rain, lightning	Extensive	Critical	Highly Likely	High
Severe Winter Weather: blizzard, cold/wind chill, extreme cold/wind chill, heavy snow, ice storm, winter storm, winter weather	Extensive	Critical	Highly Likely	Medium
Human Conflict (Terrorism, Civil Unrest, etc.)	Significant	Critical	Occasional	Medium
Tornadoes & Windstorms	Extensive	Critical	Highly Likely	High
Transportation Accidents	Significant	Limited	Highly Likely	Medium
Volcanic Ash	Extensive	Limited	Unlikely	Low
Wildfire	Extensive	Critical	Highly Likely	High

Geographic Area Negligible: Less than 10 percent of planning area or isolated single-point occurrences Limited: 10 to 25 percent of the planning area or limited single-point occurrences Significant: 25 to 75 percent of planning area or frequent single-point occurrences Extensive: 75 to 100 percent of planning area or consistent single-point occurrences **Potential Magnitude/Severity** Negligible: Less than 10 percent of property is severely damaged, facilities and services are unavailable for less than 24 hours, injuries and illnesses are treatable with first aid or within the response capability of the jurisdiction. Limited: 10 to 25 percent of property is severely damaged, facilities and services are unavailable between 1 and 7 days, injuries and illnesses require sophisticated medical support that does not strain the response capability of the jurisdiction, or results in very few permanent disabilities. Critical: 25 to 50 percent of property is severely damaged, facilities and services are unavailable or severely hindered for 1 to 2 weeks, injuries and illnesses overwhelm medical support for a brief period of time or result in many permanent disabilities and a few deaths. overwhelmed for an extended period of time or many deaths occur. Catastrophic: More than 50 percent of property is severely damaged, facilities and services are unavailable or hindered for more than 2 weeks, the medical response system is overwhelmed for an extended period of time or many deaths occur.	**Probability of Future Occurrences** Unlikely: Less than 1 percent probability of occurrence in the next year or has a recurrence interval of greater than every 100 years. Occasional: Between a 1 and 10 percent probability of occurrence in the next year or has a recurrence interval of 11 to 100 years. Likely: Between 10 and 90 percent probability of occurrence in the next year, or has a recurrence interval of 1 to 10 years Highly Likely: Between 90 and 100 percent probability of occurrence in the next year or has a recurrence interval of less than 1 year. **Overall Significance** Low: Two or more of the criteria fall in the lower classifications or the event has a minimal impact on the planning area. This rating is also sometimes used for hazards with a minimal or unknown record of occurrences/impacts or for hazards with minimal mitigation potential. Medium: The criteria fall mostly in the middle ranges of classifications and the event's impacts on the planning area are noticeable but not devastating. This rating is also sometimes utilized for hazards with a high impact rating but an extremely low occurrence rating. High: The criteria consistently fall along the high ranges of the classification and the event exerts significant and frequent impacts on the planning area. This rating is also sometimes utilized for hazards with a high psychological impact or for hazards that the jurisdiction identifies as particularly relevant.

4.1.2 Other Hazards Considered but not Profiled

As part of the hazard identification process, the Regional Steering Committee and CPT/TPTs also noted other hazards that could impact the region but are not further profiled as impacts tend to be more isolated or do not result in local, state, or federal disaster declarations. These include wildlife hazards associated with human/wildlife interaction and collisions, and avalanches. Avalanche terrain exists on the far southwestern portion of the Eastern region but typically impacts isolated and undeveloped areas.

4.1.3 Disaster Declaration History

As part of the hazard identification process, the Regional Steering Committee and CPT/TPTs researched past events that triggered federal and/or state emergency or disaster declarations in the planning area. Federal and/or state disaster declarations may be granted when the severity and magnitude of an event surpasses the ability of the local government to respond and recover. Disaster assistance is supplemental and sequential. When the local government's capacity has been surpassed, a state disaster declaration may be issued, allowing for the provision of state assistance. Should the disaster be so severe that both the local and state governments' capacities are exceeded, a federal emergency or disaster declaration may be issued allowing for the provision of federal assistance.

The federal government may issue a disaster declaration through FEMA, the U.S. Department of Agriculture (USDA), and/or the Small Business Administration (SBA). FEMA also issues emergency declarations, which are more limited in scope and without the long-term federal recovery programs of major disaster declarations. The quantity and types of damage are the determining factors.

A USDA declaration will result in the implementation of the Emergency Loan Program through the Farm Services Agency. This program enables eligible farmers and ranchers in the affected county as well as contiguous counties to apply for low interest loans. A USDA declaration will automatically follow a major disaster declaration for counties designated major disaster areas and those that are contiguous to declared counties, including those that are across state lines. As part of an agreement with the USDA, the SBA offers low interest loans for eligible businesses that suffer economic losses in declared and contiguous counties that have been declared by the USDA. These loans are referred to as Economic Injury Disaster Loans.

Table 4-2 provides information on federal emergencies and disasters declared in the Eastern Region counties between 1953 and 2022. Table 4-3 provides information on state emergencies and disasters declared in the Central Region and documented in the 2023 SHMP update.

Table 4-2 Federal Disaster Declarations in the Eastern Region, 1953-2022

Year	Declaration Title	Disaster Number	Area Impacted
1975	Rains, Snowmelt, Storms & Flooding	DR-472-MT	Wheatland
1977	Drought	EM-3050-MT	Golden Valley, Musselshell
1978	Flooding, Severe Storms	DR-558-MT	Big Horn, Carbon, Powder River, Rosebud, Stillwater, Treasure, Yellowstone
1986	Heavy Rains, Landslides & Flooding	DR-761-MT	Daniels, Dawson, Valley
1986	Severe Storms & Flooding	DR-777-MT	McCone, Rosebud, Valley
1997	Severe Storms, Ice Jams, Snow Melt, Flooding	DR-1183-MT	All counties in Eastern Region
1999	Fishel Creek Fire Complex	FSA-2266-MT	Musselshell
2000	Willie Fire	FSA-2326-MT	Carbon
2000	Wildfires	DR-1340-MT	Most counties in Eastern Region except Daniels, Dawson, McCone, Prairie, Richland, Sheridan, Valley, and Wibaux
2000	Winter Storm	DR-1350-MT	Carter, Fallon, McCone, Richland, Roosevelt, Sheridan, Wibaux
2001	Severe Storms	DR-1377-MT	Big Horn
2003	Missouri Breaks Fire Complex	FM-2483-MT	Garfield
2005	Hurricane Katrina Evacuation	EM-3253-MT	Statewide
2006	Saunders Fire	FM-2652-MT	Stillwater
2006	Derby Fire	FM-2671-MT	Stillwater
2006	Emerald Hills Fire	FM-2669-MT	Yellowstone
2007	Ford Road Fire	FM-2723-MT	Yellowstone
2008	Severe Winter Storm	DR-1767-MT	Carter, Custer, Fallon, Powder River
2009	Eagle Mount Fire	FM-2837-MT	Stillwater
2011	Severe Storms and Flooding	DR-1996-MT	All counties in Eastern Region
2011	Canyon Creek Fire	FM-2950-MT	Yellowstone
2012	Dahl Fire	FM-2988-MT	Musselshell
2012	Ask Creek Fire	FM-2989-MT	Powder River, Rosebud
2012	Montana Wildfires	DR-4074-MT	Rosebud, Powder River
2013	Flooding	DR-4127-MT	Musselshell, Rosebud, Custer, Dawson, McCone, Valley, Garfield
2014	Ice Jams and Flooding	DR-4172-MT	Stillwater, Wheatland, Golden Valley, Musselshell, Rosebud, Prairie, Dawson, Richland
2014	Severe Storms, Straight-Line Winds, and Flooding	DR-4198-MT	Carter, Musselshell, Valley

Year	Declaration Title	Disaster Number	Area Impacted
2016	Tornado	DR-4275-MT	Fallen
2017	Lodgepole Fire Complex	FM-5194-MT	Garfield
2018	Flooding	DR-4388-MT	Valley
2018	Flooding	DR-4405-MT	Carbon, Custer, Golden Valley, Musselshell, Treasure
2019	Flooding	DR-4437-MT	Daniels, Valley, McCone, Power River, Treasure, Stillwater
2020	Covid-19	EM-3476-MT	Statewide
2020	Covid-19 Pandemic	DR-4508-MT	Statewide
2020	Snider/Rice Fire Complex	FM-5345-MT	Custer, Powder River, Rosebud
2020	Huff Fire	FM-5343-MT	Garfield
2020	Bobcat Fire	FM-5344-MT	Musselshell, Yellowstone
2020	Falling Star Fire	FM-5324-MT	Stillwater, Yellowstone
2021	Poverty Flats Fire	FM-5403-MT	Big Horn
2021	Straight-Line Winds	4608-DR-MT	Garfield, McCone, Roosevelt, Richland, Dawson
2021	Robertson Draw Fire	FM-5392-MT	Carbon
2021	Richard Spring Fire	FM-5406-MT	Rosebud
2021	Richard Spring Fire	4623-DR-MT	Rosebud, Big Horn
2021	Buffalo Wildfire	FM-5399-MT	Yellowstone
2022	Severe Storms and Flooding	DR-4655-MT	Carbon, Stillwater, Yellowstone

Source: FEMA

Table 4-3 State-declared emergencies and disasters presented in the 2023 SHMP

Year	Hazard	State Declaration		County (Town)
1978	Flood	E0-13-78	PA-ST-78-12	Petroleum County
1978	Flood	E0-13-78	PA-ST-78-11	Petroleum County (Winnett)
1979	Flood	PA-ST-79-10		Fergus County (Denton)
1979	Flood	PA-ST-79-11		Petroleum County
1991	Flood	EO-15-91	MT-2-91	Blaine County
1991	Flood	EO-33-91	MT-4-91	Blaine County
1991	Flood	EO-12-91	MT-1-91	Teton County
1992	Drought	EO 13-92		Statewide
1993	Drought	EO 14-92		Statewide
1994	Flood	EO-04-94	MT-1-94	Petroleum County
1998	Flood	EO-10-98	MT-2-98	Hill County
2005	Flood	EO-11-2005	MT-2-05	Chouteau County
2010	Flood	EO-21-2010	MT-4-10	Petroleum County
2018	Cold & Blizzard Conditions	EO 5-2018		Blackfeet Nation, Fort Belknap Reservation, Northern Cheyenne Reservation, Glacier County, Golden Valley County
2018	Flood	EO-20-2018		Cascade County, Lewis and Clark County, Lewis and Clark County (Great Falls)
2018	Flood	EO-11-2018		Fort Belknap Indian Reservation, Town of Chester, Counties: Pondera, Hill, Blaine, Valley, Toole, Liberty, Petroleum

Year	Hazard	State Declaration		County (Town)
2018	Flood	EO-11-2018		Liberty County (Chester)
2019	Severe Winter Weather	EO 15-2019		Statewide
2019	Flood	EO-13-2019		Teton County
2020	Wildfire	EO-8-2020		Statewide
2021	Wildfire	EO-12-2021		Statewide
2021	Drought	EO 11-2021		Statewide
2022	Harsh Winter Conditions	EO 1-2022		Statewide

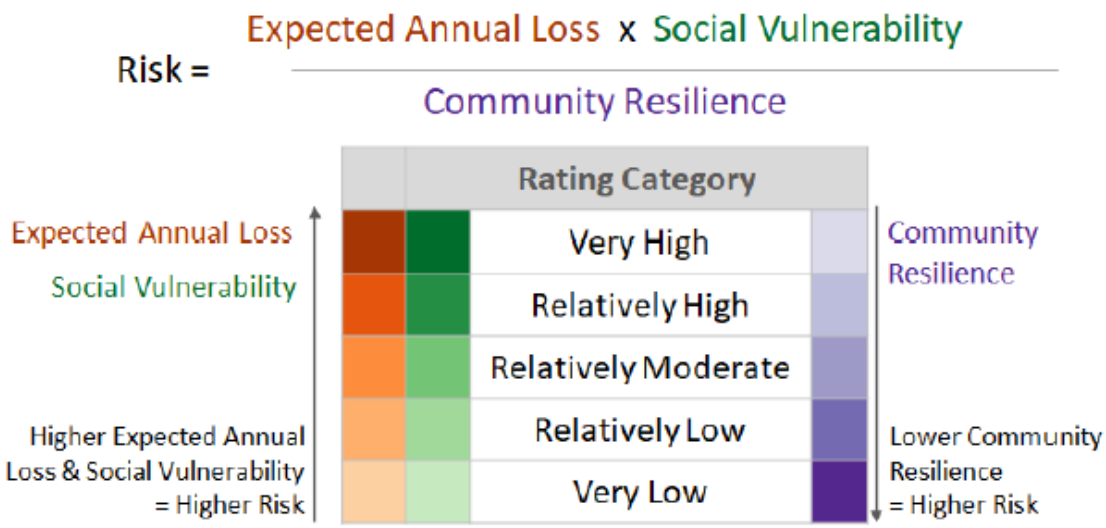
Source: State of Montana

4.1.4 National Risk Index Overview

During the 2022/2023 planning process a relatively new online risk assessment tool became available from FEMA. The National Risk Index (NRI) is a dataset and online tool that helps illustrate the United States communities most at risk for 18 natural hazards. It was designed and built by FEMA in close collaboration with various stakeholders and partners in academia; local, state, and federal government; and private industry. The NRI leverages available source data for natural hazard and community risk factors to develop a baseline relative risk measurement for each United States county and census tract. The NRI's interactive mapping and data-based interface enables users to visually explore individual datasets to better understand what is driving a community's natural hazard risk. Users may also create reports to capture risk details on a community or conduct community-based risk comparisons, as well as export data for analysis using other software. Intended users of the NRI include planners and emergency managers at the local, regional, state, and federal levels, as well as other decision makers and interested members of the general public.

The NRI provides relative Risk Index scores and ratings based on data for Expected Annual Loss (EAL) due to natural hazards, social vulnerability, and community resilience. Separate scores and ratings are also provided for each component: Expected Annual Loss, Social Vulnerability, and Community Resilience. Figure 4-1 illustrates the NRI risk equation and components that define risk based on the expected annual loss times the social vulnerability divided by a community's resilience to that potential hazard.

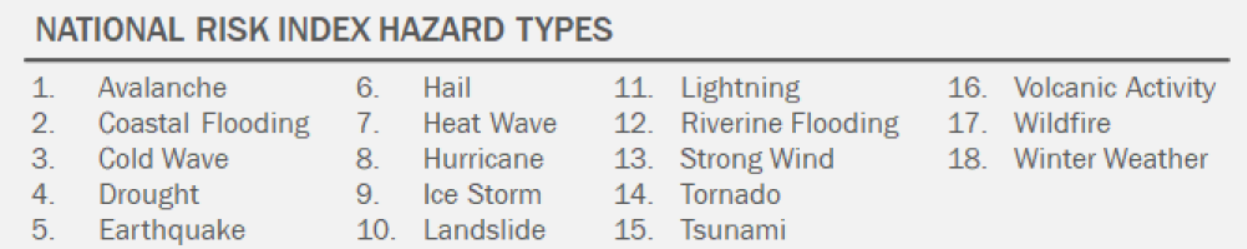
Figure 4-1 Generalized National Risk Index Risk Equation and Components



Source: FEMA NRI Technical Documentation 2021

For the Risk Index and EAL, scores and ratings can be viewed as a composite score for all hazards or individually for each of the 18 hazard types. These 18 hazard types are listed in Figure 4-2.

Figure 4-2 National Risk Index Hazard Types



The NRI was evaluated by the Regional Steering Committee and Montana DES's planning consultant to determine its applicability to the Eastern Region HIRA. An added benefit of leveraging NRI data for the regional plan included standardized methods for assessing risk on a county-by-county scale for most of the natural hazards in the HIRA. This included composite risk indicators for hazards previously lacking necessary data, consisting of subsets of summer and winter storms including cold wave, lightning, wind, and ice storms. The other benefit is that moving forward, FEMA will be periodically updating and improving the NRI, which should provide a valuable and standardized resource for future HIRA updates.

The HIRA sections for Drought, Landslide, Flood, Severe Summer Weather, Severe Winter Weather, and Tornadoes & Windstorms contain the following aggregate risk products, mapped by WSP using NRI data:

- Annualized Frequency
- Composite Risk Index Rating
- Expected Annual Loss

Sources of hazards and exposure data includes SHELDUS, National Oceanic and Atmospheric Administration (NOAA), U.S. Geological Survey (USGS), National Weather Service (NWS), and the USDA. Consequences of hazard occurrences are categorized into three different types: buildings, population, and agriculture.

Additional details can be referenced in the FEMA NRI Technical documentation 2021, available at https://hazards.fema.gov/nri/.

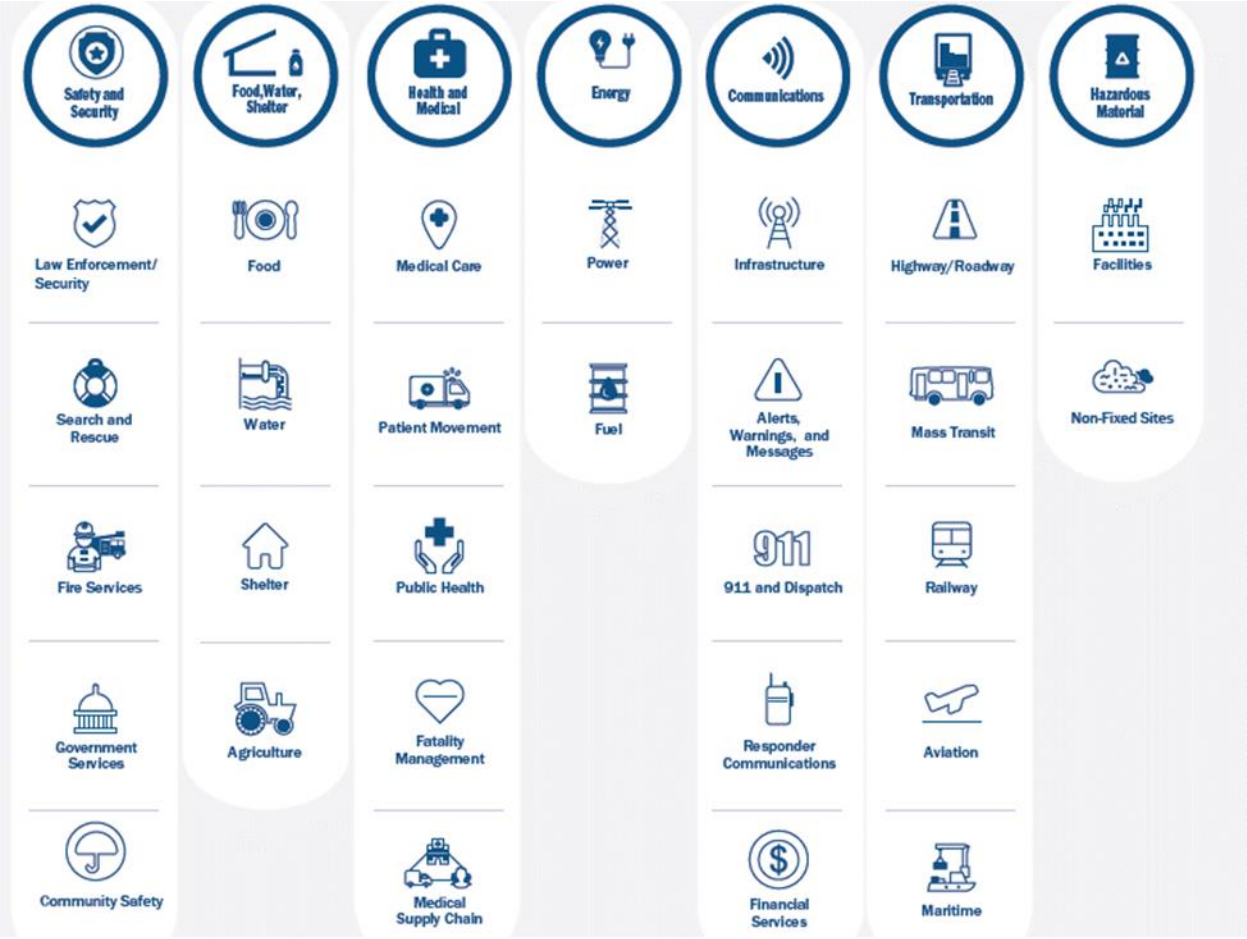
4.1.5 Assets Summary

Building and Critical Facility Assets

Assets inventoried for the purpose of determining vulnerability include people, buildings, critical facilities, and natural, historic, or cultural resources. For the regional planning process two standard databases were utilized for the basis of building and critical facility data. The Montana Spatial Data Infrastructure (MSDI) Cadastral Parcel layer (April 2022) was used for improved parcel and building inventory throughout the region. This information provided the basis for building exposure and property types. Data current as of 2022 was downloaded for all the counties within the Eastern Region, which was then analyzed using Geographic Information Systems (GIS) to create a centroid, or point, representing the center of each parcel polygon, for vulnerability analysis. A critical facility is defined as one that is essential in providing utility or direction either during the response to an emergency or during the recovery operation. Much of this data is based on GIS databases associated with the 2022 Homeland Infrastructure Foundation-Level Data (HIFLD). Other critical facility databases were also used, such as the National Bridge Inventory (NBI) and data from Montana DES. Where applicable, this information was used in an overlay analysis for hazards such as flood and wildfire. More detail on assets potentially exposed to hazards can be found in the county annexes.

FEMA organizes critical facilities into seven lifeline categories as shown in Figure 4-3.

Figure 4-3 FEMA Lifeline Categories



These lifeline categories standardize the classification of critical facilities and infrastructure that provide indispensable service, operation, or function to a community. A lifeline is defined as providing indispensable service that enables the continuous operation of critical business and government functions, and is critical to

and safety, or economic security. These categorizations are particularly useful as they:

- Enable effort consolidations between government and other organizations (e.g., infrastructure owners and operators).
- Enable integration of preparedness efforts among plans; easier identification of unmet critical facility needs.
- Refine sources and products to enhance awareness, capability gaps, and progress towards stabilization.
- Enhance communication amongst critical entities, while enabling complex interdependencies between government assets.
- Highlight lifeline related priority areas regarding general operations as well as response efforts.

A summary of the critical facilities inventory for the Eastern Region can be found in Table 4-4 below.

Table 4-4 Summary of Critical Facilities Exposure Summarized by FEMA Lifelines

County	Communications	Energy	Food, Water, Shelter	Hazardous Materials	Health and Medical	Safety and Security	Transportation	Total
Big Horn	41	53	28	6	0	33	137	**298**
Carbon	38	37	18	3	3	35	86	**220**
Carter	11	5	1	0	1	11	44	**73**
Custer	29	25	9	2	4	30	76	**175**
Daniels	12	14	0	0	0	13	40	**79**
Dawson	34	14	6	5	2	26	110	**197**
Fallon	21	41	4	2	0	16	39	**123**
Garfield	16	1	3	0	1	12	32	**65**
Golden Valley	2	16	4	0	2	10	20	**54**
McCone	20	13	4	2	1	10	49	**99**
Musselshell	1	2	11	0	3	17	1	**35**
Petroleum	0	0	0	0	0	0	1	**1**
Phillips	0	0	0	0	0	0	2	**2**
Powder River	14	3	4	0	1	14	25	**61**
Prairie	10	12	3	1	2	9	49	**86**
Richland	32	40	8	14	5	29	104	**232**
Roosevelt	53	38	9	11	0	40	62	**213**
Rosebud	52	41	15	2	4	30	119	**263**
Sheridan	27	24	6	1	2	19	68	**147**
Stillwater	32	26	7	4	2	35	98	**204**

County	Communications	Energy	Food, Water, Shelter	Hazardous Materials	Health and Medical	Safety and Security	Transportation	Total
Treasure	7	13	2	0	1	7	34	**64**
Valley	58	40	15	1	2	33	105	**254**
Wheatland	16	25	3	0	2	15	32	**93**
Wibaux	5	7	2	0	1	9	29	**53**
Yellowstone	232	78	63	37	26	157	295	**888**
Total	**763**	**568**	**225**	**91**	**65**	**610**	**1,657**	**3,979**

Source: HIFLD 2022, Montana DES, NBI

Natural Resource Assets

In addition to building and critical facility assets, natural resource assets such as wetlands, forests, animals, and protected areas, are important to include in benefit-cost analyses for future hazard mitigation projects. Natural resources are valuable to communities due to their benefits to water quality, wildlife protection, recreation, and education. Additionally, awareness of these resources may be used to leverage additional funding for projects and contribute to a community's goal in protecting sensitive resources.

To further understand natural resources that may be particularly vulnerable to a hazard event, as well as those that need consideration when implementing mitigation activities, it is important to identify at-risk species (i.e., endangered species) in the planning area. An endangered species is any species of fish, plant life, or wildlife that is in danger of extinction throughout all or most of its range. A threatened species is a species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range. Both endangered and threatened species are protected by law and any future hazard mitigation projects are subject to these laws. The U.S. Fish and Wildlife Service Montana Ecological Services Field Office maintains a database which documents a list of threatened and endangered species in the State of Montana. Table 4-5 below summarizes these species and their status. A list of other natural resource assets by county and tribe can be found in the corresponding annexes.

Table 4-5 State of Montana Threatened and Endangered Species

Common Name	Scientific Name	Status	Range-Montana
Black-footed Ferret	*Mustela nigripes*	E/XN	Prairie dog complexes; eastern Montana
Whooping Crane	*Grus americana*	E	Wetlands; migrant eastern Montana
Pallid Sturgeon	*Scaphirhynchus albus*	E	Bottom dwelling; Missouri, Yellowstone, Marias, Milk, Poplar, Powder, Tongue Rivers
White Sturgeon (Kootenai River population)	*Acipenser transmontanus*	E	Bottom dwelling; Kootenai River
Grizzly Bear	*Ursus arctos horribilis*	T	Alpine/subalpine coniferous forest; Western Montana
Piping Plover	*Charadrius melodus*	T/CH	Missouri and Yellowstone River sandbars, alkali beaches; northeastern Montana. Alkali lakes in Sheridan County; riverine and reservoir shoreline in Garfield, McCone, Phillips, Richland, Roosevelt and Valley counties

Common Name	Scientific Name	Status	Range-Montana
Ute Ladies'-tresses	*Spiranthes diluvialis*	T	River meander wetlands; Jefferson, Madison, Beaverhead, Gallatin, Broadwater counties
Bull trout (Columbia River basin and St. Mary - Belly River populations)	*Salvelinus confluentus*	T/CH	Clark Fork, Flathead, Kootenai, St. Mary and Belly River basins; cold water rivers & lakes. Portions of rivers, streams, lakes and reservoirs within Deer Lodge, Flathead, Glacier, Granite, Lake, Lewis and Clark, Lincoln, Mineral, Missoula, Powell, Ravalli, Sanders counties
Canada Lynx (contiguous U.S. population)	*Lynx canadensis*	T/CH	Western Montana Resident – core lynx habitat, montane spruce/fir forests; Transient – secondary/peripheral lynx habitat. Western Montana - montane spruce/fir forest
Spalding's Catchfly	*Silene spaldingii*	T	Upper Flathead River and Fisher River drainages; Tobacco Valley - open grasslands with rough fescue
Yellow-billed cuckoo (western population)	*Coccyzus americanus*	T	Population west of the Continental Divide; riparian areas with cottonwoods and willows
Red Knot	*Calidris canutus rufa*	T	Migrant; eastern Montana plains along shorelines
Northern Long-eared Bat	*Myotis septentrionalis*	T	Eastern Montana; caves, abandoned mines; roosts in live trees and snags
Meltwater Lednian Stonefly	*Lednia tumana*	T	High elevation meltwater streams; Glacier, Flathead, and Lake Counties
Western Glacier Stonefly	*Zapada glacier*	T	Typically found in clean, cold running waters that have high oxygen content. Glacier and Carbon Counties
Whitebark Pine	*Pinus albicaulis*	T	Western, central, and southwestern Montana, in forests at upper subalpine elevations and near treeline
ENDANGERED (E) - Any species that is in danger of extinction throughout all or a significant portion of its range.			
THREATENED (T) - Any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.			
NON-ESSENTIAL EXPERIMENTAL POPULATION (XN) - A population of a listed species reintroduced into a specific area that receives more flexible management under the Act.			
CRITICAL HABITAT, PROPOSED CRITICAL HABITAT (CH, PCH) - The specific areas (i) within the geographic area occupied by a species, at the time it is listed, on which are found those physical or biological features (I) essential to conserve the species and (II) that may require special management considerations or protection; and (ii) specific areas outside the geographic area occupied by the species at the time it is listed upon determination that such areas are essential to conserve the species.			

Source: Montana Ecological Services Field Office, https://www.fws.gov/office/montana-ecological-services/species

4.1.6 Social Vulnerability

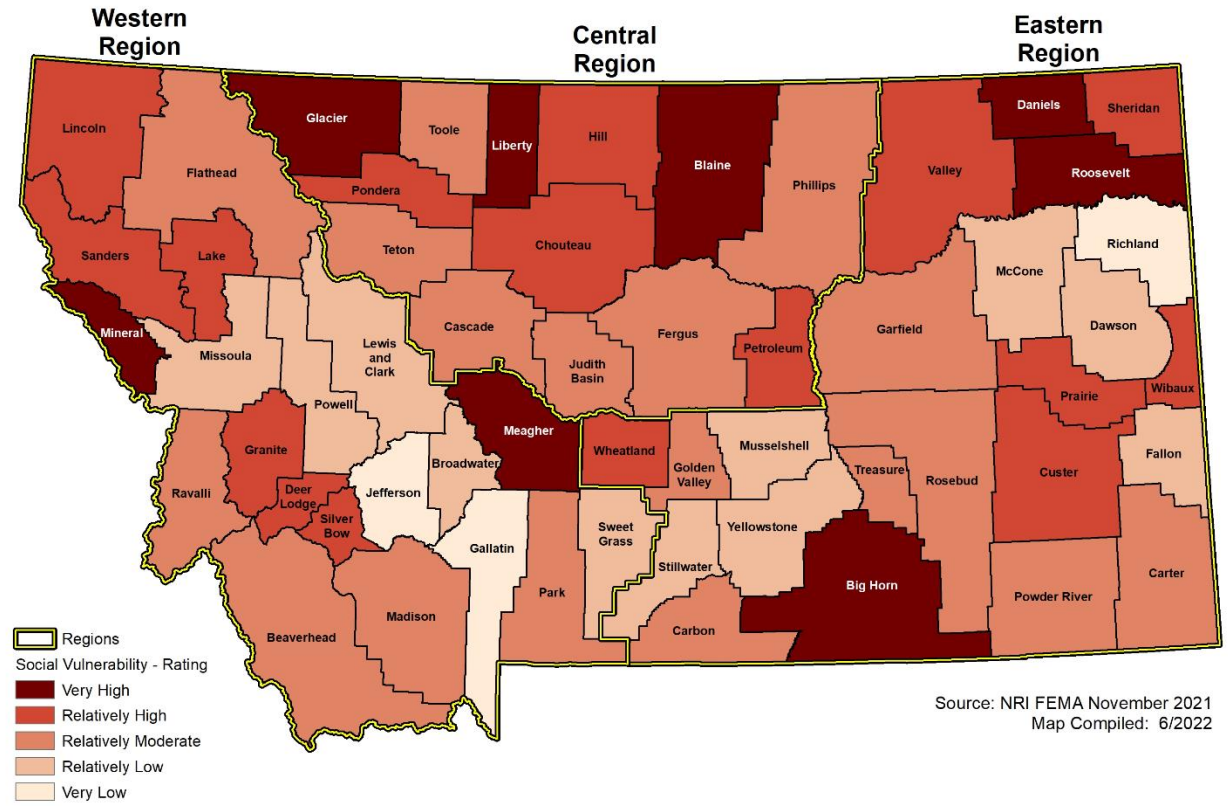
Social vulnerability is broadly defined as the susceptibility of social groups to the adverse impacts of natural hazards, including disproportionate death, injury, loss, or disruption of livelihood. Social vulnerability considers the social, economic, demographic, and housing characteristics of a community that influence its ability to prepare for, respond to, cope with, recover from, and adapt to environmental hazards.

The NRI has incorporated a social vulnerability index (SoVI) rating[1] as a "consequence enhancing risk component" using the SoVI compiled by the Hazards and Vulnerability Research Institute in the Department of Geography at the University of South Carolina. This SoVI is a location-specific assessment and measures the social vulnerability of U.S. counties to environmental hazards utilizing 29 socioeconomic variables which have been deemed to influence a community's vulnerability. The comparison of SoVI values between counties within the State allows for a more detailed depiction of variances in risk and vulnerability. Figure

[1] As of 2024 the NRI has switched to use the social vulnerability index (SVI) produced by the CDC. The analysis here was done using the SoVI model described here. Both indices produce comparable results, with some important differences. Also see Tarling, H.A. (2017) Comparative analysis of social vulnerability indices: CDC's SVI and SoVI®, Lund University, Sweden, Masters Thesis, 75p.

4-4 shows this social vulnerability rating by county in Montana, with those counties shaded in darker red having the highest levels of social vulnerability.

Figure 4-4 Social Vulnerability Rating by County in Montana (2021)



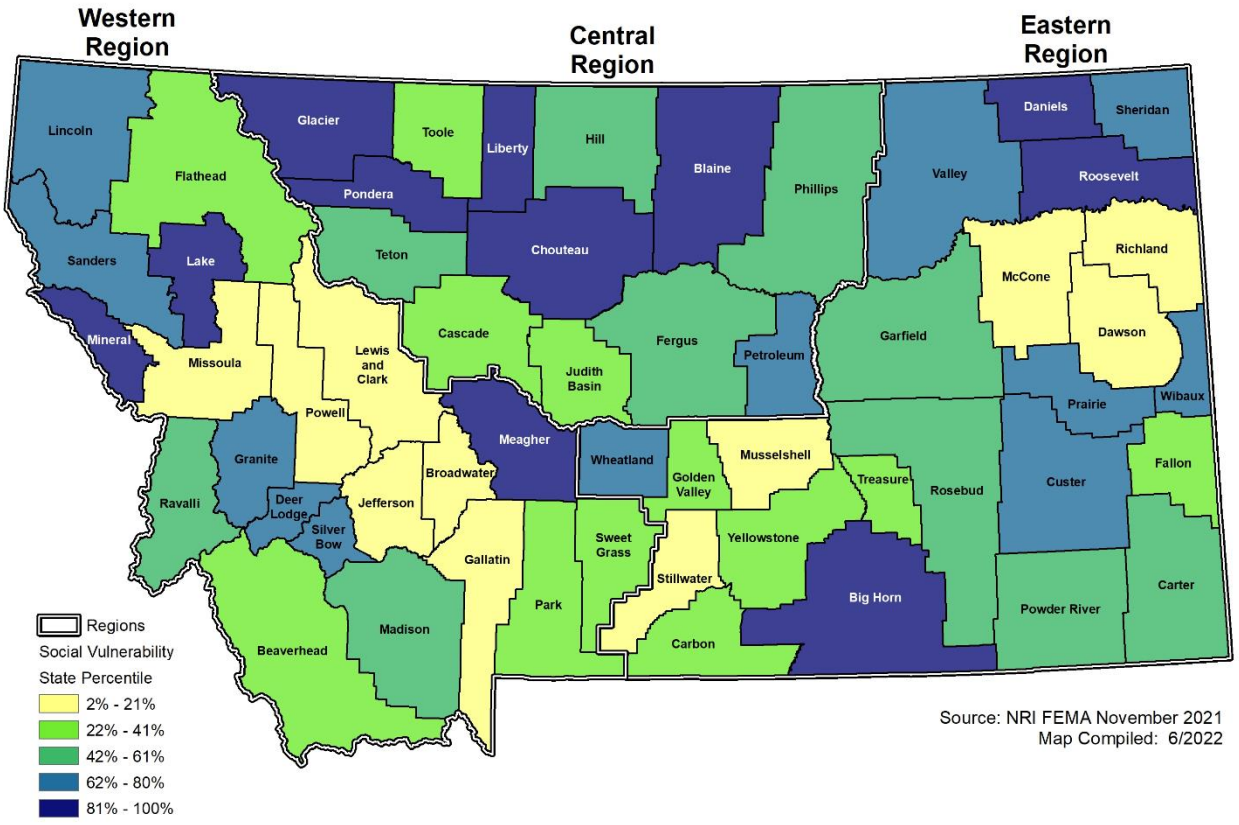
The index can be used by the State to help determine where social vulnerability and exposure to hazards overlaps and how and where mitigation resources might best be used. The SoVI provides a score between 0.01 and 100, with higher scores indicative of higher levels of social vulnerability. According to the index, the following, listed in order, are Montana's ten most socially vulnerable counties:

1. Glacier County (Score 75.72)
2. Roosevelt County (Score 70.60)
3. Big Horn County (Score 70.32)
4. Liberty County (Score 63.07)
5. Meagher County (Score 62.99)
6. Blaine County (Score 61.14)
7. Daniels County (Score 59.71)
8. Mineral County (Score 59.05)
9. Lake County (Score 55.77)
10. Chouteau County (Score 54.59)

Of these ten most socially vulnerable counties, only two, Roosevelt and Big Horn counties, are in the eastern region. Daniels County is also one of the counties in eastern Montana ranked "very high" for social

vulnerability. In addition to the ten counties listed above, Wheatland, Valley, Sanders, Granite, Sheridan, Deer Lodge, Silver Bow, Petroleum, and Lincoln also rank in the top 20% most socially vulnerable counties nationwide. Figure 4-5 below shows the percentile of each county's social vulnerability ranking on a national scale.

Figure 4-5 Social Vulnerability State Percentile



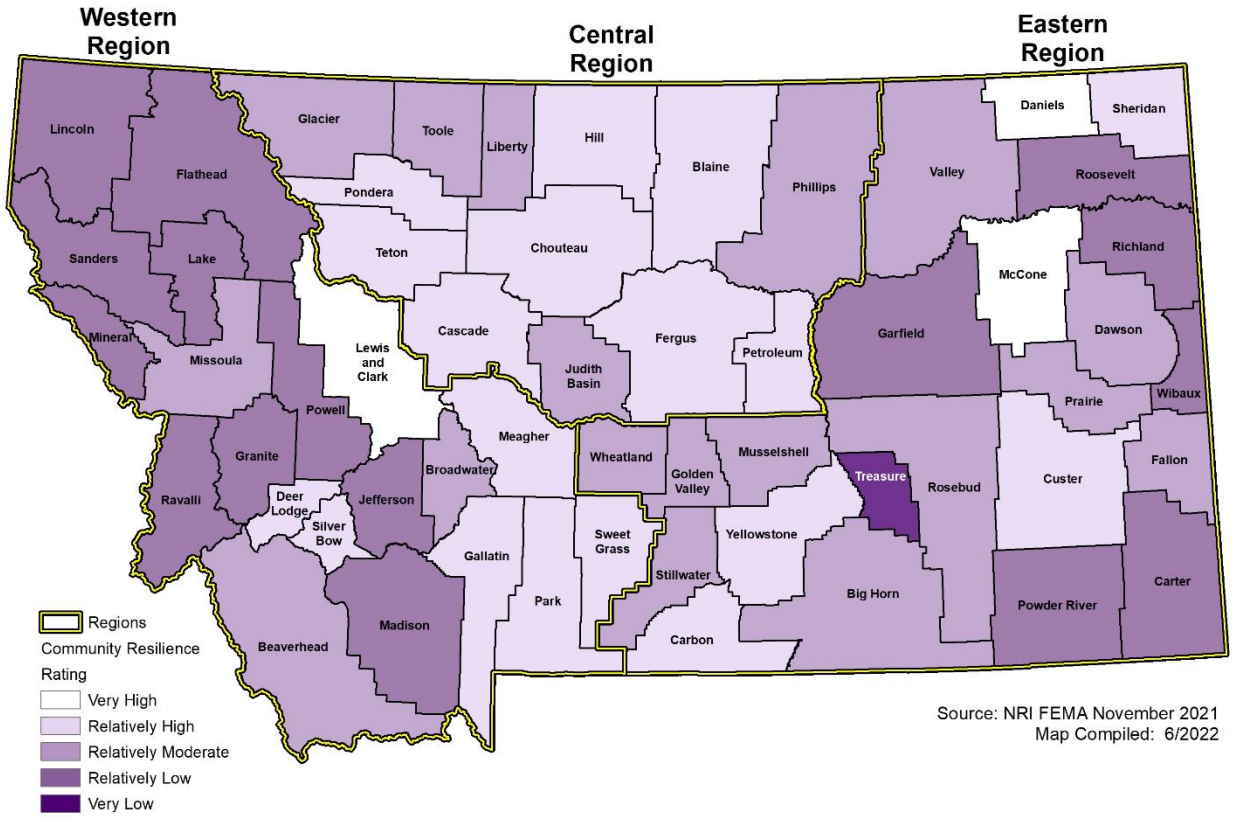
Community Resilience

Related to social vulnerability, the NRI utilizes community resilience as a "consequence reduction component". Community Resilience can essentially be thought of as an inverse to social vulnerability. The NRI defines community resilience as the ability of a community to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions. There are multiple, well-established ways to define community resilience at the local level, and key drivers of resilience vary between locations. Because there are not nationally available, bottom-up community resilience indices available, the Social Vulnerability and Community Resilience Working Group chose to utilize a top-down approach. The NRI relies on using broad factors to define resilience at a national level and create a comparative metric to use as a risk factor.

The Community Resilience score is a consequence reduction risk factor and represents the relative level of community resilience in comparison to all other communities at the same level. A higher Community Resilience score results in a lower Risk Index score. Because Community Resilience is unique to a geographic location—specifically, a county—it is a geographic risk factor. Community resilience data are supported by the University of South Carolina's Hazards and Vulnerability Research Institute (HVRI) Baseline Resilience Indicators for Communities (BRIC). HVRI BRIC provides a sound methodology for quantifying community resilience by identifying the ability of a community to prepare and plan for, absorb, recover from, and more

successfully adapt to the impacts of natural hazards. The HVRI BRIC dataset includes a set of 49 indicators that represent six types of resilience: social, economic, community capital, institutional capacity, housing/infrastructure, and environmental. It uses a local scale within a nationwide scope, and the national dataset serves as a baseline for measuring relative resilience. The data can be used to compare one place to another and determine specific drivers of resilience, and a higher HVRI BRIC score indicates a stronger and more resilient community. Figure 4-6 below shows the community resilience rating for each county in Montana.

Figure 4-6 Community Resilience Rating by County in Montana



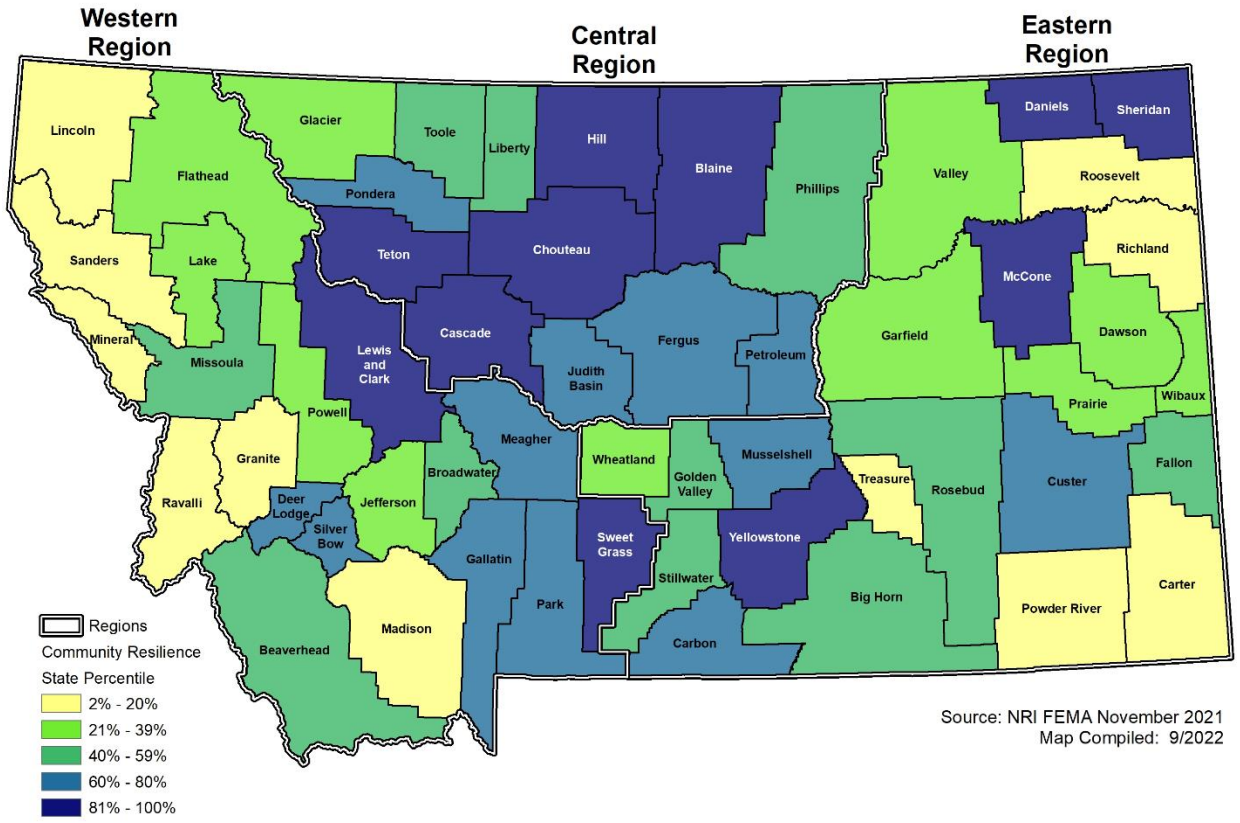
The community resilience rating can be useful in determining counties which have higher levels of ability to cope with hazards and identify success stories for building resilience. According to the index (2021), the following, listed in order, are Montana's ten most resilient counties:

1. Daniels County (58.16)
2. Lewis and Clark County (57.80)
3. Cascade County (57.72)
4. Sheridan County (57.49)
5. Yellowstone County (56.92)
6. Hill County (56.90)
7. Chouteau County (56.79)
8. Teton County (56.71)

9. Sweet Grass County (56.63)
10. Blaine County (56.17)

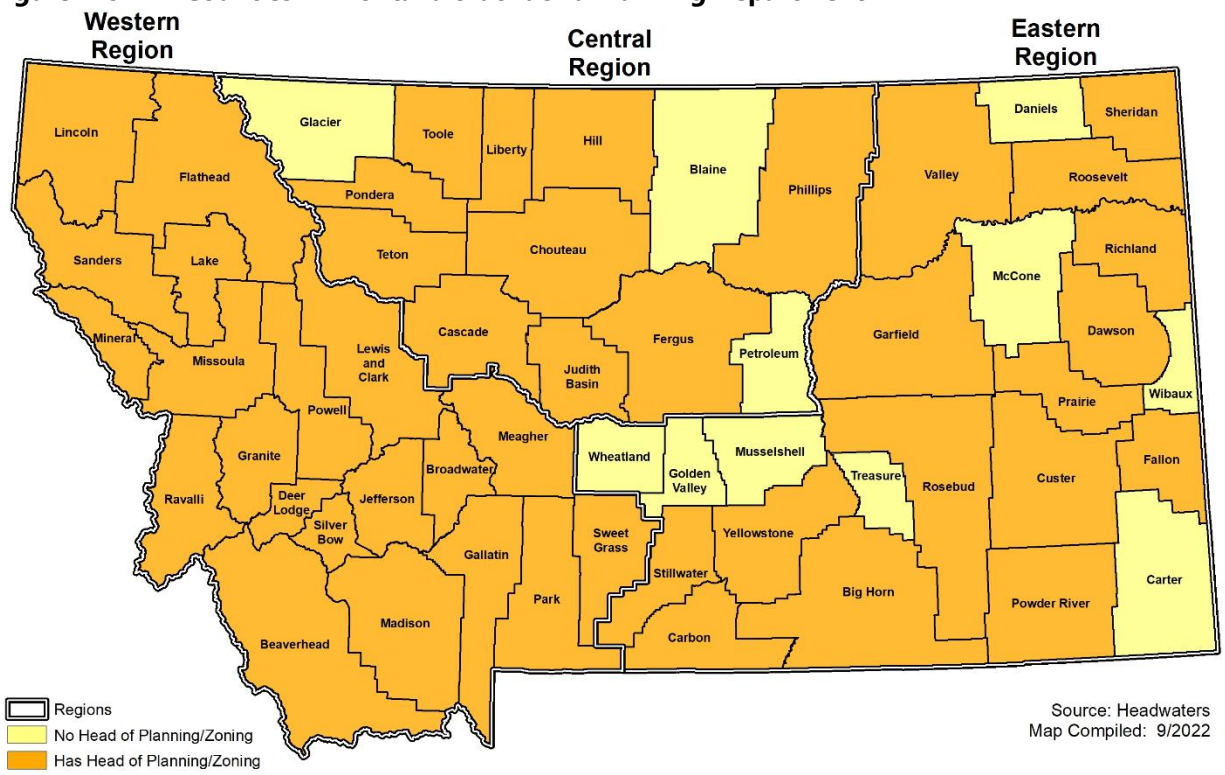
Only a select few of the above counties are in the top 20 percent in the nation in terms of community resilience with those being limited to Daniels, Lewis and Clark, and McCone counties. The average community resilience score for the State of Montana is 54.43, which is slightly lower than the national average score of 54.59. Only 11.1% of counties in the country have a higher level of community resilience than Montana's highest rated county, Daniel County. In addition to the ten counties listed above, Petroleum, Silver Bow, Custer, Pondera, Carbon, Meagher, Gallatin, and Fergus counties each are identified as having relatively high levels of community resilience. Figure 4-7 below shows the percentile of each county's community resilience ranking on a national scale.

Figure 4-7 Community Resilience State Percentile



Adaptive capacity is the potential for a system to adjust to change and to potential damage and take advantage of opportunities, and cope with consequences. As such, other indicators of community resilience include whether local municipalities have planning departments and administrative and technical staff capabilities to address community needs during hazard events through effective planning processes, community engagement, and planning projects related to resiliency. Data from Headwater Economics was reviewed to map those counties that lack a Planning Department and/or a Zoning Ordinance. Figure 4-8 shows the counties in Montana that do not have a Planning Department. In other words, these are the counties in the State that lack formal planning resources and have less capability for land use and hazard mitigation planning. These include the counties of Glacier, Blaine, Wheatland, Golden Valley, Musselshell, Treasure, Carter, McCone, and Daniels.

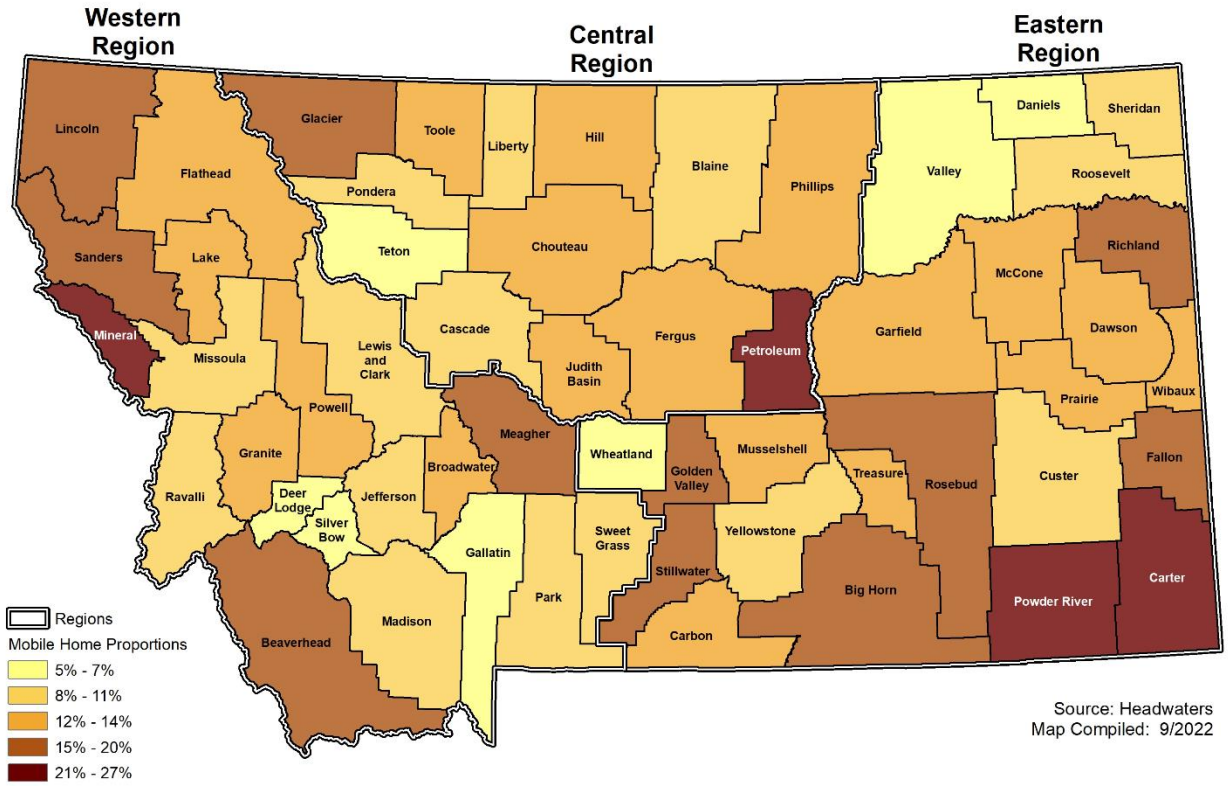
Figure 4-8 Counties in Montana that Lack a Planning Department



Mobile Homes

Mobile and manufactured homes are the most common unsubsidized, affordable housing in the United States. Research shows that these structures face a disproportionately higher risk of flooding and also damage from wind events (Headwater Economics 2022). Approximately 9.2% of the housing types in Montana are mobile homes compared to approximately 5.6% mobile homes in the United States (U.S. Census 2020). Compared to those who live in other types of housing, mobile home residents have higher exposure to natural hazards such as wind, tornadoes, hurricanes, extreme heat, wildfire, and particularly flooding. For example, according to analysis by Headwater Economics, one in seven mobile homes is located in an area with high flood risk, compared to one in 10 for all other housing types (Headwater Economics 2022). Figure 4-9 shows the number of mobile homes as a proportion to the number of households within the County.

Figure 4-9 Mobile Homes in Montana



As shown above, Mineral, Petroleum, Powder River, and Carter counties have the highest number of mobile homes as a proportion to the number of households in that County. Other counties with 15% to 20% mobile home proportions include Lincoln, Sanders, Beaverhead, Glacier, Meagher, Stillwater, Golden Valley, Big Horn, Rosebud, Richland, and Fallon counties.

4.2 Hazard Profiles

Requirement §201.6(c)(2)(i):
[The risk assessment shall include a] description of the…location and extent of all natural hazards that can affect the jurisdiction. The plan shall include information on previous occurrences of hazard events and on the probability of future hazard events.

The hazards identified in Section 4.1 are profiled individually in this section. Much of the profile information came from the same sources used to initially identify the hazards.

4.2.1 Profile Methodology

Each hazard is profiled in a similar format that is described below:

Hazard/Problem Description

This subsection gives a description of the hazard and associated problems, followed by details on the hazard specific to the Region.

Geographical Area Affected

This subsection discusses which areas of the Region are most likely to be affected by a hazard event.

Negligible: Less than 10 percent of planning area or isolated single-point occurrences

Limited: 10 to 25 percent of the planning area or limited single-point occurrences

Significant: 25 to 75 percent of planning area or frequent single-point occurrences

Extensive: 75 to 100 percent of planning area or consistent single-point occurrences

Past Occurrences

This subsection contains information on historic incidents, including impacts where known. Information provided by the Regional Steering Committee is included here along with information from other data sources, including NOAA's National Centers for Environmental Information (NCEI) Storm Events Database and other data sources. When available, tables showing county-specific data from the NCEI database may be found in each hazard profile.

Frequency/Likelihood of Occurrence

The frequency of past events is used in this section to gauge the likelihood of future occurrences. Based on historical data, the likelihood of future occurrences is categorized into one of the following classifications:

- **Highly Likely**—90 to 100 percent chance of occurrence in next year or happens every year.
- **Likely**—Between 10 and 90 percent chance of occurrence in next year or has a recurrence interval of 10 years or less.
- **Occasional**—Between 1 and 10 percent chance of occurrence in the next year or has a recurrence interval of 11 to 100 years.
- **Unlikely**—Less than 1 percent chance of occurrence in next 100 years or has a recurrence interval of greater than every 100 years.

The frequency, or chance of occurrence, was calculated where possible based on existing data. Frequency was determined by dividing the number of events observed by the number of years and multiplying by 100. Stated mathematically, the methodology for calculating the probability of future occurrences is:

$$\frac{\text{\# of known events}}{\text{years of historic record}} \times 100$$

This gives the percent chance of the event happening in any given year. An example would be three droughts occurring over a 30-year period which equates to 10 percent chance of that hazard occurring any given year.

Climate Change Considerations

This describes the potential for climate change to affect the frequency and intensity of the hazard in the future.

Potential Magnitude and Severity

This subsection discusses the potential magnitude of impacts, or extent, from a hazard event. Magnitude classifications are as follows:

- **Negligible**: Less than 10 percent of property is severely damaged, facilities and services are unavailable for less than 24 hours, injuries and illnesses are treatable with first aid or within the response capability of the jurisdiction.

- **Limited**: 10 to 25 percent of property is severely damaged, facilities and services are unavailable between 1 and 7 days, injuries and illnesses require sophisticated medical support that does not strain the response capability of the jurisdiction, or results in very few permanent disabilities.
- **Critical**: 25 to 50 percent of property is severely damaged, facilities and services are unavailable or severely hindered for 1 to 2 weeks, injuries and illnesses overwhelm medical support for a brief period of time or result in many permanent disabilities and a few deaths. overwhelmed for an extended period of time or many deaths occur.
- **Catastrophic**: More than 50 percent of property is severely damaged, facilities and services are unavailable or hindered for more than two weeks, the medical response system is overwhelmed for an extended period of time or many deaths occur.

Vulnerability Assessment

The primary function of the *Vulnerability Assessment* section for each hazard is to identify which assets are both likely to be exposed to a hazard and susceptible to damage from that exposure. In this context, assets are (1) people, (2) property, (3) critical facilities and lifelines, (4) the economy, (5) historic and cultural resources, and (6) natural resources. Exposure is defined here as interacting with a hazard, and likely to be exposed indicates a presence in areas deemed to be especially likely to experience a hazard. Susceptible is meant to indicate assets that are easily damaged from exposure to a hazard. Finally, vulnerability under future conditions is considered as it relates to both climate change and existing and future development.

Susceptible is a peculiar term in the context of hazard mitigation plans. FEMA does not specifically define the term and yields to the common definition of "easily harmed by something." In practice, estimating susceptibility of assets or lifelines to each hazard is a complex task. Even defining which assets are, or are not, susceptible is subject to an implicit judgment of how easily harmed is enough to be deemed susceptible? FEMA's 2023 Local Mitigation Planning Policy Guide provides a statement that plan participants may identify which specific assets are most susceptible to damage or loss from hazards (FEMA 2023). In the Eastern Montana plan, MT DES in coordination with each county and tribe, describes which assets are susceptible to a given hazard to best assess their communities' unique vulnerabilities and particular assets most susceptible to hazard risk.

Another limitation of the vulnerability assessment is the inconsistent ability to define which specific assets are vulnerable. The reasons for this are many, but the most common problem is that GIS datasets may not contain consistent information about the characteristics of specific assets. Information about the characteristics of each asset could also allow a judgment of which assets are susceptible to damage. For example, if a dataset only contains the location of houses, it is easy to identify which houses exist within a high-hazard area. However, not all houses are equally susceptible to damage. Some were built to comply with older housing codes, some may not be well maintained and improved, and some may be oriented in ways or located on sites that cause subtle differences in exposure to a hazard such as wind. In the absence of reliable data on key characteristics, judging which assets are susceptible to harm becomes a 'best estimate' rather than a determination. Another example is if one dataset has the location of assets in a different format than is used to define a hazard area. In this case it is not possible to determine which assets are within a hazard area without additional analysis. Given these limitations, this is why FEMA recommends counties and tribes update their plans and vulnerability assessments every five years, in part to refine and address changing conditions and integrate new points of view from stakeholders and the public.

Development Trends Related to Hazards and Risk

This section describes how future development and growth could impact vulnerability to each hazard. Specific trends can be found in each county or tribal annex.

Risk Summary

The primary function of the *Risk Summary* section for each hazard is to describe the potential severity of loss to vulnerable assets and the impact that loss has on jurisdictions. In the context of hazard mitigation planning, vulnerability can be viewed as what is likely to be damaged, while risk can be viewed as how severe the damage will be to those assets and to the community. Risk is sometimes described as the consequence or effect a hazard has on assets.

This section summarizes risk by county and tribe according to the area affected, likelihood, and magnitude of impacts. Overall hazard significance is summarized for the region and by county and tribe. If the hazard has impacts on specific towns or cities in the region that differ from the county, they are noted here, where applicable.

4.2.2 Communicable Disease

Hazard/Problem Description

A communicable disease spreads from one person to another through a variety of ways that include contact with blood and bodily fluids, breathing in an airborne virus, or being bitten by an insect.

The scale of a communicable disease outbreak or biological incident is described by the extent of the spread of disease in the community. An outbreak can be classified as an endemic, an epidemic, or a pandemic depending on the prevalence of the disease locally and around the world.

- An endemic is defined as something natural to or characteristic of a particular place, population, or climate. For example, threadworm infections are endemic in the tropics.
- An epidemic is defined as a disease that spreads rapidly through a demographic segment of the human population, such as everyone in a given geographic area, a similar population unit, or everyone of a certain age or sex, such as the children or women of a region.
- A pandemic is defined as an extensive epidemic with effects felt worldwide.

While many potentially devastating diseases are spread through ingestion or insects, airborne diseases and those spread through physical contact pose higher risks to the community as they are difficult to control. Diseases such as influenza, pertussis, tuberculosis, and meningitis are all spread through these methods and pose a threat to communities. Health agencies closely monitor for diseases with the potential to cause an epidemic and seek to develop and promote immunizations.

A pandemic can be defined as a public health emergency that spans several countries or continents, usually affecting many people. Pandemics are most often caused by new subtypes of viruses or bacteria to which humans have little or no natural immunity. Even when there is a strong healthcare system in place, disease outbreaks can strain and overwhelm community resources.

A pandemic disease could easily spread person-to-person, causing serious illness, and can sweep across the country and around the world in a very short time. Impacts could range from school and business closings to the interruption of basic services such as public transportation, health care, and the delivery of food and essential medicines. An especially severe pandemic could lead to high levels of illness, death, social disruption, and economic loss.

Because of the process utilized to prepare vaccines, it is impossible to have vaccines pre-prepared to combat pandemics. Additionally, for novel viruses, identification of symptoms, mode of transmission, and testing and identification may require development, causing significant delays in response actions. A portion of the human and financial cost of a pandemic is related to the lag time to prepare a vaccine to prevent the future spread of the novel virus. In some cases, current vaccines may have limited activity against novel strains.

Ongoing COVID-19 Pandemic

Since March 2020, the State of Montana, the nation, and the world were dealing with the COVID-19 pandemic. The COVID-19 virus has a much higher rate of transmission than the seasonal flu, primarily by airborne transmission of droplets and bodily fluids. Common symptoms include fever, cough, fatigue, shortness of breath or breathing difficulties, and loss of smell and taste. While most people have mild symptoms, some people develop acute respiratory distress syndrome, with roughly one in five requiring hospitalizations. Recent studies have shown the average area-specific COVID-19 case fatality rate to be 2% - 3% worldwide, higher than previously reported estimates (Cao, Hiyoshi and Montgomery 2020). Case fatality rate, also called case fatality risk or case fatality ratio, in epidemiology, is the proportion of people who die from a specified disease among all individuals diagnosed with the disease over a certain period of time (Harrington 2022). The key challenge in containing the spread has been the fact that it can be transmitted by asymptomatic people.

2022 US Monkeypox Outbreak

According to the Center for Disease Control and Prevention (CDC), monkeypox is a rare disease caused by infection with the monkeypox virus. Monkeypox virus is part of the same family of viruses as smallpox. Monkeypox symptoms are similar to smallpox symptoms but milder, and monkeypox is rarely fatal. Symptoms of monkeypox can include fever, headache, muscle aches, swollen lymph nodes, chills, exhaustion, and a rash that can look like pimples or blisters. The rash goes through different stages before healing completely. Some people get a rash first, followed by other symptoms, while others only experience a rash. The illness typically lasts 2 to 4 weeks and can spread from the time symptoms start until the rash has fully healed and a fresh layer of skin has formed. People who do not have monkeypox symptoms cannot spread the virus to others.

The virus can spread from person to person through:

- Direct contact with the infectious rash, scabs, or bodily fluids;
- Touching items (such as clothing or linens) that previously touched the infectious rash or bodily fluids;
- Respiratory secretions during prolonged, face-to-face contact, or intimate physical contact;
- Touching items (such as clothing or linens) that previously touched the infectious rash or body fluids; and
- Placenta from pregnant person to fetus.

It is also possible for people to get monkeypox from infected animals, either by being scratched or bitten by the animal or by preparing, eating, or using products from an infected animal.

Monkeypox was discovered in 1958 when two outbreaks of a pox-like disease occurred in colonies of monkeys kept for research. Despite being named "monkeypox," the source of the disease remains unknown. However, African rodents and non-human primates (like monkeys) might harbor the virus and infect people. The first human case of monkeypox was recorded in 1970. Before the 2022 outbreak, monkeypox had been reported in people in several central and western African countries. Previously, almost all monkeypox cases in people outside of Africa were linked to international travel to countries where the disease commonly occurs or through imported animals. These cases occurred on multiple continents.

Based on CDC's data, as of December 2, 2022, there are 82,021 cases all over the world in 110 countries. There are 29,630 cases in the US and 7 in the State of Montana. The World Health Organization (WHO) declared Monkeypox Spread a Global Health Emergency on July 23, 2022.

Hantavirus Pulmonary Syndrome (HPS)

According to the State of Montana's Department of Public Health and Human Services (DPHHS), Hantavirus Pulmonary Syndrome (HPS) is another communicable disease of concern to the State of Montana. HPS is

an illness caused by a family of viruses called hantaviruses. HPS is a rare but often serious illness of the lungs. In Montana, the deer mouse is the reservoir for the hantavirus. The virus is found in the droppings, urine, and saliva of infected mice. The most common way that a person can get HPS is by breathing in the virus when it is aerosolized (stirred up into the air). People can also become infected after touching mouse droppings or nesting materials that contain the virus and then touching their eyes, nose, or mouth.

Geographical Area Affected

The entirety of the Montana Eastern Region is susceptible to the spread of infectious diseases therefore the geographic area affected is **extensive**. Disease usually spreads throughout vulnerable populations and in areas where people live and work in close quarters. Depending on the specifics of the illness, these areas can include shelters, senior homes, schools, and places of business. In general, it is likely that the more populated areas may be affected sooner and may experience higher infection rates.

The Montana DPHHS has reported 319,023 cases of COVID-19 statewide and 3,600 deaths as of December 2, 2022. The current COVID-19 pandemic has affected all the counties in the Eastern Region. Table 4-6 shows the total cases and deaths specific to the Eastern Region. Data specific to tribes are included in the nearest counties. The Eastern Region comprises approximately 24% of the statewide total cases and 32% of the statewide total deaths. In general, it is likely that the more-populated areas municipal areas may be affected sooner and may experience higher infection rates.

Table 4-6 COVID-19 Cases and Deaths by County (as of December 09, 2022)

County	Cases	Cases Per Total Pop*.	Deaths	Deaths Per Total Pop.
Big Horn	5,619	42.6%	*102*	0.8%
Carbon	2,406	22.9%	29	0.3%
Carter	*287*	21.3%	*5*	0.4%
Custer	3,463	28.9%	*52*	0.4%
Daniels	454	26.1%	*9*	0.5%
Dawson	2,724	30.3%	*59*	0.7%
Fallon	775	25.2%	*11*	0.4%
Garfield	250	25.7%	*3*	0.3%
Golden Valley	166	20.2%	*5*	0.6%
McCone	436	24.2%	*9*	0.5%
Musselshell	1,075	22.3%	*31*	0.6%
Powder River	412	23.4%	*10*	0.6%
Prairie	289	23.6%	*4*	0.3%
Roosevelt	3,786	34.8%	*75*	0.7%
Rosebud	3,070	36.3%	*62*	0.7%
Sheridan	882	25.0%	*13*	0.4%
Stillwater	1,701	19.1%	*32*	0.4%
Treasure	145	20.9%	*1*	0.1%
Valley	2,072	27.4%	*39*	0.5%
Wibaux	243	23.9%	*8*	0.8%
Wheatland	450	21.6%	*14*	0.7%
Yellowstone	49,760	29.8%	*588*	0.4%
Eastern Region	***80,465***	**29.5%**	***1,161***	**0.40%**

Source: MT DPHHS COVID Dashboard *Population total is based on U.S. Census Bureau ACS 5-Year Estimates

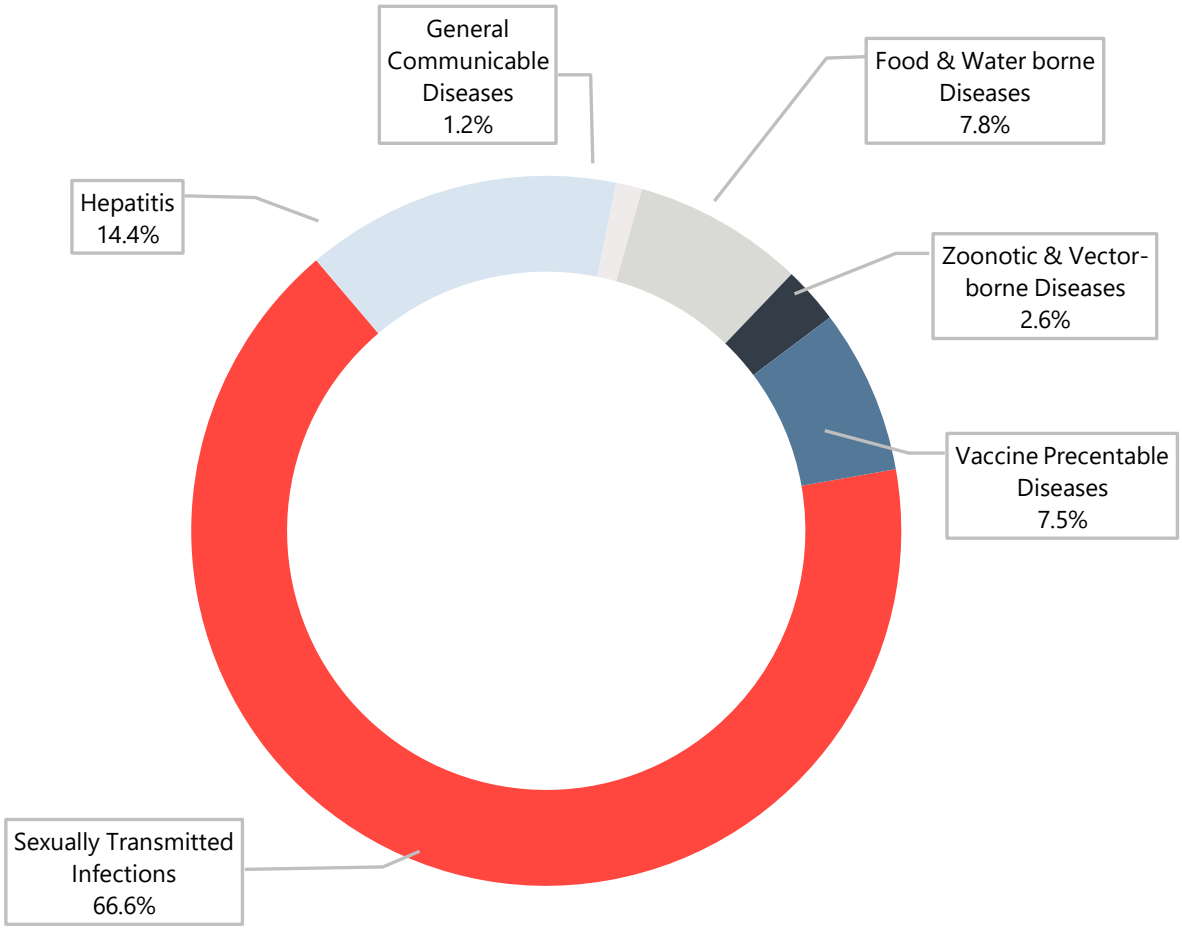
Past Occurrences

Since the early 1900s, five lethal pandemics have swept the globe:

- **1918-1919 Spanish Flu:** The Spanish Flu was the most severe pandemic in recent history. The number of deaths was estimated to be 50-100 million worldwide and 675,000 in the United States. Its primary victims were mostly young, healthy adults. At one point, more than 10% of the American workforce was bedridden.
- **1957-1958 Asian Flu:** The 1957 Asian Flu pandemic killed 1.1 million people worldwide, including about 70,000 people in the United States, mostly the elderly and chronically ill. Fortunately, the virus was quickly identified, and vaccine production began in May 1957.
- **1968-1969 H3N2 Hong Kong Flu:** The 1968 Hong Kong Flu pandemic killed one million people worldwide and approximately 100,000 people in the United States. Again, the elderly were more severely affected. This pandemic peaked during school holidays in December, limiting student-related infections, which may have kept the number of infections down. Also, people infected by the Asian Flu ten years earlier may have gained some resistance to the new virus.
- **2009-2010 H1N1 Swine Flu:** This influenza pandemic emerged from Mexico in early 2009 and was declared a public health emergency in the US on April 26. By June, approximately 18,000 cases had been reported in the US and the virus had spread to 74 countries. Most cases were fairly mild, with symptoms similar to the seasonal flu, but there were cases of severe disease requiring hospitalization and some deaths. On May 11, 2009, the Montana DPHHS reported the state's first confirmed case of swine flu. As of January 21, 2010, there were 801 confirmed cases and 18 confirmed deaths in Montana.
- **2020-Ongoing COVID-19:** The COVID-19 or novel coronavirus was detected in December 2019 and was declared a pandemic in March 2020. As of December 2, 2022, 643 million cases and 6.6 million deaths have been reported globally, including approximately 98.3 million cases and 1.1 million deaths in the US. Worldwide there have been 13.0 billion vaccine doses administered. The response to the COVID-19 Pandemic included numerous public health orders, including stay-home orders, massive testing infrastructure, the establishment of alternate care sites to support the hospital system, and an unprecedented community-wide vaccination push. Montana's news leader KTVQ noted on December 2021 that COVID-19 was the leading cause of death among Montana's Native Americans in 2020. According to a report released by the State's Department of Public Health and Human Services, COVID-19 was responsible for 251 of the 1,022 total deaths among Montana's Native Americans in 2020. While Native Americans only make up around 7% of the state's population, they accounted for 32% of the deaths and 19% of cases in the state from March to October of 2020 (Schubert 2021).

According to the 2019 DPHHS Communicable Disease in Montana Annual Report, the most recent annual report available, sexually transmitted diseases rank the highest among all the reported communicable diseases, followed by hepatitis, food & water borne diseases, and vaccine-preventable diseases, as shown in Figure 4-10.

Figure 4-10 2019 Montana DPHHS Communicable Disease Rates



The report also noted a sudden increase in the incidence of hepatitis A. While hepatitis A is spread through ingestion of the virus, primarily through close person contact or the sharing of contaminated food or drinks, the 2019 outbreak was predominantly linked to injection drug use and transmission among people experiencing homelessness. Of the cases of hepatitis, A reported in Montana in 2019, almost half were reported in Yellowstone County.

Also noted was the continued increase in the incidence of gonorrhea. However, it is believed that the increase in reported cases is partially due to an increase in screening tests being performed across the state, suggesting that gonorrhea has been underreported for many years.

Frequency/Likelihood of Occurrence

Although it is impossible to predict the next disease outbreak, recent history shows these outbreaks are not uncommon and are likely to reoccur. Based on the five pandemics that have affected the United States in roughly the last 100 years, a pandemic occurs on average roughly every 20 years. In other words, there is a 5% probability that a pandemic that affects the entire United States will occur in any given year. As a result, the likelihood of occurrence for communicable disease is **occasional.**

For the current COVID-19 pandemic, due to the virus's ability to mutate and rapidly infect those who are not vaccinated, the pandemic may extend for several years, and booster vaccines may be necessary to prevent future outbreaks. In just the last couple of decades, the world has drastically increased points of

transmissions through global travel and trade to levels unseen in human history – this may have a drastic impact on the frequency of pandemics and the speed with which they spread in coming years.

Climate Change Considerations

As the Earth's climate continues to warm, researchers predict wild animals will be forced to relocate their habitats — likely to regions with large human populations — dramatically increasing the risk of a viral jump to humans that could lead to the next pandemic. This link between climate change and viral transmission is described by an international research team led by scientists at Georgetown University, published in *Nature* (Georgetown University 2022). The scholars noted that the geographic range shifts due to climate change could cause species that carry viruses to encounter other mammals, sharing associated viruses thousands of times, which may then further be spread to humans. In addition, rising temperatures caused by climate change will impact bats, which account for the majority of novel viral sharing. Bats' ability to fly will allow them to travel long distances and share viruses in geographically dispersed places. Altogether, the study suggests that climate change will become the biggest upstream risk factor for disease emergence — exceeding higher-profile issues like deforestation, wildlife trade, and industrial agriculture. The authors highlight a need to pair wildlife disease surveillance with real-time studies of environmental change (Carlson, C.J., Albery, G.F., Merow, C. *et al*., 2022).

Potential Magnitude and Severity

The magnitude of a disease outbreak or public health emergency will range significantly depending on the aggressiveness of the virus in question, the ease of transmission, and the efficacy of public health and medical responses. Pandemic influenza is easily transmitted from person to person but advances in medical technologies have greatly reduced the number of deaths caused by influenza over time.

Today, a large percentage of the world's population is clustered in cities, making them ideal breeding grounds for epidemics. Additionally, the explosive growth in air travel means a virus could spread around the globe within hours, quickly creating a pandemic. Under such conditions, there may be very little warning time. It is estimated that one to six months will have lapsed between the time that a dangerous new influenza strain is identified and the time that outbreaks begin to occur in the United States. Outbreaks are expected to occur simultaneously throughout much of the nation, preventing shifts in human and material resources that normally occur with other natural disasters. These aspects make influenza pandemic unlike most other public health emergencies or community disasters. Pandemics typically last for several months to years. Considering the variations in viruses, the potential magnitude of communicable disease is **critical**.

As seen with the ongoing COVID-19 pandemic, the rapid spread of a virus combined with the need for increased hospital and coroner resources, testing centers, first responders, and vaccination administration sites causes significant strain on the medical system and public health departments. Additionally, other public health-related triggers or commingled public health hazards (such as an outbreak of another pathogen) or even more contagious strains of COVID such as the recent Omicron, BA.5 and Delta B.1.617.2 variant, can quickly lead to even more outbreaks.

The Pandemic Intervals Framework (PIF) is a six-phased approach to defining the progression of an influenza pandemic. This framework is used to guide influenza pandemic planning and provides recommendations for risk assessment, decision-making, and action. These intervals provide a common method to describe pandemic activities that can inform public health actions. The duration of each pandemic interval might vary depending on the characteristics of the virus and the public health response.

The six-phase approach was designed for the easy incorporation of recommendations into existing national and local preparedness and response plans. Phases 1 through 3 correlates with preparedness in the pre-pandemic interval, including capacity development and response planning activities, while Phases 4 through 6 signal the need for response and mitigation efforts during the pandemic interval.

Pre-Pandemic Interval

Phase 1 is the natural state in which influenza viruses circulate continuously among animals (primarily birds) but do not affect humans.

Phase 2 occurs when an animal influenza virus circulating among domesticated or wild animals is known to have caused infection in humans and is thus considered a potential pandemic threat. Phase 2 involves cases of animal influenza that have circulated among domesticated or wild animals and have caused specific cases of infection among humans.

Phase 3 represents the mutation of the animal influenza virus in humans so that it can be transmitted to other humans under certain circumstances (usually very close contact between individuals). At this point, small clusters of infection have occurred.

Phase 4 is characterized by verified human-to-human transmission of the virus able to cause "community-level outbreaks." The ability to cause sustained disease outbreaks in a community marks a significant upward shift in the risk for a pandemic. Phase 4 involves community-wide outbreaks as the virus continues to mutate and becomes more easily transmitted between people (for example, transmission through the air)

Phase 5 is characterized by verified human-to-human spread of the virus in at least two countries in one WHO region. While most countries will not be affected at this stage, the declaration of Phase 5 is a strong signal that a pandemic is imminent and that the time to finalize the organization, communication, and implementation of the planned mitigation measures is short.

Phase 6, the pandemic phase, is characterized by community-level outbreaks in at least one other country in a different WHO region in addition to the criteria defined in Phase 5. The designation of this phase will indicate that a global pandemic is underway.

Vulnerability Assessment

People

Pandemics can affect large segments of the population for long periods. The number of hospitalizations and deaths will depend on the virulence of the virus. Risk groups cannot be predicted with certainty; the elderly, people with underlying medical conditions, and young children are usually at higher risk, but as discussed above, this is not always the case. People without health coverage or access to good medical care are also likely to be more adversely affected.

According to the 2020 ACS 5-Year Estimates of the Eastern Region, 18.5% of the Region's population is 65 years of age or older, 5.7% of the population is 5 years of age or younger, and 11.7% experienced poverty in the prior 12 months. For comparison, within the State of Montana, those over 65 years of age make up 18.7% of the population, those under five years of age make up 5.8% of the population, and 12.8% of the State's population had income in the past 12 months below poverty level. This shows that the population at risk to communicable disease in Eastern Montana is similar to the State's population exposure.

However, impacts, mortality rates, speed and type of spread are disease specific. As seen with the current COVID-19 pandemic statewide, according to the State's DPHHS, the most positive cases occurred in the 30-49 age group. Hospitalizations and deaths, however, happened more within the over 50 age group.

Property

Communicable diseases would not have direct impacts on infrastructure or the built environment. Should infrastructure require human intervention to fulfill vital functions, these functions could be impaired by absenteeism, sick days and isolation, quarantine, and disease prophylaxis measures. As concerns about contamination increase, property may be quarantined or destroyed as a precaution against spreading illness. Additionally, traditional sheltering facilities, including shelters for persons experiencing homelessness or facilities to support displaced persons during an evacuation, cannot be done in a

congregate setting. This requires additional planning considerations or the use of facilities that allow for non-congregate shelter settings which may require an approval from FEMA and may have an increased cost.

Critical Facilities and Lifelines

The impacts of a communicable disease on critical infrastructure and lifelines would center on service disruption due to staff missing work and on shortages in essential resources and supplies to perform services, as seen with personal protective equipment during the COVID-19 pandemic within the health and medical sector.

While automated systems and services that allow for the physical distancing of staff from other persons may fare better through a communicable disease incident, all critical infrastructure sectors and lifelines would likely be affected due to the globalization of supply chains, services, and interdependency of most communities.

Economy

A widespread communicable disease outbreak could have devastating impacts on the Eastern Region's economy. The economic impacts fall under two categories – economic losses as a result of the disease, and economic losses to fight the disease. Economic impacts as a result of a disease include those costs associated with lost work and business interruption. Depending on the disease and the type and rate of spread, businesses could see a loss of consumer base as people self-isolate or avoid travel. This could last for a protracted amount of time, compounding economic loss. Economic costs are also associated with incident response. Two of the biggest areas of cost are public information efforts and mass prophylaxis.

In a normal year, lost productivity due to illness costs US employers an estimated $530 billion. During a pandemic, that figure would likely be considerably high and could trigger a recession or even a depression. According to an October 2020 report by The Journal of American Medical Association (JAMA) Network, the estimated cumulative financial costs of the COVID-19 pandemic related to the COVID-19 economic recession and compromised health (premature death, mental health, long-term health impairment) in the US population was almost $16 trillion. As of July 29, 2021, the Montana Coronavirus Relief Fund has awarded over $819 million to businesses and nonprofits across the State to support economic recovery efforts.

Historic and Cultural Resources

As mentioned previously, communicable diseases would not have specific impacts on the built or natural environment, including historic and cultural resources. However, historic and cultural resources are often intertwined with the tourism industry, therefore reduced tourism could lead to impacts such as a loss of revenue needed for resource maintenance.

Natural Resources

Impacts on natural resources can vary. Some ecosystems showed signs of improvement during peak covid-19 lockdown. However, some zoonotic diseases can spread from animals to humans, wreaking havoc on both populations. Examples of zoonotic diseases include avian flu, swine flu, tuberculosis, plague, and rabies.

Development Trends Related to Hazards and Risk

Population growth and development contribute to pandemic exposure. Future development in the Eastern Region has the potential to change how infectious diseases spread through the community and impact human health in both the short and long term. New development may increase the number of people and facilities exposed to public health hazards and greater population concentrations (often found in special needs facilities and businesses) put more people at risk. During a disease outbreak, those in the immediate isolation area would have little to no warning, whereas the population further away in the dispersion path

may have some time to prepare and mitigate against disease depending on the hazard, its transmission, and public notification.

Risk Summary

In summary, the Communicable Disease hazard is considered to be overall **Medium** significance for the Region. Variations in risk by jurisdiction are summarized in the table below, along with key issues from the vulnerability assessment.

- Pandemics affecting the U.S. occur roughly once every 20 years, meaning there is a roughly 5% chance a pandemic will happen each year, but they cannot be reliably predicted.
- Effects on people will vary, while the elderly, people with underlying medical conditions, and young children are usually at higher risk.
- Effects on property are typically minimal, although quarantines could result in short-term closures.
- Effects on economy: lost productivity due to illness and potential business closures could potentially have severe economic impacts. Social distancing requirements and fear of public gatherings could significantly reduce in-person commerce.
- Effects on critical facilities and infrastructure: community lifelines, such as healthcare facilities, like hospitals will be impacted and may be overwhelmed and have difficulty maintaining operations due to bed availability, medical staffing shortages, and lack of PPE and other supplies.
- Unique jurisdictional vulnerability: As mentioned above, COVID-19 was the leading cause of death in Montana's Native American tribes, likely due to economic and societal structures.
- Ongoing mitigation activities should focus on disease prevention, especially during flu season. This includes, but is not limited to, pre-season community outreach campaigns to educate the public about risks and available support; establishing convenient vaccination centers; reaching out to vulnerable populations and caregivers; and issuing advisories and warnings.
- Related Hazards: Human Conflict.

Table 4-7 Risk Summary Table: Communicable Disease

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Eastern Region	Medium		
Big Horn	High	Hardin, Lodge Grass	Big Horn has the lowest rate of insurance, and the highest rate of COVID-19 infections in the Eastern region, which suggest vulnerability to communicable disease.
Carbon	Medium	Bearcreek, Bridger, Joliet, Fromberg, Red Lodge	None
Carter	Medium	Ekalaka	None
Custer	Medium	Ismay, Miles City	None
Crow Tribe	Medium		NA
Daniels	Medium	Scobey, Flaxville	None
Dawson	Low	Richey, Glendive	None
Fallon	Medium	Plevna, Baker	Societal and economic structures have increased poor outcomes from communicable diseases in Native communities.
Garfield	Medium	Jordan	Garfield has the lowest population density of all counties in Montana which lowers the risk of communicable disease spread.
Golden Valley	Medium	Ryegate, Lavina	None
McCone	Low	Circle	Dawson has a low population density and a high rate of health insurance, lowering the risk of spread

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
			and increasing the probability of medical intervention.
Musselshell	Medium	Melstone, Roundup	None
Powder River	Low	Broadus	None
Prairie	Medium	Terry	A significant portion of Prairie County's population is over the age of 65 and is therefore more susceptible to communicable diseases.
Richland	Medium	Fairview, Sidney	None
Roosevelt	High	Wolf Point, Poplar, Bainville, Culberson, Froid	Roosevelt has the highest rate of poverty in the Eastern Region which would impact its ability to adapt to a communicable disease event.
Rosebud	Medium	Colstrip, Forsyth	None
Sheridan	Medium	Plentywood, Medicine Lake, Outlook, Westby	None
Stillwater	Medium	Columbus	None
Treasure	Medium	Hysham	None
Valley	Low	Glasgow, Fort Peck, Nashua, Opheim	None
Wibaux	Medium	Wibaux	None
Yellowstone	High	Billings, Broadview, Laurel	Yellowstone has the largest population per square mile of all counties in Montana, which increases the likelihood of disease spread.

4.2.3 Cyber-Attack

Hazard/Problem Description

The Merriam-Webster dictionary defines cyber-attacks as "an attempt to gain illegal access to a computer or computer system to cause damage or harm." Cyber-attacks use malicious code to alter computer operations or data. The vulnerability of computer systems to attacks is a growing concern as people and institutions become more dependent upon networked technologies. The Federal Bureau of Investigation (FBI) reports that "cyber intrusions are becoming more commonplace, more dangerous, and more sophisticated," with implications for private- and public-sector networks. Cyber threats can take many forms, including:

- **Phishing attacks:** Phishing attacks are fraudulent communications that appear to come from legitimate sources. Phishing attacks typically come through email but may come through text messages as well. Phishing may also be considered a type of social engineering meant to exploit employees into paying fake invoices, providing passwords, or sending sensitive information.
- **Malware attacks:** Malware is malicious code that may infect a computer system. Malware typically gains a foothold when a user visits an unsafe site, downloads untrusted software, or may be downloaded in conjunction with a phishing attack. Malware can remain undetected for years and spread across an entire network.
- **Ransomware:** Ransomware typically blocks access to a jurisdiction's/agency's/ business' data by encrypting it. Perpetrators will ask for a ransom to provide the security key and decrypt the data, although many ransomware victims never get their data back even after paying the ransom.
- **Distributed Denial of Service (DDoS) attack**: Perhaps the most common type of cyber-attack, a DDoS attack seeks to overwhelm a network and causes it to either be inaccessible or shut down. A DDoS typically uses other infected systems and internet-connected devices to "request" information from a specific network or server that is not configured or powerful enough to handle the traffic.

- **Data breach**: Hackers gaining access to large amounts of personal, sensitive, or confidential information has become increasingly common in recent years. In addition to networked systems, data breaches can occur due to the mishandling of external drives.
- **Critical Infrastructure/SCADA System attack:** There have been recent critical infrastructure Supervisory Control and Data Acquisition (SCADA) system attacks aimed at taking down lifelines such as power plants and wastewater facilities. These attacks typically combine a form of phishing, malware, or other social engineering mechanisms to gain access to the system.

Cyber-attacks are rapidly increasing in the United States. The FBI Internet Crime Complaint Center (IC3) was developed to provide the public with a direct way to report cybercrimes to the FBI. In 2021, the FBI Internet Crime Report reported a record number of cyber-attacks, with a 7% increase from 2020. The events reported to the FBI are used to track the trends and threats from cyber criminals to combat cyber threats and protect U.S. citizens, businesses, and government from future attacks.

Geographical Area Affected

Cyber-attacks can and have occurred in every location regardless of geography, demographics, and security posture. Anyone with information online is vulnerable to a cyber-attack. Incidents may involve a single location or multiple geographic areas. A disruption can have far-reaching effects beyond the location of the targeted system; disruptions that occur far outside the State can still impact people, businesses, and institutions within Eastern Region. All servers in the Eastern Region are potentially vulnerable to cyber-attacks. Businesses, industry, and even individuals are also susceptible to cyber-attacks. Therefore, the geographic extent of cyber-attack is **significant**.

Past Occurrences

According to the FBI's 2021 Internet Crime Report, the FBI received 2.76 million complaints with $18.7 billion in losses over the last five years due to cyber-attacks. The Crime Report also noted a trend of increasing cybercrime complaints and losses each year. Nationwide losses in 2021 alone exceeded $6.9 billion, a 392% increase since 2017. According to the 2021 Report, Montana ranked 48/57 among U.S. territories in the total number of victims, with 1,188 victims of cyber-crime, and 49th in total victim losses, with $10,107,283 in total losses.

Data on past cyber-attacks impacting Montana was gathered from The Privacy Rights Clearinghouse. The Privacy Rights Clearinghouse, a non-profit organization based in San Diego, maintains a timeline of 9,741 data breaches resulting from computer hacking incidents in the United States from 2005-2021. The database lists 35 data breaches against systems located in Montana totaling almost 1.5 million impacted records; it is difficult to know how many of those affected residents in the Montana Eastern Region. Attacks happening outside of the State can also impact local businesses, personal identifiable information, and credit card information. Table 4-8 shows several of the most significant cyber-attacks in Montana in recent years. The data aims to provide a general understanding of the impacts of cyber-attacks by compiling an up-to-date list of incidents but is limited by the availability of data: "This is an incomplete look at the true scope of the problem due in part to varying state laws."

Table 4-8 Major Cyber Attacks Impacting Montana (10,000+ Records), 2005-2021

Date Reported	Target	City	Organization Type	Total Records	Type of Attack
7/7/2014	Montana Department of Public Health & Human Services	-	Healthcare	1,062,509	Hacked by an Outside Party or Infected by Malware
1/30/2008	Davidson Companies	Great Falls	Business	226,000	Hacked by an Outside Party or Infected by Malware

Date Reported	Target	City	Organization Type	Total Records	Type of Attack
3/11/2011	OrthoMontana	Billings	Healthcare	37,000	Portable Device (lost, discarded or stolen laptop, PDA, smartphone, memory stick, CDs, hard drive, data tape, etc.)
1/15/2016	New West Health Services dba New West Medicare	Kalispell	Healthcare	28,209	Portable Device (lost, discarded or stolen laptop, PDA, smartphone, memory stick, CDs, hard drive, data tape, etc.)
4/14/2017	Eastern Health Screening	-	Healthcare	15,326	PHYS

Source: The Privacy Rights Clearinghouse

In total, the Privacy Rights Clearinghouse has reported 35 attacks in Montana since 2005 with a total of 1,471,889 records. Of these records lost in Montana, a majority were from healthcare organizations. It is difficult to know how many of these incidents affected residents in the Montana Eastern Region.

The Montana Department of Agriculture temporarily took the USAHERDS web-based software offline in the year 2021 to allow the application's developer to beef up security following a suspected Chinese state-sponsored cyberattack. USAHERDS is used to track livestock by at least 18 US states. The suspected attacker – APT41, had carried out a hacking campaign that comprised the networks of at least six US state governments (Power 2022).

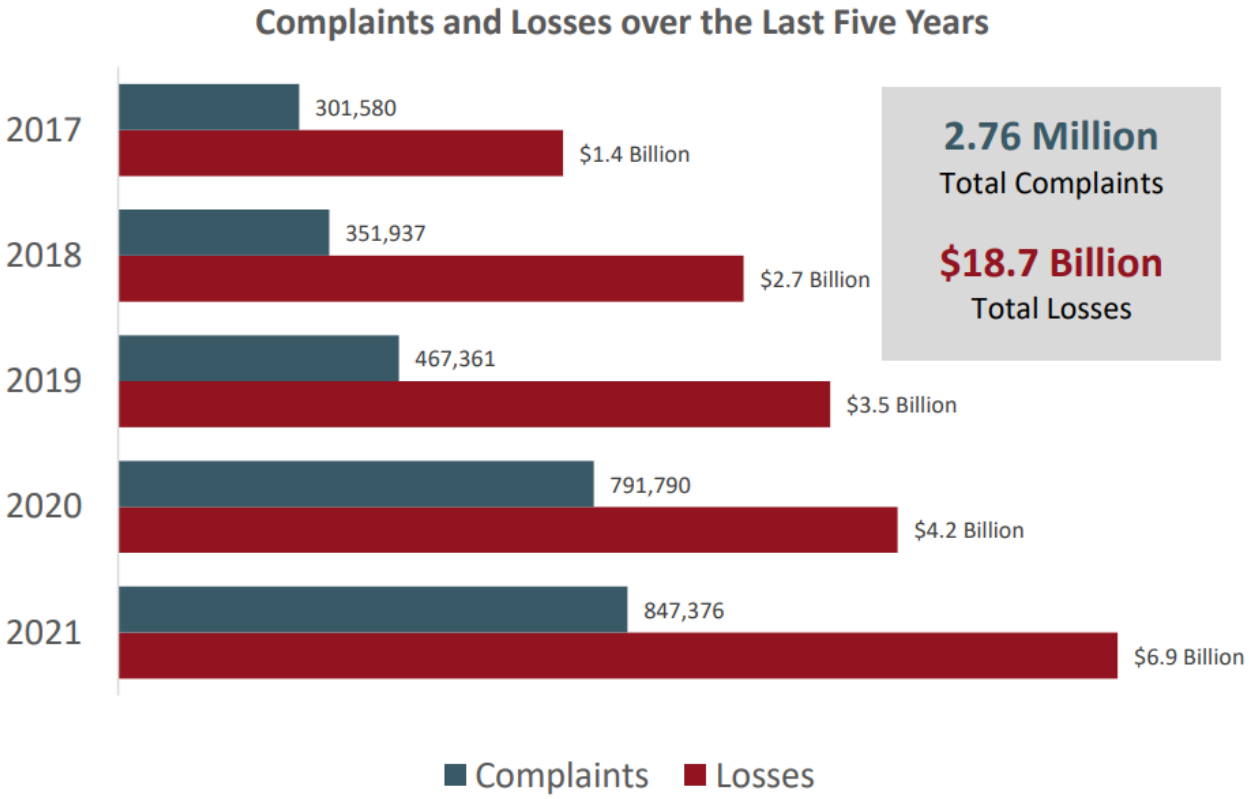
In February 2020, it is reported that Ryuk ransomware hacked the computer system of the Havre Public Schools. Despite the major scare, it was eventually concluded that the hackers did not gain access to student and employee information (Dragu 2020).

On April 3, 2015, Eastern Montana Clinic notified almost 7,000 patients of a payment data hack. The hacker bypassed the Clinic website's security measures and obtained access to the demographic and credit card information of 6,994 patients who paid their bill(s) via the link on the Clinic's website. The information available to the hacker included patient names, addresses, telephone numbers, email addresses, dates and amounts of credit card transactions, and the last four digits of patients' credit card numbers. In addition, approximately 44 patients' full credit card information was compromised. The Clinic took steps to mitigate any further harm to patients from this security incident ("Eastern Montana Clinic Notifies Almost 7,000 Patients Of Payment Data Hack" 2015).

Frequency/Likelihood of Occurrence

Small-scale cyber-attacks such as DDoS attacks occur daily, but most have negligible impacts at the local or regional level. Data breaches are also extremely common, but again most have only minor impacts on government services. Additionally, the FBI Internet Crime Report 2021 found that there is a trend of increasing cyber-attacks over the past 5 years. These trends are shown in Figure 4-11.

Figure 4-11 Trends of the Frequency of Cyber-attacks, 2017-2021



Source: The FBI Internet Crime Report 2021

Perhaps of greatest concern to the Eastern Region are ransomware attacks, which are becoming increasingly common. It is difficult to calculate the odds of the Eastern Region or one of its jurisdictions being hit with a successful ransomware attack in any given year, but it is likely to be attacked in the coming years.

The possibility of a larger disruption affecting systems within the Region is a constant threat, but it is difficult to quantify the exact probability due to such highly variable factors as the type of attack and intent of the attacker. Major attacks specifically targeting systems or infrastructure in the Eastern Region cannot be ruled out. Therefore, the probability of future cyber-attack is **occasional**.

Climate Change Considerations

Changes in development have no impact on the threat, vulnerability, and consequences of a cyber-attack.

Potential Magnitude and Severity

There is no universally accepted scale to explain the severity of cyber-attacks. The strength of a DDoS attack is often explained in terms of a data transmission rate. One of the largest DDoS disruptions ever, known as the Dyn Attack which occurred on October 21, 2016, peaked at 1.2 terabytes per second and impacted some of the internet's most popular sites, including Amazon, Netflix, PayPal, Twitter, and several news organizations.

Data breaches are often described in terms of the number of records or identities exposed. The largest data breach ever reported occurred in August 2013, when hackers gained access to all three billion Yahoo accounts. The hacking incidents associated with Montana in the Privacy Rights Clearinghouse database are

of a smaller scale, ranging from 201 records to approximately 1.06 million, along with several cases in which an indeterminate number of records may have been stolen.

Ransomware attacks are typically described in terms of the amount of ransom requested, or the amount of time and money spent to recover from the attack. One report from cybersecurity firm Emsisoft estimates the average successful ransomware attack costs $81 million and can take 287 days to recover from. Therefore, the potential magnitude and severity of cyber-attack is **Critical**.

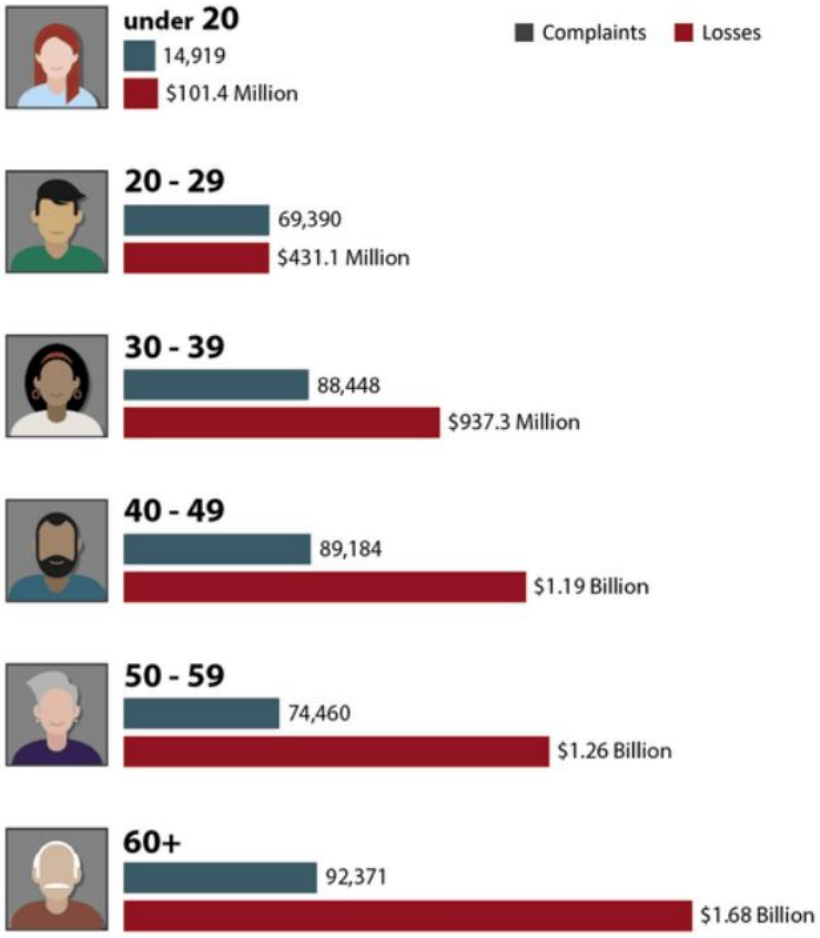
Vulnerability Assessment

People

Injuries or fatalities from cyber-attacks would generally only be possible from a major cyber-terrorist attack against critical infrastructure. More likely impacts on the public are financial losses and an inability to access systems such as public websites and permitting sites. Indirect impacts could include interruptions to traffic control systems or other infrastructure.

The FBI Internet Crime Reports on the victims of cyber-attack by age group. While the number of cyber-attack complaints is comparable across age groups, the losses increase significantly as age group increases, with individuals 60 years and older experiencing the greatest losses. This is likely due to seniors being less aware of cyberthreats, lack of the tools to identify cyberthreats, and "Grandparent Scams," which is a cyberattack where criminals impersonate a loved one in need, such as a grandchild, and ask for money. Figure 4-12 displays the breakdown of victims by age group in 2021.

Figure 4-12 Victims by Age Group in 2021



Source: The FBI Internet Crime Report 2021

Property

Most cyber-attacks affect only data and computer systems and have minimal impact on the general property. However, sophisticated attacks have occurred against the SCADA systems of critical infrastructure, which could potentially result in system failures on a scale equal to natural disasters. Facilities and infrastructure such as the electrical grid could become unusable. A cyber-attack took down the power grid in Ukraine in 2015, leaving over 230,000 people without power. A ransomware attack on the Colonia Pipeline in 2021 caused temporary gas shortages on the East Coast. The 2003 Northeast Blackout, while not the result of a cyber-attack, caused 11 deaths and an estimated $6 billion in economic loss.

Critical Facilities and Lifelines

An article posted on July 31, 2022, by government technology mentions that despite the lack of major headline-grabbing cyber-attacks against U.S. critical infrastructure so far in 2022, our global cyber battles continue to increase. Worldwide cyber actions are becoming less covert. Besides, according to IBM's 2022 annual Cost of a Data Breach Report, almost 80 percent of critical infrastructure organizations studied don't adopt zero-trust strategies, seeing average breach costs rise to $5.4 million – a $1.17 million increase compared to those that do. All while 28 percent of breaches amongst these organizations were ransomware or destructive attacks (Lohrmann 2022).

Cyber-attacks can interfere with emergency response communications, access to mobile data terminals, and access to critical pre-plans and response documents. According to the Cyber & Infrastructure Security Agency (CISA), cyber risks to 9-1-1 systems can have "severe impacts, including loss of life or property; job disruption for affected network users; and financial costs for the misuse of data and subsequent resolution." CISA also compiled a recent list of attacks on 9-1-1 systems including a DDoS in Arizona, unauthorized access with stolen credentials in Canada, a network outage in New York, and a ransomware attack in Baltimore.

Moreover, the delivery of services can be impacted since governments rely to a great extent on the electronic delivery of services. Most agencies rely on server backups, electronic backups, and remote options for Continuity of Operations and Continuity of Government. Access to documents on the network, OneDrive access, and other operations that require collaboration across the Eastern Region will be significantly impacted.

In addition, public confidence in the government will likely suffer if systems such as permitting, DMV, voting, or public websites are down for a prolonged amount of time. An attack could raise questions regarding the security of using electronic systems for government services.

Economy

Data breaches and subsequent identity thefts can have huge impacts on the public. The FBI Internet Crime Report 2021 reported losses in Montana due to cyber-attacks totaled $10,107,283 in 2021 alone.

Economic impacts from a cyber-attack can be debilitating. The cyber-attack in 2018 that took down the City of Atlanta cost at least $2.5 million in contractor costs and an estimated $9.5 million additional funds to bring everything back online. The attack in Atlanta took more than a third of the 424 software programs offline and recovery lasted more than 6 months. The 2018 cyber-attack on the Colorado Department of Transportation cost an estimated $1.5 million. None of these statistics consider the economic losses to businesses and ongoing IT configuration to mitigate a future cyber-attack.

Additionally, a 2016 study by Kaspersky Lab found that roughly one in five ransomware victims who pay their attackers never recover their data. A 2017 study found ransomware payments over a two-year period totaled more than $16 million. Even if a victim is perfectly prepared with full offline data backups, recovery from a sophisticated ransomware attack typically costs far more than the demanded ransom.

Historic and Cultural Resources

Most cyber incidents have little to no impact on historic, cultural, or natural resources. A major cyber terrorism attack could potentially impact the environment by triggering a release of hazardous materials, or by causing an accident involving hazardous materials by disrupting traffic control devices.

Natural Resources

Most cyber-attacks would have a limited impact on natural resources. There are cases, such as a cyber-attack on a hydroelectric dam, that could result in catastrophic consequences to natural and human-built environments in the case of a flood. If a cyber-attack occurred on several upstream dams and released significant amounts of water downstream, the additional pressure put on downstream dams could fail, resulting in massive flood events. This would not only jeopardize the energy system that relies on these dams but also cause significant damage to the natural environment.

Development Trends Related to Hazards and Risk

Changes in development have no impact on the threat, vulnerability, and consequences of a cyber-attack. Cyber-attacks can and have targeted small and large jurisdictions, multi-billion-dollar companies, small mom-and-pop shops, and individual citizens. The decentralized nature of the internet and data centers means that the cyber threat is shared by all, regardless of new construction and changes in development.

Risk Summary

- Overall, cyber-attacks are rated as a **Medium** significance in the planning area.
- Cyber-attacks can occur anywhere and on any computer network, therefore, this hazard is rated as **significant** location.
- There is an increasing trend in the number of cyber-attacks in the U.S. each year, therefore, the frequency of cyber-attack is rated as **likely.**
- Cyber-attacks can result in significant economic losses, interruptions of critical facilities and services, and confidential data leaks; therefore, magnitude is ranked as **Critical.**
- People ages 60+ are the most likely age group to experience the greatest monetary losses, although anyone of any age can be a victim to a cyber-attack.
- Small businesses worth less than $10 million and local governments are increasingly becoming targets for cyber-attack, with criminals assuming these smaller organizations will lack the resources to prevent an attack.
- Critical infrastructure, such as the energy grid and first responder communication, is vulnerable to cyber-attack and disruption.
- Significant economic losses can result from cyber-attacks if the attackers ask for ransom.
- Jurisdictions with a significantly large population and advanced infrastructure are most likely to experience cyber-attacks.

Table 4-9 Risk Summary Table: Cyber-Attack

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Eastern Region	Medium		None
Big Horn	Medium	Hardin, Lodge Grass	None
Carbon	Medium	Bearcreek, Bridger, Joliet, Fromberg, Red Lodge	None
Carter	Medium	Ekalaka	None
Custer	Medium	Ismay, Miles City	None
Crow Tribe	Medium		
Daniels	Medium	Scobey, Flaxville	None
Dawson	Medium	Richey, Glendive	None
Fallon	Medium	Plevna, Baker	None
Garfield	Medium	Jordan	None
Golden Valley	Medium	Ryegate, Lavina	None
McCone	Medium	Circle	None
Musselshell	Medium	Melstone, Roundup	None
Powder River	Medium	Broadus	None
Prairie	Medium	Terry	None
Richland	Medium	Fairview, Sidney	None
Roosevelt	Medium	Wolf Point, Poplar, Bainville, Culberson, Froid	None
Rosebud	Medium	Colstrip, Forsyth	None
Sheridan	Medium	Plentywood, Medicine Lake, Outlook, Westby	None
Stillwater	Medium	Columbus	None
Treasure	Medium	Hysham	None
Valley	Medium	Glasgow, Fort Peck, Nashua, Opheim	None
Wibaux	Medium	Wibaux	None
Yellowstone	High	Billings, Broadview, Laurel	None

4.2.4 Dam Failure

Hazard/Problem Description

A dam is a barrier constructed across a watercourse that stores, controls, or diverts water. Dams are constructed for a variety of uses, including flood protection, power, agriculture/irrigation, water supply, and recreation. The water impounded behind a dam is referred to as the reservoir and is usually measured in acre-feet, with one acre-foot being the volume of water that covers one acre of land to a depth of one foot. Depending on local topography, even a small dam may have a reservoir containing many acre-feet of water. Dams serve many purposes, including irrigation control, providing recreation areas, electrical power generation, maintaining water levels, and flood control.

Dam failures and releases from dams during heavy rain events can result in downstream flooding. Water released by a failed dam generates tremendous energy and can cause a flood that is catastrophic to life and property. Two factors that influence the potential severity of a full or partial dam failure are the amount of water impounded and the density, type, and value of downstream development and infrastructure. The speed of onset depends on the type of failure. If the dam is inspected regularly then small leaks allow for adequate warning time. Once a dam is breached, however, failure and resulting flooding occurs rapidly. Dams can fail at any time of year, but the results are most catastrophic when the dams fill or overtop during winter or spring rain/snowmelt events.

A catastrophic dam failure could challenge local response capabilities and require evacuations to save lives. Impacts to life safety would depend on the warning time and the resources available to notify and evacuate the public and could include major loss of life and potentially catastrophic damage to roads, bridges, and homes. Associated water quality and health concerns could also be an issue.

Dam failures are often the result of prolonged rainfall and overtopping, but can happen in any conditions due to erosion, piping, structural deficiencies, lack of maintenance and repair, or the gradual weakening of the dam over time. Other factors that can lead to dam failure include earthquakes, landslides, improper operation, rodent activity, vandalism, or terrorism.

According to FEMA, dams are classified in three categories that identify the potential hazard to life and property:

- **High hazard** - Dams where failure/mis-operation will probably cause loss of human life.
- **Significant hazard** - Dams where failure or mis-operation results in no probable loss of human life but can cause economic loss, environmental damage, disruption of lifeline facilities, or impact other concerns. Significant hazard potential classification dams are often located in predominantly rural or agricultural areas but could be located in areas with population and significant infrastructure.
- **Low hazard** - Dams where failure or mis-operation results in no probable loss of human life and low economic and/or environmental losses. Losses are principally limited to the owner's property.

Dam inundation can also occur from non-failure events or incidents such as when outlet releases increase during periods of heavy rains or high inflows. Controlled releases to allow water to escape when a reservoir is overfilling can help prevent future overtopping or failure. When outlet releases are not enough, spillways are designed to allow excess water to exit the reservoir and prevent overtopping. This can protect the dam but result in flooding downstream. Dam safety incidents are defined as situations at dams that require an immediate response by dam safety engineers. Detailed below in Table 4-10 are the high, significant, and low hazard dams organized by county in the Eastern region. The Eastern region has the lowest number of high hazard dams of the three regions in the State, and 100% of the high hazard dams have Emergency Action Plans (EAPs) on file.

Table 4-10 Eastern Region Dam Summary Table

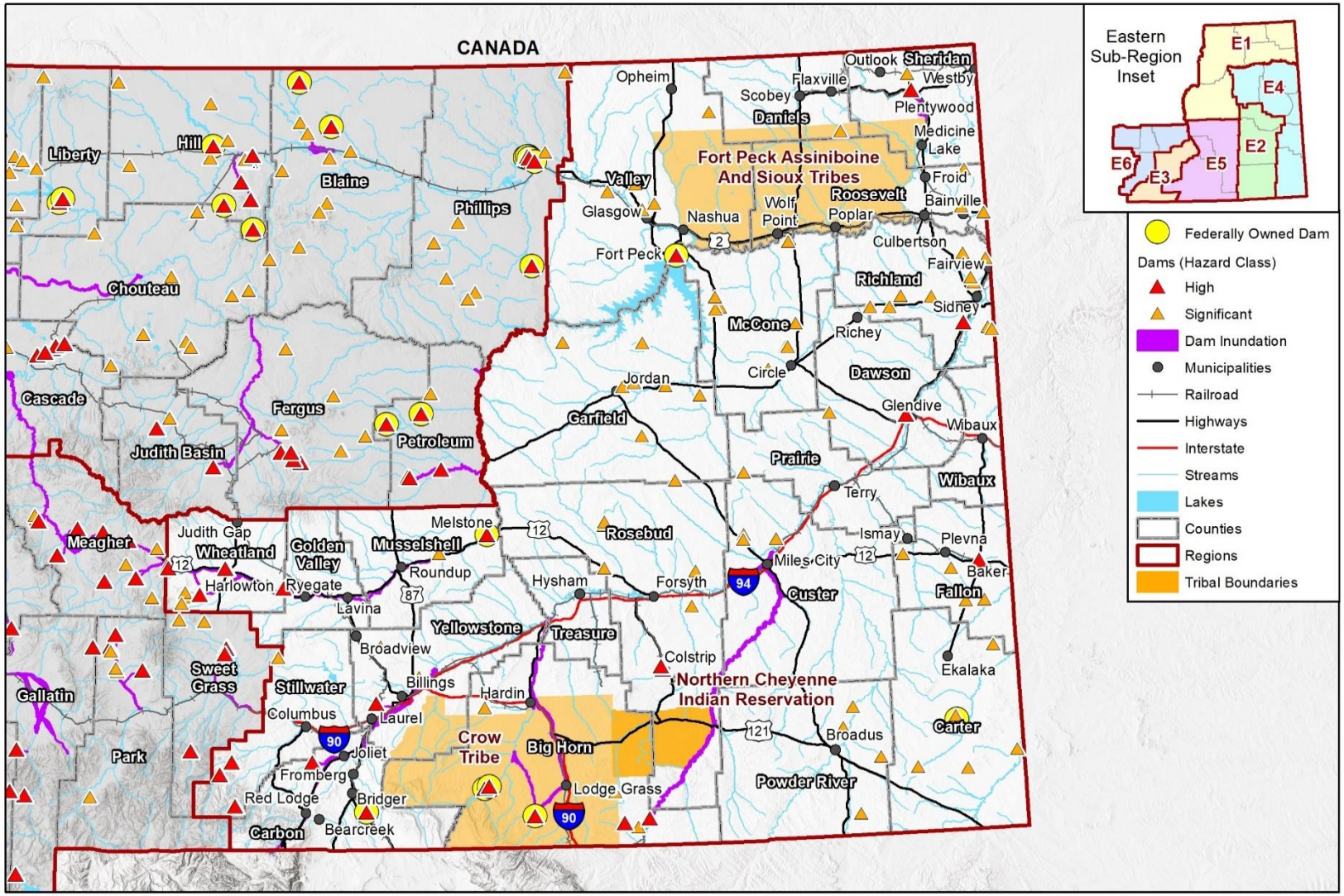
County	# High Hazard	# Significant	# Low	Total	Percentage of High hazard Dam with EAP
Big Horn	5	3	64	72	100%
Carbon	2	-	11	13	100%
Carter	-	7	104	111	-
Custer	-	3	173	176	-
Daniels	-	1	19	20	-
Dawson	1	1	62	64	100%
Fallon	2	4	30	36	100%
Garfield	-	8	236	244	-
Golden Valley	-	-	8	8	-
McCone	1	8	111	120	100%
Musselshell	1	1	28	30	100%
Powder River	-	4	43	47	-
Prairie	-	1	48	49	-
Richland	1	10	67	78	100%
Roosevelt	-	4	35	39	-
Rosebud	4	5	261	270	100%
Sheridan	1	1	22	24	100%
Stillwater	4	-	7	11	100%
Treasure	-	-	16	16	-
Valley	-	5	140	145	-
Wheatland	8	5	23	36	100%
Wibaux	-	-	13	13	-
Yellowstone	1	2	22	25	100%
Total	**31**	**73**	**1,543**	**1,647**	

Source: Montana Department of Natural Resources and Conservation (DNRC) Dam Safety Program, Montana State Library, NID, HIFLD 2022, Montana DES, NBI

Geographical Area Affected

The geographical area affected by dam failure is potentially **significant**. According to the National Inventory of Dams (NID), there are a total of 1,647 dams throughout the counties of the Eastern Region. Thirty-one (31) of these dams are high hazard, and 73 are significant hazard dams, with the remainder are low hazard dams. These dams are mapped in Figure 4-13 and described in detail in the jurisdictional annexes. All the high hazard dams in the Eastern Region have EAPs on file. In some cases, inundation mapping is available for analysis, but typically limited to privately owned high hazard dams, based on data from the MT DNRC. Additionally, there are limited inundation zones for dams owned by the Bureau of Indian Affairs (BIA), used with permission. Other federally owned dams are highlighted in yellow and do not have publicly available inundation mapping. It is important to note that a lack of mapped inundation areas prevents identifying assets likely to be affected by dam failure but does not indicate the absence of risk.

Figure 4-13 Eastern Region Dams



Dam inundation maps are frequently treated as sensitive documents due to concerns about causing public alarm, particularly in regions prone to flooding. There is also potential that these maps may be misused by individuals representing realty or insurance interests. Potential exists for maps to be exploited for malicious purposes, such as terror attacks. Therefore, the availability of these maps to the public remains limited due to a combination of security concerns, legal considerations, and the potential for misuse or misinterpretation.

Past Occurrences

Dam failure floods in Montana have primarily been associated with riverine and flash flooding. According to the 2023 Montana State Hazard Mitigation Plan (SHMP) and the Montana Department of Natural Resources and Conservation (Montana DNRC), aging infrastructure is largely to blame for a number of failed dams in Montana. There have been numerous small failures primarily related to deterioration of corrugated metal pipe outlet works, which causes slow release of reservoir contents along the outside of the outlet pipe, with minimal downstream property damage but serious damage to the structure. Dams with potential for loss of life downstream are subject to stringent permitting, inspection, operation, and maintenance requirements. Deficiencies and problems are identified in advance and actions taken to mitigate the chance that the deficiency leads to failure. If a deficiency cannot be immediately addressed due to lack of data or lack of dam owner resources, risk reduction measures are put in place.

According to the 2023 State of Montana Multi-Hazard Mitigation Plan, there have been three past dam failures or incidents in the Eastern Region. The following information concerning these events is excerpted from the 2018 SHMP:

- March 1937 – The Midway Dam, located 40 miles northwest of Nashua in Valley County, suffered a breach during a flood on the Porcupine Creek. The spillway was undermined by floating ice, leading to a failure and subsequent four-foot wall of water which swept through the valley and caused extensive damage.
- July 1946 – The Carrol Dam, in Sheridan County eight miles northwest of Plentywood, failed after several inches of rainfall in the area over a short period of time. There were no fatalities in this incident, but there was extensive damage and destruction of homes and farm buildings throughout the valley beneath the dam.
- June 23, 2002 – Ross Dam in Garfield County failed, prompting downstream evacuations, but with limited damage downstream. Once house was flooded and several downstream stock dams broke, and gravel roads were washed out.

Frequency/Likelihood of Occurrence

Dam failures in the United States typically occur in one of four ways:

- Dam overtopping occurs when the water level behind the dam exceeds the top of the dam. Overtopping accounts for 34% of all dam failures, can occur due to inadequate spillway design, settlement of the dam crest, blockage of spillways, and other factors.
- Foundation defects due to differential settlement, slides, slope instability, uplift pressures, and foundation seepage can also cause dam failure. These account for 30% of all dam failures.
- Internal erosion or piping of an earth dam takes place when water that seeps through the dam carries soil particles away from the embankment, filters, drains, foundation, or abutments of the dam. Failure due to piping and seepage accounts for 20% of all failures. These are caused by internal erosion due to piping and seepage, erosion along hydraulic structures such as spillways, erosion due to animal burrows, and cracks in the dam structure.
- Failure due to problems with conduits and valves, typically caused by the piping of embankment material into conduits through joints or cracks, constitutes 10% of all failures.

The remaining 6% of U.S. dam failures are due to miscellaneous causes. Many dam failures in the United States have been secondary results of other disasters. The prominent causes are earthquakes, landslides, extreme storms, massive snowmelt, equipment malfunction, structural damage, foundation failures, and sabotage.

Poor construction, lack of maintenance and repair, and deficient operational procedures are preventable or correctable by a program of regular inspections. According to the 2023 State of Montana Multi-Hazard Mitigation Plan and the 2023 National Inventory of Dams, there are two high hazard potential dams in the Eastern Region currently rated as being in poor condition: the Melstone Detention Dam on the Musselshell River near the Town of Melstone in Musselshell County and the Depression Detention Dam near the Town of Bridger. According to correspondence between MT DES and the Montana Dam Safety Program Supervisor in the Water Resources Division there were no dams identified in Eastern Montana that meet the HHPD eligibility criteria as specified in the notice of funding opportunity. See Annex A Carbon County and Addendum R Musselshell County for more details on these dams. MTDES and the participating jurisdictions will continue to monitor dam conditions and may amend this plan if additional high hazard potential dams are assessed as being in poor condition.

Terrorism and vandalism are serious concerns that all operators of public facilities must plan for; these threats are under continuous review by public safety agencies.

All of these factors considered, and taking into consideration the record of past events, the likelihood of a catastrophic dam failure is unlikely, but still possible. This gives a probability rating for dam failure of **unlikely**. Compared to the other regions in the state, the relative lack of high and significant hazard dams in the Eastern Region means a generally lower risk of future severe consequences or casualties from this hazard. However, low hazard dams could still potentially fail and cause issues downstream, though not enough data is available to determine the magnitude or detail how impactful a low hazard dam could be on their surrounding communities.

Climate Change Considerations

Changes in rainfall, runoff, and snowpack conditions may each have significant impacts on water resources, including dams. As of this HMP update it is not clear if climate change will affect dam hazards negatively, but some level of caution is warranted. Dam safety is a high priority in Montana, the state has made a considerable investment developing laws and rules for the design, construction, and maintenance of dams to ensure dam safety. The state has a staffed dam safety program that conducts a sophisticated inspection program. However, dam failures have happened when events occurred that were unforeseen when the structures were designed and built.

For example, the Carrol Dam in Sheridan County and the Ross Dam in Garfield County, both located in the Eastern Region failed in 1946 and 2002, respectively due to several inches of rainfall over a short period of time.

With regard to climate change, a fundamental concern is that future conditions will be different from past conditions used to develop design parameters for existing dams. Extreme weather events have occurred throughout history, a pattern that seems to be accelerating as climate change progresses. Further complicating matters, many climate change impacts are indirect and difficult or impossible to predict. The 2021 Montana Climate Change and Human Health report considers climate "surprises" to be the third greatest concern with climate change impacts to human health.

Cascading effects of wildfire are one potential source of climate change "surprise" that is especially relevant to dam safety. Wildfire scars can alter watershed hydrology, causing extreme, unprecedented runoff that causes flash flooding and often causes debris flows that can impact nearby dam facilities. The concern in this case is that a future wildfire regime could leave unprecedented fire scars. If an extreme precipitation

event occurred on such a fire scar, unprecedented runoff could result that exceeds the design parameters of a nearby dam and is sufficient to cause a dam failure. In a worst case, a failure would cause a reservoir to release floodwaters, but debris flows are also capable of filling reservoirs with sediment and necessitate costly dredging to restore reservoir function. Predicting these scenarios is difficult.

None of the climate reports reviewed for this HMP update specified climate change as a particular concern for dam safety. The issue is not mentioned in 2021 Climate Change and Human Health report, the Fifth National Climate Assessment (Chapter 25 on the Northern Great Plains region), or the NOAA Climate Summaries for Montana. Nor is the issue explicitly addressed on the Montana Dam Safety Program landing page (https://dnrc.mt.gov/Water-Resources/Dam-Safety/).

Despite the lack of study to document specific impacts of climate change on dam safety, it is prudent to continue to monitor changing science-based studies in future HMP updates.

Potential Magnitude and Severity

As noted above, dams are classified as High Hazard Potential if failure is likely to result in loss of life, or Significant Hazard Potential if failure is likely to cause property damage, economic loss, environmental damage, or disruption of lifeline facilities. The US Army Corp of Engineers (USACE) uses three categories to classify a dam's potential hazard to life and property:

- High hazard indicates that a failure would most probably result in the loss of life.
- Significant hazard indicates that a failure could result in appreciable property damage.
- Low hazard indicates that failure would result in only minimal property damage and loss of life is unlikely.
- Undetermined hazard dams have not been rated or their hazard rating is not known.

These dam hazard designations can be used as an indicator of the potential magnitude and severity that is possible on a site-by-site basis. Based on the record of past events in the region and the hazard rankings of the region's dams, the impacts of dam failure or incident is **limited**.

The potential magnitude of a dam failure in the planning area could change in the future; the hazard significance of certain dams could increase if development occurs in inundation areas.

Vulnerability Assessment

The dam failure *Vulnerability Assessment* identifies assets are both likely to be exposed in the event of a dam failure and susceptible to damage from that exposure. In this context, assets are (1) people, (2) property, (3) critical facilities and lifelines, (4) the economy, (5) historic and cultural resources, and (6) natural resources.

Exposure is defined here as interacting with dam failure hazards, and likely to be exposed indicates a presence in areas deemed to be especially likely to experience dam failure hazards. Susceptible indicates a strong likelihood of damage from exposure to dam failure hazards. Finally, vulnerability under future conditions is considered below as it relates to development in the section titled *Development Trends Related to Hazards and Risk*. The effects of climate change on future conditions are considered above in the subsection titled *Climate Change Considerations*.

The analysis of dam failure vulnerability is simplified somewhat by the assumption that any person or physical object that comes into contact with flooding from a dam failure is susceptible to damage. This assumption is based on some key characteristics of dam failure hazards. Dam failure flooding can be among the most violent hazards in existence. The flooding hazard also has definite boundaries. Finally, dam failure flooding can occur with little or no warning and possibly at night when warning and evacuation are difficult.

For hazard mitigation planning purposes, it is assumed that anything in the designated flood inundation zone is vulnerable. Susceptibility is discussed further in the asset-specific subsections, below.

A key limitation of hazard mitigation planning is that flood inundation areas for federally owned dams are typically not available. This prevents identification of many assets that are vulnerable to dam-failure hazards. A solution to this limitation is to reference the hard-copy maps that are available within Emergency Action Plans associated with these dams and on file with the local emergency management offices.

People

Flooding caused by dam failure is among the most violent and destructive of hazard events. People are certainly susceptible to injury or death when exposed to dam inundation hazards. From a planning perspective, all populations exposed to dam failure hazards are considered vulnerable, but the elderly, people with disabilities, young children, and individuals that face challenges evacuating the inundation zone (individuals that do not own a vehicle) are the most vulnerable.

Fortunately, the population exposed to dam failure hazards is variable. The presence of people within dam inundation areas can be reduced in many ways, such as limiting development in high hazard areas. Also, providing advance warning of approaching dam failure hazards can be effective when the warning is received and successfully acted upon to evacuate the area. However, even if advance warning exists, any population that does not receive and act on that warning also remains vulnerable. Even when warnings are received and acted upon, the time to successfully evacuate may be brief and insufficient for vulnerable populations. People prevented from evacuating by blocked or otherwise inaccessible evacuation paths also remain vulnerable. Improving any of the above-mentioned factors will reduce the vulnerability of people to dam failure hazards. Aiding the evacuation of certain populations deserves special consideration, most notably the elderly, people with disabilities, young children, and individuals that do not own a vehicle. These issues are considered more thoroughly in Section 5, *Mitigation Strategy*.

According to GIS analysis conducted for this vulnerability assessment, there are an estimated 22,746 people residing in identified dam inundation zones throughout the Eastern Region. This number does not include people downstream of federally owned dams that do not release information on dam inundation zones. This estimate was derived by taking the number of residential parcels within the inundation zone and multiplying them by the average household size for each county per the U.S. Census Bureau American Community Survey estimates. The breakdown of these exposed populations per county and jurisdiction are shown in Table 4-11 below.

Property

The potentially destructive nature of dam failure hazards makes property that exists within the dam inundation area susceptible to damage and therefore potentially vulnerable. Low-lying areas are subject to additional flood hazards since they exist where dam waters would collect.

Table 4-11 summarizes the estimated number of improved parcels, building values, and people within inundation zones (private dams only) for each county in the Eastern Region. Counties with the highest exposure of people and property include Yellowstone, Custer, and Carbon counties. Table 4-12 summarizes the estimated number of parcels, building values, and people within inundation zones for each Tribe in the Eastern Region.

Table 4-11 Eastern Region Parcels at Risk to Overall Dam Inundation by County and Jurisdiction

County	Jurisdiction	Improved Parcels	Improved Value	Content Value	Total Value	Population
Big Horn	Crow Tribe	314	$27,051,775	$19,085,857	$46,137,632	1,007

County	Jurisdiction	Improved Parcels	Improved Value	Content Value	Total Value	Population
	Big Horn County	22	$2,507,695	$1,965,058	$4,472,753	29
	Total	336	$29,559,470	$21,050,915	$50,610,385	1,036
Carbon	Joliet	268	$34,910,122	$19,545,855	$54,455,977	585
	Red Lodge	418	$81,783,960	$42,929,156	$124,713,116	952
	Carbon County	540	$139,084,832	$82,742,566	$221,827,398	1,023
	Total	1,226	$255,778,914	$145,217,577	$400,996,491	2,560
Custer	Miles City	3,275	$457,747,587	$255,949,474	$713,697,061	7,353
	Custer County	584	$74,246,037	$47,024,649	$121,270,686	1,233
	Total	3,859	$531,993,624	$302,974,122	$834,967,746	8,586
Fallon	Baker	180	$22,765,807	$12,321,269	$35,087,076	377
	Fallon County	5	$405,041	$251,441	$656,482	7
	Total	185	$23,170,848	$12,572,709	$35,743,557	384
Garfield	Garfield County	7	$279,990	$139,995	$419,985	17
	Total	7	$279,990	$139,995	$419,985	17
Golden Valley	Lavina	106	$9,412,853	$6,177,639	$15,590,492	207
	Ryegate	124	$9,347,421	$5,986,023	$15,333,444	250
	Golden Valley County	33	$3,223,648	$2,755,364	$5,979,012	29
	Total	263	$21,983,922	$14,919,026	$36,902,948	486
Musselshell	Roundup	134	$7,925,167	$4,025,413	$11,950,580	273
	Musselshell County	106	$5,923,568	$4,165,939	$10,089,507	185
	Total	240	$13,848,735	$8,191,352	$22,040,087	458
Richland	Total	5	$734,424	$509,317	$1,243,741	8
Rosebud	Northern Cheyenne Indian Reservation	57	$3,089,925	$1,756,822	$4,846,747	214
	Rosebud County	131	$10,719,734	$7,884,477	$18,604,211	249
	Total	193	$14,544,083	$10,150,616	$24,694,699	463
Sheridan	Plentywood	940	$121,121,067	$72,008,009	$193,129,076	1,939
	Sheridan County	38	$12,707,566	$16,106,768	$28,814,334	60
	Total	978	$133,828,633	$88,114,776	$221,943,409	1,999
Treasure	Treasure County	1	$366,520	$366,520	$733,040	-
	Total	1	$366,520	$366,520	$733,040	0
Wheatland	Harlowton	214	$14,033,469	$7,521,986	$21,555,455	491
	Wheatland County	170	$21,505,215	$19,038,660	$40,543,875	287
	Total	384	$35,538,684	$26,560,646	$62,099,330	778
Yellowstone	Billings	1,373	$331,662,987	$225,615,257	$557,278,244	3,017

County	Jurisdiction	Improved Parcels	Improved Value	Content Value	Total Value	Population
	Yellowstone County	1,366	$415,127,399	$403,266,080	$818,393,479	2,954
	Total	2,739	$746,790,386	$628,881,337	$1,375,671,723	5,971
	Grand Total	**10,411**	**$1,807,683,809**	**$1,259,139,589**	**$3,066,823,398**	**22,746**

Source: County Assessor data, NID, MT DNRC, WSP GIS Analysis

Table 4-12 Eastern Region Parcels at Risk to Dan Inundation by Tribe

Tribe	Improved Parcels	Improved Value	Content Value	Total Value	Population
Crow Tribe	314	$27,051,775	$19,085,857	$46,137,632	1,007
Fort Peck Assiniboine and Sioux Tribe	-	-	-	-	-
Northern Cheyenne Indian Reservation	57	$3,089,925	$1,756,822	$4,846,747	214
Total	**371**	**$30,141,700**	**$20,842,679**	**$50,984,379**	**1,221**

Source: County Assessor data, NID, MT DNRC, WSP GIS Analysis

Critical Facilities and Lifelines

A total dam failure can cause catastrophic impacts to areas downstream of the water body, including critical infrastructure. Any critical asset located under the dam in an inundation area would be susceptible to the impacts of a dam failure. Transportation routes are vulnerable to dam inundation and have the potential to be washed out in flooding following dam failure incidents, creating isolation and emergency response issues. Those that are most vulnerable are those that are already in poor condition and would not be able to withstand a large water surge. Utilities such as overhead power lines, cable and phone lines could also be vulnerable. Loss of these utilities could create additional isolation issues for the inundation areas.

Based on the critical facility inventory considered in the updating of this plan there are 352 critical facilities throughout the Eastern Region which lie within mapped dam inundation areas. These at-risk facilities are listed in Table 4-13 below by critical facility classification as based on the FEMA Lifeline categories.

Table 4-13 Eastern Region Critical Facilities at Risk to Dam Inundation by Jurisdiction and FEMA Lifeline

County	Jurisdiction	Communications	Energy	Food, Water, Shelter	Hazardous Materials	Health and Medical	Safety and Security	Transportation	Total
Big Horn	Lodge Grass	-	-	2	-	-	1	-	3
	Big Horn County	3	4	6	-	-	3	36	52
	Total	3	4	8	0	0	4	36	55
Carbon	Joliet	-	-	3	-	1	2	1	7
	Red Lodge	-	2	-	-	-	1	2	5
	Carbon County	1	1	2	-	-	-	24	28
	Total	1	3	5	0	1	3	27	40
	Miles City	3	4	6	-	3	22	2	40

County	Jurisdiction	Communications	Energy	Food, Water, Shelter	Hazardous Materials	Health and Medical	Safety and Security	Transportation	Total
Custer County	Custer County	1	4	1	1	-	4	13	24
	Total	4	8	7	1	3	26	15	64
Fallon	Baker	-	-	-	-	-	1	2	3
	Fallon County	-	-	1	-	-	-	3	4
	Total	0	0	1	0	0	1	5	7
Golden Valley	Lavina	-	3	1	-	1	4	1	10
	Ryegate	-	-	2	-	1	6	1	10
	Golden Valley County	-	-	1	-	-	-	6	7
	Total	0	3	4	0	2	10	8	27
Musselshell	Roundup	-	-	-	-	-	-	1	1
	Musselshell	-	-	1	-	-	-	9	10
	Total	0	0	1	0	0	0	10	11
Petroleum	Petroleum County	-	-	-	-	-	-	1	1
	Total	0	0	0	0	0	0	1	1
Richland	Richland County	-	-	-	-	-	-	1	1
	Total	0	0	0	0	0	0	1	1
Rosebud	Rosebud County	1	3	2	-	1	7	11	25
	Total	1	3	2	0	1	7	11	25
Sheridan	Plentywood	4	2	1	-	1	-	8	16
	Sheridan County	-	2	1	-	-	-	5	8
	Total	4	4	2	0	1	0	13	24
Treasure	Treasure County	-	-	-	-	-	-	3	3
	Total	0	0	0	0	0	0	3	3
Wheatland	Harlowton	-	-	-	-	-	1	-	1
	Wheatland County	1	2	2	-	-	2	11	18
	Total	1	2	2	0	0	3	11	19
Yellowstone	Billings	7	2	1	4	-	7	10	31
	Yellowstone County	5	9	3	7	2	1	17	44
	Total	12	11	4	11	2	8	27	75
	Grand Total	**26**	**38**	**36**	**12**	**10**	**62**	**168**	**352**

Sources: Montana DNRC Dam Safety Program, Montana State Library, NID, HIFLD 2022, Montana DES, NBI

Economy

The economy in the Eastern Region is both exposed and susceptible to dam failure. For example, a dam failure would likely cause the long-term loss of a reservoir. Reservoirs are often critical water sources for potable or irrigation water needs, support tourism, and provide wildlife habitat. The loss of potable water could directly cause businesses to close, at least temporarily, and the loss of a reservoir could indirectly disrupt tourism. Downstream flooding would cause additional indirect impacts of economic disruption.

Historic and Cultural Resources

Reservoirs themselves are often significant cultural and economic resources for tourism and recreation. A dam failure and subsequent loss of a reservoir would be potentially catastrophic to these resources. In addition, downstream flooding is also capable of damaging or destroying historic and cultural resources such as historic buildings, aquatic habitat, or additional dams downstream. Specific historic resources have

not been identified, but historic buildings in the cities and towns of Miles City, Ryegate, and Billings may have more exposure than other jurisdictions in the Region based on the overall numbers of developed parcels within inundation areas and concentration of assets and historic buildings in downtown areas.

Natural Resources

Reservoirs held behind dams affect many ecological aspects of a river. Rivers often experience wide fluctuations in key aspects of aquatic habitat such as flow rate, temperature, and suspended sediment. But below dams, rivers often experience relatively stable conditions with very little suspended sediment. These conditions can provide ideal habitat for desirable species such as trout. A dam failure can completely alter this arrangement.

Dam failure also can cause severe downstream flash flooding, depending on the magnitude of the failure. Loss of the water resource from dam failure could impair the supply of water for potable or irrigation water needs.

Development Trends Related to Hazards and Risk

Specific areas experiencing growth and development below dams in Montana has not been assessed, but it's possible there has been development within inundation zones, which are not as regulated as flood hazard areas. Development below dams can cause vulnerability to increase and have significant financial impact on dam owners. When new development occurs in the inundation area below an existing dam that previously lacked downstream hazards, the dam could be reclassified as "high hazard". High hazard dams are required to meet stringent requirements for design, construction, inspection, and maintenance. Bringing a dam up to high hazard design standards can be costly for a dam owner. Even for dams already classified as high hazard, additional downstream development can still have a financial impact. Spillway design standards are based on potential for loss of life downstream. As the population at risk increases, the spillway design standard increases. A dam that is currently in compliance with state design standards can suddenly be out of compliance after a subdivision is built downstream.

Risk Summary

Dam failure is a hazard that presents an unlikely chance of occurrence, but a potentially significant negative impact should a dam failure occur. Major impacts to downstream populations, property, infrastructure, and natural and cultural resources could occur.

- The overall significance rating of dam failure for the eastern region is **low** in part due to low probability of occurrence.
- Dam failures, especially those of high hazard dams, could potentially result in people downstream caught in inundation area flooding with little to no warning.
- Property and buildings located within the inundation area are vulnerable to damage or destruction in the event of a dam failure; counties with the highest exposure of people and property include Yellowstone, Custer, Carbon Counties.
- Direct economic losses in terms of property damage, as well as indirect losses in terms of impeded tourism and loss of cultural or recreational resources like reservoirs, could result from dam failures. There is an estimated $3,066,823,398 in total property value located within inundation areas in the Eastern Region exclusive to privately owned high hazard dams.
- Critical facilities and infrastructure, most notably roads and bridges, located in the inundation zones are also vulnerable to damage or complete loss in the event of a dam failure.
- Related hazards: flooding, earthquake, landslide

Table 4-14 Risk Summary Table: Dam Failure

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Eastern Region	Low		32 HHPDs exist in the Eastern Region, affecting most, but not all jurisdictions. Many cities and variable land uses exist downstream of high hazard dams. Many dam inundation area delineations are unavailable and extent of risk is unquantified.
Big Horn	Low	Hardin, Lodge Grass	There are five HHPDs in Big Horn County, including Yellowtail, Willow Creek, Tongue River Dam, Carbone Flood Control Dam, and Yellowtail Afterbay. Most areas at risk are on the Crow Tribe reservation.
Carbon	Medium	Bearcreek, Bridger, Joliet, Fromberg, Red Lodge	There are four HHPDs in Carbon County, including Cooney, Glacier Lake North, Depression Detention Dam, and Glacier Lake South Dam. Carbon County has the third highest total value of exposed property within mapped inundation areas.
Carter	Low	Ekalaka	There are no high hazard dams in Carter County.
Custer	Medium	Ismay, Miles City	There are no high hazard dams in Custer County. There are high hazard dams upstream which do pose a threat to Custer County. The county has the second highest total value of exposed property within mapped inundation areas, with most of this in Miles City.
Crow Tribe	Medium		The 525-ft tall Yellowtail Dam sits near the town of Fort Smith, upstream of the reservation on the Bighorn River. Possibly affected areas along the Bighorn River include the town of St. Xavier.
Daniels	Low	Scobey, Flaxville	There are no high hazard dams in Daniels County.
Dawson	Low	Richey, Glendive	There is one HHPD in Dawson County called the Crisafulli Lake Dam.
Fallon	Low	Plevna, Baker	There are two HHPDs in Fallon County, including the Upper Baker Dam and the Lower Baker Dam. Baker has more parcels at risk than the unincorporated areas
Garfield	Low	Jordan	There are no high hazard dams in Garfield County
Golden Valley	Low	Ryegate, Lavina	There are no high hazard dams in Golden Valley County
McCone	Medium	Circle	The Missouri River forms the northern border of McCone County. The surrounding area would be severely affected by failure of Fort Peck Dam, which

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
			sits on the upstream, western end of the county.
Musselshell	Low	Melstone, Roundup	There is one HHPD in Musselshell County called Melstone Detention Dam
Powder River	Medium	Broadus	There are no high hazard dams in Powder River County
Prairie	Low	Terry	There are no high hazard dams in Prairie County
Richland	Medium	Fairview, Sidney	There is one HHPD in Richland County called Gartside Dam.
Roosevelt	Medium	Wolf Point, Poplar, Bainville, Culberson, Froid	Towns along the Missouri River on the southern border of the county could be affected by failure of Fort Peck Dam. These towns include Wolf Point, Poplar, and Culberson.
Rosebud	Low	Colstrip, Forsyth	There are four HHPDs in Rosebud County, including Colstrip Evaporation Pond Dam, Castle Rock Reservoir Dam, Colstrip Diversion Dam, and Castle Rock Saddle Dam.
Sheridan	Medium	Plentywood, Medicine Lake, Outlook, Westby	There is one HHPD in Sheridan County called Box Elder Dam. Plentywood has higher exposure than the rest of the County.
Stillwater	Medium	Columbus	There are four HHPDs in Stillwater County called Mystic Lake Dam, Stillwater Hertzler Tailings Dam, Stillwater Nye Tailings Dam, and Mystic Dike.
Treasure	Low	Hysham	There are no high hazard dams in Treasure County but the Town of Hysham would be impacted by dam incidents (overtopping) at the Yellowtail Dam and Afterbay Dam. There are also several critical facilities (including bridges) exposed to dam failure hazards in Treasure County in the towns of Hysham, Meyers, and Sanders. See the Treasure County Annex for further information on jurisdictional variability in dam failure vulnerability.
Valley	Medium	Glasgow, Fort Peck, Nashua, Opheim	On the Missouri River, Fort Peck Dam holds up to 18 million acre-feet of water and creates Fort Peck Lake, which serves as more than half the southern border of Valley County.
Wheatland	Low	Harlowton, Judith Gap	There are 8 HHPDs in Wheatland County. Harlowton has more exposure.
Wibaux	Low	Wibaux	There are no HHPDs in Wibaux County.
Yellowstone	Medium	Billings, Broadview, Laurel	There is one HHPD in Yellowstone County called Lakeside Dam. Yellowstone County has the highest total value of exposed property within mapped dam inundation

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
			zones but roughly equal amounts in Billings and the unincorporated areas

4.2.5 Drought

Hazard/Problem Description

Drought is a condition of climatic dryness that is severe enough to reduce soil moisture and water below the minimum necessary for sustaining plant, animal, and human life systems. Influencing factors include temperature patterns, precipitation patterns, agricultural and domestic water supply needs, and growth. Lack of annual precipitation and poor water conservation practices can result in drought conditions.

Drought is a gradual phenomenon. Although droughts are sometimes characterized as emergencies, they differ from typical emergency events. Most natural disasters, such as floods or wildland fires, occur relatively rapidly and afford little time for preparing for disaster response. Droughts occur slowly, over a multi-year period, and can take years before the consequences are realized. It is often not obvious or easy to quantify when a drought begins and ends. Droughts can be a short-term event over several months or a long-term event that lasts for years or even decades.

Drought is a complex issue involving many factors—it occurs when a normal amount of moisture is not available to satisfy an area's usual water-consuming activities. Drought can often be defined regionally based on its effects:

- **Meteorological drought** is usually defined by a period of below average water supply.
- **Agricultural drought** occurs when there is an inadequate water supply to meet the needs of the state's crops and other agricultural operations such as livestock.
- **Hydrological drought** is defined as deficiencies in surface and subsurface water supplies. It is generally measured as streamflow, snowpack, and as lake, reservoir, and groundwater levels.
- **Socioeconomic drought** occurs when a drought impacts health, well-being, and quality of life, or when a drought starts to have an adverse economic impact on a region.

Drought impacts are wide-reaching and may be economic, environmental, and/or societal. The most significant impacts associated with drought in Montana are those related to water intensive activities such as agriculture, wildland fire protection, municipal usage, commerce, tourism, recreation, and wildlife preservation. An ongoing drought may leave an area more prone to beetle kill and associated wildland fires. Previous drought events in Montana have led to grasshopper infestations. Drought conditions can also cause soil to compact, increasing an area's susceptibility to flooding, and reduce vegetation cover, which exposes soil to wind and erosion. A reduction of electric power generation and water quality deterioration are also potential problems. Drought impacts increase with the length of a drought, as carry-over supplies in reservoirs are depleted and water levels in groundwater basins decline.

Much of the State was in a drought during the late 1980's. In response to this, and to assist with increasing awareness of and planning for drought in the future, the Governor's Drought Advisory Committee was formed in 1991. This committee, comprised of state and federal water supply and moisture condition experts, meets monthly to evaluate conditions for each county in the State and supports watershed groups and county drought committees by providing planning support and information. Water supply and moisture status maps are produced monthly from February to October by the Committee unless above average moisture conditions are prevalent.

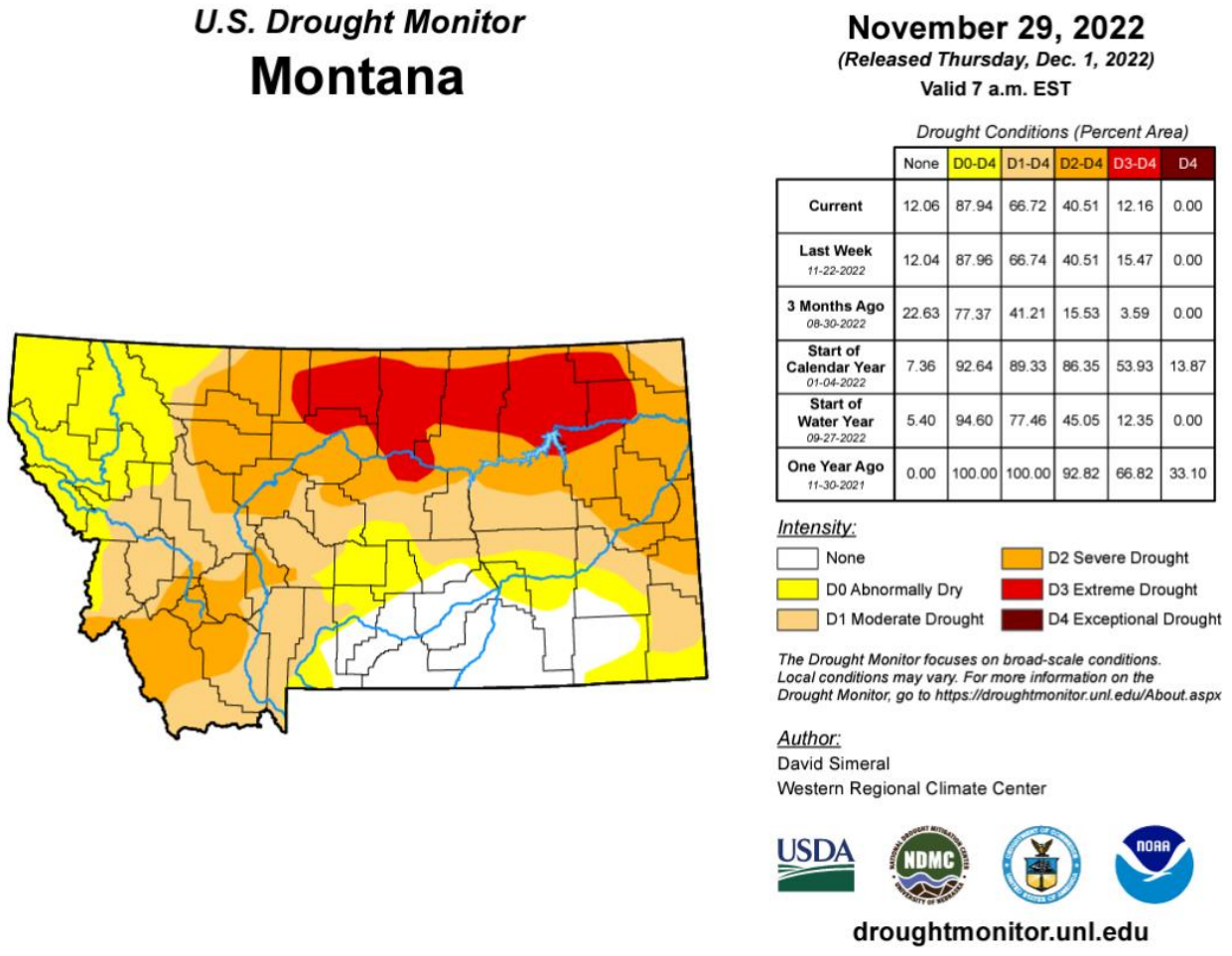
Geographical Area Affected

Droughts are often regional events, impacting multiple counties and states simultaneously. Therefore, as the climate of the planning area is contiguous, it is reasonable to assume that a drought will impact the entire planning region. Based on this information, the geographic extent rating for drought is **extensive.**

Drought in the United States is monitored by the National Integrated Drought Information System (NIDIS). A major component of this portal is the U.S. Drought Monitor. The Drought Monitor concept was developed jointly by the NOAA's Climate Prediction Center, the National Drought Mitigation Center, and the USDA's Joint Agricultural Weather Facility in the late 1990s as a process that synthesizes multiple indices, outlooks, and local impacts into an assessment that best represents current drought conditions. The outcome of each Drought Monitor is a consensus of federal, state, and academic scientists who are intimately familiar with the conditions in their respective regions. The rating criteria for drought and a snapshot of the most current drought conditions in Montana can be found in Figure 4-14.

Figure 4-14 Drought Rating Criteria and Status September 2022 in the State of Montana

Category	Description	Possible Impacts	Ranges				
			Palmer Drought Severity Index (PDSI)	CPC Soil Moisture Model (Percentiles)	USGS Weekly Streamflow (Percentiles)	Standardized Precipitation Index (SPI)	Objective Drought Indicator Blends (Percentiles)
D0	Abnormally Dry	Going into drought: ▪ short-term dryness slowing planting, growth of crops or pastures Coming out of drought: ▪ some lingering water deficits ▪ pastures or crops not fully recovered	-1.0 to -1.9	21 to 30	21 to 30	-0.5 to -0.7	21 to 30
D1	Moderate Drought	▪ Some damage to crops, pastures ▪ Streams, reservoirs, or wells low, some water shortages developing or imminent ▪ Voluntary water-use restrictions requested	-2.0 to -2.9	11 to 20	11 to 20	-0.8 to -1.2	11 to 20
D2	Severe Drought	▪ Crop or pasture losses likely ▪ Water shortages common ▪ Water restrictions imposed	-3.0 to -3.9	6 to 10	6 to 10	-1.3 to -1.5	6 to 10
D3	Extreme Drought	▪ Major crop/pasture losses ▪ Widespread water shortages or restrictions	-4.0 to -4.9	3 to 5	3 to 5	-1.6 to -1.9	3 to 5
D4	Exceptional Drought	▪ Exceptional and widespread crop/pasture losses ▪ Shortages of water in reservoirs, streams, and wells creating water emergencies	-5.0 or less	0 to 2	0 to 2	-2.0 or less	0 to 2



Source: U.S. Drought Monitor Montana | U.S. Drought Monitor (unl.edu)

Past Occurrences

Between 2012 and 2021, there were 79 USDA disaster declarations due to drought in the Eastern Region. Table 4-15 provides a list of these events with impacted counties.

Table 4-15 USDA Drought Disaster Declarations (2012-2021)

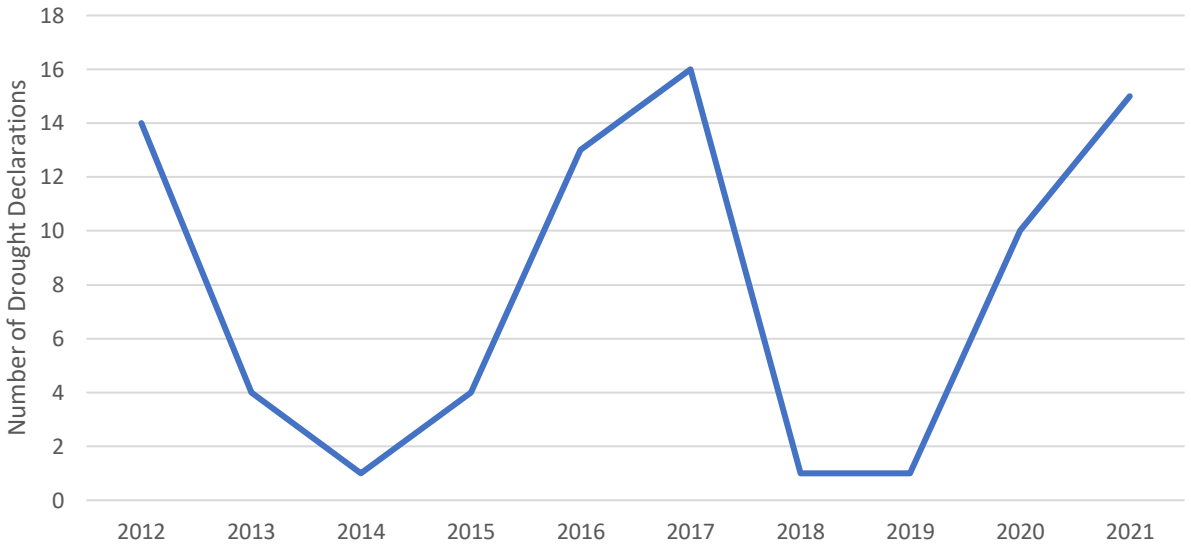
Year	Declaration	Counties Included
2012	S3317	Carter
	S3319	Carter, Powder River
	S3350	Big Horn, Carbon, Powder River
	S3365	Big Horn, Carbon, Carter, Custer, Fallon, Garfield, Golden Valley, Musselshell, Powder River, Prairie, Rosebud, Stillwater, Treasure, Yellowstone
	S3374	Carter, Fallon
	S3391	Big Horn, Carbon, Carter, Custer, Fallon, Golden Valley, Musselshell, Powder River, Rosebud, Stillwater, Treasure, Wheatland Yellowstone
	S3416	Big Horn, Carter, Custer, Fallon, Garfield, Musselshell, Powder River, Prairie, Rosebud, Treasure, Wibaux, Wheatland, Yellowstone
	S3432	Custer, Garfield, Golden Valley, McCone, Musselshell, Prairie, Rosebud, Valley, Wheatland
	S3436	Sheridan
	S3437	Custer, Dawson, Fallon, Garfield, McCone, Prairie, Richland, Roosevelt, Rosebud, Valley, Wibaux
	S3467	Richland, Roosevelt, Wibaux
2013	S3508	Big Horn, Carbon, Carter, Powder River
	S3521	Big Horn, Carbon, Golden Valley, Musselshell, Powder River, Rosebud, Stillwater, Treasure, Yellowstone
	S3522	Carter, Fallon
	S3620	Sheridan
2014	S3804	Fallon, Richland, Sheridan, Wibaux
2015	S3959	Sheridan
	S3960	Fallon, Richland, Roosevelt, Sheridan, Wibaux
	S3961	Fallon, Wibaux
	S3972	Carter, Custer, Fallon, Garfield, Powder River, Prairie, Rosebud
2016	S3982	Big Horn, Carbon, Powder River
	S3988	Carter, Powder River
	S3999	Carter, Custer, Fallon, Powder River
	S4000	Carter, Fallon
	S4002	Powder River
	S4035	Big Horn, Carter, Custer, Fallon, Powder River, Prairie, Rosebud, Wibaux
	S4036	Fallon
	S4061	Golden Valley, Wheatland
	S4066	Big Horn, Carbon, Golden Valley, Powder River, Rosebud, Stillwater, Treasure, Wheatland, Yellowstone
	S4070	Carbon
	S4138	Fallon Wibaux
2017	S4185	Custer, Daniels, Dawson, Garfield, McCone, Prairie, Richland, Roosevelt, Rosebud, Sheridan, Valley
	S4186	Fallon, Richland, Roosevelt, Sheridan, Wibaux
	S4190	Carter, Custer, Dawson, Fallon, McCone, Prairie, Richland, Wibaux
	S4191	Richland, Roosevelt, Wibaux

Year	Declaration	Counties Included
	S4193	Big Horn, Custer, Dawson, Garfield, Golden Valley, McCone, Musselshell, Powder River, Richland, Roosevelt, Rosebud, Treasure, Valley, Wheatland, Wibaux, Yellowstone
	S4195	Carter, Custer, Dawson, Fallon, Garfield, McCone, Powder River, Prairie, Rosebud, Wibaux
	S4198	Carter, Fallon
	S4210	Big Horn, Carbon, Golden Valley, Musselshell, Rosebud, Stillwater, Treasure, Yellowstone
	S4211	Carter
	S4214	Big Horn, Carter, Custer, Fallon, Powder River, Rosebud
	S4217	Big Horn, Carbon, Golden Valley, Musselshell, Powder River, Rosebud, Stillwater, Treasure, Wheatland, Yellowstone
	S4219	Carter, Powder River
	S4221	Wheatland
	S4330	Fallon, Richland, Roosevelt, Sheridan, Wibaux
2018	S4432	Daniels, McCone, Richland, Roosevelt, Sheridan, Valley
2019	S4640	Sheridan
2020	S4746	Big Horn, Carbon, Powder River
	S4777	Big Horn, Carter, Custer, Powder River, Rosebud
	S4785	Powder River
	S4864	Daniels, McCone, Richland, Roosevelt, Sheridan, Valley
	S4871	Big Horn, Carbon, Carter, Custer, Fallon, Powder River, Rosebud, Treasure, Yellowstone
	S4889	Custer, Rosebud, Big Horn, Carter, Fallon, Garfield, Musselshell, Powder River, Prairie, Treasure, Yellowstone
	S4891	Carter, Powder River
	S4948	Fallon, Richland, Roosevelt, Sheridan, Wibaux
	S4949	Sheridan
	S4950	Fallon
2021	S4926	Big Horn, Carbon, Powder River
	S4931	Carbon, Carter, Powder River
	S4939	Fallon, Richland, Roosevelt, Sheridan, Wheatland, Wibaux
	S4960	Carter, Custer, Daniels, Dawson, Fallon, McCone, Prairie, Richland, Roosevelt, Sheridan, Valley, Wibaux, Garfield, Powder River, Rosebud
	S4964	Carter, Fallon
	S4970	Garfield, Custer, McCone, Prairie, Rosebud, Valley
	S4993	Golden Valley, Musselshell, Powder River, Rosebud, Big Horn, Carter, Custer, Garfield, Stillwater, Treasure, Yellowstone
	S5001	Golden Valley, Wheatland,
	S5007	Carbon, Stillwater, Treasure, Yellowstone, Big Horn, Golden Valley, Musselshell, Rosebud, Wheatland
	S5016	Wheatland
	S5022	Big Horn, Carbon, Powder River, Rosebud, Treasure, Yellowstone
	S5203	Fallon, Richland, Roosevelt, Sheridan, Wibaux

Source: USDA

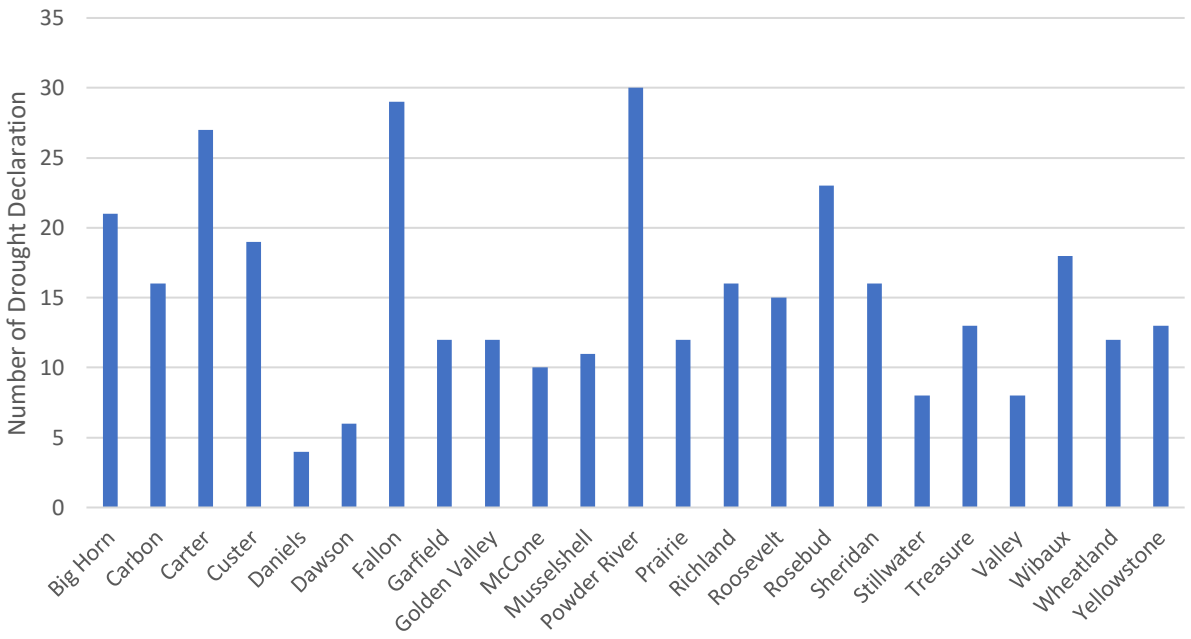
Figure 4-15 displays the temporal trend in USDA disaster declarations from drought by year in the Eastern Region. While there is evident variability in the number of declarations from year to year, there has been a gradual increase in the number of declarations due to drought in the Eastern Region, with the greatest number of declarations occurring in 2017. Figure 4-16 displays the breakdown of declarations by county. In the Eastern Region, Powder River County has experienced the greatest number of USDA disaster declarations, followed by Fallon and Carter Counites.

Figure 4-15 USDA Drought Disaster Declarations by Year (2012-2021)



Source: USDA

Figure 4-16 USDA Drought Disaster Declarations by County (2012-2021)



Source: USDA

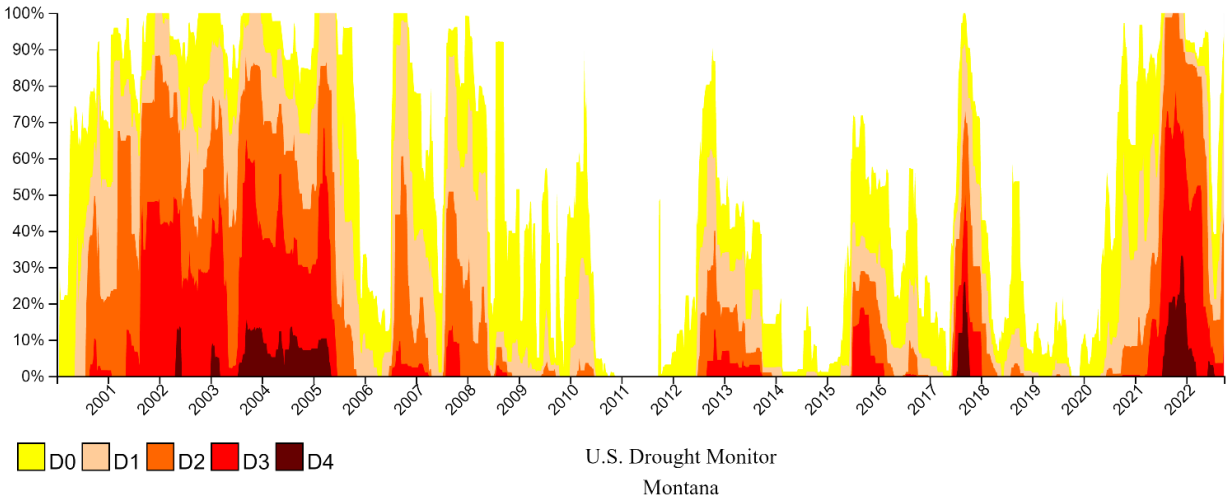
The 2021 Teton County Hazard Mitigation Plan and 2018 State of Montana Hazard Mitigation Plan provide details of drought history in the State of Montana:

- **1917-1923:** Rising wheat prices encouraged farmers to transform grasslands into farmland for wheat, corn, and row crops. This resulted in significant losses of soil and overconsumption of water for crops.

- **1928-1939:** The driest period in the historic record, the Palmer Hydrologic Drought Index (PHDI) showed the entire state was in a hydrologic deficit for over 10 years. Better conservation practices, such as strip cropping, helped to lessen the impacts of the worst water shortages.
- **Mid-1950's**: Montana faced a period of reduced rainfall in eastern and central portions of the state. By November of 1956, a total of 20 Montana counties had applied for federal drought assistance.
- **1961:** By August of 1961, 24 counties had applied for federal drought disaster aid. Montana's State Crop and Livestock Reporting Service called it the worst drought since the 1930's.
- **1966:** The entire state was experiencing yet another episode of drought. Although water shortages were not as great as in 1961, a study of ten weather recording stations across Montana showed all had recorded below normal precipitation amounts for a ten-month period.
- **1977:** In June, officials from Montana were working with others from Idaho, Washington, and Oregon on the Northwest Utility Coordination Committee to moderate potential hydroelectricity shortages. On June 23, Governor Judge issued an energy supply alert and ordered a mandatory ten percent reduction in electricity use by state and local governments.
- **1979-1981:** By October of 1980, estimates of 1980 federal disaster payments were five times those paid in 1979. Total drought related economic losses from Montana in 1980 were estimated to be $380 million (equivalent to $1.26 billion in 2021). Large May storms in 1981 brought flooding to formerly parched areas.
- **1984:** By July, Montana was again experiencing water shortages and rationing schedules were put into effect. Crop losses were estimated at $12-15 million. Numerous forest and range fires burned out of control across the state in August.
- **1985:** All 56 counties received disaster declarations for drought. Cattle herds were reduced by approximately one-third. The state's agriculture industry lost nearly $3 billion in equity.
- **1999-2008:** This period of dryness and hydrologic deficits mimicked the Dust Bowl years in every measurable factor besides duration. Area aquifers as well as municipal water supplies suffered severe water losses.
- **2017:** Northeastern Montana had record dry conditions for much of 2017, especially through August.
- **2021-2022:** By December of 2021, every county in Montana was identified as experiencing some level of drought. A third of the state was classified as "D4" or "exceptional" drought, a designation the U.S. Department of Agriculture expects to occur in any one location just once every 50 to 100 years.

Figure 4-17 displays data from the U.S. Drought Monitor for the State of Montana from 2000-2022. "D0" represents least severe drought conditions and "D4" is most severe. The chart shows peak drought conditions in the years 2002-2005, 2017, and 2021-2022 across the State.

Figure 4-17 US Drought Monitor: State of Montana Drought Conditions (2000-2022)



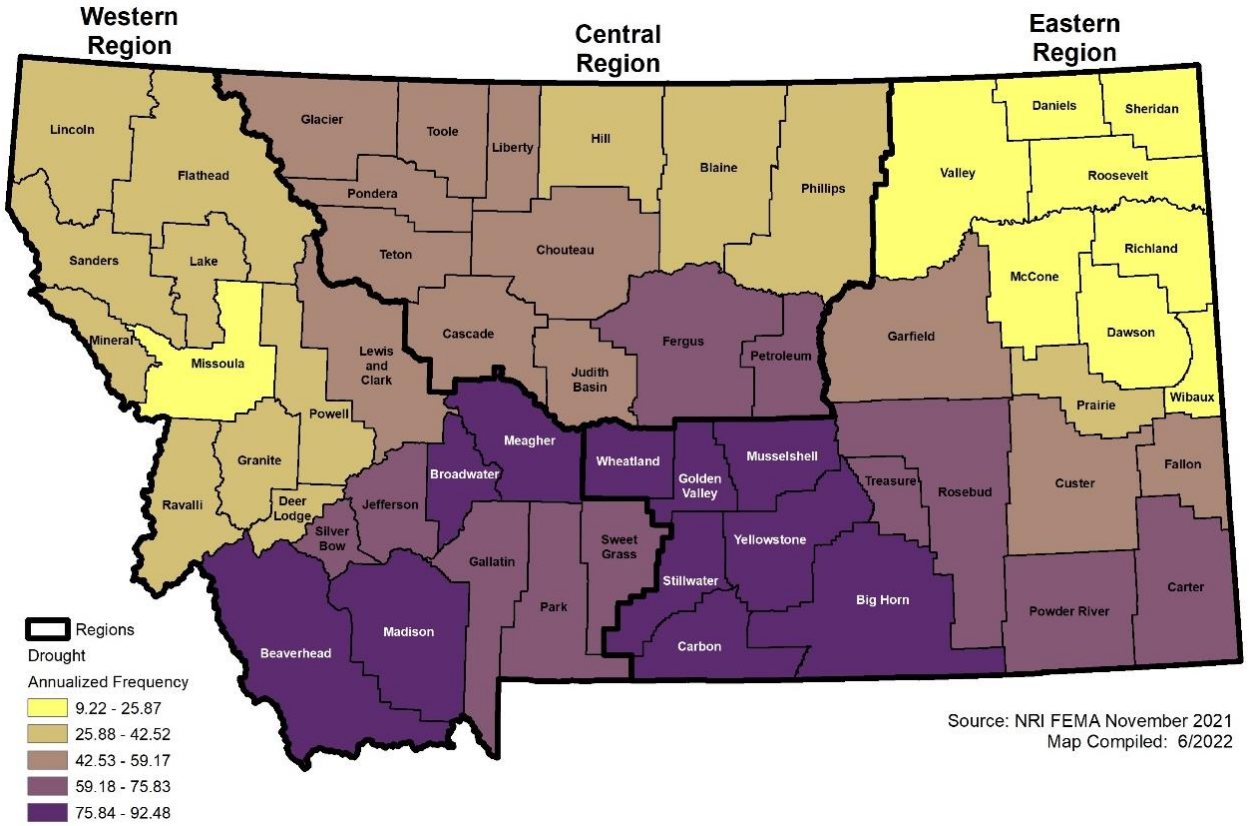
Source: U.S. Drought Monitor

Frequency/Likelihood of Occurrence

The likelihood of drought somewhere in the Eastern Region is **highly likely** based on the US Drought Monitor. The 2018 State of Montana Hazard Mitigation Plan also reported that, despite variation in drought severity, drought losses are incurred every year in Montana.

Figure 4-18 depicts annualized frequency of drought at a county level based on the NRI. The mapping shows a trend towards increased likelihood in the southwestern portion of the Eastern Region, particularly in Big Horn, Carbon, Golden Valley, Musselshell, Stillwater, Wheatland, and Yellowstone Counties.

Figure 4-18 Annualized Frequency of Drought Events by County



Map by WSP, Data Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

Climate Change Considerations

Montana's future drought hazard is largely a story of how climate change will impact precipitation, compared to how it will impact evapotranspiration. Evapotranspiration is sensitive to temperature and climate-change associated increases in temperature are fairly certain to increase transpiration for the foreseeable future. The more dynamic part of the drought story is how climate change will affect precipitation.

Changes in the seasonal distribution of precipitation in Montana are becoming evident. The 2021 Montana Climate Change and Human Health Study documents summer precipitation has decreased slightly and is roughly offset by slightly increased spring and fall precipitation. This observation is consistent with observations of increasing drought in recent years and the early stages of anticipated changes due to climate change.

Looking farther into the future, Figure 4-19 shows the projected change in monthly average precipitation for 2040-2069 relative to 1971-2000. During the spring, precipitation is expected to increase in coming decades. The springtime increase in precipitation is likely to offset increases in evapotranspiration driven by increasing temperature. However, during summer months, precipitation is expected to remain relatively stable or continue to decline slightly. This stable or slightly decreasing precipitation, combined with higher evapotranspiration rates due to increasing temperatures, can reasonably be anticipated to increase the drought hazard during summer months. Fall and winter months are less certain but are more likely to resemble the springtime pattern described above.

The magnitude of climate change impact on drought, especially during the summer, is significant and worthy of attention, but not necessarily catastrophic. The Fifth National Climate Assessment confirms that drought is increasing in Montana, and is projected under moderate climate change scenarios to be 10% more frequent by 2050, and 20% by 2100.

Figure 4-19 Projected Change in Montana Monthly Precipitation

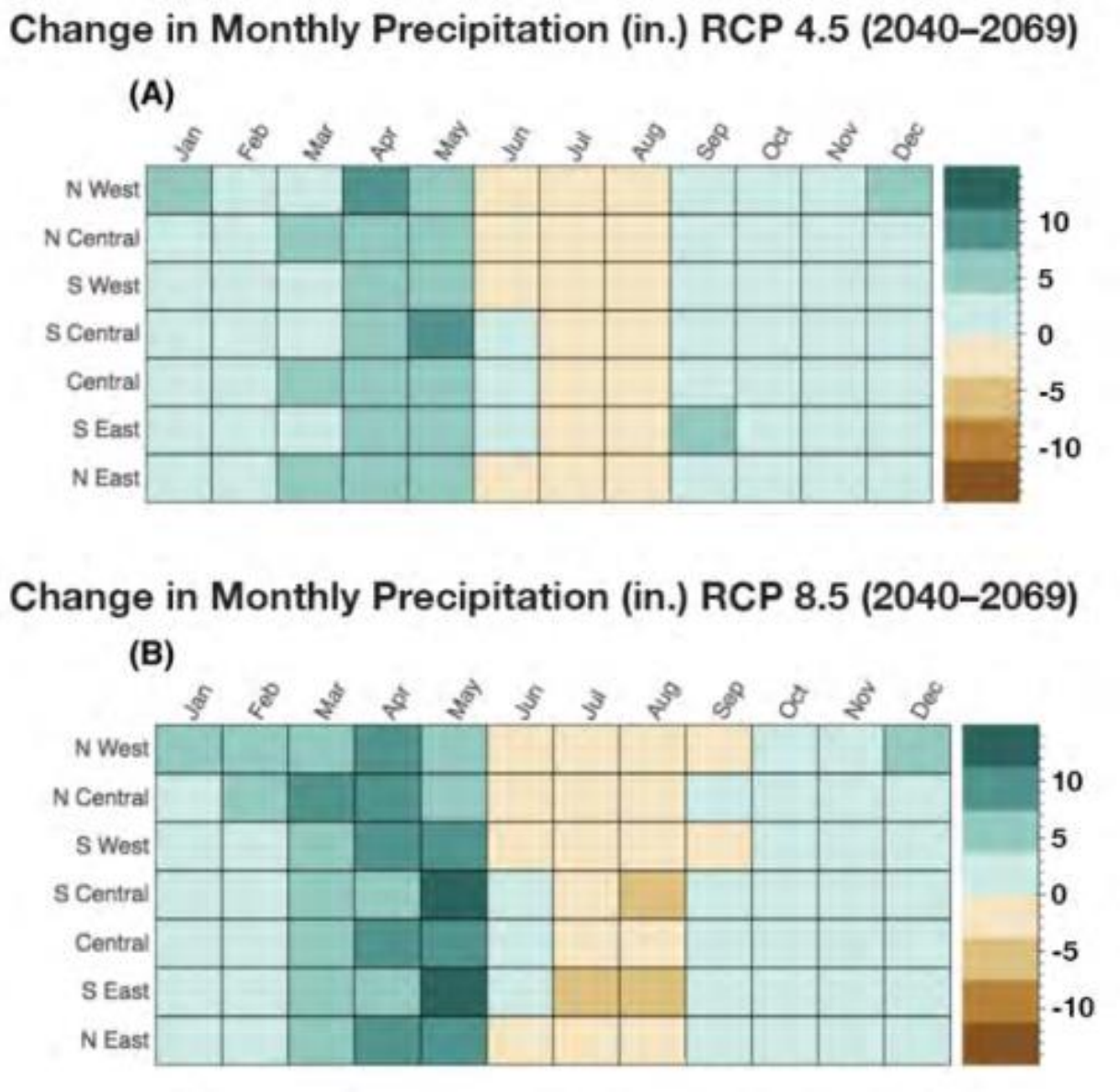


Figure source: Montana Climate Change and Human Health report, 2021. RCP 4.5 (figure A) is described as the "stabilization scenario" and RCP 8.5 (figure B) is described as the upper-bound emission scenario.

Climate science has advanced far in recent years but limitations in our understanding of climate change remain, especially at projecting changes at small spatial scales. Scientifically defensible projections do not yet exist to differentiate the effects of climate change on the drought hazard in each jurisdiction within the Eastern Region. For example, current scientific information indicates exposure to summertime drought is likely to get worse throughout the region. However, there is virtually no scientific information regarding if

or how drought will get worse in one part of the Eastern Region relative to another part. In summary, the intensities of droughts will increase because of increased summer temperatures and decreased overall summer precipitation. Droughts are also projected to increase in frequency and have a longer duration due to shifts in seasonal precipitation patterns, including drier summers and less precipitation falling as snow in early spring.

Susceptibility to drought may also shift from jurisdiction to jurisdiction in ways that are difficult to predict and may or may not be related to climate change. For example, consider a scenario where deteriorating infrastructure degrades the reliability of irrigation water supply in a specific jurisdiction. Susceptibility to drought would increase in the affected jurisdiction more than in others. Whatever the cause of increase susceptibility to drought, climate change will amplify the consequence of the change. Future updates to this plan should revisit the topic of future drought conditions and susceptibility as scientific knowledge progresses and note any trends that emerge over time.

Potential Magnitude and Severity

The magnitude of a drought's impact is directly related to the severity and length of the drought. The severity of a drought depends on water availability and moisture deficiency, the time period, and the size and location of the affected area. The longer the drought persists and the larger the area effected, the more severe the potential impacts. Droughts can be a short-term event over several months or a long-term event that lasts for years or even decades. Table 4-16 summarizes the historically observed impacts by category for drought in California.

Table 4-16 Historically Observed Impacts by Drought Monitor Category

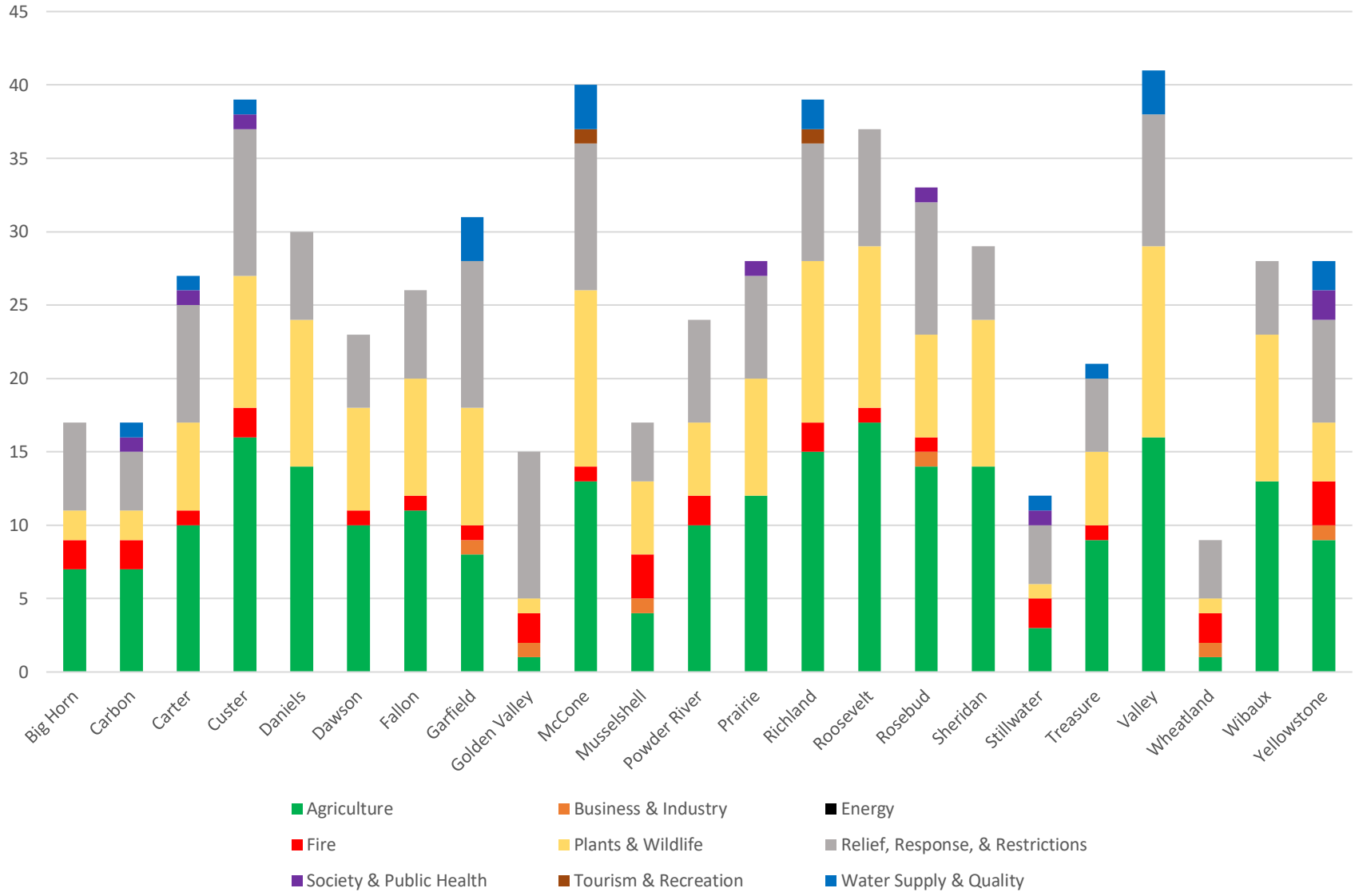
CATEGORY	HISTORICALLY OBSERVED IMPACTS
D0 – Abnormally Dry	• Soil is dry; irrigation delivery begins early • Dryland crop germination is stunted • Active fire season begins
D1 – Moderate Drought	• Dryland pasture growth is stunted; producers give supplemental feed to cattle • Landscaping and gardens need irrigation earlier; wildlife patterns begin to change • Stock ponds and creeks are lower than usual
D2 – Severe Drought	• Grazing land is inadequate • Fire season is longer, with high burn intensity, dry fuels, and large fire spatial extent • Trees are stressed; plants increase reproductive mechanisms; wildlife diseases increase
D3 – Extreme Drought	• Livestock need expensive supplemental feed; cattle and horses are sold; little pasture remains; fruit trees bud early; producers begin irrigating in the winter • Fire season lasts year-round; fires occur in typically wet parts of the State; burn bans are implemented • Water is inadequate for agriculture, wildlife, and urban needs; reservoirs are extremely low; hydropower is restricted

CATEGORY	HISTORICALLY OBSERVED IMPACTS
D4 – Exceptional Drought	• Fields are left fallow; orchards are removed; vegetable yields are low; honey harvest is small • Fire season is very costly; number of fires and area burned are extensive • Fish rescue and relocation begins; pine beetle infestation occurs; forest mortality is high; wetlands dry up; survival of native plants and animals is low; fewer wildflowers bloom; wildlife death is widespread; algae blooms appear

Source: U.S. Drought Monitor

Drought impacts are far-reaching and may be economic, environmental and/or societal; therefore, the potential magnitude and severity is ranked as **critical**. The most significant impacts associated with drought in the Eastern Region are those related to water-intensive activities such as agriculture, wildfire protection, municipal usage, and wildlife preservation. A reduction of electric power generation and deterioration of water quality are also potential problems, as seen in the history of droughts in Montana. Drought conditions can also cause soil to compact and not absorb water well, potentially making an area more susceptible to flooding. Indirect effects include those impacts that ripple out from the direct effect and include reduced business and income for local retailers, increased credit risk for financial institutions, capital shortfalls, loss of tax revenues and reduction in government services, unemployment, and outmigration. Figure 4-20 displays the number of impacts from drought in the Eastern Region by impact type and county based on the Drought Impact Reporter.

Figure 4-20 Drought Impacts by County and Impact Type (2000-2021)



Source: The Drought Impact Reporter, Chart by WSP

Vulnerability Assessment

The drought *Vulnerability Assessment* identifies, or at least discusses, assets that are both likely to be exposed to drought and are susceptible to damage from that exposure. In this context, assets are (1) people, (2) property, (3) critical facilities and lifelines, (4) the economy, (5) historic and cultural resources, and (6) natural resources. Exposure indicates interacting with drought hazards, and likely to be exposed indicates a presence in areas deemed to be especially likely to experience drought hazards. Susceptible indicates a strong likelihood of damage from exposure to drought hazards and is described in greater detail in Section 4.2.1, subsection titled *Vulnerability Assessment*. Finally, vulnerability under future conditions is considered as it relates to both climate change and development.

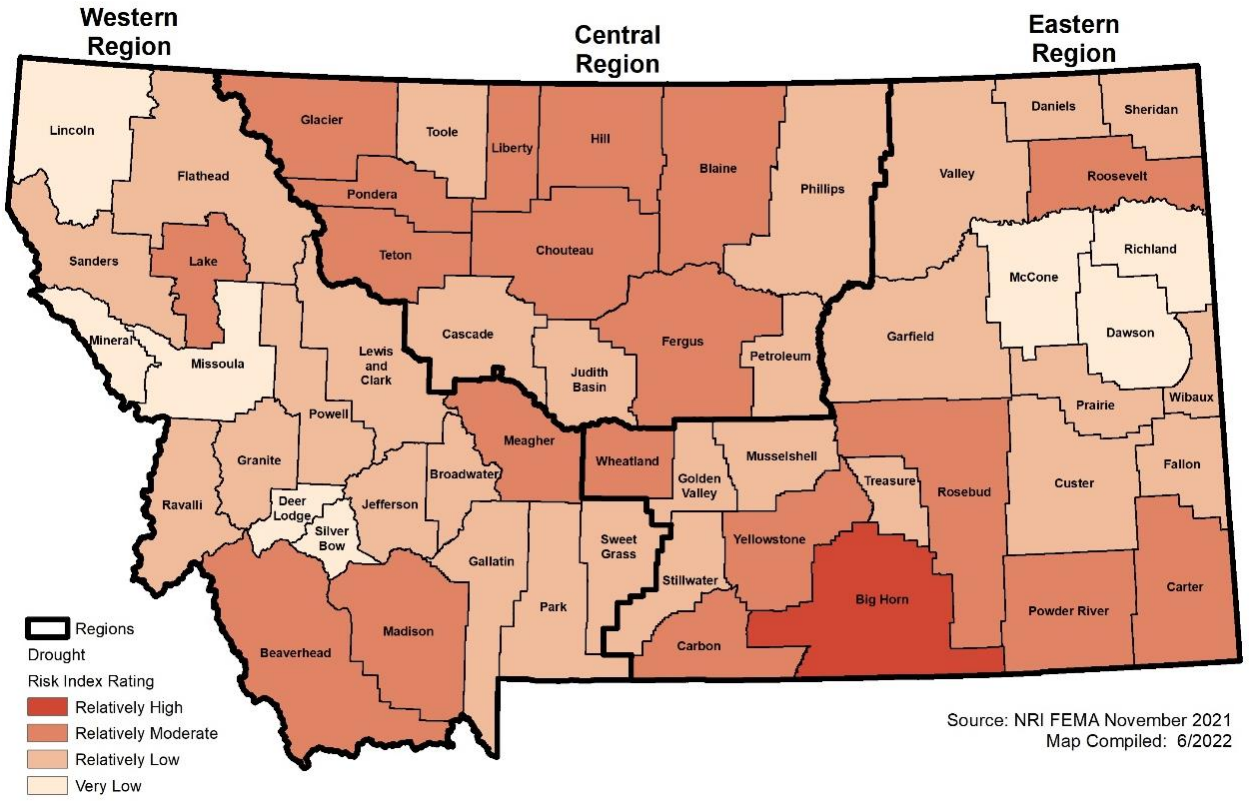
The high-hazard zone for drought extends throughout the Eastern Region of Montana. Variability in the hazard severity exists from drought to drought, but over time all parts of the Eastern Region are exposed to severe drought conditions. Susceptibility to drought is variable throughout the Eastern Region and is discussed further in the asset-specific subsections, below.

The role of climate change in future vulnerability to drought is discussed above in the section titled, *Climate Change Considerations*, while the effect of future development is considered below in the section titled *Development Trends Related to Hazards and Risk*.

A key limitation of hazard mitigation planning is that most drought impacts other than to the agricultural sector are indirect. This complicates the evaluation of assets that are vulnerable to drought hazards.

Figure 4-21 shows the NRI risk index rating for drought in Montana counties. The risk index calculation considers the expected annual losses from drought, social vulnerability, and community resilience in each county. Counties in the Eastern Region have a wide range of risk, varying from *very low* to *relatively high*. As shown in the figure, Big Horn County has a relatively high-risk rating to drought whereas the counties of McCone, Dawson, and Richland have very flow risk rating.

Figure 4-21 NRI Risk Index Rating for Drought



Map by WSP, Data Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

People

The historical and potential impacts of drought on populations include agricultural sector job loss, secondary economic losses to local businesses and public recreational resources, increased cost to local and state government for large-scale water acquisition and delivery, and water rationing and water wells running dry for individuals and families. As drought is often accompanied by prolonged periods of extreme heat, negative health impacts such as dehydration can also occur, where children and elderly are most susceptible. Other public health issues can include impaired drinking water quality, increased incidence of mosquito-borne illness, increased wildlife-human confrontations, and respiratory complications due to declined air quality in times of drought.

Farmers are likely to experience economic losses due to drought. The Montana Governor's Drought Report of May 2004 referenced the economic and societal effects of drought: "The state's biggest drought story remains the deepening socio-economic drought. The drought threatens to change the very fabric of Montana's rural communities and landscape. It is the final straw that can bankrupt 4th and 5th generation farmers and ranchers, placing the birthright of descendants of pioneer families on the auction block. And like the changing vistas, many of the well-established County agri-businesses are disappearing forever, along with other main street institutions."

Exposure to drought occurs similarly across the Eastern Region. The vulnerability of people to that exposure is variable and is what drives the variability in drought impacts described in the opening paragraph of this subsection. Relationships between drought exposure, susceptibility, and impact are generally consistent throughout the planning area. For example, rain-fed agriculture is susceptible to the effects of drought

wherever it occurs in the Eastern Region and when crops fail jobs are lost in a similar fashion across the Eastern Region. Individual annexes discuss drought vulnerabilities that are particularly important at the jurisdiction-level.

Property

Direct structural damage from drought is rare, though it can happen. Drought can affect soil shrinking and swelling cycles and can result in cracked foundations and infrastructure damage. Droughts can also have significant impacts on landscapes, which could cause a financial burden to property owners. There is a greater threat of structure damage in a drought-affected area due to the secondary impacts of drought. For example, drought increases the risk of wildfire and may create water shortages that inhibit adequate fire response. Additionally, heavy rains after prolonged drought conditions can result in significant flooding, which can damage property.

Critical Facilities and Lifelines

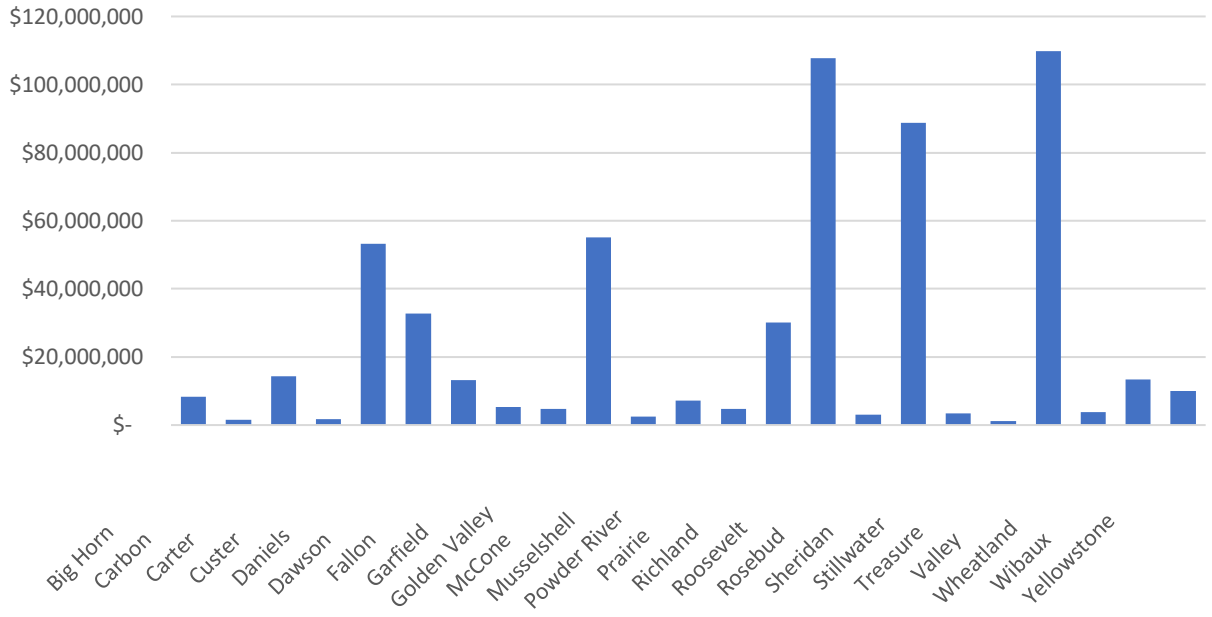
Water systems are the most susceptible to drought. As shown in Figure 4-20 above, nearly half the counties in the Eastern Region have experienced impacts to water supply and quality due to drought. Additionally, hydroelectric power is susceptible to being reduced during periods of drought. Drought-caused reduction of biofuel seedstock, can cause energy conservation mandates. Most critical facility infrastructure is more likely to experience losses due to the secondary hazards caused by drought, such as wildfire and flooding.

Exposure to drought occurs similarly across the Eastern Region, especially in the long-term. Vulnerability of critical facilities and lifelines follows the pattern of susceptibility described above. In other words, everything is exposed to drought, critical facilities and lifelines that are susceptible to damage are vulnerable. The general pattern of exposure, susceptibility, and vulnerability of critical facilities and lifelines to that exposure typically holds true for each participating jurisdiction. Some variability is discussed further in the jurisdiction-specific annexes.

Economy

Economic impact will be largely associated with industries that use water or depend on water for their business. For example, landscaping businesses were affected in the droughts of the past as the demand for service significantly declined because landscaping was not watered. Additionally, drought can exacerbate the risk of wildfires and flooding, increase the cost of municipal water usage, and deplete water resources used for recreation, all of which may impact the local economy. Agricultural industries will be impacted if water usage is restricted for irrigation. The Risk Management Agency (RMA) reported that from 2007-2021 $575,895,266.30 was lost as indemnity payments to farmers due to lost crops from drought in the Eastern Region, primarily in Daniels, McCone, Roosevelt, Sheridan, and Valley counties. Figure 4-22 displays indemnity payments by county from 2007-2021.

Figure 4-22 Crop Indemnity Losses due to Drought by County 2007-2021

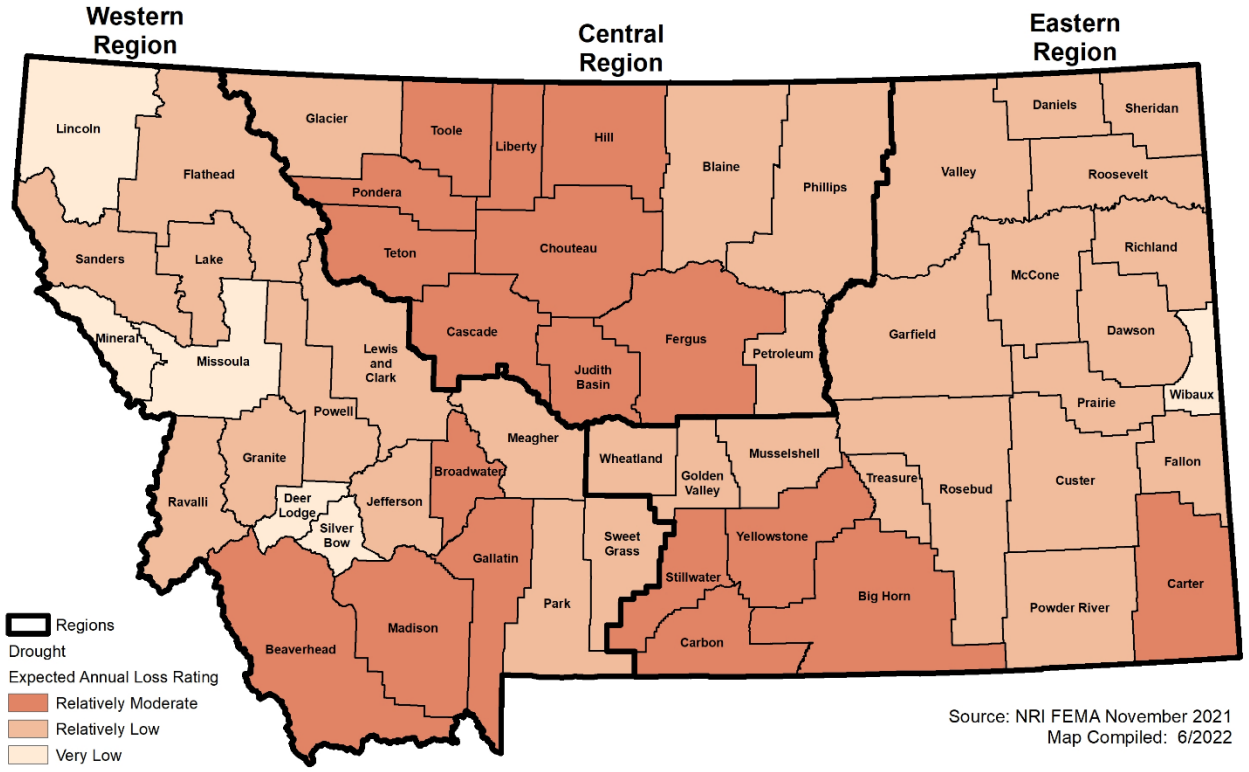


Source: Risk Management Agency (RMA), Chart by WSP

Exposure to drought occurs similarly across the Eastern Region. The pattern of susceptibility of the economy to that exposure that is described above is consistent within each participating jurisdiction, unless specified otherwise in the jurisdiction-specific annexes. For example, some counties are more or less dependent on rain-fed agriculture, but the pattern is consistent that as dependence on rain-fed agriculture increases, vulnerability to drought increases. Patterns of vulnerability to secondary impacts also follow similar patterns throughout the region.

Figure 4-23 illustrates the NRI ratings for Expected Annual Loss (EAL) due to drought for Montana counties. Most counties in the Region have a relatively moderate to relatively low rating; none have a high or very high-risk EAL rating. The EAL calculation provides an account of direct impacts to agriculture using agricultural value exposed to drought, annualized frequency for drought, and historical direct loss to agricultural for drought. The EAL rating is thus heavily based on direct agricultural impacts.

Figure 4-23 NRI Drought Expected Annual Loss Rating



Map by WSP, Data Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

Historic and Cultural Resources

Historic and cultural resources are susceptible to drought because of the long-standing, multi-generational farms that exist in the Eastern Region. Past droughts have threatened to bankrupt farmers and ranchers and alter the farming tradition in the State. This pattern holds true within each participating jurisdiction, unless specified otherwise in the jurisdiction-specific annexes.

Natural Resources

Susceptibility of natural resources to drought is most commonly associated with plants, animals, and wildlife habitat; and air and water quality; forest and range fires; degradation of landscape quality; loss of biodiversity; and soil erosion. Some of the effects are short-term and conditions quickly return to normal following the end of the drought. Other environmental effects linger for some time or may even become permanent. Wildlife habitat, for example, may be degraded through the loss of wetlands, lakes, and vegetation. However, many species will eventually recover from this temporary aberration and may even depend on it. The degradation of landscape quality, including increased soil erosion, may lead to a more permanent loss of biological productivity, soil loss during the dust bowl years is a notable example. Although environmental losses are difficult to quantify, growing public awareness and concern for environmental quality has forced public officials to focus greater attention and resources on these effects.

Exposure to drought occurs similarly across the Eastern Region. Vulnerability exists where natural resources are susceptible to drought hazards. The pattern of susceptibility of natural resources to that exposure that is described above is consistent within each participating jurisdiction, unless specified otherwise in the jurisdiction-specific annexes.

Development Trends Related to Hazards and Risk

The effect of development on vulnerability to drought is a result of either changing the assets that are exposed to drought or by changing the susceptibility of assets to drought. Neither of these factors were cause for concern among plan participants. In addition, the Montana Department of Environmental Quality (DEQ) is responsible for monitoring and regulating public water systems and they consider the impact of future development with respect to drought to be low.

Additionally, the Governor's Drought Advisory Committee was established by an act of the Montana State Legislature in 1991 following the drought years of the late 1980s, including the highly publicized Yellowstone National Park wildfire year of 1988. The rationale behind the initiative to create a state drought advisory committee was that if state, local, and federal officials who monitor water supply and moisture conditions can be brought together on a regular basis, and ahead of the seasons when impacts are most likely to occur to Montana's economy and natural resources, advance measures could be taken to lessen the degree of those impacts.

While development is generally not a significant concern, variability inevitably exists throughout the planning area. The jurisdiction-specific annexes address these relatively isolated concerns regarding development and vulnerability to drought hazards.

Risk Summary

Overall, drought is considered to be overall **high** significance for the Region. Variations in risk by jurisdiction are summarized in the table below, as well as key issues from the vulnerability assessment.

- Frequency of drought is rated as **highly likely** because the Eastern Region experiences agricultural losses from drought every year and the US Drought Monitor indicates a high frequency of drought conditions.
- Due to historic economic losses from drought in the Eastern Region, magnitude of drought is ranked as **critical.**
- Drought, like other climate hazards, occurs on a regional scale and can impact every county in the Eastern Region; therefore, geographic extent is rated as **extensive.**
- Drought impacts to people include public health issues such as impaired drinking water quality, increased incidence of mosquito-borne illness, increased wildlife-human confrontations, and respiratory complications because of declined air quality in times of drought.
- Most common impacts to property from drought are damage from secondary hazards such as flooding and wildfire. However, direct impacts from drought such as structural damage resulting from lack of moisture in the soil, do occur.
- Significant economic impacts are likely to result from drought from direct damages to crops and livestock, as well as indirect economic losses from business disruptions.
- Water systems are at significant risk to drought, as are energy systems that depend on biofuels or hydropower.
- Related Hazards: Wildfire, Flooding, Severe Summer Weather

Table 4-17 Risk Summary Table: Drought

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Eastern Region	High		
Big Horn	High	Hardin, Lodge Grass	High annualized frequency of drought
Carbon	High	Bearcreek, Bridger, Joliet, Fromberg, Red Lodge	High annualized frequency of drought

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Carter	High	Ekalaka	Large amount of USDA drought declarations
Custer	Medium	Ismay, Miles City	Many drought impact reports on agriculture
Crow Tribe	High		None; Crow Tribe TPT noted this was a high hazard concern.
Daniels	Medium	Scobey, Flaxville	Higher crop indemnity losses due to drop
Dawson	Medium	Richey, Glendive	None
Fallon	High	Plevna, Baker	Large number of USDA drought declarations. High annualized frequency of drought. High crop indemnity losses due to drought
Garfield	Medium	Jordan	None. High crop indemnity losses due to drought
Golden Valley	Medium	Ryegate, Lavina	Medium to high annualized frequency of drought
McCone	High	Circle	Higher crop indemnity losses due to drought
Musselshell	Medium	Melstone, Roundup	Medium to high annualized frequency of drought. High crop indemnity losses due to drought
Powder River	High	Broadus	Has had the most USDA drought declarations in the Eastern Region
Prairie	High	Terry	None
Richland	High	Fairview, Sidney	None
Roosevelt	Medium	Wolf Point, Poplar, Bainville, Culberson, Froid	Higher crop indemnity losses due to drought
Rosebud	Medium	Colstrip, Forsyth	None. High crop indemnity losses due to drought
Sheridan	High	Plentywood, Medicine Lake, Outlook, Westby	Higher crop indemnity losses due to drought
Stillwater	Medium	Columbus	High annualized frequency of drought
Treasure	Medium	Hysham	High crop indemnity losses due to drought
Valley	Medium	Glasgow, Fort Peck, Nashua, Opheim	Higher crop indemnity losses due to drop
Wibaux	Medium	Wibaux	Very low expected annual loss due to drought
Yellowstone	High	Billings, Broadview, Laurel	High annualized frequency of drought

4.2.6 Earthquake

Hazard/Problem Description

An earthquake is the vibration of the earth's surface following a release of energy in the earth's crust. This energy can be generated by a volcanic eruption or by the sudden dislocation of the crust, which is the cause of most destructive earthquakes. The crust may first bend and then, when the stress exceeds the strength

of the rocks, break and snap to a new position. In the process of breaking, vibrations called "seismic waves" are generated. These waves travel outward from the source of the earthquake at varying speeds.

Earthquakes can last from a few seconds to over five minutes; they may also occur as a series of tremors over several days. The actual movement of the ground in an earthquake is seldom the direct cause of injury or death; casualties generally result from falling objects and debris. Disruption of communications, electrical power supplies and gas, sewer, and water lines should be expected. Earthquakes may trigger fires, dam failures, landslides, or releases of hazardous material, compounding their disastrous effects.

Earthquakes east of the Rocky Mountains are generally less frequent than in the western United States and are typically felt over a much broader region. Most of North America east of the Rocky Mountains has infrequent earthquakes, and the region from the Rockies to the Atlantic Ocean can go years without an earthquake large enough to be felt. The earthquakes that do occur in this region are typically small and occur at irregular intervals.

Earthquakes tend to reoccur along faults, which are zones of weakness in the crust. Even if a fault zone has recently experienced an earthquake, there is no guarantee that all the stress has been relieved. Another earthquake could still occur. Thousands of faults have been mapped in Montana, but scientists think only about 95 of these faults have been active in the past 1.6 million years (the Quaternary Period). Although it has been over six decades since the last destructive earthquake in Montana, small earthquakes are common in the region, occurring at an average rate of 4-5 earthquakes per day according to the Great Montana Shake Out, Montana Department of Transportation, and National Earthquake Information Center. Scientists continue to study faults in Montana to determine future earthquake potential.

A "great" earthquake is defined as any earthquake classified as a magnitude 8 or larger on the Richter Scale. Montana has not experienced a great earthquake in recorded history. A great earthquake is not likely in Montana, but a major earthquake (magnitude 7.0-7.9) occurred near Hebgen Lake in 1959 and dozens of active faults have generated magnitude 6.5-7.5 earthquakes during recent geologic time.

Liquefaction is the process by which water-saturated sediment temporarily loses strength due to strong ground shaking and acts as a fluid. Buildings and road foundations may lose load-bearing strength and cause major damage if liquefaction occurs beneath them. The increased water pressure that accompanies liquefaction can also cause landslides and dam failure.

Seismic events may lead to landslides, uneven ground settling, flooding, and damage to homes, dams, levees, buildings, power and telephone lines, roads, tunnels, and railways. Broken natural gas lines may also ignite fires as a cascading hazard.

Geographical Area Affected

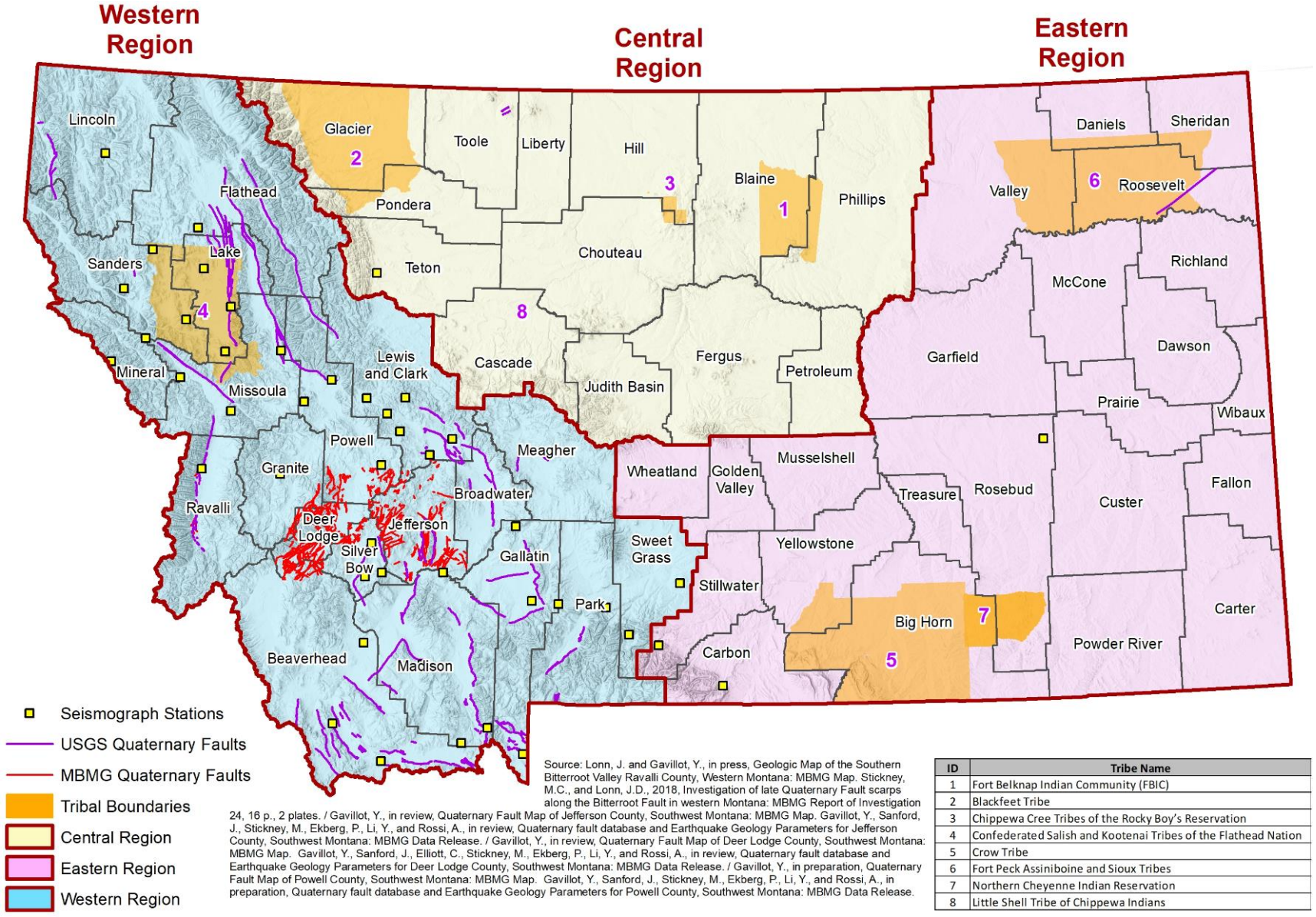
The geographic extent of earthquakes in the planning area is **significant**. All of the Eastern Region could be impacted by earthquakes, but the greatest potential for damaging quakes is in the very southwestern portion of the Region.

Montana is one of the most seismically active states in the United States according to the USGS. There is a belt of seismicity known as the Intermountain Seismic Belt which extends through western Montana. This Intermountain Seismic Belt ranges from the Flathead Lake region in the northwest corner of the state to the Yellowstone National Park region. Since 1925, the state has experienced five shocks that reached intensity VIII or greater (Modified Mercalli Scale). During the same interval, hundreds of less severe tremors were felt within the state.

Montana's earthquake activity is concentrated mostly in the mountainous western third of the state, which lies within the Intermountain Seismic Belt and is relatively far from the Eastern Region when compared to the Central and especially the Western Region, see Figure 4-24 below. However, large seismic events

centered in the Central and Western Regions may still cause impacts in the Eastern Region. As shown in Figure 4-25 below, the Eastern Region has a low to moderate liquefaction susceptibility in general. No area in the Eastern Region has a high liquefaction susceptibility.

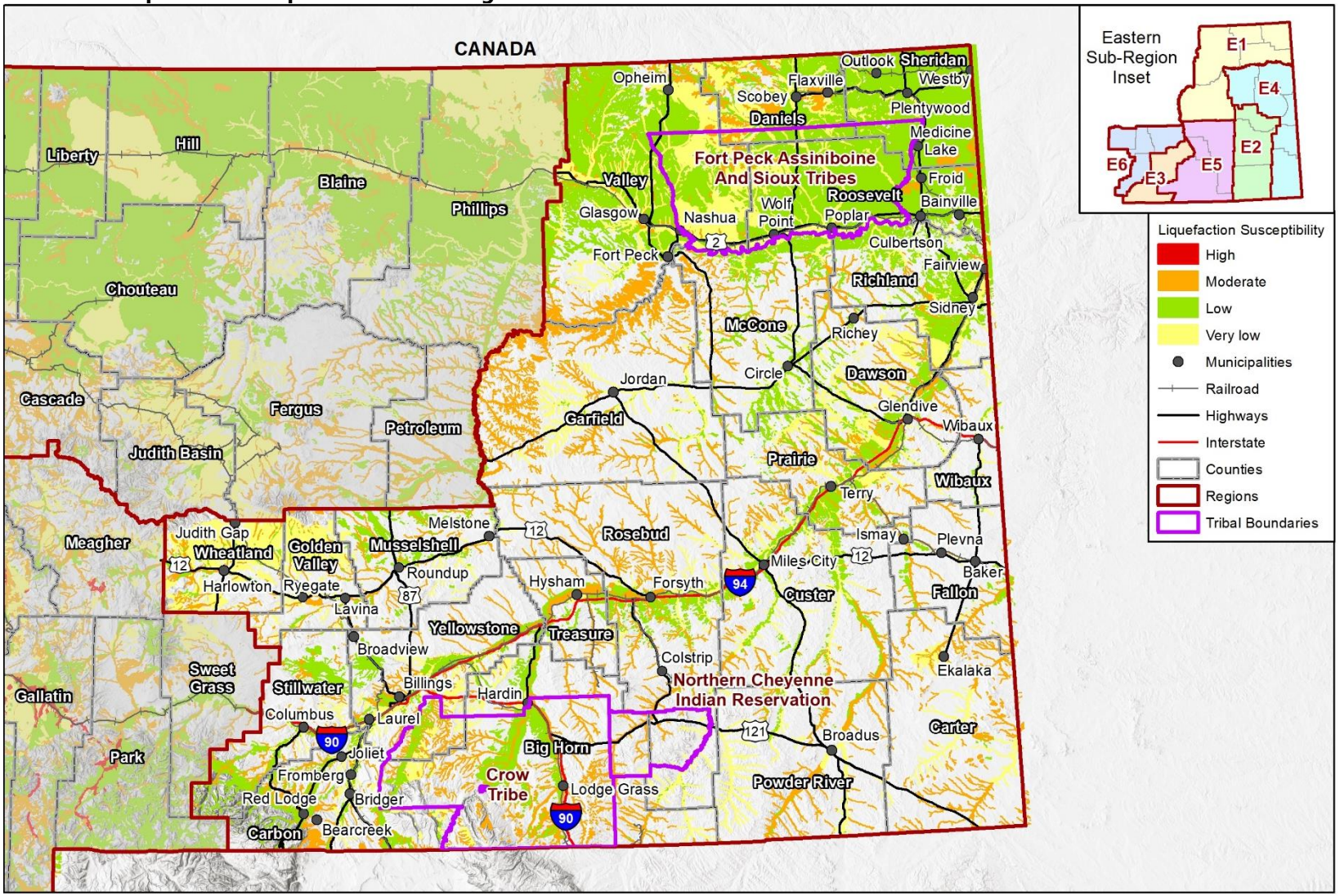
Figure 4-24 Fault Map of Montana



Source: Lonn, J. and Gavillot, Y., in press, Geologic Map of the Southern Bitterroot Valley Ravalli County, Western Montana: MBMG Map. Stickney, M.C., and Lonn, J.D., 2018, Investigation of late Quaternary Fault scarps along the Bitterroot Fault in western Montana: MBMG Report of Investigation 24, 16 p., 2 plates. / Gavillot, Y., in review, Quaternary Fault Map of Jefferson County, Southwest Montana: MBMG Map. Gavillot, Y., Sanford, J., Stickney, M., Ekberg, P., Li, Y., and Rossi, A., in review, Quaternary fault database and Earthquake Geology Parameters for Jefferson County, Southwest Montana: MBMG Data Release. / Gavillot, Y., in review, Quaternary Fault Map of Deer Lodge County, Southwest Montana: MBMG Map. Gavillot, Y., Sanford, J., Elliott, C., Stickney, M., Ekberg, P., Li, Y., and Rossi, A., in review, Quaternary fault database and Earthquake Geology Parameters for Deer Lodge County, Southwest Montana: MBMG Data Release. / Gavillot, Y., in preparation, Quaternary Fault Map of Powell County, Southwest Montana: MBMG Map. Gavillot, Y., Sanford, J., Stickney, M., Ekberg, P., Li, Y., and Rossi, A., in preparation, Quaternary fault database and Earthquake Geology Parameters for Powell County, Southwest Montana: MBMG Data Release.

ID	Tribe Name
1	Fort Belknap Indian Community (FBIC)
2	Blackfeet Tribe
3	Chippewa Cree Tribes of the Rocky Boy's Reservation
4	Confederated Salish and Kootenai Tribes of the Flathead Nation
5	Crow Tribe
6	Fort Peck Assiniboine and Sioux Tribes
7	Northern Cheyenne Indian Reservation
8	Little Shell Tribe of Chippewa Indians

Figure 4-25 Liquefaction Map of the Eastern Region

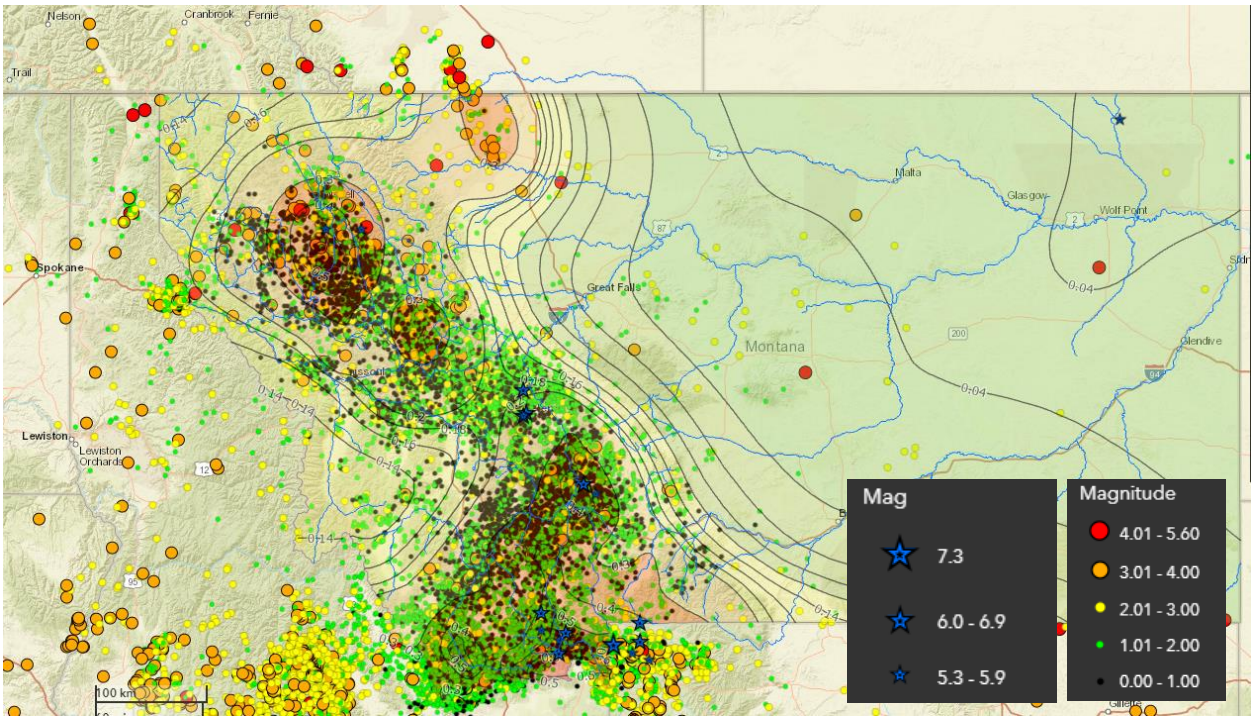


Map compiled 11/2022;
intended for planning purposes only.
Data Source: DEM source data from the Montana State Library - Liquefaction susceptibility source data modified from Li, Y., Stickney, M., Sadeghi, M., Yakovlev, P., and Thale, P., 2021, Liquefaction susceptibility in Montana: Montana Bureau of Mines and Geology Digital Publication 4

Past Occurrences

As mentioned previously, Montana's earthquake activity occurs primarily in the western third of the state. In the Eastern Region, although earthquake events happen less frequently, there have been a few recorded earthquakes that are relatively bigger, in the 4-5.6 magnitude range. As mentioned in the 2018 Montana SHMP, one significant earthquake occurred in Northeast Montana on May 16, 1909, with a magnitude of 5.5. Most of the rest of the recorded earthquakes are relatively smaller, in the magnitude 1 to 3 range. These types of earthquakes very rarely cause any structural damage or injuries. As mentioned above, earthquake events tend to occur in the western part of the state more frequently, and numerous earthquakes in the western part of the state have been felt in the Eastern Region. A map of recorded earthquakes is presented in Figure 4-26 below based an online mapping tool developed by the Montana Bureau of Mines and Geology (https://mbmg.mtech.edu/mapper/mapper.asp?view=Quakes&).

Figure 4-26 Statewide Map of Earthquake Epicenters, 1982-2022



Source: Montana Bureau of Mines and Geology(https://mbmg.mtech.edu/mapper/mapper.asp?view=Quakes&).

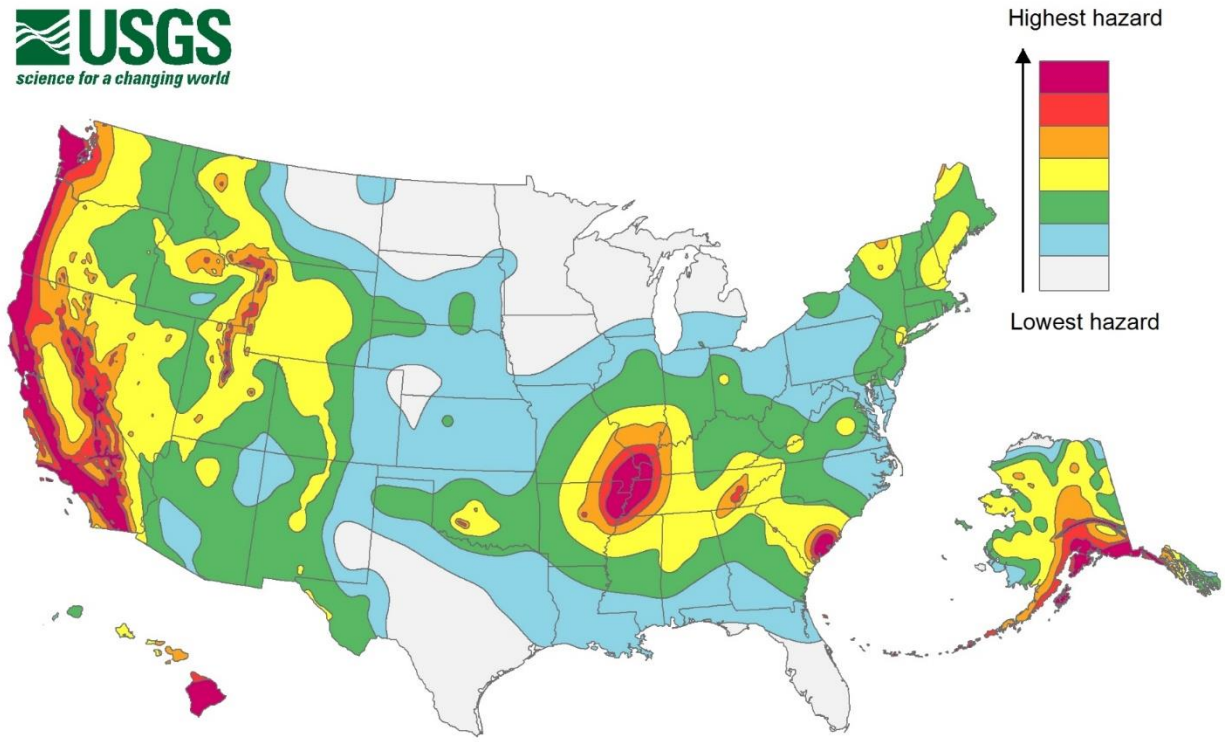
Frequency/Likelihood of Occurrence

The frequency of earthquakes in the Eastern Region is ranked as **likely,** but damaging events are more **occasional** (between 1 and 10 percent chance of occurrence in the next year or has a recurrence interval of 11 to 100 years). Earthquakes will continue to occur in Montana; however, the precise time, location, and magnitude of future events cannot be predicted. As discussed above, earthquake hazard areas in Montana are concentrated in the western portion of the state, which is part of the Intermountain Seismic Belt.

The USGS issues National Seismic Hazard Maps with updates approximately every five years. These maps provide various acceleration and probabilities for time periods. Figure 4-27 below is from the most recent USGS models for the contiguous U.S., showing peak ground accelerations having a 2 percent probability of being exceeded in 50 years, for a firm rock site. The models are based on seismicity and fault-slip rates and take into account the frequency of earthquakes of various magnitudes. Until recently, the 500-year map was often used for planning purposes for average structures and was the basis of the most current Uniform

Building Code. The new International Building Code, however, uses a 2,500-year map as the basis for building design.

Figure 4-27 USGS Long-Term National Seismic Hazard Map



Source: USGS

Climate Change Considerations

Impacts of global climate change on earthquake hazards are not anticipated to occur and unknown. As mentioned in the 2023 State Multi-Hazard Mitigation Plan, some scientists say glaciers could induce tectonic activity. For example, as ice melts and water runs off, tremendous amounts of weight are shifted on the earth's crust. As newly freed crust returns to its original, pre- glacier shape, it could cause seismic plates to slip and stimulate volcanic activity, according to research into prehistoric earthquakes and volcanic activity. NASA and USGS scientists found that retreating glaciers in southern Alaska may be opening the way for future earthquakes (NASA 2004).

Potential Magnitude and Severity

The expected magnitude of earthquakes in the Eastern Region is **limited**. Earthquakes can cause structural damage, injury, and loss of life, as well as damage to infrastructure networks, such as water, power, communication, and transportation lines. Damage and loss of life can be particularly devastating in communities where buildings were not designed to withstand seismic forces (e.g., historic structures). Other damage-causing effects of earthquakes include surface rupture, fissuring, settlement, and permanent horizontal and vertical shifting of the ground. Secondary impacts can include landslides, rock falls, liquefaction, fires, dam failure, and hazardous materials (HAZMAT) incidents.

In simplistic terms, the severity of an earthquake event can be measured in the following terms:

- How hard did the ground shake?
- How did the ground move (horizontally or vertically)?
- How stable was the soil?
- What is the fragility of the built environment in the area of impact?

Earthquakes are typically classified in one of two ways: By the amount of energy released, measured as magnitude; or by the impact on people and structures, measured as intensity. A comparison of magnitude and intensity is shown in the Table 4-18 below.

Table 4-18 Magnitude and Modified Mercalli Scales for Measuring Earthquakes

Magnitude	Modified Mercalli Intensity
1.0 – 3.0	I
3.0 – 3.9	II, III
4.0 – 4.9	IV – V
5.0 – 5.9	VI – VII
6.0 – 6.0	VII – IX
7.0 and higher	VIII or higher

Source: USGS Earthquake Hazards Program

Magnitude

Magnitude measures the energy released at the source of the earthquake and is measured by a seismograph. Currently the most used magnitude scale is the moment magnitude (Mw) scale, with the follow classifications of magnitude:

- Great—Mw > 8.
- Major—Mw = 7.0 – 7.9.
- Strong—Mw = 6.0 – 6.9.
- Moderate—Mw = 5.0 – 5.9.
- Light—Mw = 4.0 – 4.9.
- Minor—Mw = 3.0 – 3.9.
- Micro—Mw < 3.

Estimates of Mw scale roughly match the local magnitude scale (ML), commonly called the Richter scale. One advantage of the Mw scale is that, unlike other magnitude scales, it does not saturate at the upper end. That is, there is no value beyond which all large earthquakes have about the same magnitude. For this reason, Mw scale is now the most often used estimate of large magnitude earthquakes.

Intensity

Intensity is a measure of the shaking produced by an earthquake at a certain location and is based on felt affects. Currently the most used intensity scale is the modified Mercalli intensity scale, with ratings defined as follows in Table 4-19.

Table 4-19 Modified Mercalli Intensity (MMI) Scale

Magnitude	Mercalli Intensity	Effects	Frequency
Less than 2.0	I	Micro-earthquakes, not felt or rarely felt; recorded by seismographs.	Continual
2.0-2.9	I to II	Felt slightly by some people; damages to buildings.	Over 1M per year
3.0-3.9	II to IV	Often felt by people; rarely causes damage; shaking of indoor objects noticeable.	Over 100,000 per year

Magnitude	Mercalli Intensity	Effects	Frequency
4.0-4.9	IV to VI	Noticeable shaking of indoor objects and rattling noises; felt by most people in the affected area; slightly felt outside; generally, no to minimal damage.	10K to 15K per year
5.0-5.9	VI to VIII	Can cause damage of varying severity to poorly constructed buildings; at most, none to slight damage to all other buildings. Felt by everyone.	1K to 1,500 per year
6.0-6.9	VII to X	Damage to a moderate number of well-built structures in populated areas; earthquake-resistant structures survive with slight to moderate damage; poorly designed structures receive moderate to severe damage; felt in wider areas; up to hundreds of miles/kilometers from the epicenter; strong to violent shaking in epicenter area.	100 to 150 per year
7.0-7.9	VIII<	Causes damage to most buildings, some to partially or completely collapse or receive severe damage; well-designed structures are likely to receive damage; felt across great distances with major damage mostly limited to 250 km from epicenter.	10 to 20 per year
8.0-8.9	VIII<	Major damage to buildings, structures likely to be destroyed; will cause moderate to heavy damage to sturdy or earthquake-resistant buildings; damaging in large areas; felt in extremely large regions.	One per year
9.0 and Greater	VIII<	At or near total destruction - severe damage or collapse to all buildings; heavy damage and shaking extends to distant locations; permanent changes in ground topography.	One per 10-50 years

Source: USGS Earthquake Hazards Program, 1989

Vulnerability Assessment

The earthquake *Vulnerability Assessment* identifies, or at least discusses, assets that are both likely to be exposed to earthquake and are susceptible to damage from that exposure. In this context, assets are (1) people, (2) property, (3) critical facilities and lifelines, (4) the economy, (5) historic and cultural resources, and (6) natural resources. Exposure indicates interacting with earthquake hazards, and likely to be exposed indicates a presence in areas deemed to be especially likely to experience earthquake hazards. Susceptible indicates a strong likelihood of damage from exposure to earthquake hazards and is described in greater detail in Section 4.2.1, subsection titled *Vulnerability Assessment*. Finally, vulnerability under future conditions is considered as it relates to both climate change and development.

Numerous factors contribute to determining areas of vulnerability such as historical earthquake occurrence, proximity to faults, soil characteristics, building construction, and population density. Earthquake vulnerability data was generated during the 2022 planning process using a Level 1 Hazus-MH analysis for the Eastern Region. Hazus-MH estimates the intensity of the ground shaking, the number of buildings damaged, the number of casualties, the damage to transportation systems and utilities, the number of people displaced from their homes, and the estimated cost of repair and clean up. Details specific to the HAZUS analysis for each county are provided in each county's respective annex.

The HAZUS analysis also incorporates information on what assets are susceptible to earthquake damage and provides information on earthquake vulnerability. The results of the HAZUS analysis are discussed further in the asset-specific subsections, below.

The role of climate change in future vulnerability to earthquake is discussed above in the section titled, *Climate Change Considerations* and notes climate change effects on earthquakes is largely unknown, while the effect of future development is considered below in the section titled *Development Trends Related to Hazards and Risk*.

People

The entire population of the Eastern Region is within an earthquake hazard area and are potentially exposed to direct and indirect impacts from earthquakes, but more so in the southwestern counties. The degree of exposure is dependent on many factors, the soil type their homes are constructed on, and their proximity to fault location and earthquake epicenter. The degree of susceptibility to earthquake hazards is also dependent on various factors, such as including the age and construction type of the structures people live in.

Whether impacted directly or indirectly, the entire population will have to deal with the consequences of an earthquake to some degree. Business interruption could keep people from working, road closures could isolate populations, and loss of functions of utilities could impact populations that suffered no direct damage from an event itself.

Impacts on persons and households in the planning area were estimated for the entire region for a 2,500-Year probabilistic earthquake scenario (2% chance of occurrence in 50 years) resulted in low potential impacts. Table 4-20 summarizes the results of displaced households. It is estimated in a 2 p.m. time of occurrence scenario that there would be a total of 37 injuries across the region, four of which would require hospitalization. There would not be any fatalities. Additionally, there could be increased risk of damage or injury from rock fall or landslides to travelers, hikers, and others recreating outdoors at the time of the earthquake. More detailed descriptions of the numbers of estimated casualties in the Eastern Region under the various time of occurrence scenarios are available in the county annexes.

Table 4-20 Estimated Earthquake Impacts on Persons and Households

Scenario	Number of Displaced Households	Number of Persons Requiring Short-Term Shelter
2,500-Year Earthquake	27	15

Source: HAZUS-MH Global Summary Report, WSP Analysis

Property

The HAZUS analysis estimates that there are 119,000 buildings in the planning area for the Eastern Region, with a total replacement value of $27.91 billion. Because all structures in the planning area are exposed to earthquake impacts to varying degrees and susceptible to earthquake impacts to varying degrees. This total represents the regionwide property exposure to seismic events. Most of the buildings and most of the associated building value are residential. According to the model and shown in Table 4-21, about 1,652 buildings will be at least moderately damaged, with 3 buildings completely destroyed.

Table 4-21 Estimated Building Damage by Occupancy

	None		Slight		Moderate		Extensive		Complete	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	1024.20	0.92	47.59	0.87	21.63	1.31	3.45	2.69	0.13	3.87
Commercial	5914.34	5.29	376.94	6.85	178.71	10.82	30.67	23.94	1.34	40.67
Education	284.41	0.25	14.25	0.26	6.35	0.38	0.95	0.74	0.04	1.36
Government	312.01	0.28	16.17	0.29	6.85	0.41	0.92	0.72	0.04	1.35
Industrial	1521.82	1.36	104.86	1.91	53.69	3.25	9.34	7.29	0.29	8.80
Other Residential	16626.78	14.88	1820.01	33.09	917.10	55.51	54.94	42.90	1.17	35.42
Religion	625.43	0.56	32.66	0.59	13.89	0.84	1.92	1.50	0.10	3.04
Single Family	85442.42	76.46	3087.57	56.14	453.93	27.48	25.89	20.22	0.18	5.51
Total	**111,751**		**5,500**		**1,652**		**128**		**3**	

Source: HAZUS-MH Global Summary Report, WSP Analysis

The HAZUS model provides estimates of building related losses in the earthquake scenario, broken out into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the earthquake. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the earthquake.

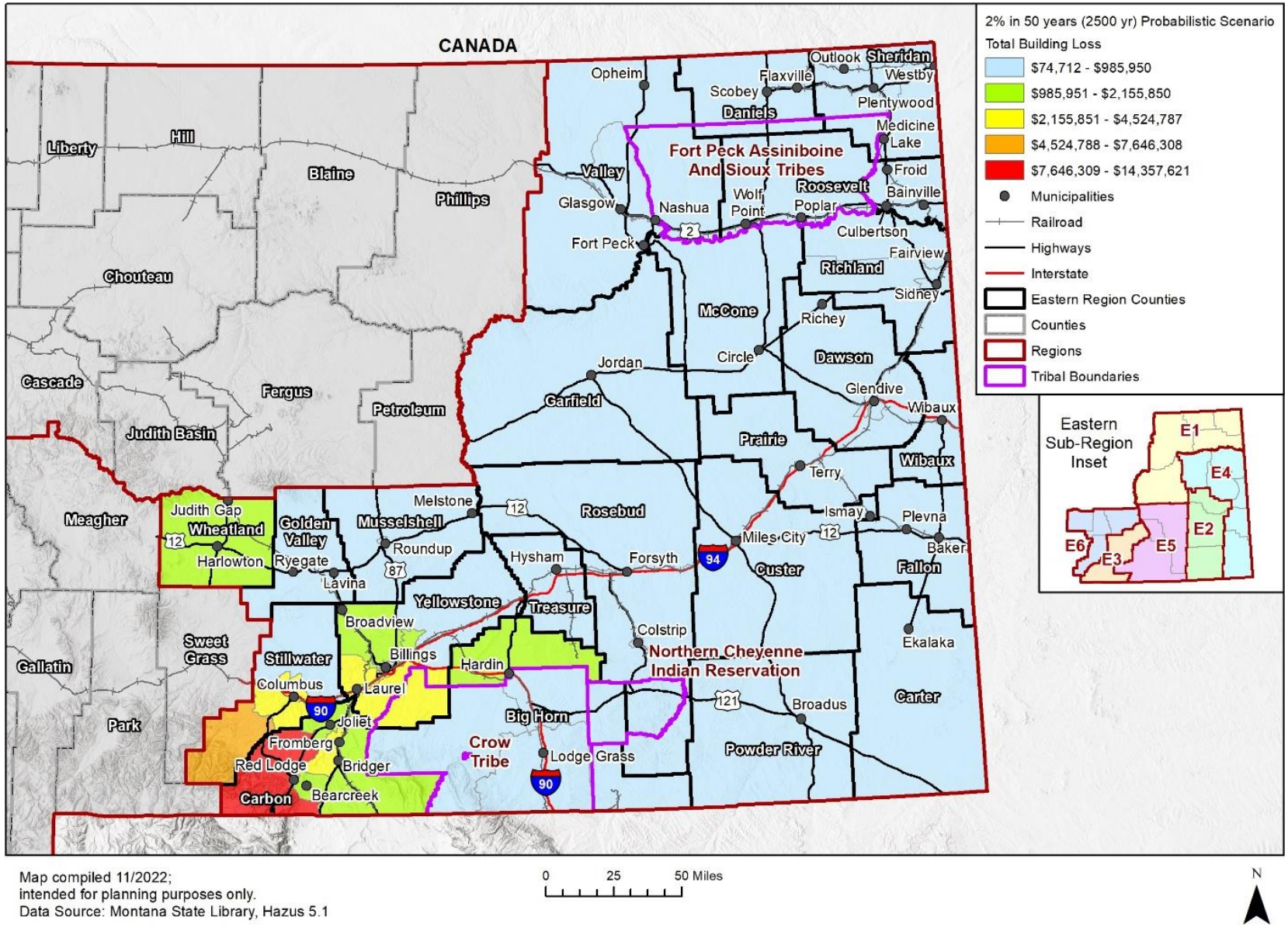
For the 2,500-year probabilistic earthquake scenario, the total building related losses for the entire planning area is an estimated $133.27 million, as shown in Table 4-22. Of this total, direct building losses are estimated at $104.6 million and $28.68 million in income related losses. A map of these losses per county is shown in Figure 4-28 below.

Table 4-22 HAZUS Building Related Economic Loss Estimates for 2,500-Year Scenario (Millions of Dollars)

Category	Area	Single Family	Other Residential	Commercial	Industrial	Others	Total
Income Losses							
	Wage	0.0000	0.7135	5.3439	0.1375	0.5015	6.6964
	Capital-Related	0.0000	0.3038	4.8199	0.0905	0.0870	5.3012
	Rental	0.8998	1.3440	3.1215	0.0603	0.1638	5.5894
	Relocation	2.8937	1.8012	4.6889	0.4261	1.2810	11.0909
	Subtotal	**3.7935**	**4.1625**	**17.9742**	**0.7144**	**2.0333**	**28.6779**
Capital Stock Losses							
	Structural	5.6987	3.3790	6.2527	0.9743	1.9266	18.2313
	Non_Structural	31.8007	10.4014	12.6666	2.8401	3.8091	61.5179
	Content	11.2479	2.1543	6.7518	1.8043	2.2430	24.2013
	Inventory	0.0000	0.0000	0.2475	0.3195	0.0749	0.6419
	Subtotal	**48.7473**	**15.9347**	**25.9186**	**5.9382**	**8.0536**	**104.5924**
	Total	**52.54**	**20.10**	**43.89**	**6.65**	**10.09**	**133.27**

Source: HAZUS-MH Global Summary Report, WSP Analysis

Figure 4-28 Eastern Region HAZUS 2,500-Year Probabilistic Scenario Direct Economic Loss



The HAZUS analysis also estimated the amount of earthquake-caused debris in the planning area for the 2,500-Year probabilistic earthquake scenario event, which is estimated to be 29,000 tons.

Critical Facilities and Lifelines

Many critical facilities and infrastructure in the planning area are exposed to earthquakes. HAZMAT releases can occur during an earthquake from fixed facilities or transportation-related incidents. Transportation corridors can be disrupted during an earthquake, leading to the release of materials to the surrounding environment. Facilities holding HAZMAT are of particular concern because of possible isolation of neighborhoods surrounding them. During an earthquake, structures storing these materials could rupture and leak into the surrounding area or an adjacent waterway, having a disastrous effect on the environment.

HAZUS-MH classifies the vulnerability of essential facilities to earthquake damage in two categories: at least moderate damage or complete damage. The analysis did not indicate any damages in these categories to specific facilities. The model also anticipates pipeline breaks and leaks in the Eastern Region's potable water, wastewater, and natural gas lines. Across these linear networks, the earthquake is expected to cause 625 pipeline leaks and 156 complete fractures in the potable water, wastewater, and natural gas systems. The model also estimates lifeline damages to linear networks such as transportation and utilities. Damage to the transportation system is estimated at $7.8 million and utility lifelines at $239 million. The steep terrain in the southwestern counties of the Eastern Region would likely experience multiple rockslides that could damage roadways and disrupt traffic along the rail, highway, and road corridors.

Economy

Economic impacts of an earthquake could be staggering in the impacted areas. Not only the costs of direct damages to property, infrastructure, and inventory, but the losses incurred from businesses forced to close temporarily or permanently. As mentioned above, the total income-related economic losses are estimated by the model to be $28.68 million in the 2,500-year scenario. HAZUS-MH models many other estimated impacts, which are summarized in Table 4-23 and Table 4-24 below. Yellowstone and Carbon counties have the highest potential losses; Stillwater, Wheatland and Big Horn counties also have higher loss ratios.

Table 4-23 HAZUS-MH Earthquake Loss Estimation 2,500-Year Scenario Results

Type of Impact	Impacts to Region
Total Buildings Damaged	Slight: 5,500 Moderate: 1,652 Extensive: 128 Complete: 3
Building and Income Related Losses	$133.27 million 55% of damage related to residential structures 22% of loss due to business interruption
Total Economic Losses (includes building, income, and lifeline losses)	$380.16 Million - Total Building: $133.27 Million Income: $28.68 Million Transportation/Utility: $246.89 Million
Casualties (based on 2 a.m. time of occurrence)	Without requiring hospitalization: 14 Requiring hospitalization: 1 Life threatening: 0 Fatalities: 0
Casualties (based on 2 p.m. time of occurrence)	Without requiring hospitalization: 33 Requiring hospitalization: 4 Life threatening: 0 Fatalities: 0
Casualties (based on 5 p.m. time of occurrence)	Without requiring hospitalization: 23 Requiring hospitalization: 3

Type of Impact	Impacts to Region
	Life threatening: 0 Fatalities: 0
Fire Following Earthquake	0 Ignitions
Debris Generation	29,000 tons of debris generated 1,160 estimated truckloads to remove
Displaced Households	27
Shelter Requirements	15

Source: HAZUS-MH Global Summary Report, WSP Analysis

Table 4-24 Direct Economic Losses by County (In thousands of Dollars)

	Capital Stock Losses					Income Losses				
	Cost Structural Damage	Cost Non-struct. Damage	Cost Contents Damage	Inventory Loss	Loss Ratio %	Relocation Loss	Capital Related Loss	Wages Losses	Rental Income Loss	Total Loss
Montana										
Prairie	24	53	16	0	0.06	12	2	4	5	116
Treasure	35	76	26	1	0.14	18	4	5	7	172
McCone	57	120	40	1	0.07	26	9	13	13	280
Sheridan	143	363	149	4	0.10	94	40	66	44	903
Yellowstone	10,257	31,653	12,079	385	0.27	6,265	3,181	3,870	3,364	71,054
Big Horn	554	1,953	761	12	0.28	362	142	183	144	4,111
Carbon	3,168	13,974	6,003	91	1.21	1,953	862	1,099	920	28,071
Carter	66	162	56	2	0.15	36	12	19	14	367
Custer	549	1,589	575	13	0.18	356	232	294	186	3,794

	Capital Stock Losses					Income Losses				
	Cost Structural Damage	Cost Non-struct. Damage	Cost Contents Damage	Inventory Loss	Loss Ratio %	Relocation Loss	Capital Related Loss	Wages Losses	Rental Income Loss	Total Loss
Musselshell	208	553	194	6	0.14	130	61	92	52	1,296
Garfield	34	73	21	1	0.07	16	6	7	7	165
Richland	196	474	153	4	0.06	115	52	70	57	1,120
Wibaux	16	33	8	0	0.05	8	2	3	3	75
Fallon	86	185	58	2	0.08	53	22	32	21	459
Roosevelt	206	585	221	10	0.09	126	43	74	56	1,323
Golden Valley	75	178	65	3	0.24	38	11	16	15	401
Stillwater	1,346	6,046	2,513	76	0.66	740	279	361	294	11,655
Powder River	117	361	140	5	0.26	66	40	45	29	803
Wheatland	220	675	255	5	0.39	128	48	76	58	1,465
Rosebud	389	1,154	443	10	0.18	261	99	149	139	2,644
Valley	256	748	266	5	0.10	161	79	121	94	1,730
Dawson	170	362	104	4	0.05	97	47	65	53	902
Daniels	57	146	56	2	0.08	31	29	32	15	370
Total	**18,232**	**61,518**	**24,201**	**642**	**0.21**	**11,091**	**5,301**	**6,697**	**5,590**	**133,272**
Region Total	**18,232**	**61,518**	**24,201**	**642**	**0.21**	**11,091**	**5,301**	**6,697**	**5,590**	**133,272**

Source: HAZUS-MH Global Summary Report, WSP Analysis

Historic and Cultural Resources

Older and historic buildings, which are often significant cultural resources for a region, will typically be more vulnerable to damage in an earthquake. Historic building stock was constructed before the adoption of modern building and seismic codes and is commonly made of unreinforced masonry, which is more susceptible to damage from earthquakes. Many of the historic downtown buildings in the towns in Carbon and Stillwater counties may be particularly vulnerable. A complete inventory of historic and unreinforced masonry buildings was not available to be able to refine the vulnerability further.

Natural Resources

Very few, if any, natural resources are susceptible to direct damage from earthquakes. Secondary hazards associated with earthquakes can have damaging effects on natural resources. For example, earthquake-induced landslides can potentially impact surrounding habitat. Dam failure is also associated with earthquake and can result in the loss of entire reservoirs, permeant alteration of unique downstream habitat, and damage caused by catastrophic flash flooding. Where relevant, secondary impacts on natural resources from earthquake are discussed in sections for other hazards.

Development Trends Related to Hazards and Risk

Future population growth and building development in general will increase the exposure of the Eastern Region to earthquake by increasing the number of people and value of building inventory in the planning area. Replacing old buildings with new buildings constructed to modern building codes can help limit the overall vulnerability created by development. For example, development may lead to the abandonment or replacement of old structures built to old building codes, especially those in poor condition. In this case the development would lead to a decrease in susceptibility of the building asset. In the case of Eastern Montana, development concerns with regard to earthquake were generally not raised by plan participants and development in general is stable with exceptions in certain counties like Yellowstone County that has experienced higher growth and development trends. Jurisdiction-specific concerns are discussed further in jurisdiction annexes, where relevant.

Risk Summary

Overall, earthquake is considered a **low** significance hazard due the unlikely nature of a severe earthquake in the Eastern Region, and the lack of history of damaging events in the planning area.

- Effects on people: People can be injured or killed in earthquakes due to falling items or structures, as well as from cascading events triggered by the earthquake. Regionwide, a maximum of 37 injuries are estimated by the HAZUS scenario, as well as 27 displaced households.
- Effects on property: Impacts on property include direct damage to structures from the shaking. Regionwide, 1,783 buildings are estimated to be at least moderately damaged, with 3 of them completely destroyed, resulting in $133.27 million in building damage.
- Yellowstone and Carbon counties have the highest potential losses; Stillwater, Wheatland and Big Horn counties also have higher loss ratios.
- Effects on the economy: economic impacts can be from direct damages to structures as well as lost wages and income. The total economic loss is projected to be $380.16 million.
- Effects on critical facilities and infrastructure: Linear facilities, such as pipelines, railroads, and roadways, are largely at much greater risk than other facility types. $246.89 million in damages to linear facility networks are projected.
- Unique jurisdictional vulnerability: the vulnerability is generally low throughout the Eastern Region, but the potential for damage is greater in the southwestern portion of the Eastern Region.
- Related hazards: landslide, dam incidents

Table 4-25 Risk Summary Table: Earthquake

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Eastern Region	Low		In general, counties in the eastern region have lower vulnerability with the exception of the southwestern counties
Big Horn	Medium	Hardin, Lodge Grass	None
Carbon	Medium	Bearcreek, Bridger, Joliet, Fromberg, Red Lodge	Greater losses expected near Red Lodge and Fromberg.
Carter	Low	Ekalaka	None
Crow Tribe	Low		None
Custer	Low	Ismay, Miles City	None
Daniels	Low	Scobey, Flaxville	None
Dawson	Low	Richey, Glendive	None
Fallon	Low	Plevna, Baker	None
Garfield	Low	Jordan	None
Golden Valley	Low	Ryegate, Lavina	None
McCone	Low	Circle	None
Musselshell	Low	Melstone, Roundup	None
Powder River	High	Broadus	None
Prairie	Low	Terry	None
Richland	Low	Fairview, Sidney	None
Roosevelt	Low	Wolf Point, Poplar, Bainville, Culberson, Froid	None
Rosebud	Low	Colstrip, Forsyth	None
Sheridan	Low	Plentywood, Medicine Lake, Outlook, Westby	None
Stillwater	Medium	Columbus	Greater losses expected near Columbus.
Treasure	Low	Hysham	None
Valley	Low	Glasgow, Fort Peck, Nashua, Opheim	None
Wibaux	Low	Wibaux	None
Yellowstone	Medium	Billings, Broadview, Laurel	Greater losses expected near Laurel and Billings.

4.2.7 Flooding

Hazard/Problem Description

Riverine flooding is defined as when a watercourse exceeds its "bank-full" capacity and is usually the most common type of flood event. Riverine flooding generally occurs because of prolonged rainfall, or rainfall that is combined with soils already saturated from previous rain events. The area adjacent to a river channel is its floodplain. In its common usage, "floodplain" most often refers to that area that is inundated by the 100-year flood, the flood that has a 1 percent chance in any given year of being equaled or exceeded. Other types of floods include general rain floods, thunderstorm generated flash floods, alluvial fan floods, snowmelt, rain on snow floods, dam failure and dam release floods, and local drainage floods. The 100-year flood is the national standard to which communities regulate their floodplains through the National Flood Insurance Program (NFIP).

The potential for flooding can change and increase through various land use changes and changes to land surface. A change in environment can create localized flooding problems inside and outside of natural floodplains by altering or confining watersheds or natural drainage channels. These changes are commonly created by human activities. These changes can also be created by other events such as wildland fires. Wildland fires create hydrophobic soils, a hardening or "glazing" of the earth's surface that prevents rainfall from being absorbed into the ground, thereby increasing runoff; erosion, and downstream sedimentation of channels.

Montana is susceptible to the following types of flooding:

- Rain in a general storm system
- Rain in a localized intense thunderstorm
- Melting snow
- Rain on melting snow
- Ice Jams
- Levee failure
- Dam failure
- Urban stormwater drainage
- Rain on fire damaged watersheds

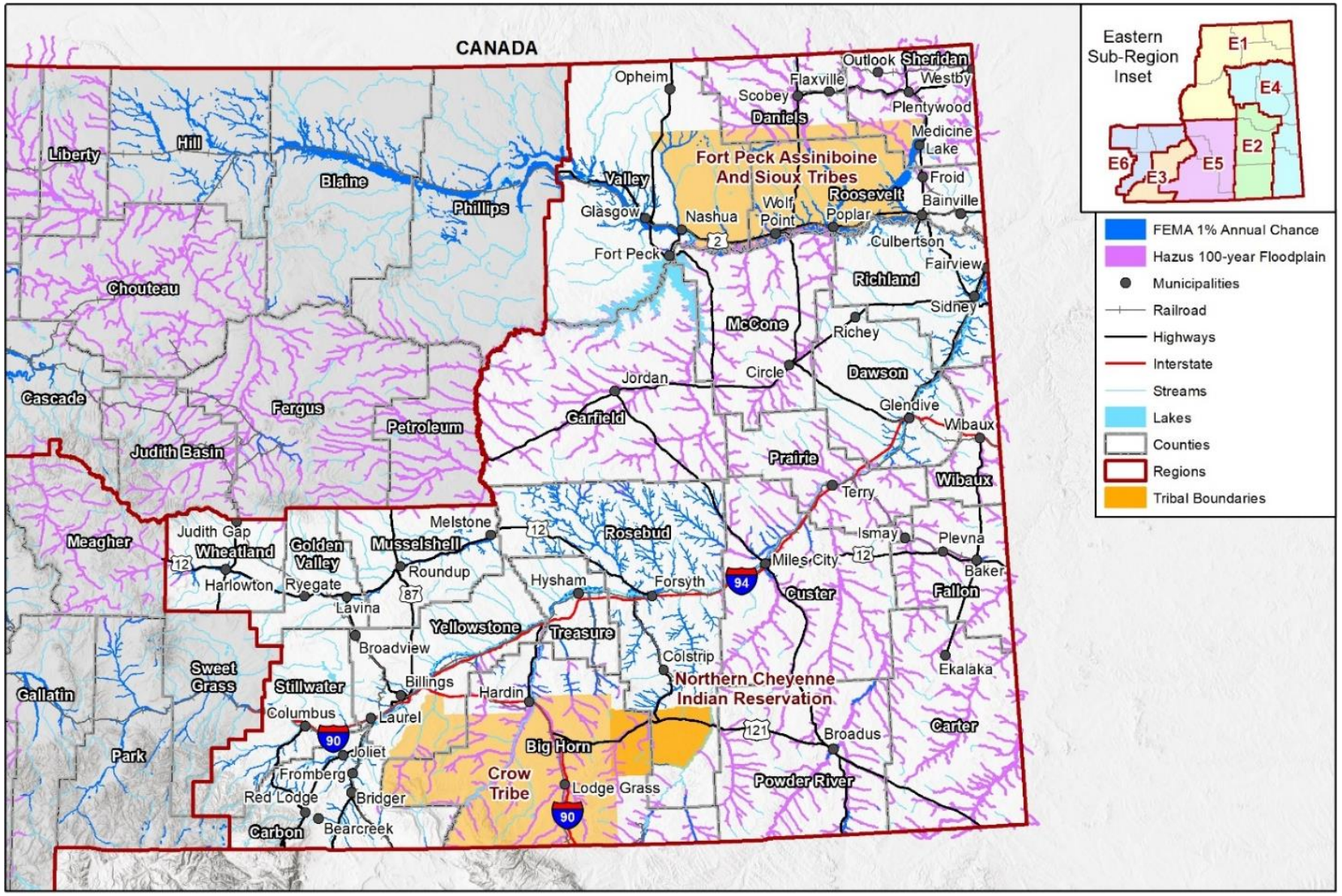
Slow rise floods associated with snowmelt and sustained precipitation usually are preceded with adequate warning, though the event can last several days. Flash floods, by their nature, occur very suddenly but usually dissipate within hours. Even flash floods are usually preceded with warning from the NWS in terms of flash flood advisories, watches, and warnings.

The average total annual precipitation in Montana is roughly 15.37 inches. The average total annual snowfall is 49 inches. Generally, the flood season extends from late spring and early summer, when snowmelt runoff swells rivers and creeks, to fall. Much of the rainfall occurs with thunderstorms during April to August. Within the Eastern Region, Carbon County, where the Custer Gallatin National Forest is located, has the highest annual average of precipitation with 16.98 inches.

Geographical Area Affected

The Missouri River, along with the tributaries within the watershed are Eastern Montana's primary waterways that result in flood hazards. Among the tributaries located within the different watersheds are the Big Muddy, Poplar, Powder, Rosebud, Tongue, and Yellowstone waterways. The Missouri River is the longest river in the United States, rising in the Rocky Mountains of the Eastern Centennial Mountains of Southwestern Montana and flowing east and south, and then flowing from east to west through Richland and Roosevelt counties, and then proceeding westward. Flooding along the Missouri typically occurs during the spring and is caused by long rainstorms and due to snowmelt runoff. Localized thunderstorms during the summer monsoons can also result in flash flooding throughout the Eastern Region planning area. In addition to flooding from the Yellowstone River, a large portion of the Eastern Region near Billings in Yellowstone County is also prone to flooding along ditches and drains and other open waterways owned and maintained by private ditch companies that carry water away from the City towards the Yellowstone River during flooding, irrigation from field runoff, and other stormwater runoff. The geographical extent of flooding across the Eastern Region is **limited.** Figure 4-29 illustrates the geographical area affected by flooding based on the National Flood Hazard Layer (NFHL) and Hazus geospatial flood datasets.

Figure 4-29 Eastern Region Flood Hazards (NFHL and Hazus)



Past Occurrences

Flooding is a natural event and rivers and tributaries in the study area have experienced periodic flooding with associated floods and flash floods. There has been 10 federally declared disasters within the 23 counties and three Indian Reservations located in the Eastern Region from 1975 to 2022. The federal declarations since 2010 to present are summarized in Table 4-26 below. According to the NCEI database, Montana's Eastern Region has also incurred $23,587,000 in property damages, $665,000 in crop damages and three deaths due to flooding since 1996.

Table 4-26 Federally Declared Flooding Events Montana Eastern Region 1974-2022

Year	Declaration Title	Disaster Number	County/Reservation Impacted
2022	Severe Storm and Flooding	DR-4655-MT	Carbon, Stillwater, Treasure, Yellowstone
2019	Flooding	DR-4437-MT	Daniels, McCone, Powder River, Stillwater, Treasure, Valley
2019	Flooding	DR-4405-MT	Carbon, Custer, Golden Valley, Musselshell, Treasure
2018	Flooding	DR-4388-MT	Valley
2014	Ice Jams and Flooding	DR-4172-MT	Dawson, Golden Valley, Musselshell, Prairie, Rosebud, Richland, Stillwater, Wheatland
2013	Flooding	DR-4127-MT	Custer, Dawson, Garfield, McCone, Musselshell, Rosebud, Valley
1987	Severe Storms & Flooding	DR-777-MT	Garfield, McCone, Rosebud, Valley
1986	Heavy Rains, Landslides & Flooding	DR-761-MT	Daniels, Dawson, Valley
1978	Severe Storms & Flooding	DR-558-MT	Big Horn, Carbon, Powder River, Rosebud, Stillwater, Treasure, Yellowstone
1975	Rains, Snowmelt, Storms & Flooding	DR-472-MT	Wheatland

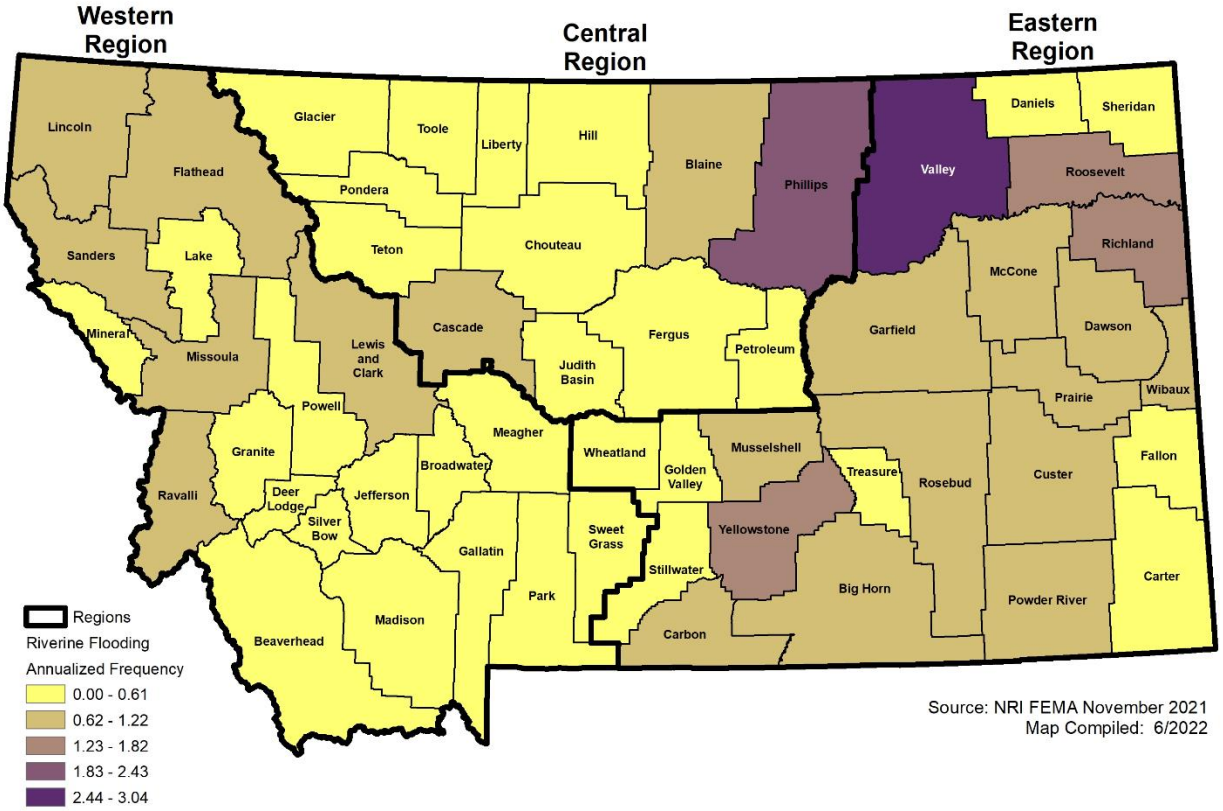
Source: FEMA 2022

Frequency/Likelihood of Occurrence

The Eastern Region has experienced multiple catastrophic flood events resulting in large-scale property damages. Snowmelt runoffs present a threat of serious flooding along rivers and creeks in the study area each year. Flash floods that produce debris flows and mudflows occur regularly and have caused significant damages in the past to homes, roads, bridges, and culverts. Based on the historical record of the ten federally declared events in the past 47 years from 1975 to present within the Eastern Region, the Region has a major flood resulting in a FEMA declaration every 5 years on average. Using past occurrences as an indicator of future probability, flooding has the probability of future occurrence rating of **likely** throughout the Eastern Region.

Figure 4-30 depicts the annualized frequency of riverine flooding at a county level based on the NRI. The mapping shows a trend toward increased likelihood of flooding in the northern portion of the Eastern Region with Valley County having a 2.44 – 3.04 annualized frequency of riverine flooding; this trend is supported by the County having the highest number of flood insurance claims (see discussion in Vulnerability subsection). Richland and Roosevelt counties have a 1.83 – 2.43 annualized frequency of riverine flooding while all other counties in the study area have a 0.00 – 1.22 frequency.

Figure 4-30 Annualized Frequency of Riverine Flooding by County



Climate Change Considerations

As documented in Section 4.2.7 *Flooding*, precipitation is one factor of several that determine flooding. Other factors include existing soil moisture conditions, frozen soils, rainfall rate, and special conditions such as rain-on-snow events. In urban areas, stormwater infrastructure is perhaps the single greatest determinant of flooding. Other infrastructure, in the form of large dams that are abundant across the planning area, provides a large degree of protection from flooding in rural and urban areas. Perhaps the biggest concern of climate change impacts on flooding involves complex cascading effects that start with increased drought, which drives increased wildfire, which leaves more and larger fire scars, which can dramatically increase runoff and create flooding or debris flows on a scale that did not previously exist. These factors complicate the impact of climate change on flooding. Nevertheless, much can be said about the current and future effects of climate change on flooding in the planning area.

The Climate Change and Human Health report documents that a shift in the seasonality of precipitation amount is occurring. Spring precipitation has slightly increased, which has been offset by decreases during other times of the year (see Section 4.2.5 Drought, subsection titled Climate Change Considerations, and Figure 4-19).

The Montana Climate Change and Human Health report (2021) projects the seasonal shift from snow to rain will occur earlier, as will peak runoff on streams. Peak runoff already occurs 10-20 days earlier than in 1948. The Climate Change and Human Health report also documents research indicating peak runoff at the end of the century is projected to occur 5-35 days earlier than it did from 1951-1980.

This early-and-rapid snowmelt scenario can cause spring flooding or even ice-jam flooding and appears to already be playing out. In recent years these have been problems on many rivers in Montana, leading to great damage and loss of life, as documented in the 2021 Montana Climate Change and Human Health

report. It is unclear if increasing late winter snow and early spring rain will increase the probability of rain-on-snow events, but this issue is potentially serious and worthy of monitoring in future HMPs.

Ice jams are responsible for much of the worst flooding in Montana's history. Ice-jam flooding typically occurs along mountain streams, when heavy rainfall or upstream melting raises stream flows to the point of breaking up the ice cover, which can pile up on bridge piers or other channel obstructions and cause flooding behind the jam. Once the ice jam breaks up, downstream areas are vulnerable to flash floods. The increasing possibility of midwinter thaws and heavy early spring rainfall events could increase the risk of sudden ice break up. The situation is further exacerbated if the ground is still frozen and unable to soak up rainwater.

Further, according to the Fifth National Climate Assessment, the Northern Great Plains region, which includes Montana is experiencing unprecedented climate-driven extremes related to flooding. For example, record floods along the Missouri River and its tributaries in 2011 and 2019 caused evacuations and billions of dollars in damages and research suggested that these records floods were caused by natural variability within the system. Also, while trends show that annual peak streamflow runoff will decrease across the region, with a few exceptions, according to the Fifth National Climate Assessment, portions of Montana should expect to experience some of the highest increases in annual flood damage across the U.S. due to climate change. While it is not possible to define with further specificity the impacts related to climate change on each jurisdiction within the Region related to flooding risk exacerbated by climate change, future updates to this plan should revisit this topic as scientific reports are updated and trends become more apparent.

Potential Magnitude and Severity

Magnitude and severity can be described by several factors that contribute to the relative vulnerabilities of certain areas in the floodplain. Development, or the presence of people and property in the hazardous areas, is a critical factor in determining vulnerability to flooding. Additional factors that contribute to flood vulnerability range from specific characteristics of the floodplain to characteristics of the structures located within the floodplain. The following is a brief discussion of some of these flood factors which pose risk.

- **Elevation:** The lowest possible point where floodwaters may enter a structure is the most significant factor contributing to its vulnerability to damage, due to the higher likelihood that it will come into contact with water for a prolonged amount of time.
- **Flood depth:** The greater the depth of flooding, the higher the potential for significant damages due to larger availability of flooding waters.
- **Flood duration:** The longer duration of time that floodwaters are in contact with building components, such as structural members, interior finishes, and mechanical equipment, the greater the potential for damage.
- **Velocity:** Flowing water exerts forces on the structural members of a building, increasing the likelihood of significant damage (such as scouring).
- **Construction type:** Certain types of construction and materials are more resistant to the effects of floodwaters than others. Typically, masonry buildings, constructed of brick or concrete blocks, are the most resistant to damages simply because masonry materials can be in contact with limited depths of flooding without sustaining significant damage. Wood frame structures are more susceptible to damage because the construction materials used are easily damaged when inundated with water.

Major flood events present a risk to life and property, including buildings, contents, and their use. Floods can also affect lifeline utilities (e.g., water, sewage, and power), transportation, the environment, jobs, and the local economy.

Past flood events in Montana's Eastern Region have damaged roads, bridges, private property, businesses, and critical lifeline facilities. Future events may result in greater damages depending on patterns of growth, land use development and climate change. In summary, the magnitude of flood hazards in the Eastern Region is **critical.**

National Flood Insurance Program Policy Analysis

The NFIP aims to reduce the impact of flooding on private and public structures by providing affordable insurance to property owners and by encouraging communities to adopt and enforce floodplain management regulations. These efforts help mitigate the effects of flooding on new and improved structures. The State has analyzed NFIP flood-loss data to determine areas of Montana's Eastern Region with the greatest flood risk. Montana's Eastern Region flood-loss information was obtained from FEMA's "Montana's Coverage Claims" for Montana's Eastern Region, which documents losses from 1978. This section was updated based on information obtained from FEMA's PIVOT database through Montana Department of Natural Resources and Conservation (MT DNRC) dated August 10, 2022.

There are several limitations to analyzing flood risk entirely on this data, including:

- Only losses to participating NFIP communities are represented;
- Communities joined the NFIP at various times since 1978;
- The number of flood insurance policies in effect may not include all structures at risk to flooding; and
- Some of the historical loss areas have been mitigated with property buyouts.

Montana's Eastern Region has a total of $951,790,600 in NFIP coverage, with 1,005 total flood claims, 1,272 current polices and $7,868,905 dollars paid out total due to flood damage and losses. NFIP data and statistics for the Eastern Region is summarized in Table 4-27 below. Yellowstone County has the highest amount of dollars paid out due to flood claims with $1,814,878, followed by Valley County with $1,590,563 in claims.

Table 4-27 Montana Eastern Region NFIP Statistics

County	Date Joined	Effective Firm Date	Dollars Paid (Historical)	Flood Claims	Current Policies	Coverage ($)
Big Horn	9/2/1981	9/2/1981	$245,116.75	16	8	$1,901,900.00
Carbon	11/4/1981	7/5/2017	$1,089,354.17	61	77	$20,190,100.00
Carter	$0	$0	$0	$0	$0	$0
Custer	9/1/1987	7/22/2010	$400,061.25	155	730	$119,513,500.00
Daniels	$0	$0	$0	$0	$0	$0
Dawson	5/1/1999	05/01/99(L)	$144,610.47	7	8	$2,465,500.00
Fallon	8/4/1988	8/4/1988	$0	1	2	$700,000,000
Garfield	3/20/1979	3/20/1979	$0	1	11	$562,600
Golden Valley	9/16/1981	11/5/2021	$0	$0	1	$255,000
McCone	6/4/2007	6/4/2007	$0	$0	$0	$0
Musselshell	3/1/2001	11/15/2019	$1,201,833.38	60	18	$1,624,700
Powder River	6/1/2010	06/01/10(L)	$25,382	7	4	$616,000
Prairie	5/8/1979	5/8/1979	$0	$0	$0	$0
Richland	12/4/1985	8/15/2019	$96,344.22	12	14	$3,589,400
Roosevelt	11/1/1996	11/01/96(L)	$59,144.95	8	5	$942,500
Rosebud	9/1/1997	11/15/2019	$15,452.01	12	5	$1,443,000
Sheridan	2/4/2019	6/4/2007	$72.89	1	$0	$0
Stillwater	11/15/1985	10/16/2015	$915,175.10	56	64	$16,937,600
Treasure	12/18/1986	12/18/86(M)	$0	$0	2	$47,000
Valley	1/1/1987	01/01/87(L)	$1,590,365.62	274	23	$3,043,600
Wheatland	9/16/1981	9/16/1981	$20,726.62	18	6	$439,000

County	Date Joined	Effective Firm Date	Dollars Paid (Historical)	Flood Claims	Current Policies	Coverage ($)
Wibaux	3/4/1988	2/18/1998	$77,084.26	3	6	$430,300
Yellowstone	11/18/1981	11/6/2013	$1,814,878.16	263	275	$76,606,000
		Total	**$7,868,905.37**	**1005**	**1272**	**$951,790,600.00**

Source: FEMA Pivot NFIP Data as of August 10th, 2022; FEMA Community Status Book Report

Repetitive Loss

Repetitive losses are NFIP-insured structures that have had at least two paid flood losses of more than $1,000 each in any ten-year period since 1978. The Eastern Region has a total of 61 repetitive loss properties as of 2022, with the majority being located in Valley and Yellowstone Counties.

Severe Repetitive Loss (SRL) properties have either four or more separate claims for flood damage (with each claim exceeding $5,000 and with the sum of all payments exceeding $20,000,) or two or more separate claims where the total of all claims exceeds the value of the property. The Eastern Region has one SRL property, a single-family structure, in Dawson County.

Table 4-28 below lists the repetitive loss structures that have been identified throughout the Eastern Region study area. Valley County has the highest amount of repetitive loss structures, claims and totals paid out overall with 25 structures, 27 repetitive loss claims, and nearly $1 million dollars paid out due to repeated flooding and flood insurance loss claims. This is followed by Yellowstone County which has 21 repetitive loss structures, 53 repetitive loss claims and $747,592.02 in funding paid. It should be noted that a flood insurance claim can be filed when a property and its adjacent property is inundated.

Table 4-28 Eastern Region Repetitive Loss Properties by County

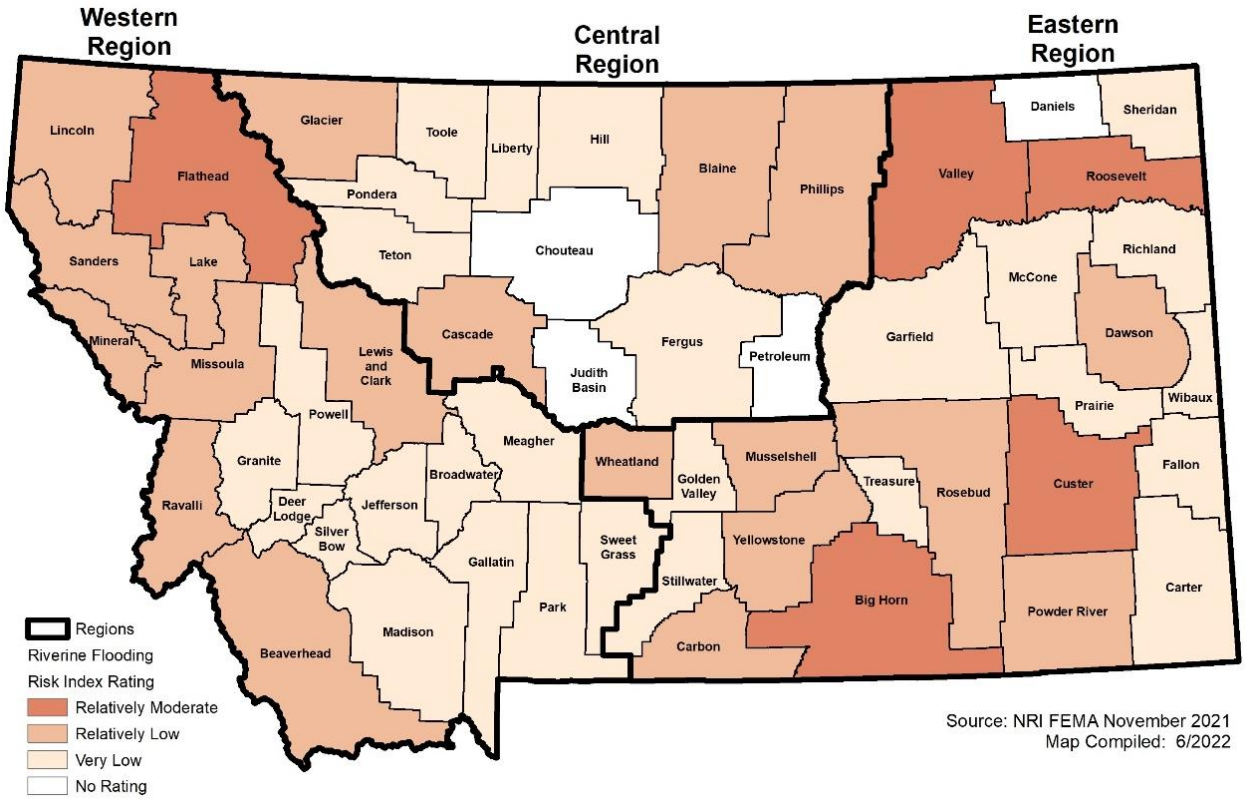
County	Repetitive Loss Structures per County	Repetitive Loss Claims	Structure Type Single - Family	Structure Type – Multi-Family	Structure Type – Business/ Non-Residential	Total Paid Out
Carbon County	3	7	3	-	-	$76,356.50
Dawson County	1 (1SRL)	2	1	-	-	$137,967.31
Musselshell County	8	19	7	-	1	$638,988.46
Philips County	3	5	3	-	-	$27,673.46
Valley County	25	57	21	1	3	$946,466.37
Yellowstone County	21	53	19	-	2	$747,592.02
Total	**61**	**143**	**54**	**1**	**6**	**$2,575,044.12**

Source: FEMA Region VIII as of 9/10/2022.

Vulnerability Assessment

Figure 4-31 depicts the risk index rating for riverine flooding based on FEMA's NRI. The NRI defines risk as the potential for negative impacts as a result of a natural hazard and determines a community's risk relative to other communities by examining the expected annual loss and social vulnerability in a given community in relation to that community's resilience. The Eastern Region has four counties with a relatively high riverine flooding risk based on the NRI. They are Big Horn, Custer, Roosevelt, and Valley counties, all of which have a higher risk of riverine flooding. This can be attributed to both the Missouri and Yellowstone watersheds passing through each of these areas. There are seven counties that are classified as having a relatively low riverine flooding risk level. These counties within the Eastern Region are Carbon, Dawson, Musselshell, Powder River, Rosebud, Wheatland, and Yellowstone. The other remaining 11 counties are considered to have a low riverine flooding risk and Daniels County has no rating in correlation to riverine inundation risks currently.

Figure 4-31 Risk Index Rating for Riverine Flooding by County



There is an increased risk of flash flooding and debris flows in Montana in general as a result of recent active fire seasons. Most burn areas will be prone to flash flooding and debris flows for at least two years after the fire. Locations downhill and downstream from burned areas are most susceptible, especially near steep terrain. Rainfall that would normally be absorbed will run off extremely quickly after a wildfire, as burned soil can be as water repellant as pavement. As a result, much less rainfall is required to produce a flash flood. As water runs downhill through burned areas it can create major erosion and pick up large amounts of ash, sand, silt, rocks and burned vegetation.

People

Vulnerable populations in Montana's Eastern Region include those that live within known floodplains or near areas vulnerable to flash floods, as well as people traveling through or in areas used for recreational purposes prone to flash flooding. Within the Eastern Region Custer County has the highest amount of people located in the floodplain with 6,711. This is followed by Yellowstone County with 1,830. The third highest amount of people reside in Big Horn County with 856. Of these populations residing in floodplains, certain populations are particularly vulnerable, such as the elderly and very young, those living in long-term care facilities, mobile homes, hospitals, low-income housing areas, or temporary shelters, people who do not speak English well, tourists and visitors, and those with developmental, physical, or sensory disabilities. Table 4-29 below highlights the people who are located on reservation land that are located in the floodplain, including a significant number of persons of the Crow Tribe.

The impacts of flooding on vulnerable populations can potentially be the most severe. Families may have fewer financial resources to prepare for or recover from a flood, and they may be more likely to be uninsured or underinsured. Individuals with disabilities may need more time to evacuate, so evacuation notices will

need to be issued as soon as feasible, and communicated by multiple, inclusive methods. Population totals for the counties located in Montana's Eastern region are shown in Table 4-29 below.

Table 4-29 Eastern Region Population Located in the 1% Annual Chance Floodplain

County	Population
Big Horn	856
Carbon	709
Carter	147
Crow Tribe	681
Custer	6,711
Daniels	2
Dawson	340
Fallon	84
Fort Peck	337
Garfield	60
Golden Valley	32
McCone	46
Musselshell	393
Northern Cheyenne Indian Reservation	5
Powder River	219
Prairie	5
Richland	218
Roosevelt	353
Rosebud	64
Sheridan	391
Stillwater	605
Treasure	15
Valley	418
Wheatland	204
Wibaux	64
Yellowstone	1,830
Total	**14,789**

Sources: DNRC, Hazus, FEMA NFHL

Flood hazards do not stop at the 1% chance flood line and an additional analysis was completed of the 0.2% chance flood zone (500-year flood). Data describing the 0.2% flood zone are more limited. In fact, 0.2% flood zone data were available for only 11 counties and no tribal reservations. Nevertheless, analysis of a more expansive flood zone has value and was completed for these 11 counties (Table 4-30). The absence of 13 counties and 2 tribal reservations in Table 4-30 does not indicate a lack of 0.2% flood risk in these jurisdictions.

One additional nuance exists in the 0.2% floodplain analysis. The values reported in Table 4-30 indicate the people located between the maximum extent of the 1% chance floodplain and the 0.2% chance floodplain. To get the total number of people within the 0.2% chance floodplain, the values in Table 4-29 and Table 4-30 must be combined.

Yellowstone County has 1,183 people located in the area between the maximum extent of the 1% chance floodplain and the 0.2% chance floodplain, the most of the 11 counties included in this analysis (Table 4-30). This is followed by Carbon and Stillwater Counties with 225 and 155 people, respectively.

Table 4-30 Eastern Region Population Located in the 0.2% Annual Chance Floodplain

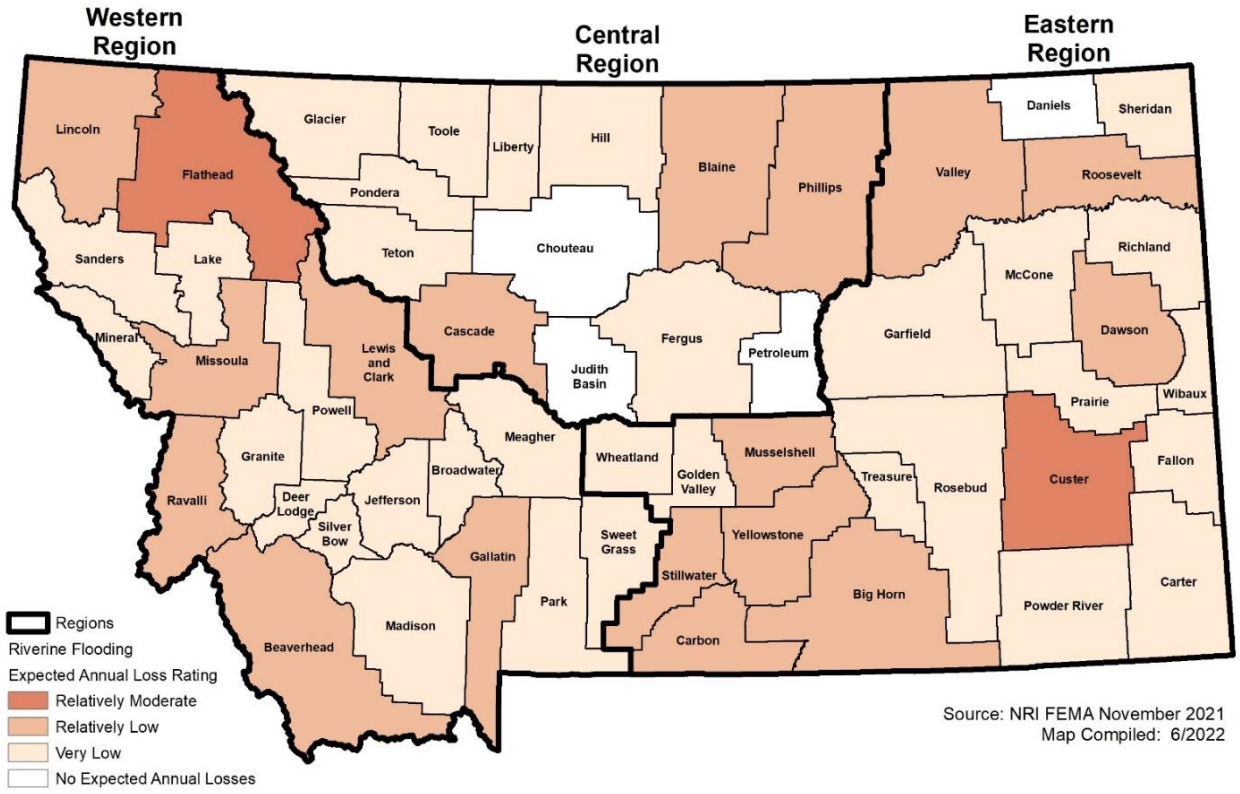
County	Population
Big Horn	0
Carbon	225
Dawson	155
Fallon	41
Golden Vall	18
Musselshell	50
Richland	45
Rosebud	0
Stillwater	170
Wheatland	106
Yellowstone	1,183
Total	**1,992**

- These data indicate the population between the maximum extent of the 1% floodplain and the 0.2% chance floodplain. To get the total number of people within the 0.2% chance floodplain, add these values to the values reported in Table 4-29.
- Availability of 0.2% chance floodplain mapping limits this analysis to 11 counties in the Eastern Region.
- Sources: DNRC, Hazus, FEMA NFHL

Property

The NRI defines risk as the potential for negative impacts as a result of a natural hazard and determines a community's risk relative to other communities by examining the expected annual loss and social vulnerability in a given community in relation to that community's resilience. This information is categorized in Figure 4-32 below. Montana's Eastern Region has one county with a relatively moderate expected loss rating based on the NRI: Custer County. This also coincides with Custer County having substantial floodplain development in and around Miles City, though levees in the area provide some level of protection. Other counties with relatively low expected loss rating due to floods include Carbon, Big Horn, Dawson, Musselshell, Roosevelt, Stillwater, Valley, and Yellowstone counties.

Figure 4-32 Expected Annual Loss Rating Riverine Flooding by County



GIS analysis was used to further estimate Montana's Eastern Region potential property and economic losses. The April 2022 MSDI Cadastral Parcel layer was used as the basis for the inventory of developed parcels. GIS was used to create a centroid, or point, representing the center of each parcel polygon, which was overlaid on the best available floodplain layer. Multiple flood layers from different sources were used in the analysis to create a full coverage of flood hazard for the Eastern Region through the utilization of FEMA's NFHL (as of 6/1/2022), and other sources. The DNRC provided digitized flood mapping from paper maps that FEMA has not yet converted over to the NFHL. FEMA Region VIII also provided 1% annual chance flood risk areas based on Hazus flood models to help fill in areas where FEMA has not mapped. For the purposes of this analysis, the flood zone that intersected the centroid was assigned as the flood zone for the entire parcel. Another assumption with this model is that every parcel with an improvement value greater than zero was assumed to be developed in some way. Only improved parcels, and the value of those improvements, were analyzed and aggregated by region, county, jurisdiction, property type and flood zone. The summarized results for the Eastern Region are shown below. More detailed summarized results for each county and community by property type are shown in the tables and maps provided within each jurisdictional Annex.

Table 4-31 below summarizes the counts and improved value of parcels in the region, broken out by each county, that fall within the 1% chance floodplains. Additionally, Table 4-31 also shows loss estimate values which are calculated based upon a proportion of the improved value and estimated contents value and FEMA depth-damage relationships. A two-foot flood is assumed for the purposes of this planning-level flood loss estimate, which generally equates to a 25% loss based on structure and contents value.

Custer County has the highest amount of properties exposed to flooding and an estimated loss value of over $131 Million. Yellowstone County has loss values with over $70 Million in estimated losses, followed

by Carbon County with estimated loss parcel values with over $38 Million in losses. Overall Montana's Eastern Region has $1.5Billion in total value exposed and a combined estimated loss of over $384 Million for 1% annual chance flooding. There are also 7,050 parcels located in the floodplain and 14,789 people at risk in the Eastern Region. The jurisdictional break down for each county is located within each annex. The summarized results for the Eastern Region are shown in Table 4-31 below.

Table 4-31 Eastern Region Parcels at Risk to 1% Flood Hazard by County and Jurisdiction

County	Improved Parcels	Improved Value	Content Value	Total Value	Estimated Loss
Big Horn	320	$42,048,541	$28,419,080	$70,467,621	$17,616,905
Carbon	390	$94,893,650	$59,013,360	$153,907,010	$38,476,753
Carter	117	$9,409,733	$7,233,297	$16,643,030	$4,160,757
Custer	3,011	$339,329,544	$186,052,204	$525,381,748	$131,345,437
Daniels	19	$1,306,490	$1,274,230	$2,580,720	$645,180
Dawson	184	$23,263,219	$12,985,725	$36,248,944	$9,062,236
Fallon	60	$7,098,177	$4,648,789	$11,746,966	$2,936,741
Garfield	54	$3,949,454	$3,149,022	$7,098,476	$1,774,619
Golden Valley	26	$2,615,550	$2,147,890	$4,763,440	$1,190,860
McCone	73	$5,663,177	$4,813,339	$10,476,516	$2,619,129
Musselshell	221	$12,948,261	$8,252,576	$21,200,837	$5,300,209
Powder River	164	$11,476,921	$8,399,881	$19,876,802	$4,969,200
Prairie	12	$1,438,540	$1,351,150	$2,789,690	$697,423
Richland	156	$18,497,151	$13,398,821	$31,895,972	$7,973,993
Roosevelt	170	$42,111,267	$49,333,508	$91,444,775	$22,861,194
Rosebud	76	$9,189,124	$7,556,857	$16,745,981	$4,186,495
Sheridan	235	$23,978,537	$14,143,794	$38,122,331	$9,530,583
Stillwater	291	$55,596,478	$32,888,481	$88,484,959	$22,121,240
Treasure	44	$4,493,676	$4,232,678	$8,726,354	$2,181,589
Valley	361	$41,285,741	$28,490,501	$69,776,242	$17,444,060
Wheatland	113	$11,816,349	$10,001,820	$21,818,169	$5,454,542
Wibaux	38	$2,031,999	$1,344,740	$3,376,739	$844,185
Yellowstone	915	$168,328,469	$114,391,695	$282,720,164	$70,680,041
Total	**7,050**	**$932,770,048**	**$603,523,431**	**$1,536,293,479**	**$384,073,370**

Sources: DNRC, Hazus, FEMA NFHL,

The three tribal reservations located in the Eastern Region were identified to have 412 improved parcels with an estimated loss of over $22 Million. The Crow Tribe in particular has $11,984,383 in estimated potential losses and the Fort Peck Assiniboine and Sioux tribes have $10,106,363 in potential estimated losses due to flooding. While the Northern Cheyenne Indian Reservation is vastly smaller with $499 in estimated potential losses. There is a total of 1,023 people on reservation land located within the 1% annual chance of flooding Special Flood Hazard Area (SFHA). The 0.2% risk for the Tribal Nations has not been mapped, preventing quantification of potential loss from 0.2% annual chance floods on tribal lands. Totals are listed in Table 4-32 below.

Table 4-32 Eastern Region Parcels at Risk to 1% Annual Chance by Tribe

Tribal	Improved Parcels	Improved Value	Content Value	Total Value	Estimated Loss	Population
Crow Tribe	230	$28,443,085	$19,494,447	$47,937,532	$11,984,383	681
Fort Peck Assiniboine and Sioux Tribe	181	$21,611,356	$18,814,097	$40,425,453	$10,106,363	337

Tribal	Improved Parcels	Improved Value	Content Value	Total Value	Estimated Loss	Population
Northern Cheyenne Indian Reservation	1	$1,330	$665	$1,995	$499	5
Total	**412**	**$50,055,771**	**$38,309,209**	**$88,364,980**	**$22,091,245**	**1,023**

Sources: DNRC, Hazus, FEMA NFHL,

Data describing the 0.2% flood zone are more limited. In fact, 0.2% flood zone data were available for only 11 counties and no tribal reservations. Nevertheless, analysis of a more expansive flood zone has value and was completed for these 11 counties (Table 4-33). The absence of 13 counties and 2 reservations in Table 4-33 does not indicate a lack of flood risk in these jurisdictions.

One additional nuance exists in the 0.2% floodplain analysis. The values reported in Table 4-33 indicate the property located between the maximum extent of the 1% chance floodplain and the 0.2% chance floodplain. To get the total number of people or value of property within the 0.2% chance floodplain the values, the values in Table 4-30 and Table 4-33 must be combined. (Table 4-33).

Yellowstone County has over $109 million of property located between the maximum extent of the 1% annual chance floodplain and 0.2% annual chance floodplain, with losses projected to be $27 million. This is the most of the 11 counties in the 0.2% chance analysis. Carbon County is second in loss values with over $7 Million in estimated losses. Stillwater County ranks third in estimated loss parcel values with over $6 Million in presumed losses. Overall Montana's Eastern Region has $202,028,564 in total value exposed and a combined estimated loss of $50,507,141 for the area between the maximum extent of the 1% chance floodplain and 0.2% annual chance floodplain. There are also 942 parcels and 1,992 people in this area, classified by FEMA as Zone X-shaded.

Note that many areas are not mapped by FEMA, or have the Zone-X shaded mapped, thus the true risk is likely much larger to these more severe but less frequent floods; these areas are not required to be regulated by the NFIP. The jurisdictional break down for each county is located within each annex. The summarized results for the Region are shown in Table 4-33 below.

Table 4-33 Eastern Region Parcels at Risk to 0.2% Flood Hazard by County and Jurisdiction

County	Improved Parcels	Improved Value	Content Value	Total Value	Estimated Loss	Population
Big Horn	3	$129,490	$129,490	$258,980	$64,745	-
Carbon	103	$18,241,620	$9,788,475	$28,030,095	$7,007,524	225
Dawson	76	$8,190,582	$4,670,336	$12,860,918	$3,215,230	155
Fallon	22	$3,873,675	$2,850,223	$6,723,898	$1,680,974	41
Golden Valley	14	$907,333	$716,397	$1,623,730	$405,932	18
Musselshell	32	$1,934,689	$1,320,100	$3,254,789	$813,697	50
Richland	25	$4,373,014	$2,751,437	$7,124,451	$1,781,113	45
Rosebud	1	$220,840	$220,840	$441,680	$110,420	-
Stillwater	81	$17,796,252	$9,852,691	$27,648,943	$6,912,236	170
Wheatland	47	$2,769,818	$1,507,214	$4,277,032	$1,069,258	106
Yellowstone	538	$70,086,518	$39,697,532	$109,784,050	$27,446,012	1,183
Total	**942**	**$128,523,831**	**$73,504,733**	**$202,028,564**	**$50,507,141**	**1,992**

Sources: DNRC, Hazus, FEMA NFHL, *Tribal Reservations parcel data is reflected in their respective counties

Critical Facilities and Lifelines

To estimate the potential impact of floods on critical facilities, a GIS overlay was performed of the flood hazard layer with critical facility point locations data. Critical facilities at-risk to the 1% annual chance flood

by county and FEMA Lifeline are listed in Table 4-34 below. Impacts to any of these facilities could have wide ranging ramifications, in addition to property damage and other cascading impacts.

Table 4-34 Eastern Region Critical Facilities at Risk to 1% Annual Chance of Flood by Facility Type

County	Communications	Energy	Food, Water, Shelter	Hazardous Materials	Health and Medical	Safety and Security	Transportation	Total
Big Horn	4	1	5	0	0	4	58	**72**
Carbon	0	0	4	1	0	0	50	**55**
Carter	0	0	1	0	0	0	29	**30**
Custer	2	7	6	1	1	10	32	**59**
Daniels	0	0	0	0	0	0	23	**23**
Dawson	0	0	3	0	0	0	38	**41**
Fallon	2	2	1	0	0	1	24	**30**
Garfield	0	0	0	0	0	0	15	**15**
Golden Valley	0	0	1	0	0	0	5	**6**
McCone	0	0	2	0	0	0	19	**21**
Musselshell	0	0	1	0	0	0	17	**18**
Powder River	0	0	1	0	0	1	18	**20**
Prairie	0	0	0	0	0	0	16	**16**
Richland	0	0	1	1	0	0	24	**26**
Roosevelt	1	3	3	0	0	2	27	**36**
Rosebud	0	0	1	0	0	0	36	**37**
Sheridan	0	2	2	0	0	0	51	**55**
Stillwater	0	0	2	1	0	0	38	**41**
Treasure	0	0	1	0	0	0	7	**8**
Valley	3	6	5	0	0	0	46	**60**
Wheatland	0	1	2	0	0	0	12	**15**
Wibaux	0	0	1	0	0	0	9	**10**
Yellowstone	6	5	2	2	0	1	55	**71**
Total	**18**	**27**	**45**	**6**	**1**	**19**	**649**	**765**

Sources: Montana DNRC, FEMA, HAZUS, HIFLD 2022, Montana DES, NBI

The 1% annual chance of flooding for the Eastern Region shows that the majority of facilities that have the most critical facilities at risk to flood damage are within the Transportation lifelines with 651 total. It should be noted that the majority of these are bridges and may have a lower risk of flooding. Bridges like these can be a cause of concern. Food, Water and Shelter facilities have the second highest FEMA Lifeline facilities at risk with 45 total. Energy critical facilities are third with 45 total facilities. Energy facilities could be at risk of losing power, potentially affecting the surrounding communities.

Economy

Flooding can have major negative impacts on the local and regional economy, including indirect losses such as business interruption, lost wages, reduced tourism and visitation, and other downtime costs. Flood events can cut off customer access to a business as well as close a business for repairs or permanently. A quick response to the needs of businesses affected by flood events can help a community maintain economic

vitality in the face of flood damage. Responses to business damages can include funding to assist owners in elevating or relocating flood-prone business structures. Tourism and outdoor recreation are an important part of the Region's economy. If part of the Eastern Region planning area were damaged by flooding, tourism and outdoor recreation could potentially suffer, as witnessed during the Yellowstone flooding in 2022. Additionally, flooding can impact the economy through the direct damages and losses to property and costs to recover, as summarized in the property section above.

Historic and Cultural Resources

Floodplains and their adjacent areas are regularly used for environmental conservation, leisure, recreation, and tourism. Historic and cultural resources are also known to occur within floodplains. In the event of a major flooding event, damages to historic and cultural resources are possible.

Natural Resources

Natural resources are generally resistant to flooding and floodplains provide many natural and beneficial functions. Wetlands, for example, exist because of natural flooding incidents. Nonetheless, after periods of previous disasters such as drought and fire, flooding can impact the environment in negative ways. Areas recently suffering from wildfire damage may erode because of flooding, which can temporarily alter an ecological system. Fish can wash into roads or over dikes into flooded fields, with no possibility of escape.

Pollution from roads, such as oil, and hazardous materials can wash into rivers and streams during floods, as these can settle onto normally dry soils, polluting them for agricultural uses. Human development such as bridge abutments can increase stream bank erosion, causing rivers and streams to migrate into non-natural courses.

Development Trends Related to Hazards and Risk

Potential expansion in the future and construction overall in Eastern Montana's floodplains can heighten the susceptibility of the region to flooding by expanding the amount of people and value of the property inventory within the planning area. Development in Eastern Montana's floodplains should be enforced using hazard mitigation measures available through the NFIP and local floodplain activities. Such as floodproofing, relocation, elevation or demolition and relocation to low-risk areas. Other influences that should be considered in projections of future flood risks are land cover, flow and water-supply management, soil moisture and channel conditions. In addition to discouraging development in flood-prone areas and protecting natural systems such as wetlands, local government planners and engineers in urbanized parts of the Region should consider infrastructure designs that accommodate growth and future trends in precipitation.

Risk Summary

The Eastern Region averages a major flood event every 5 years which equates to a probability of future occurrence rating of **likely** throughout the Eastern Region. Flooding has a high significance hazard overall in the region but there is significant variability by jurisdiction.

- There is an estimated 14,789 people located within the 1% Annual Chance of Flooding within the Eastern Region. Custer County makes up nearly half with 6,711 people, followed by Yellowstone County with 1,830 people and Big Horn County with 856 people. These three counties make up 80% of the people located within the designated 1% floodplain.
- The Eastern Region has a total of $384 Million in estimated property losses due to flood damages. Custer, Yellowstone, and Carbon counties have the highest estimated loss totals with the study area. These three counties make up more than half of the potential property losses within the region.
- Flooding can have major negative impacts on the local and regional economy, including indirect losses such as business interruption, lost wages, reduced tourism and visitation, and other downtime costs.

- There is a total of 765 critical facilities in the Eastern Region exposed to flood hazards. The highest exposure of FEMA Lifeline facilities is transportation (bridges) followed by the Food, Water, Shelter category.
- Related hazards: Dam Failure, Landslide, Wildfire

Table 4-35 Risk Summary Table: Flooding

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Eastern Region	High		
Big Horn County	Medium	Hardin, Lodge Grass	Crow Tribe has more exposure to flooding.
Carbon County	Medium	Bearcreek, Bridger, Joliet, Fromberg, Red Lodge	None
Carter County	Medium	Ekalaka	None
Custer County	High	Ismay, Miles City	High risk with Miles City and portions of the unincorporated area due to population and property in the floodplain; some risk is mitigated through levees (currently not showing as certified to provide 1% annual chance flood protection) and other preventive measures in Custer County.
Crow Tribe	High		NA
Daniels County	Medium	Scobey, Flaxville	None
Dawson County	Medium	Richey, Glendive	None
Fallon County	Medium	Plevna, Baker	None
Garfield County	Medium	Jordan	None
Golden Valley County	Medium	Ryegate, Lavina	None
McCone County	Medium	Circle	None
Musselshell County	Medium	Melstone, Roundup	None
Powder River County	Medium	Broadus	None
Prairie County	Medium	Terry	None
Richland County	Medium	Fairview, Sidney	None
Roosevelt County	Medium	Wolf Point, Poplar, Bainville, Culberson, Froid	None
Rosebud County	Medium	Colstrip, Forsyth	None
Sheridan County	Medium	Plentywood, Medicine Lake, Outlook, Westby	None
Stillwater County	Medium	Columbus	None
Treasure County	Medium	Hysham	None
Valley County	High	Glasgow, Fort Peck, Nashua, Opheim	None
Wibaux	Medium	Wibaux	None
Yellowstone County	High	Billings, Broadview, Laurel	None

4.2.8 Hazardous Materials Incidents

Hazard/Problem Description

A hazardous material incident is defined as any actual or threatened uncontrolled release of a hazardous material, its hazardous reaction products or the energy released by its reactions that pose a significant risk to human life and health, property and/or the environment. Hazardous materials incidents may also include chemical, biological, radiological, nuclear, and explosive (CBRNE) incidents. CBRNE incidents can cause a variety of impacts in Montana, depending on the nature of the incident, material used, and environmental factors.

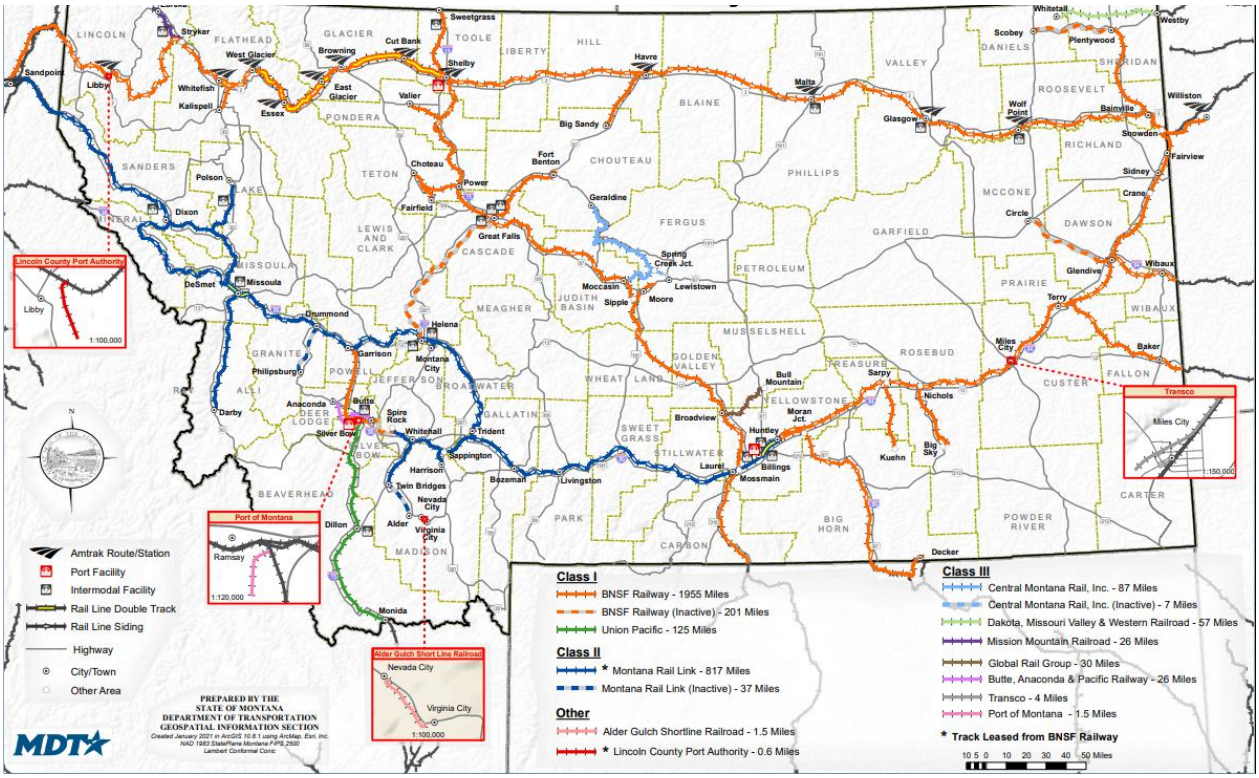
Hazardous materials incidents can occur anywhere hazard materials are stored or transported. There are no designated transportation routes throughout the region, Although there are several fixed facilities within some of the city limits. Routes that are used for transporting nuclear and hazardous materials through the Eastern Region by vehicle are Interstate 15 and State Highways 2, 87, 191, and 200. In the 2018 SHMP, it's noted that a 0.25-mile buffer is placed around all highways, major roadways, railroads, and Risk Management Program (RMP) facilities as a proxy for potential impact areas. The major highways and railways within Montana and its Eastern Region are shown in Figure 4-33 and Figure 4-34 below.

In 2020 there were 42 Tier II facilities located throughout Eastern Montana, although most are located along Interstate 94 and State Highways 2, 12, 87, 212, and 310. Tier II facilities store regulated hazardous materials that exceed certain threshold amounts.

As a general rule, any hazmat release is anticipated to have an impact of no more than one mile around the spill area. The impact to life and property from any given release depends primarily on:

- The type and quantity of material released.
- The human act(s) or unintended event(s) necessary to cause the hazard to occur.
- The length of time the hazard is present in the area.
- The tendency of a hazard, or that of its effects, to either expand, contract, or remain confined in time, magnitude, and space.
- Characteristics of the location and its physical environment that can either magnify or reduce the effects of a hazard.

Figure 4-33 Montana's Rail Systems



Geographical Area Affected

Hazmat incidents can occur at a fixed facility or during transportation. Hazardous materials facilities are identified and mapped by the counties they reside in, along with the types of materials stored there; facilities generally reside in and around communities. The EPA requires facilities containing certain extremely hazardous substances to generate Risk Management Plans (RMPs) and resubmit these plans every five years. As of 2022 there are 42 RMP facilities located in Montana's Eastern Region. In transportation, hazardous materials generally follow major shipping routes where possible (including road, rail, and pipelines), creating a hazard area immediately neighboring these routes.

Information provided by the National Pipeline Mapping System (NPMS) indicate several pipelines conveying gas or hazardous liquids across the planning area. Pipeline ruptures can result in major spills, or even explosions. These pipelines also pass through areas where denser populations of people and property are located. Powder River County had the most pipeline hazmat incidents (41 incidents or 25% of all pipeline incidents in the Eastern Region), followed by Yellowstone County with 20% of all pipeline incidents, and Fallon County which had 13% of all pipeline incidents in the Region.

The designated transportation routes, and gas and hazardous liquid pipelines for these counties are shown in Figure 4-34, Figure 4-35, Figure 4-36 and Figure 4-37 below. These figures illustrate the geographical area affected by hazardous material incidents along transportation routes. Overall hazardous material incidents have a **limited** geographical extent in the Eastern Region.

Figure 4-34 Eastern Region Hazardous Materials Transportation Routes

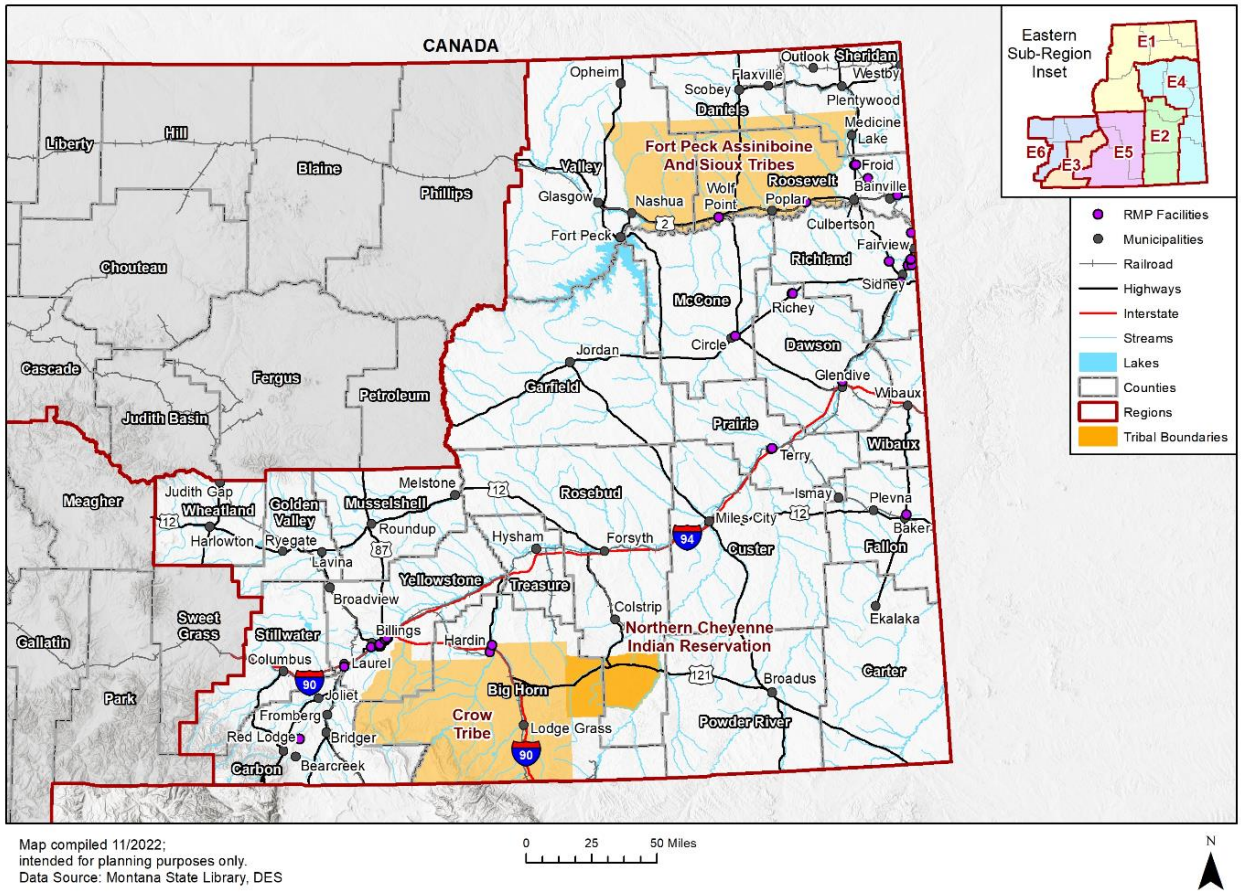
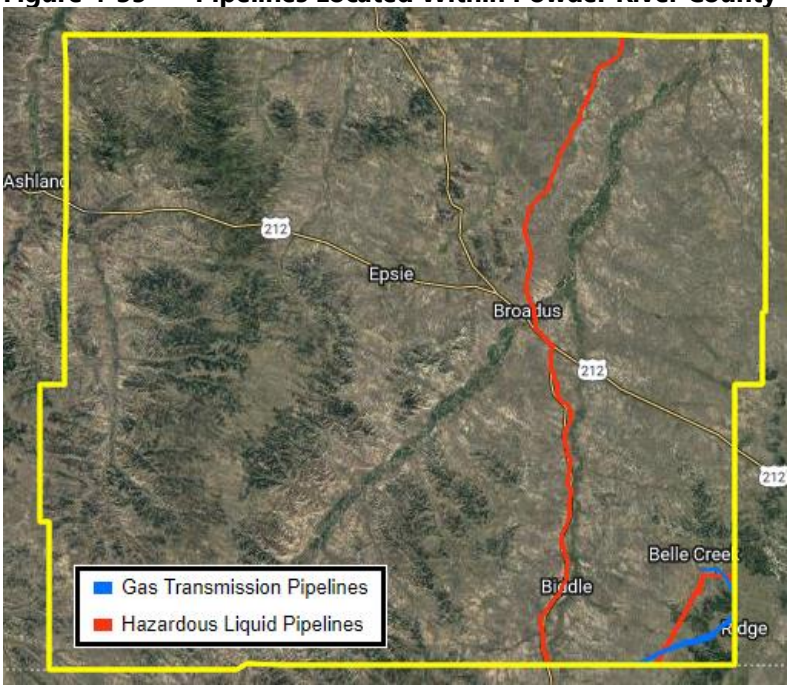
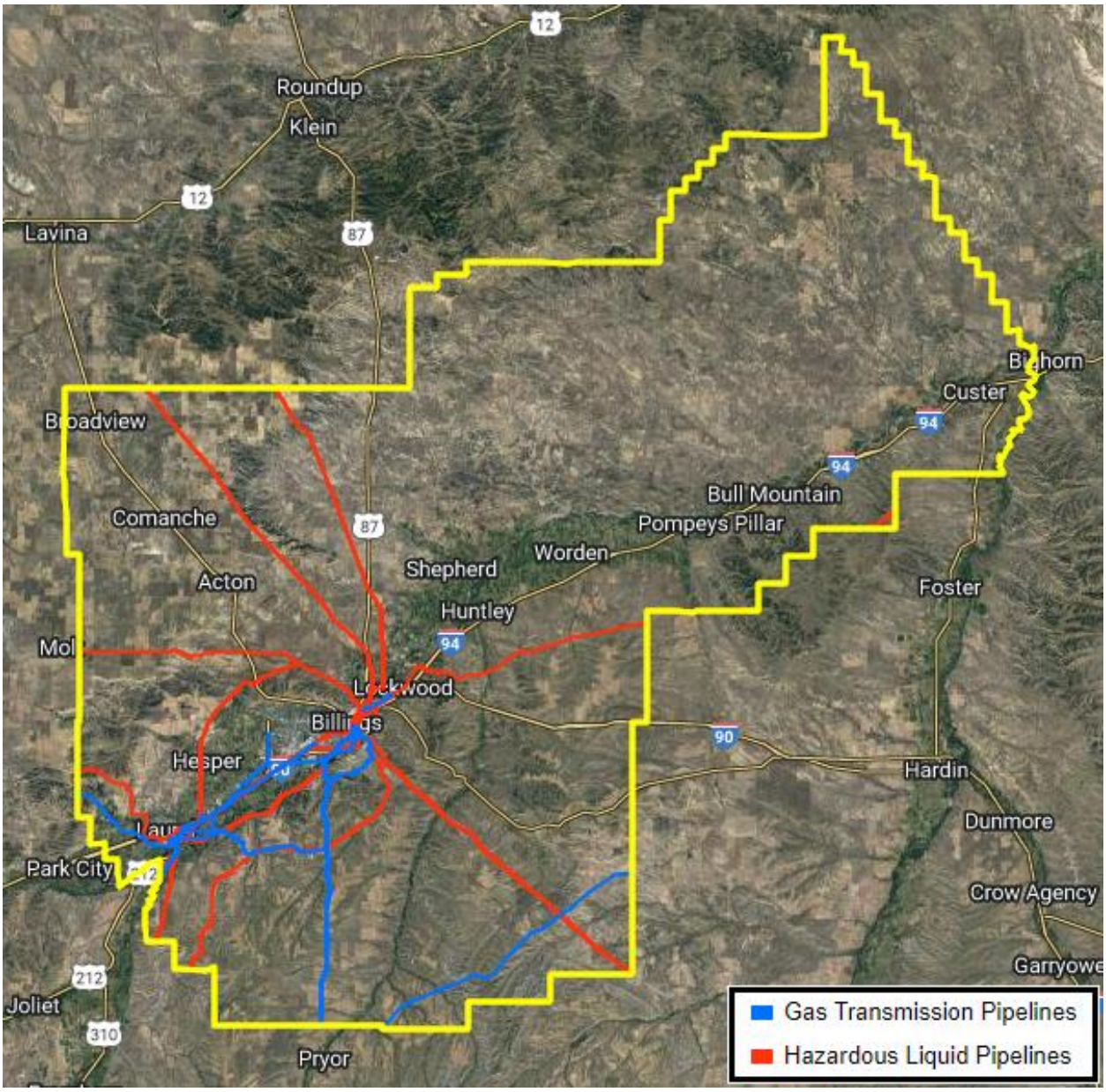


Figure 4-35 Pipelines Located Within Powder River County



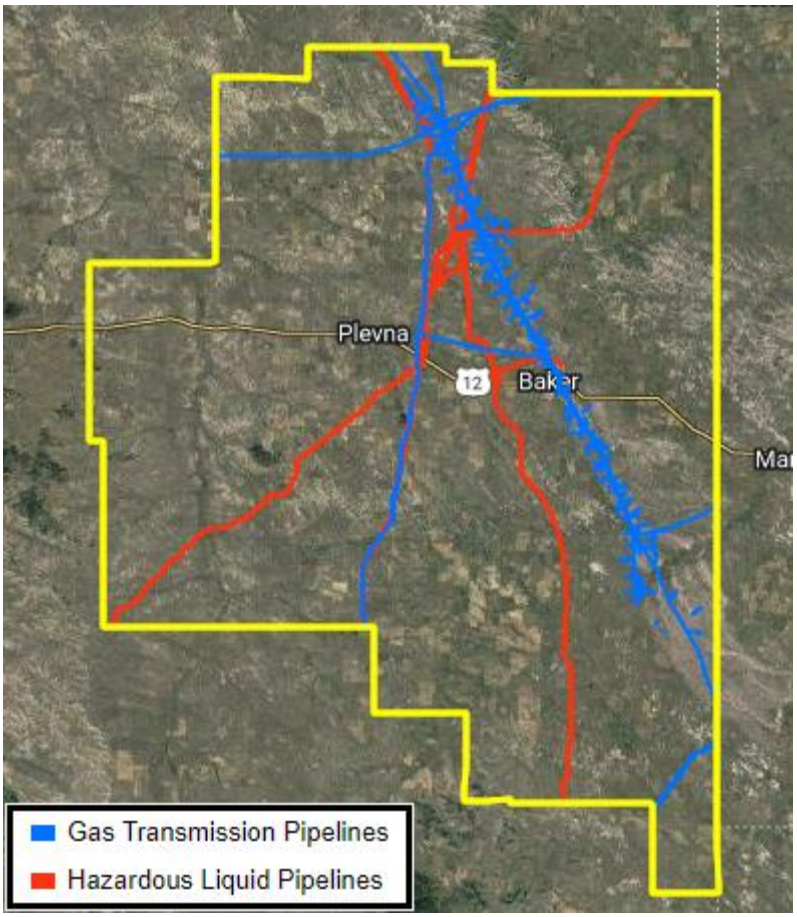
Source: National Pipeline Mapping System

Figure 4-36 Pipelines Located Within Yellowstone County



Source: National Pipeline Mapping System

Figure 4-37 Pipelines Located Within Fallon County



Source: National Pipeline Mapping System

Past Occurrences

There are a variety of mechanisms to get an idea of the number and types of past hazardous materials incidents in the Eastern Region. One such repository is the catalog of hazardous materials spill and accident reports at the National Response Center (NRC) as part of the Right to Know Network (RTK NET). According to this database, between 1990 and 2022 there were three incidents reported across the two Tribal Reservations and 1,156 incidents in the counties within the region. Table 4-36 below shows the 32-year record for reported incidents in Montana's Eastern Region.

Table 4-36 NRC Reported Incidents Central Montana Region 1990-2022

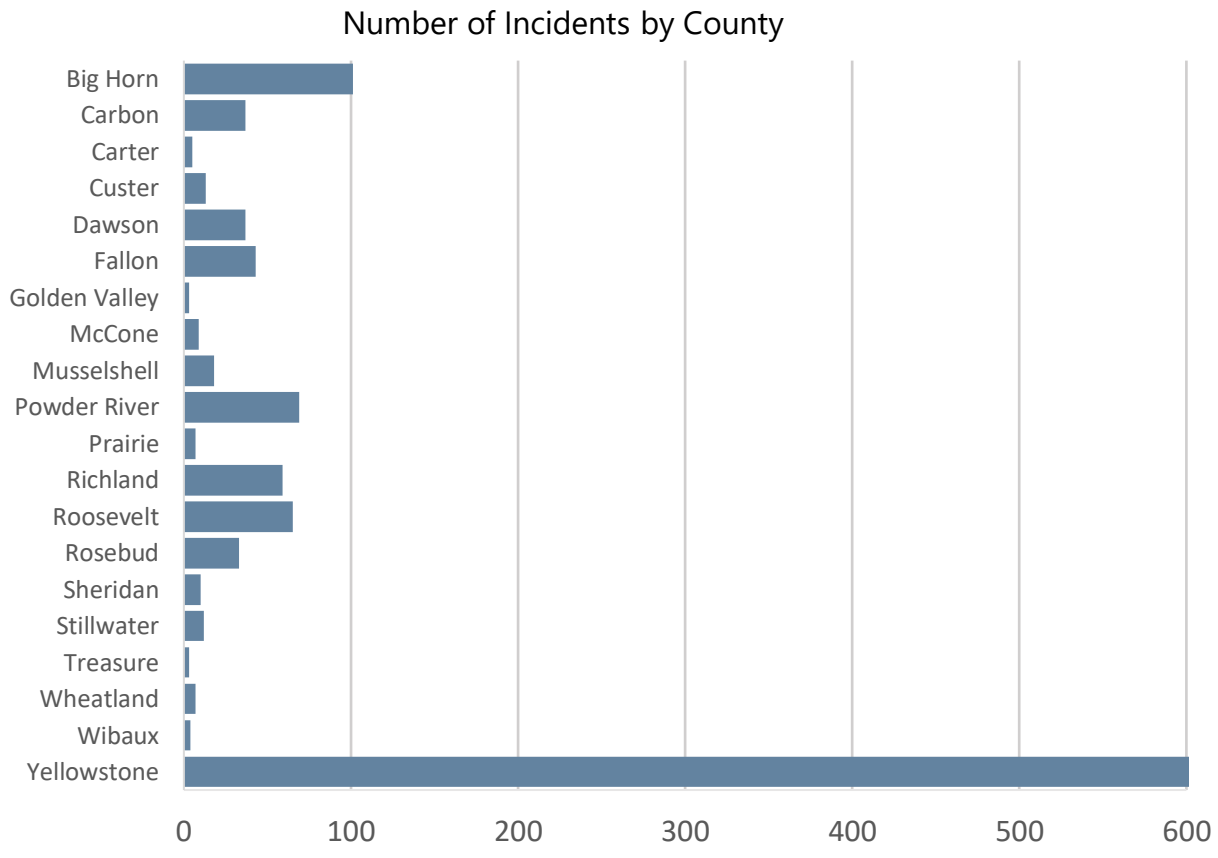
County	# of Incidents
Big Horn	101
Carbon	37
Carter	5
Custer	13
Dawson	37
Fallon	43
Golden Valley	3
McCone	9
Musselshell	18

County	# of Incidents
Powder River	69
Prairie	7
Richland	59
Roosevelt	65
Rosebud	33
Sheridan	10
Stillwater	12
Treasure	3
Wheatland	7
Wibaux	4
Yellowstone	621

Source: National Response Center Incident Report Database

According to the data, during the time period between 1990 and 2022 the Eastern Region saw an average of 35 NRC-reported incidents per year, which means that each county can reasonably expect multiple hazardous materials responses annually. Yellowstone and Big Horn counties have had the highest amount of hazmat incidents and spills. Figure 4-38 shows the number of hazardous material incidents by county between 1990 and 2022.

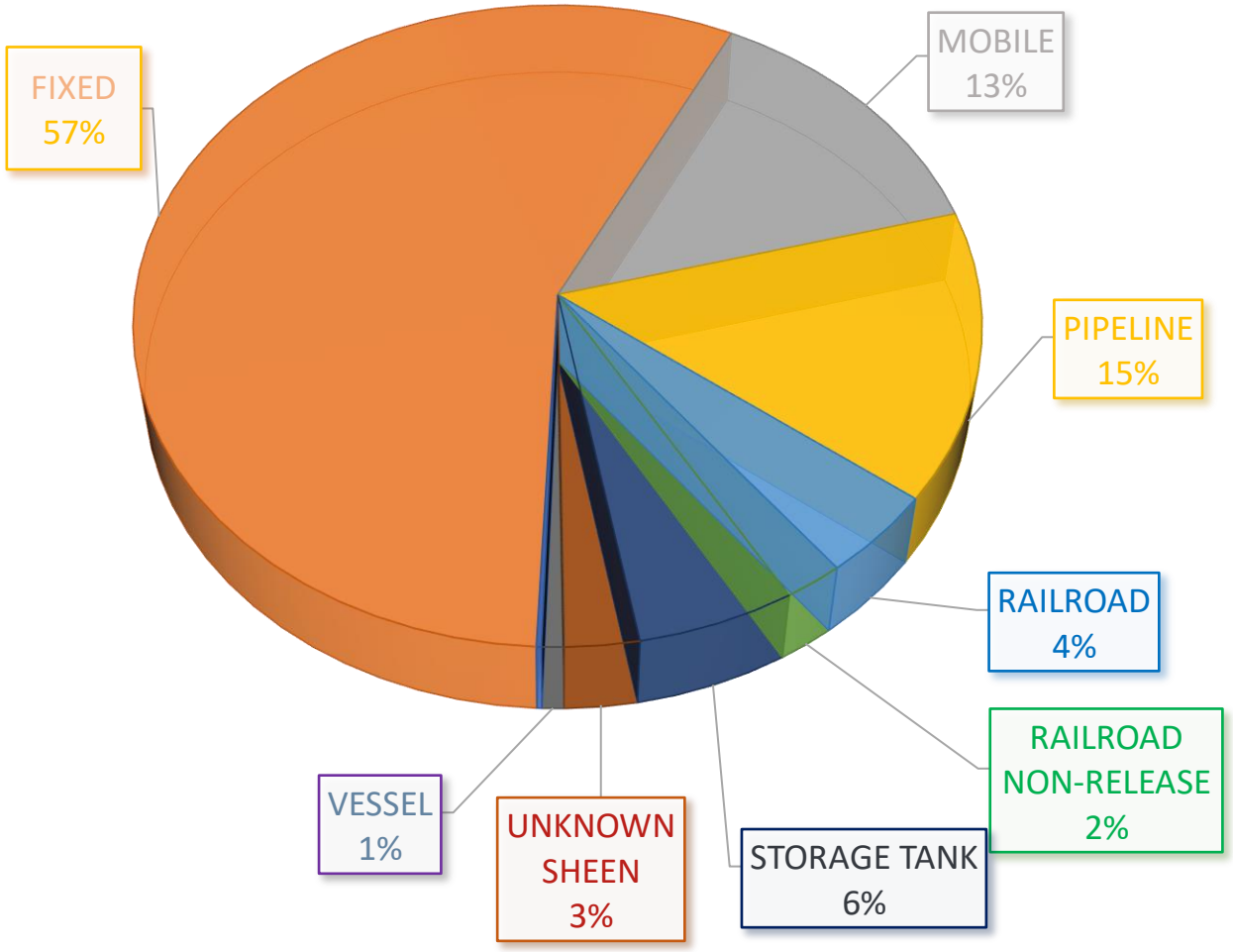
Figure 4-38 Hazardous Materials Incidents Reported to the NRC by County – Eastern Region: 1990-2022



Source: National Response Center Incident Report Database

Figure 4-39 shows the percentage of each type of incident over the 32-year period between 1990 and 2022. Spills from fixed non-mobile facilities such as Tier II or RMP facilities have the highest percentage of hazmat incidents reported, accounting for 57% total. The second most common percentage of incident types accrued are pipeline incidents with 16%. Regular maintenance and detailed planning locations are necessary to ensure that these incident types are properly accounted and prepared for. Mobile incidents are third with 13% of the total. These can occur when hazmat materials are being transported along state highways and interstates and where injuries or fatalities are more likely to potentially occur.

Figure 4-39 Hazardous Materials Incidents Reported to the NRC by Type - Eastern Region: 1990-2022



Source: National Response Center Incident Report Database

Frequency/Likelihood of Occurrence

The study area experiences multiple hazardous materials incidents each year, with different degrees of effect. Based on the history of past occurrences, there is a 100% chance that the Eastern Region will be impacted by a hazardous materials incident in any given year making this hazard have a **highly likely** potential for occurrence. Hazardous material spills and releases, both from fixed facilities and during transport, will continue to occur in Montana's Eastern Region annually.

Climate Change Considerations

Modifications in future conditions are unlikely to impact the rates of occurrence for human-caused hazards, such as hazardous material incidents. Nevertheless, it is possible that an increase or change in the occurrence of other hazards, such as severe storms and fire events, may increase the likelihood of an accidental hazardous materials release from transportation events.

Potential Magnitude and Severity

Potential effects that could occur from hazardous waste spills or releases include:

- Injury
- Loss of life (human, livestock, fish, and wildlife)
- Evacuations
- Property damage
- Air pollution
- Surface or ground water pollution/contamination
- Interruption of commerce and transportation

Various considerations go into the impacts of a hazardous materials release, including method of release, the type of material, location of release, weather conditions, and time of day. This makes it complicated to pinpoint definite impacts. It can still be ascertained that items found in the study area will have at least one of the impacts listed above. The overall magnitude for hazardous material incidents is **negligible.**

The vast majority of hazardous material incidents in the Eastern Region are minor spills with no significant impacts beyond localized cleanup. Of the 1,194 Eastern Region incidents in the NRC database between1990 and 2022, only 122 (3.5%) caused significant impacts. Those 122 significant incidents resulted in a total of14 evacuations, 52 injuries, 33 fatalities, and $21.7 million in property damages. Annualized over 32 years, that equates to an average of 3.8 significant incidents, 1.0 fatalities, 1.6 injuries, 0.4 evacuations, and $677,027 in property damages annually.

However, it is important to note that the NRC counts all injuries or damages resulting from an accident where hazardous materials were involved, whether or not the injuries or damages were caused by exposure to the hazardous substance. Closer analysis show that a majority of the injuries, fatalities, and property damages were from the physical impacts of the accident that caused the release, rather than the exposure to the hazardous materials themselves.

Vulnerability Assessment

The Eastern Region has energy pipelines, railroad tracks which carry many types of hazardous materials, and state highways running through its boundaries. A variety of hazardous materials originating in the Region or elsewhere are transported along these routes and could be vulnerable to accidental spills. Consequences can vary depending on whether the spill affects a populated area vs an unpopulated but environmentally sensitive area.

No specific hazardous materials routes are designated in Eastern Region; any routes used to carry hazardous materials introduce an element of risk of materials release to the area immediately adjacent to them. The Region noted that many petroleum and other flammable products are transported by truck, and many have mixed payloads that don't list material amounts.

People

Hazardous materials incidents can cause injuries, hospitalizations, and even fatalities to people nearby. People living near hazardous facilities and along transportation routes may be at a higher risk of exposure, particularly those living or working downstream and downwind from such facilities. For example, a toxic

spill or a release of an airborne chemical near a populated area can lead to significant evacuations and have a high potential for loss of life.

In addition to the immediate health impacts of releases, a handful of studies have found long term health impacts such as increased incidence of certain cancers and birth defects among people living near certain chemical facilities. However there has not been sufficient research done on the subject to allow detailed analysis.

Property

The impact of a fixed hazardous facility, such as a chemical processing facility is typically localized to the property where the incident occurs. The impact of a small spill (i.e., liquid spill) may also be limited to the extent of the spill and remediated if needed. A blanket answer for potential impacts is hard to quantify, as different chemicals may present different impacts and issues.

Property within a half mile in either direction of designated hazardous materials routes is at increased risk of impacts. While cleanup costs from major spills can be substantial, they do not typically cause significant long-term impacts to property. However, some larger incidents involving pipelines, railroads, or explosive materials may cause significant and overwhelming damage to the surrounding communities.

Critical Facilities and Lifelines

There are 42 RMP facilities located throughout the Eastern Region. Some of these are discussed in more detail in the County Annexes. Yellowstone County has nine of these facilities, and Richland County has eight. These two counties possess over 40% of the RMP facilities within the study area. The RMP facilities for each county in the Eastern Region are summarized in Table 4-37 below.

Table 4-37 RMP Facilities in the Eastern Region

County	Jurisdiction	Number of Facilities
Big Horn	Big Horn County	2
Carbon	Carbon County	3
Dawson	Dawson County	2
	Richey	2
Fallon	Fallon County	1
McCone	McCone County	2
Prairie	Prairie County	1
Richland	Richland County	8
Roosevelt	Froid	4
	Roosevelt County	6
Yellowstone	Billings	2
	Yellowstone County	9
Total	**Total**	**42**

Source: http://www.rtknet.org/db/erns, HIFLD 2022

Economy

Potential losses can vary greatly for hazardous material incidents. For even a small incident, there are cleanup and disposal costs. In a larger scale incident, cleanup can be extensive and protracted. There can be deaths or injuries requiring doctor's visits, hospitalization, and disabling chronic injuries. Soil and water contamination can occur, necessitating costly remediation. Evacuations can disrupt home and business activities. Large-scale incidents can easily reach $1 million or more in direct damages.

Historic and Cultural Resources

Historic and cultural facilities can be impacted by hazardous materials spills the same as other facilities or areas.

Natural Resources

Hazardous material incidents may affect a small area at a regulated facility or cover a large area outside such a facility. Widespread effects occur when hazards contaminate the groundwater and eventually a potential county or jurisdiction's water supply, or they migrate to a major waterway or aquifer. Impacts on wildlife and natural resources can also be significant. These types of widespread events may be more likely to occur during a transportation incident, such as a pipeline spill, and can have far reaching and devastating impacts on the natural environment and habitats if they occurred near one of the several wildlife refuges in the Eastern Region planning area.

Development Trends Related to Hazards and Risk

Future development is expected to increase the number of people potentially exposed to the impacts of hazardous materials incidents. The number of hazardous materials that are stored, used, and transported across the Region may continue to increase over the coming years if regional growth continues.

Risk Summary

The Eastern Region experiences multiple hazardous materials incidents each year, with different degrees of effect. Based on the history of past occurrences, there is a 100% chance that the Eastern Region will see a hazardous materials incident in any given year, however programs in place for fixed hazardous facilities minimize risk. The significance for hazardous material incidents overall is **Low.**

- Hazardous materials incidents can cause injuries, hospitalizations, and even fatalities to people nearby. In addition to the immediate health impacts of releases, a handful of studies have found long term health impacts such as increased incidence of certain cancers and birth defects among people living near certain chemical facilities.
- The impact of a fixed hazardous facility, such as a chemical processing facility is typically localized to the property where the incident occurs. The impact of a small spill maybe limited to the extent of the spill and remediated if needed.
- Potential losses can vary greatly for hazardous material incidents. For even a small incident, there are cleanup and disposal costs. In a larger scale incident, cleanup can be extensive and protracted.
- Yellowstone County has nine of these facilities, and Richland County has eight. These two counties possess over 40% of the RMP facilities within the study area.
- Related Hazards: Cyber- Attack, Human Conflict, Transportation Accidents

Table 4-38 Risk Summary Table: Hazardous Materials Incidents

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Eastern Region	Low		
Big Horn	Medium	Hardin, Lodge Grass	Big Horn County experienced 101 hazardous materials incidents between 1990 and 2022. This accounts for 9% of the total incidents in the Eastern Region.
Carbon	Low	Bearcreek, Bridger, Joliet, Fromberg, Red Lodge	None
Carter	Low	Ekalaka	None
Custer	Low	Ismay, Miles City	None
Crow Tribe	Low		None
Daniels	Low	Scobey, Flaxville	Daniels County does not have gas or hazardous liquid pipelines within County limits and has not reported an NRC hazardous materials incident during the past 32 years.
Dawson	Low	Richey, Glendive	None

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Fallon	Low	Plevna, Baker	Fallon County has an extensive network of gas and hazardous liquid pipelines.
Garfield	Low	Jordan	Garfield County has not reported an NRC hazardous materials incident during the past 32 years.
Golden Valley	Low	Ryegate, Lavina	None
McCone	Low	Circle	None
Musselshell	Low	Melstone, Roundup	Musselshell County has sparce transmission line and, no RMP facilities.
Powder River	Medium	Broadus	Powder River Canyon has experienced 66 NRC hazardous materials incidents in the last 32 years.
Prairie	Low	Terry	None
Richland	Medium	Fairview, Sidney	Richland County has an extensive network of gas and hazardous liquid pipelines, a large number of RMP facilities, and a history of hazmat incidents.
Roosevelt	Medium	Wolf Point, Poplar, Bainville, Culberson, Froid	Roosevelt County has a moderate history of hazardous materials incidents and the third highest number of RMP facilities in the State.
Rosebud	Low	Colstrip, Forsyth	None
Sheridan	Low	Plentywood, Medicine Lake, Outlook, Westby	None
Stillwater	Low	Columbus	None
Treasure	Low	Hysham	Treasure County has few gas hazardous liquid transmission lines and few prior hazmat incidents.
Valley	Medium	Glasgow, Fort Peck, Nashua, Opheim	Valley County has not reported an NRC hazardous materials incident during the past 32 years.
Wibaux	High	Wibaux	None
Yellowstone	High	Billings, Broadview, Laurel	Yellowstone County has reported experienced more hazardous materials incidents in the last 32 years than all other Eastern Region counties combined.

4.2.9 Landslide

Hazard/Problem Description

A landslide is a general term for a variety of mass movement processes that generate a downslope movement of soil, rock, and vegetation under gravitational influence. Landslides are a serious geologic hazard common to almost every state in the United States. It is estimated that nationally they cause up to $2 billion in damage and 25 to 50 deaths annually.

Some landslides move slowly and cause damage gradually, whereas others move so rapidly that they can destroy property and take lives suddenly and unexpectedly. Gravity is the force driving landslide movement. Factors that allow the force of gravity to overcome the resistance of earth material to landslide movement include saturation by water, steepening of slopes by erosion or construction, alternate freezing or thawing, earthquake shaking, and volcanic eruptions.

Landslides are typically associated with periods of heavy rainfall or rapid snow melt and tend to worsen the effects of flooding that often accompanies these events. In areas burned by forest and brush fires, a lower threshold of precipitation may initiate landslides, rockfall or other geological events.

Landslides are defined as a rapid slipping of a mass of earth or rock from a higher elevation to a lower level under the influence of gravity and water lubrication. More specifically, rockslides are the rapid downhill

movement of large masses of rock with little or no hydraulic flow, similar to an avalanche. Water-saturated soil or clay on a slope may slide downhill over a period of several hours. Earthflows of this type are usually not serious threats to life because of their slow movement, yet they can cause blockage of roads and do extensive damage to property.

Geographical Area Affected

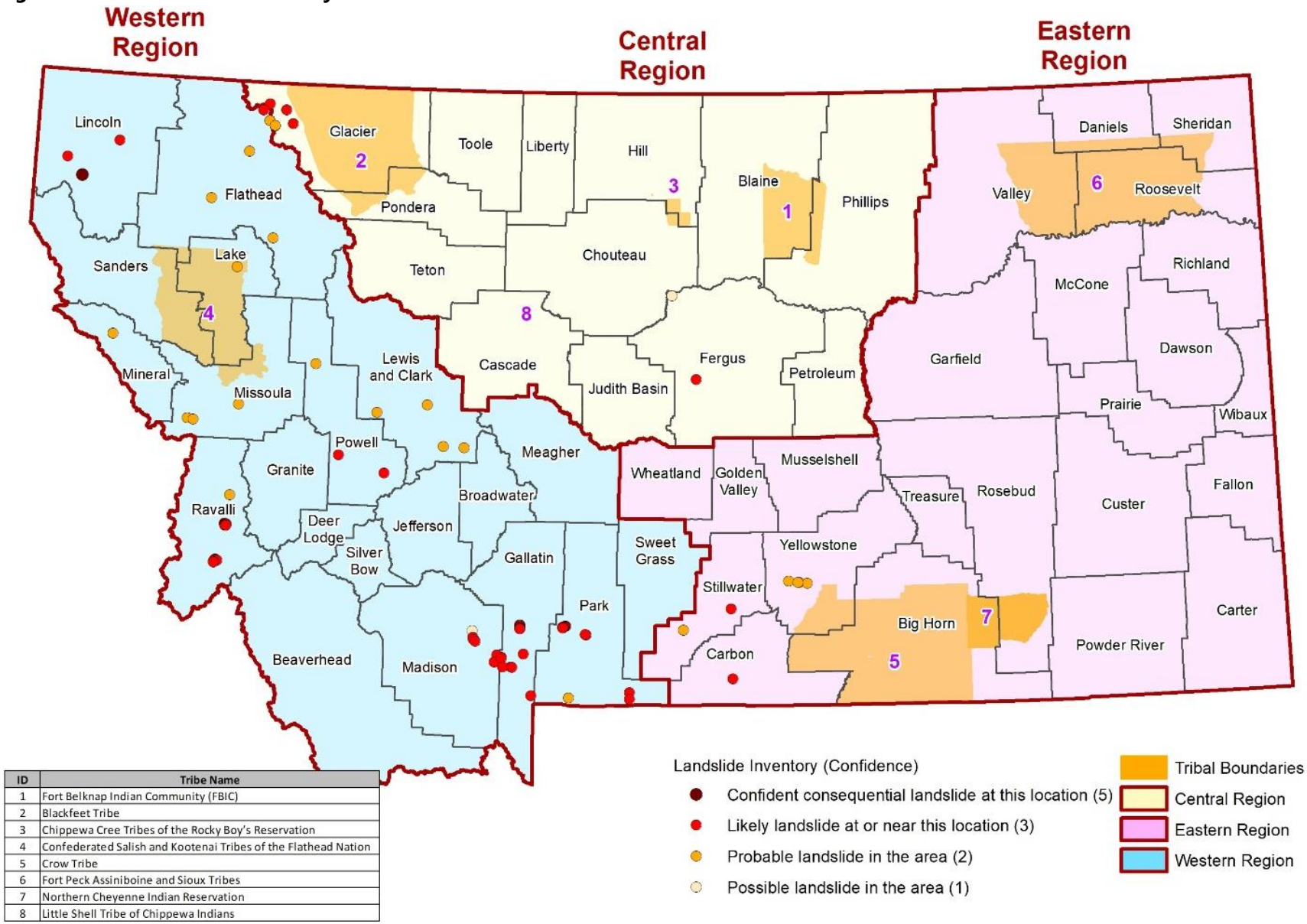
Areas that are generally prone to landslide hazards include existing old landslides, the bases of steep slopes, the bases of drainage channels, and developed hillsides where leach-field septic systems are used. Areas that are typically considered safe from landslides include areas that have not moved in the past, relatively flat-lying areas away from sudden changes in slope, and areas at the top or along ridges, set back from the tops of slopes.

While landslides are infrequent events in Montana, they have occurred. The Montana Department of Transportation (MDT) has spent substantial time stabilizing landslides throughout the State, focusing primarily on federal and State highways. The confidence of landslides ranges from probable to likely in the Eastern Region, as shown in Figure 4-40.

The Montana Bureau of Mines and Geology's (MBMG) Landslide Hazards Program aims to identify, map, and categorize areas across the State of Montana to better understand spatial distribution and causes of ground failure to help mitigate against landslide hazards. Figure 4-41 shows areas mapped by MBMG as susceptible to landslides, as well as areas where debris indicates landslide events have occurred in the last 100,000 and 250,000 years.

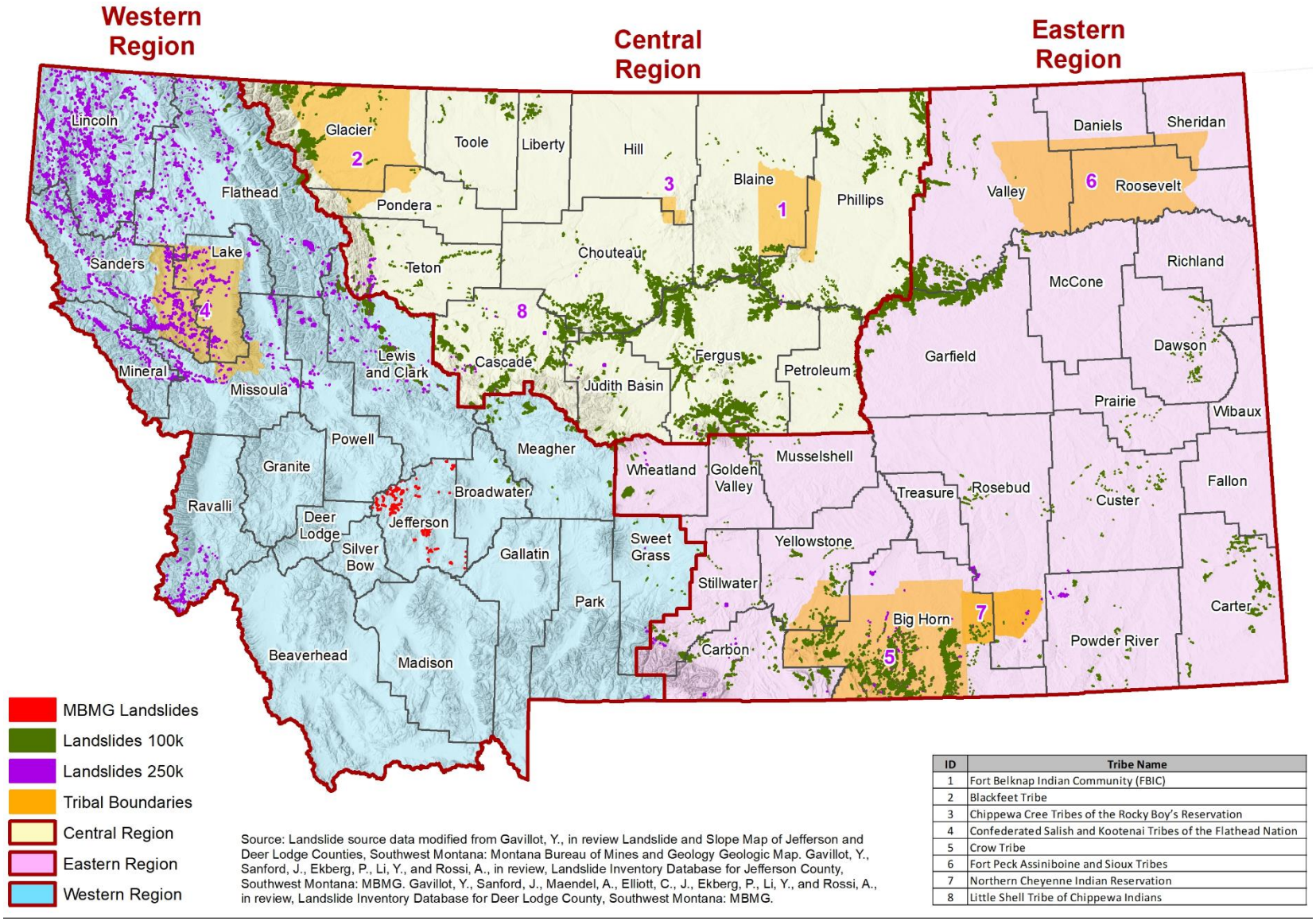
Eastern Montana, in contrast to Western Montana, which is more mountainous and elevated, is exposed to a lower landslide risk. Counties in the southern portion of the region like Carbon, Yellowstone, and Big Horn, where some tribal reservations are located, have more landslide areas mapped. There are also landslide areas mapped along the Missouri River valley within Garfield County. The Eastern Region's overall area affected is **limited.**

Figure 4-40 Landslide Inventory Confidence Montana



ID	Tribe Name
1	Fort Belknap Indian Community (FBIC)
2	Blackfeet Tribe
3	Chippewa Cree Tribes of the Rocky Boy's Reservation
4	Confederated Salish and Kootenai Tribes of the Flathead Nation
5	Crow Tribe
6	Fort Peck Assiniboine and Sioux Tribes
7	Northern Cheyenne Indian Reservation
8	Little Shell Tribe of Chippewa Indians

Figure 4-41 Montana Hazard Mitigation Planning Region Landslides



Source: Landslide source data modified from Gavillot, Y., in review Landslide and Slope Map of Jefferson and Deer Lodge Counties, Southwest Montana: Montana Bureau of Mines and Geology Geologic Map. Gavillot, Y., Sanford, J., Ekberg, P., Li, Y., and Rossi, A., in review, Landslide Inventory Database for Jefferson County, Southwest Montana: MBMG. Gavillot, Y., Sanford, J., Maendel, A., Elliott, C., J., Ekberg, P., Li, Y., and Rossi, A., in review, Landslide Inventory Database for Deer Lodge County, Southwest Montana: MBMG.

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7	Northern Cheyenne Indian Reservation
8	Little Shell Tribe of Chippewa Indians

Past Occurrences

Table 4-39 provides information regarding past landslides in the Eastern Region of Montana. There has been one federally declared event within the project area from 1974 to present.

Table 4-39 Eastern Montana Landslides (1950 – 2022)

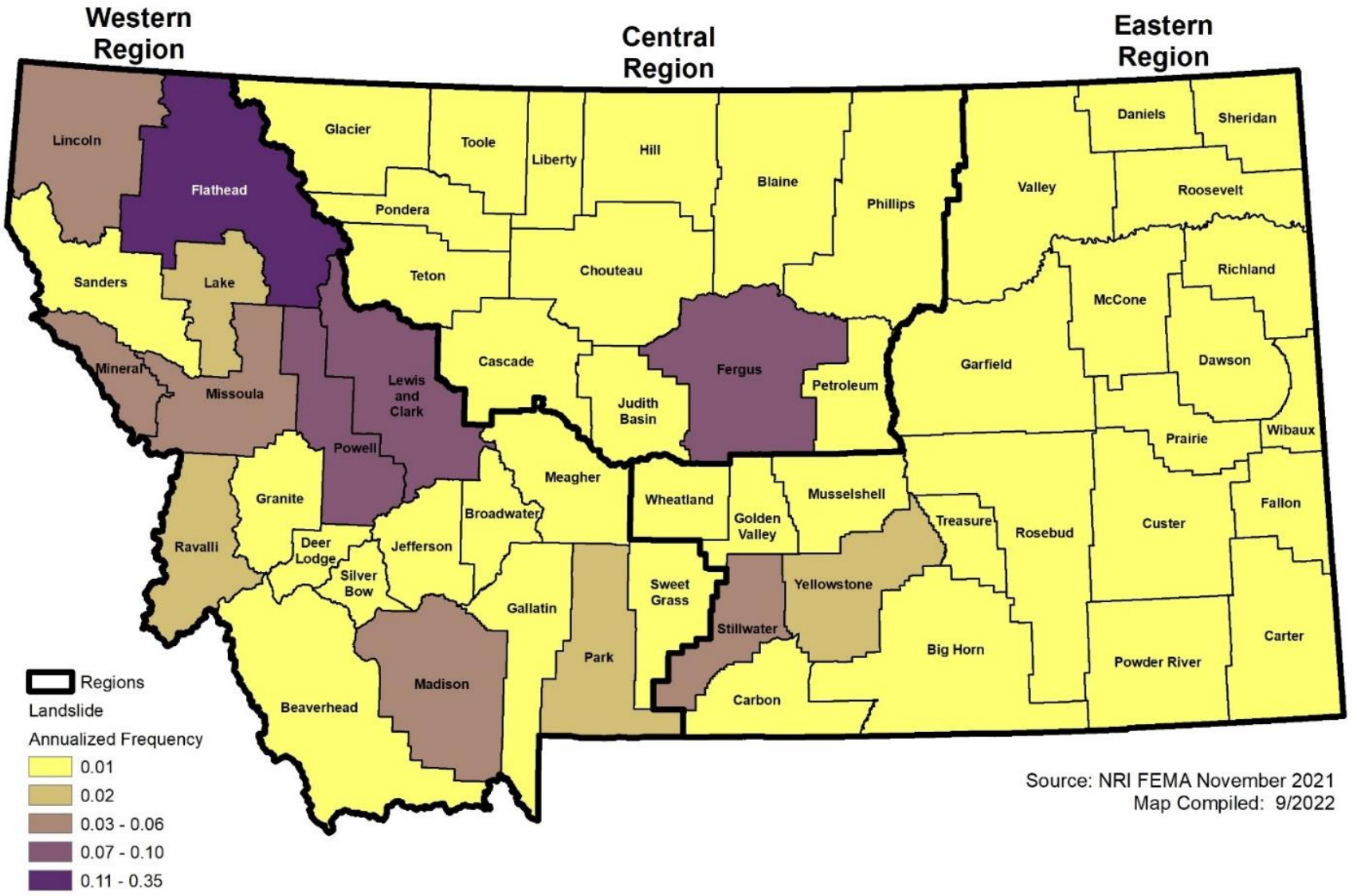
Date	Counties Affected	Comments
1986	Daniels, Dawson, Valley	A disaster declaration was declared after heavy rains, landslides, and flooding in the affected areas.

Frequency/Likelihood of Occurrence

Although historical landslide occurrence data is limited it can be assumed that these geological processes will continue to occur and result in an **occasional** likelihood of occurrence in the future. Landslides and expansive soils may typically occur most often during wet climate cycles or following heavy rains, but in certain areas of the study area. It is plausible to presume that destructive events have among a 10 and 100 percent chance of occurrence with the next year, or a recurrence interval of 10 years or less. Hence, landslides, rockfalls or debris flows are predicted to **occasionally** occur. Heavy periods of precipitation or substantial development could have an influence on slope strength. Characteristically, there is a landslide/rockfall "season" that correlates with enhanced freeze-thaw phases and wetter weather in the spring and summer.

Within the Eastern Region all 23 counties and three Indian Reservations have a Landslide Annualized Frequency of 0.01, except Yellowstone and Stillwater counties. Although this is the lowest risk rating that the NRI categorizes, landslides can still be a detrimental and unexpected natural hazard if not taken into proper account. The expected frequency results for the Eastern Region are shown in Figure 4-42 below.

Figure 4-42 NRI Annualized Landslide Frequency Montana Eastern Region



Climate Change Considerations

Landslides or mudflows can be triggered by climatic events, especially periods of intense rainfall and runoff. Climate change appears to be increasing early spring rainfall (see Section 4.2.5 *Drought*, subsection *Climate Change Considerations*, especially Figure 4-19). This trend is likely to continue for the foreseeable future and could amplify landslide hazards.

In addition, the increased wildfire occurrence expands the area affected by burn scars. Burn scar areas are especially prone to landslide and debris flows. Soils in these areas can become hydrophobic and dramatically increase rainfall runoff at the same time that slopes lack vegetation to stabilize soils. While this process is well known and has led to disastrous flooding and debris flows in other areas, it is not clear that the issue has been explicitly studied in eastern Montana. This issue should be monitored in future HMPs.

Potential Magnitude and Severity

The extent of landslides and debris flow events within the Eastern Montana Region range from **negligible** to significant, depending on the event. While landslides and rockslides can result in the destruction of infrastructure such as roadways, water, and sewer lines, electrical and telecommunications utilities and drainage where they are present, the potential magnitude of landslides, rockfall and debris flows would typically be isolated in most counties in the region. However even a small, isolated event has potential to close state or US highways in the region that can result in long detours for days or weeks. With the added cost of detours, and the potential for life safety impacts, some landslides could have greater costs. There is relatively limited potential for complete destruction of buildings and death and injury from landslides and debris flow.

Landslides can be classified using the Alexander Scale, shown in Table 4-40. The scale is predicated on landslide debris impacting the built environment. Based on the history the highest extent level expected within the planning area is level 5 (Very Serious), but this is likely to be isolated to limited areas in where maintenance is limited and wooden buildings, roofs, or porches are collapsed or disconnected from foundations.

Table 4-40 Alexander Scale for Landslide Scale Damage

Level	Damage	Description
0	None	Building is intact
1	Negligible	Hairline cracks in walls or structural members; no distortion of structure or detachment of external architectural details
2	Light	Buildings continue to be habitable; repair not urgent. Settlement of foundations, distortion of structure, and inclination of walls are not sufficient to compromise overall stability.
3	Moderate	Walls out of perpendicular by one or two degrees, or there has been substantial cracking in structural members, or the foundations have settled during differential subsidence of at least 6 inches; building requires evacuation and rapid attention to ensure its continued life.
4	Serious	Walls out of perpendicular by several degrees; open cracks in walls; fracture of structural members; fragmentation of masonry; differential settlement of at least 10 inches compromising foundations; floors may be inclined by one or two degrees or ruined by heave. Internal partition walls will need to be replaced; door and window frames are too distorted to use; occupants must be evacuated, and major repairs carried out.
5	Very Serious	Walls out of plumb by five or six degrees; structure grossly distorted; differential settlement has seriously cracked floors and walls or caused major rotation or slewing of the building [wooden buildings are detached completely from their foundations].

Level	Damage	Description
		Partition walls and brick infill will have at least partly collapsed; roofs may have partially collapsed; outhouses, porches, and patios may have been damaged more seriously than the principal structure itself. Occupants will need to be re-housed on a long-term basis, and rehabilitation of the building will probably not be feasible.
6	Partial Collapse	Requires immediate evacuation of the occupants and the cordoning off of the site to prevent accidents with falling masonry.
7	Total Collapse	Requires clearance of the site.

Source: FEMA

The severity of landslides or rockslides depends on the amount of material (soil, debris, or rocks) moves and where it stops moving (e.g. on roadway). Although the extent of the hazard is geographically small, the severity of landslides and rockfalls can be critical with potential to cause severe injuries, shutdown transportation corridors to critical infrastructure, and damage property.

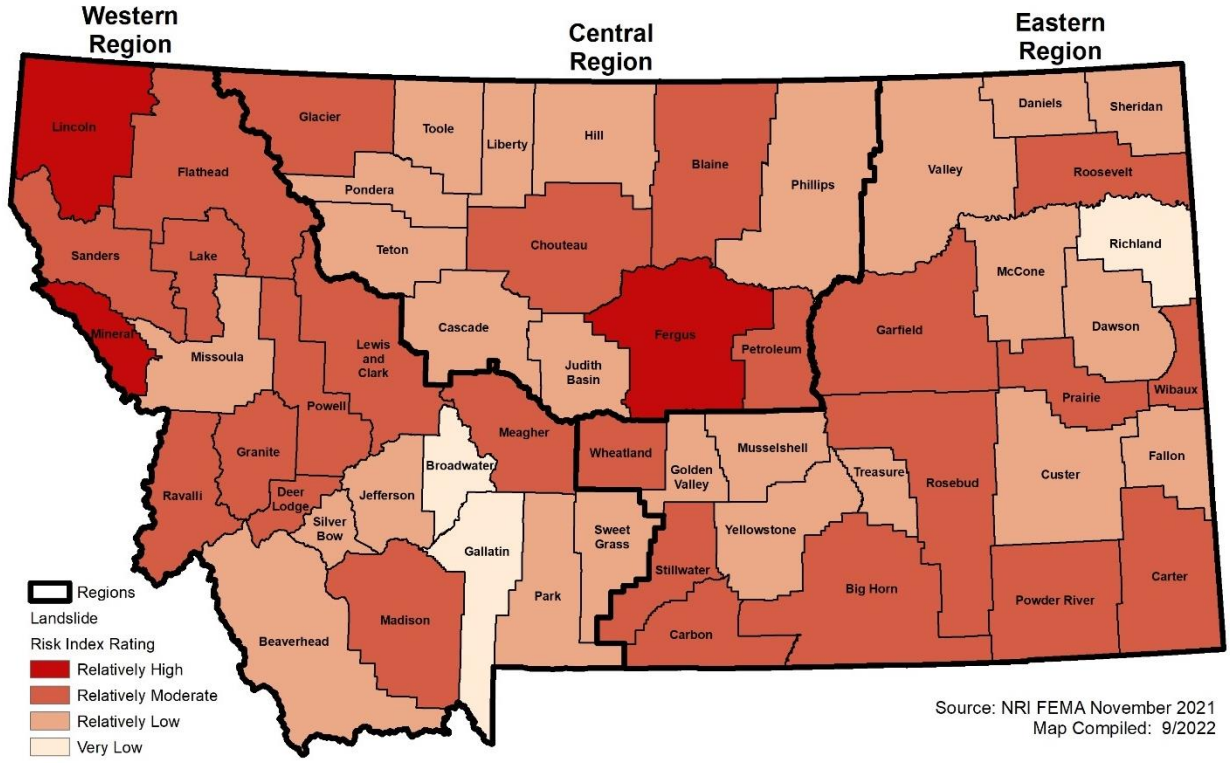
Vulnerability Assessment

The landslide *Vulnerability Assessment* identifies, or at least discusses, assets that are more likely to be exposed to landslide hazards and are susceptible to damage from that exposure. In this context, assets are (1) people, (2) property, (3) critical facilities and lifelines, (4) the economy, (5) historic and cultural resources, and (6) natural resources. Exposure indicates interacting with landslide hazards, and likely to be exposed indicates a presence in areas deemed to be especially likely to experience landslide hazards. Susceptible indicates a strong likelihood of damage from exposure to landslide hazards and is described in greater detail in Section 4.2.1, subsection titled *Vulnerability Assessment*. Finally, vulnerability under future conditions is considered as it relates to both climate change and development.

The role of climate change in future vulnerability to landslide is discussed above in the section titled, *Climate Change Considerations*, while the effect of future development is considered below in the section titled *Development Trends Related to Hazards and Risk*.

Detailed data are not available to identify or analyze specific structures, facilities, or people at risk of landslide. However, Figure 4-43 depicts the NRI risk index rating for landslide at a county level. Most of the Eastern Region is rated as a mixture of *relatively moderate* and *low*. The counties with a Landslide Risk Rating of *relatively moderate* are Big Horn, Carbon, Carter, Garfield, Powder River, Prairie, Roosevelt, Stillwater, and Wibaux counties. The Eastern Montana counties with a *relatively low* landslide risk rating are Carter, Daniels, Dawson, Fallon, Golden Valley, McCone, Musselshell, Sheridan, Treasure, Valley, and Yellowstone counties. The one county in the Eastern Region with a *low* rating is Richland County which borders North Dakota and contains more of a plains landscape.

Figure 4-43 Risk Index Rating for Landslide by County



People

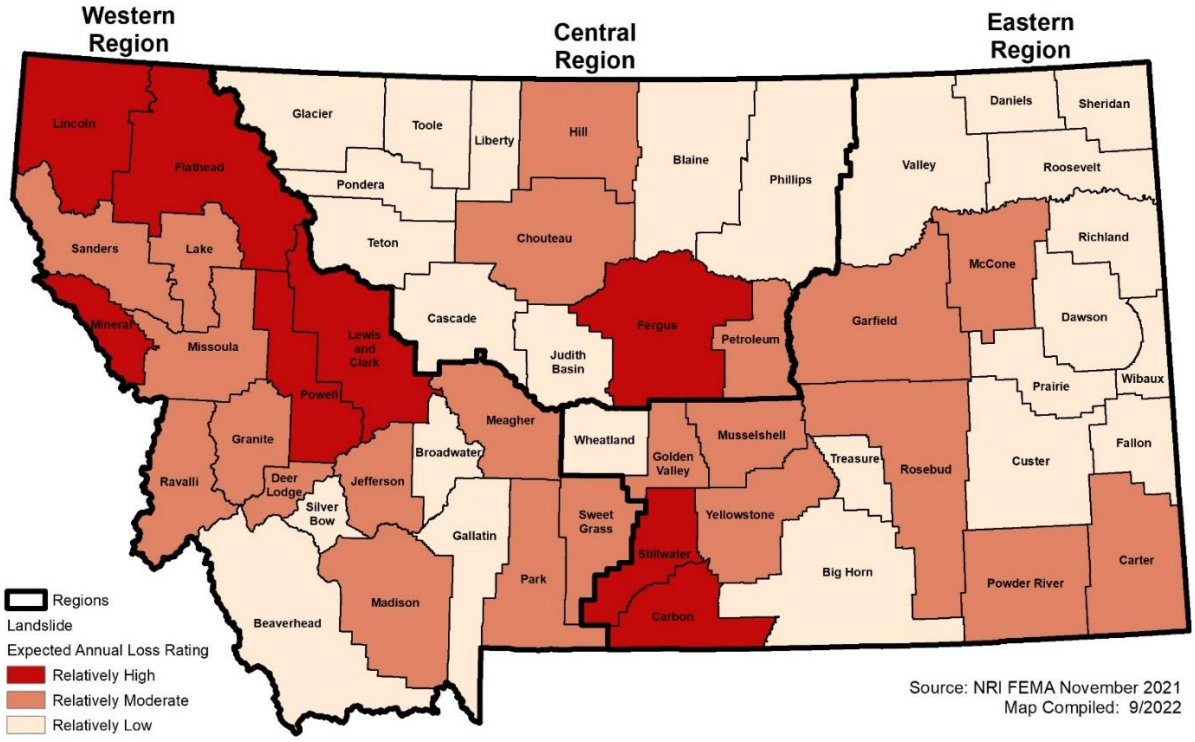
People living in, traveling through, or recreating in landslide areas are all potentially exposed to this hazard. There have been no recorded deaths or injuries due to landslides in Montana. However, people are conceivably susceptible to death or injury from these hazards, such as when traveling in a vehicle where rockfall has a higher confidence of occurring. The Eastern Region's elderly and people with disabilities and access and functional needs are both at greater risk to landslide hazards given it may be more difficult for these population groups to travel around a landslide hazard area during an event, such as finding an alternative route. This risk is also mostly likely to occur during spring or summer months following heavy rainfall and affect some of the more popular recreation areas in the Eastern Region, such as Yellowstone County and Carbon County. Overall, there is some vulnerability of people to landslide.

Property

Landslides are more known for damaging structures. This happens in two general ways: 1) disruption of structural foundations caused by differential movement and deformation of the ground upon which the structure sits, and 2) physical impact of debris moving downslope against structures located in the travel path. Landslides have been known to create temporary dams in some locations, partially or fully blocking rivers at the toe of the slide. These dams can subsequently burst as the pressure of the impounded water builds, leading to flood damage for structures and communities downstream as well.

Within the Eastern Region, NRI data indicates that Carbon and Stillwater counties have expected annual loss ratings due to landslides that are relatively high. This is followed by Carter, Garfield, McCone, Powder River, Rosebud, and Yellowstone counties have a relatively moderate estimation of annualized losses due to landslide damages. The other 12 counties in the Eastern Region have a relatively low expected annual loss to landslide hazards. The risk for each county in the Eastern Region is detailed in Figure 4-44 below.

Figure 4-44 NRI Expected Annual Loss Rating Montana Eastern Region



Critical Facilities and Lifelines

Transportation systems are usually the most unprotected critical facility type in the region to rockfall, landslide and debris flow incidents. Residents and visitors alike are impacted when roads are damaged by rockfall and landslides. The loss of transportation networks could potentially cause secondary damage to the overall region's infrastructure, including revenue, transportation availability, emergency response mechanisms and other essential capabilities by preventing the means of these resources from activating or moving between locations.

Pipelines and other buried infrastructure are notably susceptible to extension, bending, and compression caused by ground deformation. Failure of any component along the pipeline can result in failure to deliver service over a large region. Once broken, transmission of the commodity through the pipeline ceases, which can have catastrophic repercussions down the line: loss of power to critical facilities such as hospitals, impaired disposal of sewage, contamination of water supplies, disruption of all forms of transportation, release of flammable fuels, and so on. Therefore, the overall impact of pipeline failures, including secondary failure of systems that depend on pipelines, can be much greater than the impact of individual building failures.

Economy

Losses as a result of geologic hazards can result in economic damages sustained to buildings and property. These losses can also result in indirect losses, such as lowered property values in hazard exposure areas, the extended closing of businesses that are damaged, and as a result lost wages and revenue if workers are not able to go to work. Tourism can also be interrupted.

Historic and Cultural Resources

Landslides can damage or destroy historic or cultural sites, just like any other property. The biggest impact would likely be on older properties such as wooden or masonry buildings, though reinforced masonry structures would be much more resilient during these types of incidents.

Natural Resources

Landslides and other geologic hazards are considered a natural process; however, they can have varying impacts to the natural environment, with the potential to permanently alter the natural landscape. For example, landslide effects on the environment and natural resources could be very destructive depending on the size of the landslide event and secondary/cascading effects from an event (e.g., rockfall). Additionally, rockfalls to rivers can cause blockages causing flooding, damage rivers or streams, potentially harming water quality, fisheries, and spawning habitat. Also, hillsides that provide wildlife habitat can be lost for prolonged periods of time.

Development Trends Related to Hazards and Risk

In general, the Eastern Region has a lower risk for landslide and other geological hazards in comparison to the entire state of Montana. For most of the geologic hazards profiled, the greatest risk is along the Missouri River where geography makes processes such as landslides and mudflows more likely. As counties such as Glacier and Cascade see growth in population and housing units the exposure could increase as well unless careful consideration of landslide hazards is included in land use decisions. Steps to mitigate these risks should be taken as the Eastern Region accommodates future growth, such as mapping of hazard areas, adoption and enforcement of engineering and building codes for soil hazards, and ordinances to limit development on steep slopes.

Risk Summary

- Although historical landslide occurrence data is limited it can be assumed that these geological processes will continue to occur occasionally in the future but the overall risk to landslides is **low**.
- People exposed to landslide hazards are most at risk to death or injury from these hazards. This includes not only people residing in areas prone to landslides but also outdoor recreationists and travelers in the region.
- Within the Eastern Region, Carbon, and Stillwater both have an expected annual loss rating due to landslides of relatively high. Carbon and Stillwater counties has an expected annual loss rating due to landslides of relatively high. Meanwhile Carter, Garfield, McCone, Powder River, Rosebud, and Yellowstone counties have a relatively moderate estimation of annualized losses due to landslide damages.
- Losses as a result of geologic hazards can result in economic damages sustained to buildings and property.
- Transportation systems are usually the most unprotected critical facility type in the region to rockfall, landslide and debris flow incidents. Residents and visitors alike are impacted when roads are damaged by rockfall and landslides.
- Related Hazards: Earthquake, Floods, Severe Summer Weather, Wildfire

Table 4-41 Risk Summary Table: Landslide

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Eastern Region	Low		None
Big Horn County	Low	Hardin, Lodge Grass	None
Carbon County	Medium	Bearcreek, Bridger, Joliet, Fromberg, Red Lodge	Unincorporated areas with greater topographical relief may be more susceptible.

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Carter County	Low	Ekalaka	None
Custer County	Low	Ismay, Miles City	None
Crow Tribe	Medium		None
Daniels County	Low	Scobey, Flaxville	Daniels County has reported landslide events following heavy rain and flooding.
Dawson County	Low	Richey, Glendive	County has reported landslide events following heavy rain and flooding.
Fallon County	Low	Plevna, Baker	None
Garfield County	Low	Jordan	None
Golden Valley County	Low	Ryegate, Lavina	None
McCone County	Low	Circle	None
Musselshell County	Low	Melstone, Roundup	None
Powder River County	Medium	Broadus	None
Prairie County	Low	Terry	None
Richland County	Low	Fairview, Sidney	None
Roosevelt County	Low	Wolf Point, Poplar, Bainville, Culberson, Froid	None
Rosebud County	Low	Colstrip, Forsyth	None
Sheridan County	Low	Plentywood, Medicine Lake, Outlook, Westby	None
Stillwater County	Medium	Columbus	None
Treasure County	Low	Hysham	None
Valley County	Low	Glasgow, Fort Peck, Nashua, Opheim	None
Wibaux County	Medium	Wibaux	None
Yellowstone County	Low	Billings, Broadview, Laurel	Unincorporated areas of with more topography to the southwest may be more susceptible to landslides.

4.2.10 Severe Summer Weather

Hazard/Problem Description

For this plan, severe summer weather in Montana includes extreme heat events, hail, heavy rain, and lightning. A brief description of these weather phenomena is presented below. More information on thunderstorm winds, high winds, and microbursts can be found in 4.2.13 Tornadoes & Windstorms.

Extreme Heat

Extreme heat occurs from a combination of high temperatures (significantly above normal) and high humidity. At certain levels, the human body cannot maintain proper internal temperatures and may experience heat stroke. The NWS heat index (Figure 4-45) is a measure of what the temperature feels like to the human body when relative humidity is combined with the air temperature, in shade conditions. In most of the United States, extreme heat is defined as a long period (2 to 3 days) of high heat and humidity with temperatures above 90 degrees. It is generally a prolonged period of excessively hot weather when temperatures are above average. Montana has less extreme heat risks than most of other states, and MT DES defines extreme heat when there are approximately five days per year of dangerous heat events that can lead to heat-related illnesses and death to vulnerable populations. In extreme heat, evaporation is

slowed and the body must work extra hard to maintain a normal temperature. This can lead to health impacts by overworking the human body. Extreme heat often results in the highest number of annual deaths among all weather-related hazards.

Figure 4-45 NWS Heat Index and Potential for Health Effects

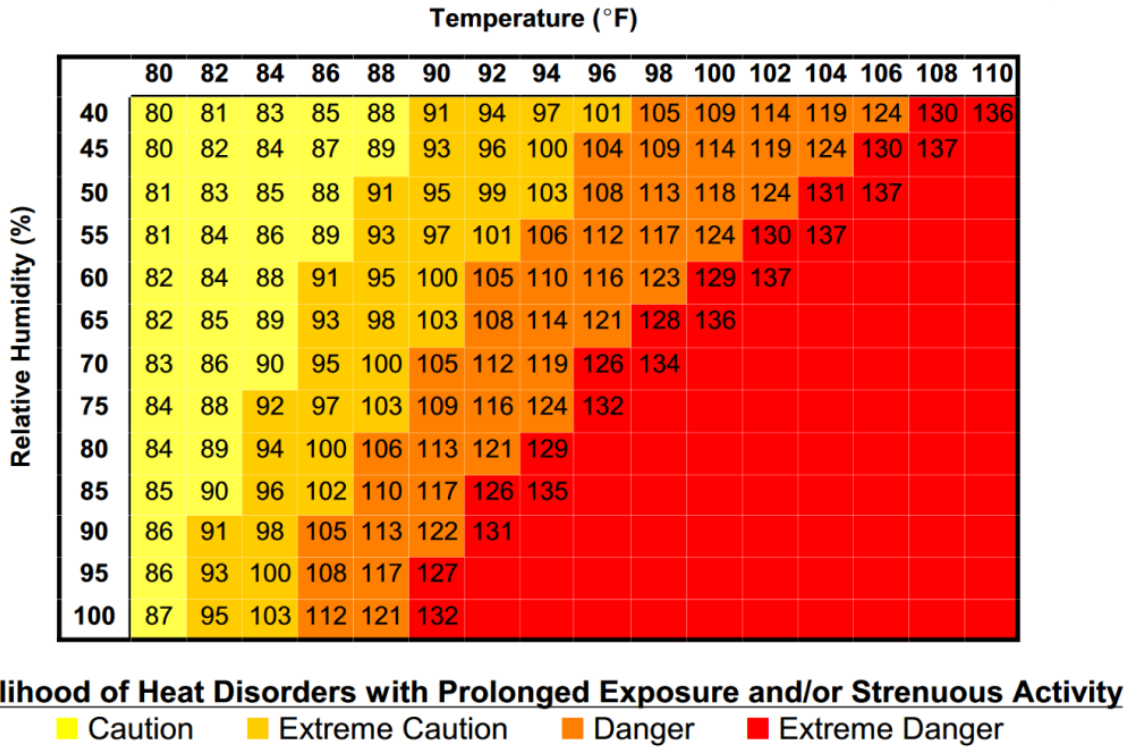


Image adapted from https://www.weather.gov/ama/heatindex

Note: Heat index values shown here are for shady locations. Exposure to direct sunlight can increase these values by up to 15°F.

Hail

Hail forms when updrafts carry raindrops into extremely cold areas of the atmosphere where the drops freeze into ice. Hail falls when it becomes heavy enough to overcome the strength of the updraft and is pulled by gravity towards the earth. The process of falling, thawing, moving up into the updraft and refreezing before falling again may repeat many times, increasing the size of the hailstone. The severity of hail is often measured in inches and referred to by objects of similar size (Table 4-42). Hailstones are usually less than two inches in diameter but have been reported much larger and may fall at speeds of up to 120 mph. Severe hail is classified as hail 1-inch in diameter or large. Hail is typically associated with thunderstorms and occurs in the summer months in the Eastern Region.

Table 4-42 Hail Diameter and Common Description

Hail Diameter (inches)	Object Analog Reported
0.50	Marble, moth ball
0.75	Penny
0.88	Nickel
1.00	Quarter
1.25	Half dollar

Hail Diameter (inches)	Object Analog Reported
1.50	Walnut, ping pong ball
1.75	Golf ball
2.00	Hen egg
2.50	Tennis ball
2.75	Baseball
3.00	Tea cup
4.00	Softball
4.50	Grapefruit

Data attained from https://www.spc.noaa.gov/misc/tables/hailsize.htm

Heavy Rain

Heavy rain is typically associated with thunderstorm conditions and can result in flash flooding. Rainfall severity is typically measured in inches of rainfall or inches or rainfall per hour. In Central Montana, more than 0.1" of rain per hour is considered moderate, and more than 0.3" per hour is considered heavy rain. The reviewed history of heavy rain events in the Eastern Region of Montana mentions roads and ditches being flooded due to heavy rains, but there was no repeated location given in the dataset. On occasion, heavy rains and melting snow have been reported to cause ice jams and flash flooding. It is rarely reported that flash floods cause an accumulation of water in structures in the planning area.

Lightning

Lightning is an electrical discharge that results from the buildup of positive and negative charges within a thunderstorm and the earth's surface. When the buildup becomes strong enough, lightning appears as a "bolt." This visible electrical discharge produced by a thunderstorm can occur within or between clouds, between the cloud and air, between a cloud and the ground or between the ground and a cloud. Cloud-to-ground lightning is the most damaging and dangerous type of lightning, though it is also less common. It frequently strikes away from the rain core, either ahead or behind the thunderstorm, and can strike 5-10 miles from the storm in areas that most people do not consider to be a threat. Lightning's electrical charge and intense heat can electrocute on contact, split trees, ignite fires, and cause electrical failures. The severity of lightning can be measured on a scale of lightning activity level (Table 4-43).

Table 4-43 Lightning Threat Levels

Lightning Threat Level	Threat Level Descriptions
Extreme	**"An Extreme Threat to Life and Property from Lightning."** • Within 12 miles of a location, a moderate likelihood of CG lightning (or 50% thunderstorm probability), with storms capable of excessive CG lightning. • AND/OR…a high likelihood of CG lightning (or 60% to 70% thunderstorm probability), with storms capable of frequent CG lightning. • AND/OR…a very high likelihood of CG lightning (or 80% to 90% thunderstorm probability), with storms capable of occasional CG lightning.
High	**"A High Threat to Life and Property from Lightning."** • Within 12 miles of a location, a low likelihood of CG lightning (or 30% to 40% thunderstorm probability), with storms capable of excessive CG lightning. • AND/OR…a moderate likelihood of CG lightning (or 50% thunderstorm probability), with storms capable of frequent CG lightning.

Lightning Threat Level	Threat Level Descriptions
	• AND/OR...a high likelihood of CG lightning (or 60% to 70% thunderstorm probability), with storms capable of occasional CG lightning.
Moderate	**"A Moderate Threat to Life and Property from Lightning."** • Within 12 miles of a location, a very low likelihood of CG lightning (or 10% to 20% thunderstorm probability), with storms capable of excessive CG lightning. • AND/OR...a low likelihood of CG lightning (or 30% to 40% thunderstorm probability), with storms capable of frequent CG lightning. • AND/OR...a moderate likelihood of CG lightning (or 50% thunderstorm probability), with storms capable of occasional CG lightning.
Low	**"A Low Threat to Life and Property from Lightning."** • Within 12 miles of a location, a very low likelihood of CG lightning (or 10% to 20% thunderstorm probability), with storms capable of frequent CG lightning. • AND/OR...a low likelihood of CG lightning (or 30% to 40% thunderstorm probability), with storms capable of occasional CG lightning.
Very Low	**"A Very Low Threat to Life and Property from Lightning."** • Within 12 miles of a location, a very low likelihood of CG lightning (or 10% to 20% thunderstorm probability), with storms capable of occasional CG lightning.
Non-Threatening	**"No Discernable Threat to Life and Property from Lightning."** • Within 12 miles of a location, environmental conditions do not support CG lightning.

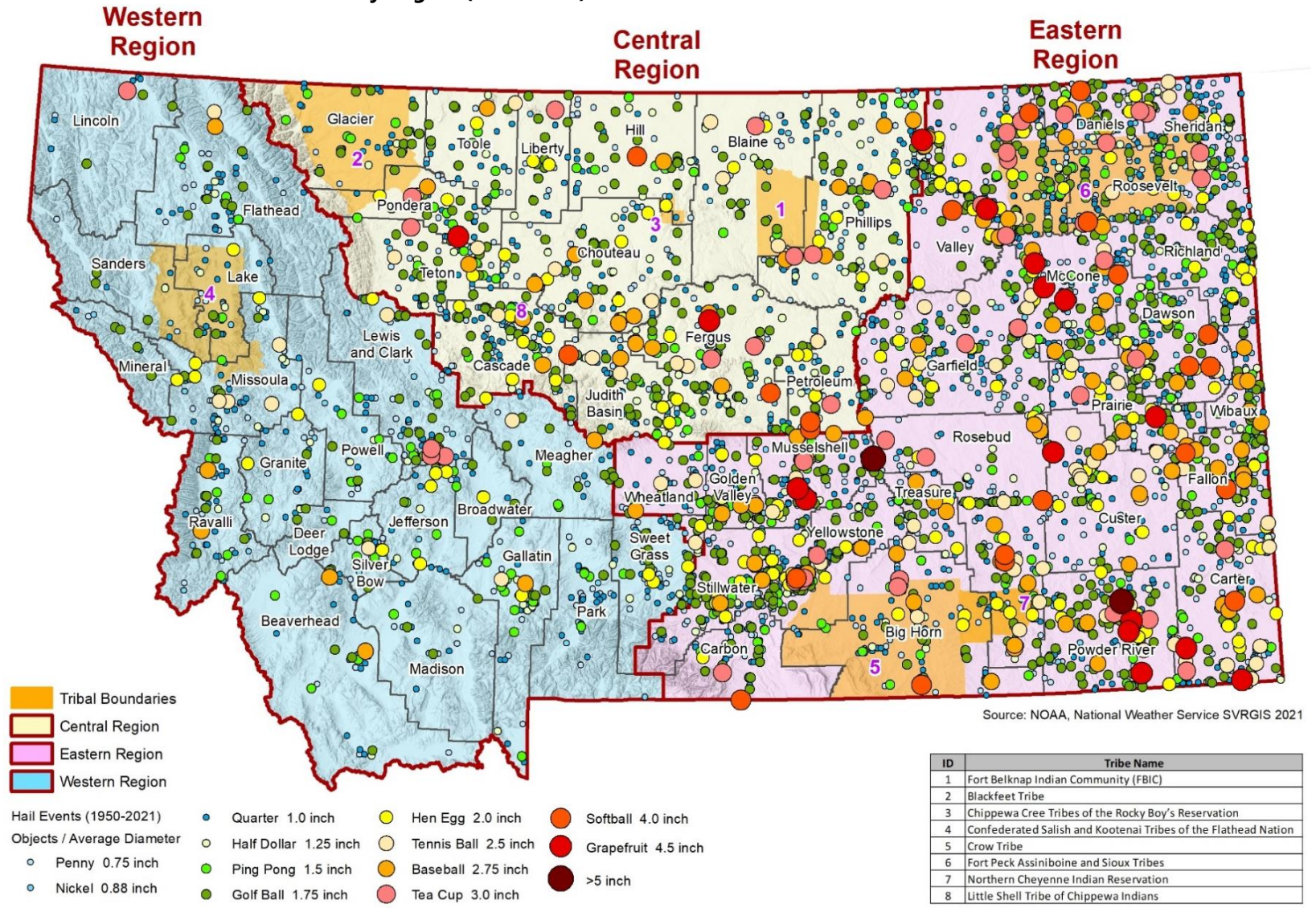
Note:

- With cloud-to-ground (CG) lightning, every strike is potentially lethal
- Occasional - CG lightning at the rate of 1 to 3 flashes per minute
- Frequent - CG lightning at the rate of 4 to 11 flashes per minute
- Excessive - CG lightning rate of 12 flashes or more per minute

Geographical Area Affected

The geographic extent of summer weather is **extensive**. The entire Eastern Region is vulnerable to experiencing severe summer weather, but there are regional variations apparent when looking at the frequency of events. Some types of hazards, such as extreme heat events, occur on a regional scale and typically impact several or all counties in the Eastern Region planning area at once. Other hazards, such as lightning, hail, and heavy rain, impact more local areas. Lightning tends to strike a single point and it is rare for lightning to strike people or property multiple times in one storm event. Hail and heavy rain generally occur in small pockets of an accompanying storm. Figure 4-46 below shows the history of hail events in the Eastern Region.

Figure 4-46 Hail Events in Montana by Region (1955-2021)



ID	Tribe Name
1	Fort Belknap Indian Community (FBIC)
2	Blackfeet Tribe
3	Chippewa Cree Tribes of the Rocky Boy's Reservation
4	Confederated Salish and Kootenai Tribes of the Flathead Nation
5	Crow Tribe
6	Fort Peck Assiniboine and Sioux Tribes
7	Northern Cheyenne Indian Reservation
8	Little Shell Tribe of Chippewa Indians

Source: NOAA

Past Occurrences

The National Centers for Environmental Information (NCEI) database was used to gather information on historic severe summer weather events in the Eastern Region of Montana. The NCEI data is a comprehensive list of oceanic, atmospheric, and geophysical data across the United States and aggregated by county and zone. It is important to note that weather events that occurred on Crow Tribe and North Cheyenne Tribe are also included in the dataset tables down below. However, instead of individual records, tribal data records were grouped into the closest/nearest County.

The NCEI dataset contains information on hail events from 1955 to March of 2022, in addition to lightning, heavy rain, and excessive heat events from 1996 to March of 2022. Table 4-44 summarizes the data from NCEI. It is important to note that not all severe summer weather events get reported by the NCEI and losses are estimates, therefore, actual losses may be higher than those reported below. Based on this data, hail is the most frequently occurring and damaging severe summer weather event in the Eastern Region. Excessive heat and lightning events have resulted in casualties. Excessive heat events had no reported property or crop damages in the NCEI dataset.

Table 4-44 Summary of Losses by Hazard in the Eastern Region, 1996-2022

	Deaths	Injuries	Property Loss	Crop Loss	Days with Events	Total Events
Excessive Heat	1	0	-	-	4	**7**
Hail	0	5	$31,580,100	$ 31,954,000	1,008	**5,062**
Heavy Rain	0	0	$2,000	-	67	**150**
Lightning	5	12	$ 68,100	-	21	**21**
Total	**6**	**17**	**$ 31,650,200**	**$ 31,954,000**	**1,100**	**5,240**

Source: NCEI

There are variations in losses and frequency of hazards across the Eastern Region. According to the NCEI database, Yellowstone and Valley counties experienced significantly more hail events than the rest of the planning area. Valley County also experienced the greatest number of reported heavy rain events in the planning area, followed by Carbon County. Twelve counties have reported previous lightening events. Six counties have documented excessive heat events. Table 4-45 and Figure 4-47 display the summary of total severe weather events by county.

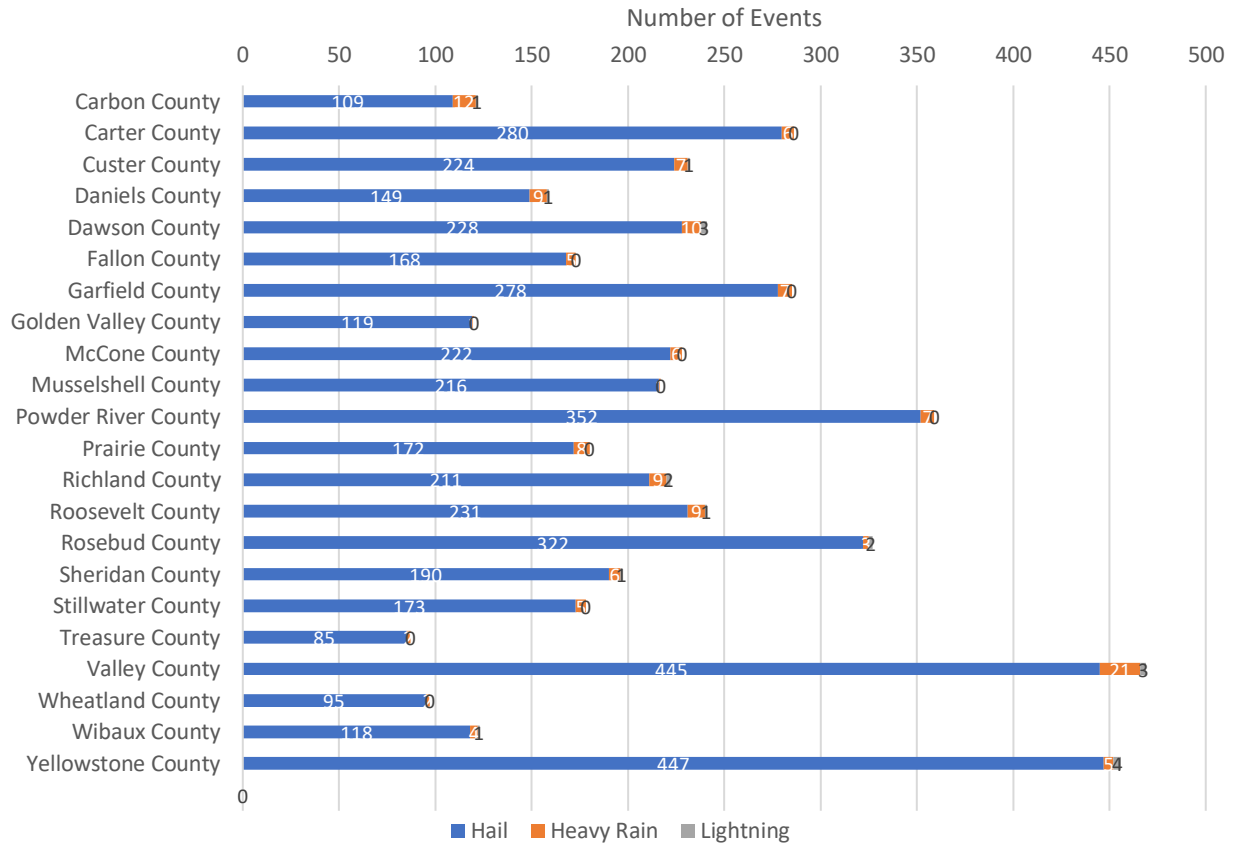
Table 4-45 Summary of Severe Summer Weather Events by County in the Eastern Region, 1996-2022

	Excessive Heat	Hail	Heavy Rain	Lightning
Big Horn	-	228	5	1
Carbon	-	109	12	1
Carter	-	280	6	0
Custer	-	224	7	1
Daniels	1	149	9	1
Dawson	2	228	10	3
Fallon	-	168	5	0
Garfield	1	278	7	0
Golden Valley	-	119	1	0
McCone	-	222	6	0
Musselshell	-	216	1	0
Powder River	-	352	7	0
Prairie	-	172	8	0
Richland	1	211	9	2

	Excessive Heat	Hail	Heavy Rain	Lightning
Roosevelt	1	231	9	1
Rosebud	-	322	3	2
Sheridan	-	190	6	1
Stillwater	-	173	5	0
Treasure	-	85	2	0
Valley	1	445	21	3
Wheatland	-	95	2	0
Wibaux	-	118	4	1
Yellowstone	-	447	5	4
Total	**7**	**5,062**	**150**	**21**

Source: NCEI

Figure 4-47 Summary of Severe Summer Weather Events by County in the Eastern Region



Source: NCEI, Graph by WSP USA

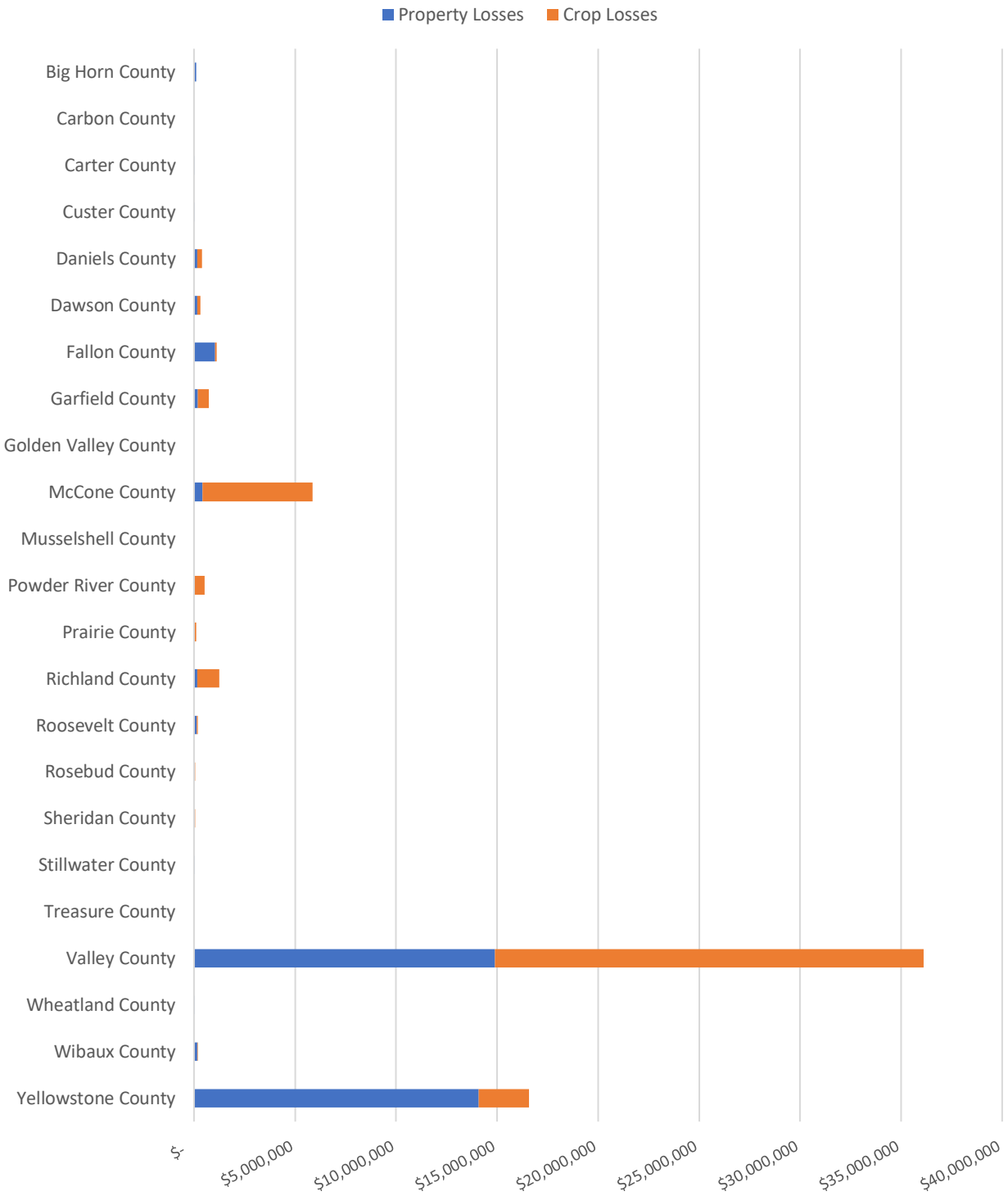
There are also variations between counties in the Eastern Region in terms of losses from severe summer weather events. A summary of losses reported by the NCEI dataset by county is displayed in Table 4-46 and Figure 4-48. Based on this data, Valley County has experienced both the greatest property loss and crop loss from severe summer weather events. All crop losses and nearly all property losses are due to hail events in the Eastern Region. There have also been 17 reported injuries due to hail and lightning, and five deaths due to lightning in the Eastern Region.

Table 4-46 Summary of Losses by County in the Eastern Region

	Deaths	Injuries	Prop. Loss	Crop Loss
Big Horn	1	0	$115,000	0
Carbon	1	0	0	0
Carter	0	0	$5,000	0
Custer	1	0	$500	0
Daniels	0	0	$156,000	$230,000
Dawson	1	1	$154,000	$168,000
Fallon	0	0	$1,055,000	$55,000
Garfield	0	1	$183,000	$555,000
Golden Valley	0	0	0	0
McCone	0	3	$419,100	$5,455,000
Musselshell	0	0	0	0
Powder River	0	0	$15,000	$505,000
Prairie	0	0	$16,000	$85,000
Richland	0	4	$152,000	$1,100,000
Roosevelt	0	1	$138,500	$60,000
Rosebud	0	3	$31,000	$5,000
Sheridan	0	0	$42,000	$25,000
Stillwater	0	0	$5,000	0
Treasure	0	0	0	0
Valley	0	2	$14,902,600	$21,206,000
Wheatland	0	0	$5,000	0
Wibaux	0	0	$170,000	$5,000
Yellowstone	1	2	$14,085,500	$2,500,000
Total	**5**	**17**	**$31,650,200**	**$31,954,000**

Source: NCEI

Figure 4-48 Summary of Severe Summer Weather Events by County in the Eastern Region



Source: NCEI, Graph by WSP USA

The NCEI dataset reports details on several of the severe summer weather events in the Eastern Region:

- July 4, 1998 (Yellowstone County): Several reports of hail up to 1.75 inches in diameter were reported in and around Billings from spotters, amateur radio operators and law enforcement. The hail severely

damaged several cars and roofs. The hail also caused heavy damage to crops in the Billings area. The property and crop losses of this event were $4,000,000 and $1,000,000 respectively.

- July 31, 1998 (Yellowstone County): Numerous observations of large hail were reported by spotters, amateur radio operators and NWS personnel. The hail damaged several vehicles in the Billings area, and also caused heavy damage to crops. This event resulted in $8,000,000 of property losses and $1,000,000 of crop losses.
- June 25, 1999 (Custer County): A 14-year-old boy was struck and killed by lightning while standing on a front tire of a tractor in a field.
- May 16, 2001 (Rosebud County) Three men suffered minor injuries when lightning struck their truck as they were crack sealing on Interstate 94.
- June 16, 2007 (Valley County): During the late afternoon and evening of June 16, 2007, a high precipitation supercell thunderstorm tracked from across northern Montana, just to the north of a warm front. This was the most devastating hailstorm to affect the area since at least 199- and prompted 22 severe thunderstorm and 6 tornado warnings in Glasgow county warning area. Properties such as homes, vehicles and businesses suffered severe damage. Trees were uprooted. Horses and cattle were injured by hail and wind, so were wildlife such as birds and small animals. Acres of crops such as alfalfa, wheat and corn were also completely destroyed. This event results in $8,000,000 of property losses and $15,000,000 of crop losses. According to the NCEI database, the overall estimated damage in this event, including hail and wind damage, as well as the subsequent flooding, is estimated to be $34.2 million.
- June 16, 2010 (Valley County): A strong system ejecting out of the central Rockies brought heavy rainfall and severe thunderstorms to the area during the evening. This episode produced an EF1 tornado in northern McCone County and a microburst in eastern Roosevelt County that killed one person near Froid, Montana. This event also caused $2,000 of property damage.

Frequency/Likelihood of Occurrence

The frequency of severe summer weather events in the Eastern Region is ranked as **highly likely**. All counties in the planning area are likely to experience a severe summer hazard yearly. Since 1955, 5,240 severe summer weather events over 1,100 days have been recorded in the Eastern Region. As discussed above, there are variations in frequency and severity of damage from severe summer weather across the Eastern Region. Several few counties in the Eastern Region, including counties of Valley, Powder River, Yellowstone, Rosebud, Carter, and Garfield had highest exposure to severe weather in the 2018 SHMP. As shown above in the NCEI data demonstrated, Valley and Yellowstone Counties experience a higher frequency of reported events than the rest of the counties in the Eastern Region.

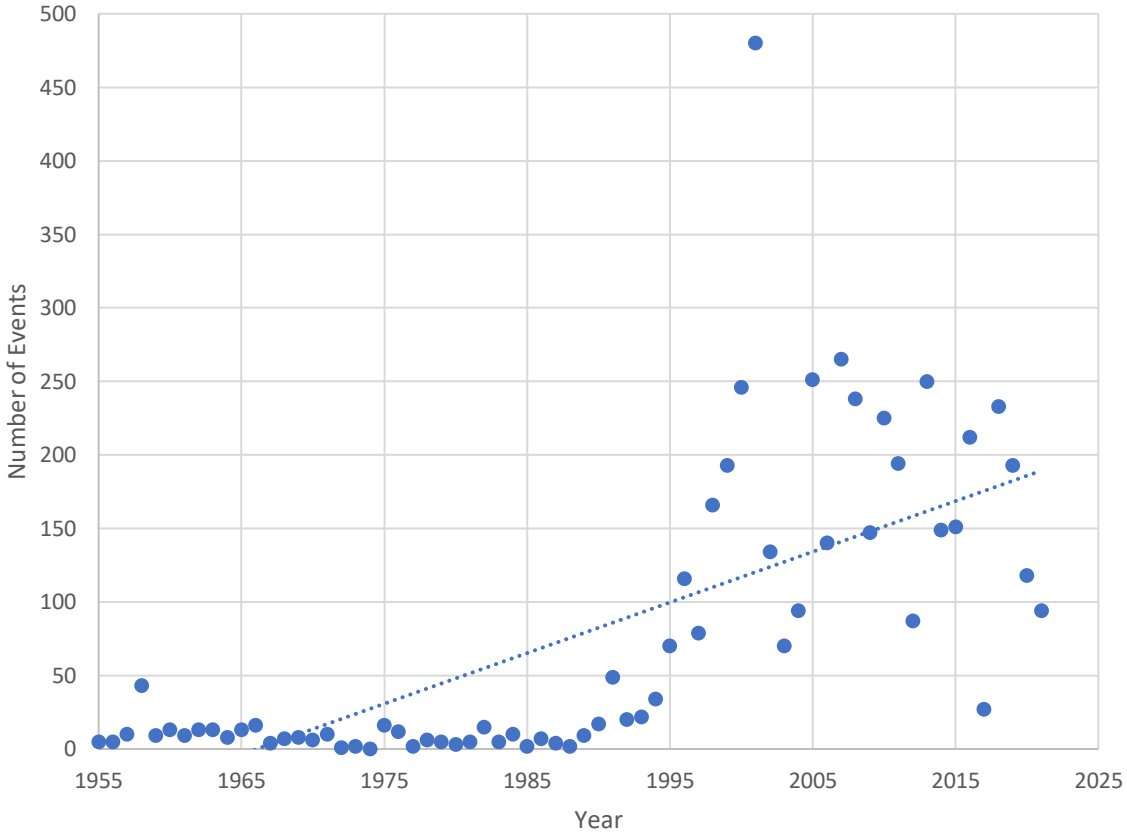
Extreme heat is uncommon in the Eastern Region. In the 27 years from 1996-20222, one extreme heat event has occurred in five counties in the Eastern Region: Daniels, Garfield, Richland, Roosevelt, and Valley counties. Only Dawson County has experienced two extreme heat events in the same time period. All of these counties are in the northern end of the Eastern Region. It is probable that extreme heat is most likely to occur in the northern part of the Eastern Region.

While there is some variation between counties in Eastern Region, all counties are likely to experience at least one hail event per year. Counties such as Wheatland and Treasure averages less than two extreme hail events per year, while some counties, such as Yellowstone and Valley Counties, average more than six hail events per year. Figure 4-49 displays the trend of hail events by year in the Eastern Region from 1955 to 2021, showing a sharp increase in hail events in recent years.

Heavy rain events occur in all Eastern Region Counties. The frequency of heavy rain events ranges from once per 26 years (Golden Valley and Musselshell Counties) to once per 1.2 years (Valley County). Valley County experiences nearly twice as many heavy rainfall events (1996-2022) than any other county in the region (Table 4-45).

All parts of the Eastern Region experience lightning, though only six counties have reported damaging lightning events from 1996-2022 and none has reported more than two damaging lightning events in this 26-year period (Table 4-45). This could indicate a trend in the lightning hazard, or perhaps inconsistent and incomplete reporting of lightning events in the NCEI database.

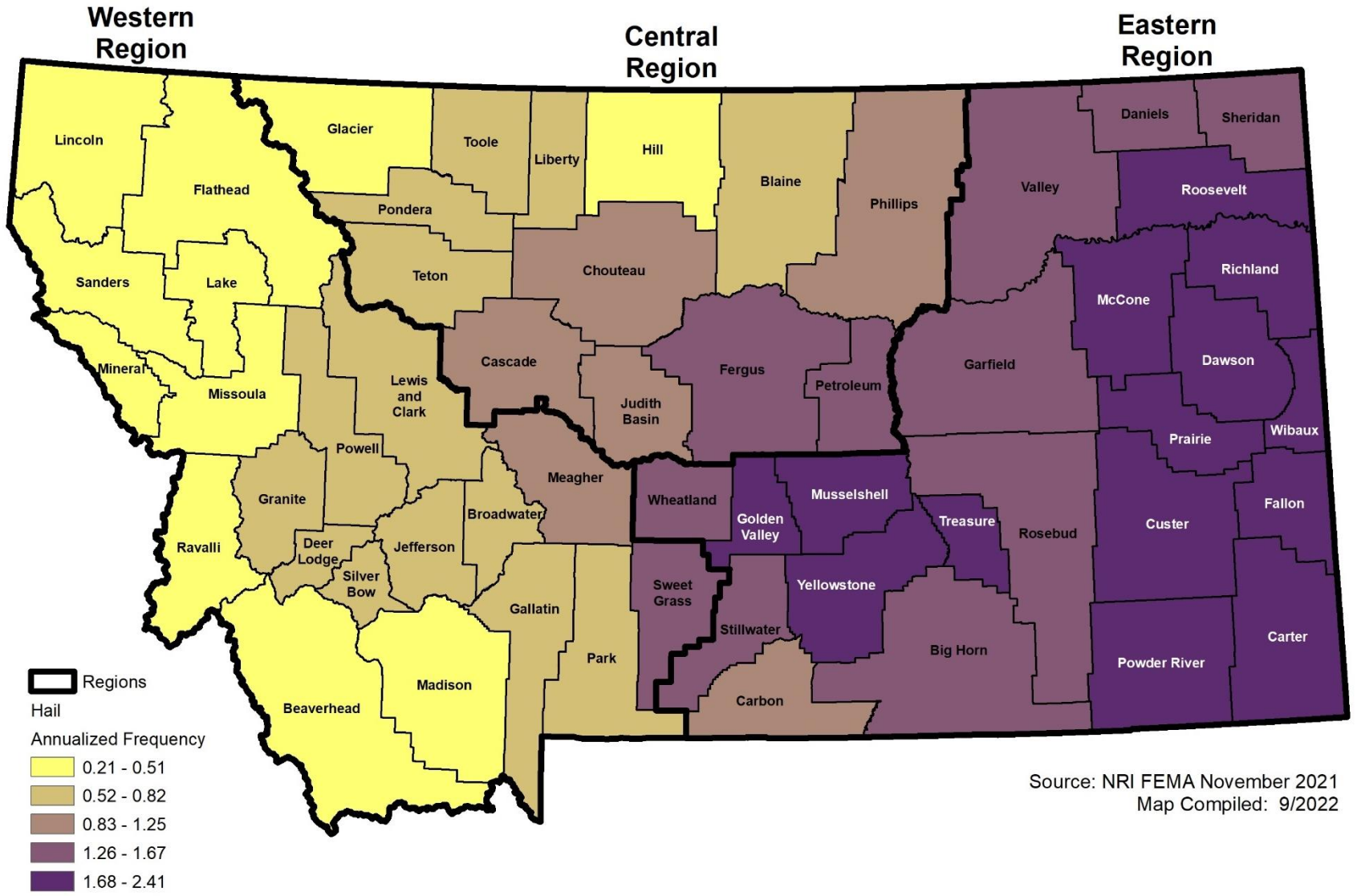
Figure 4-49 Hail Events by Year in the Eastern Region (1955-2021)



Source: NCEI, Chart by

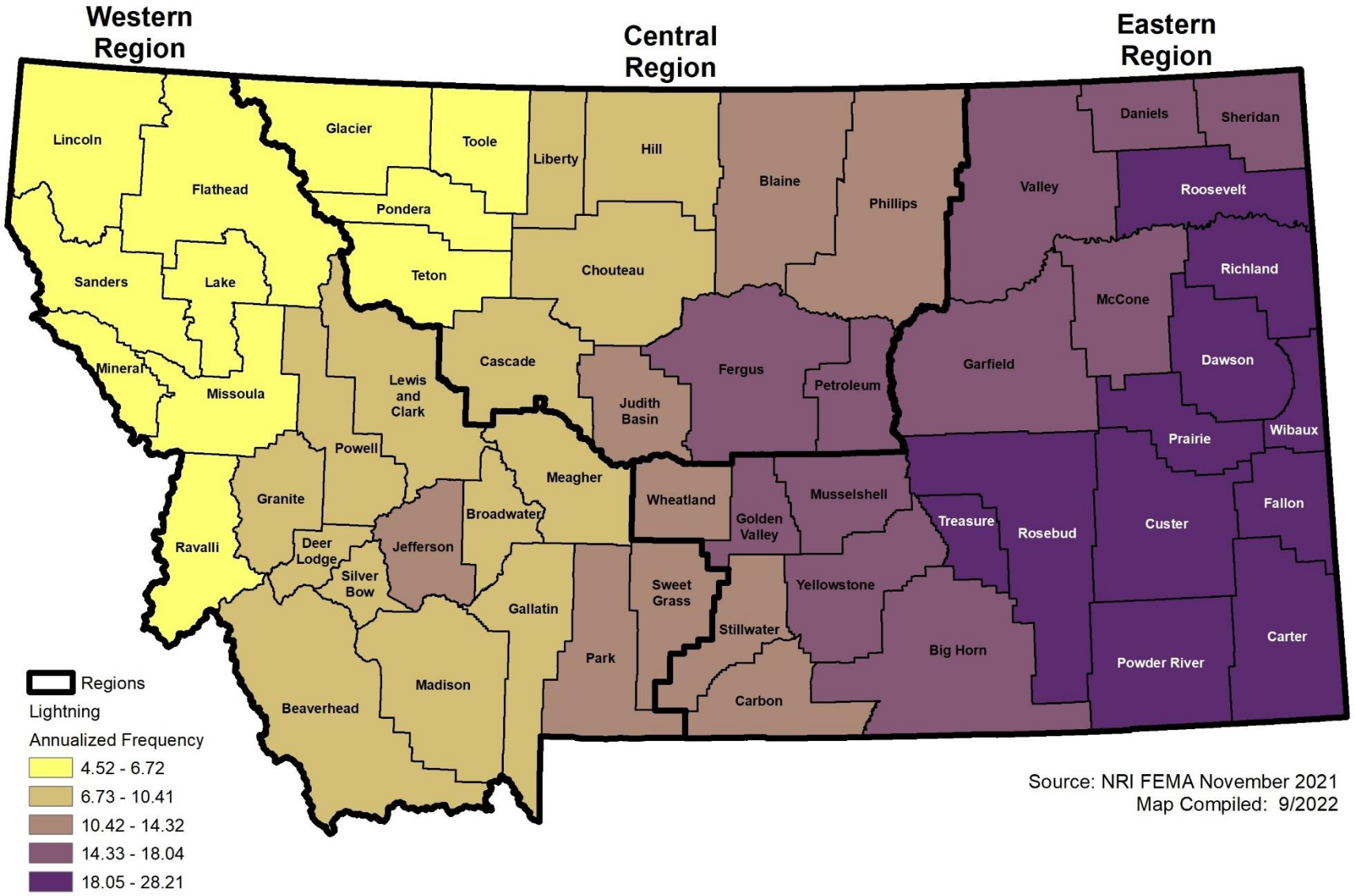
The figures below depict annualized frequency of hail and lightning at a county level based on the NRI. The NRI data shows dramatically higher hail frequency throughout the Eastern Region compared to the Western and Central Regions. This difference between regions is confirmed in the NCEI data charted in Figure 4-49, when compared to equivalent figures in the Central Region and Western Region base reports.

Figure 4-50 NRI Annualized Frequency of Hail Events by County



Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

Figure 4-51 NRI Annualized Frequency of Lightning Events by County

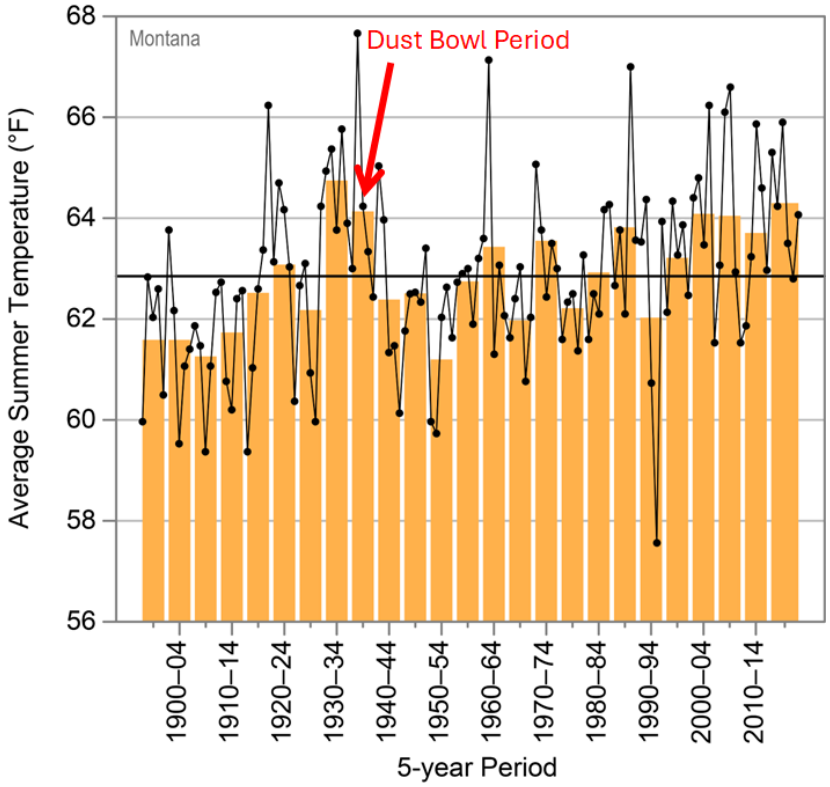


Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

Climate Change Considerations

The planning area is warming due to climate change and even conservative estimates indicate the trend will continue and even accelerate in the future. Increasing exposure to extreme heat is described as the greatest concern for human health in the 2021 Montana Climate Change and Human Health study. This study documented statewide average temperatures have increased 2-3 °F from the 65-year period from 1950-2015 and are projected to increase 4-6 °F by 2069 relative to average temperatures 1971-2000, roughly 85 years of warming. The Montana Climate Change and Human Health study provides state-wide estimates, but states that changes between climate divisions are slight. Seasonally, temperature increases were greatest in summer and winter (Figure 4-52), with August having the greatest average temperature increase in all climate divisions.

Figure 4-52 Observed Average Summer Temperature, 1895-2020



Dots represent summer average temperature for a specific year. Bars are 5-year averages of summer temperature.
Black horizontal line is the average summer temperature for all years, 1895-2020.
Figure adapted from: 2022 NOAA State Climate Summaries, Montana. https://statesummaries.ncics.org/chapter/mt/

Exposure to extreme heat will increase due to climate change, heat-related health impacts will increase, but it is useful to keep the situation in perspective; the fifth National Climate Assessment notes that extreme heat in the Northern Great Plains region remains modest relative to much of the country. The NRI rates the planning area as having a *relatively low* or *very low* risk of Heat Wave impacts for current conditions. Even under future warming scenarios, it appears unlikely the NRI ratings will change dramatically.

Hail is presently a relatively low impact hazard according to the National Risk Assessment and little is known about how it will be affected by climate change. The 2022 NOAA Climate Summary for Montana acknowledges that hail exists in Montana. The Fifth National Climate Assessment includes projections of

large hail increasing in frequency and season length throughout the Northern Great Plains. The 2021 Montana Climate Change and Human Health report mentions hail three times, acknowledging it exists, that it can damage crops, and that the link between severe summer storms and climate change is not well understood or easily predicted, though there is a solid physics-based linkage between the two. Hail can be an extremely damaging hazard and the linkages with climate change are worthy of monitoring in future HMP updates.

To date, climate change has not increased the frequency or severity of heavy rain and it is unclear if it will in the future. Increasing rainfall intensity is a commonly cited impact of climate change. However, neither the 2021 Montana Climate Change and Human Health study, the Fifth National Climate Assessment, or NOAA's 2022 Climate Summary address rainfall (or hail) intensity directly. As described in Section 4.2.7 *Flooding*, subsection *Climate Change Considerations*, multiple sources document spring rainfall has increased slightly in total amount and/or is projected to increase substantially in the future. However, none of these sources document an observed or projected climate-change caused increase in heavy rainfall.

Lightning is another summer-weather hazard that is relatively modest in scale. The NRI rates counties in the planning area either *relatively low* or *very low* for lightning risk. There are presently no data or studies that document lightning is increasing in the planning area. Likewise, no projections exist to suggest the hazard is likely to increase or decrease in the future due to climate change. The 2022 NOAA Climate Summary acknowledges that lightning exists. The Fifth National Climate Assessment mentions lightning once, as a potential source of ignition for wildfire. The 2021 Montana Climate Change and Human Health study states both that lightning exists in the planning area and that it is a potential source of ignition of wildfire.

Potential impacts of severe summer weather hazards are discussed in the Vulnerability subsection of this hazard profile, as well as the impacts of population changes and development trends. Current variability in vulnerability by jurisdiction, based on existing conditions, is discussed in these sections and jurisdictional annexes. Due to the uncertainty with climate change on severe summer weather, it is not possible to define with further specificity the impacts and variability related to climate change on each jurisdiction within the Region. Future updates to this plan should revisit this topic as scientific knowledge progresses and note any trends that emerge.

Potential Magnitude and Severity

As mentioned in the 2018 SHMP, severe summer weather can cause damage to buildings, homes, and other property but rarely cause death, serious injury, or long-lasting health effects. Straight-line winds are responsible for most thunderstorm damage. The NWS reports that severe summer weather has caused $51.5 million in property damage and $26.3 million in crop damage over the past 60 years in the State. Eight deaths and 31 injuries were attributed to lightning strikes. Across the country, large hail results in nearly $1 billion in damage annually to property and crops. In the Eastern Region alone, 6 fatalities, 17 injuries, $31,650,200 in property damages, and $31,954,000 crop damages have been recorded since 1955.

The individual scales for each severe summer weather hazards are summarized in the beginning of this chapter.

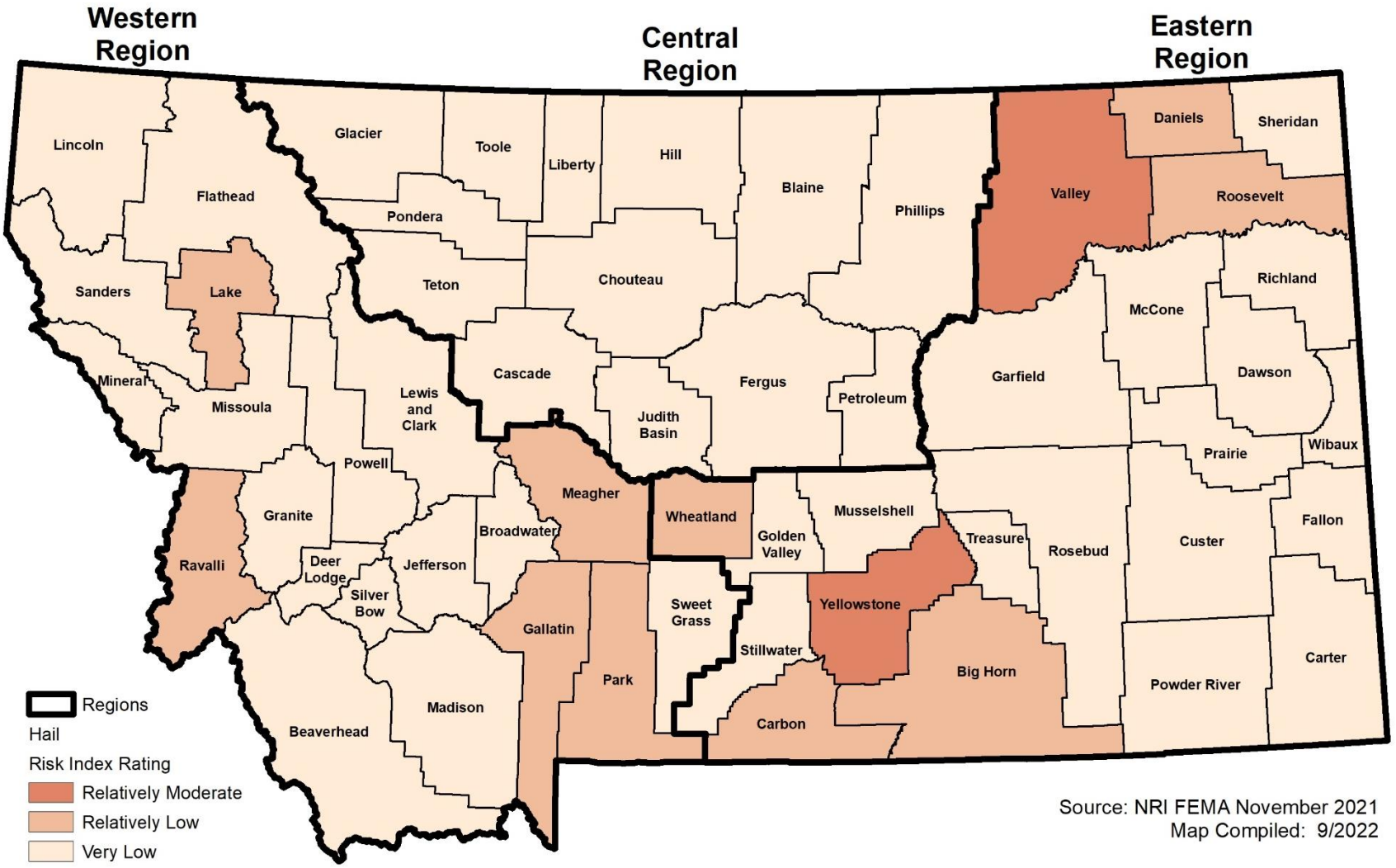
Vulnerability Assessment

The severe summer weather *Vulnerability Assessment* identifies, or at least discusses, assets that are in a high hazard area for severe summer weather and are susceptible to damage from that exposure. In this context, assets are (1) people, (2) property, (3) critical facilities and lifelines, (4) the economy, (5) historic and cultural resources, and (6) natural resources. Exposure indicates interacting with severe summer weather hazards, and likely to be exposed indicates a presence in areas deemed to be

especially likely to experience severe summer weather hazards. Susceptible indicates a strong likelihood of damage from exposure to severe summer weather hazards and is described in greater detail in Section 4.2 *Hazard Profiles,* subsection 4.2.1 *Profile Methodology*, subsection *Vulnerability Assessment*. Finally, vulnerability under future conditions is considered above as it relates to climate change and below as it relates to development.

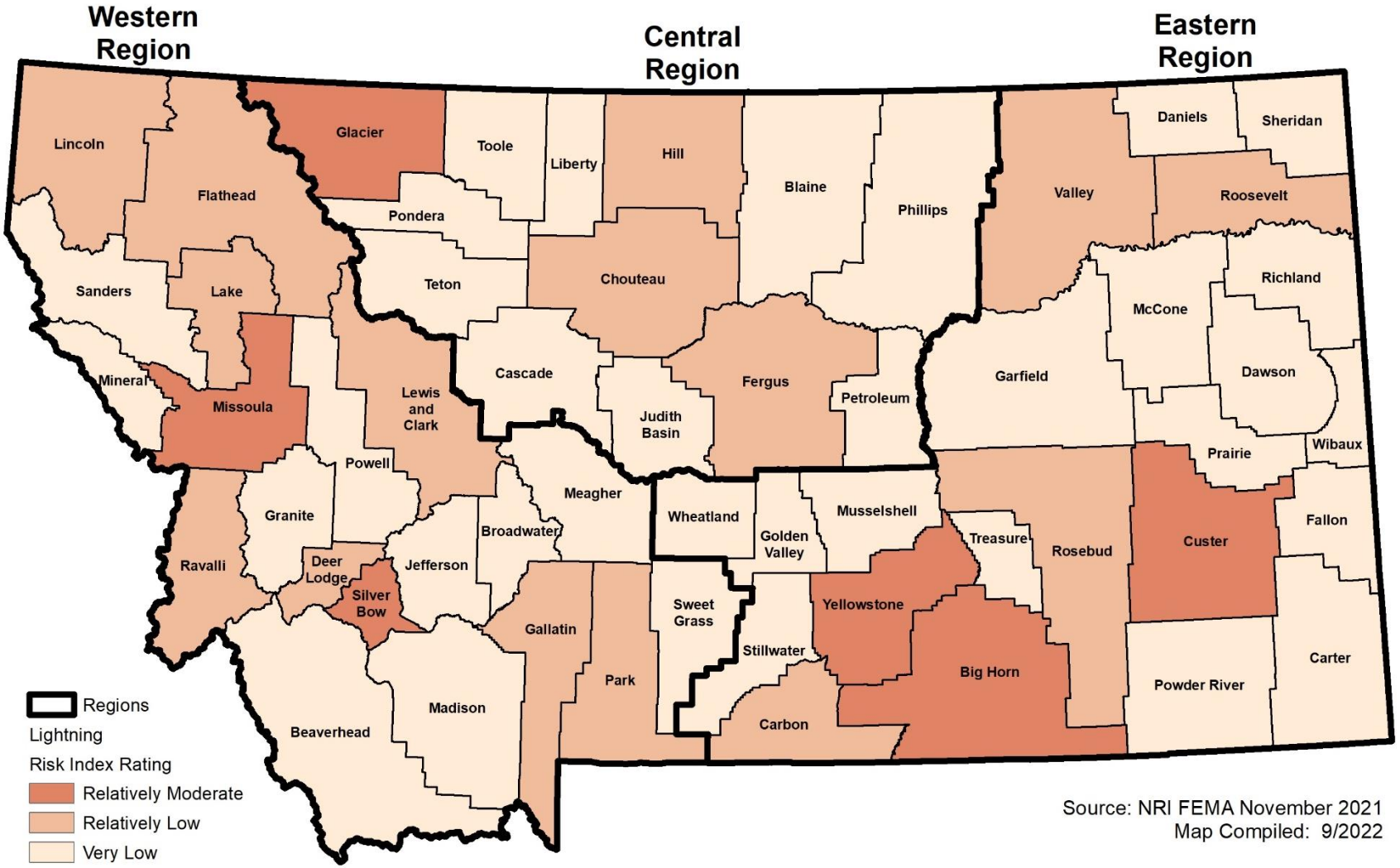
Figure 4-53 and
Figure 4-54 illustrates the relative Risk Index (RI) rating to hail and lightning events for Montana counties based on data in the NRI. The RI calculation takes into account various factors, including the expected annual losses from these events, social vulnerability, and community resilience in each county across Montana. Most counties in the region have a very low to moderate rating; none have a high or very high RI rating.

Figure 4-53 NRI Risk Index Rating for Hail



Map by WSP, Data Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

Figure 4-54 NRI Risk Index Rating for Lightning



Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

People

Extreme summer weather poses hazards to people in the Eastern Region, and particularly for some of the socially vulnerable populations located in rural areas of the counties further away from resources and support. The entire Eastern Region is exposed to extreme heat. The heat island effect can further increase temperatures in urban areas, like Billings. Hail and lightning also occur throughout the region and pose a threat to people unable to take shelter with little or no notice; these may include vulnerable population that work in the gas fields or in the agricultural industry that are typically work outside. Heavy rain will generally not cause injuries but does pose a threat if it results in flash flooding or hail.

All people are potentially susceptible to injury or possibly death from summer weather. Some groups, such as the elderly, young children, outdoor workers, and people with respiratory illnesses or weakened immune systems are typically the most susceptible to especially extreme heat, especially if they lack access to air conditioning or do not have adequate breaks for water and to refuel. Outdoor enthusiasts and workers are most likely to be caught outdoors and exposed to hail and lightning; this may include outdoor workers on farms or working in the oil and gas fields in the far eastern portion of the Eastern Region. Young children playing outdoors are also a concern. Lastly, unhoused persons are more vulnerable to heavy rain, especially if they inhabit floodplain areas prone to flash flooding. Most of the planning participants noted that severe summer weather events do have greater impacts on their seniors, young children, outdoor workers, and individuals with health conditions.

Property

Individual storms have a limited extent, but over time all outdoor property is likely to be exposed to heavy rain, extreme heat, and hail. Lightning typically strikes the highest objects in an area but can cause hazardous power surges that extend much further. Lightning strikes can also start fires. The secondary effects of fire are discussed in the section below titled *Wildfire*.

Some property is especially susceptible to damage. Houses and cars have a reputation for receiving expensive-to-repair damage from hail events. Electrical equipment is often susceptible to the effects of lightning far from the strike location. Lightning can cause power outages with potentially serious secondary effects.

Susceptibility of property to heat and heavy rain is less of a problem in the planning area. Heat can expand metal and cause problems with infrastructure. Heavy rain can damage foundations, especially where water is allowed to accumulate near a foundation rather than being channeled away. Secondary effects of heavy rain include flash flooding and are discussed in the section above titled *Flooding*. Despite the hazards of heat and heavy rain, there are no reported property damages from excessive heat or heavy rain in the planning area.

Critical Facilities and Lifelines

All infrastructure and critical facilities located outdoors are similarly exposed to heat and hail. Lightning typically strikes the highest objects in an area but can cause hazardous power surges that extend throughout electrical circuits.

Infrastructure can be susceptible to damage from extreme heat. Heat expands roadbuilding materials and can cause road surfaces to crack. Power infrastructure is especially susceptible to heat. Heat expands above-ground power lines, causing them to lengthen and sag. Sagging power lines are a well-known fire hazard and were at least partially at fault for recent catastrophic fires in California and Colorado. A mitigation technique in certain states is to simply turn off power distribution during these times. Heat also reduces the efficiency of power generation, transmission, and distribution. This happens at the same time that demand peaks due largely to the increased use of air conditioners. The result of this puts stress on the power delivery system. The full range of heat effects on power infrastructure is complex and far reaching.

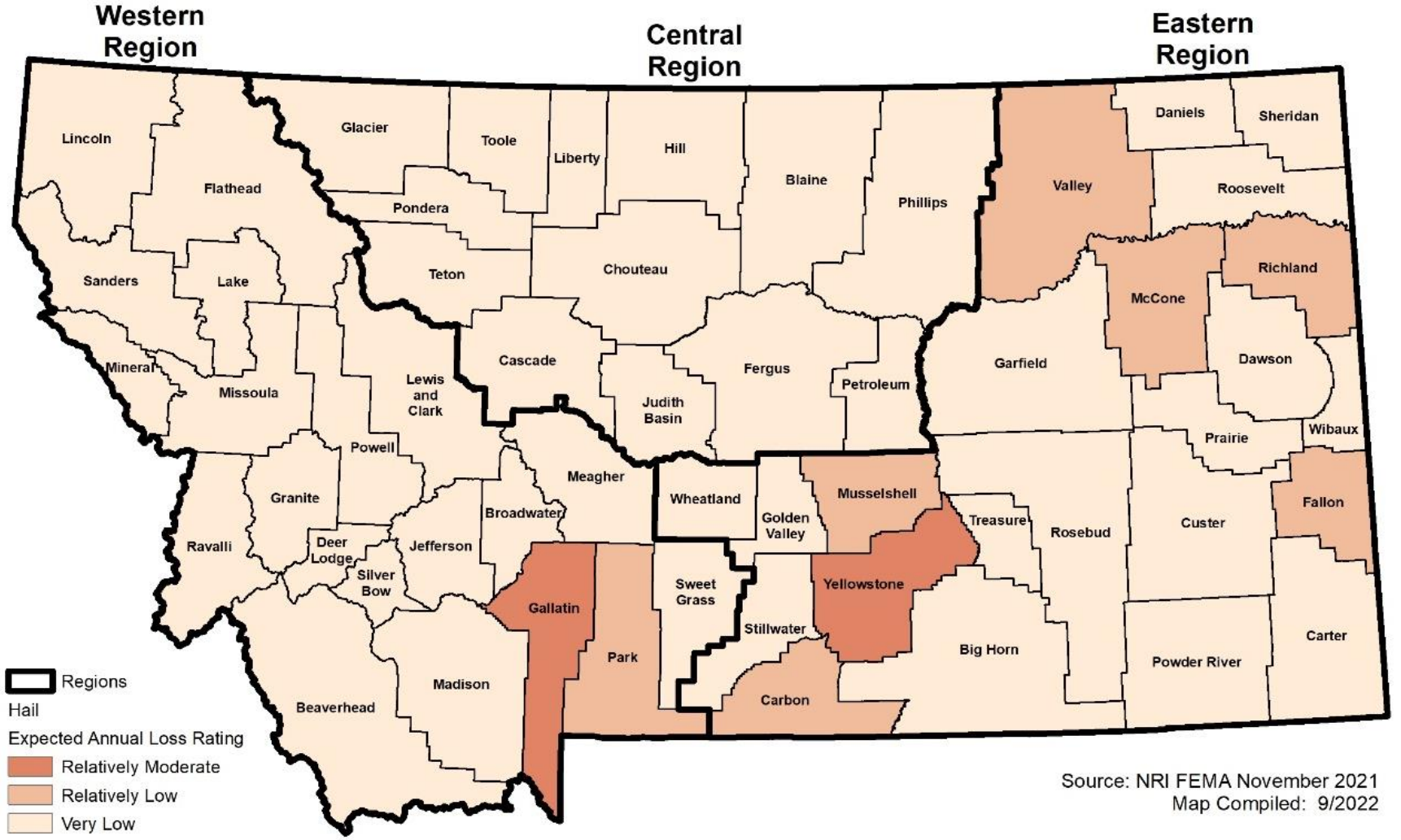
The use of roads is also susceptible to hail accumulation, which can clog stormwater drainage infrastructure and temporarily impair traffic.

Economy

As seen from NCEI data (Table 4-46), severe summer storms can result in significant economic losses, especially if large hail is produced. Direct losses result to property or crops, but indirect losses can be a result of these storms as well. The 2018 SHMP notes that increasing extreme temperature events will impact tourism in the future and reduce revenue from tourists. Businesses will need to close, and commuters will be unable to drive to work due to flash flooding or extreme hail events. These will result in disruption in local economies.

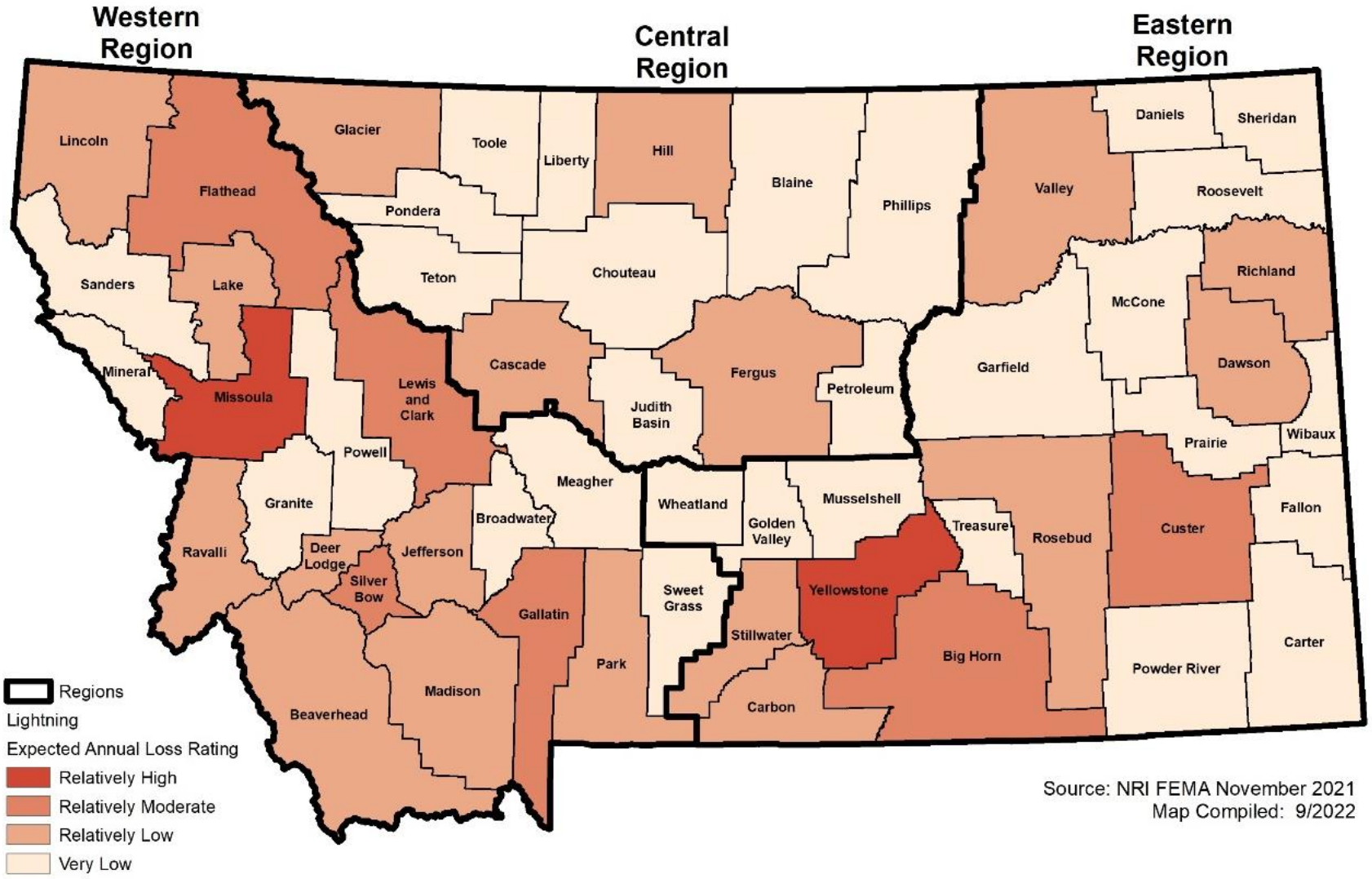
Figure 4-55 and Figure 4-56 illustrate the relative risk of Expected Annual Loss (EAL) rating due to hail and lightning for Montana counties based on data in the NRI. For hail, most counties in the region have a very low to relatively low EAL rating. Yellowstone has a relatively moderate rating. For lightning, the majority of the Counties have a very low to relatively low rating. Big Horn and Custer Counties have a relatively moderate rating. Yellowstone County has a relatively high rating. For The EAL calculation takes into account agriculture value exposed to hail and lightning, annualized frequency for hail and lightning, and historical losses.

Figure 4-55 NRI Hail Expected Annual Loss Rating



Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

Figure 4-56 NRI Lightning Expected Annual Loss Rating



Map by WSP, Data Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

Historic and Cultural Resources

Historic and cultural resources are all exposed to severe summer weather. Susceptibility of historic and cultural resources to is variable, but given the age of historic buildings most of the structure's roofs and windows are more susceptible. Old buildings were likely built to outdated building codes, or no building codes at all, and many are in poor condition. This increases their susceptibility to severe summer weather, and particularly to high wind, lightning, and hail. This pattern exists throughout the Eastern Region.

Natural Resources

Vegetation such as trees, crops, and landscape are vulnerable to extreme heat events. Similarly, hail has been documented to cause significant crop damage in the planning area and was also documented to break branches off trees. The most significant crop damages reported by the NCEI occurred in Yellowstone and Valley counties. Lightning has also been documented to strike trees and cause fires, which can impact vegetation and crops.

Development Trends Related to Hazards and Risk

There are no clear trends that recent development has changed vulnerability to severe summer weather. Nor is it evident that future development changes will affect vulnerability to severe summer weather. In most cases existing development in older and more rural towns will continue to be more susceptible to weather hazards. Whereas new development that is built to current code should be better designed to withstand the effects of severe summer weather.

Risk Summary

- The hazard significance of severe summer weather (excessive heat, hail, heavy rain, and lightning) in the Eastern Region is ranked as **high.**
- The entire Eastern Region can be impacted by severe summer weather; therefore, the geographic extent is rated as **extensive**
- 1,100 days of severe summer weather events occurred in the Eastern Region over the course of 67 years, from 1955 to March 2022. This averages roughly 16.4 days with severe summer event(s) per year; therefore, the probability of future occurrence is ranked as **highly likely.**
- Six deaths, 17 injuries, $31,650,200 in property damages, and $31,954,000 in crop damages occurred from severe weather events since 1955, therefore the potential magnitude is ranked as **critical.**
- People most vulnerable to severe summer weather events are children, the elderly, individuals with preexisting medical conditions, outdoor workers/enthusiasts, and people living in dense urban areas.
- All outdoor property is vulnerable to severe weather events. Properties and vehicles are most frequently reported as damaged property in the Eastern Region.
- Critical infrastructure such as roadways and electric equipment are especially vulnerable to severe summer weather. Power outages, house fires, and damages to vehicles have been documented by the NCEI dataset.
- Economic losses typically occur from severe hail events and associated cost of repairs from hail damage. Areas with high infrastructure, such as major cities, are more likely to experience economic damages from hail than urban areas due to greater quantity of property to be damaged.
- Related hazards: Drought, Wildfire. Wind & tornadoes

Table 4-47 Risk Summary Table: Severe Summer Weather

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences
Eastern Region	High		
Big Horn	Medium	Hardin, Lodge Grass	None

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences
Carbon	Medium	Bearcreek, Bridger, Joliet, Fromberg, Red Lodge	Newer development built to code is better designed to withstand severe summer weather.
Carter	Medium	Ekalaka	None
Custer	Medium	Ismay, Miles City	None
Crow Tribe	High		None
Daniels	Medium	Scobey, Flaxville	None
Dawson	Medium	Richey, Glendive	None
Fallon	Medium	Plevna, Baker	None
Garfield	Medium	Jordan	None
Golden Valley	Medium	Ryegate, Lavina	None
McCone	Medium	Circle	A higher number of weather-related events have occurred in McCone County.
Musselshell	Medium	Melstone, Roundup	None
Powder River	High	Broadus	None
Prairie	High	Terry	None
Richland	Medium	Fairview, Sidney	None
Roosevelt	Medium	Wolf Point, Poplar, Bainville, Culberson, Froid	None
Rosebud	Medium	Colstrip, Forsyth	None
Sheridan	Medium	Plentywood, Medicine Lake, Outlook, Westby	None
Stillwater	Medium	Columbus	None
Treasure	Medium	Hysham	None
Valley	Medium	Glasgow, Fort Peck, Nashua, Opheim	A higher number of weather-related events have occurred in Valley County.
Wibaux	High	Wibaux	None
Yellowstone	High	Billings, Broadview, Laurel	A higher number of weather-related events have occurred in Yellowstone County; newer development built to code is better designed to withstand severe summer weather.

4.2.11 Severe Winter Weather

Hazard/Problem Description

Severe winter weather presents one of the greatest threats to life of any hazard in Montana. Statistics on winter deaths are difficult to obtain, but nationwide there are on average 100 lives directly and indirectly lost to winter weather, more than lightning, hurricanes, or tornadoes. Winter storms are considered to be deceptive killers because most deaths are indirectly related to the storm. People die in traffic accidents on snow- or ice-covered roads, from hypothermia due to prolonged exposure to cold, and from heart attacks due to overexertion.

Winter storms may be categorized as blizzards, heavy snow, ice storms, winter storms, and winter weather. These storms vary in size and intensity and may affect a small part of the state or several states at once. The NWS defines common winter storm characteristics as follows:

Blizzard: A blizzard means that the following conditions are expected to prevail for a period of 3 hours or longer:

- Sustained wind or frequent gusts to 35 miles an hour or greater; and
- Considerable falling and/or blowing snow (i.e., reducing visibility frequently to less than ¼ mile).

Cold/Wind Chill: Increased wind speeds accelerate heat loss from exposed skin, and the wind chill is a measure of this effect. No specific rules exist for determining when wind chill becomes dangerous. As a general rule, the threshold for potentially dangerous wind chill conditions is about -20°F. Similarly, what defines extreme cold varies in different parts of the country. In this plan, extreme cold is considered cold temperatures below zero that are sufficient to cause damage to property, crops, or people.

Heavy Snow: This generally means:

- Snowfall accumulating to 4" or more in depth in 12 hours or less; or
- snowfall accumulating to 6" or more in depth in 24 hours or less.
- In forecasts, snowfall amounts are expressed as a range of values, e.g., "8 to 12 inches." However, in heavy snow situations where there is considerable uncertainty concerning the range of values, more appropriate phrases are used, such as "...up to 12 inches..." or alternatively "...8 inches or more..."

Ice Storm: An ice storm is used to describe occasions when damaging accumulations of ice are expected during freezing rain situations. Significant accumulations of ice pull down trees and utility lines resulting in loss of power and communication. These accumulations of ice make walking and driving extremely dangerous.

Winter Storm: A winter weather event that has more than one significant hazard (i.e., heavy snow and blowing snow; snow and ice; snow and sleet; sleet and ice; or snow, sleet, and ice) and meets or exceeds locally/regionally defined 12 and/or 24-hour warning criteria for at least one of the precipitation elements. Normally, a Winter Storm would pose a threat to life or property.

Winter Weather: A winter precipitation event that causes a death, injury, or a significant impact to commerce or transportation, but does not meet locally/regionally defined warning criteria. A Winter Weather event could result from one or more winter precipitation types (snow, or blowing/drifting snow, or freezing rain/drizzle). The Winter Weather event can also be used to document out-of-season and other unusual or rare occurrences of snow, or blowing/drifting snow, or freezing rain/drizzle.

Geographical Area Affected

All counties in the Eastern Region are impacted by severe winter weather; therefore, the geographic extent of severe winter storms is ranked as **extensive**. The 2018 SHMP explains that the entire State is considered equally vulnerable to severe winter weather. Arctic cold fronts typically enter the state from the northeast and may cross the Continental Divide, affecting mainly the western portion of the State rather than the Eastern Region. Arctic fronts meeting wet maritime fronts often combine to cause heavy snowfall, which can occur in all parts of the State. The lowest temperatures are typically experienced in the northeast, whereas the heaviest snowfall most often occurs in the mountain region in the southwest portion of the Eastern Region.

Past Occurrences

The NCEI database was used to gather information on historic severe winter weather events in the Eastern Region of Montana. It is important to note that weather events that occurred on Crow Tribe and North Cheyenne Tribe are also included in the dataset tables down below. However, instead of individual records, tribal data records were grouped into the nearest County. The NCEI dataset contains information on severe winter weather events from 1996 to March of 2022. The specific hazards selected for severe winter weather consist of blizzard, cold/wind chill, heavy snow, ice storm, winter storm, and winter weather events.

Table 4-48 summarizes winter weather data from NCEI. Not all severe winter weather events get reported by the NCEI and losses are estimates, therefore actual losses may be higher than those reported below. Based on these data, winter storms are the most frequently occurring and damaging type of severe winter weather event in the Eastern Region. Heavy snow is another frequently occurring event in the Region. Blizzards, heavy snow, and winter storms are the only types of severe winter weather with documented property losses. Blizzards, cold/wind chill, winter storm and winter weather events have resulted in a total of 14 injuries and 13 deaths in the Eastern Region.

Table 4-48 Summary of Losses by Hazard in the Eastern Region

	Deaths	Injuries	Property Loss	Days with Events	Total Events
Blizzard	1	5	$1,792,000	68	**307**
Cold/Wind Chill	4	0	$0	93	**397**
Heavy Snow	2	4	$1,236,000	210	**701**
Ice Storm	0	0	$0	11	**56**
Winter Storm	3	1	$6,331,700	285	**1,138**
Winter Weather	5	7	$0	71	**209**
Total	**13**	**14**	**$9,359,700**	**738**	**2,808**

Source: NCEI

There are variations in losses and frequency of hazards across the Eastern Region. Due to the regional nature of severe winter storms, the NCEI records all severe winter weather events by zone rather than by county. The zones used by NCEI can extend over county lines, and many counties contain more than one zone. Table 4-49 and Figure 4-57 provides the total number of severe winter weather events by zone. Red Lodge Foothills Zone has the greatest number of events.

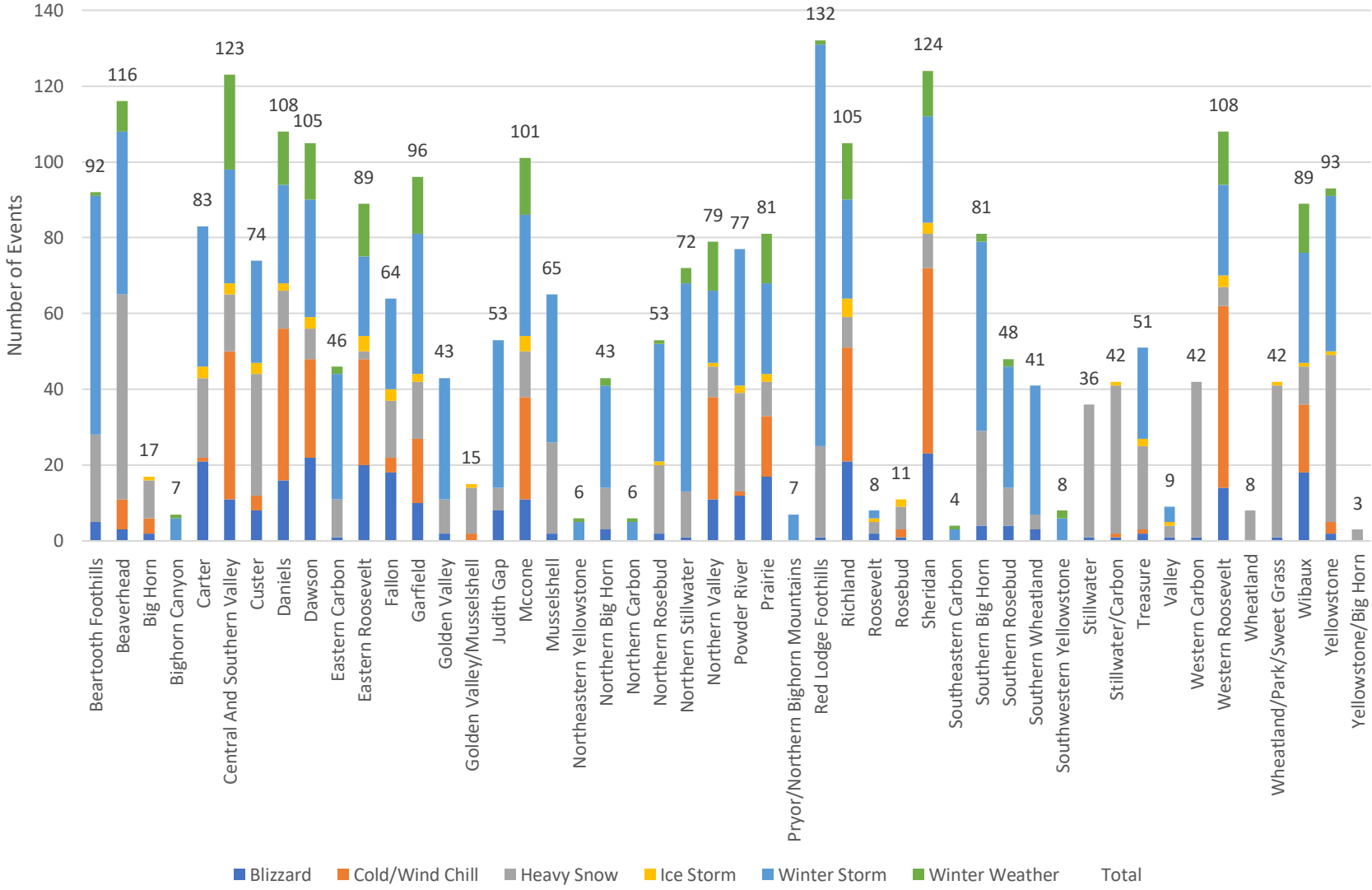
Table 4-49 Summary of Severe Winter Weather Events by Zone in the Eastern Region

Zone Name	Blizzard	Cold/ Wind Chill	Heavy Snow	Ice Storm	Winter Storm	Winter Weather	Total
Beartooth Foothills (Zone)	5	0	23	0	63	1	**92**
Beaverhead (Zone)	3	8	54	0	43	8	**116**
Big Horn (Zone)	2	4	10	1	0	0	**17**
Bighorn Canyon (Zone)	0	0	0	0	6	1	**7**
Carter (Zone)	21	1	21	3	37	0	**83**
Central and Southern Valley (Zone)	11	39	15	3	30	25	**123**
Custer (Zone)	8	4	32	3	27	0	**74**
Daniels (Zone)	16	40	10	2	26	14	**108**
Dawson (Zone)	22	26	8	3	31	15	**105**
Eastern Carbon (Zone)	1	0	10	0	33	2	**46**
Eastern Roosevelt (Zone)	20	28	2	4	21	14	**89**
Fallon (Zone)	18	4	15	3	24	0	**64**
Garfield (Zone)	10	17	15	2	37	15	**96**
Golden Valley (Zone)	2	0	9	0	32	0	**43**
Golden Valley/Musselshell (Zone)	0	2	12	1	0	0	**15**
Judith Gap (Zone)	8	0	6	0	39	0	**53**
McCone (Zone)	11	27	12	4	32	15	**101**
Musselshell (Zone)	2	0	24	0	39	0	**65**
Northeastern Yellowstone (Zone)	0	0	0	0	5	1	**6**
Northern Big Horn (Zone)	3	0	11	0	27	2	**43**

Zone Name	Blizzard	Cold/ Wind Chill	Heavy Snow	Ice Storm	Winter Storm	Winter Weather	Total
Northern Carbon (Zone)	0	0	0	0	5	1	**6**
Northern Rosebud (Zone)	2	0	18	1	31	1	**53**
Northern Stillwater (Zone)	1	0	12	0	55	4	**72**
Northern Valley (Zone)	11	27	8	1	19	13	**79**
Powder River (Zone)	12	1	26	2	36	0	**77**
Prairie (Zone)	17	16	9	2	24	13	**81**
Pryor/Northern Bighorn Mountains	0	0	0	0	7	0	**7**
Red Lodge Foothills (Zone)	1	0	24	0	106	1	**132**
Richland (Zone)	21	30	8	5	26	15	**105**
Roosevelt (Zone)	2	0	3	1	2	0	**8**
Rosebud (Zone)	1	2	6	2	0	0	**11**
Sheridan (Zone)	23	49	9	3	28	12	**124**
Southeastern Carbon (Zone)	0	0	0	0	3	1	**4**
Southern Big Horn (Zone)	4	0	25	0	50	2	**81**
Southern Rosebud (Zone)	4	0	10	0	32	2	**48**
Southern Wheatland (Zone)	3	0	4	0	34	0	**41**
Southwestern Yellowstone (Zone)	0	0	0	0	6	2	**8**
Stillwater (Zone)	1	0	35	0	0	0	**36**
Stillwater/Carbon (Zone)	1	1	39	1	0	0	**42**
Treasure (Zone)	2	1	22	2	24	0	**51**
Valley (Zone)	1	0	3	1	4	0	**9**
Western Carbon (Zone)	1	0	41	0	0	0	**42**
Western Roosevelt (Zone)	14	48	5	3	24	14	**108**
Wheatland	0	0	8	0	0	0	**8**
Wheatland/Park/Sweet Grass (Zone)	1	0	40	1	0	0	**42**
Wibaux (Zone)	18	18	10	1	29	13	**89**
Yellowstone (Zone)	2	3	44	1	41	2	**93**
Yellowstone/Big Horn	0	0	3	0		0	**3**
Total	**307**	**397**	**701**	**56**	**1,138**	**209**	**2,808**

Source: NCEI

Figure 4-57 Summary of Severe Winter Weather Events by Zone in the Eastern Region



Source: NCEI, Chart by WSP

The NCEI dataset reported $9,359,700 in total property losses in the Eastern Region since 1996. No crop damage was reported in the region. Three zones accounted for 88% of the property damage reported. Table 4-50 summarizes property loss by zone in the Eastern Region.

Table 4-50 Summary of Property Losses from Winter Weather Events by Zone in the Eastern Region

Zone	Total Property Damage ($)
Big Horn (Zone)	1,200,000
Carter (Zone)	4,500,000
Dawson (Zone)	57,000
Garfield (Zone)	240,000
McCone (Zone)	2,000
Northern Valley (Zone)	5,000
Prairie (Zone)	10,000
Richland (Zone)	435,000
Roosevelt (Zone)	362,000
Sheridan (Zone)	2,500,000
Wibaux (Zone)	34,700
Yellowstone (Zone)	14,000
Total	**9,359,700**

Source: NCEI

The NCEI reported details on several significant events in the Eastern Region:

- **November 1, 2000:** A major winter storm hit eastern Montana leaving over 1,500 residents without power as nearly 2,000 power poles snapped in half. The storm started as rain and produced several hours of sleet before changing to snow. After the ice turned to all snow, strong winds from 30 to 45 mph with gusts to 60 mph developed creating blizzard conditions with 6 to 12 inches of snow. Drifts up to 5 and 6 feet were reported in Sheridan County. This event impacted quite a few zones/counties in the Eastern Region and resulted in a combined $3,306,700 of property losses.
- **April 9, 2001:** An early spring snowstorm impacted parts of South Central and Southeast Montana on April 8th and April 9th. Southern Big Horn County was the hardest hit. An estimated 600 power poles were knocked down from heavy, wet snow, ice, and wind. Thousands of people were without power for up to 7 days. The hardest hit area was along Route 314 in the Kirby/Decker area and in the western end of the Northern Cheyenne Indian Reservation. This event resulted in $1,200,000 of property losses.
- **February 19, 2009:** An arctic cold front moved across the forecast area during the late evening hours of the 19th and early morning hours of February 20th. Upslope flow developed behind the front. This resulted in heavy snow across the foothills of the Beartooth/Absaroka Mountains with minor accumulations across the plains. However, very slick roads resulted in dangerous traveling conditions. As a result of the icy roads, a 16-year-old girl died in a one-vehicle crash on Interstate 90 near Dunmore, Montana. In addition, two women died in a two-vehicle crash on Highway 212, about 8 miles west of Ashland. Although road conditions were icy and snow packed at the time of the accidents, Montana State Patrol reported speed was also a factor.
- **March 29, 2009:** A second major snowstorm and blizzard within a week's time brought heavy snow and strong winds to portions of Southern Montana and Northern Wyoming. This storm impacted areas that were hit hard by the March 23-24 storm. Winds across the area were sustained in the 25 to 35 mph range with gusts from 30 to 40 mph. These winds combined with heavy snow resulted in visibilities being reduced to a quarter mile at many locations. In addition, snowfall exceeded 12 in Carbon, Stillwater, and Custer Counties. The storm resulted in one death. A 19-year-old woman was killed on Highway 39 near Forsyth after losing control of her car on the snow-covered highway. This event resulted in $1,500,000 of property losses.

- **November 9, 2012:** A low-pressure system from the Gulf of Alaska descended over the Rocky Mountain region, then moved northeast, emerging over the northern high plains. An arctic air mass from Alberta combined with warmer temperatures from the south to steer plentiful moisture through the area, bringing the first major winter storm of the season to northeast Montana. This event caused three deaths and one injury, as well as $25,000 in property losses.
- **May 10, 2016:** A very strong low-pressure system from the pacific northwest stalled over southern Montana and northern Wyoming with plentiful moisture. Significant amounts of moderate and heavy rain spread across many locations while enough cold air from the Canadian Rockies wrapped around the system to change the precipitation to a heavy, very wet snow for some higher elevations of central and northern Montana. This event resulted in $240,000 of property losses.

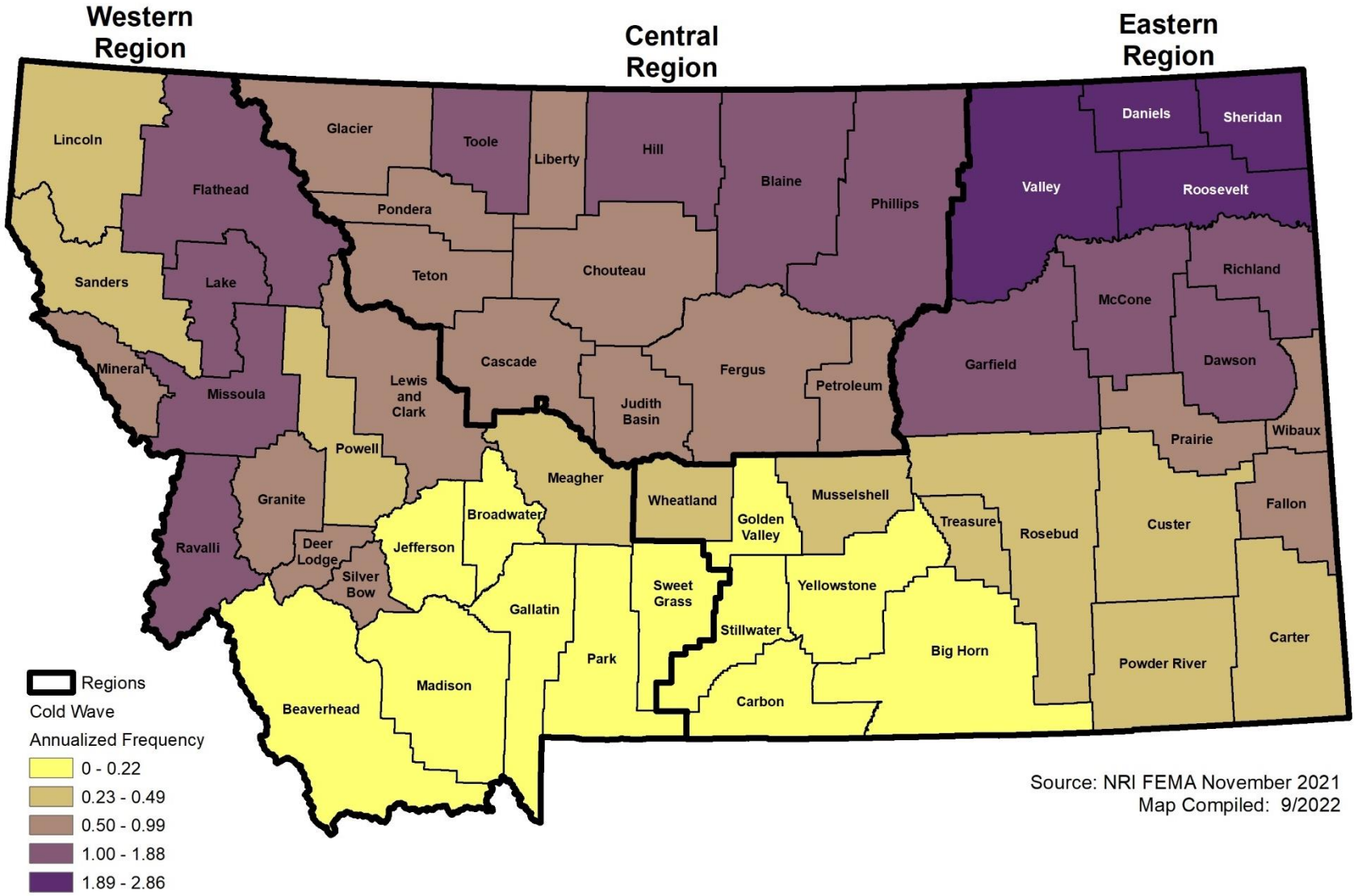
Frequency/Likelihood of Occurrence

The frequency of severe winter weather in the Eastern Region is ranked as **highly likely**. Severe winter weather impacts the state annually with blowing and drifting snow, extreme cold, hazardous driving conditions, and utility interruption. The NCEI dataset reported 738 days with severe weather events over 26 years, which averages to nearly 29 days a year with severe winter weather events in the Eastern Region. According to the 2023 SHMP, winter weather typically affects the state from November to April each year, but late storms can extend into June.

Figure 4-58 below depicts the annualized frequency of cold events at a county level based on the NRI. A trend exists of increased frequency in the northern part of the region, particularly in Daniels, Valley, Roosevelt, and Sheridan counties.

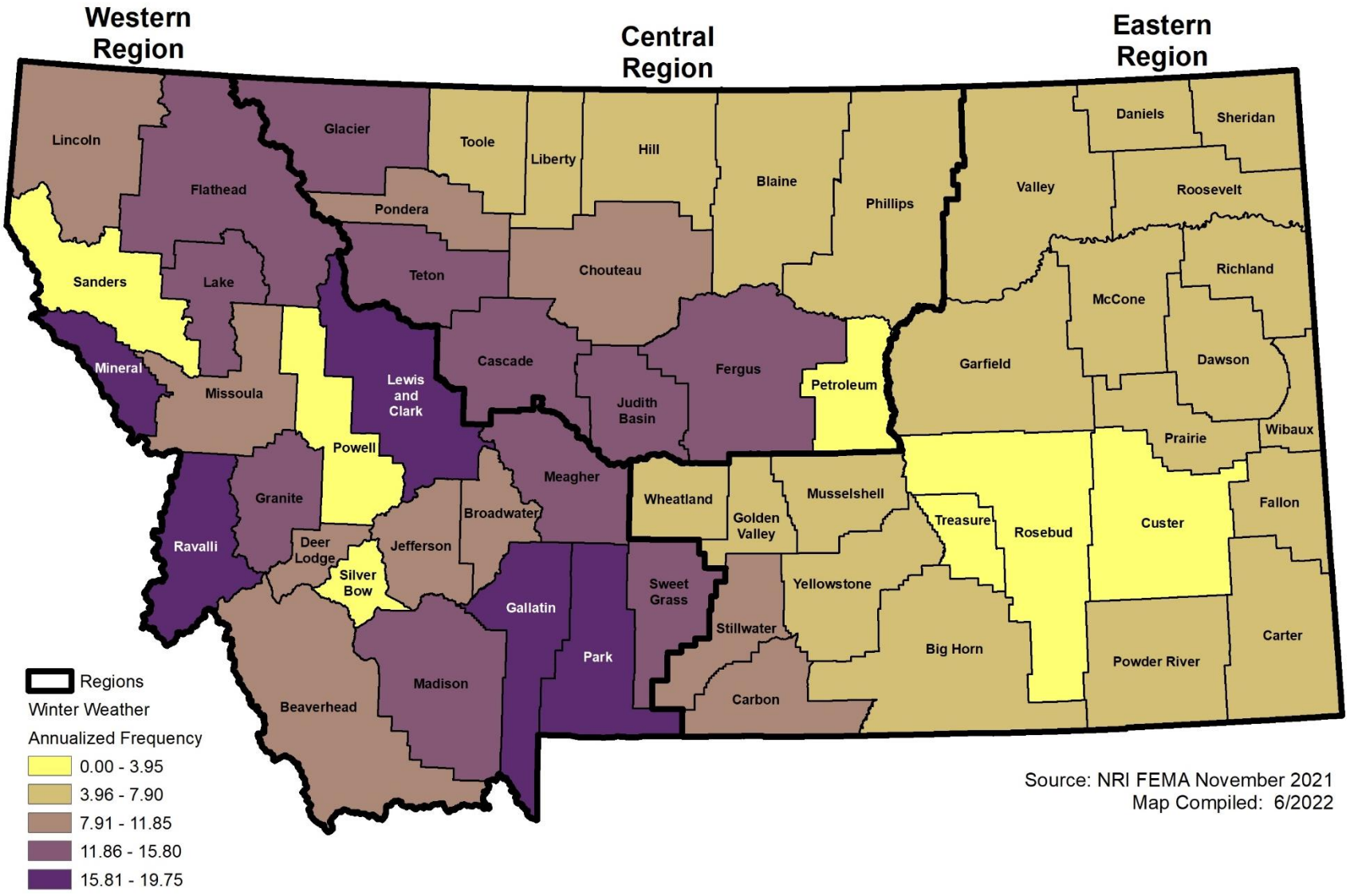
Figure 4-59 depicts annualized frequency of winter weather events at a county level based on the NRI. A trend exists towards increased frequency in the southwestern region, particularly Stillwater and Carbon counties.

Figure 4-58 NRI Annualized Frequency of Cold Events by County



Map by WSP, Data Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

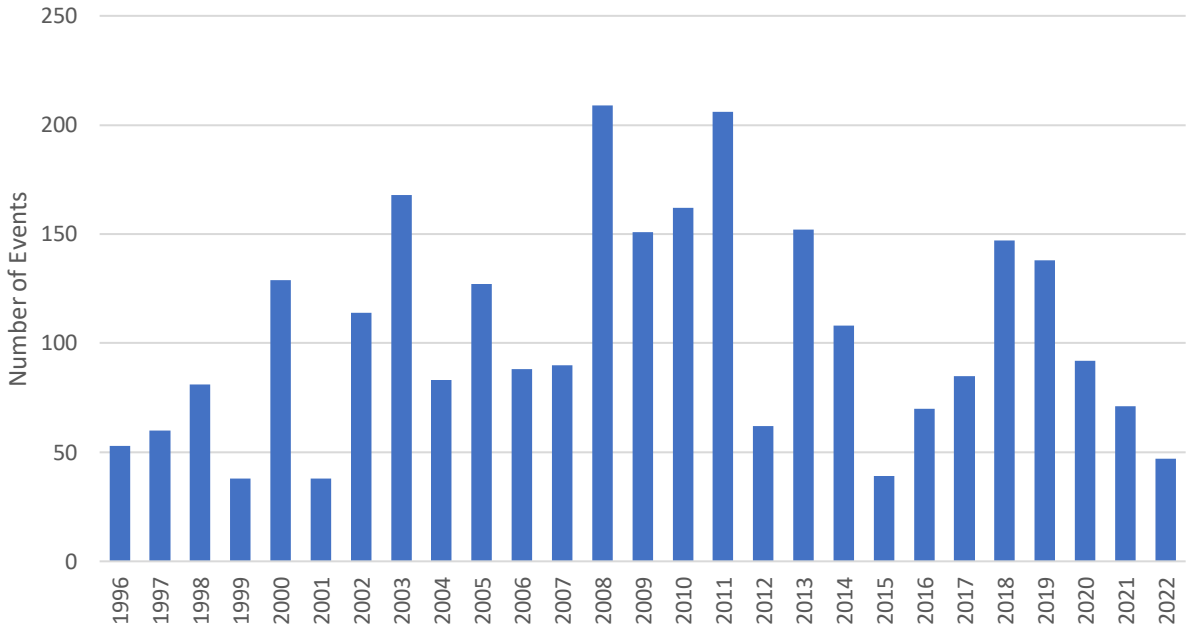
Figure 4-59 NRI Annualized Frequency of Winter Weather Events by County



Map by WSP, Data Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

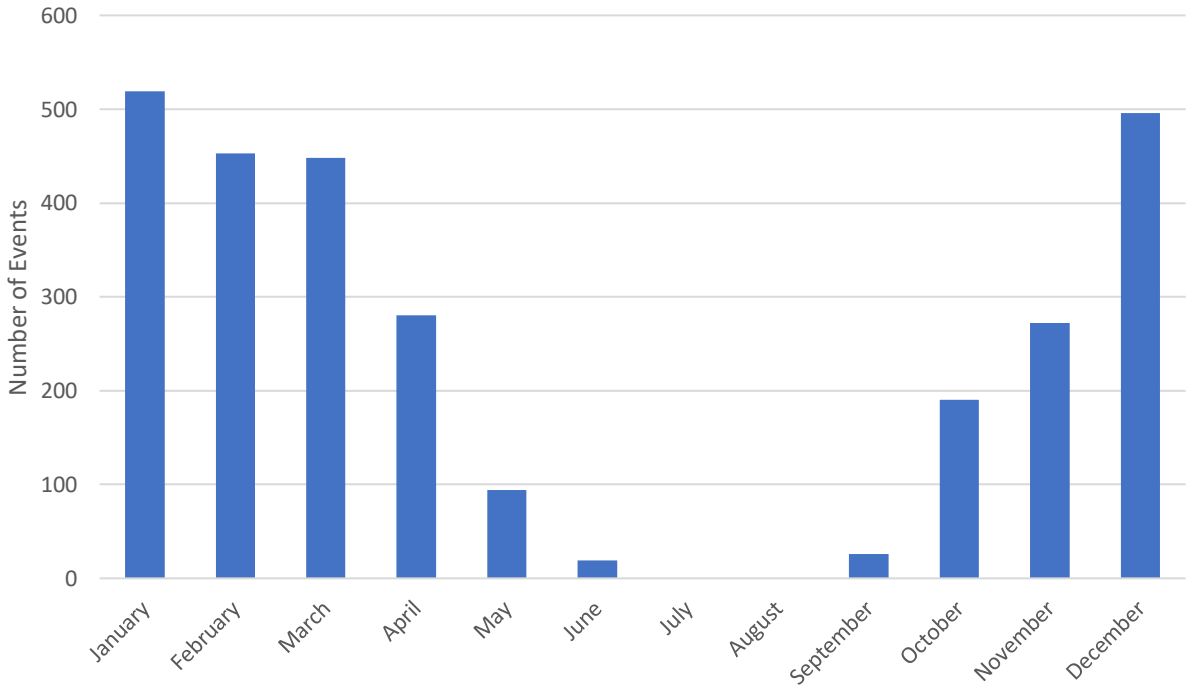
Between 1996 and 2022, winter weather events have occurred more frequently, then less frequently (Figure 4-60). It is not clear if this indicates a meaningful trend moving forward. The frequency of events by month is provided in Figure 4-61.

Figure 4-60 Yearly Trend of Winter Weather Events in the Eastern Region (1996-2022)



Source: NCEI, Chart by WSP

Figure 4-61 Monthly Trend of Winter Weather Events in the Eastern Region (1996-2022)



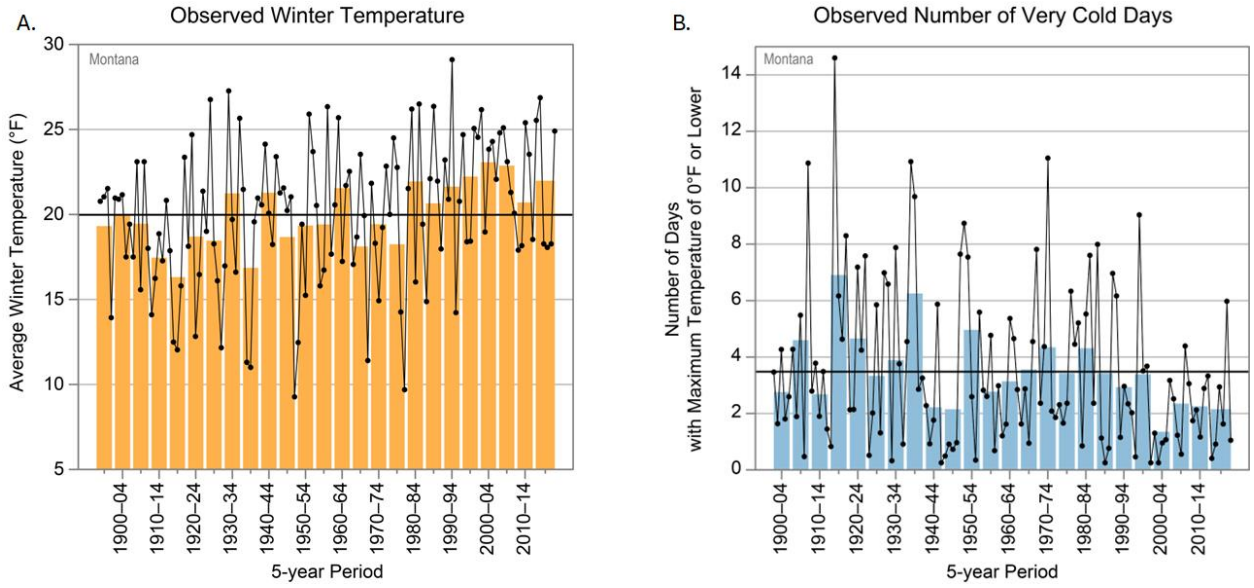
Source: NCEI, Chart by WSP

Climate Change Considerations

The 2021 Climate Change and Human Health in Montana report documents that annual average temperatures have increased in Montana 2-3 °F since 1950 in both summer and winter. This is greater than most of the U.S. due to the mid-continent location of the state. This trend is expected to continue and by mid-century the Montana Climate Assessment anticipates Montana will be 4.5-6.0 °F warmer than it was from 1971-2000. Precipitation has not changed significantly, but the 2021 Montana Climate Change and Human Health report anticipates precipitation to increase slightly, perhaps an inch/year, mostly from March-May.

With regard to winter weather, NOAA's 2022 National Climate Assessment documents that average winter temperatures in Montana have increased, with a striking reduction in the observed number of very cold days, especially in the last 20 years as shown in Figure 4-62. Both the Montana Climate Assessment and NOAA reports anticipate the number of cold days will continue to decline. Recent academic research also indicates the frequency of blizzards are on the decline in Montana, including a dramatic reduction in the number of blizzards in 2011-2020 relative to 2000-2010.[2]

Figure 4-62 Winter Temperature Observations in Montana



Dots represent annual average temperature (A.) and the number of days with a high temperature of 0°F or lower (B.).
Bars are 5-year averages (both A. and B.).
Black horizontal line is the average summer temperature for all years, 1895-2020.
Figure adapted from: 2022 NOAA State Climate Summaries, Montana. https://statesummaries.ncics.org/chapter/mt/

Neither the Montana Climate Assessment or the NCA5 chapter on the Northern Great Plains explicitly address climate change effects on blizzard, wind chill, heavy snowfall, ice storms, winter storms, or winter weather, other than to state that winters are expected to become warmer.

Due to the relatively coarse resolution of climate change effects on severe winter weather, it would be speculative to make judgements on differences between each jurisdiction within the region. Future updates to this plan should revisit this topic as scientific knowledge progresses.

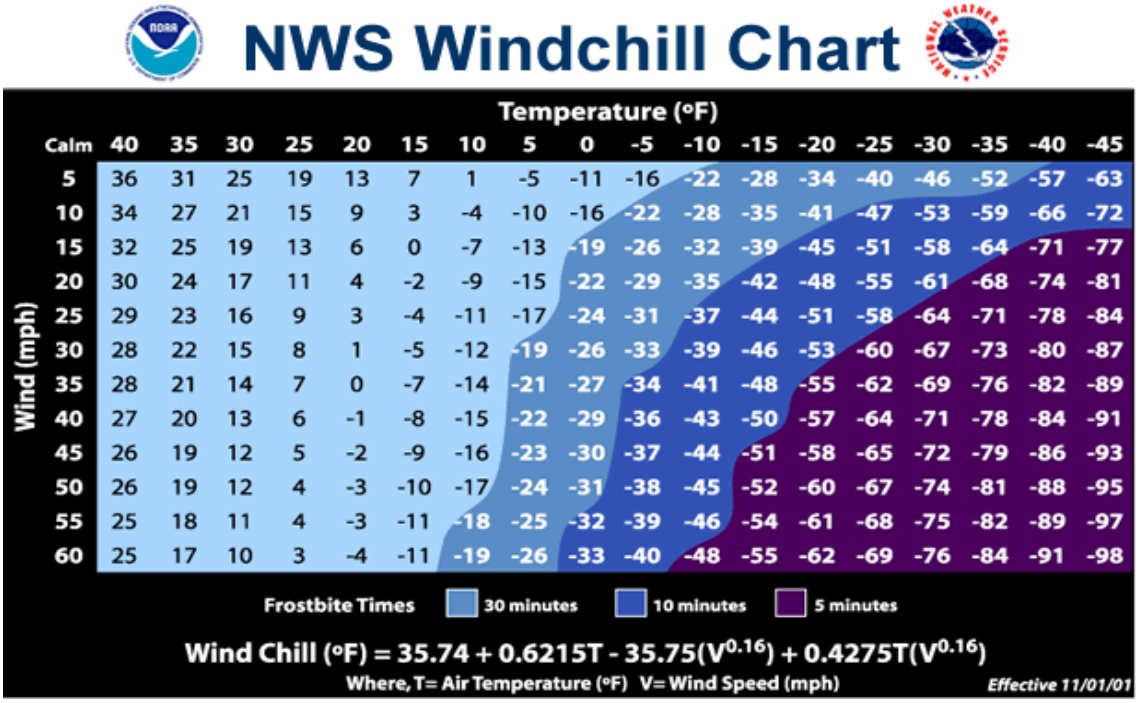
[2] Browne, A., & Chen, L. (2023). Investigating the occurrence of blizzard events over the contiguous United States using observations and climate projections. *Environmental Research Letters*, *18*(11), 114044.

Potential Magnitude and Severity

The 2018 Montana SHMP explains that the magnitude of severe weather is measured by the severity of the event and the resulting damage. Winter storms are generally slow in developing and advance notice often lessens their effects on the population. Severe winter weather that results in loss of life, extended road closures, long-term power outages, or significant isolation problems represent high-magnitude weather events for Montana. Routine damages to property are largely due to frozen pipes. Collapsed roofs from snow loads are not common due to the low percent moisture in typical snow loads. In the Eastern Region, millions of dollars have been lost in property damage, in addition to the loss of life and several injuries, most of which occurred from a transportation accident due to severe winter weather. Several disaster declarations were issued in the Eastern Region due to severe winter storms on December 6, 2000, May 28, 2001, and June 13, 2008. In the Eastern Region, NCEI reported 13 deaths, 14 injuries, and almost $9.4 million in property losses; therefore, magnitude of severe winter weather is ranked as **critical**.

In 2001, the NWS implemented an updated Wind Chill Temperature index as shown in Figure 4-63. This index was developed to describe the relative discomfort/danger resulting from the combination of wind and temperature. Wind chill is based on the rate of heat loss from exposed skin caused by wind and cold. As the wind increases, it draws heat from the body, driving down skin temperature and eventually the internal body temperature.

Figure 4-63 National Weather Service Wind Chill Chart



Source: NWS

The severity of ice storms can be measured with the Sperry-Piltz Ice Accumulation (SPIA) Index, shown in Table 4-51. The SPIA Index is a forecasting of ice accumulation and ice damage that uses various parameters that can help predict the projected extent of ice storms. Historical measurements of ice storms using the SPIA Index are unavailable.

Table 4-51 Sperry-Piltz Ice Accumulation Index

ICE DAMAGE INDEX	DAMAGE AND IMPACT DESCRIPTIONS
0	Minimal risk of damage to exposed utility systems; no alerts or advisories needed for crews, few outages.
1	Some isolated or localized utility interruptions are possible, typically lasting only a few hours. Roads and bridges may become slick and hazardous.
2	Scattered utility interruptions expected, typically lasting 12 to 24 hours. Roads and travel conditions may be extremely hazardous due to ice accumulation.
3	Numerous utility interruptions with some damage to main feeder lines and equipment expected. Tree limb damage is excessive. Outages lasting 1 – 5 days.
4	Prolonged & widespread utility interruptions with extensive damage to main distribution feeder lines & some high voltage transmission lines/structures. Outages lasting 5 – 10 days.
5	Catastrophic damage to entire exposed utility systems, including both distribution and transmission networks. Outages could last several weeks in some areas. Shelters needed.

Source: NWS

The extent rating of winter storms that cause issues in Montana includes storms forecasted with Winter Storm Warnings or Blizzard Warnings. The NWS issues a Winter Storm Warning when conditions that can quickly become life threatening and are more serious than an inconvenience are imminent or already occurring. Heavy snows, or a combination of snow, freezing rain or extreme wind chill due to strong wind, may bring widespread or lengthy road closures and hazardous travel conditions, plus threaten temporary loss of community services such as power and water. Deep snow and additional strong wind chill or frostbite may be a threat to even the appropriately dressed individual or to even the strongest person exposed to the frigid weather for only a short period.

The most dangerous of all winter storms is the blizzard. A blizzard warning is issued when winds of 35 miles an hour will occur in combination with considerable falling and/or blowing snow for at least 3 hours. Visibilities will frequently be reduced to less than 1/4 mile and temperatures are usually 20 degrees Fahrenheit or lower. The blizzard marks the upper extent of severe winter storms that could be experienced in Montana.

NOAA's NCEI produces the Regional Snowfall Index (RSI) for significant snowstorms that impact the eastern two thirds of the U.S. The RSI ranks snowstorm impacts on a scale from 1 to 5, similar to the Fujita scale for tornadoes or the Saffir-Simpson scale for hurricanes (Table 4-52). As shown in Table 4-52 RSI is a regional index; a separate index is produced for each of the six NCEI climate regions in the eastern two-thirds of the nation. Montana is included in the Northern Rockies and Plains Region, along with Nebraska, North Dakota, Wyoming, and South Dakota.[3] RSI ratings from 1 to 5 are possible in Montana. RSI values for historical

[3] The RSI is assigned according to methods outlined in:

events are unavailable for the state of Montana or are ambiguous as to the geographic extent of storms in the northern Rockies and Plains states.

Table 4-52 Regional Snowfall Index (RSI) Ratings for Significant Snowstorms

Category	Description
1	Notable
2	Significant
3	Major
4	Crippling
5	Extreme

Winter storms and blizzards can result in multiple injuries and illnesses; major or long-term property damage that threatens structural stability; and/or interruption of essential facilities and services for 24-72 hours. This can include property damage, local and regional power and phone outages, and closures of streets, highways, schools, businesses, and nonessential government operations. People can also become isolated from essential services in their homes and vehicles. A winter storm can escalate, creating life threatening situations when emergency response is limited by severe winter conditions. Other issues associated with severe winter weather include hypothermia and the threat of physical overexertion that may lead to heart attacks or strokes. Snow removal costs can impact budgets significantly. Heavy snowfall during winter can also lead to flooding or landslides during the spring if the area snowpack melts too quickly and contribute to high ground water tables and seepage into foundations. High snow loads also cause damage to buildings and roofs.

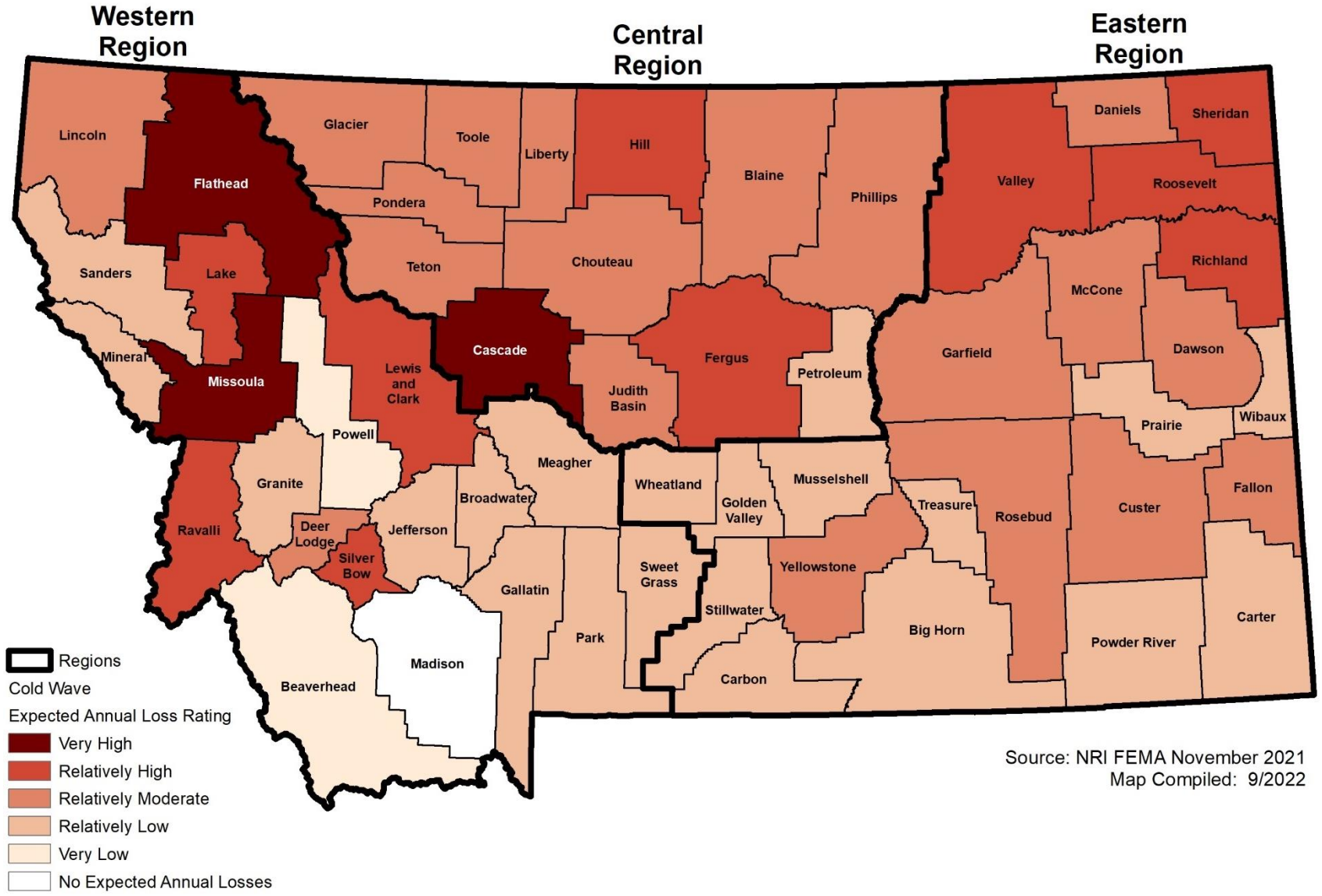
Vulnerability Assessment

Severe winter weather occurs in the planning area as extreme cold, ice storm, or severe snow, which can be combined with high winds. Snow events can be classified several ways, including winter weather, snow, heavy snow, winter storm, snow and blowing snow, or blizzard if accompanied by high winds. The National Risk Index categorizes these conditions together as *winter weather*, and also has layers for extreme cold and ice storm. The NRI is useful to simplify the vulnerability analysis by providing information on the exposure of assets to these hazards and to some extent the susceptibility of those assets to damage from exposure. The NRI risk index is calculated as expected annual loss (EAL) multiplied by social vulnerability, divided by community resilience and provides a measure of how severely extreme winter weather is experienced. NRI data for cold waves is provided in

Squires et al. (2014) The regional snowfall index. Bulletin of the American Meteorological Society, 95(12), 1835-1848.
For more information see https://www.ncei.noaa.gov/access/monitoring/rsi/.

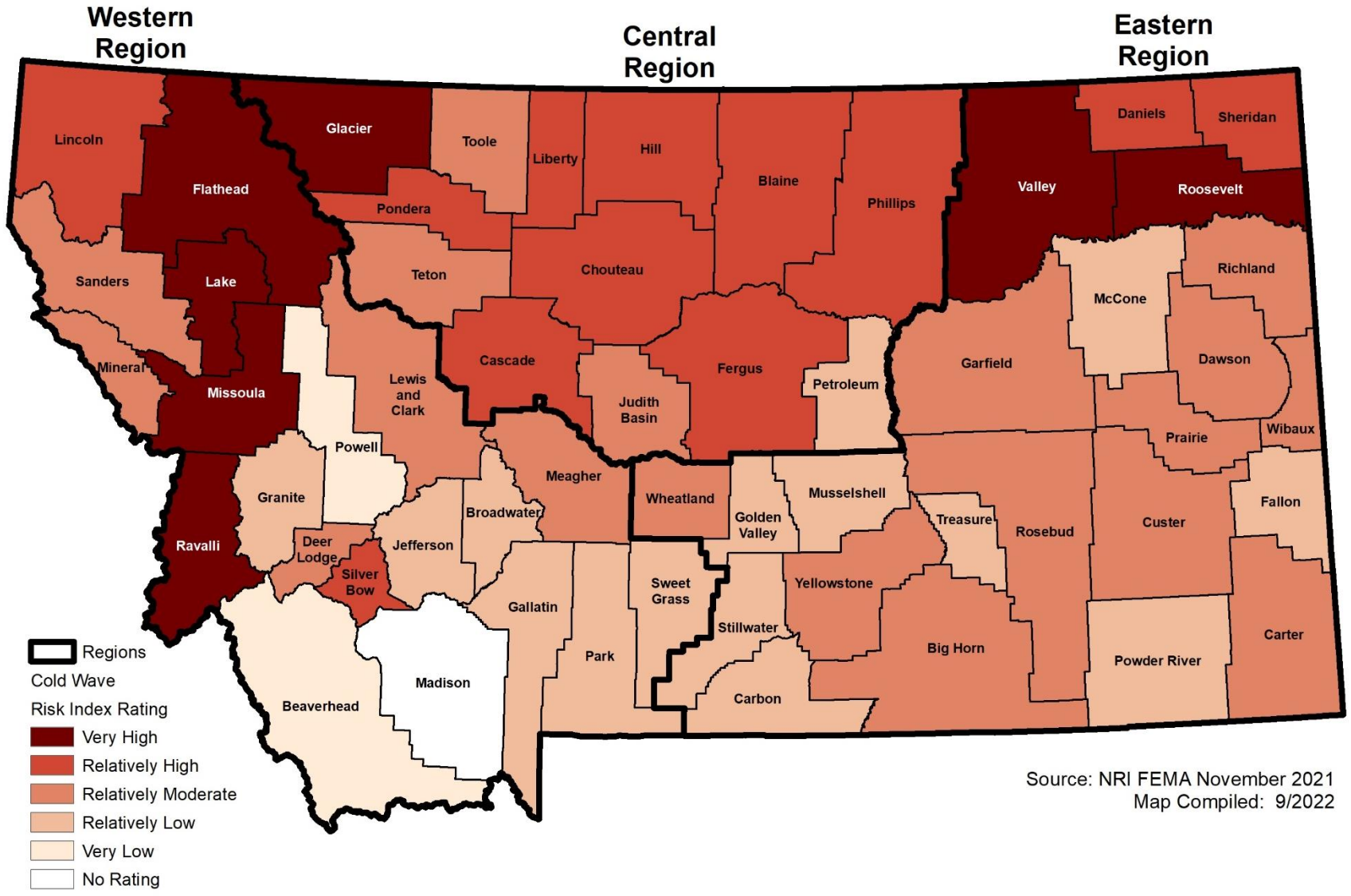
Figure 4-64 for expected annual loss and risk index in Figure 4-65. The NRI risk index rating for ice storm is not shown below. The ice storm risk is the lowest possible rating in most of the Eastern Region, *very low*. Roosevelt County is rated one-classification higher risk, *relatively low,* and Yellowstone, Richland, and Sheridan Counties are rated one additional classification higher risk a *relatively moderate* ice storm risk. NRI data for winter weather are provided below for expected annual loss (Figure 4-66) and risk index (Figure 4-67).

Figure 4-64 NRI Expected Annual Loss Rating from Cold Waves



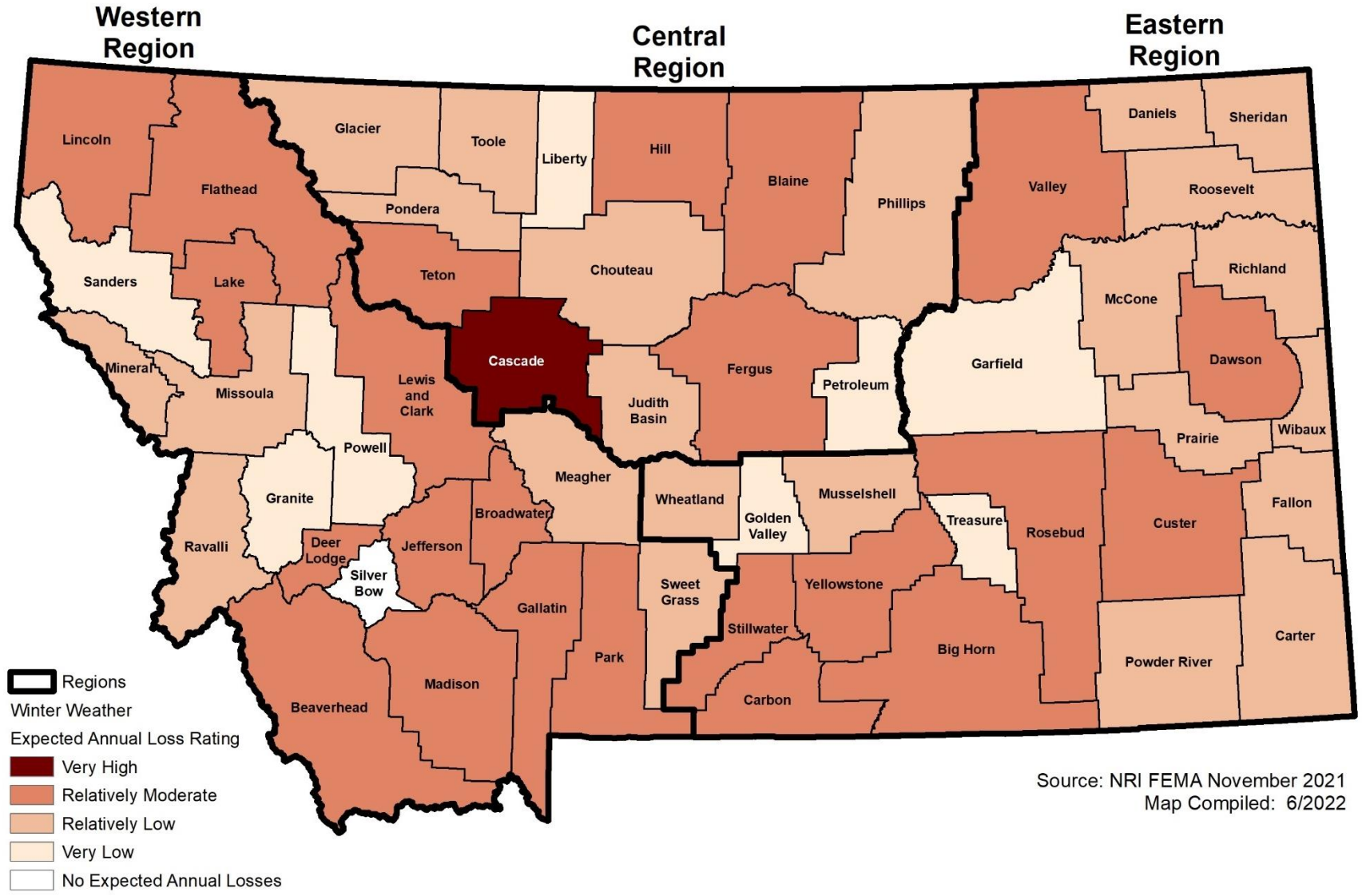
Map by WSP, Data Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

Figure 4-65 NRI Risk Index Rating for Cold Waves



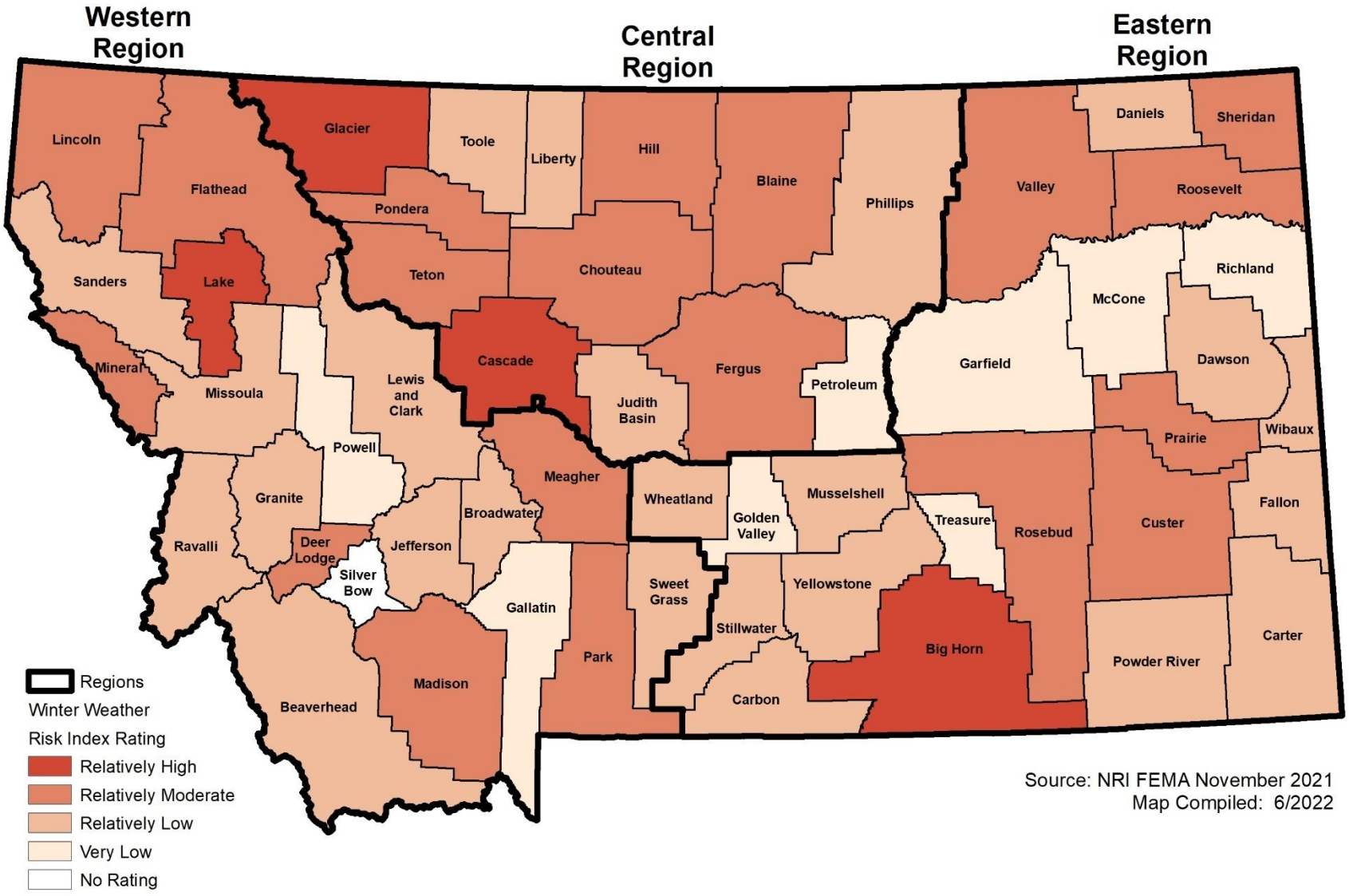
Map by WSP, Data Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

Figure 4-66 NRI Expected Annual Loss Rating from Winter Weather



Map by WSP, Data Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

Figure 4-67 NRI Risk Index Rating for Winter Weather



Map by WSP, Data Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

People

People are susceptible to severe winter weather hazards. However, these hazards are well known to impact residents in this part of the country and people are largely well adapted to them. Major problems typically only occur during record snowfalls and extended periods of below-zero temperatures. However, some populations are notably susceptible to the indirect effects of winter-storm associated utility interruption, freezing pipe damage, and either the cost or physical toll related to snow removal. Given the population is adapted to winter weather; most individuals avoid travel during inclement weather conditions.

Individuals who depend on electricity are also vulnerable during blackouts caused by severe winter weather. People without appropriate shelter or who work outside are more vulnerable to cold-related illnesses. In all the cases of injury or death reported by the NCEI due to winter weather events, the impacted individuals were on the road during a severe winter weather event and suffered injuries due to an accident. The NCEI reported one death and ten injuries due to severe winter weather events.

Property

All property located outdoors is exposed to severe winter weather events. Accumulation of snow and ice on roofs can cause collapse, especially on old or poorly constructed facilities. Ice storms can coat the exterior of a facility and can cause superficial damages. Prolonged cold can cause significant damages to poorly insulated facilities. The NCEI reported property losses in the Eastern Region were primarily due to blackouts caused by downed powerlines and poles, as well as damages to cars from automobile crashes. Communities in the Eastern region that have experienced recent development may report that these structures are better able to withstand severe winter weather as new construction is built to current code and roof loads are better designed to withstand greater snow loads.

Critical Facilities and Lifelines

The safe and efficient flow of traffic is susceptible to extreme winter weather. Automobile crashes are more frequent during extreme winter weather and roads can become difficult or impossible to travel. These problems can isolate many people and create a dangerous situation for stranded motorists. Additionally, overhead power lines are susceptible to damage from the accumulation of snow and ice. This can cause power outages that lead to a dangerous loss of heat or electricity needed to operate medical equipment, all during periods likely to be extremely cold and possibly windy.

Economy

The economy is susceptible to extreme winter weather hazards. Examples include lower economic activity due to business interruptions associated with poor road conditions. Indirectly, power outages can cause very costly impacts. The NCEI reported $9.3 million in property losses in the Eastern Region.

Expected Annual Loss due to cold waves as shown in

Figure 4-64 and winter weather as shown in Figure 4-66 for the planning area is based on exposure to buildings, agriculture, and people multiplied by the annualized frequency of hazard events. The resulting value is multiplied by the historic loss ratio, a value that represents the estimated percentage of exposed buildings, agriculture, or people expected to be lost during a hazard event.

NRI data for expected annual loss shows opposite gradients for cold waves and winter storms as shown in

Figure 4-64 and Figure 4-66. Losses from cold waves are greatest in the northern end of the Eastern Region, while losses are generally highest in the south and southwest parts of the region.

Historic and Cultural Resources

Historic and cultural resources are somewhat susceptible to extreme winter weather. Historic buildings, in particular, are unlikely to be insulated to the standard common to new construction. This leads to less protection for property and people inside the buildings from extreme cold temperatures and wind, greater susceptibility to damage from power outages, and increased probability of damage to or caused by frozen pipes.

Natural Resources

Trees, landscaping, and crops can be damaged due to prolonged periods of extreme cold weather and the accumulation of snow and ice. Trees that break due to the weight of snow and ice have also been reported in the NCEI dataset.

Development Trends Related to Hazards and Risk

There are no clear trends that recent development has changed vulnerability to severe winter weather one way or the other. Nor is it evident that future development will affect vulnerability to severe winter weather, other than new construction should be better designed to handle greater snow loads and the effects of extreme temperatures through better insulation and efficient building materials.

Risk Summary

In summary, the Severe Winter Weather hazard is considered to be overall high significance for the Eastern Region. Variations in risk by jurisdiction are summarized in the table below, followed by key issues noted in the vulnerability assessment.

- Severe winter weather includes blizzards, cold/wind chill, heavy snow, ice storm, winter weather, and winter storm. The hazard significance rating for this hazard is a **Medium.**
- These events can impact anywhere in the planning region; therefore, the hazard extent is rated as **extensive.**
- The NCEI data reported 1,738 days with severe weather events over 26 years, which averages to nearly 28 days a year with severe winter weather events in the Eastern Region; therefore, the future occurrence is rated as **highly likely.**
- The NCEI reported 13 death, 14 injuries, and $9,359,700 in property damages, therefore the magnitude is rated as **Critical.**
- People who are dependent on electricity and populations who work outdoors or in transportation are most vulnerable to severe winter weather events. People who do not have appropriate shelter or who live in homes without proper insulation from winter weather, such as homeless populations and those in mobile homes, are most vulnerable to winter weather.
- Power outages and poor road conditions are likely impacts of severe winter storms. Structures can collapse under the weight of snow and ice. Most property damage in the Region occurred due to car accidents because of poor road conditions from winter storms.
- Significant economic losses can occur from business and transportation disruptions, as well as from repairing damaged infrastructure.
- Related hazards: Extreme Temperatures, Windstorms, Transportation Accidents

Table 4-53 Risk Summary Table: Severe Winter Weather

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Eastern Region	Medium		
Big Horn	Medium	Hardin, Lodge Grass	None

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Carbon	Medium	Bearcreek, Bridger, Joliet, Fromberg, Red Lodge	None
Carter	Medium	Ekalaka	None
Custer	Medium	Ismay, Miles City	None
Crow Tribe	High	None	None
Daniels	Medium	Scobey, Flaxville	None
Dawson	Medium	Richey, Glendive	None
Fallon	Medium	Plevna, Baker	None
Garfield	Medium	Jordan	None
Golden Valley	Medium	Ryegate, Lavina	None
McCone	Medium	Circle	None
Musselshell	Medium	Melstone, Roundup	None
Powder River	High	Broadus	None
Prairie	High	Terry	None
Richland	Medium	Fairview, Sidney	None
Roosevelt	Medium	Wolf Point, Poplar, Bainville, Culberson, Froid	None
Rosebud	Medium	Colstrip, Forsyth	None
Sheridan	Medium	Plentywood, Medicine Lake, Outlook, Westby	None
Stillwater	Medium	Columbus	None
Treasure	Medium	Hysham	None
Valley	Medium	Glasgow, Fort Peck, Nashua, Opheim	None
Wibaux	High	Wibaux	None
Yellowstone	Medium	Billings, Broadview, Laurel	Likely greater risk due to presence of more property and infrastructure vulnerable to winter weather.

4.2.12 Human Conflict

Hazard/Problem Description

Human conflict includes terrorism, active shooters, and civil unrest. Descriptions of these hazards are presented below:

Terrorism

The FBI defines terrorism, domestic or international, as the unlawful use of force or violence against persons or property to intimidate or coerce a government or civilian population in furtherance of political or social objectives. The US State Department designates 72 groups as Foreign Terrorist Organizations around the world. There is no similar list of domestic terrorist groups. The Global Terrorism Database (GTD) maintained by the National Consortium for the Study of Terrorism and Responses to Terrorism lists 241 groups known or suspected of carrying out terrorist attacks on US soil since 1970.

Incidents involving weapons of mass destruction (WMDs) are a special subset of terrorism and mass violence incidents. Such incidents may involve chemical, biological, radioactive, nuclear, or explosive (CBRNE) weapons with the potential to cause high numbers of injuries or fatalities.

Historically explosives have been the most common terrorist weapon, accounting for 51% of all attacks since 1970. Hazard impacts are typically instantaneous; secondary devices may be used, lengthening the

duration of the hazard until the attack site is determined to be clear. The extent of damage is determined by the type and quantity of explosive. Effects are generally static other than cascading consequences and incremental structural failures. Some areas could experience direct weapons' effects: blast and heat; others could experience indirect weapons' effect.

Biological terrorism is the use of biological agents against persons or property. Liquid or solid contaminants can be dispersed using sprayers/aerosol generators or by point of line sources such as munitions, covert deposits and moving sprayers. Biological agents vary in the amount of time they pose a threat. They can be a threat for hours to years depending upon the agent and the conditions in which it exists.

Another type of biological attack is agroterrorism, directed at causing societal and economic damage through the intentional introduction of a contagious animal disease or fast-spreading plant disease that affects livestock and food crops and disrupts the food supply chain. Such an attack could require the agriculture industry to destroy livestock and food crops, disrupt the food supply both nationally and globally, and could also affect consumer confidence in the food supply resulting in tremendous economic damage for potentially an extended period.

Chemical terrorism involves the use or threat of chemical agents against persons or property. Effects of chemical contaminants are like biological agents. Radiological terrorism is the use of radiological materials against persons or property. Radioactive contaminants can be dispersed using sprayers/aerosol generators, or by point of line sources such as munitions, covert deposits and moving sprayers or by the detonation of a nuclear device underground, at the surface, in the air or at high altitude.

Active Shooter

The FBI defines an active shooter as one or more individuals actively engaged in killing or attempting to kill people in a populated area. Implicit in this definition is the shooter's use of one or more firearms. The "active" aspect of the definition inherently implies the ongoing nature of the incidents, and thus the potential for the response to affect the outcome. Typically, active shooters are not interested in taking hostages or attaining material gain, and frequently are not even interested in their own survival. Unlike organized terrorist attacks, most active shooter incidents are carried out by one or two individuals. School shootings are a special subset of active shooter incidents.

The US Department of Homeland Security notes that "in most cases, active shooters use firearms(s) and there is no pattern or method to their selection of victims…situations are unpredictable and evolve quickly…and are often over within 10 to 15 minutes." However, the presence or suspected presence of secondary devices can lengthen the duration of the event until the attack site is determined to be clear. Although this definition focuses on an active shooter, the elements remain the same for most active threat situations.

Civil Unrest

The federal law defines civil disorder, or civil unrest, as "any public disturbance involving acts of violence by assemblages of three or more persons, which causes an immediate danger of or results in damage or injury to the property or person of any other individual" (18 U.S. Code 232). FEMA noted that civil unrest can be triggered by a variety of reasons, including "disputes over exploitation of workers, standard living conditions, lack of political representation, poor health care and education, lack of employment opportunities, and racial issues" (FEMA 1993).

Geographical Area Affected

Although human conflict events can occur anywhere in the Eastern Region, individual events will typically only impact localized cities. Past events indicate that the reported terrorist attack and civil unrest events in the Eastern Region have been concentrated to eight (8) cities in the Region listed below. Therefore, geographic extent of these events is rated as **significant**.

- Rosebud County
    - Lame Deer
- Custer County
    - City of Miles City
- Carbon County
    - Town of Joliet
    - City of Red Lodge
- Big Horn County
    - Crow Agency
    - City of Hardin
- Yellowstone County
    - City of Billings
    - City of Laurel

Acts of terrorism are typically a pre-meditated, targeted attack on a specific place or group such as religious or ethnic groups or sites of significant economic, strategic, military, or cultural significance. Consequently, areas of higher risk include densely populated cities and counties and military facilities. Large venue events, such as a sporting event attended by tens of thousands of people might be considered a desirable target. Again, such events typically occur in densely populated areas since those areas can provide the infrastructure support (hotels, eateries, etc.) for large numbers of people. Even a small-scale terrorist incident in one of these locations would likely cause cascading impacts to the communities in Eastern Montana. Like terrorist attacks, active shooter incidents most frequently occur in high-population areas. The FBI report Active Shooter Incidents, 20-Year Review from 2000-2019 found that 29% of active shooter incidents in the U.S. occur in businesses open to pedestrians, 15% in open spaces, 13% in schools (Pre-K-12), and 12% in businesses closed to pedestrians.

Civil unrest, such as protests and demonstrations, can also occur anywhere. The 2020 George Floyd protests occurred in cities across the United States and even extended to other counties across the world. Highly populated cities are more likely to see large protests that can turn violent and result in property damage and death. Protests can also be localized to a single city or organization.

Past Occurrences

Terrorism

The GTD catalogues more than 200,000 domestic and international terrorist attacks from 1970 to 2020. Table 4-54 displays a list of the GTD reported seven events that have occurred in the State of Montana since 1970. Of the seven terrorist attack events reported in Montana, one occurred in the Eastern Region. This terrorist attack occurred in the City of Billings (Yellowstone County) on March 15, 1970, and was aimed at the police. No injuries or deaths were recorded.

Table 4-54 Terrorist Attacks in the State of Montana 1970-2020

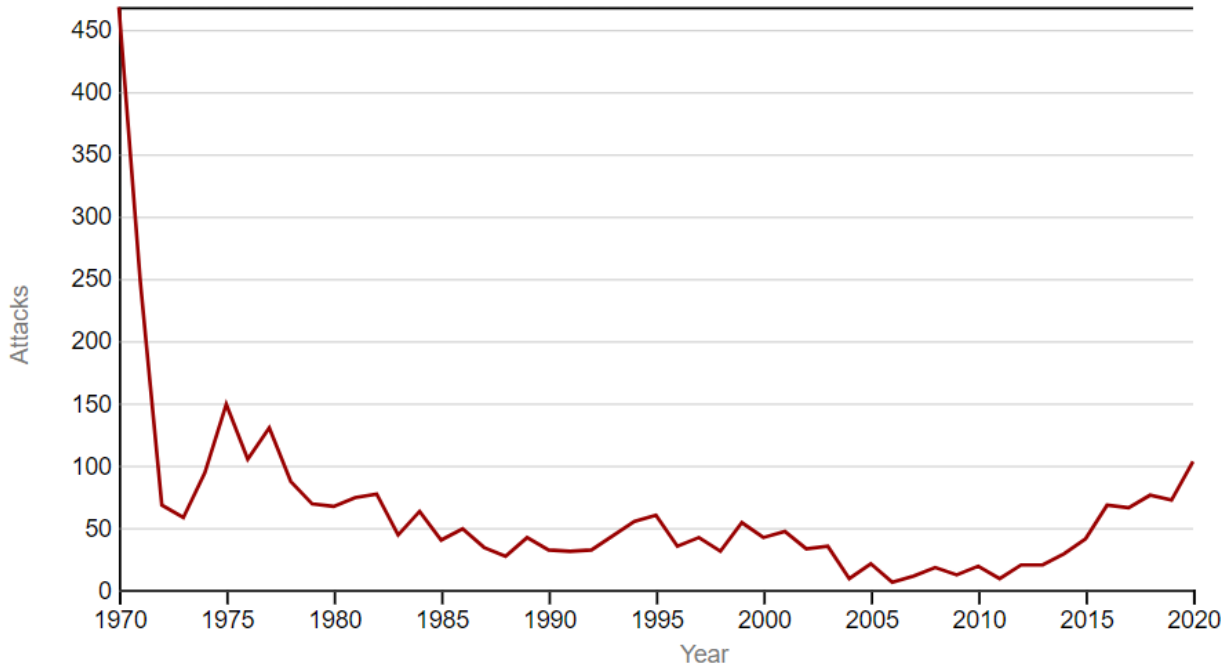
Date	City	Perpetrator Group	Fatalities	Injuries	Target Type
2017-05-16	Three Forks	Anti-Police extremists	2	5	Police
1997-04-02	Bozeman	Anti-Abortion extremists	0	0	Abortion Related
1994-10-11	Kalispell	Anti-Abortion extremists	0	0	Abortion Related
1994-01-00	Helena	Anti-Abortion extremists	0	0	Abortion Related
1992-01-18	Helena	Anti-Abortion extremists	0	0	Abortion Related
1987-04-19	Missoula	Aryan Nation (suspected)	0	0	Police

Date	City	Perpetrator Group	Fatalities	Injuries	Target Type
1970-03-15	Billings	Unknown	0	0	Police

Source: GTD 1970-2020

As shown in Figure 4-68, GTD data shows that there was an overall decreasing trend in the number of terrorist attacks from 1970 to 2005. However, since 2010, there has been an uptake in the number of terrorist attacks in the United States once again.

Figure 4-68 Terrorist Attacks on US Soil, 1970-2020



Source: GTD, https://www.start.umd.edu/gtd/

The increase in attacks over the last decade has been driven primarily by domestic, not international, terrorism. A domestic terrorist attack is a terrorist attack in which victims "within a country are targeted by a perpetrator with the same citizenship as the victims" (Predicting Malicious Behavior: Tools and Techniques for Ensuring Global Security). A recent report by the Center for Strategic and International Studies records 980 domestic terrorist attacks in the US since 1994, with sharp growth over the last 10 to 15 years. Figure 4-69 shows the increase in domestic terrorist attacks from 1994 to 2021 broken down by the ideology of the attacker. As shown in the chart, the rise in domestic terrorist attacks since 2015 has been largely driven by violent far-right groups. Data for 2021 was not complete at the time of this risk assessment, and this explains the drop in attacks shown for that year.

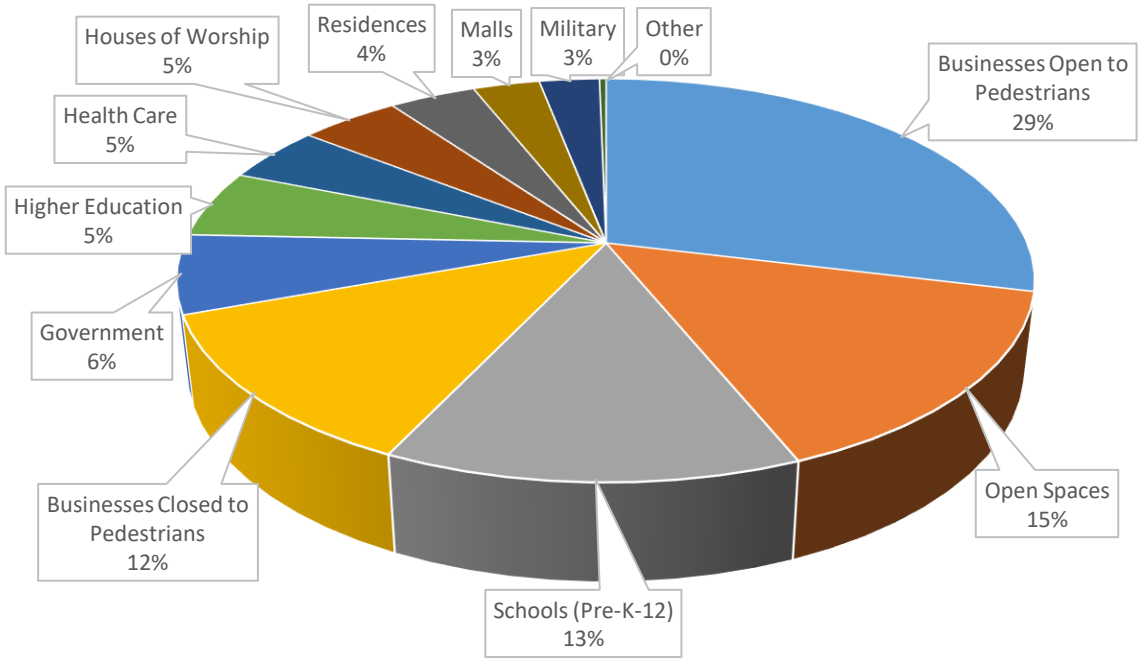
Figure 4-69 Domestic Terrorist Attacks in the US, 1994-2021

Source: Center for Strategic and International Studies

Active shooters

The FBI reported 434 active shooter incidents from 2000 to2021 in the United States: 333 of these events occurred between 2000 to2019 and were reported in the FBI 20-year active shooter review. Figure 4-70 shows the location of where these incidents took place. The FBI reported an additional 40 incidents in 2020 and 61 incidents in 2021. While none of these 434 incidents took place in the State of Montana, trends from past events can be used to predict the likelihood of future events.

Figure 4-70 Active Shooter Incident Locations, 2000-2019



Source: FBI report Active Shooter Incidents, 20-Year Review 2000-2019

Civil Unrest

Count Love is an open-source database containing a comprehensive list of U.S. protests from January 20th, 2017, to January 21st, 2021. The dataset reported 27,270 protests across 4,042 cities in the United States. In

Montana alone, 293 protests were reported across the State: 228 in the Western Region, 42 in the Eastern Region, and 23 in the Eastern Region. Table 4-55 provides details on these events. 5,178 people attended these protests in total.

Table 4-55 Protests in the Eastern Region, Jan. 2017 – Jan. 2021

Date	City	County	Attendees	Event
1/26/2021	Billings	Yellowstone	30	Civil Rights
1/6/2021	Billings	Yellowstone	50	Executive
8/29/2020	Hardin	Big Horn		Other
8/16/2020	Red Lodge	Carbon	200	Other
7/30/2020	Billings	Yellowstone	100	Other
6/7/2020	Billings	Yellowstone	1300	Racial Injustice
5/30/2020	Billings	Yellowstone	50	Racial Injustice
4/19/2020	Billings	Yellowstone	100	Healthcare
2/24/2020	Hardin	Big Horn		Other
12/17/2019	Billings	Yellowstone		Executive
9/23/2019	Hardin	Big Horn	100	Other
8/29/2019	Hardin	Big Horn	100	Other
6/12/2019	Billings	Yellowstone	20	Civil Rights
5/21/2019	Billings	Yellowstone	60	Civil Rights
5/21/2019	Billings	Yellowstone	10	Civil Rights
4/5/2019	Billings	Yellowstone	400	Other
2/26/2019	Billings	Yellowstone		Education
2/26/2019	Miles City	Custer		Education
2/14/2019	Lame Deer	Rosebud		Other
1/19/2019	Billings	Yellowstone		Civil Rights
12/31/2018	Lame Deer	Rosebud	100	Other (Criminal Justice)
11/1/2018	Crow Agency	Big Horn		Legislative
10/31/2018	Miles City	Custer	5	Healthcare
9/6/2018	Billings	Yellowstone	50	Executive
7/25/2018	Billings	Yellowstone	20	Executive
6/30/2018	Billings	Yellowstone	100	Immigration (Families Belong Together)
6/26/2018	Billings	Yellowstone	60	Civil Rights (Pro-Choice)
6/9/2018	Billings	Yellowstone	150	Healthcare (Opioid Epidemic)
4/7/2018	Billings	Yellowstone	100	Guns (Second Amendment)
3/24/2018	Billings	Yellowstone	3	Guns
3/24/2018	Billings	Yellowstone	400	Guns (March for Our Lives)
3/14/2018	Billings	Yellowstone		Guns (National Walkout Day)
1/26/2018	Billings	Yellowstone		Education (School Choice)
1/20/2018	Billings	Yellowstone	1000	Civil Rights (Women's March)
1/20/2018	Miles City	Custer	60	Civil Rights (Women's March)
9/5/2017	Billings	Yellowstone	10	Immigration
6/17/2017	Billings	Yellowstone	200	Civil Rights (Pride)
5/12/2017	Billings	Yellowstone	100	Executive
4/29/2017	Billings	Yellowstone	100	Environment (People's Climate March)
4/21/2017	Billings	Yellowstone	50	Executive
3/28/2017	Laurel	Yellowstone	100	Education (Principal Fired)
1/21/2017	Miles City	Custer	50	Civil Rights (Women's March)

Source: https://countlove.org/

Frequency/Likelihood of Occurrence

The probability of a terrorist attack, active shooter attack, and civil unrest can be difficult to quantify, largely due to different definitions and data collection methods. In Montana, seven terrorist attacks have been reported in the State since 1970, only one of which took place in the Eastern Region. The FBI recorded 434 active shooter incidents from 2000 to2021, none of which occurred in the State. While both terrorist attack and active shooter attacks are rare in Montana, civil unrest is a more common occurrence. Over the course of 4 years from 2017 to 2021, 42 protest events were recorded in the Eastern Region of Montana, most of which occurred in the City of Billings. This averages out to about 10 or 11 protests per year in the Eastern Region. Based on the limited number of past events, the likelihood of these events is **occasional**.

Climate Change Considerations

Climate change has the potential to impact terrorism and civil unrest in the future. Extreme weather has been known to worsen social tensions, poverty, and hunger. Social instability and global conflict brought on by climate change could result in an increase in the number of both domestic and international terrorist attacks and civil unrest. While it is unlikely that climate change will have a significant impact on human conflict in the Eastern Region of Montana, if conditions continue to worsen, it is possible in the future.

Potential Magnitude and Severity

The severity of these incidents can be measured in multiple ways including length of incident, fatalities, casualties, witnesses, and number of perpetrators. Although an active threat may only directly impact one specific piece of infrastructure (e.g., a school, theater, or concert venue), it indirectly impacts the community in many ways, including ongoing closures for investigation, local and national media logistics, VIP visits, mental health concerns, need for additional support services, avoidance of similar infrastructure, and subsequent impacts to businesses. The psychological impact is often much worse than the direct impacts and can continue to affect a community for years. Thus, the overall significance of this hazard is **Critical**.

Terrorism

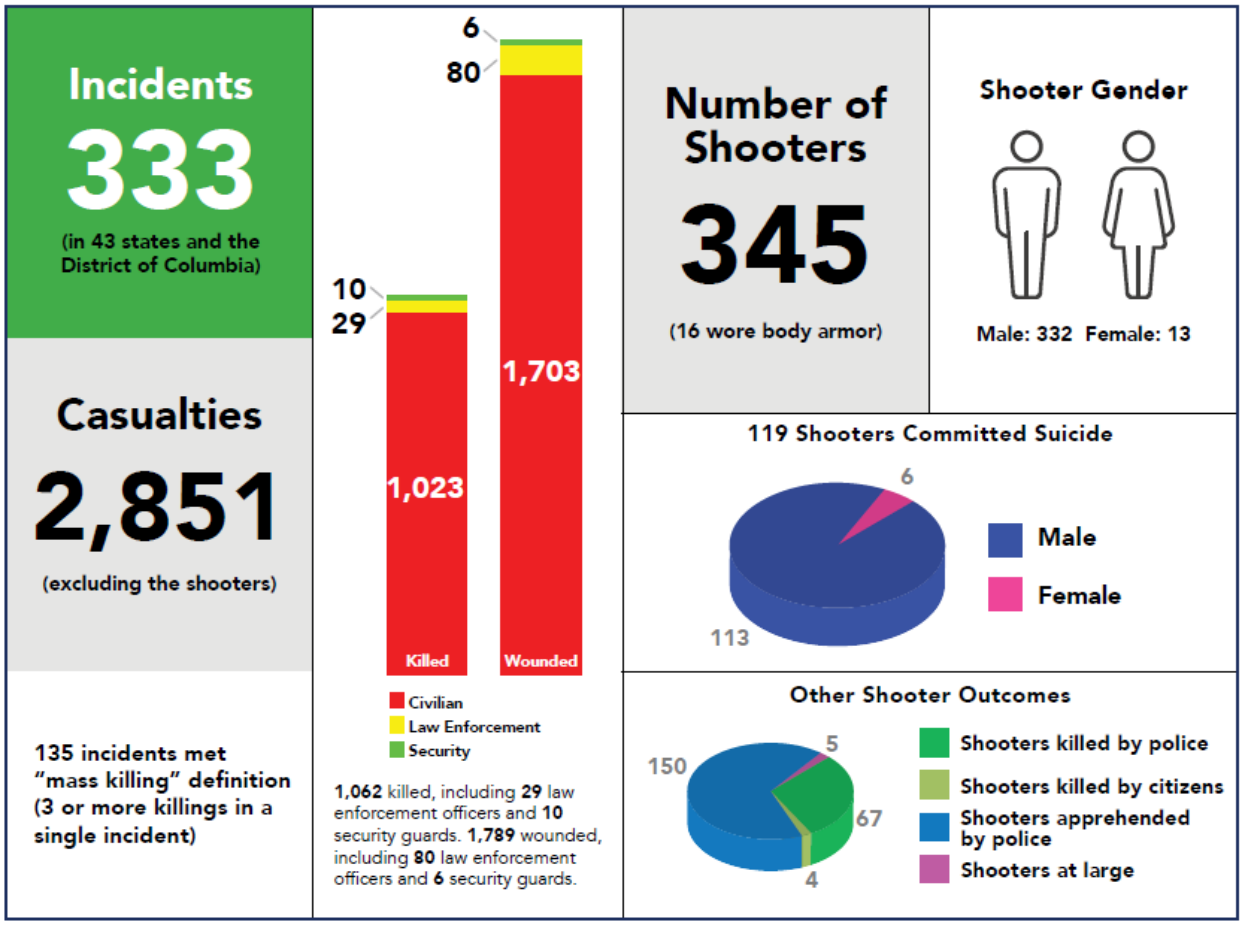
The GTD catalogues more than 200,000 terrorist attacks between 1970 and 2020 (the most recent year the GTD has analyzed). Those incidents averaged roughly one fatality and five injuries per incident. However, this data is to a large extent skewed by a handful of deadly attacks. These five attacks account for 64% of the fatalities and 87% of the injuries from terrorist attacks in the US:

- **September 11, 2001**, attacks on New York and Washington, DC, which killed 1,385 and injured 10,878 – more than all other terrorist attacks in the US since 1970 combined.
- **October 1, 2017,** shooting at the Route 91 Harvest Festival concert in Las Vegas, Nevada, which killed 59 and wounding 851.
- **April 4, 2013,** Boston Marathon Bombing killed three and injured 264.
- **April 19, 1995**, bombing of the Murrah Federal Building in Oklahoma City, killing 168 and injuring 650.
- **September–October 1984** salmonella food poisoning attack in Dalles, Oregon, which sickened 751 people.

Active Shooter

Figure 4-71 summarizes the outcomes of 333 active shooter incidents in the US from 2000 to2019 studied by the FBI. Casualties for active shooter incidents vary widely, with 2,851 casualties from 333 incidents, averaging over 8 deaths per incident.

Figure 4-71 Active Shooter Incident Outcomes, 2000-2019



Source: FBI report Active Shooter Incidents, 20-Year Review 2000-2019

Civil Unrest

Civil unrest resulting in large scale protests and demonstrations can have significant impacts to people and infrastructure in a community. The U.S. Crisis Monitor is a database to facilitate efforts in tracking, preventing, and mitigation political violence in America in partnership with the Armed Conflict Location and Event Data Project (ACLED). The U.S. Crisis Monitor reported that in 2020, 11 people in the United States were killed while participating in political demonstrations and another 14 died in incidents linked to political unrest. Property damage, such as broken windows and vandalism, are also commonly reported during violent protests in the United States.

Vulnerability Assessment

People

Most terrorist attacks are primarily intended to kill and injure as many people as possible. Physical harm from a firearms attack or explosive device is not completely dependent on location, but risk is greater in areas where higher numbers of people gather. If a biological or chemical agent were released indoors, it could result in exposure to a high concentration of pathogens, whereas an outdoors release could affect many more people but probably at a lower dose. Symptoms of illness from a biological or chemical attack could go undetected for days or even weeks. Local healthcare workers may observe a pattern of unusual illness or early warning monitoring systems may detect airborne pathogens. People could also be affected by an attack on food and water supply. In addition to impacts on physical health, any terrorist attack would likely cause significant stress and anxiety.

Similarly, most active shooters primarily target people, attempting to kill or injure large numbers of individuals. The number of injuries and fatalities are highly variable, dependent on many factors surrounding the attack including the location, the number of type of weapons used, the shooter's skill with weapons, the amount of people at the location, and law enforcement response time. Psychological effects of the incident, on not only victims and responders but also the public, may last for years. Civil unrest and large political demonstrations can also result in death or injuries to protestors, responders, and community members.

Property

The potential for damage to property is highly dependent on the type of attack. Terrorist attacks involving explosives or other weapons, may damage buildings and infrastructure. For most attacks, impacts are highly localized to the target of the attack, although attacks could potentially have much broader impacts. Active shooter incidents rarely result in significant property damage, although crime scene measures may deny the use of targeted facilities for days after the incident. Civil unrest can result in damaged property such as broken windows, vandalism, damaged vehicles, stolen property, and fires.

Critical Facilities and Lifelines

Impacts to critical infrastructure would depend on the site of the attack. Short or long-term disruptions in operations could occur, as well as gaps in continuity of business or continuity of government, depending on who the victims of the attack are, and whether a continuity plan is in place. While active shooter incidents rarely cause major property damage directly, indirect effects can be significant, such as the loss of critical facilities for days or weeks due to crime scene concerns. Terrorists could disrupt communication and electric systems through cyber-attacks. Additionally, terrorism, active shooter incidents, and civil unrest can result in a drain on first responder resources and personnel for days to weeks following the incident.

Economy

Active shooter or terrorist incidents could have significant economic impacts. Specific examples could include short-term or permanent closing of the site of the attack. Another economic impact could be caused by general fear – as an example, an attack in a crowded shopping center could cause potential patrons to avoid similar places and disrupt economic activity. Potential economic losses could include cost of repair or replacement of damaged facilities, lost economic opportunities for businesses, loss of food supplies, disruption of the food supply chain, and immediate damage to the surrounding environment.

As an extreme example, after the September 11, 2001, terrorist attacks in New York and Washington the U.S. stock market lost $1.4 trillion, the Gross Domestic Product of New York City lost an estimated $27 billion, and commercial air travel decreased by 20%.

Historic and Cultural Resources

Terrorists have been known to target sites with historic or cultural significance. Civil unrest and protests also frequently target historically or politically significant areas, such as capital buildings, which can be damaged during a civil unrest event if a protest turns violent. Additionally, active shooters can target cultural significant areas if the motive is for religious or political reasons.

Natural Resources

Generally, active shooter incidents would not have an impact on the natural environment. Agro-terrorism or chemical terrorism could result in significant damage to the environment in areas near the attack. These events can pollute the environment and cause nearby plants and animals to get sick or die. Contaminated material that gets into the air or water supply can affect humans further away from the incident site.

Development Trends Related to Hazards and Risk

The link between increased development and terrorist attacks is uncertain at best. Many terrorist attacks have targeted larger metropolitan areas, so a larger population could potentially make public events more attractive targets. Population growth and development could expose more people and property to the impacts of an explosive or other large-scale attack.

Depending on the motivation behind the attack, incidents will most likely be focused on so-called "soft targets." Protective design of buildings can reduce the risk of an active shooter incident, and if one occurs, can mitigate, or reduce the impacts and number of potential victims.

Risk Summary

In summary, the human conflict hazard is overall **medium** significance for the Region. Variations in risk by jurisdiction are summarized in the table below, followed by key issues noted in the vulnerability assessment.

- There were no recorded incidents of active shooters, one recorded terrorist attack, and forty-two (42) recorded civil unrest cases in the Eastern Region, most of which occurred in Billings; therefore, the ranking of frequency for human conflict is rated as **occasional.**
- Based on potential for death, injury, and significant damage to critical infrastructure and property, magnitude is ranked as **critical.**
- Although human conflict events can occur anywhere in the Region, individual events will typically only impact localized cities. Past events indicate that these events in the Eastern Region have primarily occurred in 8 cities in the Region; therefore, geographic extent of these events is rated as **significant.**
- Impacts on people from human conflict include injury and death, as well as psychological damage from being in an incident.
- Impacts on property include vandalism, theft, and damage. Total destruction of property is possible in the case of an extreme terrorist attack.
- Significant economic damages are possible in the case of a significant terrorist attack due to repairs and business closures.
- In a severe human conflict case, it would be possible for significant disruption of critical facilities including loss of power, transportation interruptions, and disruption of first responders.
- Unique jurisdictional vulnerability: the City of Billings experienced a disproportionate amount of civil unrest.
- Related Hazards: Cyber-attack

Table 4-56 Risk Summary Table: Human Conflict

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Eastern Region	Medium		
Big Horn	Medium	Hardin, Lodge Grass	Miles City had four documented civil unrest cases; Lodge Grass had none
Carbon	Medium	Bearcreek, Bridger, Joliet, Fromberg, Red Lodge	Joliet had one documented civil unrest incident
Carter	Medium	Ekalaka	N/A
Custer	Medium	Ismay, Miles City	Miles City had four documented civil unrest cases, Ismay had none
Crow Tribe	Medium		N/A
Daniels	Medium	Scobey, Flaxville	None
Dawson	Medium	Richey, Glendive	None
Fallon	Medium	Plevna, Baker	None
Garfield	Medium	Jordan	N/A
Golden Valley	Medium	Ryegate, Lavina	None
McCone	Medium	Circle	N/A
Musselshell	Medium	Melstone, Roundup	N/A
Powder River	Low	Broadus	N/A
Prairie	Medium	Terry	N/A
Richland	Medium	Fairview, Sidney	None

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Roosevelt	Medium	Wolf Point, Poplar, Bainville, Culberson, Froid	None
Rosebud	Medium	Colstrip, Forsyth	Lame Deer had two civil unrest cases, neither Colstrip nor Forsyth had documented human conflict
Sheridan	Low	Plentywood, Medicine Lake, Outlook, Westby	None
Stillwater	Medium	Columbus	N/A
Treasure	Medium	Hysham	N/A
Valley	Low	Glasgow, Fort Peck, Nashua, Opheim	None
Wibaux	Low	Wibaux	None
Yellowstone	High	Billings, Broadview, Laurel	Billings experienced more than half of the total civil unrest incidents in the Region and the only terrorist attack, Laurel had one documented civil unrest incident

4.2.13 Tornadoes & Windstorms

Hazard/Problem Description

Tornadoes

Tornadoes are one of the most destructive types of severe weather. According to the 2018 SHMP, a tornado is a violently rotating column of air in contact with the ground and extending from the base of a thunderstorm. Until 2006, tornadoes were categorized by the Fujita scale based on the tornado's wind speed. The Enhanced Fujita (EF) Scale was implemented in place of the Fujita scale and began operational use on February 1, 2007. The EF scale has six categories from zero to five representing increasing degrees of damage. It was revised to better align wind speeds closely with associated storm damage. It also adds more types of structures as well as vegetation, expands degrees of damage, and better accounts for variables such as differences in construction quality. The EF-scale is a set of wind estimates based on damage. It uses three-second estimated gusts at the point of damage. These estimates vary with height and exposure. Forensic meteorologists use 28 damage indicators and up to 9 degrees of damage to assign estimated speeds to the wind gusts. Table 4-57 describes the EF-scale ratings versus the previous Fujita Scale used prior to 2007 (NOAA 2007).

Table 4-57 The Fujita Scale and Enhanced Fujita Scale

Fujita Scale	Derived		Operational EF Scale			
F Number	Fastest ¼ mile (mph)	3-second gust (mph)	EF Number	3-second gust (mph)	EF Number	3-second gusts (mph)
0	40-72	45-78	0	65-85	0	65-85
1	73-112	79-117	1	86-109	1	86-110
2	113-157	118-161	2	110-137	2	111-135
3	158-207	162-209	3	138-167	3	136-165
4	208-260	210-261	4	168-199	4	166-200
5	261-318	262-317	5	200-234	5	Over 200

Notes: EF = Enhanced Fujita; F = Fujita; mph = Miles per Hour

Windstorms

Windstorms represent the most common type of severe weather. Often, accompanying severe thunderstorms cause significant property and crop damage, threaten public safety, and disrupt utilities and

communications. Straight-line winds are generally any wind not associated with rotation and in rare cases can exceed 100 miles per hour (mph). The NWS defines high winds as sustained wind speeds of 40 mph or greater lasting for one hour or longer, or winds of 58 mph or greater for any duration. Windstorms are often produced by super-cell thunderstorms or a line of thunderstorms that typically develop on hot and humid days. According to the 2023 SHMP, high winds can occur with strong pressure gradients or gusty frontal passages. These winds can affect the entire State with wind speeds of more than 75-100 mph.

For this hazard, three different classifications of windstorms were analyzed: high winds, strong winds, and thunderstorm winds. The most significant distinction between high winds and thunderstorm winds in the NCEI dataset is that high winds are most frequently reported in the winter months (December, January, and February) and are recorded on a zonal scale, whereas thunderstorm winds are most reported in the summer months (June, July, and August) and recorded on a local county or city scale. Strong winds are another type of windstorm, which originates from thunderstorms and are any wind exceeding 58 mph. Strong winds are the least frequently documented category of wind in the Eastern Region. Despite these differences, the wind speeds and associated impacts from these winds are comparable.

Wind speed can also be rated on the Beaufort wind scale (Table 4-58). The Beaufort wind scale is particularly useful for estimating wind speed in the absence of instrumentation. This HMP update uses the aforementioned NCEI wind speed classifications and data to evaluate wind hazard extent.

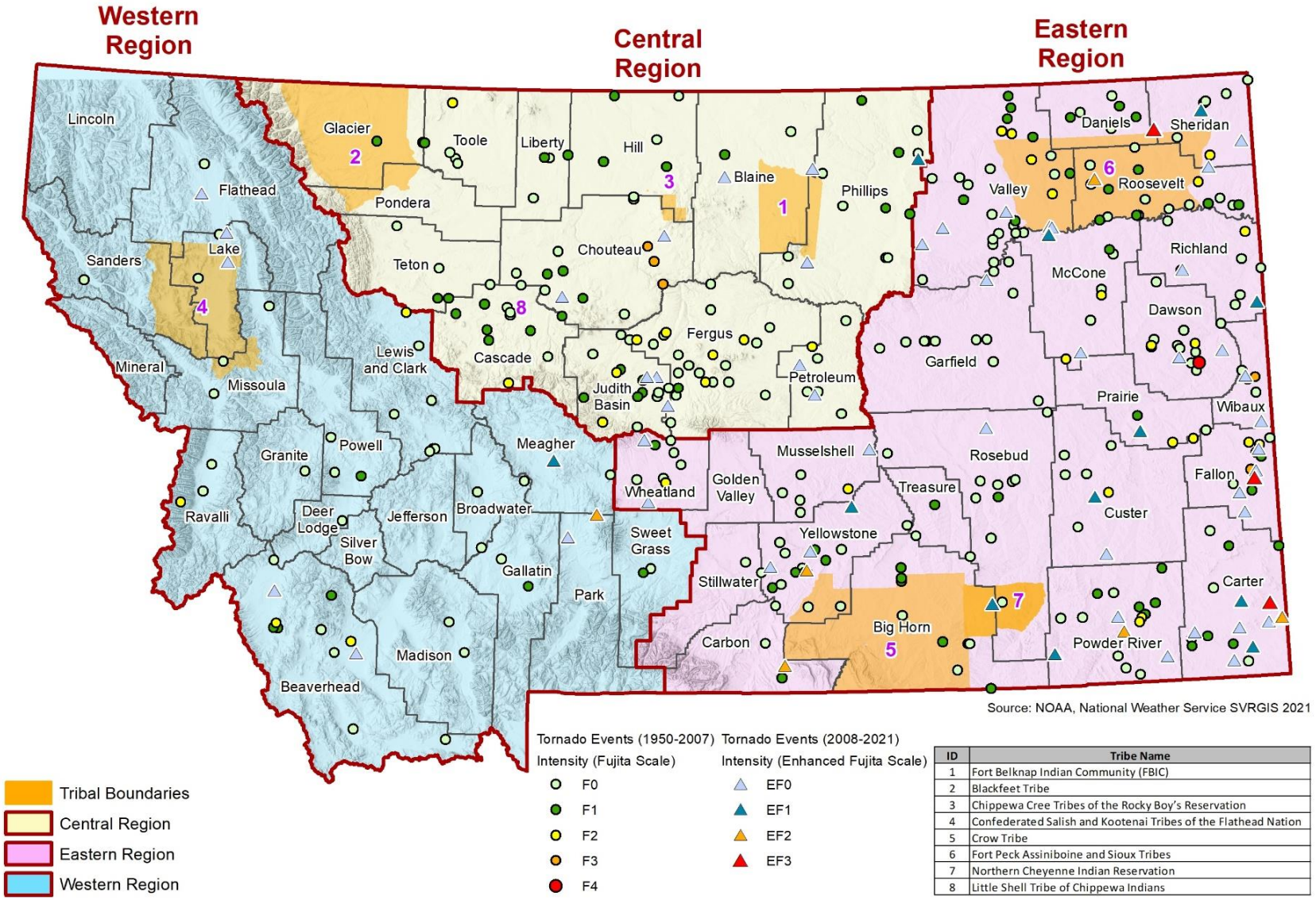
Table 4-58 Beaufort Wind Scale

Force	Speed (mph)	Description
0	0-1	Calm
1	1-3	Light Air
2	4-7	Light Breeze
3	8-12	Gentle Breeze
4	13-18	Moderate Breeze
5	19-24	Fresh Breeze
6	25-31	Strong Breeze
7	32-38	Near Gale
8	39-46	Gale
9	47-54	Severe Gale
10	55-63	Storm
11	64-72	Violent Storm
12	72-83	Hurricane

Geographical Area Affected

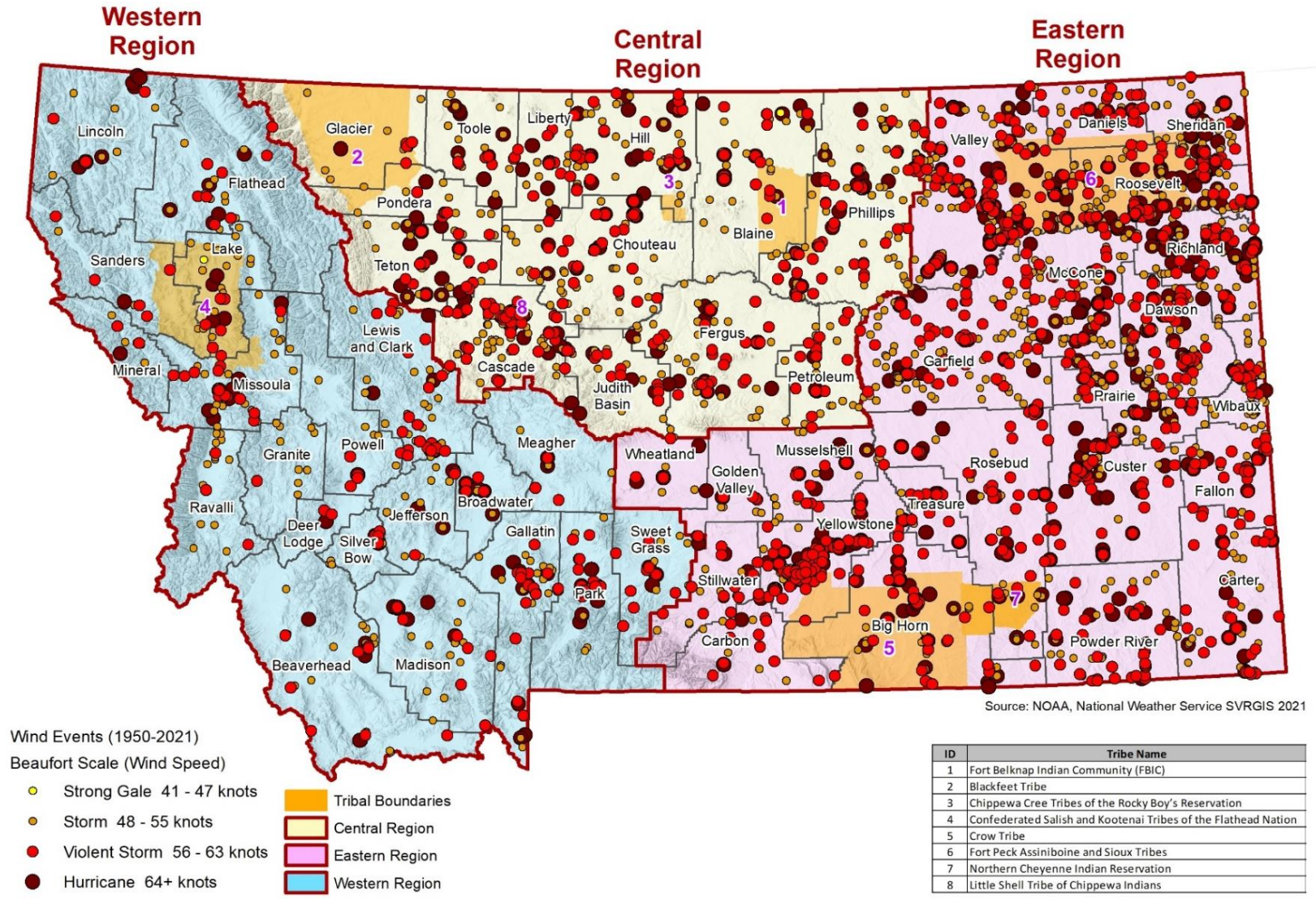
The spatial extent rating for both tornadoes and wind hazards is **extensive**. Windstorms and tornadoes can occur anywhere in the Eastern Region. The rural, unpopulated areas of the County typically experience the highest frequency of wind events due to the abundance of flat, open land in rural areas of the region. The Montana State Hazard Mitigation Plan 2018 highlights that greatest monetary losses due to property damages are likely to occur in cities with concentrated infrastructure. Figure 4-72 and Figure 4-73 display the historic tornado and wind events in the State of Montana by region.

Figure 4-72 Past Tornado Events in Montana by Region (1950-2021)



ID	Tribe Name
1	Fort Belknap Indian Community (FBIC)
2	Blackfeet Tribe
3	Chippewa Cree Tribes of the Rocky Boy's Reservation
4	Confederated Salish and Kootenai Tribes of the Flathead Nation
5	Crow Tribe
6	Fort Peck Assiniboine and Sioux Tribes
7	Northern Cheyenne Indian Reservation
8	Little Shell Tribe of Chippewa Indians

Figure 4-73 Wind Events in Montana by Region 1955-2021



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5	Crow Tribe
6	Fort Peck Assiniboine and Sioux Tribes
7	Northern Cheyenne Indian Reservation
8	Little Shell Tribe of Chippewa Indians

Source: NOAA

Past Occurrences

The NCEI database was used to gather information on historic severe summer weather events in the Eastern Region of Montana. The NCEI data is a comprehensive list of oceanic, atmospheric, and geophysical data across the United States and aggregated by county and zone. It is important to note that weather events that occurred in Crow Tribe and North Cheyenne Tribe are also included in the dataset tables down below. However, instead of individual records, tribal data records were grouped into the nearest county. The NCEI uses unique methods of recording various hazards. High wind and strong wind are recorded by zone rather than by county and these datasets begin in 1996. Thunderstorm wind is recorded by county and the dataset starts in 1955. Tornadoes are also recorded by county and the dataset begins in 1950. All these datasets contain information up to March 2022.

The NCEI database reported 4,730 windstorm events on 1,218 days and 252 tornado events on 172 days. A summary of these events is captured in Table 4-59. In total, over $68.4 million was lost in property damages and over $10.6 million in crop losses. Eleven fatalities and 35 injuries were also reported in the Eastern Region. It is important to note that due to the nature of the NCEI data, losses from unreported events are not included in the dataset and some losses may be duplicated between counties; therefore, the real losses from severe windstorms and tornadoes are likely different than what is displayed in the table below, but estimates are useful for planning purposes.

Table 4-59 Summary of Losses by Hazard in the Eastern Region

	Deaths	Injuries	Property Loss	Crop Loss	Days with Events	Total Events
High Wind	0	3	$930,000	$0	404	1,492
Strong Wind	0	0	$8,000	$0	4	5
Thunderstorm Wind	7	15	$25,199,200	$10,550,000	810	3,233
Tornadoes	4	17	$42,279,250	$80,000	172	252
Total	**11**	**35**	**$68,416,450**	**$10,630,000**	**1,390**	**4,982**

Source: NCEI

The NCEI dataset reports variation in the frequency of events across the Eastern Region. Thunderstorm Winds are the most common type of windstorm event. The Southern Wheatland Zone experiences the highest frequency of high wind events. Both the Southern Wheatland and Central and Southern Valley Zones also experience a high frequency of high wind events in comparison to the other zones in the planning area. Table 4-60 and Figure 4-74 below display a summary of high wind and strong wind events by zone.

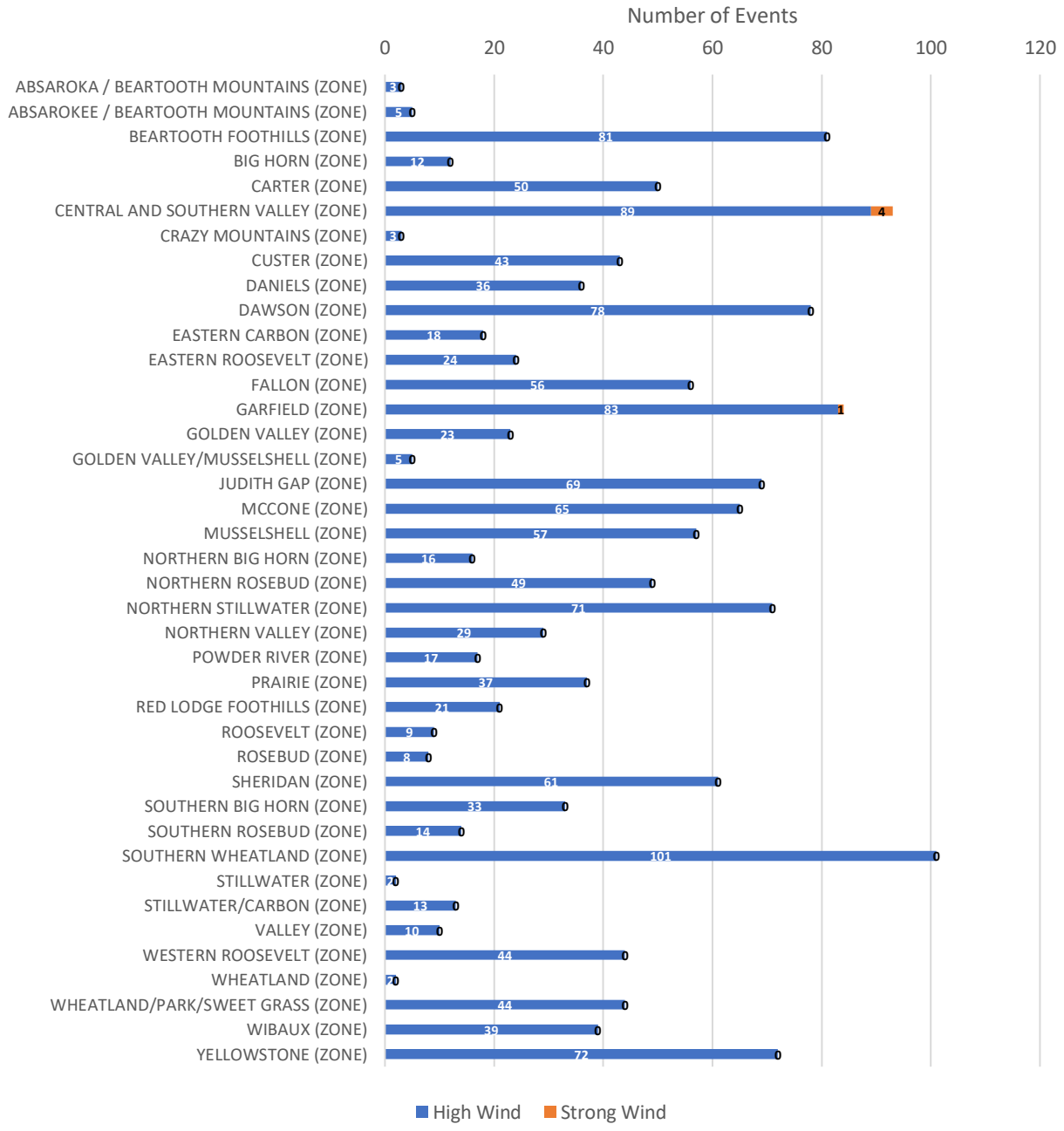
Table 4-60 Total High Wind and Strong Wind Events by Zone (1996 to 2022)

Zone	High Wind	Strong Wind	Total
Absaroka / Beartooth Mountains (Zone)	3	0	**3**
Absarokee / Beartooth Mountains (Zone)	5	0	**5**
Beartooth Foothills (Zone)	81	0	**81**
Big Horn (Zone)	12	0	**12**
Carter (Zone)	50	0	**50**
Central And Southern Valley (Zone)	89	4	**93**
Crazy Mountains (Zone)	3	0	**3**
Custer (Zone)	43	0	**43**
Daniels (Zone)	36	0	**36**
Dawson (Zone)	78	0	**78**

Zone	High Wind	Strong Wind	Total
Eastern Carbon (Zone)	18	0	**18**
Eastern Roosevelt (Zone)	24	0	**24**
Fallon (Zone)	56	0	**56**
Garfield (Zone)	83	1	**84**
Golden Valley (Zone)	23	0	**23**
Golden Valley/Musselshell (Zone)	5	0	**5**
Judith Gap (Zone)	69	0	**69**
McCone (Zone)	65	0	**65**
Musselshell (Zone)	57	0	**57**
Northern Big Horn (Zone)	16	0	**16**
Northern Rosebud (Zone)	49	0	**49**
Northern Stillwater (Zone)	71	0	**71**
Northern Valley (Zone)	29	0	**29**
Powder River (Zone)	17	0	**17**
Prairie (Zone)	37	0	**37**
Red Lodge Foothills (Zone)	21	0	**21**
Roosevelt (Zone)	9	0	**9**
Rosebud (Zone)	8	0	**8**
Sheridan (Zone)	61	0	**61**
Southern Big Horn (Zone)	33	0	**33**
Southern Rosebud (Zone)	14	0	**14**
Southern Wheatland (Zone)	101	0	**101**
Stillwater (Zone)	2	0	**2**
Stillwater/Carbon (Zone)	13	0	**13**
Valley (Zone)	10	0	**10**
Western Roosevelt (Zone)	44	0	**44**
Wheatland (Zone)	2	0	**2**
Wheatland/Park/Sweet Grass (Zone)	44	0	**44**
Wibaux (Zone)	39	0	**39**
Yellowstone (Zone)	72	0	**72**
Total	**1,492**	**5**	**1,497**

Source: NCEI

Figure 4-74 Total High Wind and Strong Wind Events by Zone (1996 to 2022)



Source: NCEI, Chart by WSP

Similar to high wind and strong wind, there are variations in thunderstorm wind and tornado events between counties in the Eastern Region. Valley County experienced the greatest number of recorded events in both thunderstorm wind and tornado events. In total, there were 3,233 thunderstorm wind events since 1955 and 252 tornado events since 1950 in the Eastern Region. Table 4-61 displays a summary of these events.

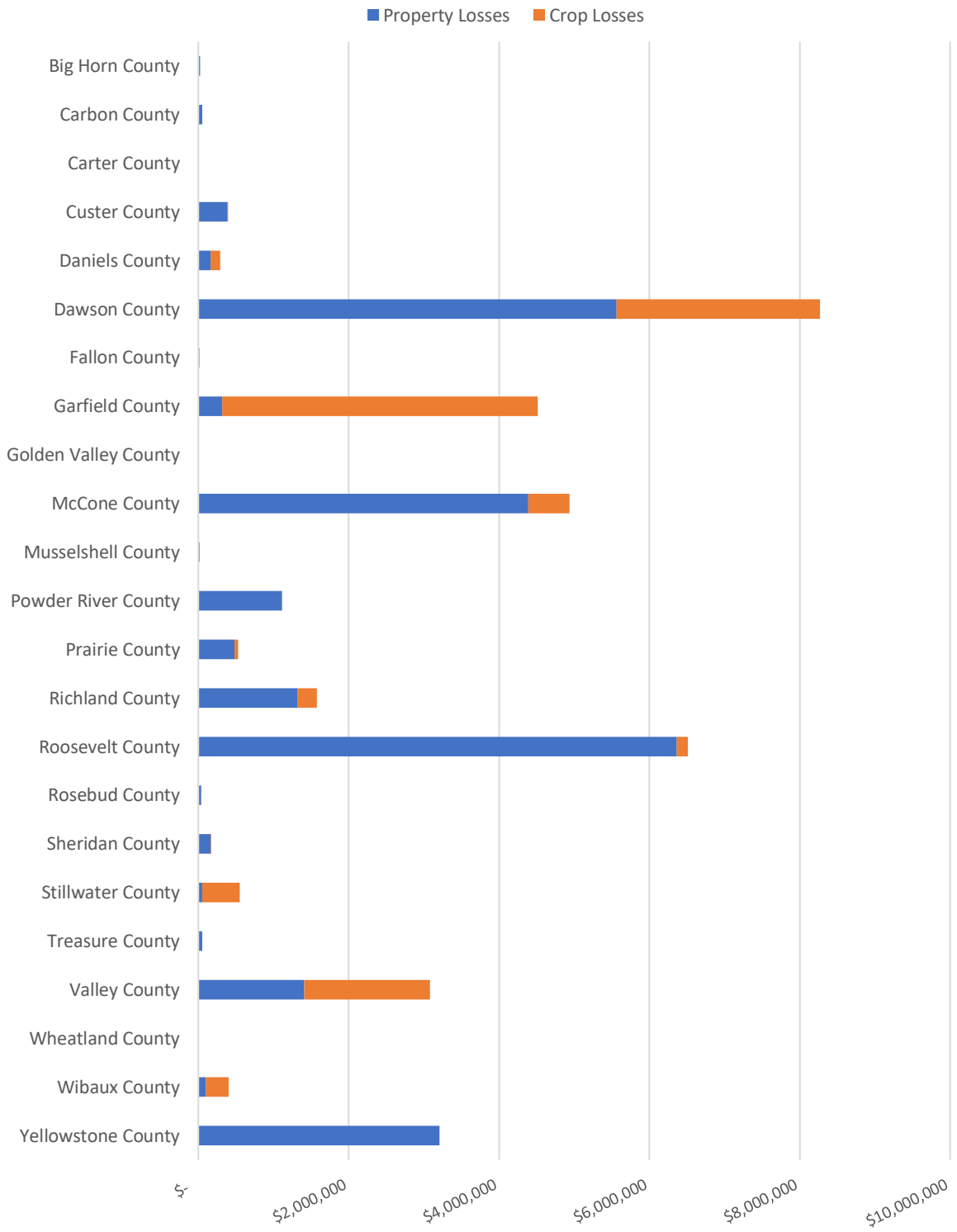
Table 4-61 Total Thunderstorm Wind and Tornado Events by County

	Thunderstorm Wind	Tornadoes
Big Horn Co.	128	11
Carbon Co.	28	3
Carter Co.	105	18
Custer Co.	215	8
Daniels Co.	68	9
Dawson Co.	205	15
Fallon Co.	91	14
Garfield Co.	221	12
Golden Valley Co.	14	0
McCone Co.	161	9
Musselshell Co.	43	5
Powder River Co.	121	18
Prairie Co.	102	3
Richland Co.	192	13
Roosevelt Co.	236	16
Rosebud Co.	172	9
Sheridan Co.	107	10
Stillwater Co.	66	1
Treasure Co.	47	3
Valley Co.	512	39
Wheatland Co.	23	7
Wibaux Co.	76	8
Yellowstone Co.	300	21
Total	**3,233**	**252**

Source: NCEI

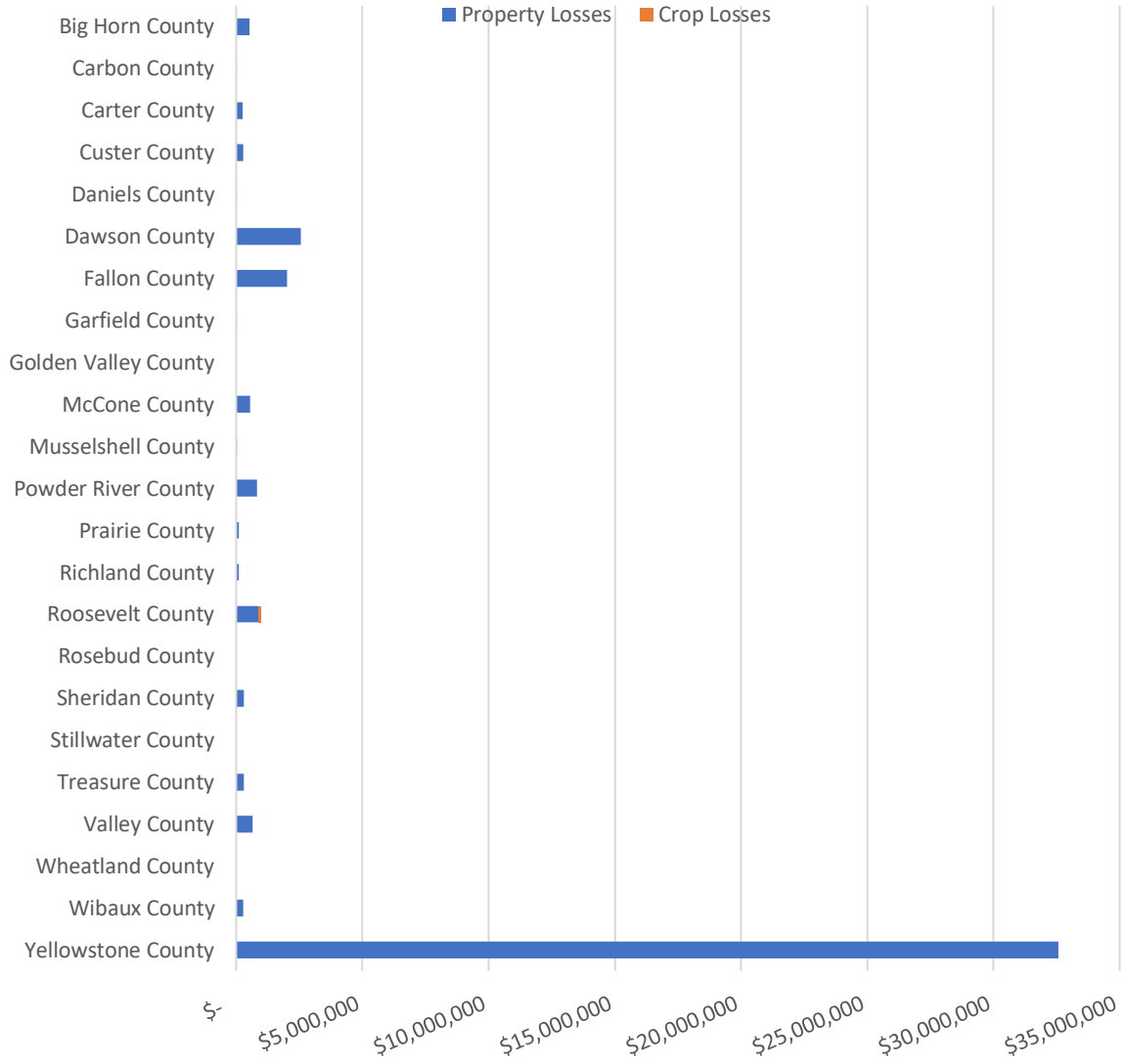
Figure 4-75 and Figure 4-76 display crop and property losses by county from tornado and thunderstorm wind events. According to the dataset, Roosevelt County experienced the highest property loss and Dawson and Garfield Counties experienced the greatest crop loss from thunderstorm wind events. Yellowstone County experienced the greatest property loss from tornado events.

Figure 4-75 Total Losses from Thunderstorm Wind by County



Source: NCEI, Chart by WSP

Figure 4-76 Total Losses from Tornadoes by County



Source: NCEI, Chart by WSP

The NCEI reported details on significant events in the Eastern Region:

- **July 13, 2005:** A severe bow echo raced from west to east across Roosevelt County and caused extensive damage from Poplar to Culbertson between 8 and 9 pm. Various properties and crops suffered from severe damage, including but not limited to two hangers from the airport were blown off; quite a few vehicles were blown off track; homes and businesses suffered roof and siding damage; large grain bins were destroyed; many trees were also damaged. This event resulted in $3M of property damage.
- **November 12, 2007:** A strong cold front moved across Western Montana and produced heavy snowfall and high winds in the Bitterroot and Sapphire Mountains as well as high winds in the Anaconda and Deer Lodge areas. This event resulted in $650,000 of property damage and 2 injuries.
- **June 20, 2010:** A very moist and unstable atmosphere was in place across portions of the Billings Forecast area during the afternoon and evening of the 20th. A moist, southeast surface flow, strong

wind shear aloft, and ample afternoon heating provided the necessary ingredients for severe weather. Numerous thunderstorms, some of which became rapidly severe producing tornadoes and large hail, developed across South Central Montana. Debris from an arena impacted other nearby businesses creating additional damage, mainly in the form of broken windows. Debris from the arena was reported to have landed as far away as a mile from the tornado touchdown. This event resulted in $30M of property damage.

- **July 27, 2015:** A low-pressure circulation over southeastern Montana; favorable winds, and warm, moist air all combined with an approaching strong upper-level storm system quickly developed and maintained well-organized severe thunderstorms over many locations; there was also a macroburst in the Glendive area. This event resulted in $2.5M of property damage.
- **September 28, 2019:** Strong east winds developed on the western side of the Whitefish and Mission ranges as high pressure settled into north-central Montana resulting in considerable damage. Severe wind caused various damages, including but not limited to damages to trees and powerlines; power outages that lasted for almost two days for thousands of customers; boat and dock damage as waves reached certain heights. This event resulted in $300,000 in property damage.

Frequency/Likelihood of Occurrence

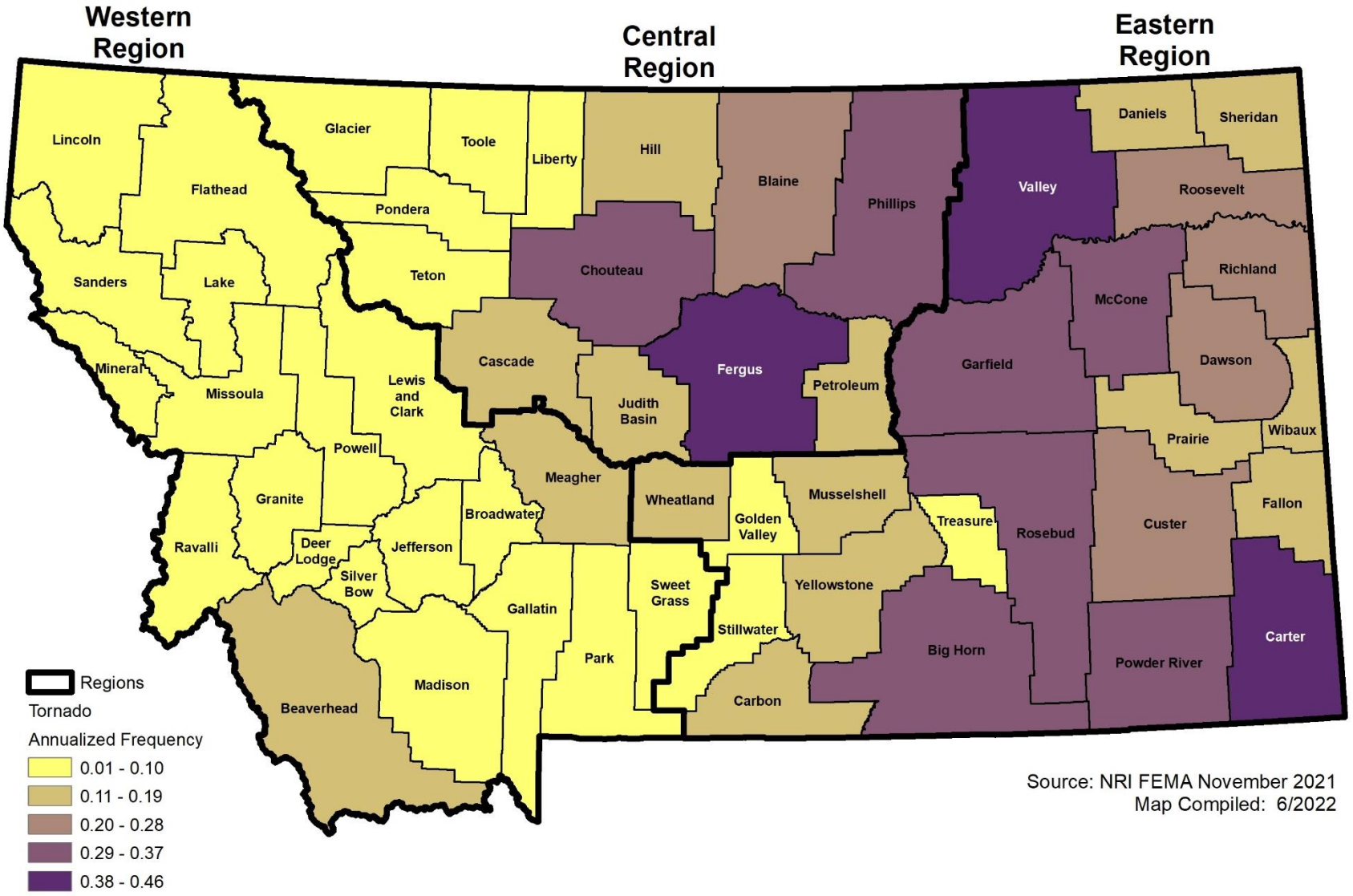
According to the NCEI dataset, there has been 4,982 total recorded severe windstorm and tornado events on 1,390 days over the past 72 years in the Eastern Region; therefore, there is an average of nearly 20 days with severe wind and tornado events per year in the planning area. This corresponds to a **highly likely** probability of occurrence.

Strong wind is the least documented type of windstorm in the Region and thunderstorm winds are the most common. Based on the NCEI dataset, tornadoes are likely to occur somewhere in the Region around 3.5 times a year on average. Valley County experienced the greatest number of recorded events in both thunderstorm wind and tornado events. The highest number of high wind events occur in the Southern Wheatland and Southern and Central Valley zones.

Figure 4-77 below depicts the annualized frequency of tornado events at a county level based on the NRI. The mapping shows a trend towards increased likelihood in the western and southern regions, particularly in Valley and Carter Counties. Counties in the eastern and northeastern portions of the Region have a relatively lower frequency of tornado events.

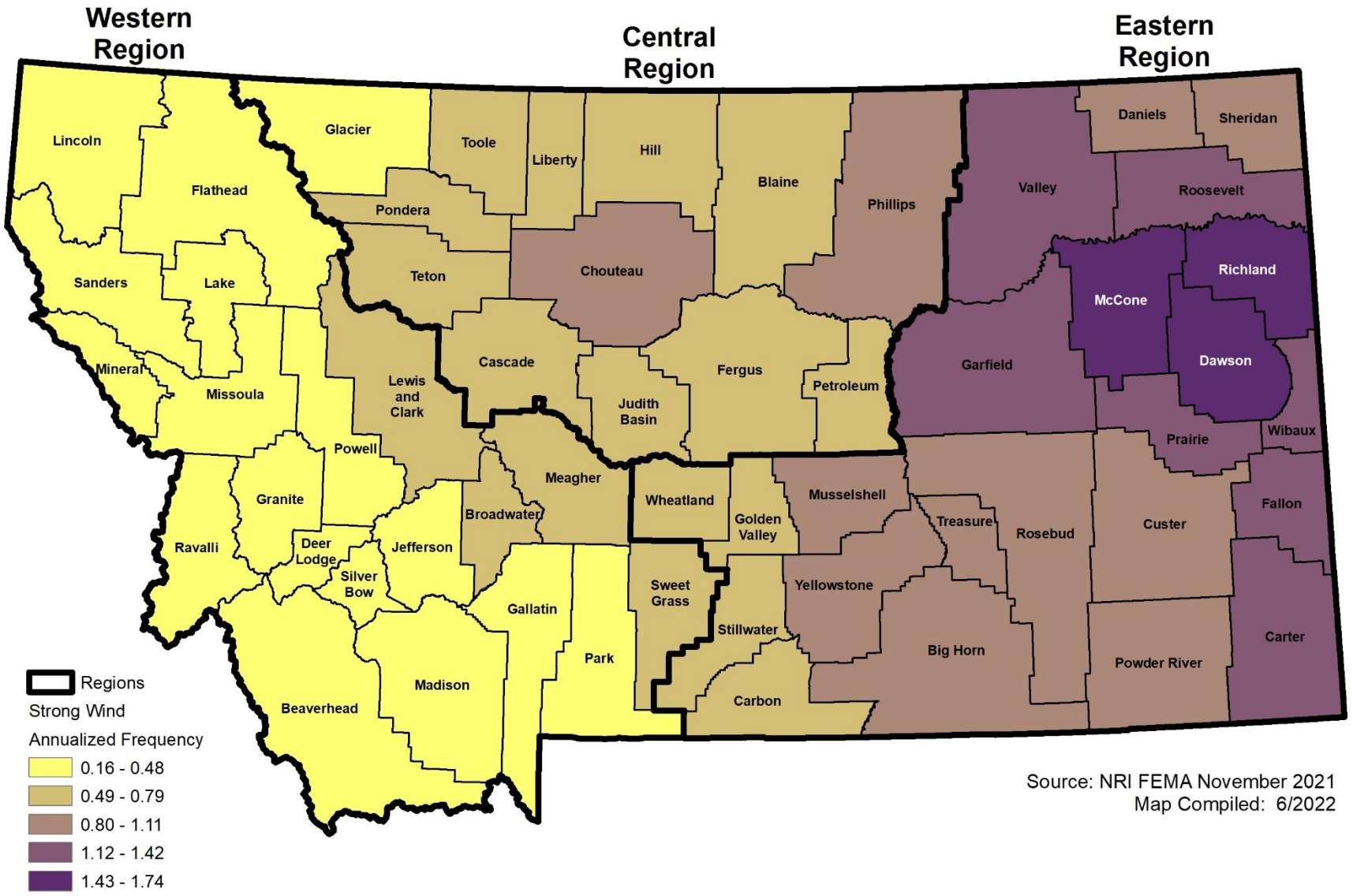
Figure 4-78 below depicts the annualized frequency of strong wind events at a county level based on the NRI. A majority of the counties in the region are ranked as moderate and moderate to high frequency, with the highest frequency of events occurring in McCone, Richland, and Dawson Counties.

Figure 4-77 Annualized Frequency of Tornado Events by County



Map by WSP, Data Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

Figure 4-78 Annualized Frequency of Strong Wind Events by County



Map by WSP, Data Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

Climate Change Considerations

There is little documentation of how climate change may be affecting present or future summertime windstorms or tornadoes. Projecting the future influence of climate change on these events can be complicated by the fact that some of the risk factors for these events may increase with climate change, while others may decrease.

The 2022 NOAA Climate Summary acknowledges summertime high winds exist but provides no indication if a trend currently exists. The Fifth National Climate Assessment does not directly address climate-change impacts on summertime wind. This assessment also did not suggest a trend in wind conditions exists, nor is anticipated. Additionally, the 2021 Montana Climate Change and Human Health report does not directly address the issue of summertime high winds. Interestingly, this report discusses an increase in wind erosion of soil in wheat production, but attributes this to increased summer drought and changing precipitation patterns, without mention of changes in wind conditions.

Potential impacts are discussed in the vulnerability subsection of this hazard profile, as well as the impacts of population changes and development trends. Current variability in vulnerability by jurisdiction, based on existing conditions, is discussed in these sections and jurisdictional annexes. Due to the uncertainty with climate change on tornadoes and windstorms, it would be speculative to define with further specificity the impacts related to climate change on each jurisdiction within the Region. Future updates to this plan should revisit this topic as scientific knowledge progresses.

Potential Magnitude and Severity

To calculate a magnitude and severity rating for comparison with other hazards, and to assist in assessing the overall impact of the hazard on the planning area, information from the event of record is used as well as the Beaufort Wind Scale (see Table 4-58). In some cases, the event of record represents an anticipated worst-case scenario, and in others, it reflects common occurrence. While it is possible these estimates are greater than actual losses due to potential duplicates in the dataset, these losses provide an understanding of the likely magnitude in the planning area.

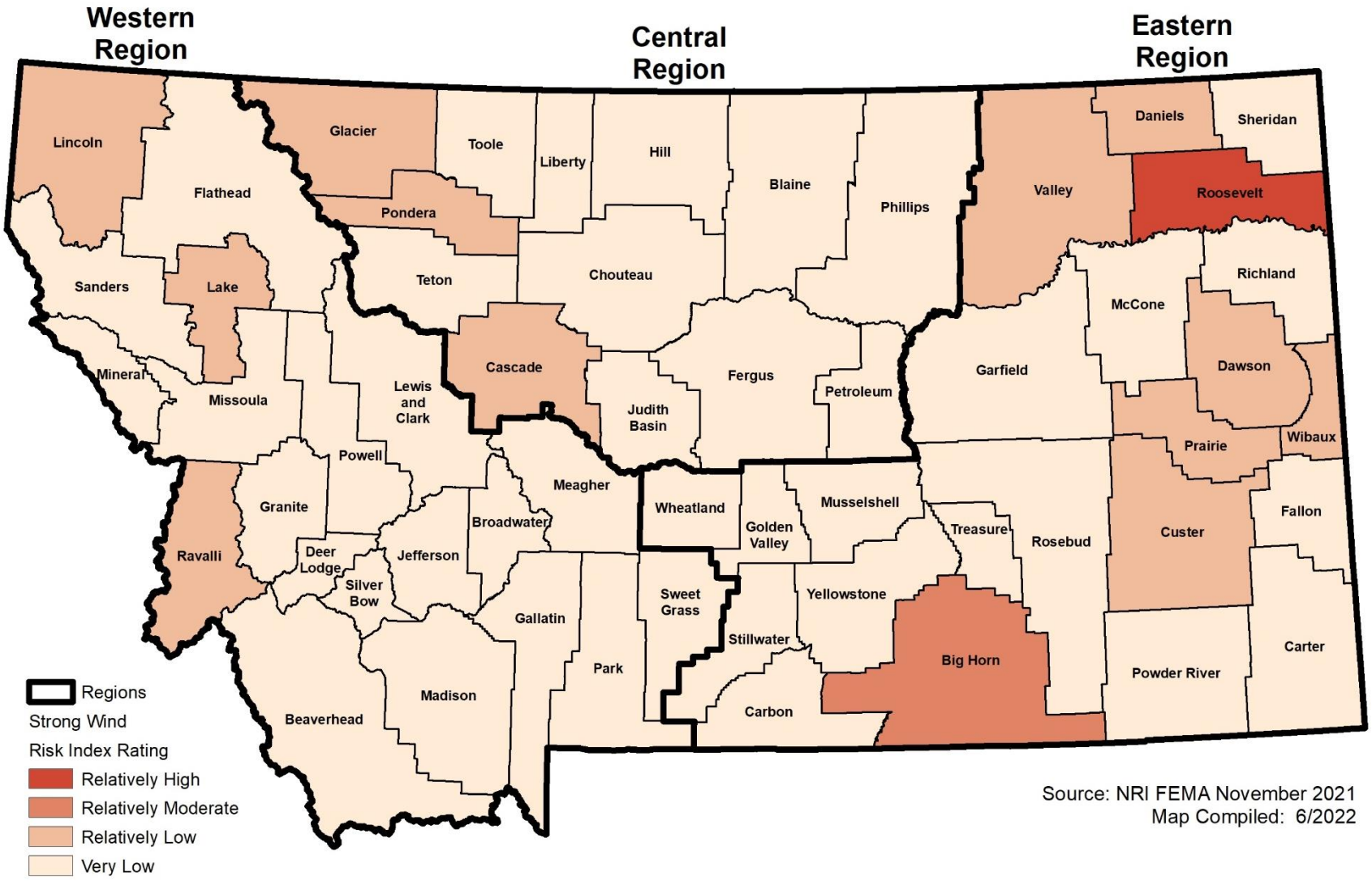
Overall, windstorm or tornado impacts in Eastern Region are generally **Critical**. While wind occurs rather frequently in the area, most events cause little to no damage. The impact on quality of life or critical facilities and functions in the affected area would be minimal. Injuries or deaths are possible due to wind-thrown trees in the backcountry or from other blown debris.

Vulnerability Assessment

Figure 4-79 and

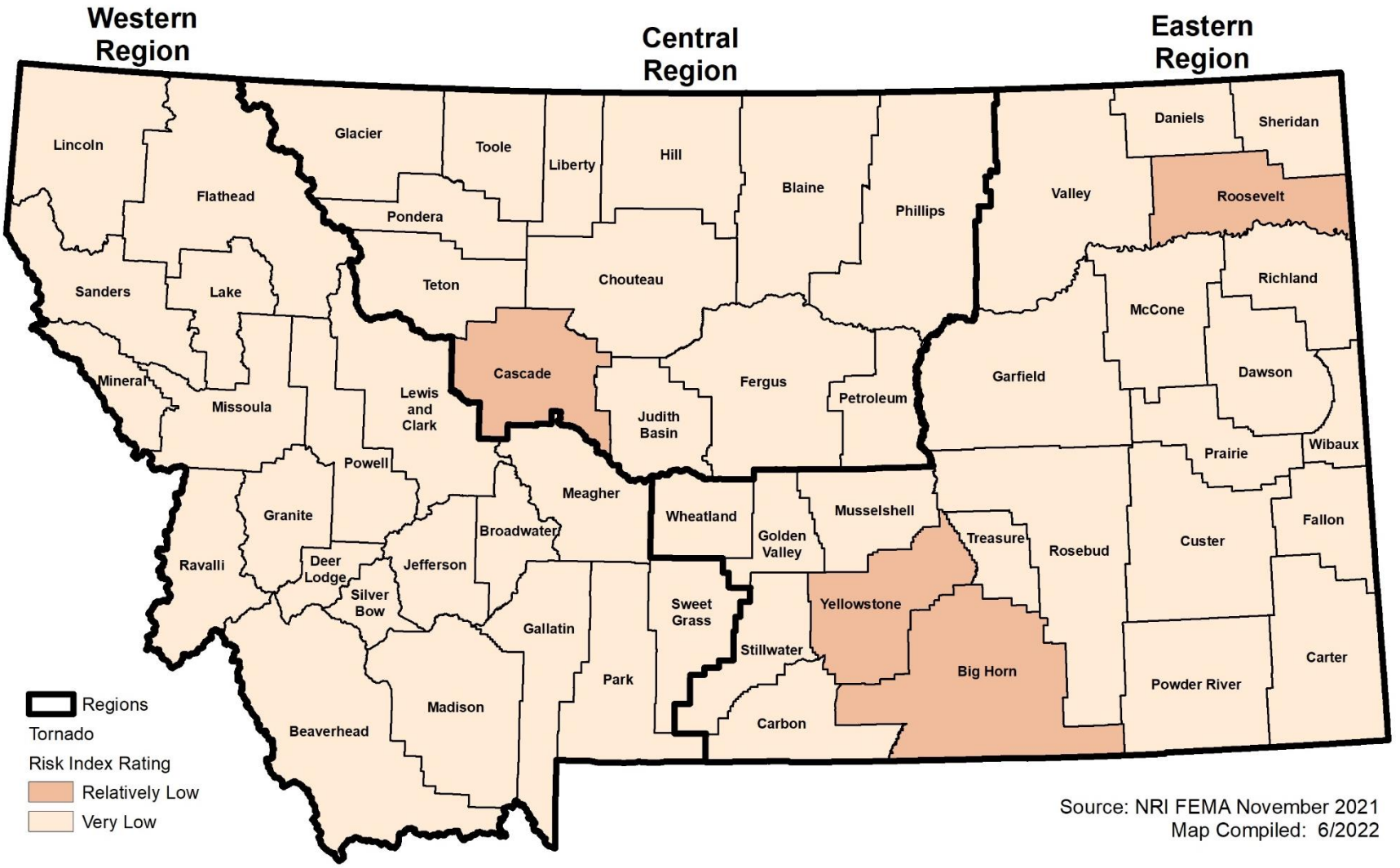
Figure 4-80 illustrate the relative risk index rating due to strong wind and tornadoes in Montana counties based on data in the NRI. The NRI calculation takes into account various factors, including the expected annual losses, social vulnerability, and community resilience in each county across Montana. Most counties in the region have a *very low* to *moderate* rating for strong wind events while Roosevelt County has a *relatively high* rating. For tornado events, counties in the region have a very low to relatively low rating; none have a *high* or *very high*-risk index rating.

Figure 4-79 NRI Risk Index Rating for Strong Wind



Map by WSP, Data Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

Figure 4-80 NRI Risk Index Rating for Tornadoes



Map by WSP, Data Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

People

The planning area is only slightly exposed to tornadoes and concern over windstorms is focused on Roosevelt and Bighorn counties.

Individuals caught in the path of a tornado who are unable to seek appropriate shelter are especially vulnerable. This may include vulnerable individuals who are out in the open, in cars, are unhoused, or who do not have access to basements, cellars, or safe rooms. Hikers and climbers in the area may also be more vulnerable to severe weather events. Visitors to the area may not be aware of how quickly a thunderstorm can build in the planning area. In addition, those living in mobile homes are especially vulnerable.

Other populations vulnerable to tornado and wind hazards include the elderly, low-income or linguistically isolated populations, people with life-threatening illnesses, and residents living in areas that are isolated from major roads. Power outages due to severe wind or tornadoes can be life-threatening to those dependent on electricity for life support. These populations face isolation and exposure during thunderstorm wind, high wind, and tornado events and could suffer more secondary effects of the hazard. Overall, however, the vulnerability of people to tornado and wind hazards is low

Property

Exposure to windstorms and tornadoes is low throughout most of the planning area, property in poor condition or in particularly vulnerable locations may be susceptible to damage when these hazards do occur. Property located at higher elevations and on ridges may be more prone to wind damage. Property located under or near overhead powerlines or large trees may be damaged in the event of a collapse.

Older buildings in the planning area may be built to low code standards or none at all, making them more susceptible to severe wind and tornado events. Mobile homes are disproportionately at risk due to the design of homes. Tornadoes often create flying debris which can cause damages to homes, vehicles, and landscape.

In the Eastern Region, property damages due to wind and tornadoes totaled over $68.4M. Reported impacts from high wind in the planning area include damage to trees, mobile homes, roofs, power lines, and vehicles.

Critical Facilities and Lifelines

Transportation is susceptible to wind and tornado caused blockage of roads by downed trees or power lines. Of particular concern are roads providing access to isolated areas and the elderly. Temporary loss of utilities, most notably power, is a susceptibility. Downed power lines can cause blackouts, leaving large areas isolated, which was reported several times in the NCEI dataset. Phone, water, and sewer system service can be interrupted. Loss of phone connection, cellular or landline, would leave populations isolated and unable to call for assistance.

Economy

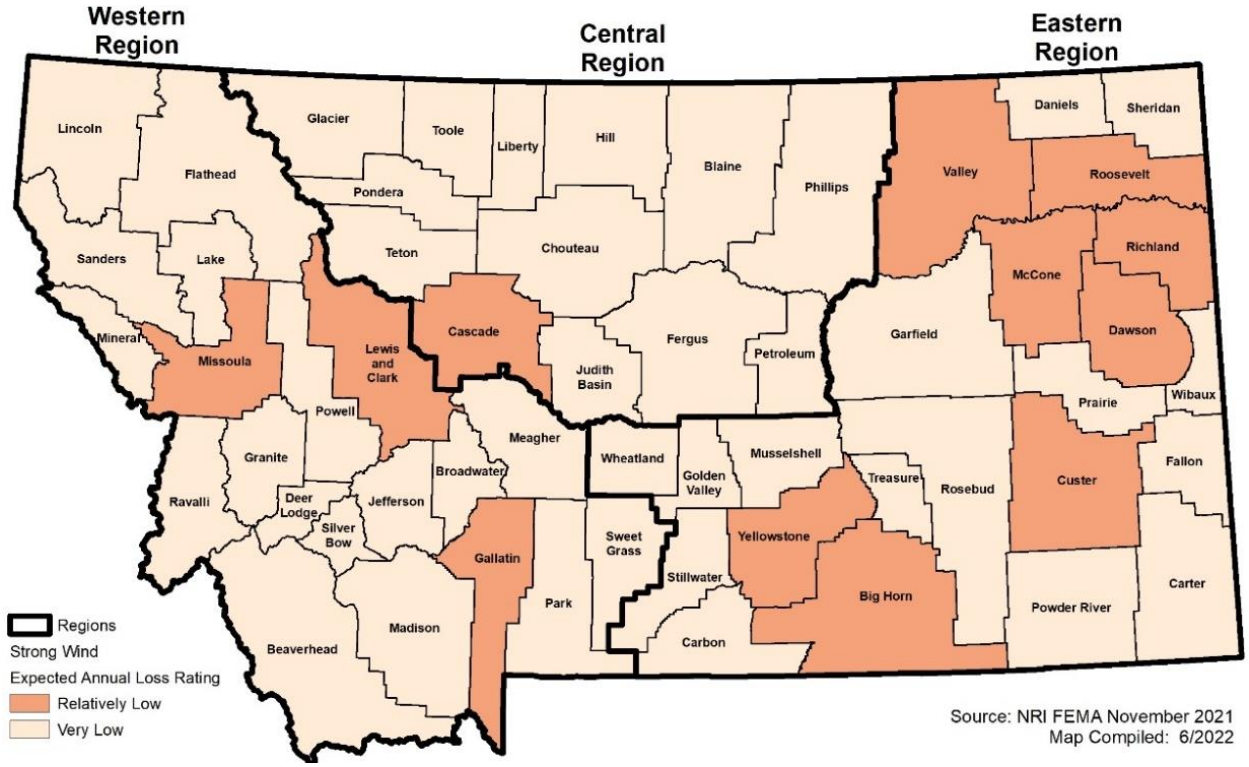
Exposure of the economy of the Eastern Region to ill effects is somewhat different for tornado and windstorm hazards. Windstorms are more frequent in the Eastern Region and have less intense impact over a wider area. In contrast, tornadoes are relatively rare, effect a relatively small area, but have a well-deserved reputation for causing intense destruction over a relatively narrow area. Both hazards expose local economies to potential property damage, business closures, loss of services such as power and transportation, displacement of people, loss of tourism and difficult to predict cascading effects. However, the economy is exposed to these factors somewhat differently depending on the storm type. For example, tornadoes are more likely to cause displacement of people, while windstorms can cumulatively cause very expensive damage, especially to housing.

In addition, the economy of the Eastern region is susceptible to damage from exposures such as property damage, business closures, loss of services such as power and transportation, displacement of people, and loss of tourism. The economy is also susceptible to cascading effects caused by these exposures.

When exposure and susceptibility is considered together, most economic loss due to wind and tornadoes is related to direct property damage and subsequent debris removal, response, and repair activities. Business closures, displacement of people, and loss of tourism also reduce economic activity and can cause substantial damage to local economies. The loss of services related to lifelines can have a profound effect on the extent of damage to the economy. Loss of power and shelter/housing are particularly important in this regard.

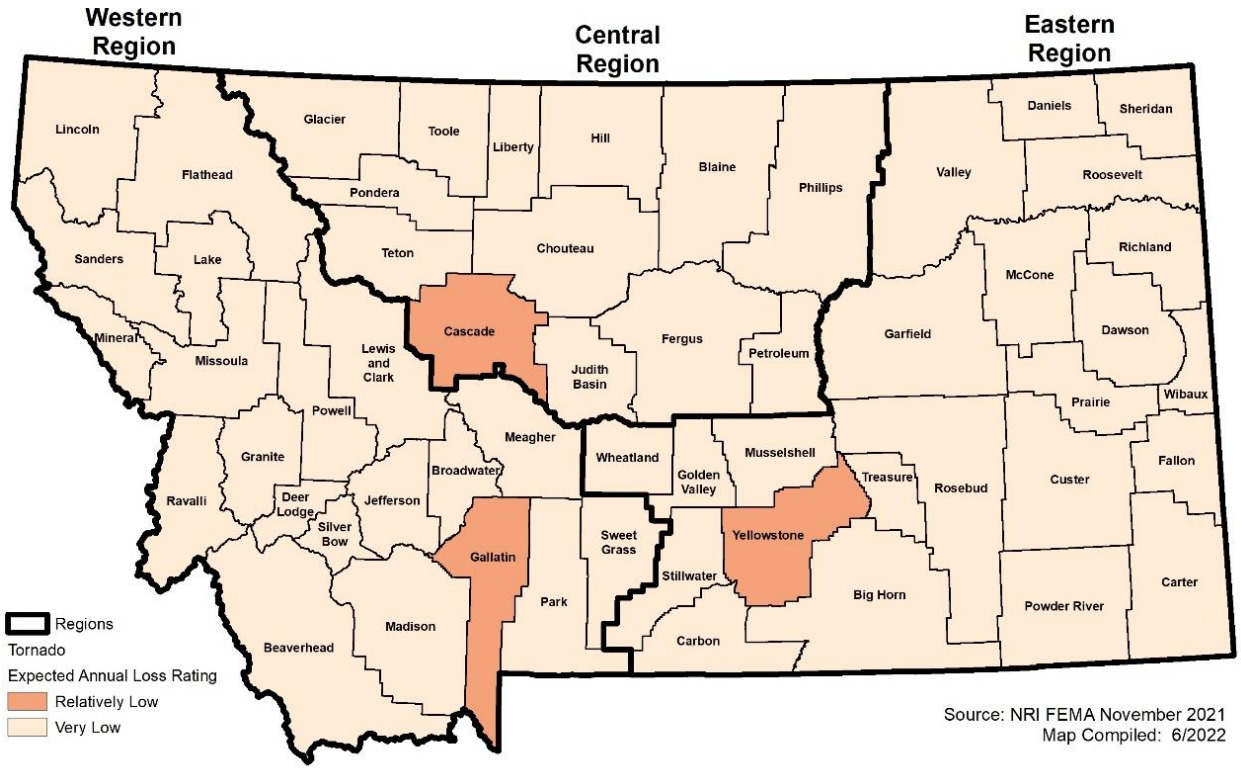
Figure 4-81 and Figure 4-82 below illustrate the relative risk of EAL rating due to strong wind and tornadoes for Montana counties based on data in the NRI. EAL ratings range from *very low* to *low* for both wind and tornado hazards in all Eastern Region counties. The EAL calculation takes into account agriculture value exposed to these events, annualized frequency, and historical losses. The EAL rating is thus heavily based on agricultural impacts.

Figure 4-81 NRI Strong Wind Expected Annual Loss Rating



Map by WSP, Data Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

Figure 4-82 NRI Tornado Events Expected Annual Loss Rating



Map by WSP, Data Source: FEMA National Risk Index, https://hazards.fema.gov/nri/determining-risk

Historic and Cultural Resources

Historic and cultural resources are exposed to tornadoes and windstorms similarly to other assets. In terms of susceptibility, historic buildings are typically built to old building codes or no codes at all and are more likely to sustain damage than newer buildings. This causes historic buildings and their contents to be more vulnerable to windstorms and tornadoes than newer buildings. Historic assets within newer buildings, such as a more recently built museum, are likely no more vulnerable to windstorm and tornadoes than non-historic assets.

Natural Resources

The environment is highly exposed to severe winds and tornadoes. Large swaths of tree blowdowns can occur, particularly in the beetle-killed forests prevalent in the region. Severe winds can spread wildfire or even trigger wildfire near overhead power lines. Crops are also at risk of losses. The NCEI dataset reported over $10.6 M in crop losses from windstorm and tornado events in the Eastern Region.

Development Trends Related to Hazards and Risk

All future development will be exposed to severe winds and tornadoes. The ability to withstand impacts lies in sound land use practices and consistent enforcement of codes and regulations for new construction. Development regulations that require safe rooms, basements, or other structures that reduce risk to people would decrease vulnerability but may not be cost-effective given the relative infrequency of damaging tornadoes in the Eastern Region.

The State of Montana has adopted the 2012 International Building Code IBC. The IBC includes a provision that buildings must be constructed to withstand a wind load of 75 mph constant velocity and three-second

gusts of 90 mph. Buildings must be designed to withstand a snow load of 30 pounds per square foot minimum.

Risk Summary

In summary, the tornadoes and windstorms hazard are considered to be of overall high significance for the Region. with key issues summarized below. Variations in risk by jurisdiction are summarized in the table below.

- Severe windstorms (high wind, strong wind, thunderstorm wind) and tornado events are rated as having **high** overall significance for the Eastern Region
- These events can impact anywhere in the planning region; therefore, the hazard extent is rated as **extensive**.
- The NCEI data reported 1,390 days with severe weather events over 72 years, which averages to nearly 20 days a year with severe winter weather events in the Eastern Region; therefore, future occurrence is rated as **highly likely.**
- The NCEI reported 11 deaths, 35 injuries, over $68.4 million in property damages and over $10.6 million in crop damages, therefore, the magnitude is rated as **critical.**
- People who are dependent on electricity and populations who work outdoors or in transportation are most vulnerable to severe windstorm events and tornadoes. Individuals living in mobile homes are also disproportionately likely to experience losses from wind and tornado events.
- Power outages and damage to buildings are frequently reported impacts to property of severe windstorm events and tornadoes.
- Downed power lines resulting in communication and electricity failures are the most common impacts on critical facilities.
- Significant economic losses are possible in the event of a severe windstorm or tornado due to infrastructure repair and business/service disruptions.
- Related Hazards: Wildfire, Severe Summer Weather, Severe Winter Weather, Transportation Accidents

Table 4-62 Risk Summary Table: Tornadoes and Windstorms

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences
Eastern Region	Medium		
Big Horn	Medium	Hardin, Lodge Grass	None
Carbon	Medium	Bearcreek, Bridger, Joliet, Fromberg, Red Lodge	None
Carter	Medium	Ekalaka	None
Custer	Medium	Ismay, Miles City	None
Crow Tribe	High		None
Daniels	Medium	Scobey, Flaxville	None
Dawson	High	Richey, Glendive	There have been a higher number of wind events that resulted in losses in Dawson County
Fallon	Medium	Plevna, Baker	None
Garfield	Medium	Jordan	There have been a higher number of wind events that resulted in losses in Garfield County
Golden Valley	Medium	Ryegate, Lavina	None
McCone	Medium	Circle	There have been a higher number of wind events that resulted in losses in McCone County

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences
Musselshell	Medium	Melstone, Roundup	None
Powder River	Medium	Broadus	None
Prairie	Medium	Terry	None
Richland	Medium	Fairview, Sidney	None
Roosevelt	High	Wolf Point, Poplar, Bainville, Culberson, Froid	There have been a higher number of wind events that resulted in losses in Roosevelt County
Rosebud	Medium	Colstrip, Forsyth	None
Sheridan	Medium	Plentywood, Medicine Lake, Outlook, Westby	None
Stillwater	Medium	Columbus	None
Treasure	Medium	Hysham	None
Valley	High	Glasgow, Fort Peck, Nashua, Opheim	There have been a higher number of wind events that resulted in losses in Valley County
Wibaux	Medium	Wibaux	None
Yellowstone	High	Billings, Broadview, Laurel	There have been a higher number of wind events that resulted in losses in Yellowstone County

4.2.14 Transportation Accidents

Hazard/Problem Description

This hazard encompasses air transportation, highway transportation, waterway transportation, railway transportation, and wild animal vehicle collisions. The transportation incidents can involve any mode of transportation that directly threatens life and which results in property damage and/or death(s)/injury(s) and/or adversely impact a community's capabilities to provide emergency services. Incidents involving buses and other high occupancy vehicles could trigger a response that exceeds the normal day-to-day capabilities of response agencies.

Air Transportation

An air transportation incident may involve a military, commercial or private aircraft. Airplanes and helicopters are used to transport passengers for business and recreation as well as thousands of tons of cargo. A variety of circumstances can result in an air transportation incident; mechanical failure, pilot error, enemy attack, terrorism, weather conditions and on-board fire can all lead to an air transportation incident.

Highway Transportation

Highway transportation incidents are complex. Contributing factors can include a roadway's design and/or pavement conditions (e.g., rain, snow, and ice), a vehicle's mechanical condition (e.g., tires, brakes, lights), a driver's behavior (e.g., speeding, inattentiveness, and seat belt usage), the driver's condition (e.g., alcohol use, age-related conditions, physical impairment) and driver inattention by using a wireless device. In fact, the driver's behavior and condition factors are the primary cause in an estimated 67 percent of highway crashes and a contributing factor in an estimated 95 percent of all crashes.

Railway Transportation

A railway transportation incident is a train accident that directly threatens life and/or property, or adversely impacts a community's capabilities to provide emergency services. Railway incidents may include

derailments, collisions and highway/rail crossing accidents. Train incidents can result from a variety of causes; human error, mechanical failure, faulty signals, and/or problems with the track. Results of an incident can range from minor "track hops" to catastrophic hazardous material incidents and even human/animal casualties.

Waterway Transportation

A waterway incident is an accident involving any water vessel that threatens life, property, or adversely affects a community's capability to provide emergency services. Waterway incidents primarily involve pleasure watercraft on rivers and lakes. Waterway incidents may also include events in which a person, persons, or object falls through the ice on partially frozen bodies of water. Impacts include fuel spillage, drowning, and property damage.

Wild Animal Vehicle Collisions

Wild animal vehicle collisions consist of any roadway transportation accident where an animal is involved in the accident. These accidents typically occur at dusk, from 6pm-9pm, when deer and other wildlife are most active and when the visibility of drivers decreases. Deer are the most common wild animal involved in roadway transportation accidents in the United States and in the Eastern Region.

Geographical Area Affected

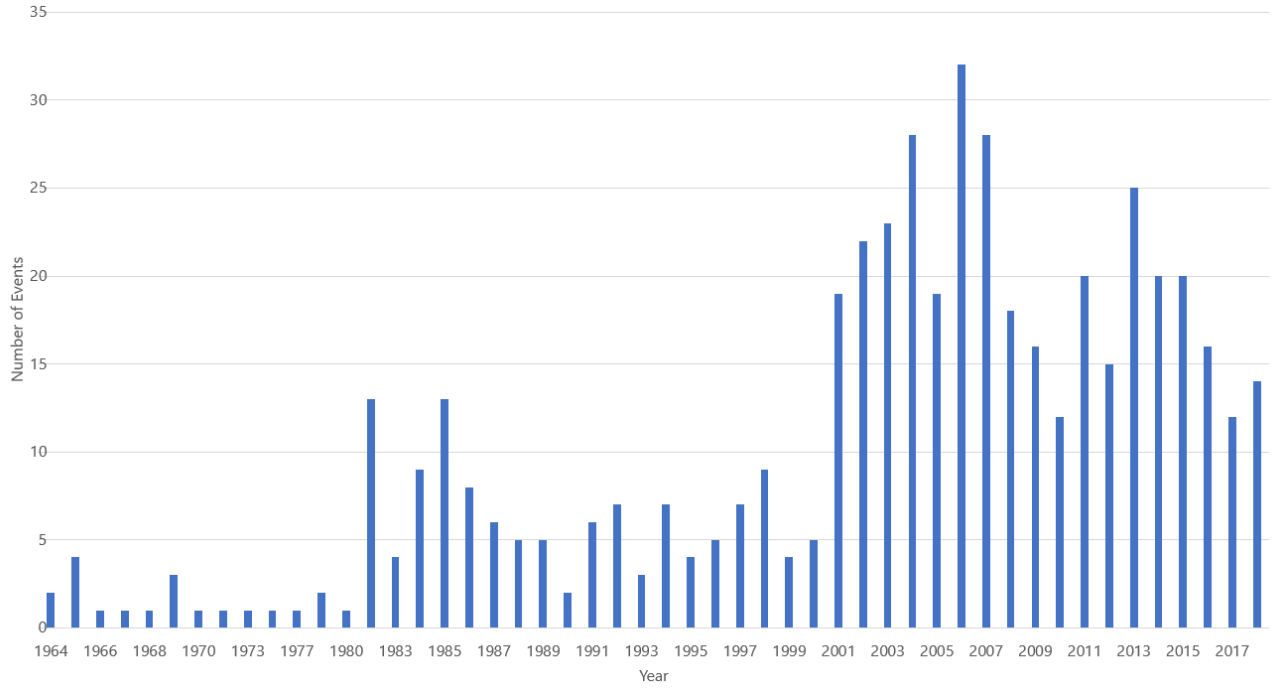
All counties in the Eastern Region are prone to transportation incidents. Due to transportation accidents typically occurring along roadways, waterways, or near airports, the significance rating for the geographic area affected in the Eastern Region is rated as **significant** (10-50% of planning area). Roads with frequently reported roadway transportation accidents in the Eastern Region include Highway 2, Highway 12, U.S. Route 191, Interstate 90, and Interstate 94. The BNSF railway is the most significant railway running through the Eastern Region; therefore, the counties that contain the BNSF railway will be more likely to experience railway accidents. The Eastern Region is also home to Billings Logan International Airport, as well as several smaller regional or general aviation airports, any of which could be the location of an aircraft accident. However, documented aircraft crashes have happened across the planning area and are most frequently documented as being small civilian aircrafts.

Past Occurrences

Air Transportation Incidents:

The National Transportation Safety Board (NTSB) reported 505 air transportation incidents in the State from 1964 to 2018. Figure 4-83 displays the annual trends of total fatal air transportation accidents. The greatest number of incidents were reported in 2006 with 32 total incidents. Since 2001, there has been a significant increase in the number of events reported. Most crashes have been small, private planes. Small Cessna and Piper aircrafts were frequently reported in the dataset.

Figure 4-83 Annual Aircraft Incidents in the State of Montana



Source: NTSB, Chart by WSP

Highway Transportation Incidents:

The Montana Department of Transportation's Office of Traffic and Safety maintains traffic crash statistics and location maps by county. Table 4-63 and Figure 4-84 shows the trend of crashes in the Eastern Region between 2016 and 2020. This dataset was extracted from the MDT's Crash Database compiled for the purpose of safety enhancement of potential accident sites, hazardous roadway conditions, or railway-highway crossings. The dataset has reported 26,984 road transportation events over the course of 4 years across the counties in the Eastern Region. Yellowstone County had the greatest number of reported crash events by far, with a total of 16,475 reported events, comprising 61% of the total incidents in the Region from 2016- to 2020.

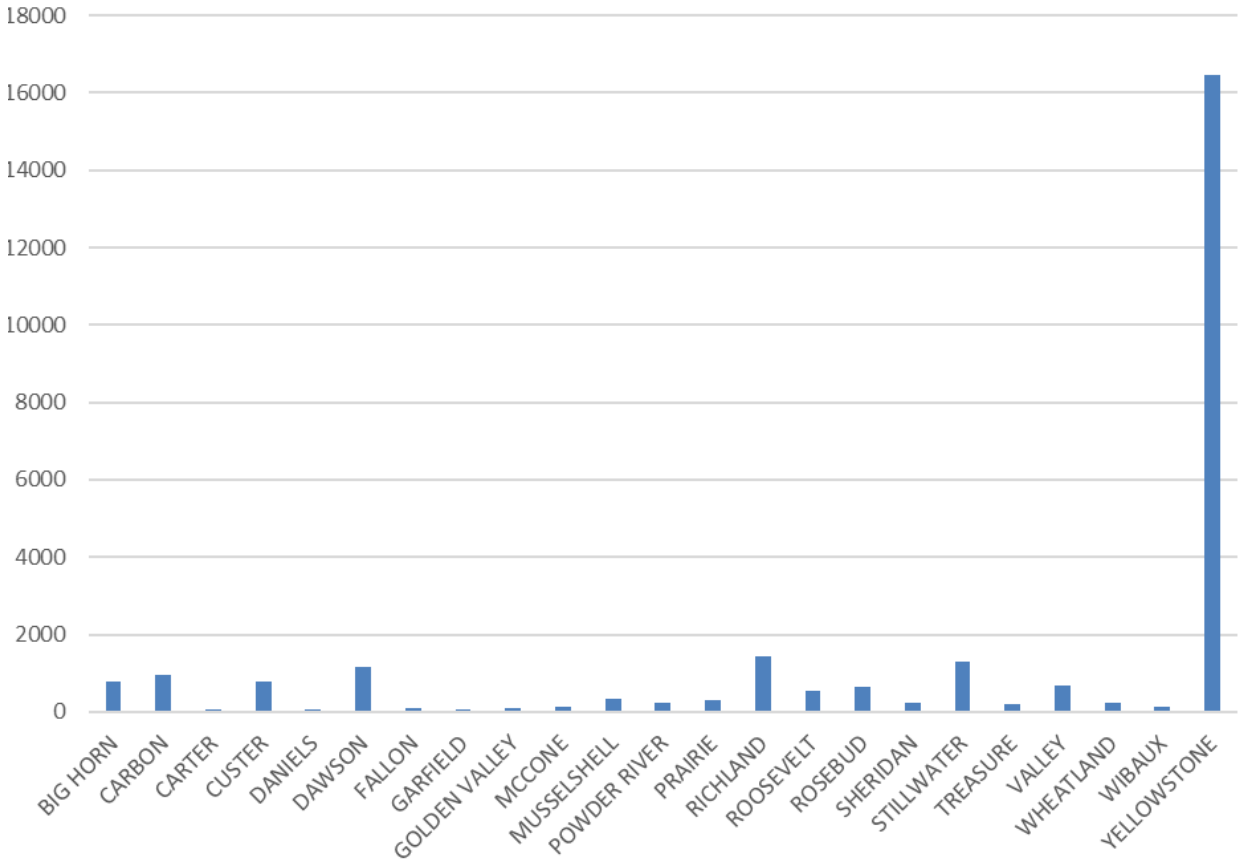
Table 4-63 Roadway Crash Statistics by County in the Eastern Region (2016-2020)

County	Number of Accidents (2016-2020)
Big Horn	782
Carbon	966
Carter	68
Custer	777
Daniels	78
Dawson	1,153
Fallon	87
Garfield	77
Golden Valley	95
McCone	134
Musselshell	342
Powder River	227
Prairie	307

County	Number of Accidents (2016-2020)
Richland	1,447
Roosevelt	534
Rosebud	656
Sheridan	234
Stillwater	1,291
Treasure	203
Valley	694
Wheatland	218
Wibaux	139
Yellowstone	16,475
Grand Total	**26,984**

Source: Montana Department of Transportation 2016-2020

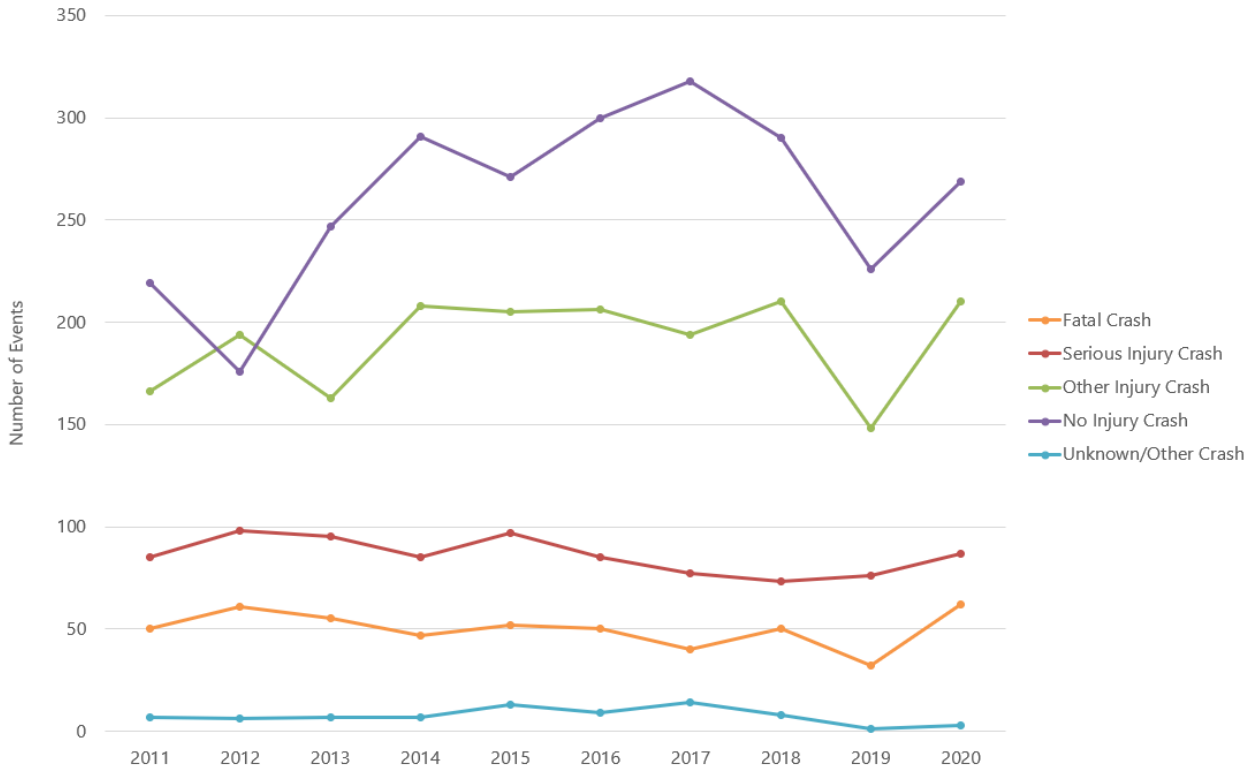
Figure 4-84 Roadway Crash Statistics by County in the Eastern Region (2016-2020)



Source: Montana Department of Transportation 2016-2020

The Montana DoT also reported crash severity from 2011 to 2020 for the entire state of Montana. Figure 4-85 displays the temporal trends of crash severity. Throughout the state, accidents with no injury are most commonly reported, followed by accidents with minimal injuries. Since 2011, 499 fatal crashes have been reported across the state and 858 serious injury crashes. There is an average of 49.9 fatal crashes per year in the State of Montana.

Figure 4-85 Roadway Crash Severity in Montana (2011-2020)

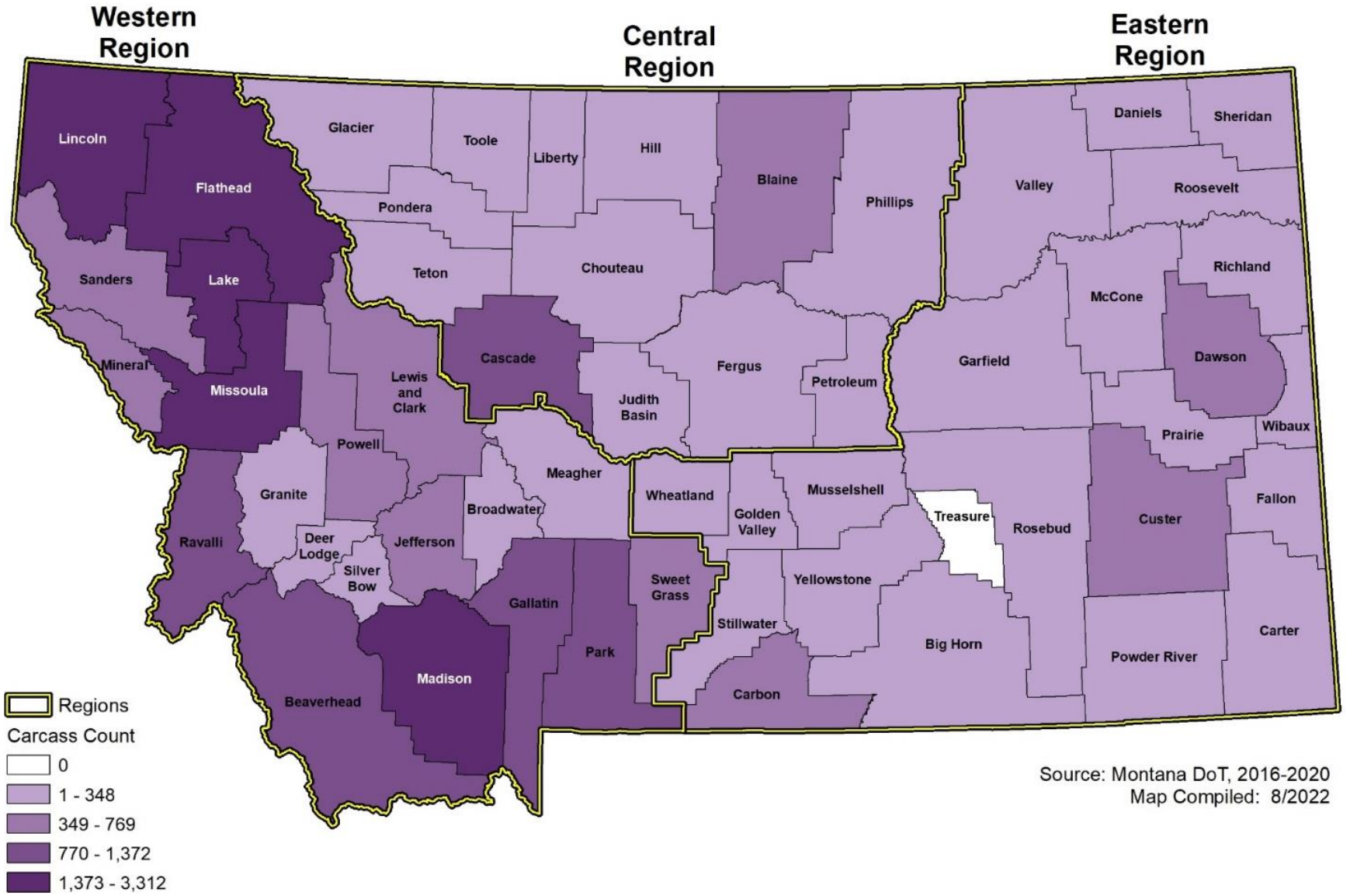


Source: Montana Department of Transportation 2011-2020

Wildlife Car Accidents

The Montana DoT also documented the number of accidents caused by wildlife and the animal carcasses recovered. Montana DoT emphasizes that this dataset is best used to identify patterns in wildfire car accidents, but the data is incomplete due to not all carcasses being reported on a regular schedule or some carcasses not being reported at all. According to the Montana DoT dataset, there were 28,652 wildlife car accidents from 2016 to2020. Figure 4-86 displays the animal carcass data by county in Montana. Most of the Eastern Region has experienced between 1-348 wildlife car accidents, however, Carbon, Custer, and Dawson County have experienced significantly more.

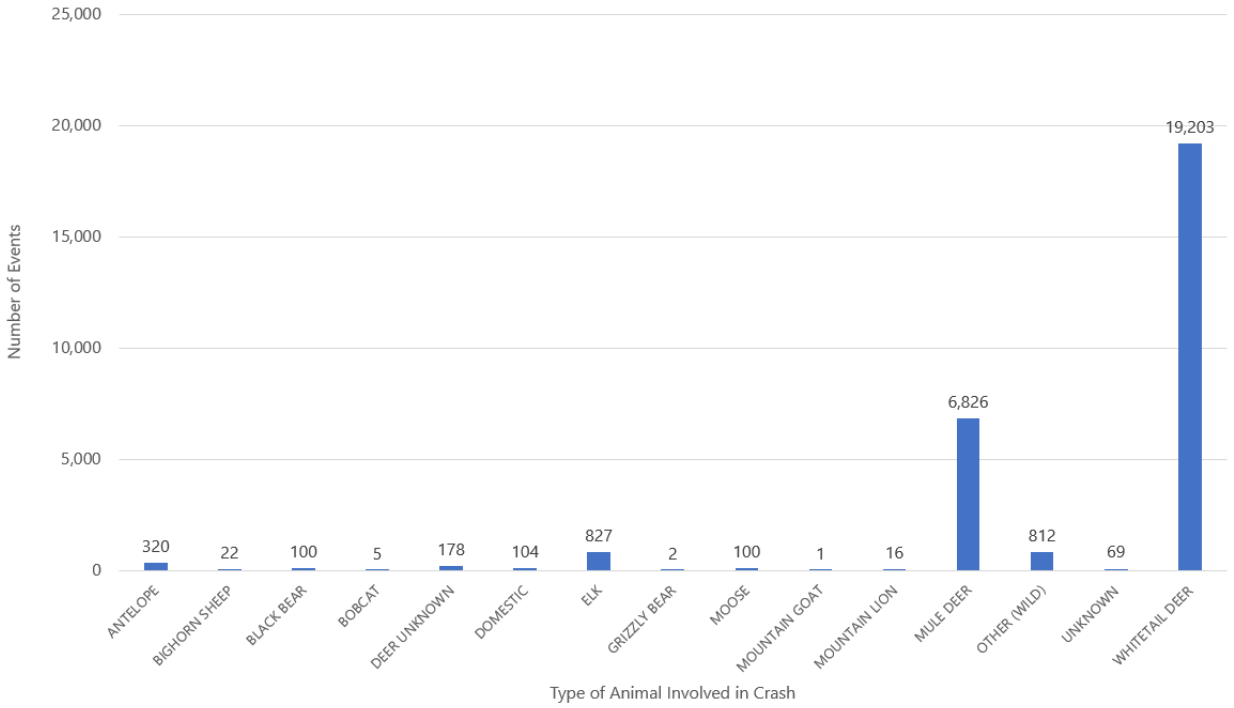
Figure 4-86 Wildlife Crash Statistics by County in Montana (2016-2020)



Source: Montana DoT, Map by WSP

Figure 4-87 displays a breakdown of the crashes by species of animal involved. Whitetail deer was by far the most reported animal with 19,203 incidents in the past 4 years, followed by mule deer in second place with 6,826 reported incidents.

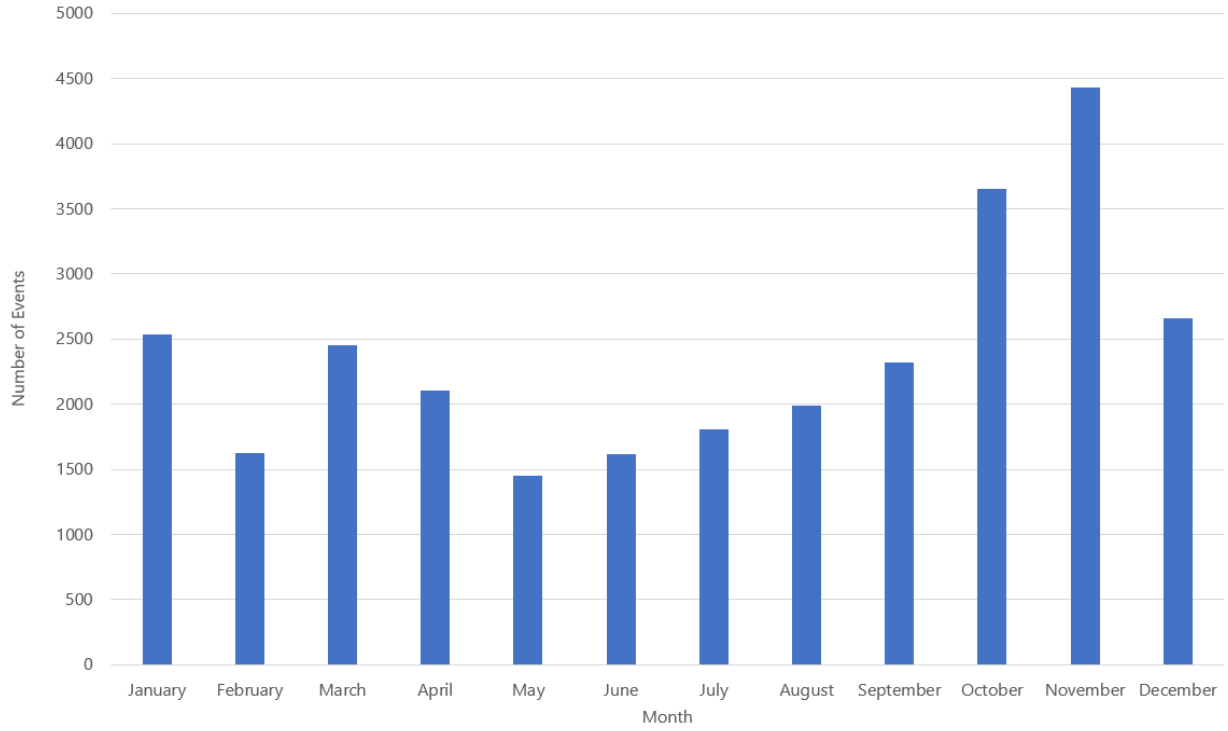
Figure 4-87 Wildlife Crash Statistics by Carcass Type in the Montana (2016-2020)



Source: Montana Department of Transportation 2016-2020

The Montana DOT also reported on the date that these wildlife accidents occurred. Figure 4-88 displays the temporal trends of these crashes. The greatest frequency of events occurs in the months of October and November. This is likely because deer mating season occurs at this time of year and therefore, they are more active and likely to wonder onto roadways. Accidents with deer are most likely to occur from 6 pm – 9 pm due to the crepuscular nature of deer, meaning that they are most active during twilight.

Figure 4-88 Wildlife Crash Statistics by Month in Montana (2016-2020)



Source: Montana Department of Transportation 2016-2020

Waterway Transportation Incidents

Montana has a number of glacial-fed lakes and free-flowing rivers that provide opportunities for tourism and recreation. Several major rivers in the Eastern Region include the Yellowstone River and Missouri River. Fort Peck Lake also provides space for outdoor recreation in the Eastern Region. With extensive opportunities for water recreation in the state, there are associated risks including boating accidents and drownings.

The U.S. Coast Guard documents annual recreational boating statistics across the United States. Table 4-64 below displays information from the annual reports for the State from 2017 to2021. In total, 82 accidents have been reported in Montana over the past 5 years, resulting in 32 deaths and 41 injuries, as well as $450,925.95 in property damages.

Table 4-64 Boating Accidents by Year in Montana (2017-2021)

	Number of Accidents				Persons Involved			
Year	Total	Fatal	Non-Fatal	Property Damage	Total	Deaths	Injured	Damages
2021	16	4	6	6	12	5	7	$56,050.00
2020	25	7	9	9	20	7	13	$178,600.00
2019	13	4	6	3	13	5	8	$59,275.95
2018	19	9	6	4	22	13	9	$144,900.00
2017	9	2	3	4	6	2	4	$12,100.00
Total	**82**	**26**	**30**	**26**	**73**	**32**	**41**	**$450,925.95**

Source: U.S. Coast Guard 2017-2021 Recreational Boating Statistics

Frequency/Likelihood of Occurrence

Overall, transportation accidents are all but certain to occur on a yearly basis; therefore, the frequency/likelihood of occurrence is rated as **highly likely** for the Eastern Region. Air traffic overall is more limited and any planes that crash are likely to be small planes with no more than a pilot and potentially one to a few passengers. However, since there are many commercial planes that fly over the Eastern Region, there is always a chance for a major crash. More people are utilizing air travel now than in the past. The NTSB documented 505 aircraft accidents over 54 years, which averages over 9 aircraft accidents per year across the region. The trend of increasing numbers of people flying is likely to continue as will the crowdedness of airports and the skies above Montana.

Although traffic engineering, inspection of traffic facilities, land use management of areas adjacent to roads and highways, and the readiness of local response agencies have increased, highway incidents will continue to occur. As the volume of traffic on the state's streets, highways, and interstates increases, the number of traffic accidents will likely also increase. The combination of large numbers of people on the road, wildlife, unpredictable weather conditions, potential mechanical problems, and human error always leaves the potential for a transportation accident open. Local jurisdictions should continue to look at where traffic signals and speed limit changes are needed to protect the public. Montana DoT reported 26,984 roadway traffic accidents from 2016 to 2020 in the Eastern Region, or an average of 6,746 accidents per year. Collisions involving wildlife is commonly reported in Montana. The Montana DoT carcass database reported 28,652 accidents resulting in an animal carcass from 2016 to 2020, or an average of 7,163 accidents a year.

Many ponds, rivers, and lakes are used for recreation, including angling, boating, and swimming. The number of users of Montana lakes and rivers is increasing with increased tourism and population growth in the area. Minor incidents involving one or two boats and/or individuals can occur that tie up response resources and cause death and injury are possible but unlikely each year. Incidents will be recreational-related, as opposed to transportation-related, because the waterways are too small to support barges. Waterway accidents are less likely to occur than roadway incidents. However, the U.S. Coast Guard reported 82 waterway accident events from 2017 to 2021 across the State of Montana, or an average of 16 events per year.

Based on the available information, the probability of air transportation, highway, waterway, or railway incident that directly threatens life and which results in property damage and/or death(s)/injury(s) and/or adversely impact a community's capabilities to provide emergency services is "Highly Likely" as multiple occurrences happen each year.

Climate Change Considerations

If projections regarding milder winters come to fruition, climate change impacts may reduce the number of transportation incidents associated with some severe weather. However, if ice occurs, rather than snow, this could result in higher incidents of weather-related accidents. Extreme heat can also impact the performance of motor vehicles, especially planes (McFadden, 2021). Increasing temperatures due to climate change could therefore pose threats to aircrafts.

Potential Magnitude and Severity

The U.S. Department of Transportation Federal Highway Administration issued a technical advisory in 1994 providing suggested estimates of the cost of traffic crashes to be used for planning purposes. These figures were converted from 1994 dollars to 2020 dollars. The costs are listed below in Table 4-65. Injuries and deaths are also impacts of transportation accidents. While transportation accidents are frequent in the Eastern Region, most accidents result in minor property injuries to vehicles involved; therefore, the magnitude ranking for transportation incidents in Eastern Region is **limited**.

Table 4-65 Costs of a Traffic Crash

Severity	Cost per injury (in 2020 $)
Fatal	$4,645,467
Evident Injury	$64,320
Possible Injury	$33,948
Property Damage Only	$3,573

Source: U.S. DOT Federal Highway Administration Technical Advisory T 7570.2, 1994. Adjusted to 2020 dollars

Vulnerability Assessment

People

All people are vulnerable to transportation accidents in the Eastern Region. Travelers, truckers, delivery personnel, and commuters are always at risk on the road. During rush hours and holidays the number of people on the road is significantly higher. This is also true before and after major gatherings such as sporting events, concerts, and conventions. Pedestrians and bystanders of the community are less vulnerable unless they are in the roadway. Any individual incident will have a direct impact on only a few people. Individuals involved in a transportation accident can have cuts, bruises, broken bones, loss of limbs, and death. It is also common for individuals involved in an accident to experience psychological effects from a severe accident.

Not all people are equally vulnerable to transportation incidents. According to a study, An Analysis of Traffic Fatalities by Race and Ethnicity 2021, by the Governors Highway Safety Association, found that traffic fatalities are more common in low-income areas and among Native and Black Americans. The study found that in 2020, total traffic deaths in the United States rose by 7.2%, but total traffic deaths among Black Americans increased by 23%. The study reported several reasons for this, including poor road quality in low-income areas, pedestrians being disproportionally Black, and members of the low-income population being unable to stay home from work during the pandemic.

Property

All property is vulnerable to transportation accidents, including the modes of transportation themselves and all associated equipment. Roadway accidents can impact surrounding infrastructure, including surrounding buildings, poles, or guardrails. Railway accidents frequently result in damages to the railway tracks which can be expensive to repair and result in delays in the transportation of goods. Aircraft accidents frequently result in damaged or destroyed planes, as well as damage to infrastructure in the landing area. Boating incidents can cause extensive damage to ships, bridges, and docks.

Critical Facilities and Lifelines

Transportation accidents can result in delayed responses for emergency vehicles and severe or multi-car accidents can put a strain on response services and hospital capacity. The transportation of goods can also be delayed due to road closures from an accident. Power outages are also possible due to damages infrastructure.

Economy

There are significant economic impacts likely to result from transportation accidents. Cost of repairing property and hospital bills for those impacted by the accident can be substantial. The U.S. DoT reported the estimated cost of a fatality is over $4.6 million in damages. Additionally, lost revenue from business disruptions and disruptions in the transportation of goods can be significant.

Historic and Cultural Resources

Historic and cultural resources are equally vulnerable to transportation accidents as other types of property.

Natural Resources

The impacts of transportation accidents to natural resources are typically minimal. These accidents can result in debris and fuel leakage into the environment, which can harm the surrounding ecosystem. Trees and

other landscaping can be damaged when a vehicle leaves the roadway. Wildlife is also at risk to injury or death due to vehicles on the road. Significant threat to natural resources could occur if a transportation accident involving hazardous materials occurs.

Development Trends Related to Hazards and Risk

Increasing roadway infrastructure and number of cars on the road will likely result in an increase in the number of transportation accidents in the Eastern Region. Increase in air travel is likely to continue and therefore the increase in number of aircraft disasters. Construction and re-routing of local roads also increases the chances of a traffic accident.

Risk Summary

In summary, the transportation accidents hazard is considered to be overall **medium** significance for the Region. Variations in risk by jurisdiction are summarized in the table below, as well as key issues noted in the vulnerability assessment.

- These events typically impact areas along roadways, railways, waterways, or near airports; therefore, the hazard extent is rated as **significant**.
- The data sources used for each type of transportation accidents reported significantly more than one accident a year, therefore, frequency is rated as **highly likely.**
- While transportation accidents commonly occur, most accidents impact only the people and vehicles involved and therefore magnitude is ranked as **limited.**
- People who work in transportation and spend extensive time on the road, such as truck drivers or deliver drivers, are most likely to experience transportation accidents. Studies have found that Black and Native Americans are disproportionately likely to be involved in a transportation accidents and accidents are more likely to occur in low-income areas.
- Transportation accidents are likely to cause damage to the vehicles involved as well as surrounding infrastructure. First responder services may be delayed due to multi-car pileup accidents or significant train derailments.
- Significant economic losses can result from business interruptions due to delays in the transportation of goods and from repairs to transportation vehicles and infrastructure.
- Critical infrastructure such as bridges and major roads can be blocked off or closed due to major roadway accidents. Railroads can also be closed for extended periods of time due to track damage, which would limit the movement of goods in and out of the areas impacted.
- The frequency of transportation accidents is frequent across jurisdictions, but some counties such as Yellowstone County are likely to experience greater losses due to larger populations and greater concentration of transportation systems.
- Related Hazards: Hazardous Materials Accident

Table 4-66 Risk Summary Table: Transportation Accidents

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Eastern Region	Medium		
Big Horn	Low	Hardin, Lodge Grass	Railway in Big Horn County, through Hardin and Lodge Grass
Carbon	Low	Bearcreek, Bridger, Joliet, Fromberg, Red Lodge	N/A
Carter	Low	Ekalaka	N/A
Custer	Low	Ismay, Miles City	Railway through Miles City; I-94 crosses county

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Crow Tribe	Low		Studies have shown Native American populations may be at increased vulnerability for traffic accidents
Daniels	Low	Scobey, Flaxville	None
Dawson	Low	Richey, Glendive	Railway through Glendive; I-94 crosses county
Fallon	Low	Plevna, Baker	Railway through Plevna and Baker, Highway 12 crosses county
Garfield	Low	Jordan	None
Golden Valley	Low	Ryegate, Lavina	Railway crosses county
McCone	Low	Circle	N/A
Musselshell	Low	Melstone, Roundup	Highways 12 and 87 intersect in central Musselshell County
Powder River	Medium	Broadus	N/A
Prairie	Low	Terry	Railway through Terry; I-94 crosses county
Richland	Low	Fairview, Sidney	None
Roosevelt	Low	Wolf Point, Poplar, Bainville, Culberson, Froid	Railway through Wolf Point and Poplar; Highway 2 crosses county
Rosebud	Low	Colstrip, Forsyth	Railway through Forsyth; I-94 crosses county
Sheridan	Low	Plentywood, Medicine Lake, Outlook, Westby	Railway through County, crosses through multiple towns
Stillwater	Medium	Columbus	Railway through County; I-90 crosses county
Treasure	Low	Hysham	Railway through Hysham; I-94 crosses county
Valley	Medium	Glasgow, Fort Peck, Nashua, Opheim	Railway through Valley County,
Wibaux	Low	Wibaux	None
Yellowstone	Medium	Billings, Broadview, Laurel	Billings is the largest city in the State, and Yellowstone County is the most populous county. This high level of traffic volume coupled with extensive transportation infrastructure of multiple modes gives Yellowstone County the greatest numbers of incidents by far in the region

4.2.15 Volcanic Ash

Hazard/Problem Description

A volcano is a vent in the earth's crust, or a mountain formed by the eruption of subsurface material including lava, rock fragments, ash, and gases, onto the earth's surface. Volcanoes produce a wide variety of hazards that can damage and destroy property and cause injury and death to people caught in its path. These hazards related to volcanic activities include eruption columns and clouds, volcanic gases, lava/pyroclastic flows, volcanic landslides, and mudflows or debris flows (called lahars). Large explosive eruptions can cause damage several hundred miles away from the volcano, primarily from ashfall.

Volcanic eruptions are generally not a major concern in Montana due to the relatively low probability of events in any given year. However, Montana is within a region with a significant component of volcanic

activity and has experienced the effects of volcanic activity as recently as 1980 during the eruption of Mount St. Helens in the State of Washington.

Based on the evidence of past activity, volcanoes can be considered "active", "dormant", or "extinct." "Active" volcanoes usually have evidence of eruption during historic times. Volcanoes have a wide degree of variability in their eruptions, from mild lava flows to large explosions that eject tons of material and ash into the air. The degree of volcano hazard depends largely on if the volcano has a reasonable probability of erupting, the nature of the eruption, and the associated hazards that may be triggered. There are 20 active or potentially active volcanoes in the United States. The two volcanic centers affecting Montana in recent geologic time are: 1) the Cascade Range of Washington, Oregon, and California; and 2) the Yellowstone Caldera in Wyoming and eastern Idaho. Based on the historic trends of past eruptions, volcanic eruptions in the Cascade Mountains are more likely to impact Montana than Yellowstone eruptions. The primary effect of the Cascade volcanic eruptions in Montana would be ash fall.

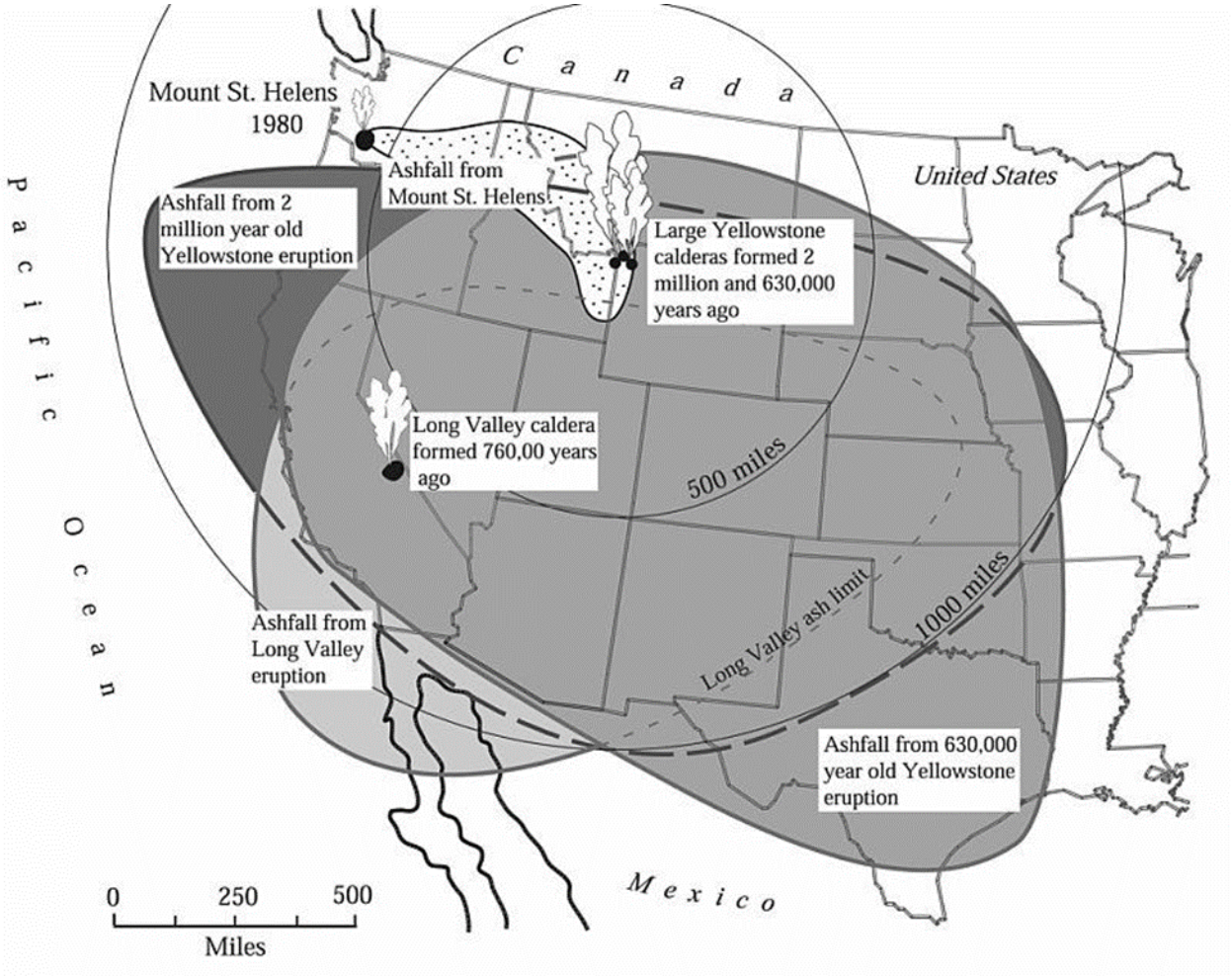
The distribution of ash from a violent eruption is a function of the weather, particularly wind direction and speed and atmospheric stability, and the duration of the eruption. As the prevailing wind in the mid-latitudes of the northern hemisphere is generally from the west, volcanic ash is usually spread eastward from the volcano. Exceptions to this rule do, however, occur. Ash fall, because of its potential widespread distribution can result in significant volcanic hazards.

According to the U.S. Geological Survey, Yellowstone National Park has been identified as a prominent hot spot for geologic activity. The hot spot is presumed to exist under the continental crust in the region of Yellowstone National Park and northwestern Wyoming. Large calderas under the park were produced by three gigantic eruptions during the past two million years, the most recent of which was approximately 600,000 years ago. That particular volcanic eruption blasted molten rock into the air at 1,000 times the volume of the 1980 Mount St. Helen's eruption subsequently collapsing to create the Yellowstone Caldera (Tracking Changes in Yellowstone's Restless Volcanic System, USGS Website). Ash deposits from these volcanic eruptions have been mapped in Iowa, Missouri, Texas, and northern Mexico. Thermal energy from the hot spots fuel hot pools, springs, geysers, and mud pots in the park today. According to recent surveys, parts of the Yellowstone region rise and fall as much as 1 centimeter a year, indicating the area is still geologically active (Kious, Jacqueline and Robert Tilling ND). However, these measurable ground movements, which most likely reflect hydrothermal pressure changes, do not necessarily signal renewed volcanic activity in the area." (Kious, Jacqueline and Robert Tilling ND)

Geographical Area Affected

The geographical extent of volcanic ash is **extensive**. All areas of the Eastern Region would be affected by a volcanic eruption of the Yellowstone caldera. According to the 2018 Montana SHMP, western and southwestern Montana are most vulnerable to eruptions and ashfall from the Cascade Volcanoes. As shown in Figure 4-89 below, almost all of the state of Montana has been covered with volcanic ash at some point in the recent geologic history.

Figure 4-89 Areas of the United States once covered by volcanic ash from major eruptions



Source: U.S. Geological Survey

Past Occurrences

Since the late 1700s, volcanic eruptions in the continental United States have occurred in Oregon, Washington, and California. The most recent volcanic activity in the Yellowstone region occurred 70,000 years ago in the form of a lava flow. However, the volcanic ash fallout from the eruption of Mount St. Helens in 1980 was the most recent occurrence of volcanic activity to impact the region. Local news sources reported the sky appeared to be foggy, and a thin layer of gritty, dull, grey powder was deposited in many areas of Montana. The 2018 Montana SHMP notes travel was restricted in western Montana for over a week because of concerns for public health, and that the main hazards associated with ash were reduced visibility (resulting in closed roads and airports), clogging of air filters, and a health risk to children, the elderly, and people with cardiac or respiratory conditions.

Frequency/Likelihood of Occurrence

The frequency of volcanic as in the Eastern Region is ranked as **unlikely**. Ashfall from a Cascade Volcano is the primary hazard to which the State may be vulnerable in the future. Future eruptions in the Cascades are certain and have occurred at an average rate of 1-2 times per century during the last 4,000 years. Seven volcanoes in the Cascades have erupted in the last 200 years. The next eruption in the Cascades could affect hundreds of thousands of people. The effect in Montana would depend on the interaction of such variables as source location, frequency, magnitude and duration of eruptions, the nature of the ejected material and

the weather conditions. Therefore, the entire State may be considered vulnerable to ashfall to some degree in the event of a volcanic eruption.

Three major periods of activity in the Yellowstone system have occurred at intervals of approximately 600,000 years, with the most recent occurring about 600,000 years ago. The evidence available is not sufficient to confirm that calderas such as the one in Yellowstone erupt at regular intervals, so the amount of time elapsed is not necessarily a valid indicator of imminent activity. There is no doubt, however, that a large body of molten magma exists, probably less than a mile beneath the surface of Yellowstone National Park. The presence of this body has been detected by scientists who discovered that earthquake waves passing beneath the park behave as if passing through a liquid. The only liquid at that location that could absorb those waves is molten rock. The extremely high temperatures of some of the hot springs in the park further suggest the existence of molten rock at shallow depth. A small upward movement in the magma could easily cause this magma to erupt at the surface. If a major eruption occurred, the explosion would be "comparable to what we might expect if a major nuclear arsenal were to explode all at once, in one place" (Roadside Geology of Montana, Alt and Hyndman, 1986).

Climate Change Considerations

While climate change is not expected to impact the size or frequency of eruptions, eruptions themselves can have a huge impact on climate. Eruptions can inject millions of tons of gases and debris into the atmosphere, which can circulate far away from the incident site and disrupt normal climate patterns. Large-scale volcanic activity may only last a few days, but the massive outpouring of gases and ash can influence climate patterns for years, influencing both heating and cooling.

For example, the 1883 eruption of the Krakatoa volcano in Indonesia resulted in far reaching global climate impacts, with the average summer temperatures in the Northern Hemisphere falling by 0.72 degrees Fahrenheit the year after the eruption. The 1815 Mt. Tambora eruption, also in Indonesia, was the deadliest volcanic eruption in recorded history. It also led to global climate impacts resulting in 1816 being referred to as "the Year Without a Summer". According to NASA, average global temperatures dropped with frost and snow experienced in the middle of summer as far away as New England and Europe, leading to massive crop losses and famine. A similar scale eruption of the Yellowstone Caldera would also likely eject massive amounts of gasses which would affect the global climate, as well as the Eastern Montana.

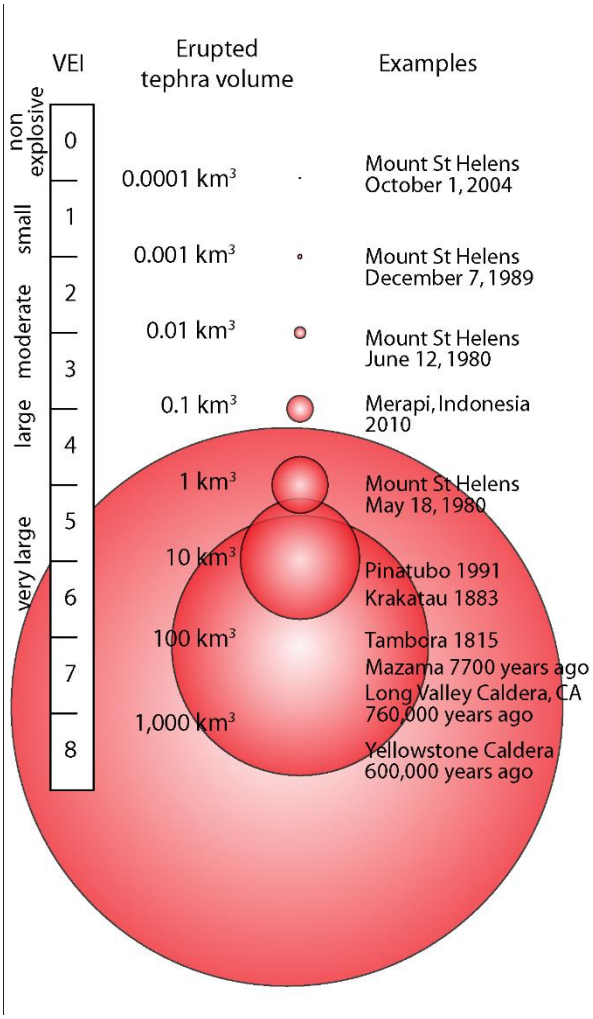
Potential Magnitude and Severity

The potential magnitude and severity of volcanic ash is **limited**. Populations living near volcanoes are most vulnerable to volcanic eruptions and lava flows, although volcanic ash can travel and affect populations many miles away and cause aviation issues. The USGS notes specific characteristics of volcanic ash. Volcanic ash is composed of small, jagged pieces of rocks, minerals, and volcanic glass the size of sand and silt. Very small ash particles can be less than 0.001 millimeters across. Volcanic ash is not the product of combustion, like the soft fluffy material created by burning wood, leaves, or paper. Volcanic ash is hard, does not dissolve in water, is extremely abrasive and mildly corrosive, and conducts electricity when wet.

Volcanic ash is formed during explosive volcanic eruptions. Explosive eruptions occur when gases dissolved in molten rock (magma) expand and escape violently into the air, and also when water is heated by magma and abruptly flashes into steam. The force of the escaping gas violently shatters solid rocks. Expanding gas also shreds magma and blasts it into the air, where it solidifies into fragments of volcanic rock and glass. Once in the air, wind can blow the tiny ash particles thousands of miles away from the volcano.

Cataclysmic eruptions of the Yellowstone volcano 2.0, 1.3, and 0.6 million years ago ejected huge volumes of rhyolite magma; each eruption formed a caldera and extensive layers of thick pyroclastic-flow deposits. The caldera is buried by several extensive rhyolite lava flows that erupted between 75,000 and 150,000 years ago.

Figure 4-90 Historic Volcanic Eruptions Measured on the Volcanic Explosivity Index Scale



Historic eruptions measured on the Volcanic Explosivity Index scale. Red spheres indicate the volume of ash ejected. Image adapted from USGS.

Vulnerability Assessment

People

All people in the planning area are potentially exposed to volcanic ash fallout, as well as indirect effects of volcanic ash. Direct exposure to volcanic ash can be reduced, though not eliminated, for people inside buildings.

People are susceptible to complex health risks, related to both the physical effects of ash and secondary impacts related to disruption caused by the ash fallout. The health impacts of volcanic ash are complex. The abrasiveness of the volcanic ash particles can scratch the surface of skin and eyes and in general cause discomfort and inflammation. Inhaling volcanic ash can cause a wide range of health impacts, including death. The International Volcanic Health Hazard Network (IVHHN) provides a good reference to the current research and information on the health hazards and impacts of volcanic eruptions (http://www.ivhhn.org/).

Populations that are especially vulnerable include children, the elderly, and individuals with cardiac and respiratory considerations. The US Department of Health and Human Services tracks Medicare beneficiaries

who rely on electricity-depending medical equipment, such as ventilators, oxygen concentrator equipment, and implanted cardiac devices. Many of these same individuals will be vulnerable to effects of volcanic ash.

Property

Virtually all property is potentially exposed to volcanic ash. Building exteriors and property located outdoors are exposed to a greater degree, but property located indoors is also exposed. In fact, the USGS website on impacts & mitigation of volcanic ashfall impacts contains a page dedicated to indoor cleanup procedures (https://volcanoes.usgs.gov/volcanic_ash/cleaning_up_inside.html).

Susceptibility of property to damage caused by exposure to volcanic ash hazards is variable but potentially extensive. Paint in general and especially on cars is susceptible to the abrasive nature of volcanic ash. Non-structural elements of rooftops, such as gutters and drains, are susceptible to damage from as little as a few millimeters of ashfall. Gutters tend to collect ash from the rooftop, can become blocked, and collapse from the weight, especially when the ash becomes wet. In extreme cases, roofs have collapsed from the weight of wet ash.

Building interiors can also be susceptible to damage from ash. Ash may clog ventilation grills and cooling fans, which may cause overheating of buildings. Ash certainly passes through ventilation systems and can coat interior surfaces. Some electronic equipment is especially susceptible, such as keyboards and mice. Hard drives, however, are well sealed and not particularly susceptible to damage. Damage may become apparent months or years later due to corrosion that is chemically accelerated by ash.

Generally speaking, nearly everything is exposed to ashfall hazards and susceptibility to damage is extensive. Cleanup is complex, difficult, and expensive. After the Mount Saint Helen eruption in 1980 extensive cleanup efforts were required throughout Montana. Vulnerability of property to ash is high but is fortunately muted somewhat by the low probability of ashfall occurring.

Critical Facilities and Lifelines

Critical facilities and infrastructure are most vulnerable to the effects of ashfall. As stated earlier, nearly everything is potentially exposed to volcanic ash following an eruption. As is the case with property, susceptibility is widespread. The supply of electricity is susceptible to ashfall. Air intakes for backup generators are also susceptible to becoming clogged by airborne ash post eruption. Telephone and radio communications can also be susceptible to interruption due to ashfall.

Potable water supply can be susceptible to ash. Water treatment is susceptible to decreased quality of raw water sources, both from increased turbidity and from chemical changes in the water, both caused by ash. Cleanup also creates a high demand for water, which puts additional stress on the water supply.

Stormwater systems collect great amounts of ash from a broad area and can become clogged and cause surface flooding. Clearing underground accumulation of ash in stormwater systems can be extremely difficult. Pumps used in stormwater systems are especially susceptible to damage from volcanic ash.

Wastewater collection systems are also susceptible to damage from ashfall. Buildup of ash in drainage systems can result in stormwater flooding. Ash-laden sewage that makes its way to wastewater treatment plants can cause mechanical damage and, if it makes it further through the system, it will settle and reduce the capacity of biological reactors, increasing the volume of sludge and changing its composition.

Transportation infrastructure is also vulnerable to the impacts of ashfall. Roads, highways, and airport runways can be made impassable due to the slippery ash and reduction of visibility. The abrasive volcanic ash can have damaging effects on aircraft, notably causing the engine(s) to stall. Volcanic ash can also lead to the failure of critical navigational and operational instruments.

Economy

Virtually everything that affects the economy is potentially exposed to volcanic ash. The economy is susceptible to both the direct costs of damage and cleanup, as well as indirect effects of reduced economic

activity following ashfall. The economy can be impacted for years following a significant ashfall. Vulnerability is difficult to calculate but is fortunately muted to a large degree by the low probability of ashfall occurring.

Historic and Cultural Resources

All historic and cultural resources are potentially exposed to ashfall. Historical buildings and historical assets within and outside of buildings all are susceptible. Terrestrial and especially aquatic ecosystems are vulnerable to ashfall, which damages recreation and tourism.

Natural Resources

Volcanic ash can collect carbon dioxide and fluorine gases that can be toxic to humans and have significant impacts on the natural environment. Windblown ash can spread and pollute areas that had previously been unaffected. Vegetation is also vulnerable to the impacts of ashfall. Ashfall can result in decreased plant photosynthesis and reduced pollination, impacting the overall vegetative population in the region. Visual inspection of vegetation in a large area of the State of Washington impacted by the Mount Saint Helens eruption showed three broad categories of plant damages: (1) Breakage due to the weight of ash (2) physiological changes such as decreased plant growth and (3) chemical damages to the leaves (Ayris, Delmelle, 2012).

Water bodies are also vulnerable to the effects of ashfall and can cause chemical changes that can affect water quality. The following table from the USGS Volcanic Ashfall Impacts Working Group show the typical effects of ashfall on the quality of surface waterbodies.

Table 4-67 Typical Effects of Ashfall on the Quality of Surface Water Bodies

Turbidity	Ash suspended in water will increase turbidity in lakes, reservoirs, rivers, and streams. Very fine ash will settle slowly, and residual turbidity may remain in standing water bodies. In streams, ash may continue to be mobilized by rainfall events, and lahars may be a hazard in some regions.
Acidity (pH)	Fresh ashfall commonly has an acidic surface coating. This may cause a slight depression of pH (not usually below pH 6.5) in low-alkalinity surface waters.
Potentially Toxic Elements	Fresh ash has a surface coating of soluble salts that are rapidly released on contact with water. The most abundant soluble elements are typically Ca, Na, K, Mg, Al, Cl, S and F. Compositional changes depend on the depth of ashfall and its 'cargo' of water-soluble elements; the area of the catchment and volume available for dilution; and the pre-existing composition of the water body. 4In rivers and streams, there will be a short-lived pulse of dissolved constituents. 4In lakes and reservoirs, the volume is usually large enough that changes in composition are not discernible. The constituents most likely to be elevated above background levels in natural waters are Fe, Al, and Mn, because these are normally present at very low levels. Thus, water is likely to become unpalatable due to discoloration or a metallic taste before it becomes a health hazard.

Source: USGS Volcanic Ashfall Impacts Working Group, Volcanic Ash Impacts & Mitigation - Water Supply (usgs.gov)

Development Trends Related to Hazards and Risk

All development that occurs in the planning area will be exposed to volcanic ash hazards. Susceptibility is widespread. Overall, vulnerability of development to ashfall is high, but muted to some extent by the low probability of occurring.

Risk Summary

Overall volcanic ash is considered a low significance hazard throughout the Eastern Region due to the long recurrence intervals between events. While low probability, effects can be widespread and cause serious impacts.

- Effects on people: Serious adverse health impacts can occur, such as scratches and abrasion to the skin and eyes from direct contact with ash, and ultimately death potentially if ash is inhaled and cements in the lungs.
- Effects on property: exterior of buildings can have abrasive damage to roofs and gutters can be blocked, and the collapse of roofs if too much ash accumulates.
- Effects on the economy: ashfall can lead to disruptions in the tourism industries, through the prevention of travel and access to affected areas, as well as massive losses to agriculture if heavy ashfall were to occur during the growing season.
- Effects on critical facilities and infrastructure: ash can seriously damage electrical and mechanical components of infrastructure, disrupt air travel and EMS/first responder operations, and lead to backups and damage of wastewater systems.
- Unique jurisdictional vulnerability: the vulnerability is largely uniform as this hazard would likely result in impacts on a large scale, regionwide manner.
- Related hazards: earthquake

Table 4-68 Risk Summary Table: Volcanic Ash

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Eastern Region	Low		
Big Horn	Low	Hardin, Lodge Grass	None
Carbon	Low	Bearcreek, Bridger, Joliet, Fromberg, Red Lodge	None
Carter	Low	Ekalaka	None
Custer	Low	Ismay, Miles City	None
Crow Tribe	Low		None
Daniels	Low	Scobey, Flaxville	None
Dawson	Low	Richey, Glendive	None
Fallon	Low	Plevna, Baker	None
Garfield	Low	Jordan	None
Golden Valley	Low	Ryegate, Lavina	None
McCone	Low	Circle	None
Musselshell	Low	Melstone, Roundup	None
Powder River	Low	Broadus	None
Prairie	Low	Terry	None
Richland	Low	Fairview, Sidney	None
Roosevelt	Low	Wolf Point, Poplar, Bainville, Culberson, Froid	None
Rosebud	Low	Colstrip, Forsyth	None
Sheridan	Low	Plentywood, Medicine Lake, Outlook, Westby	None
Stillwater	Low	Columbus	None
Treasure	Low	Hysham	None
Valley	Low	Glasgow, Fort Peck, Nashua, Opheim	None
Wheatland	Low	Harlowton, Judith Gap	None
Wibaux	Low	Wibaux	None
Yellowstone	Low	Billings, Broadview, Laurel	None

4.2.16 Wildfire

Hazard/Problem Description

As defined by the National Wildfire Coordinating Group (NWCG), a "wildland fire" is any non-prescribed, non-structure fire that occurs in the wildland" (NWCG 2012). Eastern Montana's semi-arid to mesic climate, rural setting, variable terrain makes most of the region vulnerable to frequent and potentially severe wildfire. As such, wildfire is an ongoing concern for the residents of eastern Montana. The two main types of wildfires affecting the Eastern Region are rangeland fires (wildfires occurring on rangeland) and forest fires (wildfires occurring within a forest); however, while infrequent, wildfires can also occur in agricultural areas. Fires can occur at any time of the year in Montana, but historically, the fire season extends from spring to fall, with large fires being more common in the later summer months and early fall months when fire conditions are more probable. Prime wildfire conditions occur when accumulated fuels become sufficiently dry from high temperatures and drought and can more easily ignite. Furthermore, high winds during the summer and fall can favor the chance of wildfire spreading. Climate change has led to hotter summers and has caused an increase in fuel drying, which has resulted in increases to wildfire size, intensity, frequency, and fire season length (NIFC, 2022a) as well as wildfire suppression costs (NIFC, 2022b). Throughout Montana, these trends are expected to be exacerbated as climate change progresses (Whitlock et al 2017; Steblein 2021).

Historically, wildfire has been an important and normal component of the forest and rangeland ecosystems in eastern Montana. Wildfires are necessary for maintaining the natural conditions and ecology of the region (MT DNRC 2020a). Until the latter 20th century, fire suppression was the dominant fire management policy across private, state, and federal lands across the western U.S. As a result, high levels of fuels have built up in many fire prone ecosystems, including eastern Montana (MT DNRC 2020a). Management goals in wildland areas typically are focused on bringing fire regimes back to their natural historic range of variation. However, in areas with heavy human use, fuel maintenance and land management strategies will be required to replace the historic role of wildfires. These can include, but are not limited to, prescribed burns, targeted livestock grazing, and mechanical fuel removal treatments (MT DNRC 2020a).

Generally, there are three major factors that predict wildfire behavior and predict a given area's potential to burn. These factors include fuel, topography, and weather.

Fuel: In order for fire to occur, fuel (a combustible material) must be available to burn. Fires are generally determined by fuel type and volume. Generally, the various fuel types and fuel characteristics that cover a landscape have significant impacts on wildfire behavior. Fuel types vary drastically throughout the eastern Region. Fuel sources can vary from dead fine grasses, leaves, and needles to live large trees. Combustible manmade structures also contribute to fuel sources. Fuels can be modified by humans through land use and land management (e.g., prescribed burns, mechanical fuel removal, invasive plant management, and grazing, among others). Scott and Burgan's (2005) fire behavior fuel models were used to model fuels in in the Eastern Region of Montana.

The primary fuel types in the Eastern Region are grass and grass-shrub fuels, as shown in Figure 4-91. Grass-shrub (GS2) fuels are the most commonly observed fuels in the region and are characterized as lands with up to 50% shrub cover with shrub height ranging from 1 to 3 feet high and accompanied with a moderate grass load. Wildfire spread rate for GS2 fuels is usually high (20-50 chains per hour [1 chain is equal to 66ft]) and flame lengths are moderate (4-8 feet). Sagebrush (Artemisia sp.) ecosystems usually exhibit GS2 fuels. GR2 (grass) fuels are also commonly observed fuels. Scott and Burgan (2005) describe GR2 fuels as moderately coarse continuous grass with an average depth of about 1 foot. Wildfire spread rate is usually high and flame lengths are moderate. Bunchgrass ecosystems typically exhibit GR2 fuels.

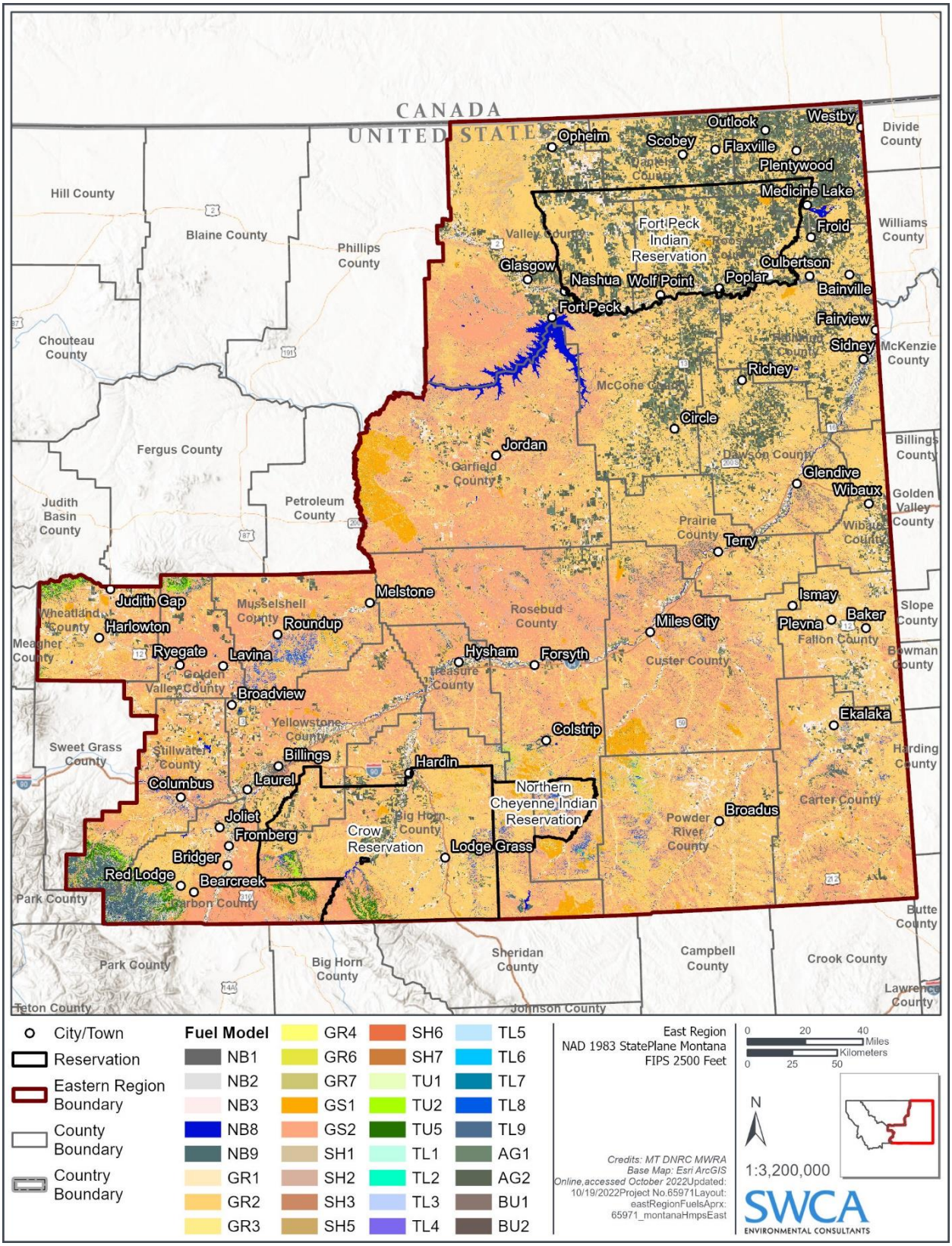
In the forested portions (e.g., the Beartooth Mountains, the Pryor Mountains, northern terminus of the Big Horns, and other scattered island mountainous terrain in the region) of the Eastern Region primary fuel types are timber-understory (TU2 and TU5) fuels. TU2 fuels are characterized by fuelbeds with a moderate

litter load with a shrub component where wildfire spread rate is usually moderate (5-20 chains per hour) and flame lengths are predicted to be low (1-4 feet). Low-elevation forests comprised of species such as Douglas-fir (*Pseudotsuga menziesii*) and ponderosa pine (*Pinus ponderosa*) usually exhibit TU2 fuels. TU5 fuels are characterized by fuelbeds with a high load of conifer litter and a shrub understory where wildfire spread rate and flame lengths are moderate. Higher elevation forests comprised of species such as subalpine fir (*Abies lasiocarpa*), Engelmann spruce (*Picea engelmannii*), and lodgepole pine (*Pinus contorta*) usually exhibit TU5 fuels.

Topography: A region's topography is determined by slope and aspect. Normally, wildfire behavior, such as fire intensity and rate of spread, is more pronounced on steep slopes due to convective heat transfer (i.e., heat rising up the slope). South facing slopes are typically drier due to receiving more sunlight than north facing slopes. Thus, they normally contain drier and finer fuels that are more prone to producing faster rates of spread than the fuels seen on wetter north facing slopes. Eastern Montana's topography is diverse. It contains hilly rangelands; steep forested mountains; deep canyons; forested hills; valley rangelands; flat grasslands and shrublands; and flat farmlands.

Weather: Important weather characteristics, such as precipitation, wind speed, wind direction, temperature, relative humidity, and lightning can affect both the potential for wildfire and spread of wildfire. Low precipitation, high temperatures, and low relative humidity in drought years dry out live and dead fuels. These dry fuels can amplify wildfire activity and result in more extreme fire behavior. Additionally, antecedent wet years can build up finer fuels that may contribute to extreme wildfire behavior during summer or fall droughts. Weather regimes in the Eastern Montana region can vary drastically between low and high elevations, where the mountains to the east receive more precipitation than the eastern plains (PRISM 2022). Specifically, the Beartooth Mountains, Pryor Mountains, and Big Horn Mountains in Carbon and Big Horn Counties receive the most annual precipitation, while the plains to the east are comparatively dry. For precipitation across the Eastern Region, April through July are usually the wettest months of the year, December through February are usually the driest months. The latter summer and early fall months of August and September are comparatively dry compared to the spring and early summer months. Hazardous wildfire risk and activity are most likely to occur in late summer and early fall (Whitlock et al 2017).

Figure 4-91 Wildfire Fuel Model of the Eastern Region

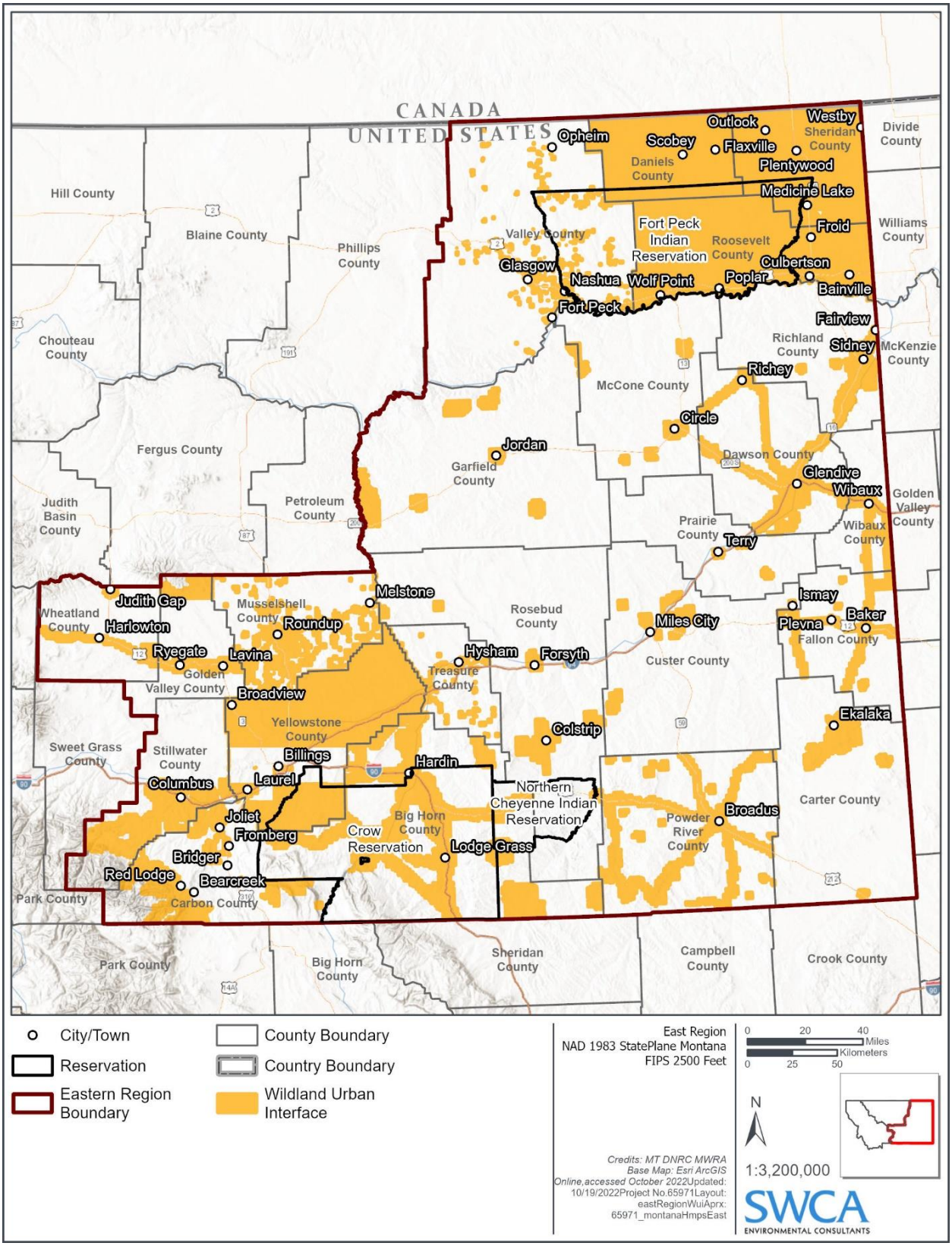


Source: MT DNRC 2022

Wildland-Urban Interface: The wildland-urban interface (WUI) is defined as the zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuel (MT MHMP 2018). Starting in 2011, Montana DNRC compiled WUI boundaries for all counties within the state based upon information provided from countywide Community Wildfire Protection Plans (CWPPs) or through consultation between the County and the MT DNRC. The methods for WUI delineation vary by County (MT DNRC, 2020b), which is why some WUI areas encompass an entire county land mass, and some areas are more nuanced, based on fuels, hazards, population density, infrastructure, and other factors. (see Figure 4-92).

In Eastern Montana, humans are a significant cause of wildfire ignitions. This is especially true is Eastern Montana's WUI, where wildfire risk is strongly with the WUI (e.g., exurban areas human caused ignitions and utilities and vehicle/roadside ignitions); however, lighting strikes during thunderstorms are also a major source of ignition (see Figure 4-95; MT DNRC 2022a). Most of the counties in the Eastern Region, with some notable exceptions (e.g., the Billings area), have not experienced significant population trends or increases in development (US Census 2020); however, property located in the WUI will likely experience greater risk from wildfire due to increasing trends in human caused wildfires and a warming climate (MT DNRC 2020a).

Figure 4-92 Wildland Urban Interface Delineation



Source: MT DNRC 2020b

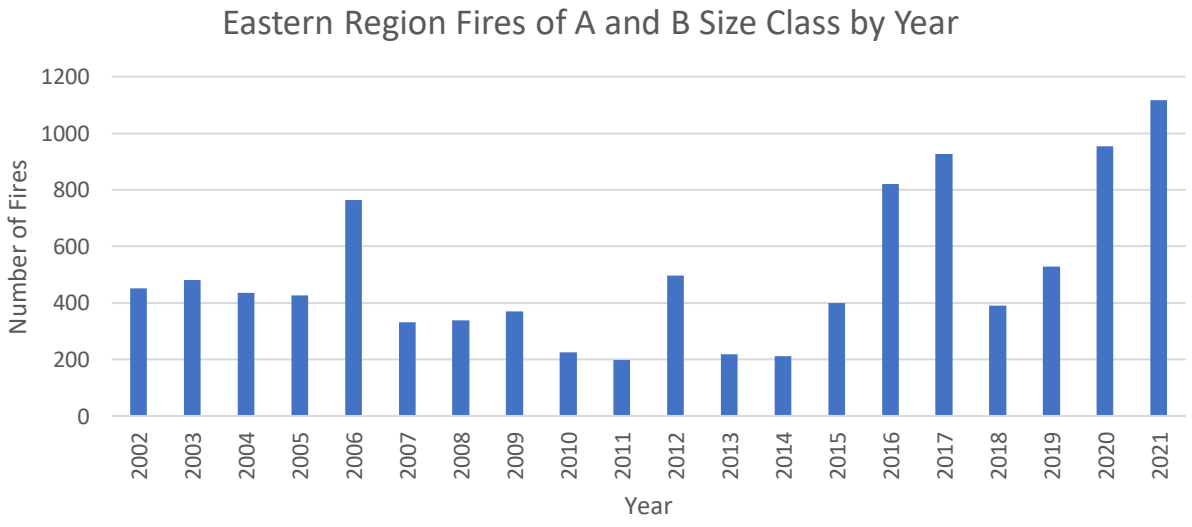
Geographical Area Affected

The climate of the Eastern Region varies from arid to semi-arid to mesic. All climates, combined with continuous loading of rangelands, grassland, and some forest fuels, make most of the region susceptible to wildfire; the geographical area affected for wildfire is therefore **extensive** (PRISM 2022; MTDNRC 2022). The two main types of fires that can occur in the Eastern Region are rangeland and forest fires. These fire types are reflected in the mapped risks from wildfire (in Figure 4-105 in the Wildfire Risk Section) The rangelands of the central portion the eastern regions that have complex topography and occasional patchwork of dry coniferous forests have historically been most at risk of wildfire (Figure 4-105). Large rangeland and forest fires in the region have most commonly occurred in the counties of Powder River, Big Horn, Yellowstone, Treasure, Rose Bud, Musselshell, Garfield, Carbon County, and Stillwater (Figure 4-97). Almost the entire Eastern Region is at-risk and/or susceptible to wildfire. Large tracts of land with agricultural crop cover (especially in the northeastern portion of the region) are usually at less risk of wildfire compared to undeveloped rangelands and forests.

Past Occurrences

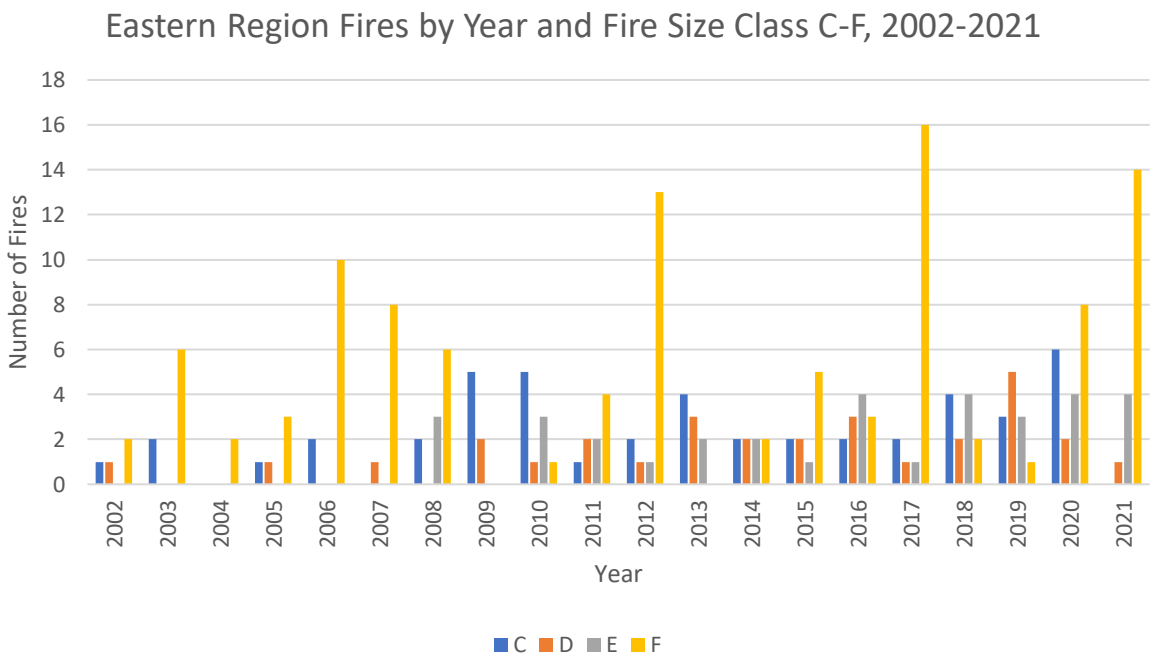
The Montana Wildfire Risk Assessment (MWRA) database, maintained by the Montana Department of Natural Resources and Conservation (MT DNRC), includes perimeter GIS layers for recent wildfires throughout the state of Montana (MT DNRC 2022a). According to the MWRA, wildfires in the Eastern Region occur on an annual basis and are usually contained early with little to no damage. Most wildfires are usually less than 1,000 acres; between 2002 and 2021 there have been 106 wildfires greater than 1,000 acres (Figure 4-94). Large (fires greater than 1,000 acres) and potentially destructive fires can occur in any year. Over the last 20 years there has been an increase in the number of Class F fires (fires greater than 1,000 acres). Years where there are larger and more destructive fires (e.g., the 2003, 2007, 2012, 2017 and 2021 wildfire seasons) are correlated with drought conditions and/or warmer growing season temperatures (PRISM 2022). Generally, the majority of wildfire occurrences are small (less than 10 acres) and cause no meaningful damage. From 2002 to 2021 there were 10,079 fires that burned 10 acres or less (Figure 4-93); however, in the same time frame there have also been 216 fires greater than 10 acres with approximately half of these (106 fires) being greater than 1,000 acres (Figure 4-94).

Figure 4-93 Number of Wildfire in Eastern Montana Region by Year and Size Class A-B, 2002 to 2021



* Size Class: A = 0.25 acre or less; B = greater than 0.25 to 10 acres.
Source: MT DNRC 2022

Figure 4-94 Number of Wildfire in Eastern Montana Region by Year and Size Class C-F, 2002 to 2021



* Size Class: A = 0.25 acre or less; B = greater than 0.25 to 10 acres; C = 10 to 100 acres; D = 100 to 300 acres; E = 300 to 1,000 acres; F = 1,000+ acres.

As shown in Figure 4-95, natural wildfire occurrences (e.g., lightning ignitions) in the Eastern Region are common and particularly common in the high elevation rangelands in south-central portion of the region where there are expansive tracts of, mostly, wild rangelands intermixed with patches of forests. Human caused wildfire occurrences are also common and are, generally, concentrated near the region's municipalities or infrastructure. Regional fire managers and emergency planners should take note that over the last decade there has been a consistent increase in the number of wildfires attributed to human causes. From 2017 to 2021 the number of human-caused wildfires outnumbered the number of natural caused wildfires (MT DNRC 2022a). Figure 4-96 shows the total acres burned by year.

Figure 4-95 Number of Wildfires by Cause, 2002 to 2021

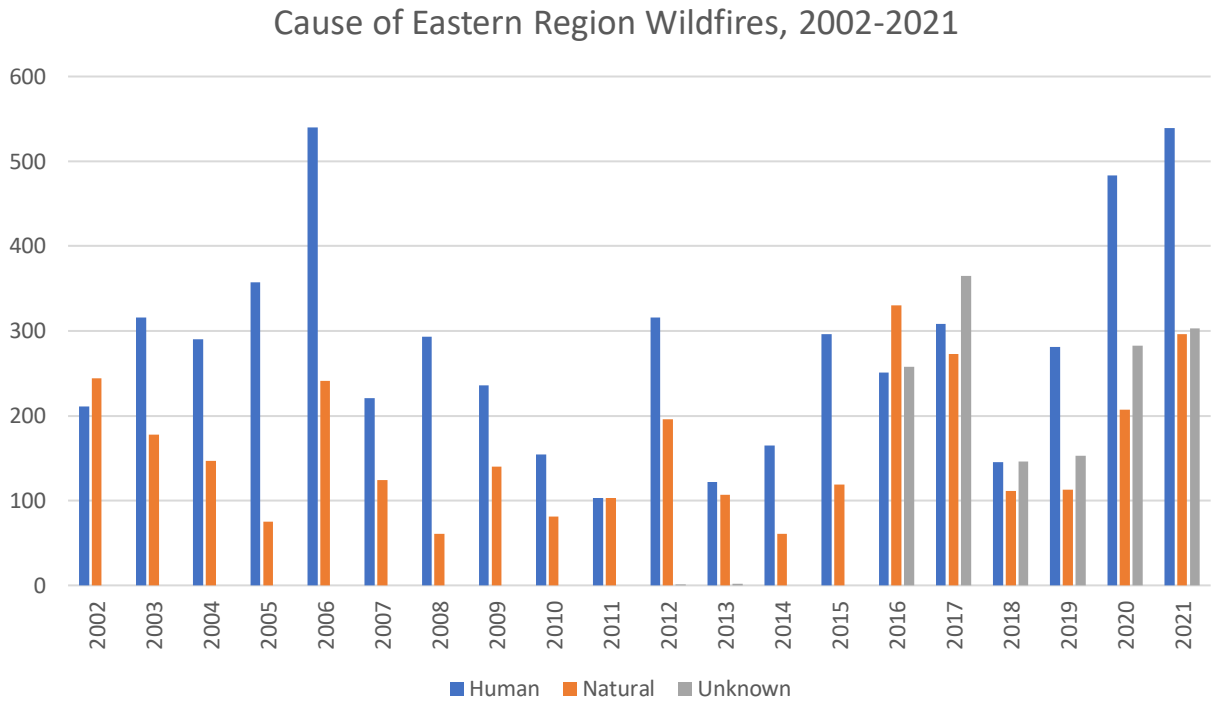
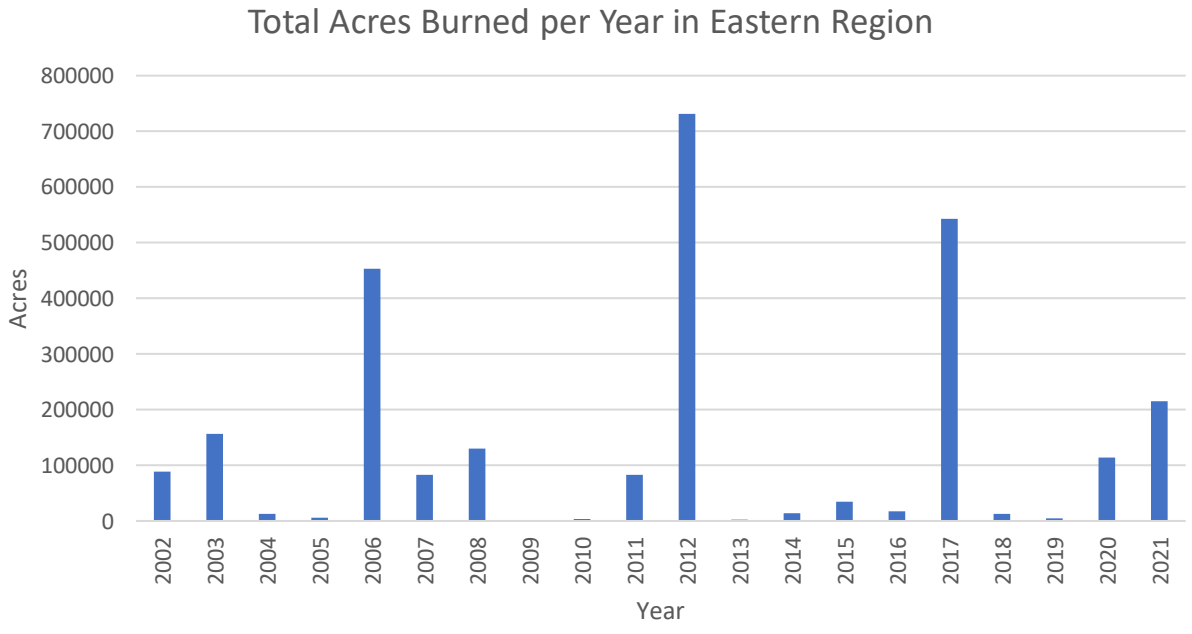


Figure 4-96 Total Acres of Burned per Year in Eastern Region, 2002 to 2021



Over the last 20 years, the larger fires in the region have generally occurred in areas that are an intermix of rangelands and forests. Figure 4-97 shows the fire occurrence history in the Eastern Region. Figure 4-98 shows fire history in the Eastern Region.

Two notable wildfire incidents include the Ash Creek Fire Figure 4-99 and the Lodgepole Complex. The Ash Creek Fire was a highly destructive lightning caused fire that occurred in the late spring and summer months of 2012. It impacted privately managed land, tribal managed lands, and Bureau of Land Management (BLM) managed lands. This fire burned 249,714 acres across Powder River County, Rosebud County, and the Northern Cheyenne Reservation. The fire destroyed 39 structures (including 19 residential homes); killed and displaced livestock; caused evacuations, and damaged regional infrastructure (Great Fall Tribune 2017; Billings Gazette 2013). Additionally, the Lodgepole Complex of 2017 burned 271,422 acres of Rangeland and Ponderosa Pine savannah in Petroleum and Garfield Counties. The Lodgepole Complex destroyed 16 homes and 16 structures. In total, the state spent $6 million fighting this fire (Garfield County 2017). Finally, to emphasize that wildfire risk is year-round, the West Wind Fire of Late November and early December of 2021 occurred in and around Denton, MT (in the Central Region) and was started by a powerline. This fire burned 10,644 acres of grasslands, pasture, and riparian wetlands. The fire was particularly destructive as it destroyed 25 primary structures, 18 secondary structures and 6 commercial structures in and around Denton (NWCG 2022). Among the structures lost were family homes, historic grain elevators, and a bridge (3KRTZ 2021). The consequences of these rangeland fires exemplify the threats that wildfire can pose in Eastern Montana's rangelands.

Figure 4-97 Fire Occurrence History in Eastern Montana, 2002 to 2021

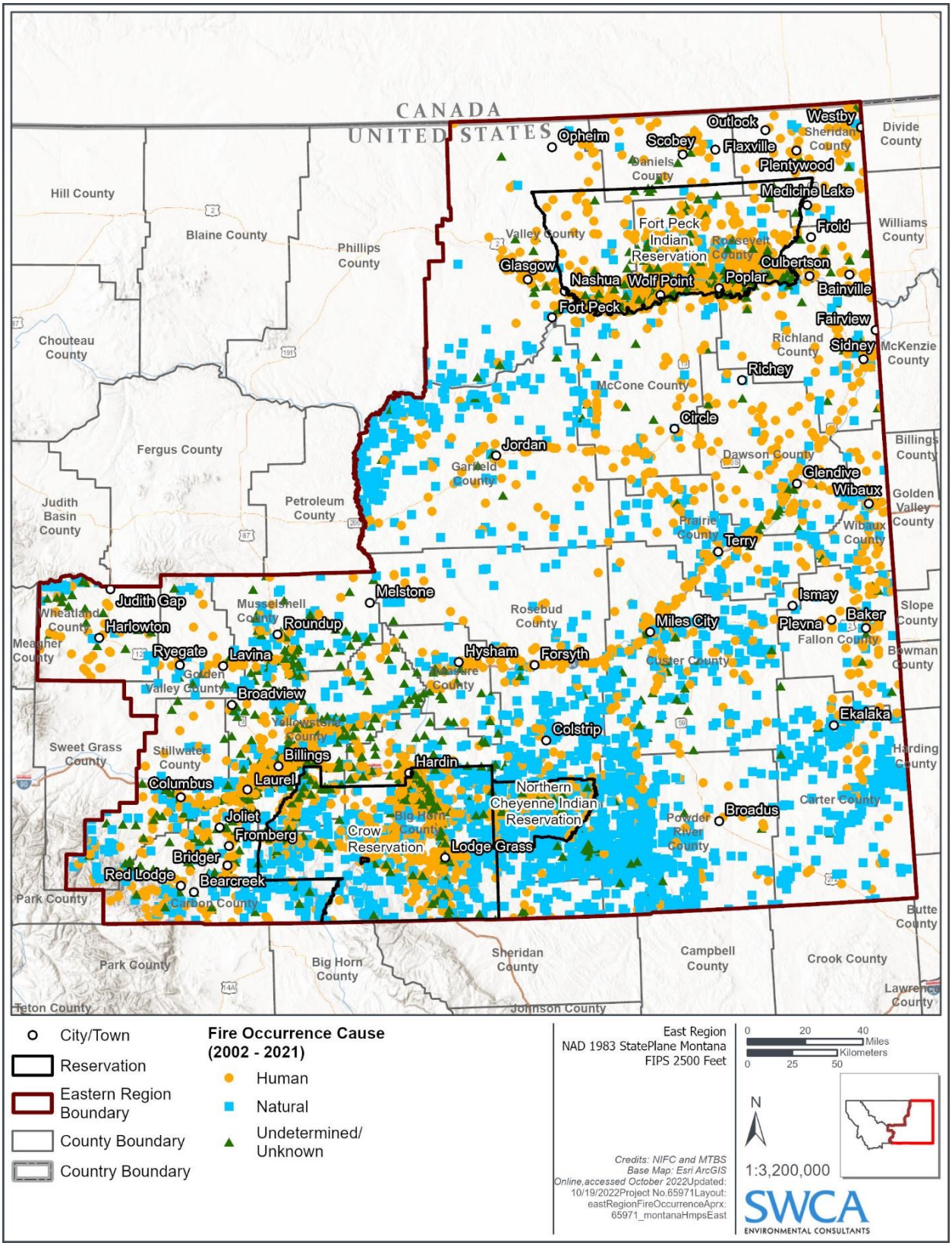
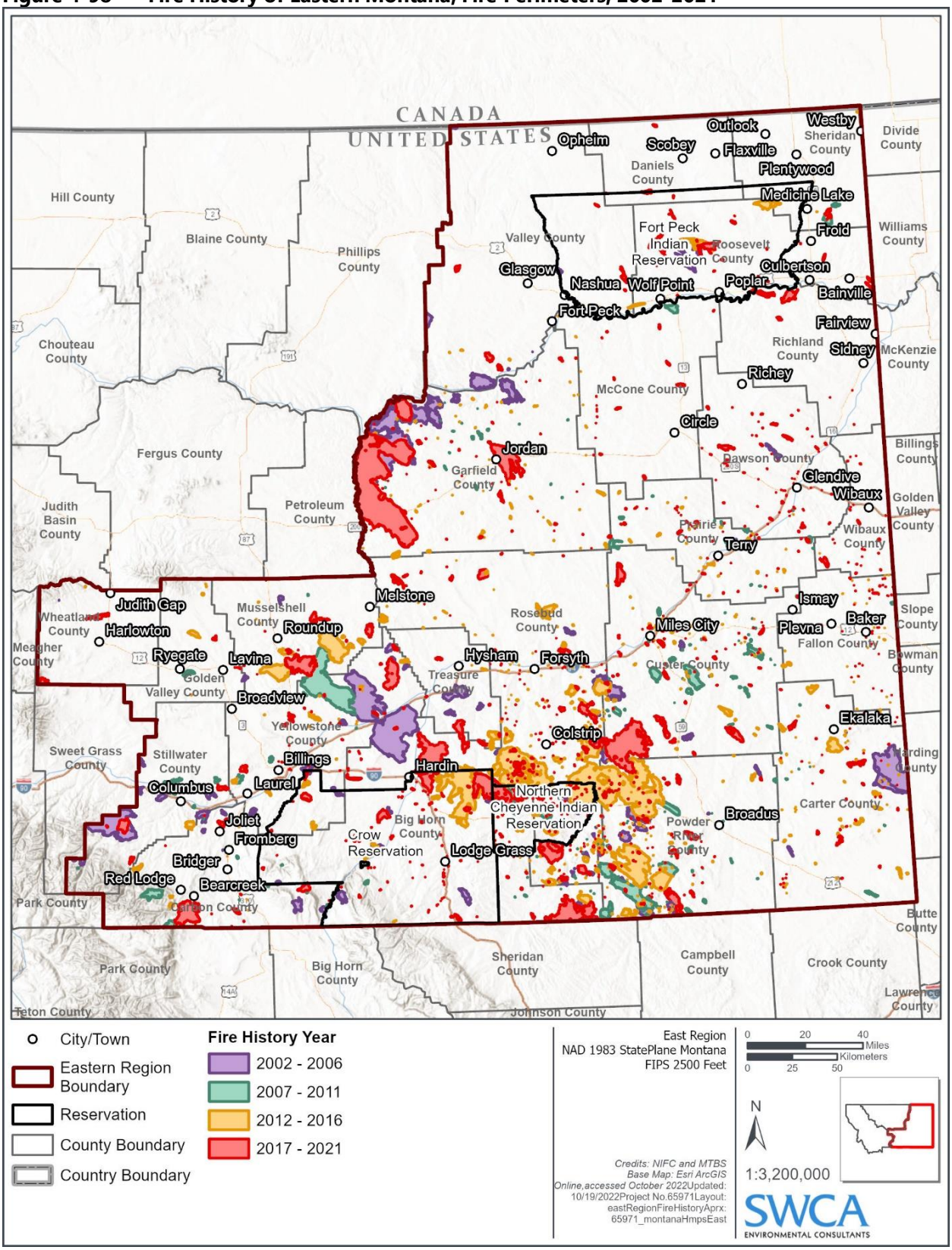
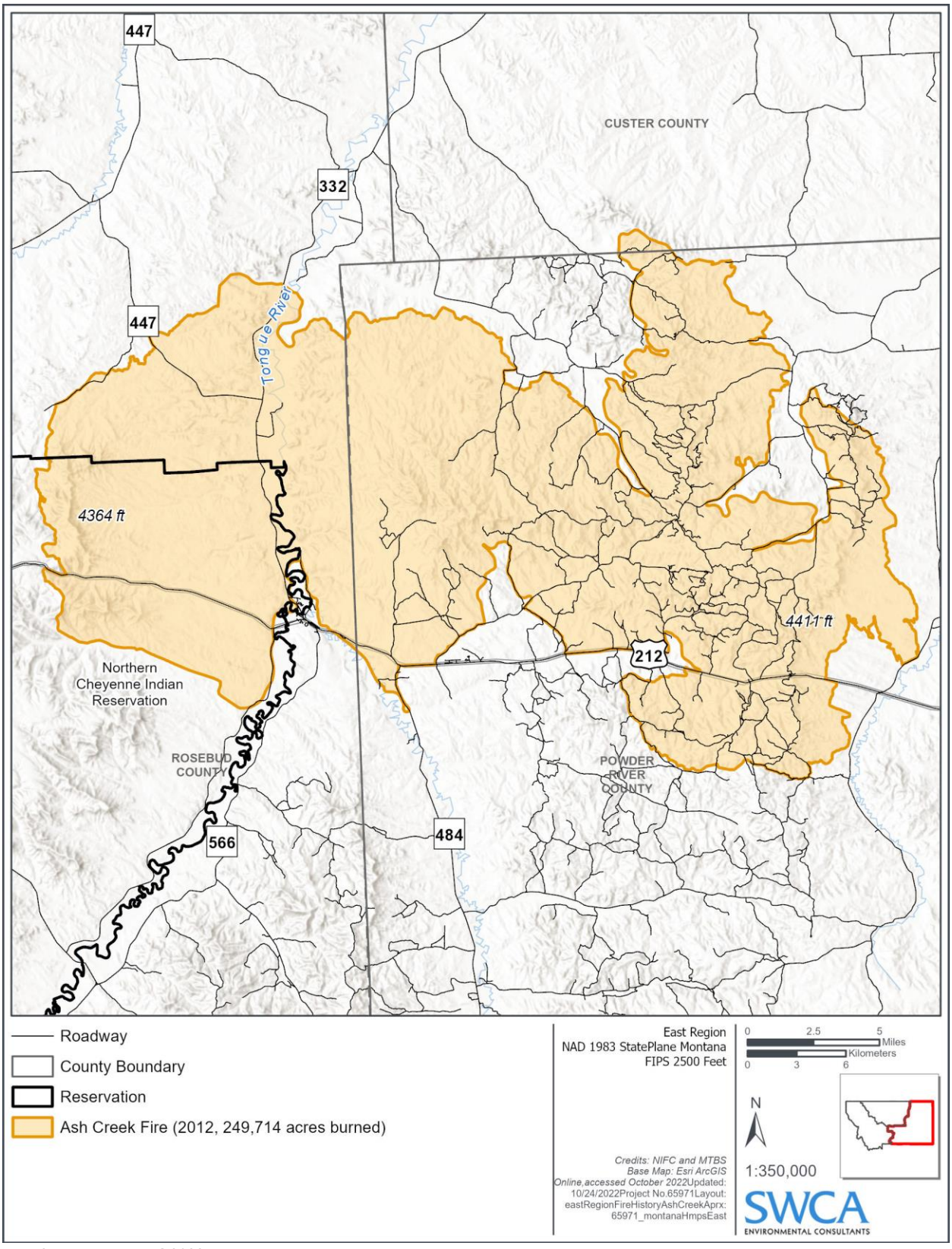


Figure 4-98 Fire History of Eastern Montana, Fire Perimeters, 2002-2021



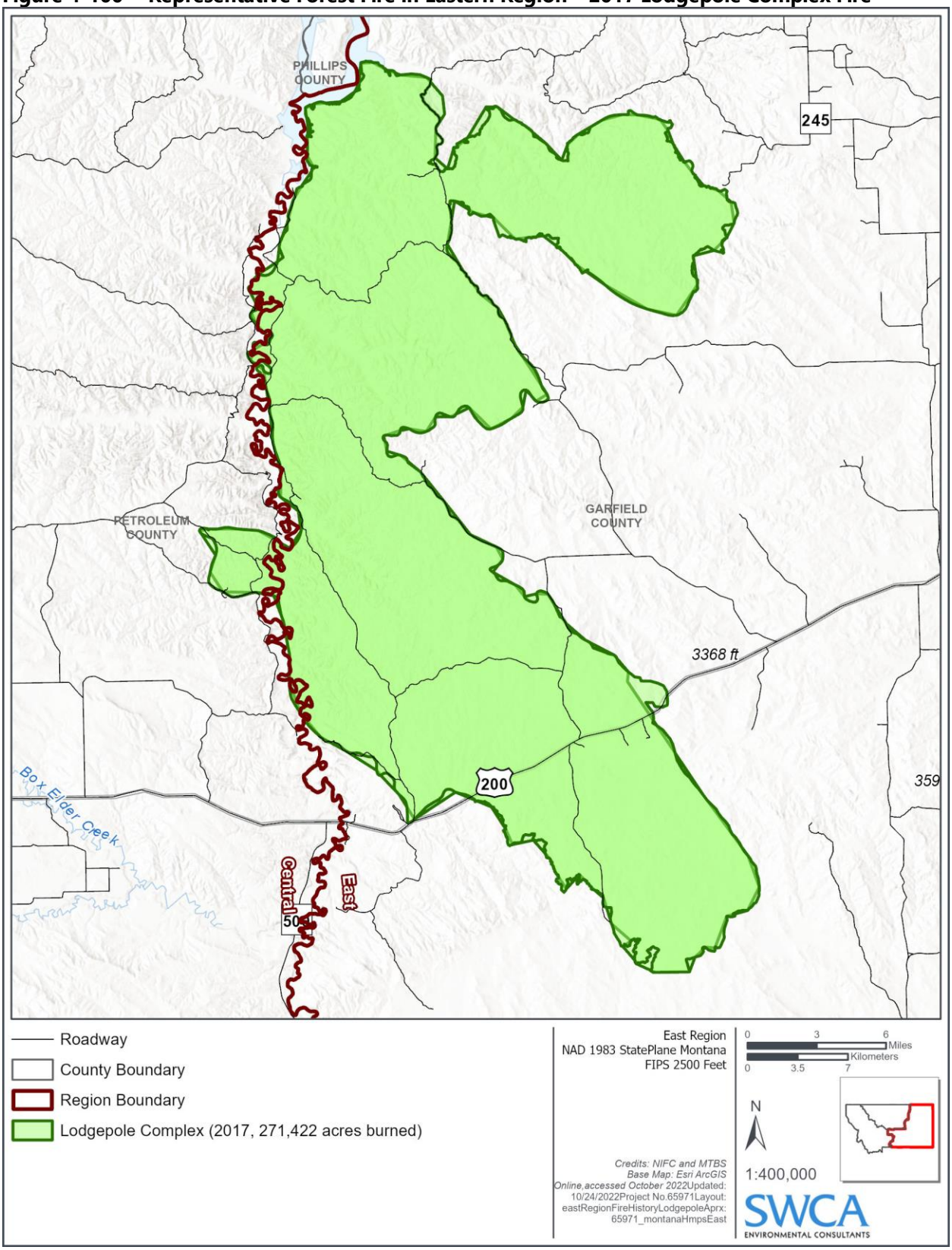
Source: MT DNRC 2022

Figure 4-99 Representative Large Rangeland Wildfire in the Eastern Region – Ash Creek Fire of 2021



Source: MT DNRC 2022

Figure 4-100 Representative Forest Fire in Eastern Region – 2017 Lodgepole Complex Fire



Source: MT DNRC 2022

Frequency/Likelihood of Occurrence

Wildfires occur every year throughout the region and could occur in any county in any given year; therefore, the probability of occurrence is **highly likely**. Generally, the rangelands in the central portions of the Eastern region exhibit a high annual burn probability, usually around 1% annual burn probability. These rangelands are typically hilly and exhibit complex topography. The regions with a patchwork of rangelands and dry coniferous forests exhibit the highest annual burn probability (2%). These regions are also topographically complex and are found in Powder River, Rosebud, and Yellowstone Counties. The northeastern portion of the Eastern Region displays the lowest annual burn probabilities. These areas are typically grasslands and/or farmlands with annual burn probabilities ranging from 0.01% to 0.1%. Figure 4-101 illustrates the annualized frequency of wildfire events by County. Figure 4-102 illustrates the annual burn probability for the Eastern Region.

Figure 4-101 Annualized Frequency of Wildfire Events by County

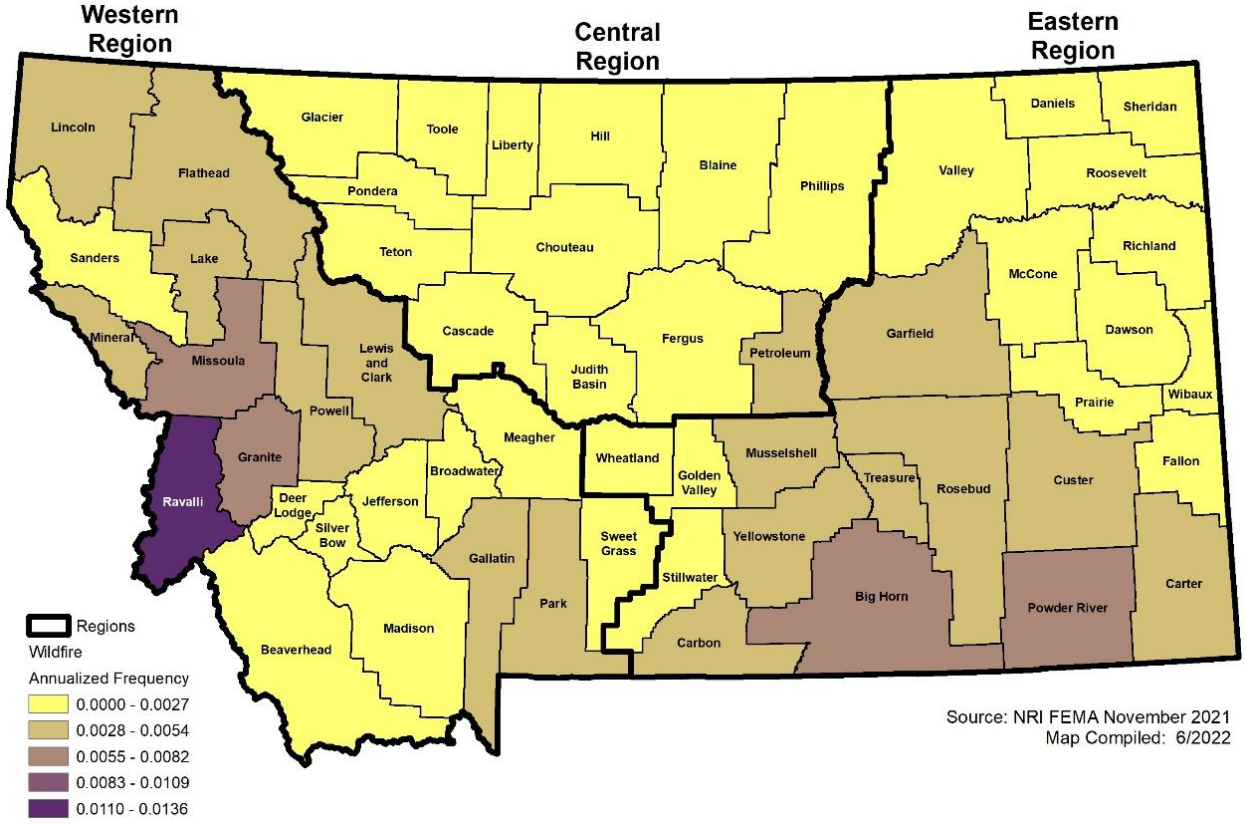
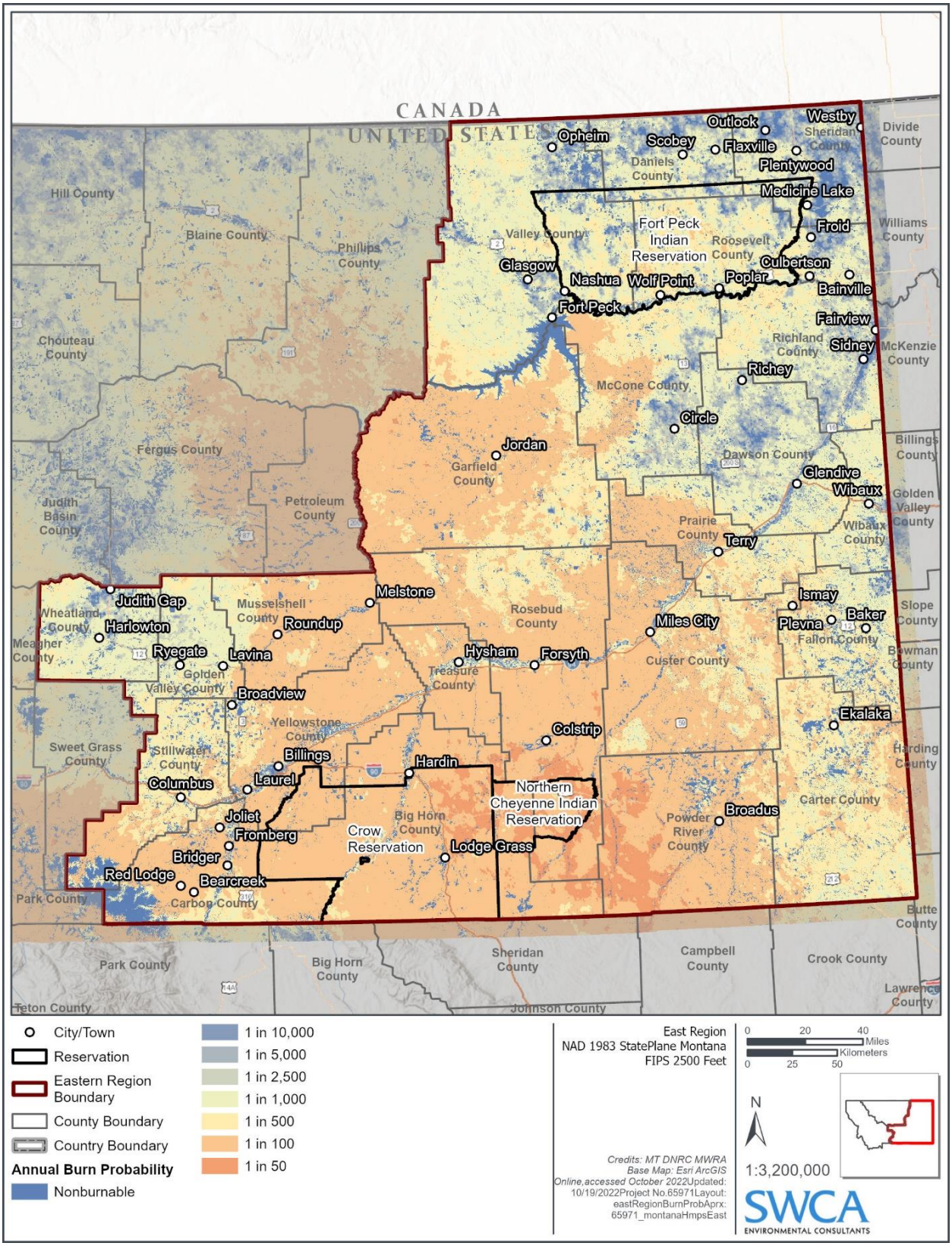


Figure 4-102 Eastern Montana Region Annual Burn Probability



Source: MT DNRC 2022

The counties with a high degree of undeveloped wildland rangelands and forests are usually more likely to experience wildfire and experience larger wildfires (see Table 4-69 for summary breakdown of wildfire statistics by county). Counties with a larger proportion of agricultural crop cover are less likely to experience wildfire (Table 4-69). While many rangeland wildfires in the region can be small, large rangeland fires can and do occur. It is important to note that the risk from wildfire is substantially higher during drought years. The years with the largest wildfires in Montana have normally occurred during periods of drought with associated high temperatures (Whitlock et al 2017).

Table 4-69 Average Number of Wildfires per year for Eastern Region Counties, 2002-2021

County/Reservation	Annual Average Number of Wildfire Occurrences (includes all ignitions)	Annual Average of Acres Burned
Big Horn	155.05	20,911.93
Carbon	13.20	3,918.39
Carter	16.05	5,522.75
Custer	14.75	8,896.93
Crow Reservation	134.70	7,243.89
Daniels	1.35	107.12
Dawson	5.85	415.19
Fallon	4.15	72.66
Fort Peck Reservation	115.45	1,254.90
Garfield	12.05	27,098.30
Golden Valley	1.75	211.68
McCone	4.25	418.30
Musselshell	6.05	6,748.50
Northern Cheyenne Reservation	59.55	6,297.85
Powder River	32.20	20,156.13
Prairie	7.20	435.34
Richland	5.05	634.89
Roosevelt	105.65	1,176.11
Rosebud	62.65	19,763.00
Sheridan	2.10	2.09
Stillwater	7.30	3,902.09
Treasure	2.10	1,047.03
Valley	14.65	1,294.70
Wheatland	3.05	358.06
Wibaux	3.50	160.42
Yellowstone	37.30	12,004.65
Total	**826.95**	**150,052.90**

Climate Change Considerations

The 2021 Montana Climate Change and Human Health report states that climate change is and will continue to increase wildfire and smoke hazards throughout Montana. The report declares reduced air quality due to wildfire smoke to be the second greatest concern for human health related to climate change, after extreme heat. Similarly, NOAA's 2022 Climate Summary cites that climate change will increase in severity and frequency of wildfires.

Annual average temperatures across the state, including daily minimums and maximums have risen 2.0 – 3.0°F between 1950 and 2015 (Whitlock et al 2017). Furthermore, Montana's growing season length has increased, as spring has come on earlier and fall freezes have occurred later. Between 1951 and 2010, Montana's growing season increased by 12 days. All regions of Montana are expected to experience warming in all seasons and under all future emissions scenarios. By 2050, Montana's average annual

temperatures are expected to increase 4.5-6.0°F. Additionally, the number of days where 90°F will be exceeded will increase under future conditions. Finally, in the Eastern Region there has seen a significant increase in spring precipitation. However, compared to the rest of the state, the Eastern Region is also expected to experience the greatest increase in number of days where the temperature exceeds 90°F (Whitlock et al 2017; Steblein 2021). Across the Eastern region, wetter springs could fuel the growth of more fine fuels while hotter summers could amplify fire risk.

Taken together these climate change effects have contributed to increases in wildfire frequency and severity across the state and will exacerbate the future fire wildfire risk conditions across Eastern Montana. These climate impacts are also affecting forest and rangeland health. Hotter and longer summers and prolonged drought are known to put increased physiological stress on trees and increase mortality caused by diseases. such as mountain pine beetle, Douglas-fire beetle, and spruce budworm, among others. Degraded forest health, significantly attributed to climate change, has already been linked with increased fire risk throughout large portions of Montana's forested regions (MT DNRC 202c). As climate change exacerbates disease outbreaks in Montana's forested areas, there will be an increased build up in hazardous fuels (Whitlock et al 2017). Currently large tracts of Ponderosa Pine forests in the Eastern Region are experiencing attacks from pine beetles (MT DNRC 2021). These attacks are especially prevalent in Powder River and Rosebud Counties (MT DNRC 2021). These attacks are resulting in decreased forest health and build-up in dead, dry fuels. Additionally, climate change can result in an increase in invasive grass and weed abundance in grasslands and rangelands, which can contribute to increased wildfire risk in these systems (Whitlock et al 2017). As the fire season increases there will be a higher likelihood of wildfires coinciding with high wind events during fall, winter, and spring storms, especially during drought years. When wildfire, wind, and drought converge they can create conditions for particularly destructive wildfires, even outside of the traditional wildfire season (e.g., the Denton, MT West Wind Fire of December 2021, a wildfire that occurred in the Central Region).

While the idea that climate change has worsened wildfire hazards, it is less clear how bad the situation will get in coming decades. There are no projections for wildfire ignitions or acreage burned specific to the planning area that are available in other states. Projections of future wildfire exist but are at large spatial scales with limited applicability to the specific situation of the planning area. For example, a well-cited 2022 report by the UN Environment Programme[4] presented results from modeling studies that predict a 20%-30% increase in wildfire events from 2020 to 2050 and a 31%-57% increase by 2100. These ranges reflect modeling uncertainty and the use of different climate change scenarios. It's noteworthy that the scenarios modeled were in the low to mid-range climate projections (RCP2.6 and RCP6.0). Despite the coarse scale of this study, it serves to provide an indication of the magnitude of future wildfire in the study area. It also highlights the potential for a future study to model wildfire potential under various climate change scenarios.

Potential Magnitude and Severity

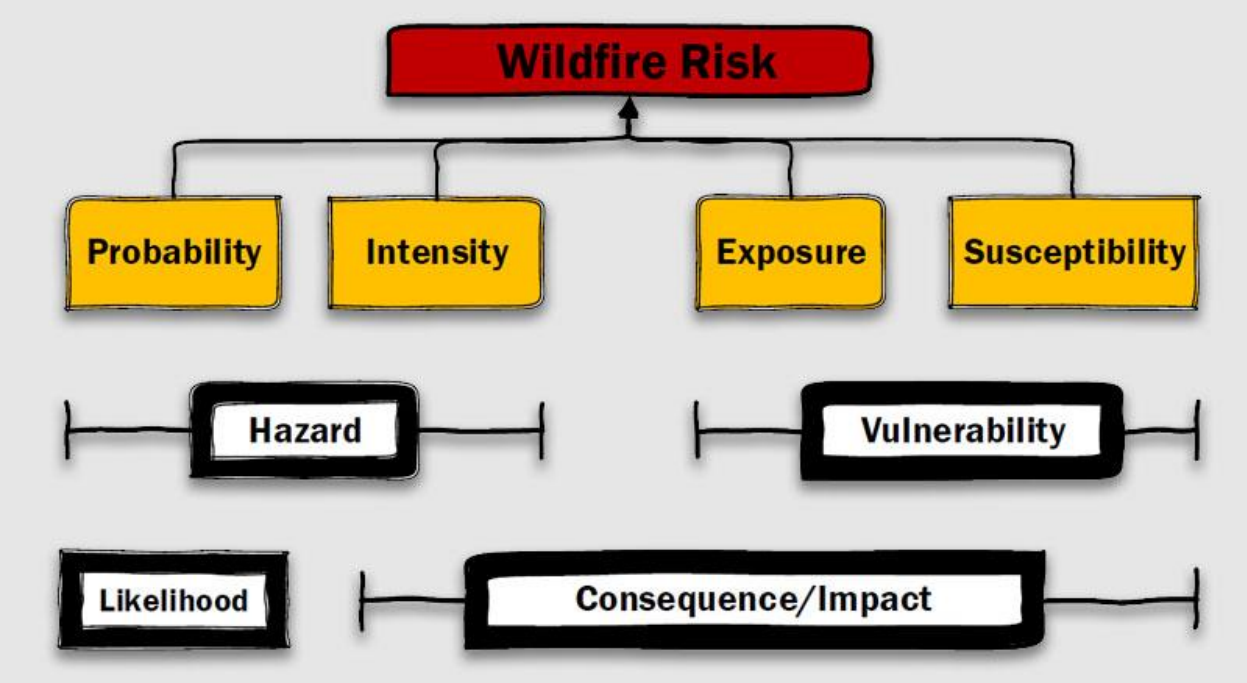
Montana Wildfire Risk Assessment

The Montana Wildfire Risk Assessment (MWRA) provides information about the wildfire hazard and risk to highly valued resources and assets (HVRAs) across Montana. This information is essential for planning wildfire response, fuel management, and land planning. The MWRA is a quantitative assessment of how human and natural resources are both influenced and affected by wildfire. The MWRA considers the following state-wide spatial components when quantifying wildfire risk: likelihood of fire burning, the intensity of a potential fire, the exposure of assets and resources based on their location, and the susceptibility of those assets and resources (MT DNRC 2020c). Wildfire vulnerability to wildfire is determined by wildfire exposure and susceptibility, whereas wildfire hazard is determined by wildfire intensity and

[4] Sullivan, Andrew, et al., 2022, Spreading like wildfire: The rising threat of extraordinary landscape fires. Accessed 6-5-24 at: https://www.unep.org/resources/report/spreading-wildfire-rising-threat-extraordinary-landscape-fires

wildfire probability. This conceptual relationship is depicted in Figure 4-103. Overall based on the combination of the likelihood of a wildfire, the intensity of a wildfire, and the exposure of assets, the magnitude for the Eastern Region is **critical.**

Figure 4-103 Conceptual Breakdown of the Components and Meaning of the Montana Wildfire Risk Assessment



Source: MT DNRC 2022

MWRA Components

Wildfire Hazard. Wildfire hazard is determined by wildfire intensity and wildfire probability (MT DNRC 2022a). Areas that experience frequent and intense wildfire have the greatest wildfire hazard, while areas that experience low intensity fires over longer time scales have the lowest wildfire hazard.

Wildfire likelihood is the annual probability of wildfire burning in a specific location. At the community level, wildfire likelihood is averaged where housing units occur. It is the probability that any specific location may experience wildfire in any given year. It does not say anything about the intensity of fire if it occurs. Wildfire likelihood is derived from fire behavior modeling across thousands of simulations of possible fire seasons. Factors contributing to the model, such as weather, topography, and ignitions are varied based on trends observed in recent decades. It is important to note that wildfire likelihood is not predictive and does not reflect any currently forecasted weather or fire danger conditions (MT DNRC 2022a). The regions of Eastern Montana that display an intermix of rangelands and ponderosa pine forests are more likely to experience wildfire than continuous rangelands. Rangelands dominated by grass-shrub fuels (GS) are more likely to experience wildfire than rangelands dominated by only grass fuels (GR). Agricultural areas and alpine areas above tree line are least likely to experience wildfire (Figure 4-102).

Wildfire intensity is a measure of the energy expected from a wildfire and is mainly determined by the topography and vegetative fuels of a landscape. Greater fuel loads (e.g., forests compared to grass lands), especially on steeper terrain, typically produce greater wildfire intensity. Wildfire intensity is technically measured in units of heat transfer per length of fire perimeter. However, it can also be observed and expressed in terms of flame length (MT DNRC 2022a). The MWRA (MT DNRC 2022a) uses wildfire intensities calculated in fire behavior modeling simulations. Modeled tall flame lengths (i.e., more intense fires) are

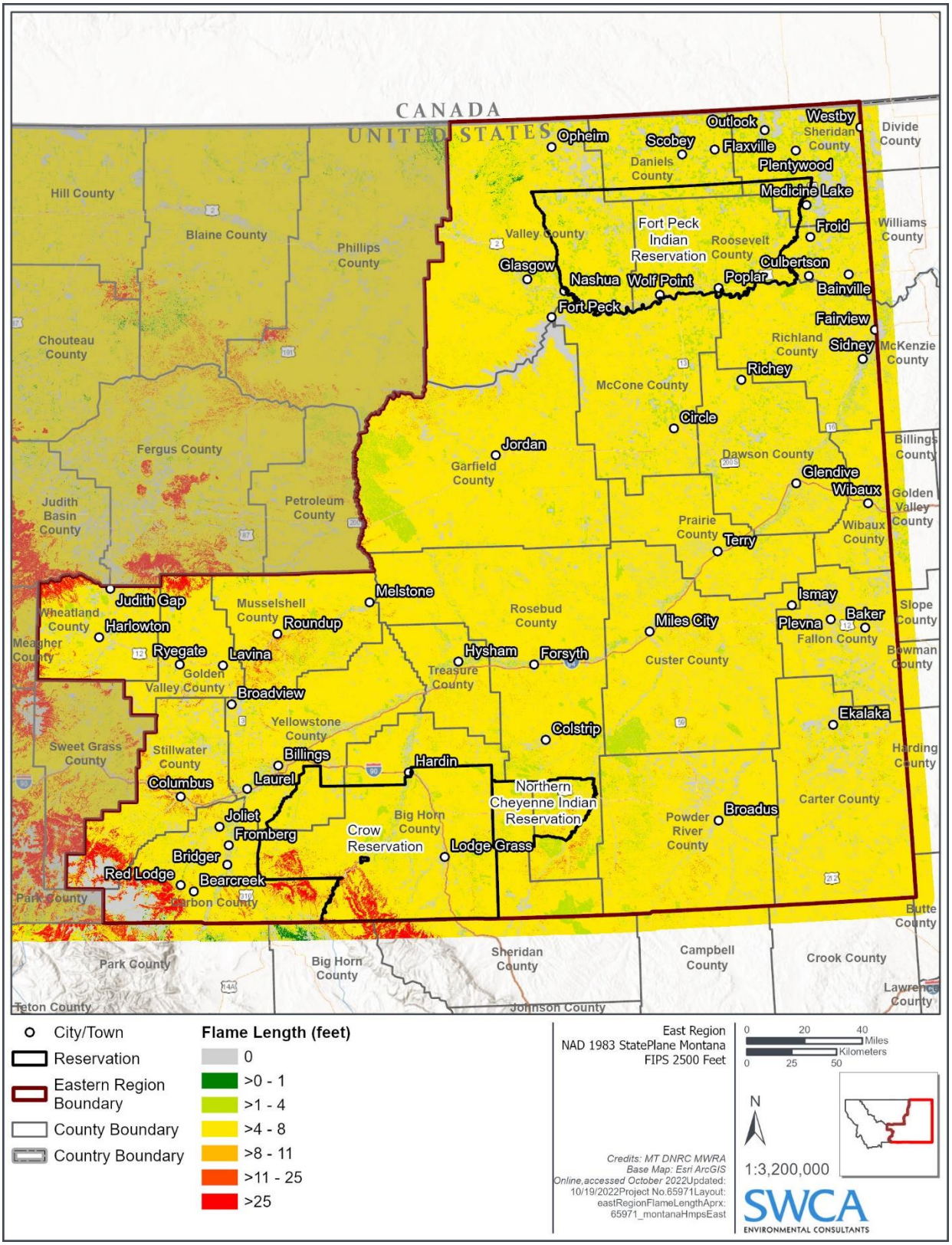
more likely to occur in regions comprised of forested areas (Figure 4-104). More intense and taller fires are usually more difficult to control (Table 4-70). Only the forested portions with steep slopes in the Eastern Region are predicted to have flame lengths greater than 25 feet when conditions are extreme enough. The vast majority of the region is predicted to have flame lengths 4 to 8 feet in length. Areas with extensive crop cover are more likely to experience flames lengths under 4 feet.

Table 4-70 Control Efforts Associated with Different Flame Lengths

Flame Length	Interpretations
Less than 4 feet	• Fires can generally be attacked at the head or flanks by firefighters using hand tools. • Handline should hold fire.
4 to 8 feet	• Fires are too intense for direct attack in the head with hand tools. • Handline cannot be relied on to hold the fire. • Dozers, tractor-plows, engines, and retardant drops • can be effective.
8 to 11 feet	• Fires may present serious control problems: torching, crowning, and spotting. • Control efforts at the head will probably be ineffective.
over 11 feet	• Crowning, spotting, and major fire runs are probable. • Control efforts at the head of the fire are ineffective.

Source: Andrews et al. 2011

Figure 4-104 Eastern Montana Region Estimated Flame Length



Source: MT DNRC 2022

Vulnerability: Wildfire vulnerability to wildfire is determined by wildfire exposure and susceptibility (MT DNRC 2022a). For example, fire susceptible structures and/or infrastructure located in high fire intensity and high fire likelihood environments would have high exposure and high susceptibility to fire. In other words, they would be vulnerable to wildfire.

Wildfire exposure. Exposure is the spatial coincidence of wildfire likelihood and intensity to homes and communities. Homes are exposed to wildfire if they are located where there is any chance wildfire could occur (i.e., burn probability is greater than zero). Communities can be directly exposed to wildfire from adjacent wildland vegetation (e.g., homes situated in a forest), or indirectly exposed to wildfire from embers and home-to-home ignition (MT DNRC 2022a).

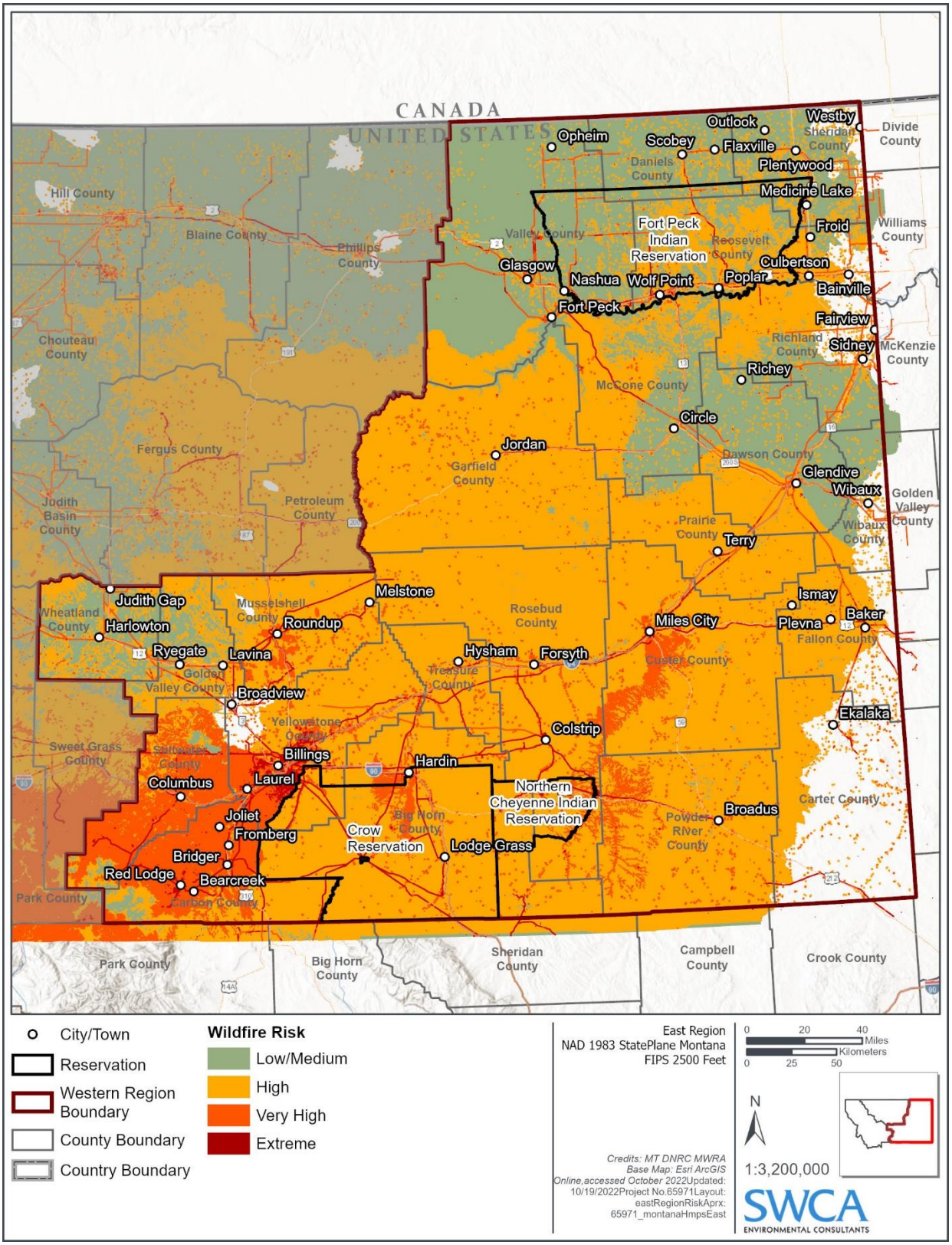
Wildfire susceptibility. Susceptibility is the propensity of a home or community to be damaged if a wildfire occurs. The susceptibility of a Highly Valued Resource or Asset (HVRA) to wildfire is determined by how easily it is damaged by varying degrees of wildfire intensity and type. Assets that are fire-hardened and can withstand very intense fires without damage (i.e., low susceptibility), whereas non-fire hardened structures are more easily damaged by fire (i.e., high susceptibility). The MWRA generalizes the concept of susceptibility. The MWRA assumes all homes that encounter wildfire will be damaged, and the degree of damage is directly related to wildfire intensity. The greater the wildfire intensity, the greater the percent damage to the structure. A community's wildfire risk is the combination of likelihood and intensity (together called "hazard") and exposure and susceptibility (together called "vulnerability") (MT DNRC 2022a).

Wildfire Risk

As described previously, wildfire risk is calculated by combining the following components: likelihood of fire burning, the intensity of a potential fire, the exposure of assets and resources based on their location, and the susceptibility of those assets and resources (MT DNRC 2022a). To quantitatively assess wildfire risk MWRA utilized an expected net value change (eNVC) analysis. The eNVC is an effects analysis that helps to quantify wildfire risk to various highly valued resources and assets (HVRA) for example homes, infrastructure, water resources, utility lines etc. (Finney, 2005; Scott et al., 2013; MT DNRC 2020c). The methodology is described in detail in the MWRA Report (https://mwra-mtdnrc.hub.arcgis.com/documents/montana-wildfire-risk-assessment-report/explore). As shown in Figure 4-105, the overall risk of loss to those HVRAs is categorized from low to extreme.

The risk to highly valued resources and assets from wildfire varies from low/medium to extreme throughout the region but the risk from wildfire to people and property is usually greatest within and near the inhabited areas (Figure 4-105) (i.e., see extreme risk ratings in inhabited areas). The municipalities most notably at risk from wildfire include, but are not limited to, Red Lodge, Bridger, Bear Creek, Columbus, Billing's sub-urban and ex-urban communities, Roundup, Hardin, and Miles City. Across the region, agricultural areas generally have low to medium risk from wildfire, while the rangelands and forested areas range from high to extreme risk from wildfire, respectively. Forests and rangelands in areas with more complex topography and/or drier climates generally have higher risk than forests and rangelands on flatter or less complex topography.

Figure 4-105 Eastern Region Wildfire Risk Summary as Determined by eNVC



*Blank areas have **burnable fuels but no HVRAs have been mapped for the area (MT DNRC 2020c).**
Source: MT DNRC 2022

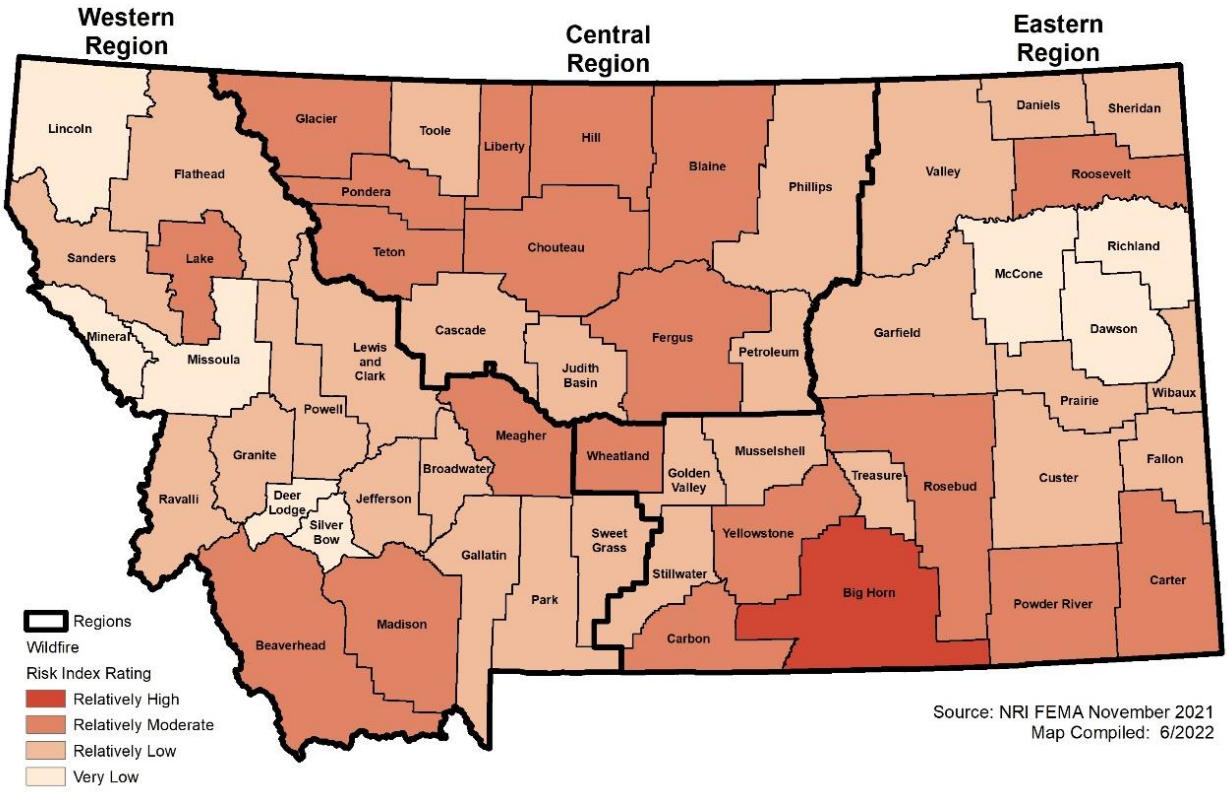
It is important to note, however, that many of the towns and municipalities throughout the region have very high to extreme risk from wildfire, regardless of the risk of surrounding landscapes. This is because the expected net value change (eNVC) risk assessment model provides more weight in assessing detrimental changes (or expected losses) to structures and infrastructure than to wildlands or agricultural areas. Thus, HVRAs (typically structures or infrastructure) are given higher levels of weight (i.e., importance) in the model. The results of these expected losses are then summed by each pixel displayed in the map. Thus, areas (or pixels) with a high concentration of HVRAs (e.g., towns and municipalities) will display far greater risk to wildfire even if the likelihood of fire occurring on the surrounding landscape is low. Thus, the results of these eNVC risk assessment should be taken in context and interpreted with caution. To summarize, the observed trends are mainly driven by risk to structures and infrastructure within the region's towns and municipalities. Figure 4-106. Most of these structures/infrastructures are susceptible to fire (where they tend to be damaged if a wildfire occurs) and are exposed (located where there is a chance wildfire could occur), to some degree, to wildfire occurrence, which accounts for the high risk overall in Figure 4-106.

Generally, however, towns/municipalities surrounded by undeveloped forests and rangelands (i.e., landscapes with a higher probability of fire occurring and fire spreading) have higher levels of risk to wildfire than towns surrounded by more agricultural areas. However, agricultural fires can and do occur (see Denton fire of 2021) and these fires can have substantial economic impacts (Agricultural Climate Network 2021). It is also important to note that the MWRA was developed by the MT DNRC at the statewide scale. Assessments at these scales may omit finer resolution, and more precise assessment of risk, as well as input by local subject matter experts. Some county-wide or multi-county community wildlife protection plans (CWPPs) have been developed for counties covering the Eastern region. For example, the 2016 Powder River County CWPP provides a fine-scale local, wildfire risk assessment that incorporates recent wildfire effects, community input, and recent wildfire mitigation efforts (Powder River County Commission 2016). CWPPs for all counties in Eastern Montana can be accessed at the MT DNRC website (see http://dnrc.mt.gov/divisions/forestry/fire-and-aviation/cwpps) (note: many CWPPs in Eastern Montana have not been updated in over decade). In the event that a County has recently completed a CWPP with fine scale risk assessment, land managers and fire responders should carefully consider if those locally derived assessments provide a more accurate, authoritative dataset for use in addressing and mitigating wildfire risk, than the statewide assessment.

Vulnerability Assessment

Figure 4-106 depicts the risk index rating for wildfire at a county level based on the NRI. The western and southeastern parts of the region show a trend towards a relatively low rating, while the central, northern, and northeastern parts of the region trend towards a relatively moderate rating.

Figure 4-106 Risk Index Rating for Wildfire by County



People

The most exposed population are those that are living within the WUI. The WUI in the Eastern Region is expansive, but generally, population densities within the WUI are highest in the region's more populated municipalities/towns. More populated areas, generally, have more property and, thus, a greater degree of property exposure to wildfire. Counties with higher portions of their property and infrastructure exposed to fire prone landscapes (e.g., greater wildfire risk to structures and infrastructure) will have more of their population vulnerable to the negative effects of wildfire than counties with lower portions of property and infrastructure exposed to fire prone landscapes The vulnerability to property is discussed further below

People can also experience deleterious mental and physical health effects from fire. A study conducted in California found that extreme wildfire (and it associated impacts) can result in post-traumatic stress disorder, depression, and exacerbate pre-existing mental illness (Silveira et al 2021). Another study conducted in California found that particulate air pollution from wildfire had greater impacts on respiratory health than particulate air pollution from traditional sources (e.g., vehicle and power plant emissions) (Aguilera et al 2021). In Montana specifically, a study conducted on pulmonary function for community members living in Seeley Lake found that that lung function diminished significantly when exposed to extreme levels of smoke during the 2017 wildfire season (mostly due to the Rice Ridge Fire) and that lung function continued to decline even one year post fire (Orr et al 2020). In the Western US, ten of the largest years for wildfire (by total acres burned) have occurred since 2004. These large wildfires have been directly linked to poor air quality and have led to adverse physical and mental health effects and costs to society (EPA 2022). As climate change progresses, it is likely Eastern Montana will have larger and more frequent wildfires. Planning to address the needs of populations at risk will be become increasingly important to mitigate property damage and health impacts from wildfire.

Populations especially at risk from wildlife include socially vulnerable populations. As defined by the US Forest Services Wildfire Risk to Communities (USFS 2022) socially vulnerable populations include the

following: families living in poverty, people with disabilities, people over 65 years, people who have difficulty with English, households with no car, and people living in mobile homes. Across the Eastern Region, wildland fire fighters are also populations at risk from wildfire. Wildland fire fighting is an inherently dangerous profession where firefighters risk their health and lives while battling fires. During the 2017 Lolo Peak Complex in western Montana, two wildland fire fighters were killed while battling the fire (Reuters, 2017). Wildland fire fighters are especially vulnerable to medium- and long-term health and safety risks associated with smoke and chemical inhalation and other conditions while firefighting, as well as immediate risks that may endanger their lives due to the fire environment.

In order to determine the total general population living in wildfire risk areas, the structure count of residential buildings within the various wildfire risk areas and applying the census estimated household size for each county to the total number of structures. This provides an estimated figure for the number of residents living in areas exposed to elevated wildfire risk.

Across the Eastern Region counties, there are an estimated 8,743 residents exposed to high-risk wildfire areas, 100,683 residents exposed to very high risk wildfire areas, and 92,179 residents exposed to extreme risk wildfire areas, as summarized in Table 4-71 below. Additionally, based on this analysis there are an estimated 2,381 people residing within wildfire risk areas on the Crow Reservation, 5,211 people on the Fort Peck Reservation, and 353 people on the Northern Cheyenne Indian Reservation. However, these residents are included in the counts for their respective counties of residence in the table below.

Table 4-71 Population Within Wildfire Risk Areas in Eastern Montana

County	High Risk Population	Very High-Risk Population	Extreme Risk Population
Big Horn	350	1,380	5,390
Carbon	241	3,810	7,397
Carter	53	318	261
Custer	460	5,766	3,399
Daniels	199	1,098	437
Dawson	707	5,242	970
Fallon	163	1,417	913
Garfield	31	357	689
Golden Valley	86	457	131
McCone	239	528	550
Musselshell	254	1,890	2,509
Powder River	62	236	682
Prairie	97	888	292
Richland	1,441	3,853	133
Roosevelt	660	2,591	3,873
Rosebud	130	2,303	3,280
Sheridan	390	1,464	1,540
Stillwater	1,124	6,458	1,415
Treasure	46	315	33
Valley	475	2,387	3,356
Wheatland	172	1,927	59
Wibaux	62	559	19
Yellowstone	1,300	55,442	54,852
Total	**8,743**	**100,683**	**92,179**

Source: MSDI 2022, MWRA, US Census Bureau

Property

The potential impacts of wildfire on property include crop loss; timber loss; injury and death of livestock and pets; devaluation of property; and damage to infrastructure, homes and other buildings located throughout the wildfire risk area. The greatest potential impact on property, buildings and infrastructure is likely to occur to those structures located within high and very high hazard zones including the WUI, and buildings and infrastructure located within fire prone forests and rangelands.

Federal, state, and county lands throughout the Eastern Regions have high amounts of property and infrastructure that are susceptible to wildfire. Public property lost or damaged by wildfire can exhaust budgets (due to rebuilding and repair efforts), result in degraded conditions (e.g., damaged roads and recreational facilities), and degrade the value of natural resources (which could inhibit leasing efforts and result in lost revenue generation). There are multiple state and federal grants available which can ease costs due to damages from wildfire (MT DNRC 2022b; FEMA 2022)).

Another method of estimating vulnerability is to determine the value of structures that are located within wildfire risk areas. Another method of estimating vulnerability is to determine the number and value of structures that are located within wildfire risk areas. For this plan update loss estimations for the wildfire hazard were modeled by using April 2022 MSDI Cadastral Parcel layer as the basis for the inventory of developed parcels. GIS was used to create a centroid, or point, representing the center of each parcel polygon, which was then intersected with the Montana Wildfire Risk Assessment (MWRA) data. Wildfires typically result in a total building loss, including contents. Content values were estimated as a percentage of building value based on their property type, using FEMA/HAZUS estimated content replacement values. This includes 100% of the structure value for commercial and exempt structures, 50% for residential structures and 100% for vacant improved land. Improved and contents values were summed to obtain a total exposure value. Table 4-72 through Table 4-75 below summarizes the estimated exposed value of improvements in each wildfire risk category for the counties and the Tribes in the Eastern Region. Figure 4-107 show the wildfire risk to structures in the Eastern Region. Loss Ratio is the ratio of the improved parcels at risk compared to the overall number of improved parcels in each county.

Table 4-72 Exposure and Value of Structures at High Risk to Wildfire by County

County	Improved Parcels	Improved Value	Content Value	Total Value	Loss Ratio
Big Horn	261	$69,696,592	$80,783,876	$150,480,468	9%
Carbon	248	$52,826,918	$43,797,984	$96,624,902	4%
Carter	109	$14,510,555	$12,844,693	$27,355,248	12%
Custer	342	$57,135,447	$45,742,464	$102,877,911	7%
Daniels	217	$27,659,178	$24,814,628	$52,473,806	13%
Dawson	508	$68,141,966	$45,277,149	$113,419,115	12%
Fallon	155	$23,759,705	$17,623,048	$41,382,753	9%
Garfield	145	$12,924,853	$12,390,997	$25,315,850	16%
Golden Valley	89	$9,995,274	$7,954,322	$17,949,596	14%
McCone	238	$24,405,086	$19,610,653	$44,015,739	17%
Musselshell	236	$22,969,386	$17,882,548	$40,851,934	8%
Powder River	154	$15,626,169	$14,252,815	$29,878,984	15%
Prairie	137	$11,667,759	$9,932,175	$21,599,934	16%
Richland	752	$169,699,932	$119,830,227	$289,530,159	15%
Roosevelt	394	$56,489,395	$44,629,488	$101,118,883	12%
Rosebud	197	$20,528,752	$17,777,771	$38,306,523	7%
Sheridan	340	$45,788,993	$41,760,992	$87,549,985	12%
Stillwater	680	$179,346,702	$124,273,341	$303,620,043	14%
Treasure	86	$10,736,876	$8,950,580	$19,687,456	19%
Valley	438	$80,198,087	$68,976,744	$149,174,831	10%

County	Improved Parcels	Improved Value	Content Value	Total Value	Loss Ratio
Wheatland	126	$18,929,630	$14,766,850	$33,696,480	10%
Wibaux	71	$10,416,620	$9,028,040	$19,444,660	12%
Yellowstone	800	$500,526,347	$352,211,744	$852,738,091	1%
Total	**6,723**	**$1,503,980,222**	**$1,155,113,124**	**$2,659,093,346**	**6%**

Sources: MSDI 2022, MWRA

Table 4-73 Exposure and Value of Structures at Very High Risk to Wildfire by County

County	Improved Parcels	Improved Value	Content Value	Total Value	Loss Ratio
Big Horn	470	$84,697,265	$55,600,450	$140,297,715	16%
Carbon	2,090	$547,758,151	$338,899,010	$886,657,161	33%
Carter	194	$16,622,939	$11,777,870	$28,400,809	22%
Custer	2,619	$355,987,960	$205,139,052	$561,127,012	51%
Daniels	597	$49,379,383	$29,321,872	$78,701,255	37%
Dawson	2,534	$298,389,201	$160,992,812	$459,382,013	59%
Fallon	666	$82,437,643	$50,468,650	$132,906,293	39%
Garfield	211	$20,592,843	$13,824,137	$34,416,980	24%
Golden Valley	235	$27,723,611	$20,667,195	$48,390,806	37%
McCone	279	$23,816,544	$16,536,307	$40,352,851	20%
Musselshell	1,027	$104,380,896	$60,240,354	$164,621,250	36%
Powder River	213	$31,077,010	$29,785,330	$60,862,340	21%
Prairie	431	$23,090,380	$13,659,171	$36,749,551	49%
Richland	1,620	$276,214,590	$150,699,173	$426,913,763	33%
Roosevelt	881	$71,918,345	$43,188,463	$115,106,808	28%
Rosebud	970	$105,865,876	$63,965,597	$169,831,473	35%
Sheridan	758	$83,050,450	$64,111,850	$147,162,300	27%
Stillwater	2,865	$567,115,185	$316,256,337	$883,371,522	58%
Treasure	210	$16,963,574	$10,550,781	$27,514,355	48%
Valley	1,161	$160,221,477	$90,507,557	$250,729,034	27%
Wheatland	871	$67,516,048	$39,657,448	$107,173,496	66%
Wibaux	293	$23,250,971	$14,174,318	$37,425,289	49%
Yellowstone	24,939	$6,151,318,658	$3,597,410,593	$9,748,729,251	39%
Total	**46,134**	**$9,189,389,000**	**$5,397,434,321**	**$14,586,823,321**	**39%**

Sources: MSDI 2022, MWRA

Table 4-74 Exposure and Value of Structures at Extreme Risk to Wildfire by County

County	Improved Parcels	Improved Value	Content Value	Total Value	Loss Ratio
Big Horn	1,550	$202,949,949	$137,934,621	$340,884,570	53%
Carbon	3,296	$693,167,480	$378,618,127	$1,071,785,607	52%
Carter	152	$14,455,913	$11,113,807	$25,569,720	17%
Custer	1,521	$217,038,271	$114,139,069	$331,177,340	30%
Daniels	228	$24,807,057	$15,066,852	$39,873,909	14%
Dawson	466	$54,701,745	$33,992,742	$88,694,487	11%
Fallon	439	$54,146,980	$36,121,450	$90,268,430	26%
Garfield	300	$23,256,363	$13,039,702	$36,296,065	33%
Golden Valley	69	$4,487,390	$2,921,733	$7,409,123	11%
McCone	266	$23,428,567	$13,039,210	$36,467,777	19%
Musselshell	1,267	$116,264,790	$72,757,969	$189,022,759	44%

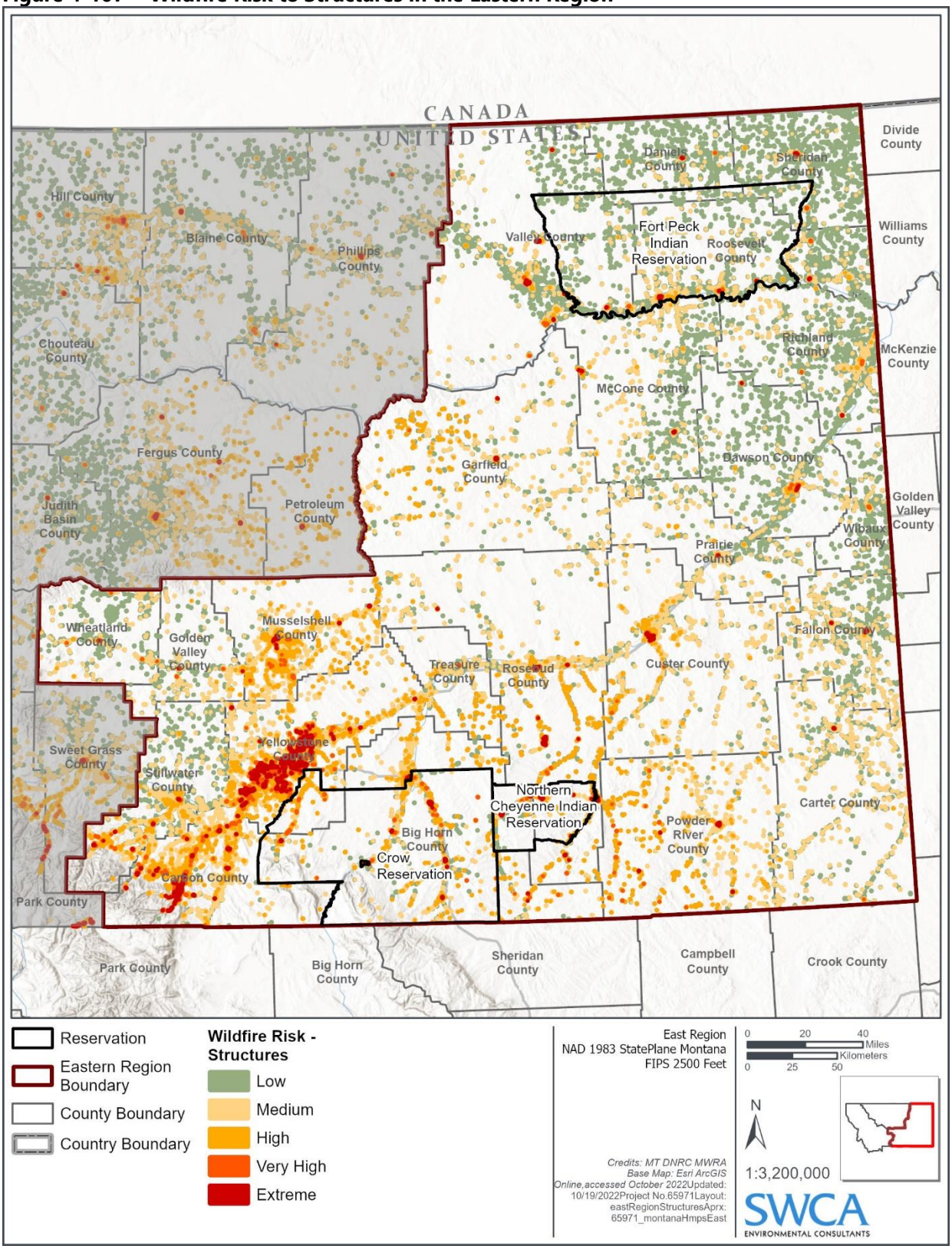
County	Improved Parcels	Improved Value	Content Value	Total Value	Loss Ratio
Powder River	339	$26,943,938	$14,775,338	$41,719,276	33%
Prairie	132	$9,161,738	$4,667,220	$13,828,958	15%
Richland	65	$6,399,632	$3,980,141	$10,379,773	1%
Roosevelt	1,233	$102,809,163	$59,724,939	$162,534,102	39%
Rosebud	1,241	$135,645,674	$81,799,109	$217,444,783	45%
Sheridan	752	$92,607,505	$57,328,988	$149,936,493	27%
Stillwater	602	$101,028,261	$56,171,507	$157,199,768	12%
Treasure	20	$793,239	$471,790	$1,265,029	5%
Valley	1,596	$207,970,575	$114,419,411	$322,389,986	38%
Wheatland	27	$2,881,529	$2,102,472	$4,984,001	2%
Wibaux	10	$1,265,355	$875,373	$2,140,728	2%
Yellowstone	24,107	$5,095,993,537	$2,674,222,521	$7,770,216,058	38%
Total	**39,678**	**$7,212,204,651**	**$3,899,284,086**	**$11,111,488,737**	**33%**

Sources: MSDI 2022, MWRA

Table 4-75 Eastern Region Parcel Exposure and Value of Structures at Risk to Wildfire by Tribe

Tribe	Extreme	Very High	High	Medium	Total Improved Parcels	Improved Value	Content Value	Total Value	Loss Ratio
Crow Tribe	294	278	157	325	1,054	$151,771,796	$122,155,017	$273,926,813	69%
Fort Peck Assiniboine and Sioux Tribe	975	523	335	849	2,682	$268,133,296	$229,133,296	$497,786,897	68%
Northern Cheyenne Indian Reservation	112	7	2	9	130	$8,645,052	$6,278,875	$14,923,837	93%
Total	**1,381**	**808**	**494**	**1,183**	**3,866**	**$429,070,449**	**$357,567,098**	**$786,637,547**	**69%**

Figure 4-107 Wildfire Risk to Structures in the Eastern Region



Source: MT DNRC 2022

Critical Facilities and Lifelines

Buildings, equipment, vehicles, and communications and utility infrastructure are exposed and lost to wildfires every year. Potential risk exists to water treatment facilities, government buildings, public safety facilities and equipment, and healthcare services. Scour on bridge pilings may result in bridge and road closures. Wildfire impacts to critical facilities can include structural damage or destruction, risk to persons located within facilities, disruption of transportation, shipping, and evacuation operations, and interruption of facility operations and critical functions. To estimate the potential impact of wildfire on critical facilities and lifelines a GIS vulnerability analysis was performed similarly to the property vulnerability analysis, by intersecting the Montana Wildfire Risk Assessment (MWRA) data with critical facility data from HIFLD, Montana DES, and National Bridge Inventory (NBI).

Summary tables of these results are shown below in Table 4-76 through Table 4-78, highlighting the type and number of facilities in each county that are located in High, Very High, or Extreme Wildfire risk areas.

Table 4-76 Critical Facilities at Risk to Extreme Wildfire Hazards

County	Communications	Energy	Food, Water, Shelter	Hazardous Materials	Health and Medical	Safety and Security	Transportation	Total
Big Horn	33	30	15	2	0	12	10	**102**
Carbon	24	26	10	0	2	23	13	**98**
Carter	8	1	0	0	1	5	3	**18**
Custer	20	15	0	0	1	9	3	**48**
Daniels	2	0	0	0	0	0	0	**2**
Dawson	10	0	0	0	1	1	1	**13**
Fallon	13	7	1	0	0	12	0	**33**
Garfield	11	1	1	0	1	7	5	**26**
Golden Valley	2	1	1	0	1	5	1	**11**
McCone	13	1	1	0	0	4	1	**20**
Musselshell	16	18	9	0	2	10	3	**58**
Petroleum	-	-	-	-	-	-	-	**-**
Phillips	-	-	-	-	-	-	-	**-**
Powder River	14	2	2	0	1	9	0	**28**
Prairie	4	5	0	0	1	0	0	**10**
Richland	2	1	0	0	1	4	0	**8**
Roosevelt	31	5	2	0	1	18	2	**59**
Rosebud	40	22	10	0	3	19	5	**99**
Sheridan	4	3	1	0	0	5	0	**13**
Stillwater	15	17	0	0	0	4	1	**37**
Treasure	6	8	0	0	0	0	0	**14**
Valley	13	1	3	0	1	9	5	**32**
Wheatland	6	1	0	0	0	4	0	**11**
Wibaux	1	0	0	0	0	4	0	**5**
Yellowstone	108	42	14	2	10	36	39	**251**
Total	**396**	**207**	**70**	**4**	**27**	**200**	**92**	**996**

Source: HIFLD 2022, Montana DES, NBI, MWRA

Table 4-77 Critical Facilities at Risk to Very High Wildfire Hazards

County	Communications	Energy	Food, Water, Shelter	Hazardous Materials	Health and Medical	Safety and Security	Transportation	Total
Big Horn	1	1	4	0	0	4	37	**47**
Carbon	5	5	3	2	1	2	46	**64**
Carter	3	1	1	0	0	3	6	**14**
Custer	1	3	4	1	3	12	15	**39**
Daniels	9	13	0	0	0	11	1	**34**
Dawson	14	5	1	3	1	17	26	**67**
Fallon	3	24	1	0	0	2	8	**38**
Garfield	1	0	0	0	0	4	5	**10**
Golden Valley	0	12	0	0	1	4	3	**20**
McCone	1	10	0	0	1	0	8	**20**
Musselshell	0	0	0	0	0	1	9	**10**
Petroleum	-	-	-	-	-	-	-	**-**
Phillips	-	-	-	-	-	-	-	**-**
Powder River	0	0	0	0	0	2	5	**7**
Prairie	1	5	1	0	1	9	2	**19**
Richland	17	21	4	3	1	12	20	**78**
Roosevelt	12	23	2	1	0	14	4	**56**
Rosebud	4	10	1	0	0	4	28	**47**
Sheridan	12	18	0	0	2	11	7	**50**
Stillwater	3	4	3	0	2	21	42	**75**
Treasure	0	4	0	0	1	4	4	**13**
Valley	31	37	2	1	1	12	17	**101**
Wheatland	10	19	0	0	2	9	4	**44**
Wibaux	3	7	1	0	1	5	6	**23**
Yellowstone	50	18	16	15	2	42	134	**277**
Total	**181**	**240**	**44**	**26**	**20**	**205**	**437**	**1,153**

Source: HIFLD 2022, Montana DES, NBI, MWRA

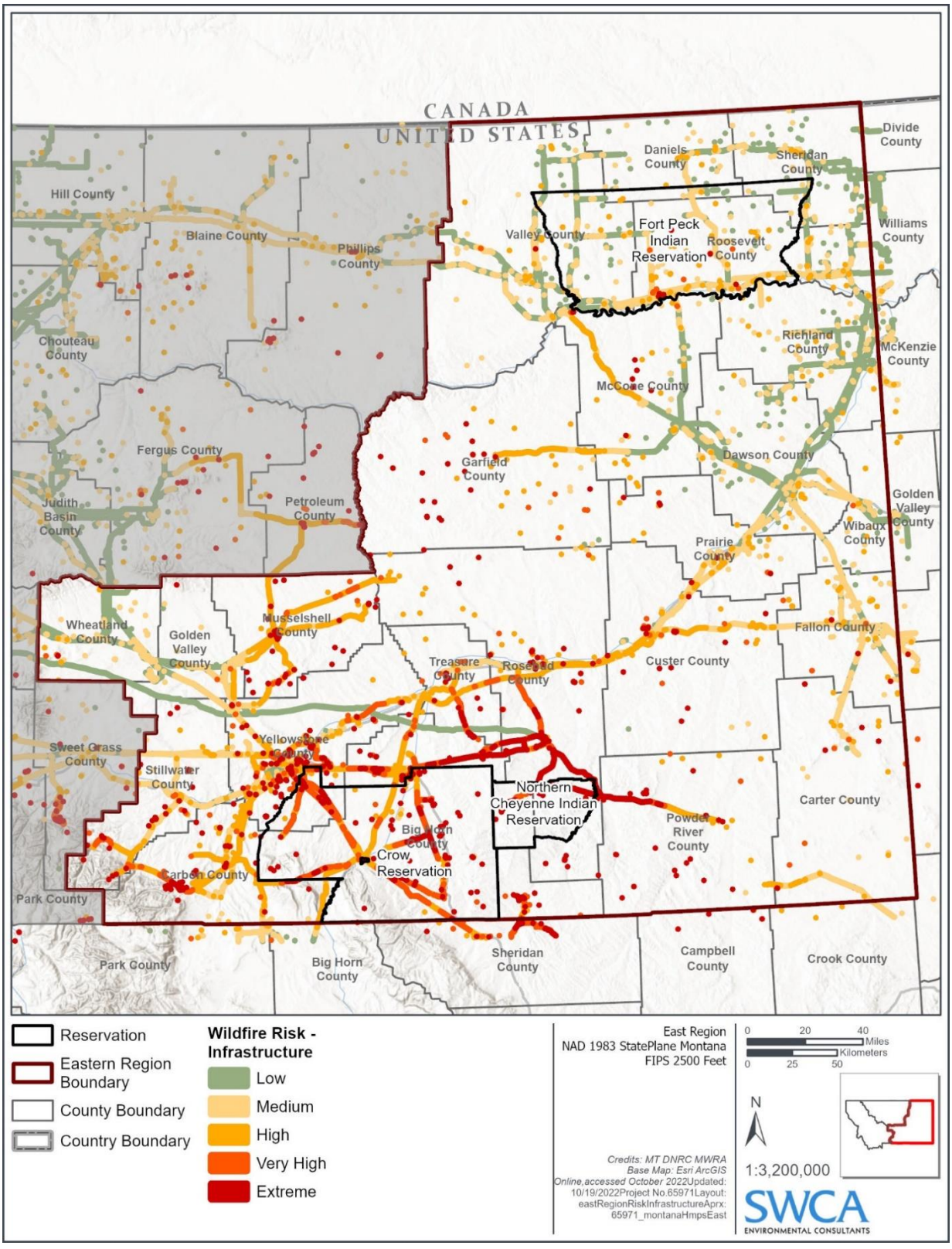
Table 4-78 Critical Facilities at Risk to High Wildfire Hazards

County	Communications	Energy	Food, Water, Shelter	Hazardous Materials	Health and Medical	Safety and Security	Transportation	Total
Big Horn	0	8	2	1	0	0	33	**44**
Carbon	5	2	1	0	0	0	6	**14**
Carter	0	1	0	0	0	1	13	**15**
Custer	4	0	0	1	0	1	31	**37**
Daniels	1	1	0	0	0	0	16	**18**
Dawson	4	2	0	1	0	2	42	**51**

County	Communications	Energy	Food, Water, Shelter	Hazardous Materials	Health and Medical	Safety and Security	Transportation	Total
Fallon	0	0	1	2	0	0	18	**21**
Garfield	2	0	1	0	0	1	8	**12**
Golden Valley	0	0	1	0	0	0	6	**7**
McCone	0	1	0	2	0	0	14	**17**
Musselshell	2	0	1	0	0	0	4	**7**
Petroleum	-	-	-	-	-	-	-	**-**
Phillips	-	-	-	-	-	-	-	**-**
Powder River	0	0	0	0	0	1	7	**8**
Prairie	1	0	0	1	0	0	27	**29**
Richland	3	2	0	6	0	2	38	**51**
Roosevelt	4	0	2	3	0	0	29	**38**
Rosebud	3	0	1	1	0	0	51	**56**
Sheridan	5	0	2	1	0	0	27	**35**
Stillwater	10	0	1	3	0	0	24	**38**
Treasure	1	0	1	0	0	0	20	**22**
Valley	9	0	0	0	0	0	31	**40**
Wheatland	0	1	3	0	0	0	9	**13**
Wibaux	0	0	0	0	0	0	6	**6**
Yellowstone	13	1	0	4	1	1	39	**59**
Total	**67**	**19**	**17**	**26**	**1**	**9**	**499**	**638**

Source: HIFLD 2022, Montana DES, NBI, MWRA

Figure 4-108 Wildfire Risk to Infrastructure in the Eastern Region



Source: MT DNRC 2022

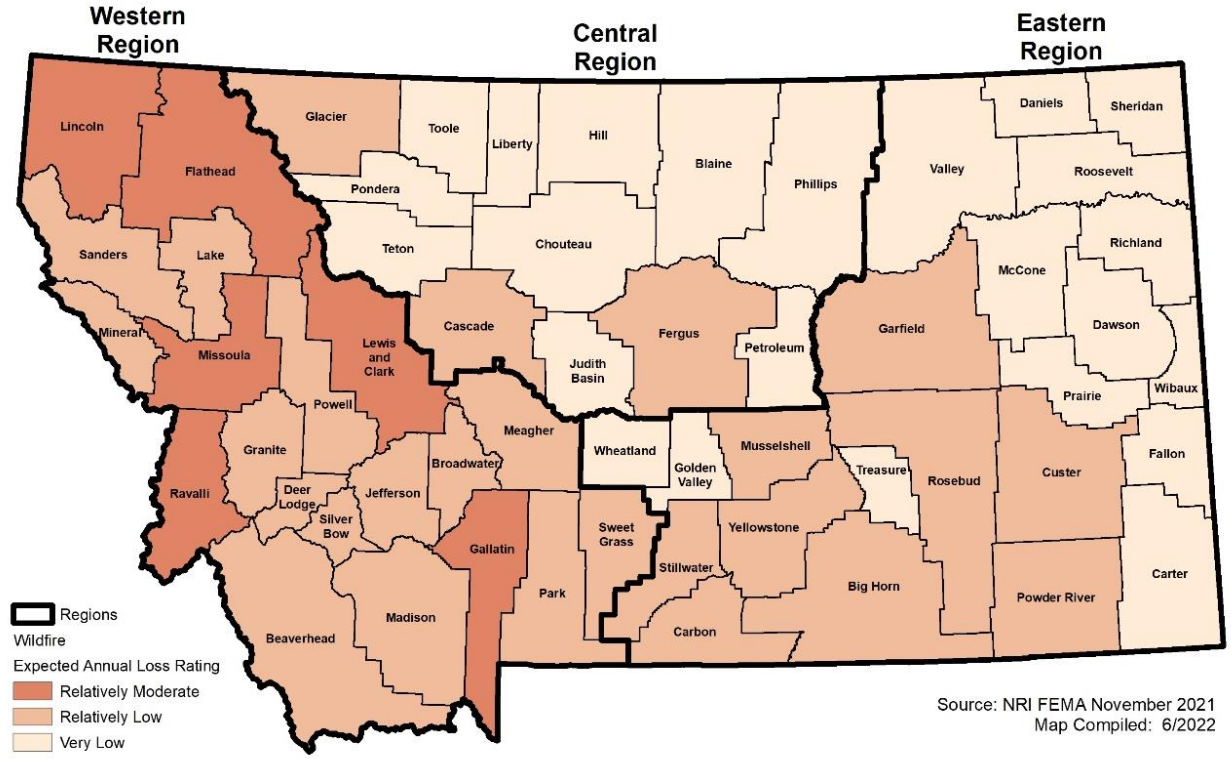
Economy

The economic impacts of wildfire include loss of property, direct agricultural sector job loss, secondary economic losses to businesses in or near wildland resources like parks and national forests, and loss of public access to recreational resources. Damage to these assets or disruption of access to them can have far reaching negative impacts to the local economy in the form of reduced revenues, in addition to the monetary losses resulting from direct building losses. Fire suppression may also require increased cost to local and state government for water acquisition and delivery, especially during periods of drought when water resources are scarce.

Tourism and outdoor recreation are vital components of the Eastern Region economy. Wildland fires can have a direct impact on the County's scenery and environmental health, adversely affecting the presence of tourism activities and the ability of the regions residents to earn a living from the related industries. The Eastern Region's scenic beauty and cultural resources are a main draw for tourism, so the entire region can suffer economic losses from tourists not coming to the area due to wildfires.

Figure 4-109 illustrates the relative risk of EAL rating due to wildfire. Most counties in the Eastern Region have very low risk, although Garfield, Rosebud, Custer, Powder River, Musselshell, Big Horn, Yellowstone, Stillwater, and Carbon have a slightly higher risk score (but still relatively low overall).

Figure 4-109 NRI Wildfire Expected Annual Loss Rating by County



Historic and Cultural Resources

Historic structures are often at high risk to wildfire due to wood frame construction methods and being constructed long before modern building and fire codes. Cultural resources include the natural and recreational resources also mentioned in the Economy and Natural Resources sections. These resources add not only monetary value and ecosystem goods and services to the region but can also serve as a source of regional identity and pride for the residents of the Eastern Region. This makes these vital resources for the various communities which are vulnerable to wildfire.

Natural Resources

Wildfire can be both beneficial and destructive to the Eastern Region's natural resources. In the rangeland and forest systems of Eastern Montana, fire is an essential component of the region's ecosystems and is necessary to maintain its native ecology (MT DNRC 2020a). However, in recent decades fire suppression, fuel buildup, climate change, and non-native invasive plant species have altered the natural fire regimes and increased the likelihood of high severity wildfire. These changing conditions have put much of the region's natural resources at risk (MT DNRC 2020a).

Across the western US, watershed vulnerability to wildfire has increased with the increasing wildfire conditions. Larger and more extreme, high severity wildfires have resulted in degradation to watershed quality. High severity wildfires can result in increased flows (due to increased hydrophobicity of the burned soil); higher amounts of sedimentation and contamination (due to destabilization of topsoil), loss of aquatic habitat, and degradation of aquatic ecology (Montana Free Press 2022; Rhoades et al 2019). As watersheds become more vulnerable to wildfire, more mitigation efforts will be required to protect watershed health.

Recreation is a valuable natural resource in the region. The region contains vast areas of highly valued public lands, which include, but are not limited to, the Eastern portion of the Beartooth Mountains and Wilderness; The Yellowstone River; The Missouri River; The Big Horn Canyon National Recreation Area; The Little Big Horn Battlefield National Monument; Charles M Russell National Wildlife Refuge; Custer National Forest; BLM managed lands, and multiple state parks. Increasing wildfire conditions can put these recreational resources at risk. Increasing wildfire conditions, especially extreme large fires, can threaten access (due to temporary closures), impact air and water quality, and alter visual aesthetics. Taken together, these impacts can potentially deter visitation and hurt the region's tourist economy (Kim and Jakus 2019).

Timber extraction in the Eastern region is carried out in limited capacity and predominantly occurs in areas with continuous forests, such as the eastern edge of the Beartooth's and the southern Big Snowy Mountains. Increasing wildfire conditions can halt timber sales (due to closures) and damage and potentially destroy harvestable trees, impacting the timber industry. In recent years forest wildfires have become larger and more severe. Historically, however, wildfires of all frequencies and severities occurred in the regions forests and were necessary for maintaining stand structure and native forest ecology (MT DNRC 2020c). Timber management should be aligned with fire management, such that it allows natural fire regimes and their dependent ecology to be restored and/or persist while minimizing the vulnerability of region's timber industry.

Public and privately managed rangelands across the Eastern Region provide ample grazing for livestock, making the region highly valued for ranching. Increasing wildfire conditions can put ranches and livestock at risk and threaten this region's industry in the event of large fires. However, it is important to note that, historically, the rangelands throughout the region required a mosaic of conditions created by wildfire (i.e., a landscape that exhibits different severities of wildfire and time since wildfire) to maintain their native ecology. For instance, wildfire can clear woody shrubs, favor the growth of grasses and forbs, and increase vegetative productivity (Cooper et al 2011); all of which can bolster ranching in the region. Wildfire should be carefully managed to both maintain the region's natural ecology and to minimize risk to local ranchers.

Wildfire can also threaten the region's farmlands. Currently counties with a proportion of farmlands are less vulnerable to wildfire. However, much of the region has an intermix of farmland and undeveloped rangelands. These would likely be more vulnerable to wildfire. For example, wildfire on undeveloped rangelands could threaten nearby farms and their crops. This is especially possible in the later summer and early fall when wildfire could threaten dry fields of wheat. When wheatfields do catch fire they spread at fast rates, are hard to control, and can cause crop loss and property damage (Western Farm Press 2017). Additionally, indirect impacts from wildfire, primarily smoke impacts, can also negatively affect produce harvest, quality, and sales (AEI 2021). Overall, increasing wildlife conditions are making the Eastern Region's farmlands more vulnerable to wildfire.

Development Trends Related to Hazards and Risk

In recent decades, many counties in Eastern Montana have either experienced population declines or no meaningful population trends. Stillwater and Yellowstone Counties, however, have experienced a large growth in population. Most population growth in the Eastern Region has occurred in and around Billings. Many of the new developments occurring in and around Billings (including the surrounding communities) is occurring within the WUI. Trends across the state and the Western US have demonstrated that the WUI is a desirable location for development, even though it presents increased wildfire risk [MT DNRC 2020a]. Current houses/structures and future houses/structures in high-risk WUI areas places lives and property in the path of wildfires. Furthermore, the increasing wildfire risk brought on by climate change is also putting greater risk on homes and infrastructure already located within the WUI throughout the region. Regulating growth and decreasing fire risk in these areas will be a delicate balance between protecting private property rights and promoting public safety. Local governments may wish to consider regulation of subdivision entrance/exit roads and bridges for the safety of property owners and fire personnel, building considerations pertaining to land on slopes greater than 25% (in consideration of access for fire protection of structures), and water supply requirements to include ponds, access by apparatus, pumps, and backup generators. Such standards serve to protect residents and property, as well as emergency services personnel. Additionally, as climate change progresses, the wildfire conditions will likely be exacerbated. Regional planners and property owners should also consider efforts to improve the wildfire resiliency of homes, structures, and critical infrastructure currently situated in the WUI to prepare for potential increased risk from wildfire.

Risk Summary

In summary, wildfire is considered to be overall High significance for the Region. Variations in risk by jurisdiction are summarized in the table below, as well as key issues from the vulnerability assessment. The frequency of wildfires in the Eastern Region overall is highly likely, although the forested and rangeland areas have a higher burn probability and somewhere in the region fires occur annually.

- Wildfire ignitions occur most frequently in the southwestern and western portions of the Eastern Region, where there are large portions of mostly undeveloped rangelands.
- The counties with large areas of forests and rangelands in the western part of the Eastern Region are likely to experience the most acres burned in any given year.
- Socially vulnerable populations are likely to experience the worst effects of wildfire.
- Property, structures, and critical infrastructure is at moderate to extreme risk from throughout the region.
- Jurisdictions surrounded by more fire prone landscapes (e.g., forests and rangelands), generally, have structures and critical infrastructure most at risk to extreme wildfire.
- As climate change increases, drought will be more likely and the detrimental impacts on human health and the built environment from wildfire will likely increase.
- Related Hazards: Drought, Flooding, Severe Summer Weather (lightning)

Table 4-79 Risk Summary Table: Wildfire

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Eastern Region	High		
Big Horn	High		None
Carbon	High	Bearcreek, Bridger, Joliet, Fromberg, Red Lodge	Higher risk located within the WUI near the incorporated towns
Carter	Medium	Ekalaka	Lower risk than the Region but higher risk in WUI around Ekalaka

Jurisdiction	Overall Significance	Additional Jurisdictions	Jurisdictional Differences?
Custer	High	Ismay, Miles City	None
Crow Tribe	High		High risk located within the WUI within the reservation lands
Daniels	Medium	Scobey, Flaxville	Lower risk than Region
Dawson	Low	Richey, Glendive	Lower risk than Region
Fallon	Medium	Plevna, Baker	Higher risk around Plevna, Baker, and Ismay WUI
Garfield	High	Jordan	None
Golden Valley	Low	Ryegate, Lavina	WUIs in the County, such as Town of Jordan
McCone	Low	Circle	Lower risk than Region
Musselshell	High	Melstone, Roundup	None
Powder River	High	Broadus	None
Prairie	Medium	Terry	Lower risk than Region
Medium	Low	Fairview, Sidney	Lower risk than Region
Roosevelt	Medium	Wolf Point, Poplar, Bainville, Culberson, Froid	Lower risk than Region
Rosebud	High	Colstrip, Forsyth	None
Sheridan	Medium	Plentywood, Medicine Lake, Outlook, Westby	Lower risk than Region
Stillwater	Medium	Columbus	Lower risk than Region
Treasure	Medium	Hysham	Lower risk than Region
Valley	Medium	Glasgow, Fort Peck, Nashua, Opheim	None
Wheatland	Low	Harlowton, Judith Gap	Lower risk than Region
Wibaux	Medium	Wibaux	None
Yellowstone	High	Billings, Broadview, Laurel	None

5 Mitigation Strategy

Local Plan Requirement §201.6(c)(3): [The plan shall include] a mitigation strategy that provides the jurisdiction's blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs and resources, and its ability to expand on and improve these existing tools. This section shall include:

(i) A description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.

(ii) A section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure.

(iii) An action plan describing how the actions identified in section (c)(3)(ii) will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost-benefit review of the proposed projects and their associated costs.

Tribal Requirement §201.7(c)(3): A mitigation strategy that provides the Indian tribal government's blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs and resources, and its ability to expand on and improve these existing tools. This section shall include:

(i): A description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.

(ii): A section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure.

(iii): An action plan describing how the actions identified in paragraph (c)(3)(ii) of this section will be prioritized, implemented, and administered by the Indian Tribal government.

5.1 Mitigation Strategy: Overview

This section describes the mitigation strategy process and mitigation action plan for the Eastern Montana Region HMP. It describes how the participating jurisdictions in the Region met the following requirements from the 10-step planning process:

- Planning Step 6: Set Goals
- Planning Step 7: Review Possible Activities
- Planning Step 8: Draft an Action Plan

The results of the planning process, the risk assessment, the goal setting, the identification of mitigation actions, and the hard work of each jurisdiction's CPT/TPT led to this mitigation strategy and action plan. Section 5.2 below identifies the goals of this plan and Section 5.4 describes the mitigation action plan.

5.2 Mitigation Goals

Up to this point in the planning process, each jurisdiction's CPT/TPT has organized resources, assessed hazards and risks, and documented mitigation capabilities. The resulting goals and mitigation actions were reviewed and updated based on these tasks. During the 2022-2023 update of this plan, each CPT/TPT held a series of meetings designed to achieve a collaborative mitigation strategy as described further throughout this section.

Goals were defined for the purpose of this mitigation plan as broad-based public policy statements that:

- Represent basic desires of the community;
- Encompass all aspects of community, public and private;

- Are nonspecific, in that they refer to the quality (not the quantity) of the outcome;
- Are future-oriented, in that they are achievable in the future; and
- Are time-independent, in that they are not scheduled events.

Goals are stated without regard to implementation. Implementation cost, schedule, and means are not considered. Goals are defined before considering how to accomplish them so that they are not dependent on the means of achievement. Goal statements form the basis for objectives and actions that will be used as means to achieve the goals.

During the mitigation strategy workshops held in April 2023, the jurisdictions reviewed the results of the hazard identification, vulnerability assessment, and capability assessment. They then reviewed the goals of the previous county and tribal hazard mitigation plans in the Eastern Region, as well as the Montana State Multi-Hazard Mitigation Plan. This analysis of the risk assessment identified areas where improvements could be made and provided the framework for the counties and tribes to update planning goals and to base the development of new or updated mitigation strategies for the counties and tribes in the Eastern Region. The participating jurisdictions decided to collaborate and develop a set of new, uniform goals, which were adopted by all counties in the Eastern Region:

Goal 1: Reduce impacts to people, property, the environment, and the economy from hazards by implementing whole-community risk reduction and resilience strategies.

Goal 2: Protect community lifelines and critical infrastructure to ensure the continuity of essential services during and after a disaster.

Goal 3: Support education and outreach to the public through improved communications and capacity building that enhances resilience among underserved communities.

Goal 4: Promote regional cooperation and leverage partnerships with the private sector, non-profit organizations, and other key stakeholder groups in mitigation solutions.

Goal 5: Sustain and enhance jurisdictional capabilities and resources to enact and implement mitigation activities.

Goal 6: Integrate hazard mitigation into other plans, processes, and regulations.

Goal 7: Ensure local mitigation programs address underrepresented groups and protect socially vulnerable populations.

Goal 8: Incorporate the potential impacts of climate change into all mitigation activities.

Objectives are an optional intermediate step between goals and mitigation actions that define strategies to attain the goals and are more specific and measurable. After discussion, the HMPC decided not to include regional objectives. Each county and tribe were given the opportunity to set objectives to meet their unique situation and complement the regional goals. See Section 6 of each jurisdictional annex or addendum for details.

5.3 Identification and Analysis of Mitigation Actions

The next step in the mitigation strategy is to identify and analyze a comprehensive range of specific mitigation actions and projects to reduce the effects of each hazard on new and existing buildings and infrastructure. During the 2022-2023 Regional HMP process, each jurisdiction's CPT/TPT analyzed viable mitigation options by hazard that supported the identified goals. The CPTs/TPTs were provided with the following list of categories of mitigation actions, which originate from the CRS:

- **Plan and Regulations (Prevention):** Administrative or regulatory actions or processes that influence the way land and buildings are developed and built.

- **Property Protection:** Actions that involve the modification of existing buildings or structures to protect them from a hazard or remove them from the hazard area.
- **Structural and Infrastructure Projects:** Actions that involve the construction of structures to reduce the impact of a hazard.
- **Natural Resource Protection:** Actions that, in addition to minimizing hazard losses, also preserve or restore the functions of natural systems.
- **Public Information/Education and Awareness:** Actions to inform and educate citizens, elected officials, and property owners about the hazards and potential ways to mitigate them.
- **Emergency Services:** Actions that protect people and property during and immediately after a disaster or hazard event.

To identify and select mitigation actions in support of the mitigation goals, the HMPC evaluated each hazard identified and profiled in Chapter 3.4. A link to reference documents titled "Mitigation Ideas" and "Mitigation Action Portfolio" developed by FEMA was referenced in the meeting presentation and made available as hard copies distributed during Workshop #3 to support the planning exercises. These documents list common alternatives for mitigation by hazard and best practices. The jurisdictions considered both future and existing buildings in considering possible mitigation actions. A facilitated discussion then took place to examine and analyze the options.

The mitigation strategy is based on existing local and tribal authorities, policies, programs, and resources, as well as the ability to expand on and improve these existing tools. As part of the Regional HMP development, the CPTs and TPTs reviewed existing capabilities for reducing long-term vulnerability to hazards. Those capabilities are noted by the jurisdiction in the county and reservation annexes and addendums and can be assessed to identify gaps to be addressed and strengths to enhance through new mitigation actions. For instance, gaps in the design or enforcement of existing regulations be addressed through additional personnel or a change in procedure or policy.

Based upon the key issues identified in the risk assessment, including the capability assessment, the counties and tribes came to a consensus on proposed mitigation actions for each hazard for their jurisdictions. Certain hazards' impacts were best reduced through multi-hazard actions. A lead for each new action, where applicable, was identified to provide additional details on the project so they could be captured in the plan. Final action strategies are summarized in Section 5.4 and detailed within the respective jurisdictional annexes.

5.3.1 Prioritization Process

Once the mitigation actions were identified, the CPTs and TPTs were provided FEMA's recommended prioritization criteria STAPLEE to assist in deciding why one recommended action might be more important, more effective, or more likely to be implemented than another. STAPLEE is an acronym for the following:

- **Social**: Does the measure treat people fairly? (e.g., different groups, different generations)
- **Technical**: Is the action technically feasible? Does it solve the problem?
- **Administrative**: Are there adequate staffing, funding, and other capabilities to implement the project?
- **Political**: Who are the stakeholders? Will there be adequate political and public support for the project?
- **Legal**: Does the jurisdiction have the legal authority to implement the action? Is it legal?
- **Economic**: Is the action cost-beneficial? Is there funding available? Will the action contribute to the local economy?
- **Environmental**: Does the action comply with environmental regulations? Will there be negative environmental consequences from the action?

Other criteria used to assist in evaluating the priority of a mitigation action included:

- Does the action address hazards or areas with the highest risk?

- Does the action protect lives?
- Does the action protect infrastructure, community assets or critical facilities?
- Does the action meet multiple objectives?

At the mitigation strategy workshops, the counties and tribes used STAPLEE to determine which of the newly identified actions were most likely to be implemented and effective. Keeping the STAPLEE criteria in mind, each jurisdiction prioritized the new mitigation actions by giving an indication of relative priority, which was then translated into 'high,' 'medium' and 'low.' The results of the STAPLEE evaluation process produced prioritized mitigation actions for implementation within the planning area. Continued actions were also assessed to see if priority changes were needed; most of these remained the same, but in some cases, priorities were changed.

The process of identification and analysis of mitigation alternatives allowed the county and tribal planning teams to come to a consensus and prioritize recommended mitigation actions for their jurisdictions. During the voting process, emphasis was placed on the importance of a benefit-cost review in determining project priority as this is a requirement of the DMA regulations; however, this was a planning-level analysis as opposed to a quantitative analysis. A quantitative cost-benefit analysis will be considered in additional detail when seeking FEMA mitigation grant funding for eligible projects identified in this plan.

Each mitigation action developed for this plan contains a brief description of the problem and proposed project, the entity with primary responsibility for implementation, a cost estimate, and a schedule for implementation. The development of these project details further informed the determination of a high, medium, or low priority for each. During the plan update, the jurisdictions in the Eastern Region identified some mitigation actions to be carried forward from their previous county HMPs. Priority levels on these actions were revisited during Workshop #3 and through the distribution of a Mitigation Action Tracker tool and, in some cases, modified to reflect current priorities based on the STAPLEE principles.

5.4 Mitigation Action Plan

This section outlines the development of the mitigation action plan. The action plan consists of the specific projects, or actions, designed to meet the plan's goals. Over time the implementation of these projects will be tracked as a measure of demonstrated progress on meeting the plan's goals.

5.4.1 Progress on Previous Mitigation Actions

This Eastern Regional HMP represents a plan update for all counties and tribes. As part of the update process, the jurisdictions reviewed actions identified in their previous plans to assess progress on implementation. These reviews were completed using worksheets to capture information on each action including if the action was completed or deferred to the future. Actions that were not completed were discussed for continued relevance and were either continued into the Regional Plan or in some cases recommended for deletion.

The participating jurisdictions have been working steadily towards meeting the goals of their previous plans. While several remain to be completed, many were noted as in-progress. Progress on mitigation actions previously identified in these planning mechanisms is detailed in the jurisdictional annexes. These action plans were also shared amongst the Regional Plan participants to showcase progress and stimulate ideas amongst the respective planning committees in each county and tribe. Reasons that some actions have not been completed include low priority, lack of funding, or lack of administrative resources.

Table 5-1 summarizes the progress in implementing mitigation actions by tribe and county (including the municipalities). In total, 29 actions have been completed, and 24 were deleted as being no longer relevant or feasible. A total of 948 actions were carried over into the Regional Plan, along with 104 new actions developed during the planning effort.

Table 5-1 Mitigation Action Progress Summary by Jurisdiction

County/Reservation	Completed	Deleted	Continuing	New Actions in 2023	Total Continuing and New Actions
Big Horn	0	0	79	2	81
Carbon	1	3	69	12	81
Carter	0	0	19	6	25
Crow Tribe	0	0	13	1	14
Custer	2	0	96	6	102
Daniels	5	2	20	7	27
Dawson	0	0	32	1	33
Fallon	0	0	22	3	25
Garfield	0	0	10	1	11
Golden Valley	1	0	61	1	62
McCone	2	2	24	1	25
Musselshell	0	0	74	2	76
Powder River	0	0	12	2	14
Prairie	3	1	8	6	14
Richland	1	0	33	2	35
Roosevelt	3	0	34	3	37
Rosebud	0	0	39	0	39
Sheridan	3	0	21	4	25
Stillwater	0	16	43	17	60
Treasure	2	0	55	1	56
Valley	6	0	70	18	88
Wibaux	0	0	27	3	30
Yellowstone	9	14	64	5	69
Total	**29**	**24**	**948**	**104**	**1,052**

5.4.2 Continued Compliance with NFIP

Given the significance of the flood hazard throughout the planning area, an emphasis will be placed on continued compliance with the National Flood Insurance Program (NFIP). Jurisdictions that participate in the NFIP are noted in the respective annexes' and addendums' Capability Assessment and will continue to make every effort to remain in good standing with the program. This includes continuing to comply with the NFIP's standards for adopting floodplain maps and maintaining and periodically updating local floodplain regulations. Actions related to continued compliance include:

- Continued designation of a local floodplain manager whose responsibilities include reviewing floodplain development permits to ensure compliance with the local floodplain management ordinances and rules;
- Suggest changes to improve enforcement of and compliance with regulations and programs;
- Participate in Flood Insurance Rate Map (FIRMs) updates by adopting new maps or amendments to maps;
- Utilize DFIRMs in conjunction with GIS to improve floodplain management, such as improved risk assessment and tracking of floodplain permits;
- Promote and disperse information on the benefits of flood insurance.

Also, to be considered are the flood mitigation actions contained in this Eastern Regional Plan that support the ongoing efforts by participating jurisdictions to minimize the risk and vulnerability of the community to the flood hazard, and to enhance their overall floodplain management program.

5.4.3 Mitigation Action Plan

The action plan presents the recommendations developed by the county and tribal planning teams, outlining how each jurisdiction and the Region can reduce the risk and vulnerability of people, property, infrastructure, and natural and cultural resources to future disaster losses. The mitigation actions developed by each participating jurisdictions are detailed in the jurisdictional annexes in Section 10. These details include the action description, hazard(s) mitigated, lead and partner agencies responsible for initiating implementation, costs, and timeline. Many of the action items included in this plan are a collaborative effort among local, state, tribal, and federal agencies, and stakeholders in the planning area.

Table 5-2 summarizes the mitigation actions that address each hazard relevant to that jurisdiction.

Table 5-2 Mitigation Actions by Hazard and Jurisdiction

County/Reservation	Communicable Disease	Cyber Threat	Dam Failure	Drought	Earthquake	Flooding	Hazmat Incident	Human Conflict	Landslide	Severe Summer Weather	Severe Winter Weather	Tornadoes & Windstorms	Transportation Accidents	Volcanic Ash	Wildfire
Big Horn County	13	10	19	5	15	23	16	20	12	19	19	15	13	16	36
City of Hardin	7	4	9	1	6	10	9	10	5	10	10	7	4	7	15
Town of Lodge Grass	7	3	10	0	8	13	10	12	7	12	11	8	6	8	19
Carbon County	3	3	11	6	10	19	13	10	10	11	12	9	9	9	33
Town of Bearcreek	0	0	4	1	4	5	4	4	4	4	5	4	4	4	7
Town of Bridger	0	0	4	0	4	5	4	4	4	4	5	4	4	4	5
Town of Fromberg	0	1	5	2	5	6	4	5	4	5	6	5	4	5	7
Town of Joliet	0	2	6	1	6	10	4	6	4	7	8	6	4	6	7
City of Red Lodge	0	0	6	1	5	13	5	4	5	6	5	5	4	5	10
Carter County	3	3	1	2	1	3	5	3	1	2	3	1	1	1	4
Town of Ekalaka	1	2	1	1	1	4	1	2	1	2	2	1	2	1	1
Crow Tribe	3	1	6	1	6	8	7	5	5	6	6	7	2	6	9
Custer County	21	9	20	8	17	24	21	21	16	25	25	18	20	18	32
City of Miles City	20	8	17	7	15	33	22	21	14	23	24	16	21	16	28
Town of Ismay	20	4	14	5	13	15	17	14	13	19	19	14	16	14	17
Daniels County	1	0	5	0	0	5	3	5	0	4	4	5	0	0	11
City of Scobey	1	0	4	0	0	7	2	4	0	3	3	4	0	0	9
Town of Flaxville	1	0	3	0	0	5	2	4	0	3	4	4	0	0	9
Dawson County	1	1	3	1	2	14	7	3	2	9	8	2	1	2	3
City of Glendive	0	1	2	1	1	11	2	2	0	4	2	1	0	1	1
Town of Richey	0	0	1	1	0	2	1	1	0	5	2	1	0	0	0
Fallon County	4	5	5	4	2	4	5	5	2	5	5	2	3	2	5
City of Baker	2	3	5	3	2	4	2	3	2	3	3	2	2	2	2
Town of Plevna	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Garfield County	1	1	2	1	2	4	3	2	3	3	4	2	2	2	4
Town of Jordan	1	1	2	1	2	4	3	2	2	2	3	2	2	2	4
Golden Valley County	9	8	10	7	8	15	8	11	6	15	15	8	9	8	20
Town of Ryegate	8	6	6	4	5	10	5	7	4	11	11	5	4	5	15
Town of Lavina	8	7	7	4	6	11	5	9	4	11	11	6	4	6	14

County/Reservation	Communicable Disease	Cyber Threat	Dam Failure	Drought	Earthquake	Flooding	Hazmat Incident	Human Conflict	Landslide	Severe Summer Weather	Severe Winter Weather	Tornadoes & Windstorms	Transportation Accidents	Volcanic Ash	Wildfire
McCone County	5	0	12	0	0	14	11	9	7	15	14	0	0	0	12
Town of Circle	1	0	2	0	0	2	1	1	1	2	2	0	0	0	1
Musselshell County	9	6	14	6	11	21	14	13	10	17	17	11	13	10	24
Town of Melstone	8	3	6	4	4	4	6	7	4	7	7	4	5	4	11
Town of Roundup	9	4	8	5	6	15	10	9	6	11	11	6	8	6	11
Powder River County	1	1	2	1	2	5	4	1	2	3	3	2	1	1	4
Town of Broadus	1	1	1	1	1	6	3	1	1	3	2	1	1	1	1
Prairie County	1	3	3	3	3	4	1	3	1	5	7	3	1	3	3
Town of Terry	0	2	2	2	2	4	0	2	0	3	3	2	0	2	2
Richland County	2	1	1	3	1	5	3	2	2	7	9	2	1	1	2
Town of Fairview	0	0	0	0	0	1	1	1	0	6	8	2	0	0	0
Town of Sidney	0	0	0	0	1	9	3	2	0	12	14	1	0	0	2
Roosevelt County	8	0	6	0	7	10	8	1	0	10	10	1	1	0	8
City of Wolf Point	10	0	6	0	8	10	8	0	0	10	10	0	0	0	7
City of Polar	9	0	6	0	8	10	7	0	0	10	10	0	0	0	7
Town of Bainville	9	0	7	0	8	8	8	0	0	10	10	0	0	0	7
Town of Culbertson	8	0	5	0	7	9	8	0	0	9	9	0	0	0	7
Town of Froid	10	0	6	0	8	10	9	1	0	11	11	1	0	0	8
Rosebud County	5	1	8	5	7	9	9	5	7	9	7	7	7	4	13
City of Colstrip	4	0	7	5	6	6	8	3	6	7	6	6	4	3	10
City of Forsyth	4	2	9	4	8	10	7	4	8	9	8	8	4	3	12
Sheridan County	5	1	3	1	0	9	5	4	0	7	7	7	1	0	5
City of Plentywood	5	1	3	1	0	6	3	3	0	6	7	5	1	0	8
Town of Medicine Lake	6	1	3	1	0	7	4	5	0	4	4	4	1	0	10
Town of Outlook	5	1	3	1	0	9	5	4	0	7	7	7	1	0	11
Town of Westby	5	1	3	1	0	9	5	4	0	7	7	7	1	0	11
Stillwater County	4	6	11	2	9	18	9	12	11	12	12	9	8	7	25
Town of Columbus	3	4	3	1	2	10	1	3	1	6	5	2	2	1	10
Treasure County	8	5	13	7	10	18	14	11	10	14	14	11	8	8	21
Town of Hysham	8	6	10	6	9	14	10	12	8	12	12	10	7	9	12
Valley County	10	0	0	1	10	25	16	0	0	18	18	16	1	0	23
City of Glasgow	9	0	0	1	9	25	13	0	0	11	11	11	0	0	18
Town of Fort Peck	10	0	0	1	10	17	15	0	0	15	15	14	0	0	24
Town of Nashua	10	0	0	1	10	27	16	0	0	16	16	16	0	0	22
Town of Opheim	4	1	1	0	4	3	1	1	0	4	5	5	0	1	7
Wibaux County	3	2	4	4	4	11	11	5	3	13	12	10	4	4	11
Town of Wibaux	1	2	2	1	2	2	1	2	1	2	2	2	1	2	2
Yellowstone County	9	7	12	3	11	22	17	15	10	18	17	11	6	9	23
City of Billings	8	4	6	3	5	18	11	10	5	10	9	5	3	4	13
Town of Broadview	8	3	4	1	4	6	6	7	3	8	7	4	3	4	11
City of Laurel	8	4	5	2	4	8	11	9	3	9	8	4	3	4	12
Total	**369**	**156**	**383**	**147**	**345**	**719**	**491**	**365**	**239**	**606**	**606**	**379**	**238**	**240**	**753**

The actions included in this mitigation strategy are subject to further review and refinement; alternatives analyses; and reprioritization due to funding availability and/or other criteria. The participating jurisdictions are not obligated by this document to implement any or all of these projects. Rather, this mitigation strategy represents the desires of the communities to mitigate the risks and vulnerabilities from identified hazards. The jurisdictions realize that new needs and priorities may arise as a result of a disaster or other circumstances and reserve the right to support new actions, as necessary, as long as they conform to their overall goals, as listed in this plan.

See the jurisdictional annexes and addendums for their list of mitigation actions, as well as more details on progress on implementation of previous actions.

6 Plan Adoption, Implementation, and Maintenance

Requirement §201.6(c)(4): [The plan maintenance process shall include a] section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle.

Tribal Requirement §201.7(c)(4): [The plan maintenance process shall include a] section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan.

Requirement §201.6(c)(5): [The hazard mitigation plan shall include] documentation that the plan has been formally approved by the governing body of the jurisdiction requesting approval of the plan (e.g., City Council, county commissioner, Tribal Council).

Implementation and maintenance of the plan is critical to the overall success of hazard mitigation planning. This is Planning Step 10 of the 10-step planning process. This chapter provides an overview of the strategy for plan implementation and maintenance and outlines the method and schedule for monitoring, updating, and evaluating the regional plan. The chapter also discusses methods for incorporating the plan into existing planning mechanisms and how to address continued public involvement. The system for implementation and maintenance was created during the 2022-2023 development of the regional plan.

6.1 Formal Adoption

The purpose of formally adopting this plan is to secure buy-in from participating jurisdictions, raise awareness of the plan, and formalize the plan's implementation. The adoption of this plan completes Planning Step 9 of the 10-step planning process: Adopt the Plan. The governing board for each participating jurisdiction has adopted this local hazard mitigation plan by passing a resolution. A copy of the generic resolution and the executed copies are included in Appendix D, Plan Adoptions. The Eastern Regional HMP will be updated and re-adopted every five years in concurrence with the required DMA local and tribal plan update requirements.

6.2 Implementation

Once adopted, the Plan faces the truest test of its worth: continued implementation. While this Plan contains many worthwhile actions, each county, jurisdiction, and tribe will need to decide which action(s) to undertake or continue. Two factors will help with making that decision: the priority assigned to the actions in the planning process and funding availability. Low or no-cost actions most easily demonstrate progress toward successful plan implementation.

Mitigation is most successful when it is incorporated into the day-to-day functions and priorities of government and development. Implementation will be accomplished by adhering to the schedules identified for each action and through constant, pervasive, and energetic efforts to network and highlight the benefits to the counties, tribes, communities, and stakeholders. This effort is achieved through the routine actions of monitoring meeting agendas for hazard mitigation-related initiatives, coordinating on the topic at meetings, and promoting a safe, sustainable community. Additional mitigation strategies could include consistent and ongoing enforcement of existing policies and vigilant review of programs for coordination and multi-objective opportunities.

Simultaneous to these efforts, it is important to maintain constant monitoring of funding opportunities that can be leveraged to implement some of the more costly recommended actions. This will include creating and maintaining a bank of ideas on how to meet local match or participation requirements. When funding does become available, the Eastern Region and its counties and tribes will be able to capitalize on the opportunity. Funding opportunities to be monitored include special pre- and post-disaster funds, state and

federal earmarked funds, benefit assessments, and other grant programs, including those that can serve or support multi-objective applications.

6.2.1 Role of Hazard Mitigation Planning Committee in Implementation and Maintenance

With the adoption of this Plan, the Eastern Region, its counties, municipalities, and the tribe will be responsible for the Plan implementation and maintenance. Each county and tribe, led by their Emergency Management Coordinators, will reconvene their HMPC for plan implementation and maintenance. MT DES staff will assist in the coordination of the regional HMPCs. This HMPC will be the same committee (in form and function, if not actual individuals) that developed this Plan and will also be responsible for the next formal update to the plan in five years.

The county level and tribal planning teams will:

- Act as a forum for hazard mitigation issues;
- Disseminate hazard mitigation ideas and activities to all participants;
- Pursue the implementation of high-priority, low/no-cost recommended actions;
- Ensure hazard mitigation remains a consideration for community decision-makers;
- Maintain vigilant monitoring of multi-objective cost-share opportunities to help the community implement the plan's recommended actions for which no current funding exists;
- Monitor and assist in the implementation and update of this plan;
- Report on plan progress and recommended changes to county and municipal officials; and
- Inform and solicit input from the public.

MT DES staff will:

- Assist with procurement of consultant support/additional technical assistance.
- Provide technical assistance and support to the delivery of an effective stakeholder and public engagement/outreach strategy. This includes providing assistance with the planning and facilitation of stakeholder and public outreach/ engagement meetings both in person and virtual. This also includes coordinating with other Montana state agencies (e.g., Dept. of Commerce, DNRC, Dept. of Environmental Quality, etc.) and their field staff and stakeholders to ensure a whole government approach to participation, involvement, and regional planning outcomes. This includes assistance in how underserved communities and socially vulnerable populations will be engaged in tangible activities throughout plan implementation and maintenance and in the next plan update (see also Section 6.3.4).
- Provide technical assistance and support with data and resources needed to meet the mitigation planning requirements.
- Assist during the mitigation action phase of the planning process and help guide communities/stakeholders on the development of holistic and comprehensive mitigation actions.

Each HMPC will not have any powers over the respective county or tribal staff; it will be purely an advisory body. The primary duty is to see the plan successfully carried out and to report to the county commissioners, municipal boards, tribal councils, and the public on the status of plan implementation and mitigation opportunities. Other duties include reviewing and promoting mitigation proposals, considering stakeholder concerns about hazard mitigation, passing concerns on to appropriate entities, and posting relevant information on county websites (and others as appropriate).

6.3 Plan Maintenance

Plan maintenance implies an ongoing effort to monitor and evaluate plan implementation and to update the plan as progress, roadblocks, or changing circumstances are recognized. The regulation at 44 CFR§201.6(d)(3) requires that a local jurisdiction must review and revise its plan to reflect changes in

development, progress in local mitigation efforts, and changes in priorities, and resubmit it for approval within five (5) years to continue to be eligible for mitigation project grant funding.

Similarly, a tribal government is required by 44 CFR 201.7(d)(3) to review and revise its plan to reflect any changes in development, progress in mitigation efforts, and changes in priorities and to resubmit it for approval within 5 years to continue eligibility for FEMA assistance.

6.3.1 Maintenance Schedule

MT DES will work with the Emergency Management Coordinators to initiate annual plan reviews, in consultation with the heads of participating departments in their own counties and tribes. In order to monitor progress and update the mitigation strategies identified in the action plan, each county and tribe and their standing CPT/TPT will conduct an annual review of this Plan and/or following a hazard event. An annual mitigation action progress report will be prepared by the Emergency Management Coordinators based on the HMPC input and kept on file to assist with future updates. The annual review will be conducted by reconvening each HMPC in November or December of each year in coordination with MT DES.

This plan will be updated, approved, and adopted within a five-year cycle as per Requirement §201.6(c)(4)(i) (for local governments) and §201.7(d)(3) (for tribes) of the DMA of 2000 unless a disaster or other circumstances (e.g., changing regulations) require a change to this schedule. The Eastern Region and its counties and tribe will inquire with MT DES and FEMA for funds and or technical assistance to assist with the update. The next plan update should be completed and reapproved by MT DES and FEMA Region VIII within five years of the FEMA final approval date. The planning process to prepare the update should begin no later than 12 months prior to that date. Note that the addendums developed during this current planning process will be converted to annexes in the next update. Additional information on the plan maintenance schedule for each participating jurisdiction is included in the annexes and addendums.

6.3.2 Maintenance Evaluation Process

Evaluation of progress can be achieved by monitoring changes in vulnerabilities identified in the plan. Changes in vulnerability can be identified by noting:

- Decreased vulnerability as a result of implementing recommended actions;
- Increased vulnerability as a result of new or altered hazards; and
- Increased vulnerability as a result of new development.
- To best evaluate any changes in vulnerability as a result of plan implementation, each county and tribe will adhere to the following process:
- A representative from the responsible office identified in each mitigation action will be responsible for tracking and reporting on an annual basis to the department lead on action status and provide input on whether the action, as implemented, meets the defined objectives and is likely to be successful in reducing vulnerabilities.
- If the action does not meet identified objectives, the lead will determine what additional measures may be implemented, and an assigned individual will be responsible for defining the action scope, implementing the action, monitoring the success of the action, and making any required modifications to the plan.

Evaluation is used not only to measure progress, but to evaluate the effectiveness of the plan itself and if goals are being achieved. Changes will be made to the plan to accommodate for actions that were not successful or were not considered feasible after a review of their consistency with established criteria, time frame, community priorities, and/or funding resources. Actions that were not ranked high but were identified as potential mitigation activities will be reviewed as well during the monitoring and update of this plan to determine the feasibility of future implementation.

Updating of the Plan will be by written changes and submissions, as each HMPC deems appropriate and necessary, and as approved by the respective participating agencies. In keeping with the five-year update process, the HMPC will convene public meetings to solicit public input on the Plan and its routine maintenance and the final product will be adopted by the governing council of each participating jurisdiction. Updates to this plan will:

- Consider changes in vulnerability due to action implementation;
- Document success stories where mitigation efforts have proven effective;
- Document areas where mitigation actions were not effective;
- Document any new hazards that may arise or were previously overlooked;
- Incorporate new data or studies on hazards and risks;
- Incorporate new capabilities or changes in capabilities;
- Incorporate growth and development-related changes to infrastructure inventories; and
- Incorporate new action recommendations or changes in action prioritization.

The jurisdictional annexes explain in further detail the monitoring system for tracking the initiation and status of projects as well as project closeouts, indicating who will be responsible for implementing and maintaining this system for the respective tribes.

6.3.3 Incorporation into Existing Planning Mechanisms

Another important implementation mechanism that is highly effective and low-cost is the incorporation of the HMP recommendations and their underlying principles into other county or tribal plans and mechanisms. Where possible, plan participants will use existing plans and/or programs to implement hazard mitigation actions. As described in each county and reservation annexes and addendums' capability assessment section, the jurisdictions already implement policies and programs to reduce losses to life and property from hazards. This Plan builds upon the momentum developed through previous and related planning efforts and mitigation programs and recommends implementing actions, where possible, through these other program mechanisms. Where applicable, these existing mechanisms could include:

- County, tribal or community comprehensive plans
- County, tribal or community land development codes
- County, tribal or community Emergency Operations Plans (EOPs)
- Threat and Hazard Identification and Risk Assessments (THIRA)
- CWPPs
- Transportation plans
- Capital improvement plans and budgets
- Recovery planning efforts
- Watershed planning efforts
- Wildfire planning efforts on adjacent public lands
- Master planning efforts
- River corridor planning efforts
- Future updates to the Montana State Water Plan
- Other plans, regulations, and practices with a mitigation aspect

The jurisdictional annexes and County HMPs with addendums note where the previous versions of the individual county and tribal HMPs have been incorporated into existing planning mechanisms in the past 5 years. Each annex and addendum also notes specific opportunities to integrate the mitigation plan into other mechanisms in the future in Section 7. The addendums do not have sections on these specific opportunities, but these opportunities are described in the base plan in Section 6.

HMPC members involved in these other planning mechanisms will be responsible for integrating the findings and recommendations of this plan with these other plans, programs, etc., as appropriate. As described in Section 6.2 Implementation, incorporation into existing planning mechanisms will be done through the process of:

- Monitoring other planning/program agendas;
- Attending other planning/program meetings;
- Participating in other planning processes;
- Ensuring that the related planning process cross-references the hazard mitigation plan, where appropriate, and
- Monitoring community budget meetings for other community or tribal program opportunities.

The successful implementation of this mitigation strategy will require constant and vigilant review of existing plans and programs for coordination and multi-objective opportunities that promote a safe, sustainable community.

Efforts should continuously be made to monitor the progress of mitigation actions implemented through these other planning mechanisms and, where appropriate, their priority actions should be incorporated into updates of this HMP.

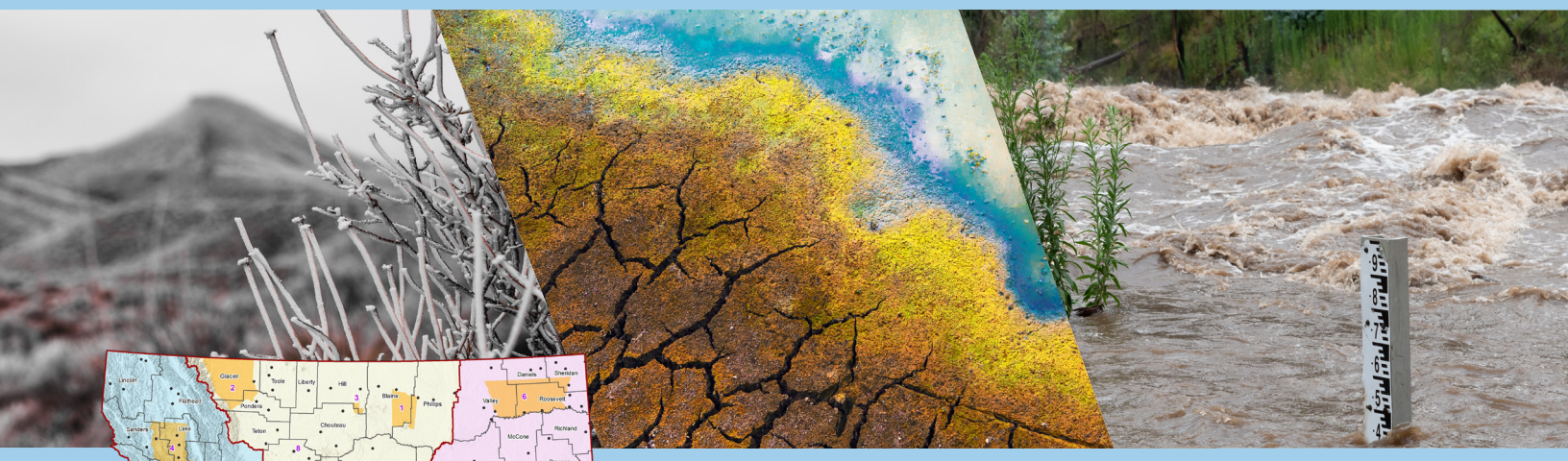
6.3.4 Continued Public Involvement

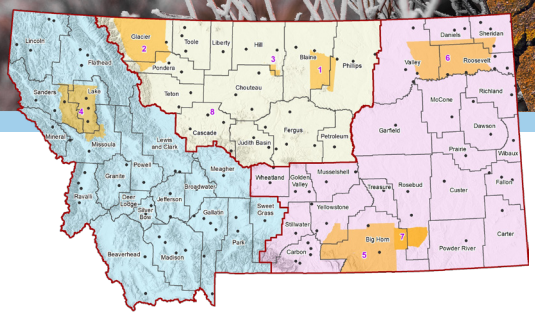
Continued public involvement is imperative to the overall success of the plan's implementation. The update process provides an opportunity to solicit participation from new and existing stakeholders and publicize success stories from the Plan implementation and seek additional public comment. The Plan maintenance and update process will include continued public and stakeholder involvement and input through attendance at designated committee meetings, web postings, social media postings, press releases to local media, and through public hearings. To ensure the meaningful participation during continued involvement activities of underserved communities and socially vulnerable populations, including the elderly, youth, veterans, homeless individuals, and low-income families, the HMPC will employ targeted outreach strategies. Partnerships with CBOs, NGOs, and individual government agencies—such as the American Red Cross and local senior and healthcare facilities—will be key to facilitating communication and engagement, as this strategy was successful for outreach in the Eastern Region. Meetings will be held in accessible locations like senior centers and healthcare clinics, and materials will be provided in multiple languages to overcome barriers like transportation, childcare, and language differences.

These communities will also be encouraged to participate in various activities that will be led by County staff and representatives from CBOs and NGOs. Activities will include public meetings, focus groups, and surveys with each regional CPT or TPT. Their feedback will be used to evaluate mitigation actions and shape future plan updates. The feedback from underserved communities and socially vulnerable populations will also be used to develop HMA grant applications, where applicable. CPTs and TPTs will ensure an open line of communication and that feedback is recorded and addressed. Additionally, potential training and capacity-building initiatives can empower these communities to take a more active role in future hazard mitigation planning processes. Feedback will be documented and integrated into future updates, with follow-up reports demonstrating how community input has influenced the plan.

When each HMPC reconvenes for the update, they will coordinate with all stakeholders participating in the planning process—including those that joined the committee since the planning process began—to update and revise the Plan. Public notice will be posted, and public participation will be invited, at a minimum, through available website postings and press releases to the local media outlets, primarily newspapers. Based on DMA requirements the public will be provided an opportunity to provide input during the plan update process, and before the plan is finalized. This can be accomplished through public surveys or

meetings. Public comments will be solicited on the plan update draft by posting the plan online and soliciting review and comment for a minimum of two weeks.

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Lincoln
Flathead
Sanders
Lake
Cascade
Fergus
Petroleum
Garfield
Dawson
Prairie
Wibaux
Missoula
Lewis and Clark
Judith Basin
Meagher
Powell
Granite
Broadwater
Wheatland
Golden Valley
Musselshell
Treasure
Rosebud
Custer
Fallon
Powell
Deer Lodge
Silver Bow
Jefferson
Sweet Grass
Yellowstone
Gallatin
Stillwater
Big Horn
Carbon
Park
Beaverhead
Madison
Powder River
Carter

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Appendix A Hazard Mitigation Planning Committee

Name	Agency/ Jurisdiction	Title	Participation
Big Horn County			
Brian Mischel	Big Horn County, City of Hardin*, City of Lodge Grass*	County DES Coordinator*	Pre-Kickoff, HIRA Meeting, Mitigation Meeting, Monthly Meetings
Carbon County			
Amber Foechterle	Town of Joliet	Clerk-Treasurer	Monthly Meetings, HIRA Meeting, Mitigation Meeting
Bill Bullock	Carbon County	Commissioner	Mitigation Meeting
Bonnie Gray	Town of Joliet	Council Member	Mitigation Meeting
Courtney Long	City of Red Lodge	Planning Director	Monthly Meetings, HIRA Meeting, Mitigation Meeting
Gary Foechterle	Town of Joliet and Town of Bridger*	Carbon 911 Dispatch	Mitigation Meeting
Jason Frederick	Carbon County	County Sheriff	Invited to All Meetings
Juliane Lore	Town of Joliet and Town of Bearcreek*	Town Attorney	Mitigation Meeting
Linda Jones	Town of Fromberg	Council Member	Mitigation Meeting
Tim Nottingham	Town of Fromberg	Mayor	Mitigation meeting
Carter County			
Georgia Bruski	Carter County, Town of Ekalaka	County DES Coordinator*	Monthly Meetings, HIRA Meeting, Mitigation Meeting
Crow Tribe			
Benito Morrison	Bureau of Indian Affairs Crow Agency	Corrections Officer	Pre-Kickoff
Charitina Fritzler	Plenty Doors Community Development Corporation	Operations Manager	Kickoff
Christian Cullen	Crow Tribe Tribal Council	Risk Advisor	HIRA Meeting, Mitigation Meeting
Jack Old Horn	Unified Command Emergency Response Team	Planning Section Chief	Pre-Kickoff
James Morrison	Department of Transportation	Surveyor	Pre-Kickoff
Jamie George	Office of Contracts And Grants	Grants Manager	Pre-Kickoff, Kickoff
Sylvan Covers Up	Crow Coal Regulatory Program	Director	Kickoff, Mitigation Meeting
Custer County			
Alan Brown	Salvation Army	Pastor	Kickoff
Brandon Kelm	Custer County	Sheriff	Mitigation Meeting
Chris Rivera	KIKC AM/FM	On-Air Announcer	Invited to All Meetings
Cindia Ellis	One Health/Custer County Health Department	Small Health Department Member	Kickoff
Cory Cheguis	Custer County, Town of Ismay*	County DES Coordinator*	Pre-Kickoff, HIRA Meeting, Mitigation Meeting, Monthly Meetings

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Name	Agency/ Jurisdiction	Title	Participation
Don Richard	KATL Radio	Manager	Invited to All Meetings
Doug Columbik	Miles City	Police Chief	Mitigation Meeting
Dr. Jennifer Marsh	Billings Clinic	Director Regional Operations Eastern Montana	Kickoff Meeting
Ejner Hansen	Farm Service Agency	County Committee Members	Invited to All Meetings
Gabe Flores	Border Patrol	Agent	Invited to All Meetings
Jack Larson	Custer County Fire	Volunteer Staffe	Invited to All Meetings
Jason Strouf	Custer County	Commissioner	Kickoff, HIRA Meeting, Mitigation Meeting
Jeff Faycosh	Custer County	Commissioner	Mitigation Meeting
Jody Kinsey	Miles City	Deputy City Clerk	Mitigation Meeting
John Edgell	Town of Ismay*	Fire Department	Invited to All Meetings
John Holowell	Miles City	Planner	Invited to All Meetings
Jory Bundy	Drug Task Force	Agent	Invited to All Meetings
Karl Mueller	Montana-Dakota Utilities	Field Operations Coordinator	Invited to All Meetings
Keith Holmlund	Custer County	Commissioner	HIRA Meeting
Kevin Krausz	Custer County	Commissioner	HIRA Meeting, Mitigation Meeting
Kim Jerke	Custer County Council on Aging	Registered Nurse	Invited to All Meetings
Mary Rowe	Miles City	City Clerk	Mitigation Meeting
Maureen Celander	Custer County DES	Deputy Coordinator	Mitigation Meeting
Michael Ranaldi	Miles City	Sanitarian	Invited to All Meetings
Nicole Stevens	Miles City Fire Rescue	Fire Chief	Pre-Kickoff, Monthly Meetings, HIRA Meeting
Orval Gentry	Tongue River Electricity	Director	Invited to All Meetings
Richard Cox	Miles Community College	Dining Service Director	Invited to All Meetings
Sam Malenovsky	Miles City	Floodplain Administrator	HIRA Meeting, Mitigation Meeting
Sarah Lewin	Miles City	Battalion Chief	Mitigation Meeting
Sarah Young	Custer County	Ambulance Services	Invited to All Meetings
Scott Gray	Miles City	Public Works	Invited to All Meetings
Scott McAvoy	Bureau of Land Management	Miles City Office	Invited to All Meetings
Staci Ketchum	Department of Livestock	Board Member	HIRA Meeting
Tracy Awbery	Montana Guard	Staff	Invited to All Meetings
Ward Weishadle	Custer County	Road Manager	Mitigation Meeting
Daniels County			
Connie Wittak	Town of Flaxville	Weed District Director	Mitigation Meeting
Mary Nyhus	Daniels County	County DES Coordinator	Pre-Kickoff, Kickoff, HIRA Meeting, Mitigation Meeting, Monthly Meetings
Sonya Southland	City of Scobey	City Clerk, Treasurer	Mitigation Meeting
Dawson County			

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Name	Agency/ Jurisdiction	Title	Participation
Mary Jo Gehnert	Dawson County, City of Glendive*	County DES Coordinator	HIRA Meeting
Jon Senner	Town of Richey	Town Clerk-Treasurer	Pre-Kickoff, Kickoff Meeting
Fallon County			
Dale Butori	Fallon County, City of Baker*, Town of Plevna*	County DES Coordinator*	Pre-Kickoff, HIRA Meeting, Mitigation Meeting Monthly Meetings
Steve Baldwin	Fallon County, City of Baker*, Town of Plevna*	Commissioner*	Mitigation Meeting
Garfield County			
Andy Schell	Charles M. Russell National Wildlife Refuge	Firefighter	Kickoff Meeting
Anne Miller	Garfield County	County DES Coordinator	Pre-Kickoff, Kickoff, HIRA Meeting, Mitigation Meeting, Monthly Meetings
Bret Hellyer	Garfield County	Floodplain Administrator	Mitigation Meetings
Dixie Peterson	Garfield County	County DES Coordinator	HIRA Meeting, Mitigation Meeting, Monthly Meetings
Paul Claybrook	Garfield County Health Center	Administrator	Kickoff
Rex Phipps	Garfield County Ambulance & Garfield Co Fire Foundation	Chairman	Pre-Kickoff
Shea Miller	Town of Jordan	Town Clerk/Treasurer	Kickoff
Golden Valley County			
Katherine Ford	Golden Valley County, Town of Ryegate	County DES Coordinator, Sherrif's Office	HIRA Meeting, Mitigation Meeting
Mark Olson	Golden Valley County, Town of Ryegate	County DES Coordinator	HIRA Meeting
Vicki Berger	Town of Lavina	Board of Directors	Mitigation Meeting
McCone County			
Candy Huseby	McCone County, Town of Circle*	McCone County Health Care Director	Mitigation Meeting
Keri Taylor	McCone County, Town of Circle*	County DES Coordinator	Pre-Kickoff, Mitigation Meeting
LaToya Gardner	McCone County, Town of Circle	Treasure State Travel Nurse	Mitigation Meeting
Sue Ann Good	McCone County, Town of Circle	Public Health Director	Mitigation Meeting
Musselshell County			
Darren Rook	Musselshell County, Town of Roundup	County DES Coordinator	Pre-Kickoff, Kickoff, HIRA Meeting, Mitigation Meeting
Jeff Gates	State of Montana DES, Town of Roundup	State District Field Officer	Mitigation Meeting
Justin Russell	Musselshell County, Town of Melstone*	County DES Director*	HIRA Meeting, Musselshell
Robert Pancratz	Musselshell County, Town of Melstone*	County Commissioner	HIRA Meeting
Powder River County			

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Name	Agency/ Jurisdiction	Title	Participation
Adam Johnson	Powder River County EMS	Director	Pre-Kickoff, Kickoff, HIRA Meeting
Clint Pederson	Broadus Volunteer Fire Department	Firefighter	Kickoff, HIRA Meeting
Mary Rumph	MSU Extension	Agent, Chair	Pre-Kickoff
Rebecca Ragsdale	Broadus Volunteer Fire Department	Firefighter	Pre-Kickoff, Kickoff, Monthly Meetings, HIRA Meeting
Raymond Ragsdale	Broadus Public Works	Department Head	Pre-Kickoff, Kickoff, HIRA Meeting, Mitigation Meeting
Lee Randall	Powder River County	County Commissioner	Invited to All Meetings
Leo Giacometto	Powder River County	County Commissioner	Invited to All Meetings
Miki Lloyd	Powder County Department of Transportation	Construction Contracting Section Supervisor	Invited to All Meetings
Sean Hill	Powder River Health	CEO/Medical Administrator	Invited to All Meetings
John Olson	Powder River County	County Commissioner	Invited to All Meetings
Rebecca McEuen	Powder River County	County DES Coordinator	Pre-Kickoff, Mitigation Meeting
Cody Stuchlik	Powder River County Sheriff's Department	Deputy	HIRA Meeting
Prairie County			
Burt Keltner	Prairie Community Hospital	CEO/Administrator	HIRA Meeting, Mitigation Meeting
Cheryl Morrison	Prairie County	Treasurer	HIRA Meeting, Mitigation Meeting
Christine Keltner	Prairie County	Commissioner	HIRA Meeting, Mitigation Meeting
Keifer Lewis	Prairie County	Sheriff	HIRA Meeting
John Prisk	Prairie County	County DES Coordinator	HIRA Meeting, Mitigation Meeting
Lynn Schilling	Town of Terry	Clerk/Treasurer	HIRA Meeting
Richland County			
Brandon Roth	Richland County	County DES Coordinator	Kickoff
Jessica Chamberlain	City of Sidney	City Clerk Treasurer	Mitigation Meeting
Dan Murphy	Town of Fairview	Public Works Director	Mitigation Meeting
Ray Trumpower	Town of Fairview	Judge	Mitigation Meeting
Roosevelt County			
Abe Rumsey	Town of Culbertson	Councilperson	Kickoff,
Alan Aspenlieder	Culbertson Fire Dept.	Fire Chief	Kickoff, Mitigation Meeting
Alisha Morales	City of Wolf Point	Police Chief	Invited to All Meetings
Amanda Sager	Roosevelt Medical Center	Medical Assistant	Invited to All Meetings
Amber Fox	Town of Culbertson	Utility Clerk	Pre-Kickoff, Kickoff, Monthly Meetings
Audrey Stromberg	Roosevelt Medical Center	CEO	Kickoff, HIRA Meeting
Brent Bates	MDU	Employee	Invited to All Meetings
Brent Silha	CHS Inc	Vice President	Invited to All Meetings
Cam Friede	Town of Froid	Fire Chief	Invited to All Meetings
Chris Dschaak	City of Wolf Point	Mayor	Pre-Kickoff
Christine Eggar	Frontier Schools	Principal	Invited to All Meetings

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Name	Agency/ Jurisdiction	Title	Participation
Chuck Hyatt	Town of Bainville*	School Bus Driver	Invited to All Meetings
Clint Bushman	City of Wolf Point	Fire Chief	Invited to All Meetings
Cyrina Allen	Town of Culbertson	Utility Clerk	Kickoff, Monthly Meetings, HIRA Meeting, Mitigation Meeting
Dan Schmidt	City of Poplar	School Superintendent	Invited to All Meetings
Dana Buckles	Fort Peck Tribes	Tribes Councilman	Invited to All Meetings
Darin Hannum	Town of Bainville*	Schools Superintendent	Invited to All Meetings
David Norton	Town of Bainville*	Councilman	Invited to All Meetings
Dennis Fourbear	Fort Peck Tribes Health Department	Director	Invited to All Meetings
Don Johnson	WBI Energy	Awareness Coordinator	Invited to All Meetings
Gale Strandlund	Town of Froid	Councilman	Mitigation Meeting
Gary Macdonald	Roosevelt County	Commissioner	Kickoff, Mitigation Meeting
Gordon Oelkers	Roosevelt County	Commissioner	Kickoff, HIRA Meeting, Mitigation Meetings
J. Sprague	Fort Peck Community College	Chief Technology Officer	Invited to All Meetings
Jamiee Green	Roosevelt Medical Center	Medical Assistant	Invited to All Meetings
Jason Baker	Roosevelt County	County Deputy	Invited to All Meetings
Jason Frederick	Roosevelt County	County Sheriff	Kickoff
Jeff Berger	Fort Peck Tribes DES	Chairman	Mitigation Meeting
Jeff Kent	Roosevelt County	Montana Highway Patrol	Invited to All Meetings
Jeff Wozinak	Roosevelt County	Dispatch Supervisor	Invited to All Meetings
John Summers	Roosevelt County	Undersheriff	Invited to All Meetings
Justus Ackerson	City of Poplar	Fireman	Invited to All Meetings
Kelly Keysor	Lower Yellowstone Rural Electric Cooperative	Operations Manager	Monthly Meetings, HIRA Meeting
Ken Ganzeveld	CHS Inc	Maintenance Supervisor	Invited to All Meetings
Kory Opp	Sheridan Electric	Operations Manager	Kickoff
Leann Johnson	Town of Froid	Clerk	Invited to All Meetings
Lee Allmer	Roosevelt County	City Councilmember	Invited to All Meetings
Lindsey McNabb	Roosevelt County, Town of Bainville*	DES Coordinator,* County Floodplain Coordinator	Pre-Kickoff, Kickoff, HIRA Meeting, Mitigation Meeting, Monthly Meetings
Lyle Lambert	Town of Bainville	Fire Dept Chief/ Public Works Director	Invited to All Meetings
Michael O'Toole	Town of Froid	Public Works Director	Invited to All Meetings
Michele Young	Family Connections Montana	Referral and Eligibility Specialist	Invited to All Meetings
Michael Post	Wolf Point and Poplar	CEO NEMHS	Mitigation Meeting
Michelle Barsness	Roosevelt County	Health Department PHEP Office Assistant	Invited to All Meetings
Mike Rinaldi	Roosevelt County	EHS Director	Invited to All Meetings
Mike Ward	CHS Inc	Instrumentation Technician	Invited to All Meetings
Nick Kallem	Town of Culbertson	EMS Director	Mitigation Meeting

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Name	Agency/ Jurisdiction	Title	Participation
Nonette Brown	City of Poplar	NEMHS EMS Employee	Invited to All Meetings
Patrick Gilchrist	National Weather Service Glasgow	Meteorologist in Charge	Kickoff
Patty Presser	Roosevelt County	Health Department Employee	Invited to All Meetings
Paul Steen	CHS Inc	Employee	Invited to All Meetings
Robbie Savelkoul	Roosevelt County Conservation District	District Administrator	Mitigation Meeting
Robin Nygard	Fort Peck Tribes	Board of Directors – New Day Ranch	Invited to All Meetings
Rusty Boxer	Fort Peck Public Works	Disaster Emergency Service Director	Invited to All Meetings
Ryan Salsberty	MDU	Employee	Invited to All Meetings
Scott Nefzger	City of Poplar	NEMHS Employee	Invited to All Meetings
Scott Rozanski	NOAA - Glasgow	Meteorologist	Invited to All Meetings
Shane Halverson	City of Poplar	Public Works Director	Kickoff
Shari Crain	Town of Froid	Mayor	Invited to All Meetings
Steve Harada	Fort Peck Community College	Instructor	Invited to All Meetings
Teresia Moore	Roosevelt Medical Center	AEMT	Invited to All Meetings
Terri Merrill	Town of Culbertson	Town Clerk/Treasurer	Mitigation Meeting
Therese Wilkinson-Long	Montana Dakota Utilities Co. Wolf Point	Manager	Kickoff
Tiffani Jasper	Town of Culbertson	Clerk-Treasurer	Pre-Kickoff, Kickoff, Monthly Meetings, HIRA Meeting, Mitigation Meeting
Tim Lingle	Roosevelt County	Deputy	Invited to All Meetings
Tina Beach	CHS Inc	Employee	Invited to All Meetings
Toby Romo	Town of Bainville	Mayor	Invited to All Meetings
Tommy Gonzales	Fort Peck Tribes	Chairman	Invited to All Meetings
Tori Matejovsky	Great Northern Development Corporation	Director	Invited to All Meetings
Tracy Strand	City of Poplar	NEMHS Employee	Invited to All Meetings
Ward Smith	City of Wolf Point Public Works	Director	Pre-Kickoff
Rosebud County			
Keith Raymond	Rosebud County, City of Colstrip*, City of Forsyth*	County DES Director*	Mitigation Meeting
Sheridan County			
David Wharton	Sheridan County, City of Plentywood*, Town of Medicine Lake*, Town of Outlook, Town of Westby	County Emergency Manager*	Pre-Kickoff
James Duncan	Sheridan County	Disaster and Emergency Services	Mitigation Meeting
Jon Anderson	Sheridan County	County Sheriff's Office	Invited to All Meetings
Vicki Ruby	Sheridan County Public Health	Program Specialist	Kickoff

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Name	Agency/ Jurisdiction	Title	Participation
Stillwater County			
David Stamey	Stillwater County	County DES Coordinator	Pre-Kickoff, Kickoff, HIRA Meeting, Mitigation Meeting, Monthly Meetings,
Kisha Cornell	Town of Columbus	Clerk-Treasurer	Pre-Kickoff
Scott Caton	Columbus Public Works	Director	HIRA Meeting
Treasure County			
Nicole Stephenson	Treasure County, Town of Hysham	County DES Coordinator*	Pre-Kickoff, Mitigation Meeting
Valley County			
David Rexhausen	Town of Nashua	Public Works Director	Mitigation Meeting
Jennifer Robley	Town of Fort Peck	Town Clerk	Pre-Kickoff, HIRA Meeting, Mitigation Meeting, Monthly Meetings
Patrick Gilchrist	National Weather Service Glasglow	Meteorologist in Charge	Kickoff
Paul Skubinna	City of Glasgow	Director of Public Works	HIRA Meeting, Mitigation Meeting
Rick Seiler	Valley County, Town of Opheim*	County DES Coordinator	Pre-Kickoff, Kickoff, Mitigation Meeting, Monthly Meetings
Rod Dees	City of Glasgow	Code Compliance Officer	HIRA Meeting
Wibaux County			
Brian Nelson	Wibaux County, Town of Wibaux	County DES Coordinator*	Pre-Kickoff, Kickoff, Mitigation Meeting, Monthly Meetings
Yellowstone County			
AnneMarie Overcast	Yellowstone County	County DES Coordinator	Monthly Meetings, HIRA Meeting, Mitigation Meeting
Ben Adelman	Phillips 66 Billings Refinery	Emergency Response Lead	
Boris Krizek	City of Billings Public Works	Environmental Engineer	Kickoff
Bret Becker	City of Billings	Police Lieutenant	Mitigation Meeting
Brent Peters	Laurel Fire Department	Fire Chief	Invited to All Meetings
Cory Mottice	National Weather Service	Warning Coordination Meteorologist	Kickoff
Dave Waggoner	Town of Laurel	Mayor	Invited to All Meetings
Debi Meling	City of Billings Public Works	Director	Kickoff, HIRA Meeting
Derek Yeager	Yellowstone County, City of Billings	911 Center Manager	Kickoff, Mitigation Meeting
Dillon Lytsell	Town of Broadview* and Town of Laurel*	Yellowstone County Health Department	Mitigation Meeting
Donald Jones	Yellowstone County	County Commissioner	Kickoff, HIRA Meeting, Mitigation Meeting
Jacob Haan	Laurel CHS Refinery	Fire Chief	Mitigation Meeting
Jennifer Staton	St Vincent's Hospital	Preparedness Manager	Kickoff, HIRA Meeting, Mitigation Meeting
Joe Marcotte	Billings Clinic	Director, Safety and Emergency Management	Kickoff

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Name	Agency/ Jurisdiction	Title	Participation
KC Williams	Yellowstone County	County Commissioner	Kickoff, Monthly Meetings, HIRA Meeting, Mitigation Meeting
Kurt Markegard	Town of Laurel	Public Works Director	Invited to All Meetings
Lauren Brown	Riverstone Health	Director of Clinical Quality	Kickoff
Linda Oberg	Yellowstone County	County DES Admin Assistant	Pre-Kickoff, Kickoff
Madison Yatch	Yellowstone County	County DES Assistant	Pre-Kickoff
Philip Hackman	Worden Volunteer Fire Department	Fire Chief	Pre-Kickoff, Kickoff
Ray Ezell	Yellowstone County	Emergency Preparedness Manager	
Roger Swartz	Town of Broadview	Mayor	Invited to All Meetings
Travis Jones	Town of Broadview	Fire Department Fire Chief	Invited to All Meetings
State of Montana			
Andrew Long	MT DES	Hazard Mitigation Coordinator / Emergency Manager	Pre-Kickoff, Monthly Meetings
Hannah Shultz	MT DES	Mitigation Coordinator	Kickoff
Jeff Greenwald	MT Silver Jackets, USACE	Co-chair and Representative	Mitigation Meeting
Laurel Hamilton	MT Silver Jackets, USACE	Co-chair and Representative	Mitigation Meeting
Mark Kurokawa	MT DOT	Maintenance Chief	Invited to All Meetings
Michael Radke	MT DES Eastern District	Preparedness Section Supervisor	Monthly Meetings
Michele Lemieux	Montana Water Resources Division	Montana Dam Safety Program Supervisor	Mitigation Strategy Workshops, State Administrative Agency Internal Meeting Correspondence
Shari Pool	MT DES	Hazard Mitigation Coordinator/Emergency Manager	Pre-Kickoff, Kickoff, Monthly Meetings, HIRA Meeting, Mitigation Strategy Workshops
Federal Stakeholders			
Katie Baum	FEMA Region 8	Hazard Mitigation Specialist - BRIC Technical Assistance Lead	Pre-Kickoff, Monthly Meetings
Rob Pressly	FEMA Region 8	Community Planner	Pre-Kickoff, Kickoff, Monthly Meetings, HIRA Meeting

* Due to budget and staffing constraints, some jurisdictions were represented by county-wide officials where it is common for one individual staff at one jurisdiction (typically at the County level) to represent multiple jurisdictions in an official capacity in their day-to-day role. In such instances, it is common for the County DES Coordinators and/or the County Sheriff to represent multiple small jurisdictions to ensure that all areas received support in mitigation planning efforts.

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Additional Stakeholders Invited

AMTRAK Central Region Emergency Manager
Badlands Medical
Bainville Fire Dept Chief/ Public Works Director
Bainville Schools Superintendent
Big Sky Economic Development
Billings Logan International Airport
BLM Jordan Fire Station
BLM Miles City
Blue Creek V. Fire Department Fire Chief
BNSF Executive Director Public Affairs For Montana
BNSF Miles City
Bureau of Land Management / Fire Prevention
Carbon County Sheriff, Culbertson Law Enforcement
Christoffersen & Knierim, Town Attorney
CHS Refinery-Pipelines-Terminal
City of Bainville Clerk
City of Billings Building Official & Floodplain Administrator
City of Billings Communications & Data Systems
City of Billings Fire Department Fire Chief
City of Billings Park Superintendent
City of Billings Regional Haz-Mat Team
City of Laurel Fire Department Fire Chief
City of Laurel Mayor
City of Laurel Police Department Chief
City of Laurel Public Works Director
City of Poplar Clerk
City of Poplar Fire Chief
City of Poplar Volunteer Fire Department
City of Wolf Point Fire Chief
City of Wolf Point Police Chief
County Fire Warden, Culbertson Public School Principal
Crow Tribe Grants and Contracts Coordinator
Culbertson Fire Department Chief
Culbertson Public School Superintendent
Culbertson Volunteer Fire Dept Treasurer
Custer County DES
Custer County DNRC
Custer County Fire
Custer County Floodplain Administrator
Custer County Planner
Custer County Public Health
Custer County Public School District
Custer County Red Cross
Custer County Road Dept
Custer County Sanitarian
Custer County Sheriff's Office
Custer County VA Hospital
Custer County American Red Cross
Custer County Border Patrol
Custer V. Fire Department Fire Chief
Dry Prairie Rural Water
Exxon
Faith Lutheran Home
Family Connections MT
Fort Peck Rural County Water District
Fort Peck Tribes DES Coordinator
Fort Peck Volunteer Fire Department
Frances Mahon Deaconess Hospital
Froid School Superintendent
Leffingwell Cattle Company
Lockwood Fire Department Fire Chief
Loveland Products
Mayor of Culbertson
Mayor of Poplar
McCone Electric
MDU
MDU Drug Task Force
Mid-Rivers Communications
Miles City Ambulance Service
Miles City Mayor
Miles City Planner
Miles City Police Chief
Miles City Public School District
Miles City Public Works
Miles City Sanitarian
Milk River Group Homes
Milk River Inc.
Miller Oil, Roosevelt County
Molt V. Fire Department Fire Chief
Montana Dept of Transportation
Montana DOT
Montana Guard
Montana Prescribed Fire Services
Montana State Fish and Game
Montana-Dakotas Utilities Company
MTDES Yellowstone District Field Office
NEMHS Poplar EMS Supervisor
NEMHS Wolf Point & Poplar Hospital CEO
NEMHS Wolf Point EMS Supervisor
Nemont
Nemont Manor
NorVal
NOAA - Glasgow
Phillips 66
Poplar Schools
Powder River Coal Company
Powder River County Sheriff's Office
Powder River County Disaster Emergency Services
Powder River Farm Service Agency
Powder River Health
Powder River Public Health
Prairie Ridge Village
Roosevelt County Conservation District
Roosevelt County Extension Services
Roosevelt County Health Department Supervisor
Roosevelt County Planner
Roosevelt County Road Foreman
Roosevelt County Sanitarian
Roosevelt County Superintendent of Schools
Roosevelt County Undersheriff
Roosevelt Medical Center Ambulance
Shepherd V. Fire Department Fire Chief
Sugg Primary Care Clinic
Town of Broadview Fire Department Fire Chief
Town of Broadview Mayor
Town of Culbertson Councilperson
Town of Culbertson Councilperson
Town of Culbertson Public Works, Roads

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Additional Stakeholders Invited

Frontier School Superintendent
Fuego V. Fire Department Fire Chief
Garfield Co Public Health Dept
Garfield County Army Corps of Engineers
Garfield County BLM
Garfield County Commissioners
Garfield County Floodplain/911
Garfield County McCone Electric
Garfield County Road Dept
Garfield County Sanitarian
Garfield County Schools
Garfield County Search & Rescue & MDT
Garfield County Sheriff
Garfield County Volunteer Fire Dept.
Glasgow Clinic
Great Northern Development Corporation
Haley Bench V. Fire Department Fire Chief
Holy Rosary Hospital
Jordan Fire Department
Jordan Public Schools
KATL Radio
KVCK Radio Station/ County PIO
Town of Culbertson Water/ Wastewater
Town of Culbertson Water/ Wastewater Tester
Town of Froid Clerk
Town of Froid Fire Chief
Town of Froid Mayor
Town of Froid Public Works
Town of Jordan
US Dept of Homeland Security
US Forest Service
USDA Farm Service
Valley County Conservation District
Valley County Health Dept
Valley County Sheriff Dept
Valley County Sheriff's Department
Valley County US Army Corps of Engineers
WBI Energy
Western Area Power Association
Western Heritage Center, Billings, Montana
Wolf Point School District Superintendent
Wolf Point Police Department
Yellowstone County Commissioner
Yellowstone County DES Director
Yellowstone County Floodplain Administrator
Yellowstone County GIS
Yellowstone County Information Technology
Yellowstone County Sheriff's Office

Faith Lutheran Home

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APPENDIX B: PLANNING PROCESS DOCUMENTATION

Note: This appendix provides documentation of the plan update process during the 2022-2023 timeframe.

MONTANA EASTERN REGION
HAZARD MITIGATION PLAN
KICKOFF MEETING

Counties: Carbon, Carter, Big Horn, Custer, Daniels, Dawson, Fallon, Garfield, Golden Valley, McCone, Musselshell, Powder River, Prairie, *Powder River,* Richland, Roosevelt, Rosebud, Sheridan, Stillwater, Treasure, Valley, Wheatland, Wibaux, Yellowstone
Tribes: *Chippewa Cree Tribes of the Rocky Boy's Reservation*, Crow Tribe, *Fort Belknap Indian Community,* Fort Peck Assiniboine and Sioux Tribes, Northern Cheyenne Tribe,

Tuesday, August 9, 2022, 1:00 – 2:30pm

https://mt-gov.zoom.us/j/84152471478?pwd=S0tuVmJXaXJKU2J6UDZYaHZyR1YxUT09
Dial by Telephone
+1 646 558 8656
Meeting ID: 841 5247 1478
Password: 195784

Introductions

Hazard Mitigation and Resilience Planning

Regional Planning Process Overview

Regional, County, & Tribal Hazard Mitigation Planning Committees

Review of Identified Hazards

Coordination with Related Planning Efforts & Recent Studies

Planning for Public and Stakeholder Involvement

Information Needs and Next Steps

Questions and Answers/Adjourn

wood.

MT Eastern Region HMP Kick-Off: Meeting Minutes

Date: 08-09-2022
1:00 pm – 2:30 pm MST

Meeting at: Zoom Meeting
Meeting ID: 841 5247 1478
Password: 195784
Link: https://mt-gov.zoom.us/j/84152471478?pwd=S0tuVmJXaXJKU2J6UDZYaHZyR1YxUT09

Project: MT Eastern Region Hazard Mitigation Plan

Subject/Purpose: Kick-Off Planning Coordination Call

Attendees: Counties, Tribes, MT DES, Wood planning team

1. Introductions

- Wood and MT Department of Emergency Services (DES) introduced the project team and asked everyone participating in the meeting to use the Chat Box to enter their name, role, and agency or affiliation. Ms. Prosperi and Ms. Pool explained this will be how the team tracks participation. The team introduced the Slido poll platform as a way to encourage feedback and participation during the meeting.
- Approximately 51 jurisdiction and organization representatives, including counties, cities, and tribal nations participated during the meeting. Representatives present during the meeting are noted in the Stakeholder List (participation tracker tool); several jurisdictions also participated by phone and MT DES clarified who called in by phone.
- About half of the participants have worked on a hazard mitigation plan; the other half have not. The key discussion is summarized below; additional details can be found in the meeting PowerPoint presentation. The meeting was also recorded.

2. Hazard Mitigation and Resilience Planning

- Ms. Prosperi explained the concept of hazard mitigation and resilience planning and its importance in reducing risk. Mitigation is any sustained action taken to reduce or eliminate long-term risk to human life and property from natural or human-caused hazards. She added that mitigation planning guides mitigation activities in a coordinated and economic manner to make Montana more disaster resilient. The U.S. Disaster Mitigation Act of 2000 (DMA) requires state and local governments to draft and adopt a HMP, and update it every five years, to maintain eligibility for Federal Emergency Management Administration (FEMA) hazard mitigation assistance (HMA) grants.
- Ms. Prosperi shared information on trends resulting in increased disaster costs associated with disaster response and recovery related to population growth and the increase in the types of events we experience as a community. More people are living in hazardous areas

and there is an increasing increased exposure of buildings, people, and infrastructure to risk, as evidenced by the increasing frequencies of billion-dollar disasters nationwide. The COVID-19 Pandemic is a good example of a circumstance that can cause a regional disruption in the community and to the economy.

- Ms. Prosperi added that plans reduce future recovery costs given hazard events are repetitive and predictive. She referenced a study that found that these plans are cost cost-effective, and for every $1 spent on mitigation, $6 is saved in disaster recovery and response costs.
- Ms. Prosperi provided an overview of the key elements in the Eastern Montana Regional HMP and emphasized the benefits of regional plans given they do not follow jurisdictional boundaries and generally cover hazards that affect multiple cities or counties at once. These plans strengthen communication between jurisdictions before a disaster happens and create resiliency within the region.
- The regional HMP will comply with the latest FEMA requirements and U.S. Environmental Protection Agency (EPA) Resilience Toolkit to ensure continued eligibility for HMA grants.

3. Regional Planning Process Overview

- Ms. Prosperi summarized the four HMP process phases; she explained her team will be aligning this process with the EPA Regional Resilience guidelines.
- Ms. Prosperi displayed a slide of the Eastern Region planning area in Montana. All counties and two tribes are participating in the planning process. Fort Peck Reservation is completing their own Regional HMP.
- The Eastern Region Hazard Mitigation Planning Committee (HMPC) consists of representatives from each of the 26 counties and tribes, plus the cities and towns and key stakeholders within each County. Ms. Prosperi noted that every update cycle is an opportunity to include additional local government participating jurisdictions, which are defined by FEMA as any entity with a governing board. Because this is a "regional" process the HMPC is structured somewhat differently from local HMPs. There is regional oversight by MT DES and within each region, there will be Subregions organized to group counties with similar hazards or geography.
- Montana was split into three regions for the purposes of the Regional HMP. Of the regions, the Eastern region has the most subregions because it has the most counties. 26 jurisdictions will participate in the plan, split into subgroups E1 through E-6.
    - Subregions E1-3 need a full county plan update.
    - Subregions E4-6 need a yearly update – this process will be streamlined and focused on mitigation action status and complying with the 2022 FEMA guidance since these jurisdictions recently updated their counties' HMPs recently.
- Each County or Tribe will be asked to develop a county or tribal planning team (CPTs/TPTs) that consist of county and tribal staff, municipalities and regional or organization stakeholders. This is where the work will be done related to developing mitigation actions.

- The HMPC is working through the initial steps of the planning process and tailoring an outreach strategy and reviewing the Eastern Region's capabilities and conducting the Risk Assessment.
- Ms. Prosperi emphasized the importance of including the public in the planning process to strengthen community support for the plan and ensure the plan is meeting the specific needs in of the region. FEMA requires two opportunities for public involvement during the planning process: during the draft stage and prior to plan approval.
- Ms. Prosperi stated her team will develop surveys and press releases and ask the HMPC to advertise and distribute them to their respective communities. Wood will document this process; this involves meetings with stakeholders or other organizations. County and Tribal Planning Teams are encouraged to provide outreach beyond the regional planning outreach, such as noting the Regional HMP at existing public meetings.
- Next, Ms. Prosperi talked about existing capabilities. She explained that the team will examine existing policies and programs and evaluate the effectiveness of the mitigation gaps and shortfalls to see where there are areas for improvement. Her team will also look at each jurisdiction's fiscal abilities to understand where there could be funding options for mitigation not limited to grants. The capability assessment is also being aligned with current FEMA planning policy and will be an area of focus during the update.
- Ms. Prosperi discussed the risk assessment and explained the three components of the risk assessment: hazard (what can happen here), vulnerability (what will be affected), and community capability (what are our existing capabilities to reduce risk). She covered the aspects of natural hazards included in the assessment and how those hazards overlap with community assets.
- Most counties within the Eastern Region have existing HMPs in place. These resources will be used to develop a list of hazards which that will be profiled in the plan.
- Ms. Prosperi explained that the vulnerability assessment looks at a range of assets in the Region: residential/commercial structures and critical facilities and infrastructure. She stated her team will align this update with recent FEMA Community Lifeline framework. She stated that understanding risks to lifeline facilities and identifying ways to minimize those risks with mitigation actions, will better position the plan for grant funding. She also stated we will look at development trends and natural resource areas in terms of assets that may warrant protection from hazard impacts.
- Ms. Prosperi talked about the FEMA National Risk Index (NRI) tool and the Rural Capacity Map tool developed by Headwaters Economics. These are tools the team will use to determine the disproportional impacts of hazards on vulnerable populations. Based on the FEMA definition, underserved communities have been denied a full chance to participate in social opportunities and there is a requirement to incorporate social vulnerability, equity and inclusion into resilience and hazard mitigation planning.
- Ms. Prosperi said the mitigation strategy begins with reviewing the plan's existing goals and mitigation actions, which are specific and measurable. She emphasizes that the goals should reflect the risk assessment, with actions targeting the greatest hazards.

- Ms. Prosperi and Mr. Brislawn stated that the region can choose to create one set of goals and objectives for the region, or different goals specific to each County and Tribal Planning Teams, or both, depending on the preferences of the HMPC.
- Ms. Prosperi discussed typical categories of mitigation actions and the reference guides for mitigation action alternatives, such as FEMA's Mitigation Ideas and the National Flood Insurance Program Community Rating System (NFIP CRS) guidance. The HMPC will need to review and select the alternatives for new actions as part of the plan update process. Each jurisdiction will need at least one new action, and actions will need to be prioritized. This will be done by applying selection and prioritization criteria, such as whether it will work, whether it is it cost-beneficial, affordable, legal, and fair.
- Ms. Prosperi stated that the HMPCs will also need to provide information on the status of actions from existing HMPs.
- Ms. Prosperi talked about the FEMA Mitigation Grants and pointed out the Hazard Mitigation Grant Program (HMGP) and the HMGP Post Fire will be competitive in the State of Montana. She then reviewed typical mitigation projects eligible for FEMA funding for wildfire, flood, and other mitigation projects.
- Ms. Prosperi talked about the layout of the base plan and the county and tribal annexes. There will be four drafts of the plan: (1) Internal HMPC Review; (2) Public Review (3) State Review, and (4) FEMA Review. The HMPC will review and agree upon plan maintenance procedures. Each county, tribe, and municipality will need to adopt the plan to secure the buy-in for the process. Ms. Prosperi explained the importance of continual monitoring, evaluating, and updating of the plan to maintain its effectiveness.

4. Regional, County, and Tribal HMPCs

- Ms. Prosperi reviewed the role and responsibilities of each group within the HMPC. The county and tribal DES Coordinators will be the main points of contact concerning meeting logistics and coordinating local planning teams. Each coordinator will convene the CPT or TPT within each participating entity. The CPTs or TPTs will include members of appropriate departments (e.g., road and bridge, planning, public works, police/fire/public safety, and emergency management) and include municipalities and could include special districts (e.g., fire and school).
- The CPTs and TPTs are responsible for participating in the planning process, assisting in updating the content of the plan, and reviewing the draft plan to ensure it meets specific needs and local issues. Finally, each county, municipality, and tribe will need to formally adopt the plan by their local governing body.
- Ms. Prosperi emphasized the importance of including stakeholders in the planning process. She reviewed a slide listing various stakeholders who will be included in the process, which lists representatives from the state or federal government, and private, and non-profit entities who will be affected by the assessment and potential strategies in this HMP.

- She asked the group if any other key stakeholders should be involved in the process. Responses include the Access and Functional Needs Organizations. See attached document for a complete list of responses.
- Participating jurisdictions participation includes attending and participating in planning meetings/workshops, providing available data requested of the County and Tribal coordinator and Wood, providing input on local mitigation strategy (actions/projects), advertising and assist with public input process and reviewing and commenting on the draft plan. Participating jurisdictions also must coordinate formal adoption.
- Stakeholders have various options for their level of participation, such as attending planning meetings, providing data and information, partnering in mitigation efforts, and reviewing the draft plan.

5. Review of Identified Hazards

- Ms. Prosperi explained the hazard profiled starts by comparing hazards addressed in the Montana State Hazard Mitigation Plan (SHMP) to the hazards profiled in the existing HMPs. She reviewed the top 15 hazards identified and compared the hazards across jurisdictions shown below.

	Wildfire	Severe Winter Storms	Flood	EQ	Severe Summer Storms	Terrorism	Drought	Landslide	Disease Outbreak	HazMat	Tornadoes & Wind	Dam Failure	Transport Accident	Avalanche	Volcanic Ash
Carbon	H	M	H	M	M		H		M	L	M	M		M	L
Carter	H	M	L	L	H	M	H		M	M	H/M				
Crow Tribe	H	H	M		H	L	M	L	L	L		M			L
Big Horn County & Crow Reservation	H	H	H		H	L	M	M	L	M		M			
Custer	H	H	H	L	H	M	H	L	M	H		M			L
Daniels	M	M	L		M				M	L	L	L			
Dawson	M	H	H		H	L	M	L	M	H	H				
Fallon	H	M	L		H/M	M	H		M	M	H/M	M			
Fort Peck Reservation	H	H	H	H/M		H	M				H	H/M			
Garfield	H	H	M		H	L	H	M	L	M					
Golden Valley	M	H	H	L	M	M	M	L	H	M		M			L
McCone	M	H	M		H	L	M	L	M	M		L			
Musselshell	H	H	H	L	H	L	M	L	M	M		M			L
Northern Cheyenne Tribe	H	M	M	L	M	L	M	L	H	M	M	L			M
Powder River	H	H	M		H	L	H		L	M					
Prairie	M	H		L	H	L	L		M	L	H	L			L
Richland	M	H	M		H	L	M	L	M	M		L			
Roosevelt	M	L	M	L	M				M	M		M			
Rosebud	H	M	M	L	H	H	M	L	M	M		M			L
Sheridan	M	M	M		M				M	L	L	M			
Stillwater	H	H	H	L	H	M	M	H	H	M		M		L	L
Treasure	H	M	M	L	H	L	H	M	M	M		M			L
Valley	M	M	H		M				L	M	L	H	L		
Wheatland	M	M	H	L	H	L	M	L	H	L		M			L
Wibaux															
Yellowstone	H/M	H/M	H	L	H	M	L	H/M		H	H/M	M			L

- Risk rankings varied across jurisdictions as noted in existing HMPs, but some hazards, such as wildfire, severe winter storms, severe summer storms, and flood were ranked as high risk across most of the jurisdictions. Ms. Prosperi asked the group what additional hazards should be considered for the regional plan. Responses included agricultural incidents as well as ditch and drainage failure. Yellowstone County DES Director, asked about how to approach civil unrest and terrorism hazards. Ms. Prosperi and Ms. Pool said

that discussions on how to incorporate civil unrest and terrorism hazards will happen during the upcoming monthly planning meetings.

- Ms. Prosperi reviewed the 45 declared disasters in the Eastern Region and asked the group what other significant hazard events have occurred in the past 5 years. The responses include recent regional hazards such as the Exxon Fire in March 2022 and the power outage caused by the Electric Reliability Council of Texas (ERCOT)'s grid issues in Garfield County. See attached document for a list of all responses to the poll question.
- Ms. Prosperi summarized hazard information sources, including the previous local HMPs and the 2018 SHMP. She explained that the Data Collection Guides will help MT DES and her team collect and determine the county, tribal, and municipal assets that already exist.
- The vulnerability assessment needs to discuss hazards' potential impacts on future development and growth areas, and Ms. Prosperi asked the group what growth and development trends in the past 5 years have communities experienced that may increase or decrease vulnerability to hazards. (i.e. more homes in wildland-urban interface, floodplain development pressure, etc.) Some of the responses include new county-wide construction and significant population growth in Yellowstone County. See the attached document for all responses to the poll.

6. Coordination with Other Agencies, Related Planning Efforts, and Recent Studies

- The team discussed how to coordinate the planning process with other agencies, related planning efforts, and recent studies to meet one of the DMA planning requirements. This is also an opportunity to develop a holistic plan and integrate related mitigation efforts. Ms. Prosperi reviewed a slide on plans that are related to the Regional HMP, as well as another slide that lists plans that should be linked with the Regional HMP. She asked the group what other existing or recent plans, reports, or studies should be reviewed for the planning process. Some of the responses include Point of Distribution Plans, Yellow County Source Water Protection Plan, and Hazardous Materials Plans. See a full list of responses to the poll in the attached document.
- Ms. Prosperi explained that integrating this Regional HMP into other plans is equally as important. She asked the group what opportunities exist to coordinate or integrate the Regional HMP with other planning mechanisms. There was no feedback.

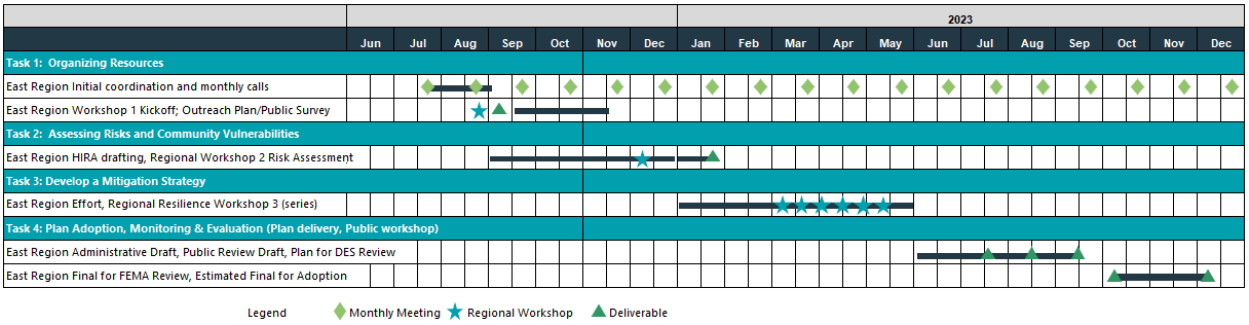
7. Planning for Public and Stakeholder Involvement

- There are various tools that will be used for public and stakeholder involvement. Ms. Prosperi encourages involvement through online surveys, a virtual and interactive engagement room, workshops, public meetings, and a draft plan for public review. Counties and jurisdictions will be responsible for discussing the regional plan at county commissioner meetings and tribal/town council meetings. Additionally, jurisdictions will aid in posting the draft plan online and advertising, as well as hosting additional meetings as desired.

- Ms. Prosperi reviewed the project website that will be used to share data on the planning process. Ms. Prosperi and Ms. Pool then asked the group what other upcoming opportunities for outreach at scheduled public meetings or events exist. There was no response to this question.

8. Information Needs & Next Steps

- The Regional HMP will be developed over the next 9-12 months. The next meeting will focus on the risk assessment and goals update, which will require the Wood team to conduct the assessment itself and complete the analysis. Other deliverables include the public survey coordinating data request needs prior to the next two planning meetings scheduled for this winter.



- Wood will coordinate data gathering and update information from the CPTs/TPTs. Each county, tribe, and municipality will be asked to provide data based on various department inputs; this request will be included in a Data Collection Guide. Ms. Prosperi will be working with Ms. Pool to distribute this Guide within a week following the Kick-Off Meeting. The guide will capture recent hazard impacts, specifically those in the last five years as well as input on capability assessment updates.
- GIS data collection is already in process; statewide GIS portals/data will be leveraged where possible. Ms. Pool emphasized that the Data Collection Guides will be sent to counties, municipalities, and tribal nations by mid-August.

Chat Log

11:52:09 From Patrick Gilchrist to Everyone:
Patrick Gilchrist, Warning Coordination Meteorologist, National Weather Service Glasgow, MT
11:53:07 From Shea to Everyone:
Shea Miller, Clerk, Town of Jordan, MT
11:53:11 From ittie to Everyone:
Rebecca McEuen, Powder River County DES Coor.
11:54:32 From Anne Miller to Everyone:
Anne Miller, DES Coordinator - Garfield County
11:56:00 From Stamey - Stillwater Co to Everyone:
David Stamey - Emergency Mgr - Stillwater County
11:56:25 From Mary Nyhus to Everyone:
Daniels County DES. Mary Nyhus

11:56:45 From K.C. Williams Yellowstone County DES to Everyone:
KC Williams Yellowstone County DES Director
11:56:55 From Town of Culbertson to Everyone:
Tiffani Jasper, Clerk/Treasurer, Town of Culbertson
11:56:57 From Jennifer Marsh to Everyone:
Jennifer Marsh, Clinic Manager Billings Clinic - Miles City
11:57:12 From Jon S. in Richey to Everyone:
Jon Senner, Clerk/Treasurer, Town of Richey
11:57:13 From Town of Culbertson to Everyone:
Amber Fox, Utility Clerk, Town of Culbertson
11:57:23 From Cyrina Allen Carbon County to Everyone:
Cyrina Allen, Carbon County Emergency Manager
11:57:41 From Shane Halverson to Everyone:
Shane Halverson, Public Works Director, City of Poplar
11:57:52 From Jason Strouf to Everyone:
Jason Strouf, Custer County Commissioner
11:58:11 From Scott Field - Wood Facilitator to Everyone:
Scott Field, Wood E&IS
11:58:18 From Kellyk to Everyone:
Kelly Keysor
LYREC
Sidney MT
11:58:23 From Shea to Everyone:
Since you are recording this can we get a copy of the recording?
11:58:32 From drook to Everyone:
Darren Rook
11:58:39 From drook to Everyone:
Musselshell County DES
11:58:59 From ittie to Everyone:
Clint Peterson, Vet and Fireman Powder River County
11:59:45 From Cindia Ellis oneHealth Custer County Public Health to Everyone:
Cindia Ellis One Health/Custer County Public Health Nurse
12:00:05 From Mike Powell (Yellowstone County GIS) to Everyone:
Mike Powell, Yellowstone County GIS
12:00:43 From ittie to Everyone:
Adam Johnson, Ambulance Director of EMS operations Powder River County
12:00:44 From Kellyk to Everyone:
👍
12:01:17 From Rick Seiler DES Coordinator to Everyone:
Rick Seiler Valley County
12:01:34 From Rob Pressly, FEMA R8 to Everyone:
Rob Pressly, FEMA Region 8
12:01:38 From Jamie George to Everyone:
Jamie George, Grants Manager, Crow Tribe
12:01:49 From Debi Meling to Everyone:
Debi Meling, City of Billings
12:01:53 From Robert Brunelle to Everyone:
Robert Brunelle, Glasgow Fire, Long Run Fire, and Valley County SAR
12:01:56 From ittie to Everyone:
Raymond Ragsdale, Broadus Fire Department, Public Works Powder River County
12:01:59 From Cory Mottice - NWS Billings to Everyone:

Cory Mottice, Warning Coordination Meteorologist, National Weather Service Billings, MT
12:01:59 From Amy Carr - Wood E&IS to Everyone:
Amy Carr, Hazard Mitigation Planner, Wood E&IS
12:02:17 From Charitina - Plenty Doors CDC to Everyone:
Charitina Fritzler, representing Plenty Doors Community Development Corporation located on the Crow Reservation in Big Horn County
12:02:18 From K.C. Williams Yellowstone County DES to Everyone:
Linda Oberg with Yellowstone County DES in with KC
12:02:27 From Ray Ezell, RiverStone Health, Yellowstone County to Everyone:
Ray Ezell, RiverStone Health Emergency Preparedness, Yellowstone City/County Health Department
12:02:31 From Doris Leader to Everyone:
Doris Leader, Valley County
12:02:42 From Andy Schell to Everyone:
Andy Schell- AFMO- USFWS Fire
12:03:29 From Mary Nyhus to Everyone:
So glad it wasn't me! I had on my calendar 11 then it was 1 and I tried Microsoft first. 😊
12:04:10 From Audrey Stromberg to Everyone:
Audrey Stromberg, Administrator, Roosevelt Medical Center
12:04:43 From Lindsey to Everyone:
Lindsey McNabb, Roosevelt County DES. Gordon Oelkers, Commissioner
12:04:59 From Kellyk to Everyone:
Kelly Keysor
Operations Manager
Lower Yellowstone Rural Elec
Sidney MT
12:05:02 From Joe Marcotte to Everyone:
Joe Marcotte, Billings Clinic, Yellowstone County LEPC
12:05:30 From Brian l Nelson to Everyone:
Brian Nelson DES Wibaux County
12:05:35 From Vicki Ruby to Everyone:
Vicki Ruby - Sheridan County Public Health & Red Cross
12:05:45 From Lauren Brown to Everyone:
Lauren Brown, RiverStone Health, Yellowstone County Emergency Preparedness
12:07:38 From ittie to Everyone:
Isn't this the same as the last meeting
12:07:45 From Ray Ezell, RiverStone Health, Yellowstone County to Everyone:
What was the code for slido again?
12:07:48 From Scott O'Connell- American Red Cross to Everyone:
Scott O'Connell American Red Cross
12:08:19 From Lindsey McNabb to Everyone:
Gary Macdonald, Roosevelt County Commissioner
12:08:38 From ittie to Everyone:
snipe hunting
12:08:47 From janderson to Everyone:
Jon Anderson, Undersheriff, Sheridan County Sheriff's Office.
12:14:36 From kory to Everyone:
Kory Opp with Town of Medicine Lake & Sheridan Electric Coop
12:17:02 From Lindsey McNabb to Everyone:
Lindsey McNabb, Roosevelt County DES and Gordon Oelkers and Gary Macdonald, Commissioners
12:29:53 From K.C. Williams Yellowstone County DES to Everyone:
Madisson Yatch Facilities Management for Yellowstone County

13:08:23 From Joe Marcotte to Everyone:
one more possible group missed is critical resource suppliers
13:11:37 From ittie to Everyone:
When and were are these forms
13:32:38 From Shari Pool to Everyone:
I will be sending out the Data Collection Guides later this week or early next week.
13:34:07 From Shari Pool to Everyone:
I will also be sending out the slides and recordings from the meeting last week and this week. working on making sure the recording actually works without frustration for anyone.
13:40:27 From Shari Pool to Everyone:
I will get you all the link for the planning web page when the Eastern Region plan page is ready
13:45:13 From Doris Leader to Everyone:
Doris Leader, Valley County Stakeholder
13:46:17 From Cyrina Allen Carbon County to Everyone:
Thank you!
13:46:33 From Lindsey McNabb to Everyone:
Thank you!
13:46:38 From Anne Miller to Everyone:
Appreciate working the regional approach! Thanks all!
13:46:39 From Jennifer Marsh to Everyone:
Thank you!

MT Eastern Region HMP Kick-Off: Meeting Minutes

Date: 12-14-2022
10:00 – 12:00 PM

Meeting at: Click here to join the meeting
Meeting ID: 235 615 773 140
Passcode: jyZFBf
Call In: +1 406-318-5487,,791387199#
Phone Conference ID: 791 387 199#

Project: MT Eastern Region Hazard Mitigation Plan

Subject/Purpose: Risk Assessment Coordination Call

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1. **Introductions**
   - Wood and MT Department of Emergency Services (DES) introduced the project team and asked everyone participating in the meeting to use the Chat Box to enter their name, role, and agency or affiliation.
   - Approximately 52 jurisdiction and organization representatives, including counties, cities, and tribal nations participated during the meeting. Representatives present during the meeting are noted in the Attendee List above; several jurisdictions also participated by phone and MT DES clarified who called in by phone. The key discussion is summarized below; additional details can be found in the meeting PowerPoint presentation. The meeting was also recorded.
2. **Review of the Hazard Mitigation Planning Process**
   - Ms. Prosperi briefly reviewed the steps of the hazard mitigation planning process and that the team was now preparing the risk assessment. She reminded the group that for the Regional Hazard Mitigation Plans; Montana was split into three regions. Of the regions, the Eastern region has the most subregions because it has the most counties. 26 county jurisdictions are participating in the plan, split into subgroups E1 through E-6.
     - Subregions E1-3 need a full county plan update.
     - Subregions E4-6 need a yearly update and will follow a streamlined process focused on mitigation action status and complying with the 2022 FEMA guidance since these jurisdictions recently updated their counties' HMPs.

3. **Highlights from the Returned Data Collection Guides**
   - Ms. Prosperi summarized the Data Collection Guides received from the counties and cities and re-capped key themes in the updates based on questions that reflect the 2022 FEMA Policy Guidance updates. These updates are related to increased stakeholder engagement, increased representation from socially vulnerable groups, building code compliance, and areas for enhancement based on capability gaps. She also summarized past and future development trends based on the responses. For instance, some counties noted growth in the floodplain, increased traffic on rural roads, and a high increase in housing demand. She emphasized that these Data Collection Guides are the tools her

team and MT DES will rely on to better understand the most current on-the-ground hazard conditions.

- KC Williams added that there were large crowd gatherings and increased safety and security during festivals, events, and elections in the past year.
- Mr. Butori asked about the 2016 tornado and the disaster declaration number.
- Mr. Stamey echoed KC's comments about additional preparation for civil unrest hazards and the need to add security for large gatherings and potential active shooters.
- Roosevelt County noted that there were several train derailments in the last four years and whether the BNSF should be added as a stakeholder. These were not federally declared disasters, but they did involve fire, EMS, and law enforcement.
- Other comments were made by KC Williams about the loss of critical infrastructure, such as water and wastewater services and the electrical grid vulnerability due to human and natural hazards. Mr. Devlin commented that revenue values vary from the market values.

4. Highlights of Hazard Identification and Risk Assessment

- Ms. Prosperi discussed the two main components of the risk assessment: hazard identification (what can happen here) and the vulnerability assessment (what will be affected). She covered the aspects of natural hazards included in the assessment and how those hazards overlap with community assets.
- The group reviewed recent disaster declarations in eastern Montana; a participant asked about the hurricane event. Ms. Prosperi clarified this was related to the Hurricane Katrina event and the refugees that were supported and received aid in Montana during the evacuation.
- Ms. Prosperi explained that the vulnerability assessment looks at a range of assets in the Region: residential/commercial structures and critical facilities and infrastructure. Her team aligned these assets with the recent FEMA Community Lifeline framework.
- Ms. Prosperi also defined the spatial extent, severity and magnitude, frequency of occurrence, and significance hazard rankings.

<u>Flood Hazards</u>

- Flood hazards were covered first and the main flood hazard sources used in the risk assessment were explained. Ms. Prosperi noted the main tributaries in eastern Montana and 10 federally declared disasters in the eastern Region since 1975.
- Next, Ms. Prosperi reviewed flood risk for Billings and Miles City (as examples) and noted the number of parcels located within the 1% annual chance floodplain. Mr. Strouf from Custer County stated they are working with the USACE on a Flood Levee that is being reconstructed along the Tongue River and planning another along the Yellowstone River. He noted the flood analysis shown does not account for the flood prevention mechanisms in place in the City and overestimate the risk. Ms. Prosperi stated the analysis takes into account only accredited flood levees and controls. Mr. Chambers asked whether the City's flood levees were accredited; if they are not, they were not accounted for in the analysis, but he can look into it and update the map and analysis, if necessary. Ms. Poole added the City and WSP staff could follow up with MT DES to discuss adding a narrative on this flood levee in the Eastern Region HMP and Annex. Ms.

Prosperi added that every jurisdiction in eastern Montana participates in the National Flood Insurance Program. Miles City also requested to invite their City staff and Commissioners to a follow-up meeting.

- Mr. Butori asked why the flood insurance for Fallon was high; there is a 98-acre lake in the middle of town and most of the town is below an earthen dam. WSP staff will check the NFIP payment data.
- KC Williams recommended the team note the date the flood date represents. For example, state the flood data is accurate "as of" 2021, because it does not include the recent 2022 flooding.
- Ms. Keltner noted that flood hazards overall should be medium to low for Prairie County.
- Flood hazards should be high for Miles City.

Dam Incidents

- Ms. Prosperi defined dam failure as either a complete failure or an event of an unexpected release that causes rapid downstream flooding. She added that dams are classified as either high, significant or low hazard dams. High hazard dams are those that will likely cause loss of life and result in property damages. Significant hazard dam - Loss of life is not likely but failure may cause economic loss, environmental damage, or disruption of lifeline facilities. Low hazard dams would likely only result in minimal property damage.
- Most jurisdictions ranked dam incidents a low hazard during the polling.

Wildfire

- Mr. Clute from SWCA presented the wildfire risk analysis.
- Custer County DES had a question on whether the analysis took into consideration fuels projects in the WUI. Mr. Clute added it did not.
- Mr. Russell asked when the DNRC analysis conducted to verify that the data was capturing the large increase we have seen over the past year of development in the WUI.
- Mr. Devlin asked whether there are federal properties for value property as part of the estimate. Mr. Chambers replied that we used data displayed on their site: https://mwra-mtdnrc.hub.arcgis.com/. Mr. Chambers added that sometimes Exempt or Federal Properties are not valued in the Assessor data so it would not have been covered if that's the case.
- Powder River County noted wildfire should be ranked high.
- KC Williams asked to include in the plan an indication of "when" the data used for any statistics. For all statistics, a qualifier that states "data collected as of" should be noted.
- Mr. Russell from Musselshell County stated he will get the updated information to the assessor, now that the assessor is back from medical leave. The graphic covered most of the area, but he added they had a new Amish development with 100 residents move into an area that wasn't highlighted.
- Mr. Clute added in the chat after his presentation that the WUI delineations were gathered from data the MT DNRC compiled and published in 2020. Most of the WUI delineations were conducted over a decade ago and were primarily based on previous CWPPs. So much of the WUI is likely out of date for counties that have experienced

significant growth over the last decade. Unfortunately, the MT DNRC does not have more recent data. The exact method for how the WUIs were delineated likely changes from county to county (based on their Community Wildfire Protection Plans [CWPPs]). He added he is uncertain if/how fuel reductions were included. He also confirmed that the risk assessment also does not include fuel reduction projects in its calculations.

Drought

- Ms. Baum introduced drought hazards and defined drought as a hazard that can have cascading impacts or even increase the severity or probability of hazards such as wildfires or cause trees to die which could increase the chances of downed trees during a storm event.
- She noted that 2021 was a challenging drought year statewide and based on information shared in the Data Collection Guides. The 2022 drought appears to continue to impact Eastern MT. She then reviewed graphics from the US Drought Monitor and FEMA's National Risk Index on the annualized frequency of drought in Montana.
- Prairie County ranked drought medium and Mr. Devlin ranked it high.

Severe Summer Weather

- Ms. Prosperi reviewed severe summer weather, which includes hail lightning, excessive heat, and heavy rain events. Most counties ranked severe summer weather as a medium hazard.

Wind and Tornadoes

- Ms. Prosperi noted that tornadoes and windstorms are being profiled and analyzed in one hazard section; NCEI data further breaks them down into High Wind, Strong Wind, Thunderstorm Wind and Tornado events. Both events can occur anywhere in the region, but Valley, Yellowstone, Roosevelt Counties had the most reported events.
- Most counties and cities ranked wind and tornado events high.

Severe Winter Weather

- Winter storms are highly likely to occur every year in the Eastern Region. Such events also have the potential to causes significant property losses as well as causalities.
- Most counties and cities ranked severe winter weather as a high hazard.

Landslide

- Ms. Prosperi stated that spring is typically when the Region experiences landslide and rock fall events and noted past events that led to disaster declarations in Daniels, Dawson, and Valley counties in 1986. She noted there are data limitations for landslide mapping and asked communities to note any event and where it occurred. Most counties and cities ranked landslide hazards low. KC Williams stated Yellowstone County should be occasional on the frequency of landslides but limited for the geographic location.

Earthquake

- Ms. Prosperi introduced earthquake hazards and showed a map displaying the latest probabilistic seismic hazards for the U.S. updated in 2018 by the USGS. According to the USGS Montana is one of the most seismically active states in the US given the Intermountain Seismic Belt that extends through western Montana. The largest known event in the State was a Magnitude 7.2 event in 1959.
- Most counties and cities ranked earthquake hazards low.

Volcanic Ash

- Ms. Prosperi covered volcanic ash and defined it as a major concern for Montana and especially the Eastern region with the most recent example being the 1980 Mt. St. Helens eruption. Ms. Prosperi distinguished volcanic Ash from ash from wildfires and emphasized it is extremely abrasive and can cause major disruptions and damages to machinery and structures. It is also a major public health risk.
- Most counties and cities ranked volcanic ash a low hazard.

Communicable Disease

- Ms. Prosperi reviewed communicable diseases, which include preventable disease, influenza, food-borne disease, and disease transferred from animals. A participant asked if the COVID numbers for Eastern Montana have been artificially inflated because a lot of patients have been sent to the hospital in Billings, possibly resulting inaccurate numbers by County. KC Williams stated that the numbers provided by MT DPHHS are based on the counties where patients reside, not the hospital that they are treated at. As a follow-up, Prairie County asked if it was based on population. Ms. Prosperi added that COVID-19 was a leading cause of death among the State's Native American populations in 2020; these groups make up approximately 7% of the State's population but accounted for over 30% of the deaths and almost 20% of the cases in the State in 2020. Some counties, such as Big Horn County have low health insurance rates, and high COVID-19 rates.
- Most of the counties and cities ranked communicable disease medium.

Transportation Accidents

- Ms. Prosperi noted that transportation accident hazards take into account modes of transportation that directly threatens life, could lead to property damages, injuries or impact emergency services. This has the potential to occur throughout the Eastern region and most often along the major interstates in the region. On an average year there is 6,746 roadway crashes in the Eastern region.
- Mr. Butori noted the BNSF derailment in Yellowstone County and that the event involved 13 cars that contained denatured alcohol; this was near the cities of Plevna and Baker.
- The crashes in Prairie County were reduced since 2017. Counties and cities ranked transportation accidents form low to medium hazards.

Hazardous Material Incidents

- Ms. Prosperi noted the main sources of data for this hazard is through the National Response Center which tracks hazmat incidents back to 1991. Hazardous material

incidents can occur at a fixed facility or during the transportation of materials. She added that in the Region the 2000s (2000-2009) generally saw a higher rate of incidents

- Most of the counties and cities ranked hazardous material incidents low. Yellowstone County looked at the potential areas where hazardous material facilities are high and trafficked and the risk associated with explosion and storage areas and determined that it should be a medium ranked hazard.

Cyber Attack

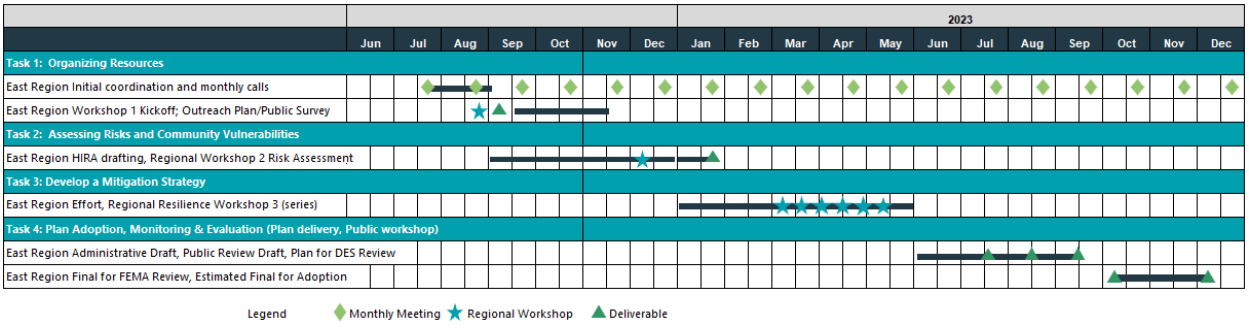
- Ms. Prosper reviewed the various types of cyber attacks being DDoS attacks, data breaches, malware, cyber espionage, cyber crimes and cyber terrorism or threats like that that occurred during the Olympics (Olympic Destroyer in 2018). Most of the counties and cities ranked cyber attacks as medium hazards. Yellowstone County had several attacks on hospitals including ransomware and information stealing.

Human Conflict

- Ms. Prosperi covered terrorism, active shooter incidents, and civil unrest events. This hazard can occur anywhere in the Region. There are several active groups in the State. This is a human-caused hazard that can lead to property damages, economic impacts, and possible injuries and fatalities. Most counties and cities human conflict as a low hazard.

5. Next Steps

- Ms. Prosperi stated that if any county or city has additional information that they would like to add related to the Risk Assessment to please share it with Ms. Poole. She added this will be how the customize the plan for each jurisdiction.
- She summarized next steps and noted that her team will soon be sharing information on the mitigation action status forms via email, and with the risk assessment findings in mind to start thinking about new mitigation action ideas.
- The Risk Assessment is now under development and will be distributed to the CPTs/TPTs in early February.
- The next Monthly Meeting will be on January 4th from 11-12 PM. The schedule is also posted below.



- KC Williams wants plans on the DES MT website, Shari informed him that the link is there. She clarified it is on the main MT DES webpage, not the www.mitigationplanmt.com website.

Attendees:

Adam Johnson (Powder River County EMS)
Amber Foechterle (Clerk/Treasurer, Town of Joliet)
Anne Miller (MT DES)
Annemarie Overcast (Yellowstone County DES)
Audrey Stromberg (Administrator, Roosevelt Medical Center)
Brandon Roth, Richland County
Brandon Stevens (City of Miles City)
Brian Mischel (Big Horn County Disaster and Emergency Services)
Broadus Vet (Powder River County)
Burt Keltner (Prairie Community Hospital)
Cheryl Morrison (Prairie County)
Christian Cullen (Risk Advisor, Crow Tribe)
Christine Keltner (Prairie County Commissioner)
Clint Pederson, (Powder River County)
Cody Stuchlike (Powder River County Sheriff's Department)
Cory Cheguis (Custer County)
Courtney Long (Planning Director, City of Red Lodge)
Cyrina Allen (Carbon County DES)
Dale Butori (Fallon County, City of Baker, Town of Plevna)
Darren Rook (Musselshell County DES)
David Stamey (Stillwater County)
Debi Meling (Public Works Department, Billings)
Director (City of Columbus)
Dixie Pierson (Garfield County DES)
Emily Geery (SWCA Environmental Consultants)
Georgia Bruski (Carter County)
Gordon Oelkers (Roosevelt County Commissioner)
Jamie George (Grants Manager, Crow Tribe)
Jason Strouf (Custer County Commissioner)
Jeff Gates (MT DES)
Jen Staton (Regional Emergency Manager SCL Health)
Jennifer Robley (Town of Fort Peck)
John Prisk (Prairie County DES)
Juliana Prosperi (Eastern MT Region Lead Planner, WSP)
Justin Russel (Musselshell DES Director)
Katherine Ford and Mark Olson (Golden Valley County DES)
KC Williams (Yellowstone County DES)
Keifer Lewis – (Sheriff Prairie County)
Keith Holmlund (Custer County Commissioner)
Kelly Keysor (Lower Yellowstone REC, Sidney MT)
Kevin Krausz (Custer County Commissioner)
Lindsey McNabb (Roosevelt County DES)
Lynn Schilling (Clerk/Treasurer, Town of Terry)
Mack Chambers (GIS Analyst, WSP)
Mary Jo Gehnert (Dawson County)
Mary Nyhus (Daniels County)
Melissa Baum (Hazard Mitigation Planner, WSP)
Natalie Schoen (Hazard Mitigation Planner, WSP)
Paul Skubinna (City of Glasgow)
Raymond Ragsdale (Powder River County Fire)
Rebecca McEuen (Powder River County DES)
Robbie Savelkoul (District Administrator - Roosevelt County Conservation District)
Robert Pancratz (Musselshell County Commissioner)
Rod Dees (City of Glasgow)
Samantha Malenovsky (Floodplain Manager, City of Miles City)
Scott Caton, DPW (City of Columbus)
Shari Pool (Eastern MT Regional Plan Manager, MT DES)
Staci Ketchum (Custer County)
Tiffani Jasper (Town of Culbertson)
Tim Clute (Staff Biologist/Fire Planner SWCA Environmental Consultants)
Todd Devlin, Prairie County

Chat Log

[9:13 AM] Rebecca McEuen (Guest)

Clint Pederson, Broadus Vet, Powder River County

[9:15 AM] Kelly Keysor
Kelly Keysor
Lower Yellowstone REC
Sidney MT

[9:16 AM] Custer county DES (Guest)
Cory Cheguis Custer County

[9:18 AM] Jason Strouf (Guest)
City of Miles City is working with the USACE for Flood Levee reconstruction along the Tongue River and planning along the Yellowstone River. An internal drainage project is under way.

[9:18 AM] KC Williams
Large Crowd Gatherings safety and security for festivals, elections, concerts, sporting events entertainment events, etc.

[9:20 AM] David Stamey
Echo YC comments - prep for civil unrest - security for gatherings and active shooter or MCI

[9:21 AM] Audrey (Guest)
3 or 4 train derailments in Roosevelt county in last 4 years. Maybe BNSF should be brought into the group?

[9:22 AM] Audrey (Guest)
These weren't federally declared disasters but did involve fire, EMS, law enforcement response.

[9:22 AM] KC Williams
Loss of critical infrastructure such as water, wastewater services and now electrical grid due to human or natural issues.

[9:23 AM] Dale Butori
Our number was 4275. You had the right one. Sorry for my confusion.

[9:24 AM] Todd Devlin, Prairie Co
DOR values dramatically different than market

[9:24 AM] Schoen, Natalie
Dale Butori Perfectly fine, thanks for double checking our work!

[9:27 AM] Baum, Melissa
https://app.sli.do/event/qSKhY8zh1Feg7TySFbggNv
Join Slido: Enter #code to vote and ask questions
Participate in a live poll, quiz or Q&A. No login required.

[9:28 AM] Justin Russell
Robert Pancratz, Musselshell County Commissioner just joined

[9:29 AM] Director
City of Columbus

[9:29 AM] B. Stevens (Guest)
City of Miles City

[9:34 AM] Rebecca McEuen (Guest)
Cody Stuchlike, Powder River County Sheriff's Department

[9:37 AM] Sami M
Please contact Miles City on that meeting. As the City should know what is going on with our City not just the commissioners. Thank you

[9:39 AM] Pool, Shari
will do Sami, thanks

[9:48 AM] Justin Russell
Yes

[9:49 AM] Christine Keltner (Guest)
med to low

[9:49 AM] Sami M
I agree with your analysis, flooding would be high in Miles City.

[9:53 AM] Christine Keltner (Guest)
low

[9:53 AM] Sami M
Low

[9:54 AM] Rebecca McEuen (Guest)
low

[9:54 AM] B. Stevens (Guest)
low

[10:01 AM] Custer county DES (Guest)
have you taken into consideration fuels projects in the WUI?

[10:03 AM] Justin Russell (External)
When was the DNRC analysis conducted?

[10:05 AM] Chambers, Mack
we used data displayed on their site here:
https://mwra-mtdnrc.hub.arcgis.com/

[10:05 AM] Todd Devlin
Are federal properties for value property part of your estimate??

[10:06 AM] Justin Russell
Thanks Mack

[10:06 AM] Chambers, Mack
Yes, if it was valued within the Parcel/Assessor data that was provided.

[10:08 AM] Justin Russell
I just wanted to verify that the data was capturing the large increase we have seen over the past year of development in the WUI.

[10:08 AM] Rebecca McEuen (Guest)
powder river – high (FIRE)

[10:09 AM] KC Williams
Please include in the plan an indication of "when" the data used for any statistics. For all statistics, a qualifier that states "data collected as of"

[10:12 AM] Chambers, Mack
Justin Russell Sometimes Exempt or Federal Properties are not valued in the Assessor data so it would not have been covered if that's the case.

[10:13 AM] Christine Keltner (Guest)
Med (DROUGHT)

[10:14 AM] Todd Devlin
High. (DROUGHT)

[10:14 AM] Justin Russell
Perfect. We will make sure to get the updated information to the assessor, now that she is back from medical leave. The graphic covered most of the area, but we had a new Amish development with 100 residents move into an area that wasn't highlighted.

[10:20 AM] Todd Devlin
Medium (SUMMER WEATHER)
[10:21 AM] Christine Keltner (Guest)
med (SUMMER WEATHER)
[10:21 AM] Todd Devlin

Wind-high
[10:22 AM] Christine Keltner (Guest)
wind---high prop damage
[10:28 AM] Tim Clute

RE:custer county DES (Guest)

have you taken into consideration fuels projects in the WUI?

The WUI delineations were gathered from data the MT DNRC compiled and published in 2020. Most of the WUI delineations were conducted over a decade ago and were primarily based on previous CWPPs. So much of the WUI is likely out of date for counties that have experienced significant growth over the last decade. Unfortunately, the MT DNRC does not have more recent data. How the exact method for how the WUIs were delineated likely changes from county to county (based on their CWPPs); so, I'm uncertain if/how fuel reductions were included. The MT risk assessment also does not include fuel reduction projects in its calculations.

[10:29 AM] Todd Devlin
Winter weather-high

[10:31 AM] Christine Keltner (Guest)
high WINTER WEATHER

[10:31 AM] rod dees (Guest)
High WINTER WEATHER

[10:32 AM] Todd Devlin
Landslide- low

[10:33 AM] Christine Keltner (Guest)
Low LANDSLIDE

[10:34 AM] rod dees (Guest)
Low LANDSLIDE

[10:34 AM] B. Stevens (Guest)
Low LANDSLIDE

[10:34 AM] KC Williams
Yellowstone County should be occasional on the frequency of landslides please. Very limited area.

[10:37 AM] Todd Devlin
Earthquake low

[10:38 AM] Christine Keltner (Guest)
Low EARTHQUAKE

[10:38 AM] rod dees (Guest)

Low EARTHQUAKE
[10:39 AM] B. Stevens (Guest)
Low EARTHQUAKE

[10:41 AM] Christine Keltner (Guest)
light ash, SE Pr Co

[10:41 AM] Todd Devlin
Volcanic medium

[10:41 AM] B. Stevens (Guest)
Low VOLCANIC

[10:41 AM] rod dees (Guest)
Low VOLCANIC

[10:41 AM] Christine Keltner (Guest)
Med VOLCANIC

[10:44 AM] Prairie County (Guest)
Is this based upon population?

[10:46 AM] Prairie County (Guest)
OK thank you

[10:48 AM] Todd Devlin
Covid etc.- medium

[10:48 AM] Christine Keltner (Guest)
cvd--med

[10:51 AM] Prairie County (Guest)
Crashes have been reduced since 2016

[10:51 AM] Todd Devlin
Traffic ac- low

[10:51 AM] rod dees (Guest)
medium

[10:51 AM] Christine Keltner (Guest)
highway acc----low

[10:55 AM] Todd Devlin
Hazard- low

[10:55 AM] Christine Keltner (Guest)
haz mat----low

[10:56 AM] Dale Butori
Need to step out. Thank you.

[10:59 AM] Todd Devlin
Cyber medium

[11:00 AM] Christine Keltner (Guest)
cyber------med

[11:01 AM] KC Williams
we have had several attacks on our hospitals including ransomware and information stealing.

[11:03 AM] Todd Devlin
Terror low

[11:04 AM] Christine Keltner (Guest)
conflict----low

[11:04 AM] rod dees (Guest)
Low CONFLICT

[11:09 AM] Prairie County (Guest)
Prairie County would request pdf please

[11:11 AM] Pool, Shari
In person meeting will be in April

Justin Russell (External)11:12 AM
Thank you.

Custer county DES (Guest)11:12 AM
Thank You! Shari I'll be reaching out to you!

Christine Keltner (Guest)11:12 AM
t u

rod dees (Guest)11:12 AM
thank you

[11:12 AM] Amber Foechterle - Town of Joliet (Guest)
Thank you

[11:12 AM] Todd Devlin
Thanks

[11:12 AM] Director
Thanks again

[11:12 AM] B. Stevens (Guest)
Thanks

[11:12 AM] Disaster Emergency Services
Thanks

[11:12 AM] Emily Geery
Thank you!

Montana Eastern Region Hazard Mitigation Plan
Mitigation Strategy Meeting Agenda

Date: Monday, April 3, 2023
10:00 am-3:00 pm MST

Meeting at: RiverStone Health – Lil Anderson Center Conference Room
2626 1st Avenue South (1st Floor)
Billings, MT 59101

Project: Montana Eastern Region Hazard Mitigation Plan

Subject/Purpose

The purpose of this meeting is to review the planning process and to modify, add, and/or delete mitigation actions and projects applicable to the Montana Eastern Region based on CPT/TPT input and pertinent plan goals. Prioritization of mitigation projects will be conducted and next steps for plan finalization will be discussed, including future plan implementation and maintenance. Lunch will be provided.

Attendees: Montana Eastern Region Hazard Mitigation Planning Committee and Stakeholders

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1. Introductions
2. Planning process update
3. Review of possible mitigation activities and alternatives
4. Discuss criteria for mitigation action selection and prioritization
5. Funding mitigation options
6. Review of progress on existing actions in the plan (working lunch- provided)
7. Brainstorming Session: Development of new mitigation actions (group process)
8. Prioritize mitigation actions (group process)
9. Discuss plan implementation and maintenance
10. Discussion of draft HIRA
11. Next steps

Sign-in

Meeting Date **Monday April 3, 2023**

Meeting location **Billings Riverview Health**

Name	Jurisdiction Representing (County, Tribe, Town)	Initial	Federally Funded	Agency - if you have multiple jobs that you represent please note them. (i.e. road dept, floodplain, private industry)
Cyrina Allen	Carbon County		Yes/No	
Bill Bullock	Carbon County		Yes/No	
Katherine Ford	Golden Valley County	KF	Yes/No	DES + Sheriff's Office
Amber Foechterle	Town of Joliet	AF	Yes/No	
~~Nora Melius~~	~~Golden Valley County~~		Yes/No	
Sylvan Covers Up	Crow Reservation	SCU	Yes/No	
Courtney Long	City of Red Lodge		Yes/No	
Justin T Russell	Musselshell	JR	Yes/No	
K.C. Williams	Yellowstone County	KCW	Yes/No	Emergency Management
annemarie overcast	Yellowstone County		Yes/No	Emergency Management
Bret A Becker	City of Billings	BAB	Yes/No	Police Dept.
James Duncan	Sheridan County		Yes/No	
Ray Ezell	Yellowstone City/County	RFE	Yes/No	Public Health
Christian Cullen	Crow Nation	CC	Yes/No	Tribal consultant
Juliane Lore	Town of Joliet + BEAR CREEK	JL	Yes/No	ATTORNEY.

Sign-in

Meeting Date **Monday April 3, 2023**

Meeting location **Billings Riverview Health**

Name	Jurisdiction Representing (County, Tribe, Town)	Initial	Federally Funded	Agency - if you have multiple jobs that you represent please note them. (i.e. road dept, floodplain, private industry)
Gary Foechterle	Town of Joliet	GDF	Yes/No	Town of Joliet / carbon 911 Dispatc
Bonnie Gray	Town of Joliet	BG	Yes/No	Town of Joliet / council
Dillon Lytsell	Yellowstone City/County		Yes/No	Health Department
Shari Pool	State DL	SP	Yes/No	DES
Jeff Gates	STATE MT	JG	Yes/No	DES
Darren Rook	Musselshell County DES	DR	Yes/No	
Laurel Hamilton	USACE - Omaha	LHJ	Yes/No	USACE
Jeff Greenwald	USACE - Omaha	JG	Yes/No	USACE
CourAney Long	City of Red Lodge	CML	Yes/No	Floodplain, Planning
David Stamey	Stillwater Co DES	DS	Yes/No	DES
Tim Nottingham	Town of Fromberg	TN	Yes/No	
Linda Jones	Fromberg	LJ	Yes/No	
Don Jones	Yellowstone County	DJ	Yes/No	Yellowstone County
Cyrina Allen	Carbon County DES	CMA	Yes/No	DES/PH officer
DEREK YEAGER	City/COUNTY	DY	Yes/No	Billings / Yellowstone City

Montana Eastern Region Hazard Mitigation Plan
Mitigation Strategy Meeting Agenda

Date: Tuesday, April 4, 2023
10:00 am-3:00 pm MST

Meeting at: Sidney Fire Station
1105 3rd Street NW
Sidney, MT 59270

Project: Montana Eastern Region Hazard Mitigation Plan

Subject/Purpose

The purpose of this meeting is to review the planning process and to modify, add, and/or delete mitigation actions and projects applicable to the Montana Eastern Region based on CPT/TPT input and pertinent plan goals. Prioritization of mitigation projects will be conducted and next steps for plan finalization will be discussed, including future plan implementation and maintenance. Lunch will be provided.

Attendees: Montana Eastern Region Hazard Mitigation Planning Committee and Stakeholders

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1. Introductions
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8. Prioritize mitigation actions (group process)
9. Discuss plan implementation and maintenance
10. Discussion of draft HIRA
11. Next steps

Sign-in Meeting Date Meeting location	Tuesday April 4, 2023 Sidney Fire Hall

Name	Jurisdiction Representing (County, Tribe, Town)	Initial	Federally Funded	Agency - if you have multiple jobs that you represent please note them. (i.e. road dept, floodplain, private industry)
Mary Jo Gehnert	Dawson	MJG	Yes/No	
Brandon Roth	Richland County		Yes/No	
Mark E. Kraft	City of Sidney		Yes/No	
Jessica Chamberlin	City of Sidney	JC	Yes/No	
Jeff Hintz	City of Sidney		Yes/No	Public Works Director
~~Mary Rowe~~	~~City of Miles City~~		~~Yes/No~~	
Ray trumpower	Fairview	RT	Yes/No	
Keith Raymond	Rosebud County		Yes/No	DES / EMS / Fire
Keri Taylor	McCone County	KT	Yes/No	DES
Sue Ann Good	McCone County	SAG	Yes/No	Public Health - McCone
Gale Strandlund	City of Froid		Yes/No	Council member
Dan Murphy	City of Fairview DPW	DM	Yes/No	Public Works Director
Shari Pool	State		Yes/No	DES
Natalie Schon	WSP E&I	NS	Yes/No	
Juliana Prosperi	WSP E&I	J.P.	Yes/No	

Sign-in Meeting Date Meeting location	Tuesday April 4, 2023 Sidney Fire Hall			
Name	**Jurisdiction Representing (County, Tribe, Town)**	**Initial**	**Federally Funded**	**Agency - if you have multiple jobs that you represent please note them. (i.e. road dept, floodplain, private industry)**
Jeff Greenwald	USACE	JG	Yes/No	USACE
Laurel Hamilton	USACE	LH	Yes/No	USACE
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	

Montana Eastern Region Hazard Mitigation Plan
Mitigation Strategy Meeting Agenda

Date: Wednesday, April 5, 2023
10:00 am-3:00 pm MST

Meeting at: Roosevelt County Aging Services
124 Custer Street
Wolf Point, MT 59201

Project: Montana Eastern Region Hazard Mitigation Plan

Subject/Purpose

The purpose of this meeting is to review the planning process and to modify, add, and/or delete mitigation actions and projects applicable to the Montana Eastern Region based on CPT/TPT input and pertinent plan goals. Prioritization of mitigation projects will be conducted and next steps for plan finalization will be discussed, including future plan implementation and maintenance. Lunch will be provided.

Attendees: Montana Eastern Region Hazard Mitigation Planning Committee and Stakeholders

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8. Prioritize mitigation actions (group process)
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11. Next steps

Sign-in	
Meeting Date	Wednesday April 5, 2023
Meeting location	Roosevelt Aging Services

Name	Jurisdiction Representing (County, Tribe, Town)	Initial	Federally Funded	Agency - if you have multiple jobs that you represent please note them. (i.e. road dept, floodplain, private industry)
Paul Skubinna	City of Glagsow	PAS	Yes/No	
Gary Macdonald	Roosevelt County	GM	Yes/No	Commissioner
michael s rinaldi	Roosevelt		Yes/No	
Lindsey McNabb	Roosevelt County	LM	Yes/No	Floodplain
Nick Kallem	Culbertson	NK	Yes/No	Roosevelt medical center engineering
Richard Dean Seiler	Valley County	RDS	Yes/No	DES
Robbie Savelkoul	Roosevelt County	RS	Yes/No	Conservation District
Jennifer Robley	Town of Fort Peck	JR	Yes/No	
Rick Seiler	Valley County, Opheim, Nashua	RDS	Yes/No	ValleyCo DES
Mary Nyhus	Daniels County	MN	Yes/No	
Sonya Southland	City of Scobey	SS	Yes/No	City of Scobey
Connie Wittak	Daniels County - Town of Flaxville	CW	Yes/No	County Weed District
Nick Kallem	Roosevelt		Yes/No	Medical Center
Terri Merrill	Town of Culbertson	TM	Yes/No	Town of Culbertson
Michael Post	Wolf Point and Poplar		Yes/No	
Gordon Oelkers	Roosevelt County	GO	Yes/No	

Sign-in	
Meeting Date	Wednesday April 5, 2023
Meeting location	Roosevelt Aging Services

Name	Jurisdiction Representing (County, Tribe, Town)	Initial	Federally Funded	Agency - if you have multiple jobs that you represent please note them. (i.e. road dept, floodplain, private industry)
Shari Pool	STaate		Yes/No	DES
Jeff Berger	Ft. Peck Tribes	JB	Yes/No	DES
David Rexhausen	Town of Nashua	DR	Yes/No	Town
Jeff Greenwald	USACE	JG	Yes/No	USACE
Anne L Miller	MT DES - DFO East	ALM	Yes/No	MT DES
Juliana Prosperi	WSP E&I	JP	Yes/No	
Natalie Schoen	WSP E&I	NS	Yes/No	
Laurel Hamilton	USACE	LH	Yes/No	USACE
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	

Montana Eastern Region Hazard Mitigation Plan
Mitigation Strategy Meeting Agenda

Date: Thursday, April 6, 2023
10:00 am-3:00 pm MST

Meeting at: Custer County Event Center
42 Garry Owen Road
Miles City, MT 59301

Project: Montana Eastern Region Hazard Mitigation Plan

Subject/Purpose

The purpose of this meeting is to review the planning process and to modify, add, and/or delete mitigation actions and projects applicable to the Montana Eastern Region based on CPT/TPT input and pertinent plan goals. Prioritization of mitigation projects will be conducted and next steps for plan finalization will be discussed, including future plan implementation and maintenance. Lunch will be provided.

Attendees: Montana Eastern Region Hazard Mitigation Planning Committee and Stakeholders

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10. Discussion of draft HIRA
11. Next steps

Sign-in Meeting Date Meeting location	Thursday April 6, 2023 Custer County Event Center

Name	Jurisdiction Representing (County, Tribe, Town)	Initial	Federally Funded	Agency - if you have multiple jobs that you represent please note them. (i.e. road dept, floodplain, private industry)
Dixie Pierson	Garfield County	DP	Yes/No	Garfield Co DES
Samantha Malenovsky	City of Miles City		Yes/No	
Rebecca McEuen	Powder River County	RM	Yes/No	
Burt Keltner	Prairie County		Yes/No	Hospital District
Branden Stevens	City of Miles City	BMS	Yes/No	Miles City Fire Rescue BMS
Dale Butori	Fallon County	DB	Yes/No	DES/911
Steve Baldwin	Fallon County		Yes/No	Commission
Doug Colombik	Miles City		Yes/No	
Georgia Bruski	Carter County	GB	Yes/No	
Cheryl K Morrison	Prairie County	CKM	Yes/No	Prairie Co Dep Treasurer/DES Aide
Christine W Keltner	Prairie County	CWK	Yes/No	Prairie Co Comm
Sarah Lewin	City of Miles City		Yes/No	
Mary Rowe	City of Miles City	MR	Yes/No	
Jody Kinsey	City of Miles City	JK	Yes/No	
Cory Cheguis	Custer	C.C	Yes/No	Custer County Fire

Sign-in Meeting Date Meeting location	Thursday April 6, 2023 Custer County Event Center			
Name	**Jurisdiction Representing (County, Tribe, Town)**	**Initial**	**Federally Funded**	**Agency - if you have multiple jobs that you represent please note them. (i.e. road dept, floodplain, private industry)**
John Pisk	Prairie County	JP	Yes/No	DES
Maureen Celander	Custer County	MC	Yes/No	
Jeff Faycosh	Custer County	JF	Yes/No	Commission
~~Dixie Pierson~~	~~Eastern~~		Yes/No	
Jason Strouf	Custer County	JS	Yes/No	Commission
LaToya Gardner	McCone County	LG	Yes/No	Health Center & Home Health
Candy Huseby	McCone County	CH	Yes/No	Health Center
Brian Nelson	Wibaux		Yes/No	
Nicole ~~Branden~~ Stevens	City of Miles City	NS	Yes/No	
Brandon Kelm	CUSTER COUNTY	BK	Yes/No	SHERIFF
Ward Weishadle	Custer County	WW	~~Yes~~/No	
Raymond Ragsdale ~~Clint Pedersen~~	Broadus	RR	Yes/~~No~~	volunteer fire dept
Sheri Pool	State		~~Yes~~/No	DES
			Yes/No	
			Yes/No	

Sign-in	
Meeting Date	Thursday April 6, 2023
Meeting location	Custer County Event Center

Name	Jurisdiction Representing (County, Tribe, Town)	Initial	Federally Funded	Agency - if you have multiple jobs that you represent please note them. (i.e. road dept, floodplain, private industry)
Kevin Krausz	Custer County	KK	Yes/No	Commissioner
Reynold Hagen	Garfield Co		Yes/No	fire warden
Laurel Hamilton	USACE - Omaha	LJH	Yes/No	USACE
Jeff Greenwald	USACE	JG	Yes/No	USACE
Natalie Schoon	WSP	NS	Yes/No	
Juliana Prosperi	WSP		Yes/No	
Bret Hellyer	GARFIELD COUNTY	BH	Yes/No	TOWN OF JORDAN
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	

Montana Eastern Region Hazard Mitigation Plan
Mitigation Strategy Meeting Agenda

Date: Friday, April 7, 2023
10:00 am-3:00 pm MST

Meeting at: Stillwater Building – Yellowstone County Commissioner Board Room
316 N. 26th Street (3rd Floor)
Billings, MT 59101

Project: Montana Eastern Region Hazard Mitigation Plan

Subject/Purpose

The purpose of this meeting is to review the planning process and to modify, add, and/or delete mitigation actions and projects applicable to the Montana Eastern Region based on CPT/TPT input and pertinent plan goals. Prioritization of mitigation projects will be conducted and next steps for plan finalization will be discussed, including future plan implementation and maintenance. Lunch will be provided.

Attendees: Montana Eastern Region Hazard Mitigation Planning Committee and Stakeholders

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1. Introductions
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7. Brainstorming Session: Development of new mitigation actions (group process)
8. Prioritize mitigation actions (group process)
9. Discuss plan implementation and maintenance
10. Discussion of draft HIRA
11. Next steps

Sign-in Meeting Date Meeting location	Friday April 7, 2023 Billings Commissioner Board Room			
Name	**Jurisdiction Representing (County, Tribe, Town)**	**Initial**	**Federally Funded**	**Agency - if you have multiple jobs that you represent please note them. (i.e. road dept, floodplain, private industry)**
Nicole Stephenson	Treasure	NS	Yes/No	
~~Sheriff Will Seastrom~~	Treasure County		Yes/No	
David Stamey	Stillwater County		Yes/No	Stillwater County DES
Brian Mischel	Big Horn County	BM	Yes/No	DES
Brady Drescher			Yes/No	American Medical Response LEPC
Jen Staton	Yellowstone County		Yes/No	St. Vincent Healthcare
Jennifer Owen	City of Billings		Yes/No	
Ben Adelman			Yes/No	Private Industry - Oil and Gas
Tom Rupsis TR	City of Billings	TR	Yes/No	
Jacob Haan	Laurel, MT	JH	Yes/No	CHS Refinery
Mike Boyett	Billings City		Yes/No	Council Ward 5
Victoria Hill	City of Billings	MB	Yes/No	
Vicki Berger	Town of ~~Billings~~ Layina		Yes/No	Golden Valley County, Town Clerk
Annemarie Overcast	YC DES	AO	Yes/No	
Sheri Pool	State		Yes/No	DES

Sign-in Meeting Date Meeting location	Friday April 7, 2023 Billings Commissioner Board Room			
Name	**Jurisdiction Representing (County, Tribe, Town)**	**Initial**	**Federally Funded**	**Agency - if you have multiple jobs that you represent please note them. (i.e. road dept, floodplain, private industry)**
Juliana Prosperi	WSP	J.P.	Yes/No	
Natalie Schoen	WSP	N-S.	Yes/No	
Vicki Berge	Lavina, Golden Valley Cty		Yes/No	
PAUL TUTTON	BILLINGS AIRPORT	PT	Yes/No	AIRCRAFT RESCUE FIREFIGHTING
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	
			Yes/No	

Montana Eastern Regional Hazard Mitigation Plan Mitigation Strategy Meeting Summary

June 3-7, 2023

Introduction

This document summarizes a series of in-person workshops held in Eastern Montana over the week of June 3rd-7th, 2023. The purpose of these workshops was to review the existing mitigation strategies in the existing local hazard mitigation plans and begin the process of developing the updated regional mitigation strategy. Shari Pool, Eastern Region Project Manager with Montana Disaster and Emergency Services (DES), kicked off each meeting and thanked everyone for their participation, before introducing Juliana Prosperi and Natalie Schoen. Those in attendance went around the room and introduced themselves to the group. There are sign in sheets listing all those who attended the 3 workshops included as a separate attachment. Various representatives from the participating counties and jurisdictions were present, as well as stakeholders and partner organizations.

Review of the Planning Process

The FEMA planning process steps were recapped; WSP has completed the first draft of the Risk Assessment process and is now beginning the mitigation strategy portion. This meeting addressed mitigation strategizing and discussed the draft regional goals developed for the plan.

Review of Possible Mitigation Activities

Juliana and Natalie gave an overview of what kinds of activities and alternatives can be considered for hazard mitigation. Through hazard mitigation we're trying to reduce the future demand for, and rising costs of, disaster response and recovery. There are several ways to categorize mitigation actions. One way to think of mitigation actions is the four A's:

- Altering a hazard,
- Averting a hazard,
- Avoiding a hazard,
- Adapting to a hazard

FEMA suggests these four categories for mitigation actions:

- Plans and Regulations,
- Structure and Infrastructure Projects,
- Education and Awareness, and
- Natural Systems Protection.

The Community Rating Systems also categorizes actions as follows:

- Prevention
- Structural projects
- Public information
- Natural resource protection

- Property protection
- Emergency services

Resources for more details on mitigation action types, categories, and example projects were provided, including a list of best practices and alternatives for mitigating various hazards, and a short discussion on climate change and adaptation considerations. Example hazard-specific mitigation projects were discussed including FEMA funding-eligible projects for wildfire, flooding, winter storm, and other hazards.

Prioritizing Mitigation Actions

Juliana and Natalie explained the prioritization of actions in more detail. FEMA suggests using the STAPLEE method for prioritization.

- **S**ocial – What are the potential social impacts of an action?
- **T**echnical – What is the technical feasibility to implement the action?
- **A**dministrative – What are the administrative capabilities to implement the action?
- **P**olitical – Is there the political will to implement the project?
- **L**egal – Do you have the legal authority?
- **E**conomic – Is the project economically feasible?
- **E**nvironmental – What are the environmental impacts of benefits from the project?

Other things to consider when thinking of new mitigation actions include:

- Life safety and vulnerable populations
- Addressing high risk hazards
- Protect critical facilities and assets
- Actions that help meet multiple goals and objectives

Funding Mitigation Options

During this portion of the meeting, Juliana and Natalie gave an overview of the many different options available to seek funding for mitigation actions included in the plan. This includes FEMA mitigation grants and funding sources, as well as other federal and state grants, local budgets, capital improvements budges, public-private partnerships, and fees and levies. Shari Pool gave some detailed presentations of various other grants available and the details of application, as well as emphasizing Montana DES's role in assisting local jurisdictions with pursuing grant funding. Representatives from the US Army Corps of Engineers were also in attendance at the meetings, and they gave the group an overview of various programs the Corps offers to provide technical assistance and actual construction projects to help achieve mitigation goals. Several mitigation success stories throughout the State were also discussed.

Review of Progress on Existing Mitigation Actions

Prior to the meeting, a Mitigation Action Tracker was sent to the HMPC listing each county's mitigation actions from their respective previous plans. Each HMPC representative was asked to provide comments on the status of each action. At this point in the meeting, the group was tasked with grouping themselves together based on the County they represent and working through the Tracker together to fill in some of the statuses and provide more information on the progress that has been made to date. This information will be compiled with any trackers that were received back from the HMPC prior to the mitigation workshops, as well as additional information received over the weeks following the workshops.

The mitigation action statuses are categorized as one of the following: Completed, Annual Implementation (ongoing), Continue-In Progress, Continue-Not Started, and Deleted. Some examples of "Deleted" actions may be due to lack of project applicability over time, shifting priorities or vulnerabilities throughout the years, or even inability to complete a project in an area where the community does not have control/jurisdiction (e.g. state owned or federal land). Annual Implementation items are actions that a jurisdiction is conducting on an ongoing basis, but the jurisdiction wants to continue forward into the updated plan to maintain visibility on the action.

Developing New Mitigation Actions

Each participating jurisdiction is required to develop at least one new action for the 2023 plan. Ideally, jurisdictions should develop actions that address all the hazards addressed in the plan, or at a minimum each High significance hazard. All jurisdictions that participate in the National Flood Insurance Program (NFIP) will need to have a mitigation action addressing continued NFIP compliance.

During this time goals and objectives were discussed and key differences between "goals," "objectives" and "actions" were defined: goals and objectives are usually more general and broad guidelines while actions are specific, and project driven. It was agreed that there would be Regional Goals adopted for the plan, with individual counties developing their own objectives should they so choose. The regional goals were confirmed during this third meeting as follows, based on the conversation:

1. Reduce impacts to people, property, the environment, and the economy from hazards.
2. Protect community lifelines and critical infrastructure to ensure the continuity of essential services.
3. Promote education and outreach to the public around hazards and mitigation.
4. Promote regional cooperation and leverage partnerships in mitigation solutions.
5. Sustain and enhance jurisdictional capabilities to enact mitigation activities.
6. Integrate hazard mitigation into other plans, processes, and regulations.
7. Ensure local mitigation programs address underrepresented groups and protect socially vulnerable populations.
8. Incorporate the potential impacts of climate change into all mitigation activities.

It was noted that goals should also be considered during the development of new actions, and that actions should attempt to address one or more goals. Other items to consider in the development of new actions are the public survey results, the HIRA, and FEMA Community Lifelines and critical facilities.

The following are resources with ideas and examples of mitigation actions and implementation:

- FEMA's Mitigation Idea: https://www.fema.gov/media-library/assets/documents/30627
- FEMA's Mitigation Action Portfolio: https://www.fema.gov/sites/default/files/2020-08/fema_mitigation-action-portfolio-support-document_08-01-2020_0.pdf

Juliana and Natlie led a series of exercises for all those present to come up with at least one new mitigation action, and then to review and prioritize those actions as a group using the STAPLEE criteria. Post-it notes were passed out and attendees were asked to spend ten minutes to write at least one

mitigation action. After each individual completed this, they were then asked place their post-it at the front of the room. Once all the actions were posted at the front of the room, each individual was given 4 dot stickers and asked to read through the actions and keep in mind the STAPLEE criteria (Social, Technical, Administrative, Political, Legal, Economic, and Environmental). Using their 4 dot stickers and they were asked to place the stickers on the actions and "vote" for the actions they think should be the highest priority based.

Each HMPC member that suggested a new action is asked to fill out a New Mitigation Action Form with more details on the action and how it will be implemented over time. The group was directed to continue brainstorming and to connect with others in their respective jurisdictions to develop additional new mitigation actions for the regional plan.

Next Steps

The next steps in the HMP update process were briefly discussed and the project milestones and prospective timeline for task completions were presented. This is the final formal meeting of the HMPC.

Questions and Answers/Adjourn

Each meeting adjourned around 2:30 pm. Points of Contact for this HMP update effort:

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303-704-5506

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Shari Pool
Eastern Region Project Manager
Montana DES
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Sara Hartley
State Hazard Mitigation Officer
Montana DES
sara.hartley@mt.gov

Example Mitigation Actions by Hazard

Alternative Mitigation Actions	Dam Incidents	Floods	Epidemic/ Pandemic HazMat	Expansive Soils, Land Subsidence	Weather Extremes: (drought and extreme temps; hail, lightning, severe wind; tornado)	Earthquakes	Fire	Winter Storm
PLANS and REGULATIONS								
Building codes and enforcement		■		■	■	■	■	■
Comprehensive Watershed Tax		■						
Density controls	■	■		■			■	
Design review standards		■		■		■	■	
Easements		■		■			■	
Environmental review standards		■		■		■	■	
Floodplain development regulations	■	■						
Hazard mapping	■	■		■			■	
Fluvial Hazard Zone mapping and regulations		■		■				
Floodplain zoning	■	■						
Forest fire fuel reduction							■	
Housing/landlord codes					■			
Slide-prone area/grading/hillside development regulations				■			■	
Manufactured home guidelines/regulations		■			■	■		
Multi-Jurisdiction watershed protection	■	■						
Open burning regulations							■	
Open space preservation	■	■		■			■	
Performance standards	■	■		■	■	■	■	■
Special use permits	■	■		■			■	
Stormwater management regulations		■						
Subdivision and development regulations	■	■		■		■	■	
Surge protectors and lightning protection					■			
Tree Management					■		■	■
Transfer of development rights		■		■			■	
Utility location		■		■	■		■	■

Alternative Mitigation Actions	Dam Incidents	Floods	Epidemic/ Pandemic HazMat	Expansive Soils, Land Subsidence	Weather Extremes: (drought and extreme temps; hail, lightning, severe wind; tornado)	Earthquakes	Fire	Winter Storm
STRUCTURE AND INFRASTRUCTRE PROJECTS								
Acquisition of hazard prone structures	■	■		■			■	
Facility inspections/reporting	■	■				■		
Construction of barriers around structures	■	■						
Elevation of structures	■	■						
Relocation out of hazard areas	■	■		■			■	
Structural retrofits (e.g., reinforcement, floodproofing, bracing, etc.)		■	■	■	■	■	■	■
Channel maintenance		■		■				
Dams/reservoirs (including maintenance)	■	■						
Levees and floodwalls (including maintenance)		■						
Safe room/shelter					■	■		■
Secondary containment system								
Site reclamation/restoration/revegetation		■		■				
Snow fences					■			■
Water supply augmentation					■			
Debris Control/Debris basins		■		■				
Defensible Space							■	
Stream stabilization		■		■				
Biomass Plant							■	
Microgrids	■	■			■	■	■	■
Power line hardening/burial	■	■			■	■	■	■

Alternative Mitigation Actions	Dam Incidents	Floods	Epidemic/ Pandemic HazMat	Expansive Soils, Land Subsidence	Weather Extremes: (drought and extreme temps; hail, lightning, severe wind; tornado)	Earthquakes	Fire	Winter Storm
EDUCATION AND AWARENESS								
Flood Insurance	■	■						
Hazard information centers	■	■	■	■	■	■	■	■
Public education and outreach programs	■	■	■	■	■	■	■	■
Real estate disclosure	■	■		■	■	■	■	■
Crop Insurance					■	■		
Lightning detectors in public areas					■			
Disease contact tracing protocols and tools			■					
NATURAL SYSTEMS PROTECTION								
Best Management Practices (BMPs)		■		■	■		■	
Forest and vegetation management	■	■		■	■		■	■
Hydrological Monitoring	■	■		■	■			
Sediment and erosion control regulations	■	■		■				
Stream corridor restoration		■		■				
Stream dumping regulations		■						
Urban forestry and landscape management		■		■	■		■	■
Wetlands development regulations		■		■			■	
Aquifer recharge/recovery					■			
EMERGENCY SERVICES								
Critical facilities protection	■	■	■	■	■	■	■	■
Emergency response services	■	■	■	■	■	■	■	■
Facility employee safety training programs	■	■	■	■	■	■	■	■
Hazard threat recognition	■	■	■	■	■	■	■	■
Hazard warning systems (community sirens, NOAA weather radio)	■	■	■	■	■	■	■	■
Health and safety maintenance	■	■	■	■	■	■	■	■
Post-disaster mitigation	■	■		■	■	■	■	■
Evacuation planning	■	■	■	■			■	

Mitigation Action Selection and Prioritization Criteria

- Does the proposed action protect lives?
- Does the proposed action address hazards or areas with the highest risk?
- Does the proposed action protect critical facilities, infrastructure, or community assets?
- Does the proposed action meet multiple objectives (multi-objective management)?
- Is there a strong advocate for the action or project that will support the action's implementation?
- Does the project address equity or protect vulnerable populations?

STAPLE/E

Developed by FEMA, this method of applying evaluation criteria enables the planning team to consider in a systematic way the social, technical, administrative, political, legal, economic, and environmental opportunities and constraints of implementing a particular mitigation action. For each action, the HMPC should ask, and consider the answers to, the following questions:

Social - Does the measure treat people fairly (different groups, different generations)? Does it consider social equity, disadvantaged communities, or vulnerable populations?

Technical - Will it work? (Does it solve the problem? Is it feasible?)

Administrative - Is there capacity to implement and manage project?

Political - Who are the stakeholders? Did they get to participate? Is there public support? Is political leadership willing to support it?

Legal - Does your organization have the authority to implement? Is it legal? Are there liability implications?

Economic - Is it cost-beneficial? Is there funding? Does it contribute to the local economy or economic development? Does it reduce direct property losses or indirect economic losses?

Environmental - Does it comply with environmental regulations or have adverse environmental impacts?

Montana Eastern Region Hazard Mitigation Plan Public Input Survey

The State of Montana Disaster and Emergency Services (MT DES) is coordinating the creation of a new Regional Hazard Mitigation Plan that will encompass all counties, municipalities, and tribal nations in the Eastern Region of Montana. The Regional Plans will build off existing local hazard mitigation plans in the Region and be developed in accordance with the Disaster Mitigation Act of 2000 and Regional Resilience Toolkit planning guidance.

The Regional Hazard Mitigation Plan analyzes each county, municipality and Tribe's vulnerabilities to natural and human-caused hazards and identifies mitigation actions that can be taken to minimize property damage and improve life safety prior to a hazard event.

The purpose of this survey is to collect information from the public and stakeholders to better understand the vulnerabilities within the Eastern Region as well as solicit input on needs to best mitigate, or reduce, the impacts of hazards before they occur. The feedback will be shared with local planning committees to inform the planning process.

Please complete this survey by **November 28, 2022**

We highly recommend filling out the online version at:
https://bit.ly/3yb6SBM

Alternately please take a few moments to complete and return the form where it was distributed or provide to your County or Tribal emergency management office.

Community Information

1. Which County or Reservation do you live in?

☐ Big Horn
☐ Carbon
☐ Carter
☐ Crow Tribe
☐ Custer
☐ Daniels
☐ Dawson
☐ Fallon
☐ Fort Peck Assiniboine and Sioux Tribes
☐ Garfield
☐ Golden Valley
☐ McCone
☐ Musselshell
☐ Other
☐ Northern Cheyenne Indian Reservation
☐ Powder River
☐ Prairie
☐ Richland
☐ Roosevelt
☐ Rosebud
☐ Sheridan
☐ Stillwater
☐ Treasure
☐ Valley
☐ Wheatland
☐ Wibaux
☐ Yellowstone

2. Where in the county do you live?

☐ Unincorporated
☐ Municipality
☐ Reservation

3. List the specific community name:

Hazard Significance

4. The hazards addressed in the Eastern Region Hazard Mitigation Plan update are listed below. Please indicate the level of significance (low, medium, or high) you perceive for each hazard for in the community you live.

Hazard	Low	Medium	High
Avalanche	☐	☐	☐
Dam Failure	☐	☐	☐
Drought	☐	☐	☐
Earthquake	☐	☐	☐
Flooding	☐	☐	☐
Landslide	☐	☐	☐
Severe Summer Weather (extreme heat, thunderstorms, hail, lightning)	☐	☐	☐
Severe Winter Weather (extreme cold, heavy snow, blizzard)	☐	☐	☐
Tornadoes and Windstorms	☐	☐	☐
Transportation Accidents	☐	☐	☐
Wildland and Rangeland Fire	☐	☐	☐
Volcanic Ashfall	☐	☐	☐
Hazardous Materials Incidents	☐	☐	☐
Human Conflict (Terrorism, Civil Unrest, etc.)	☐	☐	☐
Communicable Disease	☐	☐	☐
Cyber-Attack	☐	☐	☐

Other? (Note in space below other hazards of concern that are not listed above)	☐	☐	☐

Specific Hazard Issues/Problems

5. Do you have information on specific hazard issues/problem areas that you would like the planning committee to consider? Note the jurisdiction (County, Tribal Nation or Municipality) to which it applies:

Pre-Disaster Mitigation Actions

Mitigation includes actions that can be taken to reduce or eliminate the long-term risk to hazards.

6. Indicate the level of significance the following mitigation action categories.

Category	Low	Medium	High
Local Planning and Regulations (Addressing hazards in Plans and Policies)	☐	☐	☐
Structure and Infrastructure projects (Improving Buildings and Infrastructure)	☐	☐	☐
Natural Systems Protection (Protecting Sensitive Areas)	☐	☐	☐
Education and Awareness Programs	☐	☐	☐
Enhancing Administration and Procedures	☐	☐	☐

7. The following types of mitigation actions may be considered in the Eastern Region. Please indicate the types of mitigation actions that you think should have the highest priority in the Eastern Region Hazard Mitigation Plan.
   - ☐ Indoor/Outdoor Warning
   - ☐ Wildfire Fuels Treatment projects
   - ☐ Wildfire Defensible Space
   - ☐ Critical Facilities Protection
   - ☐ Generators for Critical Facilities
   - ☐ Land Use Planning
   - ☐ Public Education/Awareness on Hazards

- ☐ Stormwater Drainage Improvements
- ☐ Forest Health/Watershed Protection
- ☐ Stream Stabilization/Restoration
- ☐ Flood Mitigation
- ☐ Access to Flood Insurance
- ☐ Education and Discounts on Flood Insurance
- ☐ Floodprone Property Buyout
- ☐ Water Conservation
- ☐ Landslide Mitigation
- ☐ Rockfall Mitigation
- ☐ Evacuation Route Development
- ☐ Dam safety
- ☐ Public Health Incident Preparedness
- ☐ Improve Reliability of Communications Systems
- ☐ Severe Weather Shelters (Tornado, Winter Storm)
- ☐ Windbreaks And Snow Fences
- ☐ Electrical Power Grid Resiliency

Pre-Disaster Mitigation Action Ideas

8. Please comment on any other pre-disaster hazard mitigation actions that the planning committee should consider for reducing future losses caused by natural disasters:

Contact Information (Optional)

Optional: Provide your name and email address if you would like to be added to a distribution list for upcoming activities related to the planning process:

Mitigation Planning Information

Hazard mitigation is the use of long- and short-term strategies to reduce or alleviate loss of life, injuries, and property damage that can result from disasters such as floods, wildfires, tornadoes, and earthquakes. By reducing exposure to these hazards, the state will save lives and property and minimize the social, economic, and environmental disruptions that follow hazard events. Studies have found that every dollar spent on hazard mitigation saving an average of $6 in avoided future losses.

The State of Montana Disaster and Emergency Services (MT DES) is coordinating the creation of new Regional Hazard Mitigation Plans that will encompass all counties, municipalities, and tribal nations in Montana. This will support consistency across the state, lighten the administrative burden on local and tribal governments, be cost effective, and ensure comprehensive eligibility for FEMA mitigation grant funding. The Regional Plans will build off existing local hazard mitigation plans and be developed in accordance with the Disaster Mitigation Act of 2000.

Planning Regions

State | Eastern Region | Central Region | Western Region

We need your input!

The State of Montana Disaster and Emergency Services (MT DES) is coordinating the creation of new Regional Hazard Mitigation Plans that will encompass all counties, municipalities, and tribal nations in Montana. This will support consistency across the state, lighten the administrative burden on local and tribal governments, be cost effective, and ensure comprehensive eligibility for FEMA mitigation grant funding.

The Western Region Plan and jurisdiction plan annexes are now available for public review and comment at Western Montana Regional HMP Public Engagement Space - VirtualPlatform (woodplc.com).

Please take a look and let us know your thoughts.

Contact:

Andrew Long, Mitigation Coordinator ~ Andrew.Long@mt.gov ~ (406) 202-4532

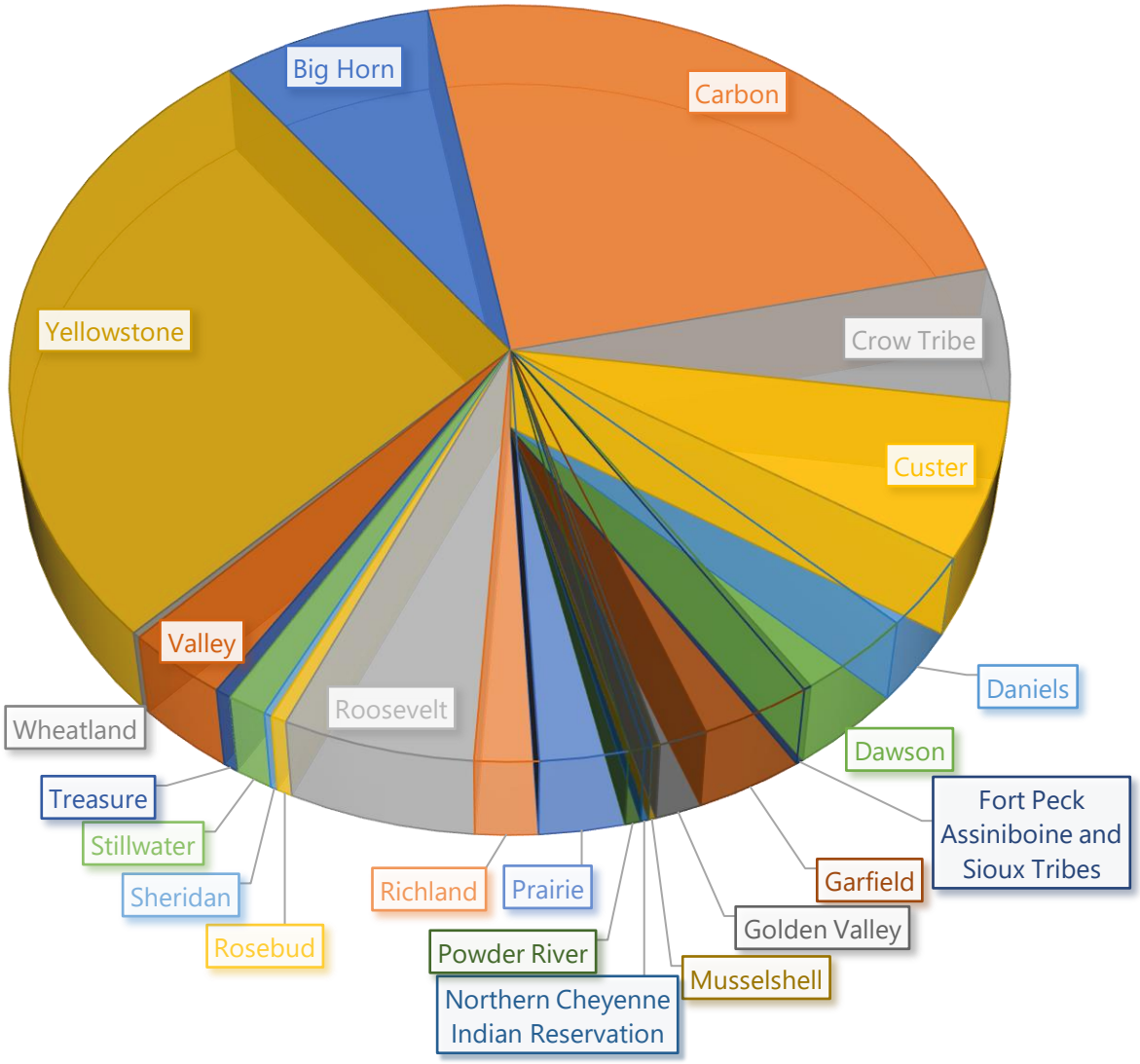
APPENDIX C: Public Input

Public Survey

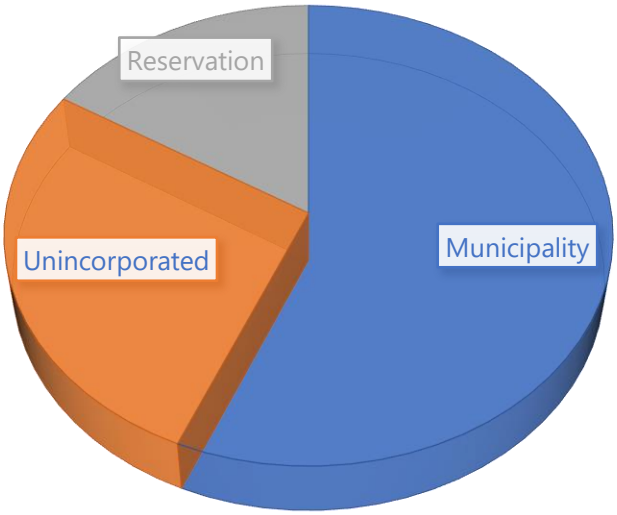
Public and stakeholder input was collected at the beginning of the planning process through an online survey from September through December 2022. The survey was advertised by the County and participating jurisdictions through social media.

The survey provided an opportunity for public input during the planning process prior to finalization of the plan update to all communities, including vulnerable populations. The public survey received responses from 409 individuals. Responses to the survey are shown below. Based on this survey, the public perceives the most significant hazards to be wildfire, severe winter weather, and drought.

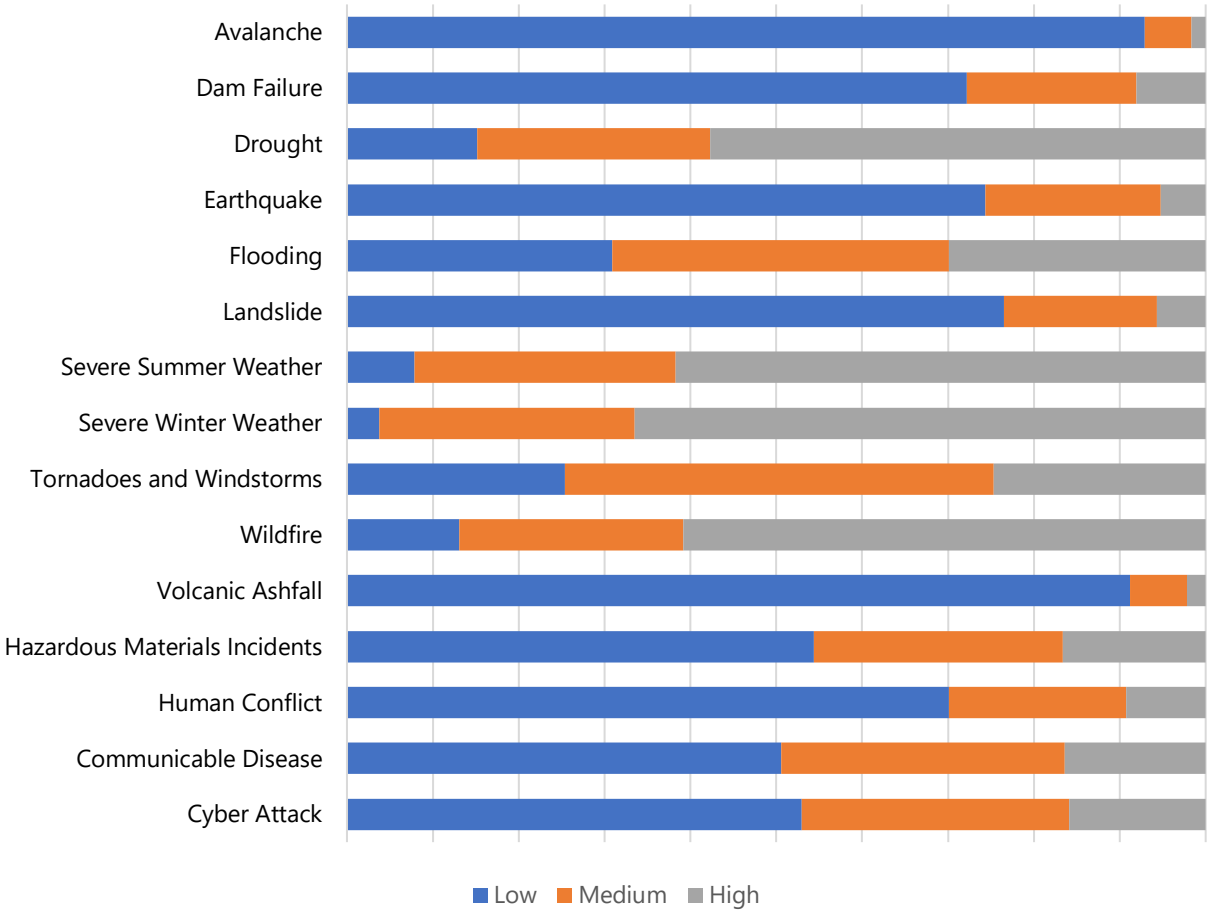
Which County or Reservation do you live in?



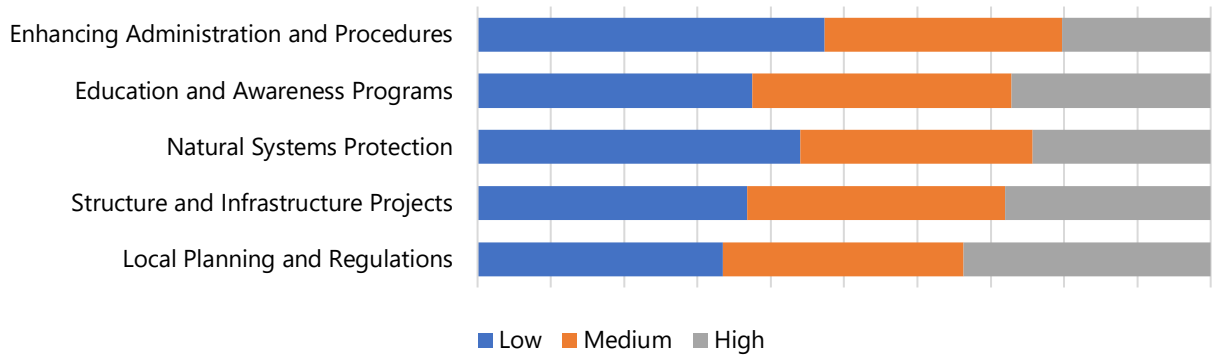
Where in the County do you live?



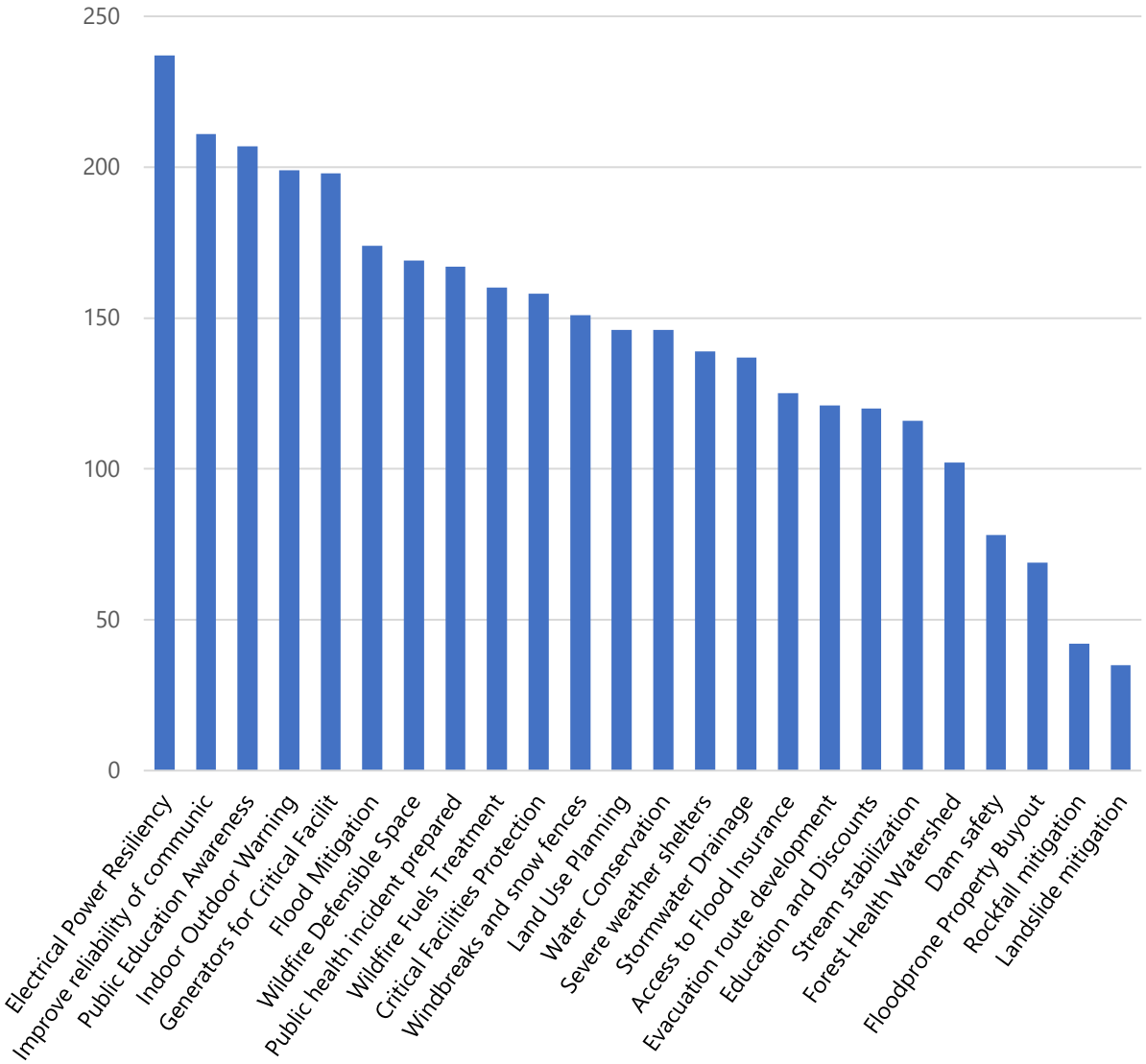
Please indicate the level of significance you perceive for each hazard for the community you live in.



Please indicate the significance you perceive for the following mitigation action categories.



Please indicate the types of mitigation actions that you think should have the highest priority.



Public Draft Comment Period

Prior to finalizing, a draft of the regional plan was made available to the public for review and comment in February and March 2024. The plan and annexes were made available on the MTDES website as well via an online public engagement space, shown in Figure C-1. The counties and tribes used social media, website posts, and email blasts to announce the public comment period. An online feedback form was provided to collect specific comments.

Seven public comments were received on the draft plan. They were reviewed with the HMPC but did not result in any substantive changes to the HMP or its Annexes.

Figure C-1 Regional Hazard Mitigation Plan Virtual Public Engagement Space

APPENDIX D: PLAN ADOPTION AND APPROVAL

Note: This appendix provides documentation of the required record of adoption which will be incorporated when available. When the plan is adopted in 2024 a scanned version of the adoption resolutions will be inserted for each participating jurisdiction within Big Horn County, Carbon County, Carter County, Crow Tribe, Custer County, Daniels County, Dawson County, Fallon County, Garfield County, Golden Valley County, McCone County, Musselshell County, Powder River County, Prairie County, Richland County, Roosevelt County, Rosebud County, Sheridan County, Stillwater County, Treasure County, Valley County, Wibaux County, and Yellowstone County. A sample adoption resolution is provided here. The final FEMA approval packed will be included for future reference regarding the five-year expiration date and suggestions for improvement in the next update.

DRAFT

Mitigation Plan Adoption Sample Resolution

Resolution # _____

Adopting the 2024 Montana Eastern Region Hazard Mitigation Plan

Whereas, *(name of county or community) recognizes the threat that natural hazards pose to people and property within our community; and*

Whereas, *undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and*

Whereas, *an adopted Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and*

Whereas, *(name of county or community) resides within the Planning Area, and fully participated in the mitigation planning process to prepare this Hazard Mitigation Plan; and*

Whereas, *the Montana Division of Homeland Security and Emergency Management and Federal Emergency Management Agency, Region VIII officials have reviewed the 2023 Montana Regional Hazard Mitigation Plan and approved it contingent upon this official adoption of the participating governing body; and*

Now, therefore, be it resolved, *that the (name of board or council), hereby adopts the Montana Regional Hazard Mitigation Plan, as an official plan; and*

Be it further resolved, *the County of _____ will submit this Adoption Resolution to the Montana Division of Homeland Security and Emergency Management and Federal Emergency Management Agency, Region VIII officials to enable the Plan's final approval.*

Passed: (date)

_____

Certifying Official

DRAFT

Big Horn County Adoption Records

Big Horn County

City of Hardin

Town of Lodge Grass

DRAFT

Carbon County Adoption Records

Carbon County

Town of Bearcreek

Town of Bridger

Town of Fromberg

Town of Joliet

Town of Red Lodge

DRAFT

Carter County Adoption Records

Carter County

Town of Ekalaka

DRAFT

Crow Tribe Adoption Records

Crow Tribe

DRAFT

Custer County Adoption Records

Custer County

City of Miles City

Town of Ismay

DRAFT

Daniels County Adoption Records

Daniels County

City of Scobey

Town of Flaxville

DRAFT

Dawson County Adoption Records

Dawson County

Town of Richey

City of Baker

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DRAFT

Fallon County Adoption Records

Fallon County

Town of Plevna

DRAFT

Garfield County Adoption Records

Garfield County

Town of Jordan

DRAFT

Golden Valley County Adoption Records

Golden Valley County

Town of Ryegate

Town of Lavina

DRAFT

McCone County Adoption Records

McCone County

Town of Circle

DRAFT

Musselshell County Adoption Records

Musselshell County

Town of Melstone

Town of Roundup

DRAFT

Powder River County Adoption Records

Powder River County

Town of Broadus

DRAFT

Prairie County Adoption Records

Prairie County

Town of Terry

DRAFT

Richland County Adoption Records

Richland County

Town of Fairview

Town of Sidney

DRAFT

Roosevelt County Adoption Records

Roosevelt County

City of Wolf Point

City of Poplar

Town of Bainville

Town of Culberson

Town of Froid

DRAFT

Rosebud County Adoption Records

Rosebud County

City of Colstrip

City of Forsyth

DRAFT

Sheridan County Adoption Records

Sheridan County

City of Plentywood

Town of Medicine Lake

Town of Outlook

Town of Westby

DRAFT

Stillwater County Adoption Records

Stillwater County

Town of Columbus

DRAFT

Treasure County Adoption Records

Treasure County

Town of Hysham

DRAFT

Valley County Adoption Records

Valley County

City of Glasgow

Town of Fort Peck

Town of Nashua

Town of Opheim

DRAFT

Wibaux County Adoption Records

Wibaux County

Town of Wibaux

DRAFT

Yellowstone County Adoption Records

Yellowstone County

City of Billings

Town of Broadview

Town of Laurel

DRAFT

APPENDIX E: REFERENCES

2012 International Building Code: https://codes.iccsafe.org/content/IBC2012

2013 FEMA Local Mitigation Planning Handbook: https://www.fema.gov/sites/default/files/2020-06/fema-local-mitigation-planning-handbook_03-2013.pdf

2018 Montana State Hazard Mitigation Plan: https://drought.unl.edu/archive/plans/GeneralHazard/state/MT_2018.pdf

2019 Montana DPHHS Communicable Disease in Montana Annual Report: https://dphhs.mt.gov/assets/publichealth/CDEpi/StatisticsandReports/CDEpiAnnualSummaryReports/AnnualReport2019final51222.pdf

Analysis of the Cyber Attack on the Ukrainian Power Grid: https://blog.isa.org/lessons-learned-forensic-analysis-ukrainian-power-grid-cyberattack-malware

ArboNET: https://www.cdc.gov/mosquitoes/mosquito-control/professionals/ArboNET.html

Arboviral Diseases Branch: https://www.cdc.gov/ncezid/dvbd/specimensub/arc/index.html

Armed Conflict Location and Event Data Project: https://acleddata.com/

Assessing the Risks of Cyber Terrorism, Cyber War and Other Cyber Threats: https://www.researchgate.net/publication/245508226_Assessing_the_Risks_of_Cyber_Terrorism_Cyber_War_and_Other_Cyber_Threats

Association of State Dam Safety Officials: https://damsafety.org/

Atlanta Officials Reveal Worsening Effects of Cyber Attack: https://www.reuters.com/article/us-usa-cyber-atlanta-budget-idUSKCN1J231M

Building Resilient Infrastructure and Communities: https://www.fema.gov/grants/mitigation/building-resilient-infrastructure-communities

Bureau of Indian Affairs: https://www.bia.gov/

Bureau of Land Management: https://www.blm.gov/

Bureau of Reclamation: https://www.usbr.gov/

Centers for Disease Control and Prevention: https://www.cdc.gov/index.htm

CDC Covid Data: https://www.cdc.gov/coronavirus/2019-ncov/science/data-review/index.html#Data-Summary

CDC MPox Data: https://www.cdc.gov/poxvirus/mpox/index.html

CDC West Nile Data: https://www.cdc.gov/westnile/index.html

Community Wildfire Protection Plans: https://dnrc.mt.gov/Forestry/Community-Local-Government/MT_CWPP_Guideline_FINAL.pdf

Count Love: https://countlove.org/

County Assessor Data: http://www.assessordata.org/

Dam incident Database: https://damsafety.org/incidents

DDoS Attack that Disrupted Internet: https://www.theguardian.com/technology/2016/oct/26/ddos-attack-dyn-mirai-botnet

DRAFT

Digital Flood Insurance Rate Maps: https://www.floodsmart.gov/hurricane-season/texas?gclid=EAIaIQobChMIzLXnws7SgAMVXoxoCR17PQn9EAAYAiAAEgJM7fD_BwE&gclsrc=aw.ds

Disaster Mitigation Act of 2000 (Public Law 106-390): https://www.fema.gov/sites/default/files/2020-11/fema_disaster-mitigation-act-of-2000_10-30-2000.pdf

Droughts and Climate Change: https://www.usgs.gov/science/science-explorer/climate/droughts-and-climate-change

Emsisoft: https://www.emsisoft.com/en/

Environmental Protection Agency: https://www.epa.gov/

EPA Regional Resilience Toolkit: https://www.epa.gov/smartgrowth/regional-resilience-toolkit

Existing Local and Tribal HMPs: https://www.fema.gov/emergency-managers/risk-management/hazard-mitigation-planning/status

FBI Internet Crime Report 2021: https://www.ic3.gov/Media/PDF/AnnualReport/2021_IC3Report.pdf

FBI report Active Shooters Incidents, 20-Year Review 2000-2019: https://www.fbi.gov/file-repository/active-shooter-incidents-20-year-review-2000-2019-060121.pdf/view

Federal Bureau of Investigation: https://www.usa.gov/agencies/federal-bureau-of-investigation

FEMA Community Rating System: https://www.fema.gov/floodplain-management/community-rating-system

FEMA Hazard Mitigation Assistance: https://www.fema.gov/grants/mitigation

FEMA Hazard Mitigation Plan: https://www.fema.gov/emergency-managers/risk-management/hazard-mitigation-planning

FEMA National Risk Index: https://hazards.fema.gov/nri/determining-risk

FEMA Region 8: https://www.fema.gov/about/organization/region-8

Flood Mitigation Assistance: https://www.fema.gov/grants/mitigation/floods

FMEA NRI Technical Documentation 2021: https://hazards.fema.gov/nri/determining-risk

Fourth National Climate Assessment: https://nca2018.globalchange.gov/

Georgetown University Medical Center: https://www.enn.com/articles/70219-new-study-finds-climate-change-could-spark-the-next-pandemic

Global Terrorism Database: https://www.start.umd.edu/gtd/

Hazard Mitigation Grant Program: https://www.fema.gov/grants/mitigation/hazard-mitigation

Headwater Economics 2022: https://headwaterseconomics.org/

Homeland Infrastructure Foundation-Level Data, 2022: https://hifld-geoplatform.opendata.arcgis.com/

Integrated Benefits Institute: https://www.ibiweb.org/

Montana Budget & Policy Center: https://montanabudget.org/report/policy-basics-land-status-of-indian-country

Montana Bureau of Mines and Geology: https://www.mbmg.mtech.edu/#gsc.tab=0

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Montana Climate Solutions Plan: https://deq.mt.gov/files/DEQAdmin/Climate/2020-09-09_MontanaClimateSolutions_Final.pdf

Montana Corona Virus Relief Fund: https://commerce.mt.gov/Coronavirus-Relief

Montana Cybersecurity Report: https://www.pinecc.com/montana-cyber-security-report

Montana Department of Health and Human Services Covid Data: https://dphhs.mt.gov/publichealth/cdepi/diseases/coronavirusmt/demographics

Montana Department of Justice: https://dojmt.gov/

Montana Department of Justice Data Breach Incidents: https://dojmt.gov/consumer/databreach

Montana Department of Justice Office of Consumer Protection: https://www.montanalawhelp.org/resource/office-of-consumer-protection-mt-department-of-justice

Montana Department of Natural Resources & Conservation: https://dnrc.mt.gov/

Montana Department of Transportation: https://www.mdt.mt.gov/

Montana Disaster & Emergency Services: https://des.mt.gov/

Montana Ecological Services Field Office: https://www.fws.gov/office/montana-ecological-services/species

Montana Forest Action Plan (2020): https://www.montanaforestactionplan.org/

Montana Hazard Mitigation Website: mitigationplanmt.com.

Montana Natural Heritage Program Species Status Codes: https://mtnhp.org/help/docs/Status_Codes.pdf

Montana State Library: https://msl.mt.gov/

Montana Wildfire Risk Assessment: https://mwra-mtdnrc.hub.arcgis.com/documents/montana-wildfire-risk-assessment-report/explore

NASA: https://www.nasa.gov/

National Bridge Inventory: https://www.fhwa.dot.gov/bridge/nbi.cfm

National Centers for Environmental Information: https://www.ncei.noaa.gov/

National Flood Insurance Program: https://www.fema.gov/flood-insurance

National Inventory of Dams: https://nid.sec.usace.army.mil/#/

National Pipeline Mapping Systems: https://www.npms.phmsa.dot.gov/

National Response Center Incident Report Database: https://www.epa.gov/emergency-response/national-response-center

National Risk Index: https://www.fema.gov/flood-maps/products-tools/national-risk-index

National Wildfire Coordinating Group: https://www.nwcg.gov/

Natural Hazard Mitigation Saves, 2019 Report: https://www.nibs.org/projects/natural-hazard-mitigation-saves-2019-report

NCEI Climate at a Glance: https://www.ncei.noaa.gov/access/monitoring/climate-at-a-glance/county/time-series/MT-051/

NCICS State Summaries: https://statesummaries.ncics.org/chapter/mt/

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Right to Know Network: https://rjifuture.org/

Robert T. Stafford Disaster Relief and Emergency Act (Public Law 93-288): https://www.fema.gov/disaster/stafford-act

Social Vulnerability and Community Resilience Working Group: https://www.census.gov/content/dam/Census/library/working-papers/2022/demo/sehsd-wp2022-25.pdf

Social Vulnerability Index: https://www.atsdr.cdc.gov/placeandhealth/svi/index.html

Montana Department of Public Health and Human Services: https://dphhs.mt.gov/

Systematic Review of the State of Cyber-Security in Water Systems: https://www.mdpi.com/2073-4441/13/1/81

Tribal Mitigation Plans, Title 44 of the Code of Regulations, Section 201.7: https://www.ecfr.gov/current/title-44/chapter-I/subchapter-D/part-201/section-201.7

The effect of the Colonial Pipeline shutdown on gasoline prices, 2021. https://ideas.repec.org/a/eee/ecolet/v209y2021ics0165176521003992.html

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University of South Carolina's Hazard and Vulnerability Research Institute Baseline Resilience Indicators for Communities: https://sc.edu/study/colleges_schools/artsandsciences/centers_and_institutes/hvri/index.php/sovi%C2%AE-0

Urban Institute: https://www.urban.org/

US Air Force: https://www.airforce.com/

US Army Corps of Engineers: https://www.usace.army.mil/

US Coast Guard 2017-2021 Recreational Boating Statistics: https://uscgboating.org/library/accident-statistics/Recreational-Boating-Statistics-2021.pdf

US Crisis Monitor: https://acleddata.com/special-projects/us-crisis-monitor/

US Department of Agriculture: https://www.usda.gov/

US Department of Health and Human Services: https://www.hhs.gov/

US Department of Homeland Security: https://www.dhs.gov/

US Department of Transportation Federal Highway Administration Technical Advisory: https://highways.dot.gov/

US EPA: https://www.epa.gov/

US Forest Service: https://www.fs.usda.gov/

US Geological Survey: https://www.usgs.gov/

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USDA RMA Data: https://www.rma.usda.gov/SummaryOfBusiness

Vaisala Lightning Report: https://interactive-lightning-map.vaisala.com/

Western Regional Climate Center: https://wrcc.dri.edu/my/

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Annex K Yellowstone County

K.1 Mitigation Planning and County Planning Team

This County Annex builds on previous versions of the Yellowstone County Hazard Mitigation Plan (HMP) completed in 2019. As part of the regional planning process, the County established a County Planning Team (CPT) to develop the mitigation plan and identify potential mitigation projects. The following incorporated communities participated in the DMA planning process with the County:

- City of Billings
- City of Laurel
- Town of Broadview

More details on the planning process followed and how the counties, municipalities and stakeholders participated can be referenced in Chapter 3 of the base plan. A full list of local government departments and stakeholders that were invited to participate and that participated can be found in Appendix A.

K.2 Community Profile

K.2.1 Geography and Climate

Yellowstone County is in south-central Montana, between the Great Plains and the Rocky Mountains. The County is bordered by Musselshell County to the north, Treasure County to the northeast, Big Horn County to the southeast, Carbon County to the southwest, Stillwater County to the west, and Golden Valley County to the northwest. Billings, the County seat, is in central Yellowstone County and at 43 square miles is the largest city in Montana. The Crow Indian Reservation occupies the southeast portion of Yellowstone County. Figure K-1 presents a location map of Yellowstone County.

The Yellowstone River forms the dominant physiographic feature in Yellowstone County. As the river winds its way from the southwest portion of the County near Laurel to the northeast corner near Custer, it is flanked by a broad alluvial valley. The only tributaries of the Yellowstone River that carry water year-round are the Clarks Fork of the Yellowstone River, Bighorn River, and Pryor Creek. The Clarks Fork defines a small segment of the west County boundary while the Bighorn River forms a small segment of the east County boundary. Other County drainages that flow intermittently but with some regularity include Alkali Creek, Blue Creek, and Canyon Creek. There are approximately seven lakes and reservoirs in the County.

Plains occupy the largest portion of the County north and south of the Yellowstone River. The topography of the plains varies with the thickness of the underlying shale and the presence of sandstone beds. Thicker shale beds translate into more gently rolling terrain cut by steep-sided coulees. Rimrocks, rough ridges and frequent outcrops occur where eroded shale layers expose the interbedded sandstone formations. Elevation in the County ranges from 2,680 feet above sea level on the Yellowstone River near Custer to 4,971 feet at Stratford Hill in the southwest corner.

Yellowstone County consists of approximately 1,693,751 acres. Eighty-two (82) percent of the County is under private ownership, while federal land managers (BLM, U. S. Bureau of Reclamation, and U.S. Fish & Wildlife Service) administer 5 percent of the land area. State agencies, including Montana DNRC (responsible for State Trust Land), and the Montana Dept. of Fish Wildlife and Parks (responsible for State Parks and fishing accesses), administer 4 percent of the acreage. The Crow Indian Reservation comprises 8 percent of the County. Figure K-1 also shows the landownership in Yellowstone County. Population density in Yellowstone County is 64.2 persons per square mile. Yellowstone County is the most populous county in Montana with approximately 164,731 people according to the 2020 US Census. There are three incorporated towns and cities in Yellowstone County: City of Billings, City of Laurel, and Town of

Broadview. Interstates 90 and 94 are the major transportation routes in the County, in addition to State Highways 87, 47, and 212, which are north-south routes that intersect Interstate 90.

Yellowstone County has a semiarid climate which is relatively mild with few significant weather events during an average year. Extremely low temperatures, less than 0 degrees Fahrenheit, may prevail in the winter for short periods of time. High wind events are possible in the spring and summer and may include rare tornadic activity. Heavy rainfall is rare, but localized thunderstorms can deposit significant rainfall in a small area resulting in flashfloods. Flooding is a problem on the Yellowstone River and tributaries particularly when warmer temperatures rapidly melt snow and ice during spring break up.

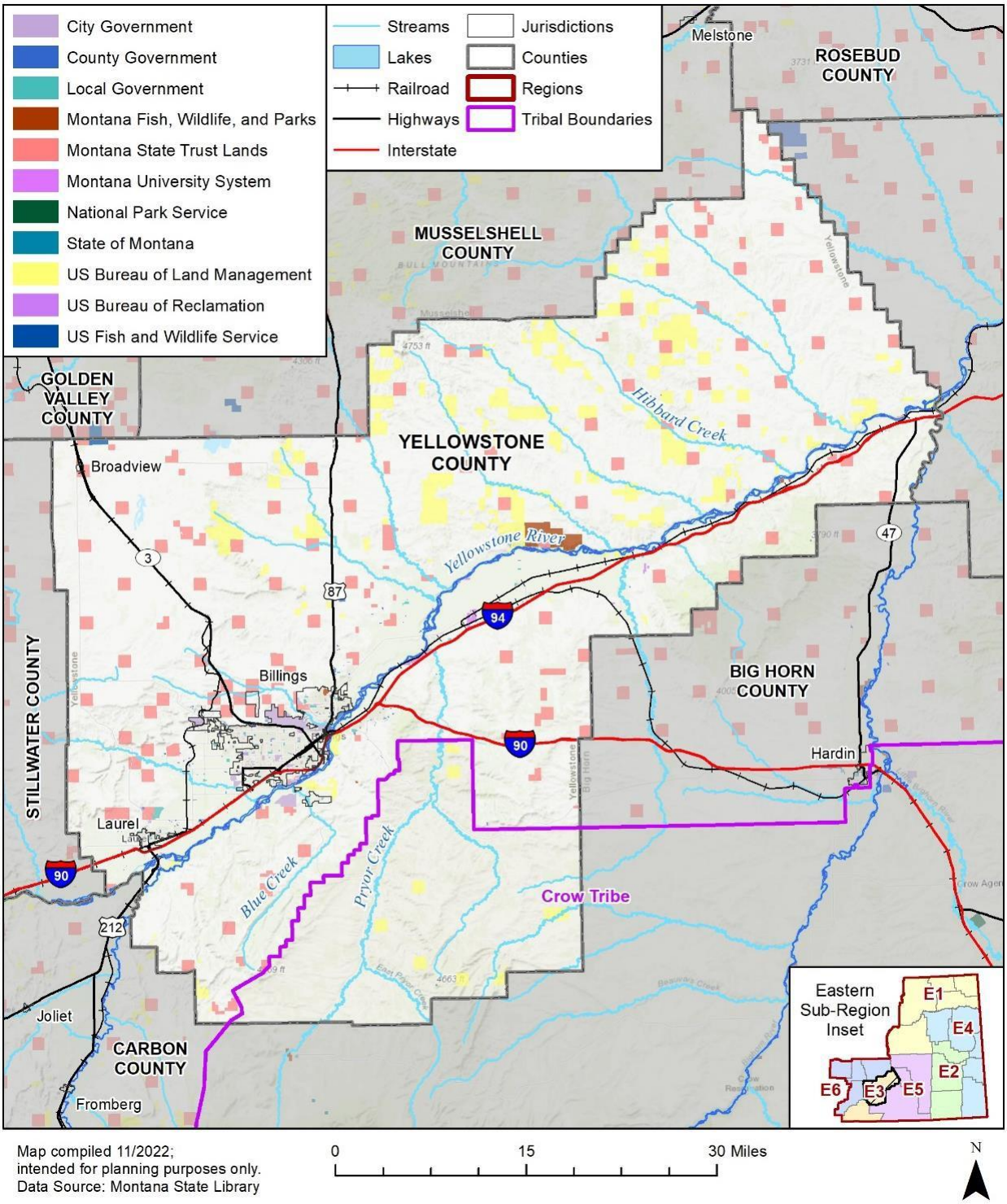
Yellowstone County's complex topography and lack of common slopes or drainage pattern result in a wide variety of local microclimates. In general, the Yellowstone River valley, where most of the population resides, has the greatest range of highs and lows. The areas outside of the river valley tend to have lower temperatures. Precipitation rates vary along a west to east gradient, dropping significantly from Laurel to Custer. Winter Chinooks originating in the mountains move northeastward through the County, moderating winter temperatures. Cold fronts from the north tend to affect the eastern highlands more than they do the rest of the County. Cultivated lands usually experience little variance in the growing season, which averages 129 days, normally extending from mid-May through mid-September.

The average annual rainfall is 15.09 inches, with an average of 57 inches of snow. Forty (40) percent of the precipitation falls in the wet spring months of April, May and June. The maximum monthly rainfall recorded was in May 1981, 7.7 inches, while the maximum 24-hour rainfall was recorded at 2.9 inches in June 8, 1997. The maximum monthly snowfall was 42.3 inches in April 1955, while the maximum in 24 hours was 23.7 inches, also in April 1955.

Winters are cold, but usually not severe. January's average maximum is 36 degrees and minimums average 18 degrees. Summers are warm with good sunshine and low humidities, but the nights are generally cool. Extremes in temperature have ranged from 106° F in 1937 to -38°F in 1936. The average number of days per year with temperatures of 90° F or above is 28. The number of days with temperatures of 32°F and below is 48.

Average wind speeds are greatest during the winter months when they range from 10.5 mph to 12.5 mph. The most blustery month is December when wind speeds average 12.5 mph. Winds are slowest in July and August when speeds average 9.0 mph. The average prevailing wind is from the southwest. In June 1968, the extreme wind speed of 79 mph was recorded.

Figure K-1 Yellowstone County Base Map and Land Stewardship



K.2.2 Population Trends

According to the 2020 U.S. Census, Yellowstone County is the most populous county in Montana with a total population of 164,731. The U.S. Census Bureau reported the County experienced a 11.3% increase in population since the 2010 census. Trends show that the population has increased in the County and the

incorporated jurisdictions like Billings and Laurel. Specific demographic variables for the County are provided in Table K-1 below.

Table K-1 Population Trends in Yellowstone County, 1980-2020

Incorporated Community	1980	1990	1980-1990 Change	2000	1990- 2000 Change	2010	2000- 2010 Change	2020	2010- 2020 Change
City of Billings	68,361	81,151	+18.7%	89,847	+10.7%	104,170	+15.9%	117,116	+12.4%
Town of Broadview	125	133	+6.4%	150	+12.8%	192	+28.0%	139	-27.6%
City of Laurel	5,469	5,686	+4.0%	6,255	+10.0%	6,718	+7.4%	7,222	+7.5%
Yellowstone County	107,661	113,419	+5.3%	129,352	+14.0%	147,972	+14.4%	164,7311	+11.3%

NOTES:
1 - During review of this plan, Yellowstone County noted their population was larger than counted by the 2020 US Census and the 2021 American Community Survey estimate. The 2022 population estimate for Yellowstone County is 169,852 according to the ACS, and this is a more current estimate of the County's population at the time of this plan development.
Source: Decennial Census, https://data.census.gov/

K.2.3 Demographics

The 2016-2020 American Community Survey (ACS) reports demographic estimates for Yellowstone County which are summarized in the table below Table K-2.

Table K-2 Demographic Estimates for Yellowstone County (2016-2020 ACS)

Characteristic	Yellowstone County	State of Montana
Percentage of persons below 150% poverty estimate	19.9%	24.1%
Unemployment Rate estimate	2.3%	4.0%
Percentage of housing cost-burdened occupied housing units with annual income less than $75,000 (30%+ of income spent on housing costs) estimate	19.4%	21.4%
Percentage of persons with less than a high school diploma (age 25+) estimate	6.6%	7.5%
Percentage uninsured in the total civilian noninstitutionalized population estimate	8.5%	9.6%
Percentage of persons aged 65 and older estimate	22.5%	22.1%
Percentage of persons aged 17 and younger estimate	21.1%	21.3%
Percentage of civilian noninstitutionalized population with a disability estimate	16.2%	15.6%
Percentage of single-parent households with children under 18 estimate	3.2%	3.9%
Percentage of persons (age 5+) who speak English "less than well" estimate	0.0%	0.3%
Minority (other than white non-Hispanic) estimate	9.9%	14.6%
Percentage of housing in structures with 10 or more units estimate	1.9%	3.3%
Percentage of mobile homes estimate	7.3%	13.1%
Percentage of occupied housing units with more people than rooms estimate	0.9%	2.1%
Percentage of households with no vehicle available estimate	5.2%	4.9%
Percentage of persons in group quarters estimate	2.5%	2.8%
Percentage Female estimate	50.7%	49.7%

Characteristic	Yellowstone County	State of Montana
Median Age estimate	38.7	40.1
Median Gross Rent estimate	$910	$836
Median House Value estimate*	$330,800*	$366,400*
Percent Unoccupied Housing Units estimate	6.2%	15.3%

Source: ACS 2016-2020, https://data.census.gov/ | *2022 ACS 1-year estimate

K.2.4 Social Vulnerability

Social vulnerability is broadly defined as the susceptibility of social groups to the adverse impacts of natural hazards, including disproportionate death, injury, loss, or disruption of livelihood. Social vulnerability considers the social, economic, demographic, and housing characteristics of a community that influences its ability to prepare for, respond to, cope with, recover from, and adapt to environmental hazards. Additional details on social vulnerability and the National Risk Index (NRI) can be found in Section 4.1.1.5 of the Base Plan.

The social vulnerability index (SoVI) rated the social vulnerability in Yellowstone County as "Relatively Low", with a score of 32.8. Thus, Yellowstone County is less socially vulnerable than roughly three-fourths of all Montana Counties. Refer to Hazard Identification and Risk Assessment (HIRA) for more information on social vulnerability. Demographic factors that can influence the social vulnerability rating are displayed in Table K-2, such as percentage below poverty level or over the age of 65. The ACS reports that most of these factors are at or below statewide averages.

With regards to hazards, socially vulnerable populations may be disproportionately impacted by hazards that include flooding, wildfires, and dam failures. Severe weather hazards may result in power outages that could have a greater impact on these socially vulnerable populations including those dependent on electricity for medical reasons and those that lack access to a vehicle to safely get to a community center or shelter location with electricity.

K.2.5 Development Trends

According to the Montana Department of Commerce Regional Economic Models Incorporated Population Projections[1], the population of Yellowstone County is expected to increase to 179,726 by 2030, a 6.0% growth from the 2022 ACS 5-year estimate. To accommodate the growth, new commercial, industrial, and residential development will occur. However, at this time, residential development is the most rapidly growing sector of land use in Yellowstone County. Most of the anticipated growth is expected to occur within and near the communities of Billings and Laurel.

The County has experienced an increased demand for housing. Since the 2008 Recession, new construction rates have remained low, creating a deficit of over 4,000 residential units. This created a housing shortage for residents and new arrivals. This shortage was further exacerbated by COVID-19 pandemic and the heavy shift of urban dwellers relocating into smaller, more rural areas like Yellowstone County and Billings.

In 2008, the Yellowstone County Board of County Commissioners and the City of Billings adopted updates to the Yellowstone County / City of Billings Growth Policy. This plan includes individual neighborhood growth plans to better reflect the communities' vision for development. Specific growth trends by jurisdictions are listed below:

- **Yellowstone County:** According to the CPT, the housing shortage for current residents and those

[1] https://ceic.mt.gov/People-and-Housing/Population

new to Yellowstone County has caused housing prices to rise by nearly 41%, making the average home price $357,000. However, according to the 2022 ACS 1-Year Estimates (which is the most recent ACS publication), the median value of a home in Yellowstone County is $330,800. While the amount of development growth has remained low and the implementation of the Yellowstone County Growth Policy limits growth, population growth in the County has increased and thereby slowly increased the overall exposure of people within the County to atmospheric/weather hazards.

- **City of Billings:** The City of Billings and Yellowstone County are seen as ideal for new business because there is not only an airport located nearby, but Billings has one of the largest populations in the state. New businesses interest seems to favor the relocation or new creation of data/server centers in the area. There has been a decrease in demand for traditional office space, which is believed to be a result of the pandemic. Overall, there is seen to be an increase in businesses throughout the City of Billings. Billings and Yellowstone County are also seeing increased interest in shovel ready sites for development. There have been requests for building and warehouse spaces larger than 30,000 square feet. Being the commerce hub for a 400+ mile radius region with two major interstates dissecting the area and a north/south interstate corridor nearby, easy access to the major airport, and rail service make this area highly desirable. There are also several new, large building projects including the new Coca-Cola manufacturing plant south of the interstate and two new warehouse projects between west Billings and downtown. The City of Billings Growth Policy has helped the City manage population growth and housing development; however the City's steady increase in population has gradually increased the overall exposure of the City to atmospheric hazards.
- **City of Laurel:** The City of Laurel has prime proximity to I-90 providing optimum conditions for growth. Within the city limits, Highway 10 and the SE 4th Street corridors provide opportunity for business growth with some vacant industrial and commercial zoned tracts. The potential for large industrial sites remains small due to infrastructure concerns and the inability for the city to provide water without investing in substantial upgrades. Where the city's greatest potential lies is in the redevelopment of vacant commercial buildings located in the downtown area, as well as along First Avenue south of the underpass. The City of Laurel has experienced some population growth over the past five years, which has resulted in a slight increase in the overall exposure of the City to hazards.
- **Town of Broadview:** The growth potential of the Town of Broadview was analyzed and found to be constrained by the development of a better water supply and the construction of a railroad spur from the Bull Mountain Mine to the railroad main line southeast of town. Without a better, more reliable water supply, additional growth is not likely. The Montana Bureau of Mines and the Montana DNRC have collaborated with the town to define and evaluate favorable sites for development of additional viable groundwater sources. Because the limited water supply the Town has experienced a gradual decline in population growth and development, which has resulted in a slight decrease in the overall hazard exposure of the Town.

The U.S. Census Bureau Building Permit Survey provides information and local statistics on new privately-owned residential construction. Figure K-2 below displays the new privately owned housing unit authorizations by year in Yellowstone County. This data indicates that there was a sharp increase in housing units in 2013, which has remained fairly high since. An increase in the number of housing unit authorizations in the County could indicate an increase in the total number of buildings exposed to hazard events. However, it is unknown how this development will impact vulnerability to specific hazards, such as wildfire and flooding.

Figure K-2 New Privately Owned Housing Unit Authorizations

K.2.6 Economy

Table K-3 below provides a brief overview of economic characteristics in Yellowstone County. The following information is provided by the U.S. Census Bureau ACS 5-year estimates from 2016-2020.

Table K-3 Yellowstone County Economic Profile

Economic Characteristics	Yellowstone County
Families Below Poverty Level	6.9%
Individuals Below Poverty Level	18.4%
Median Home Value	$330,800
Median Household Income	$62,630
Per Capita Income	$37,261
Population > 16 Years Old in Labor Force	66.7%
Population Employed	64.3%

Source: U.S. Census Bureau ACS 5-year estimates, 2020

Table K-4 below shows the breakdown of employment in Yellowstone County by the industry sector. According to the ACS, the leading employment sectors in the County are "Educational, Healthcare, and Social Assistance Services" which composes of over 20% of the total employment in the County with 19,395 people. This is followed by "retail trade" with 9,969 people. A close third is the "Arts, entertainment, and recreation, and accommodation and food services" Industry with over 10% of the population in Yellowstone County employed.

Table K-4 Yellowstone County Occupation by Industry Profile

Industry	Population Employed	Percent of Labor Force
Educational services, and health care and social assistance	19,395	23.8%
Retail trade	9,969	12.2%
Arts, entertainment, and recreation, and accommodation and food services	8,892	10.9%
Professional, scientific, and management, and administrative and waste management services	8,006	9.8%
Construction	6,805	8.3%
Transportation and warehousing, and utilities	5,817	7.1%
Finance and insurance, and real estate and rental and leasing	4,771	5.8%
Other services, except public administration	4,409	5.4%
Manufacturing	4,325	5.3%
Public administration	3,070	3.8%
Wholesale trade	2,705	3.3%
Agriculture, forestry, fishing and hunting, and mining	2,201	2.7%
Information	1,244	1.5%

Source: U.S. Census Bureau ACS 5-year estimates, 2016-2020

K.3 Hazard Identification and Risk Assessment

K.3.1 Identified Hazards

The CPT reviewed significant hazards for inclusion in the HMP. Some changes were made from the 2019 Yellowstone County Hazard Mitigation Plan to be consistent with the 2023 Eastern Montana Region Hazard Mitigation Plan. The previous 2019 Yellowstone County HMP profiled the following hazards:

- Severe Weather and Drought
- Wildfire
- Ditch and Drain Failure
- Terrorism, Violence, and Civil Unrest
- Cyber Security
- Hazardous Material Incidents
- Transportation Accidents
- Flooding and Dam Failure
- Communicable Disease
- Landslide /Rockfall

In this plan update, severe weather hazards are organized into severe summer weather and severe winter weather. Terrorism, Violence, and Civil Unrest are covered in Human Conflict. Cyber Security is covered in Cyber Threats. Dam Failure is also a stand-alone section. Ditch and Drain Failure is also covered in this Annex, but not in the Eastern Montana Regional HMP. Table K-5 provides a summary of the overall hazard significance for the hazards evaluated in this plan, showing variability by jurisdiction. More details on hazards can be found in Chapter 4 of the base plan.

Table K-5 Yellowstone County Overall Hazard Significance by Hazard and Jurisdiction*

Hazard	Yellowstone County	City of Billings	Town of Broadview	City of Laurel
Avalanche	Low	Low	Low	Low
Communicable Disease	High	High	High	High
Cyber-Attack	Medium	High	High	High
Dam Failure	Low	Medium	Low	Medium
Ditch & Drain Failure	High	High	Low	High
Drought	High	High	High	High
Earthquake	Low	Medium	Medium	Medium
Flooding	High	High	High	High
Hazardous Materials Incident	High	High	High	High
Human Conflict	High	High	Medium	Medium
Landslide	Low	Low	Low	Low
Severe Summer Weather	High	High	High	High
Severe Winter Weather	High	High	High	High
Tornadoes & Windstorms	High	High	High	High
Transportation Accidents	Medium	Medium	Medium	Medium
Volcanic Ash	Low	Low	Low	Low
Wildfire	High	High	High	High

*Significance based on a combination of Geographic Extent, Potential Magnitude/Severity and Probability as defined below

Geographic Extent

Negligible: Less than 10 percent of planning area or isolated single- point occurrences

Limited: 10 to 25 percent of the planning area or limited single-point occurrences

Significant: 25 to 75 percent of planning area or frequent single-point occurrences

Extensive: 75 to 100 percent of planning area or consistent single- point occurrences

Potential Magnitude/Severity

Negligible: Less than 10 percent of property is severely damaged, facilities and services are unavailable for less than 24 hours, injuries and illnesses are treatable with first aid or within the response capability of the jurisdiction.

Limited: 10 to 25 percent of property is severely damaged, facilities

and services are unavailable between 1 and 7 days, injuries and illnesses require sophisticated medical support that does not strain the response capability of

Probability of Future Occurrences

Unlikely: Less than 1 percent probability of occurrence in the next year or has a recurrence interval of greater than every 100 years.

Occasional: Between a 1 and 10 percent probability of occurrence in the next year or has a recurrence interval of 11 to 100 years.

Likely: Between 10 and 90 percent probability of occurrence in the next year, or has a recurrence interval of 1 to 10 years

Highly Likely: Between 90 and 100 percent probability of occurrence in the next year or has a recurrence interval of less than 1 year.

Overall Significance

Low: Two or more of the criteria fall in the lower classifications or the event has a minimal impact on the planning area. This rating is also sometimes used for hazards with a minimal or unknown record of occurrences/impacts or for hazards with minimal mitigation potential.

the jurisdiction, or results in very few permanent disabilities. Critical: 25 to 50 percent of property is severely damaged, facilities and services are unavailable or severely hindered for 1 to 2 weeks, injuries and illnesses overwhelm medical support for a brief period of time or result in many permanent disabilities and a few deaths. overwhelmed for an extended period of time or many deaths occur. Catastrophic: More than 50 percent of property is severely damaged, facilities and services are unavailable or hindered for more than 2 weeks, the medical response system is overwhelmed for an extended period of time, or many deaths occur.	Medium: The criteria fall mostly in the middle ranges of classifications and the event's impacts on the planning area are noticeable but not devastating. This rating is also sometimes utilized for hazards with a high impact rating but an extremely low occurrence rating. High: The criteria consistently fall along the high ranges of the classification and the event exerts significant and frequent impacts on the planning area. This rating is also sometimes utilized for hazards with a high psychological impact or for hazards that the jurisdiction identifies as particularly relevant.

K.3.2 Building Inventory and Assets

People, property, critical facilities/infrastructure, and other important assets in Yellowstone County are exposed to the hazards identified in this plan. Table K-6 summarizes the property inventory for the County and each participating jurisdiction, based on improvement value (i.e., structures) and includes the building count and value grouped by parcel type and jurisdiction. This is an assessment of the overall property exposed within the County and by jurisdiction.

Assets inventoried to determine vulnerability include people, structures, critical facilities, and natural, historic, or cultural resources. For the regional planning process, locally available GIS databases were utilized. Parcel and assessor data was obtained through Montana's MSDI Cadastral website. This Statewide database provided the basis for building exposure and property types. The focus of the analysis was on "improved" or developed parcels. These parcels were identified based on an improvement value greater than zero. Property Types were used to identify occupancy types as shown in the following table, which includes summations of total improved value for the various property types.

Table K-6 Yellowstone County Building Inventory and Value by Jurisdiction

Jurisdiction	Improved Parcels	Improved Value	Content Value	Total Value
Billings	43,604	$11,862,503,189	$6,844,972,623	$18,707,475,812
Broadview	95	$9,153,276	$5,253,798	$14,407,074
Crow Tribe	111	$19,469,548	$15,982,369	$35,451,917
Laurel	3,039	$545,083,990	$311,062,124	$856,146,114
Yellowstone County	17,137	$4,260,860,990	$2,697,545,405	$6,958,406,395
Total	**63,986**	**$16,697,070,993**	**$9,874,816,319**	**$26,571,887,312**

NOTE – A portion of the Crow Tribe is in Yellowstone County, although predominantly located in Big Horn County. Source: MSDI Cadastral database, https://msl.mt.gov/geoinfo/msdi/cadastral/

Total building exposure with contents within Yellowstone County based on an analysis of improved parcels is over $26 billion, with over $16 billion in improved value properties and $9 billion of contents. The City of Billings accounts for more than $18 billion of this total number. Residential properties represent the greatest

portion of structures in the County, accounting for over $21 billion of the nearly $26.5 billion improved property value, as shown in

Table K-7 below.

Table K-7 Yellowstone County Total Exposure by Jurisdiction and Property Type

Jurisdiction	Property Type	Improved Parcels	Improved Value	Content Value	Total Value
Billings	Agricultural	2	$257,990	$257,990	$515,980
	Commercial	321	$131,041,427	$131,041,427	$262,082,854
	Exempt	736	$1,599,410,120	$1,599,410,120	$3,198,820,240
	Industrial	35	$45,193,570	$67,790,355	$112,983,925
	Residential	42,487	$10,080,254.702	$5,040,127,351	$15,120,382,053
	Vacant	23	$6,345,380	$6,345,380	$12,690,760
	Total	**43,604**	**$11,862,503,189**	**$6,844,972,623**	**$18,707,475,812**
Broadview	Exempt	8	$896,680	$896,680	$1,793,360
	Industrial	1	$228,820	$343,230	$572,050
	Residential	86	$8,027,776	$4,013,888	$12,041,664
	Total	**95**	**$9,153,276**	**$5,253,798**	**$14,407,074**
Crow Tribe	Agricultural	62	$11,182,680	$11,182,680	$22,365,360
	Commercial	2	$582,910	$582,910	$1,165,820
	Exempt	7	$727,950	$727,950	$1,455,900
	Residential	38	$6,974,358	$3,487,179	$10,461,537
	Vacant	2	$1,650	$1,650	$3,300
	Total	**111**	**$19,469,548**	**$15,982,369**	**$35,451,917**
Laurel	Commercial	11	$1,417,180	$1,417,180	$2,834,360
	Exempt	46	$62,847,717	$62,847,717	$125,695,434
	Industrial	4	$6,387,680	$9,581,520	$15,969,200
	Residential	2,978	$474,431,413	$237,215,707	$711,647,120
	Total	**3,039**	**$545,083,990**	**$311,062,124**	**$856,146,114**
Yellowstone County	Agricultural	993	$196,379,255	$196,379,255	$392,758,510
	Commercial	95	$38,448,680	$38,448,680	$76,897,360
	Exempt	190	$195,326,541	$195,326,541	$390,653,082
	Industrial	38	$351,257,020	$526,885,530	$878,142,550
	Residential	15,748	$3,477,888,190	$1,738,944,095	$5,216,832,285
	Vacant	73	$1,561,304	$1,561,304	$3,122,608
	Total	**17,137**	**$4,260,860,990**	**$2,697,545,405**	**$6,958,406,395**

Jurisdiction	Property Type	Improved Parcels	Improved Value	Content Value	Total Value
	Grand Total	**63,875**	**$16,677,601,445**	**$9,858,833,950**	**$26,536,435,395**

Source: MSDI Cadastral database, https://msl.mt.gov/geoinfo/msdi/cadastral/

Critical Facilities, Infrastructure, and Other Important Community Assets

A critical facility is defined as one that is essential in providing utility or direction either during the response to an emergency or during the recovery operation. Much of this data is based on GIS databases associated with the 2022 Homeland Infrastructure Foundation-Level Data (HIFLD). Other critical facility databases were also used, such as the National Bridge Inventory (NBI), with supplementation from the Hazard Mitigation Planning Committee (HMPC). Where applicable, this information was used in an overlay analysis for hazards such as dam failure, flood, and wildfire.

FEMA organizes critical facilities into seven lifeline categories as shown in Figure K-3. These lifeline categories standardize the classification of critical facilities and infrastructure that provide indispensable service, operation, or function to a community. A lifeline is defined as providing indispensable service that enables the continuous operation of critical business and government functions, and is critical to human health and safety, or economic security. These categorizations are particularly useful as they:

- Enable effort consolidations between government and other organizations (e.g., infrastructure owners and operators). Enable integration of preparedness efforts among plans; easier identification of unmet critical facility needs.
- Refine sources and products to enhance awareness, capability gaps, and progress towards stabilization.
- Enhance communication amongst critical entities, while enabling complex interdependencies between government assets.
- Highlight lifeline related priority areas regarding general operations as well as response efforts.

Figure K-3 FEMA Lifeline Categories

Source: FEMA

Table K-8 below summarizes the number of critical facilities by jurisdiction. Figure K-4 through Figure K-7 display the location of critical facilities by FEMA Lifeline in Yellowstone County, the City of Billings, the Town of Broadview, and the City of Laurel.

Table K-8 Yellowstone County Critical Facilities by Jurisdiction

Jurisdiction	Communications	Energy	Food, Water, Shelter	Hazardous Materials	Health and Medical	Safety and Security	Transportation	Total
Billings	85	9	37	15	16	106	55	**323**
Broadview	-	1	-	-	1	1	-	**3**
Laurel	4	1	8	-	1	6	1	**21**
Yellowstone County	143	67	18	22	8	44	239	**541**
Total	**232**	**78**	**63**	**37**	**26**	**157**	**295**	**888**

Source: HIFLD 2022, Montana DES, National Bridge Inventory

Figure K-4 Yellowstone County Critical Facilities

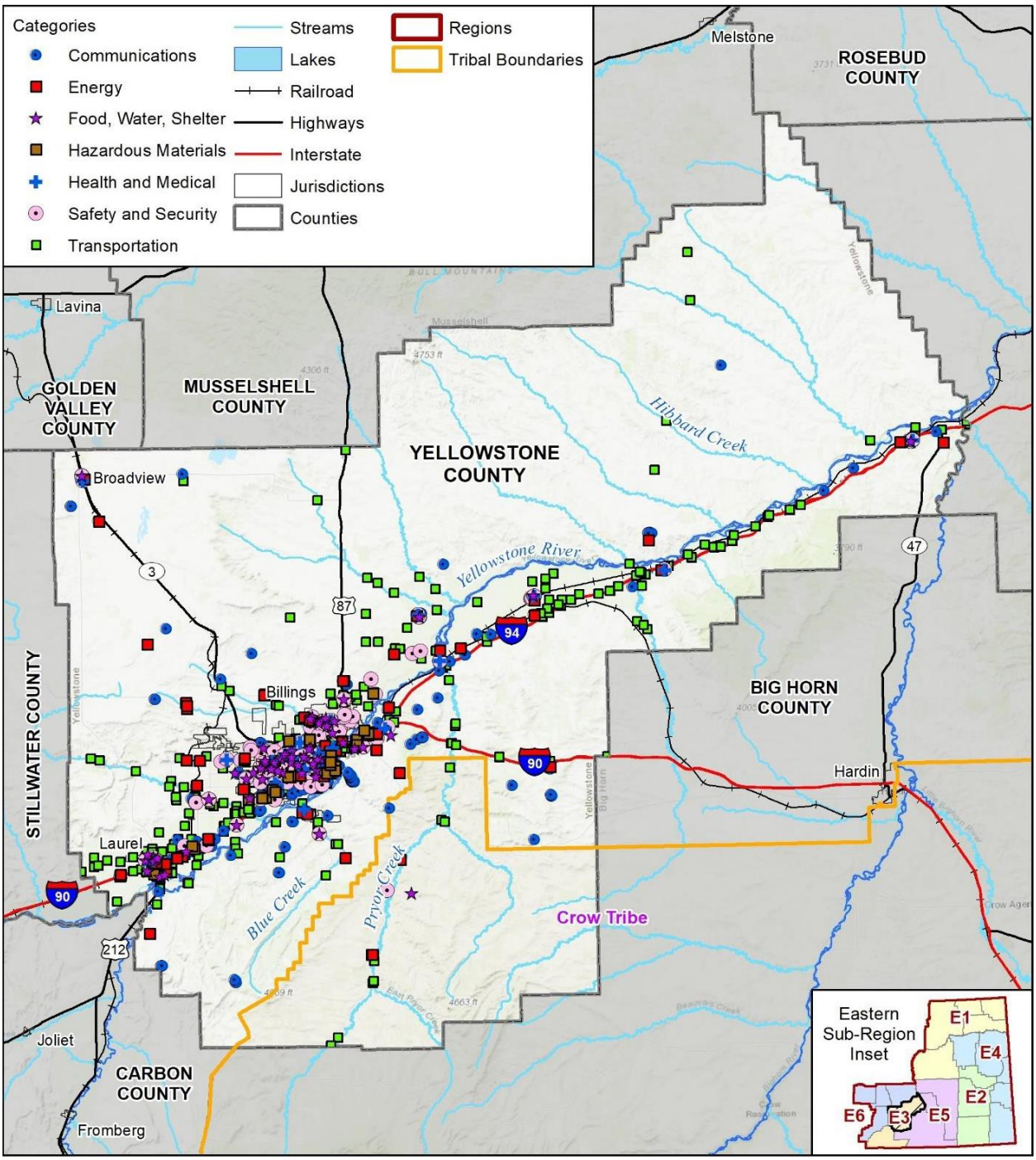
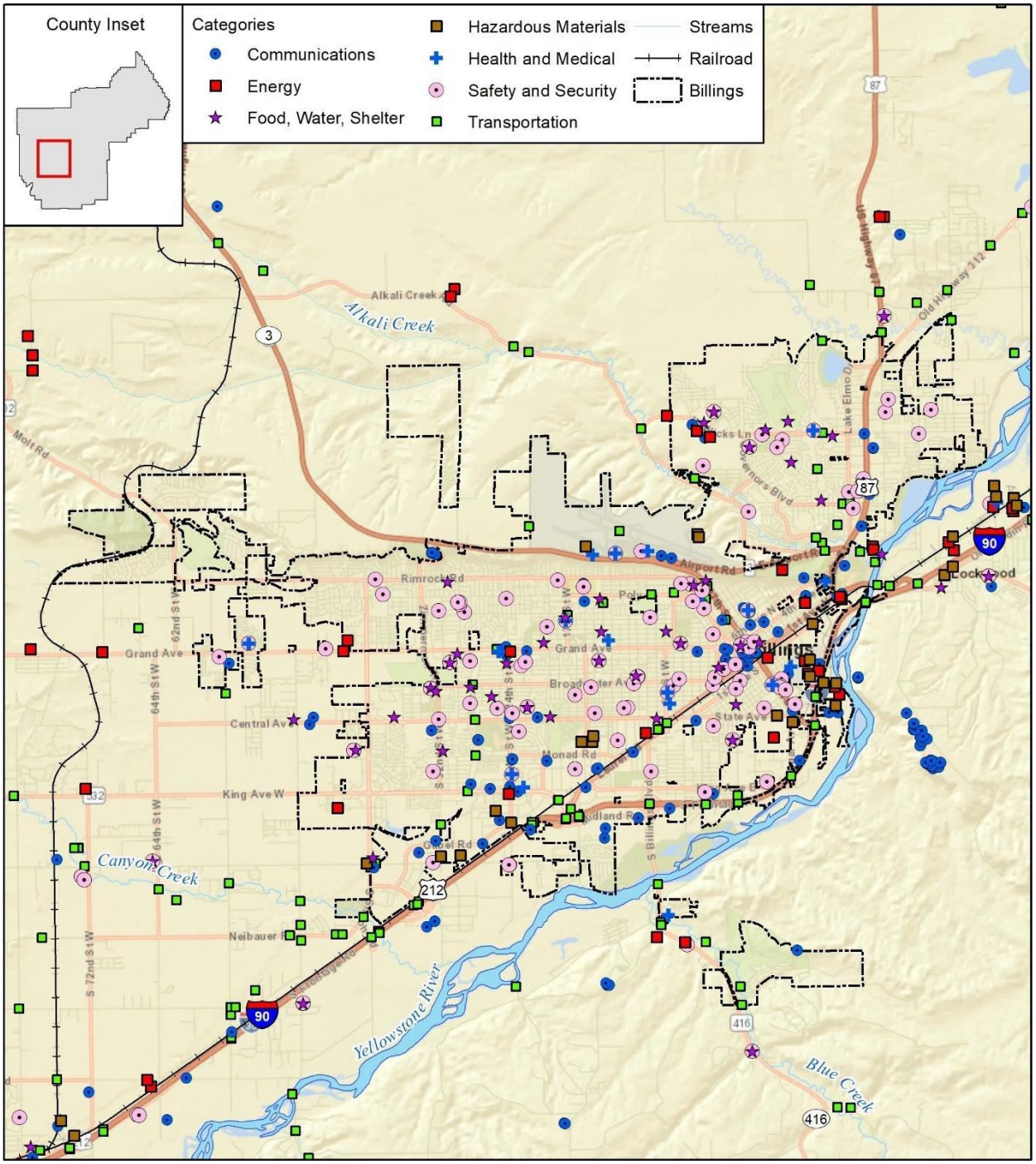


Figure K-5 City of Billings Critical Facilities



Map compiled 12/2022;
intended for planning purposes only.
Data Source: Montana State Library,
Montana DES, NIB, HIFLD

Figure K-6 Town of Broadview Critical Facilities

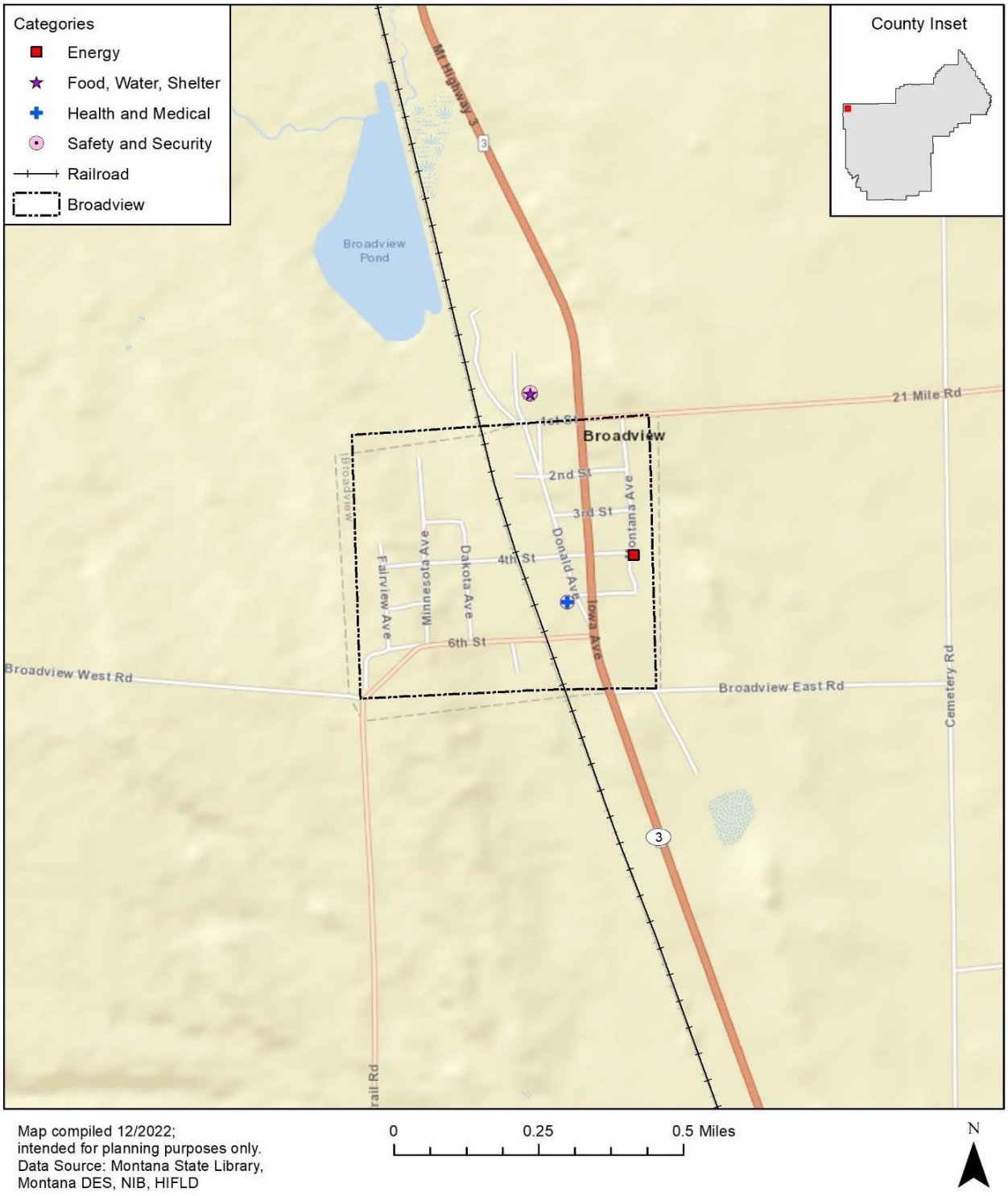
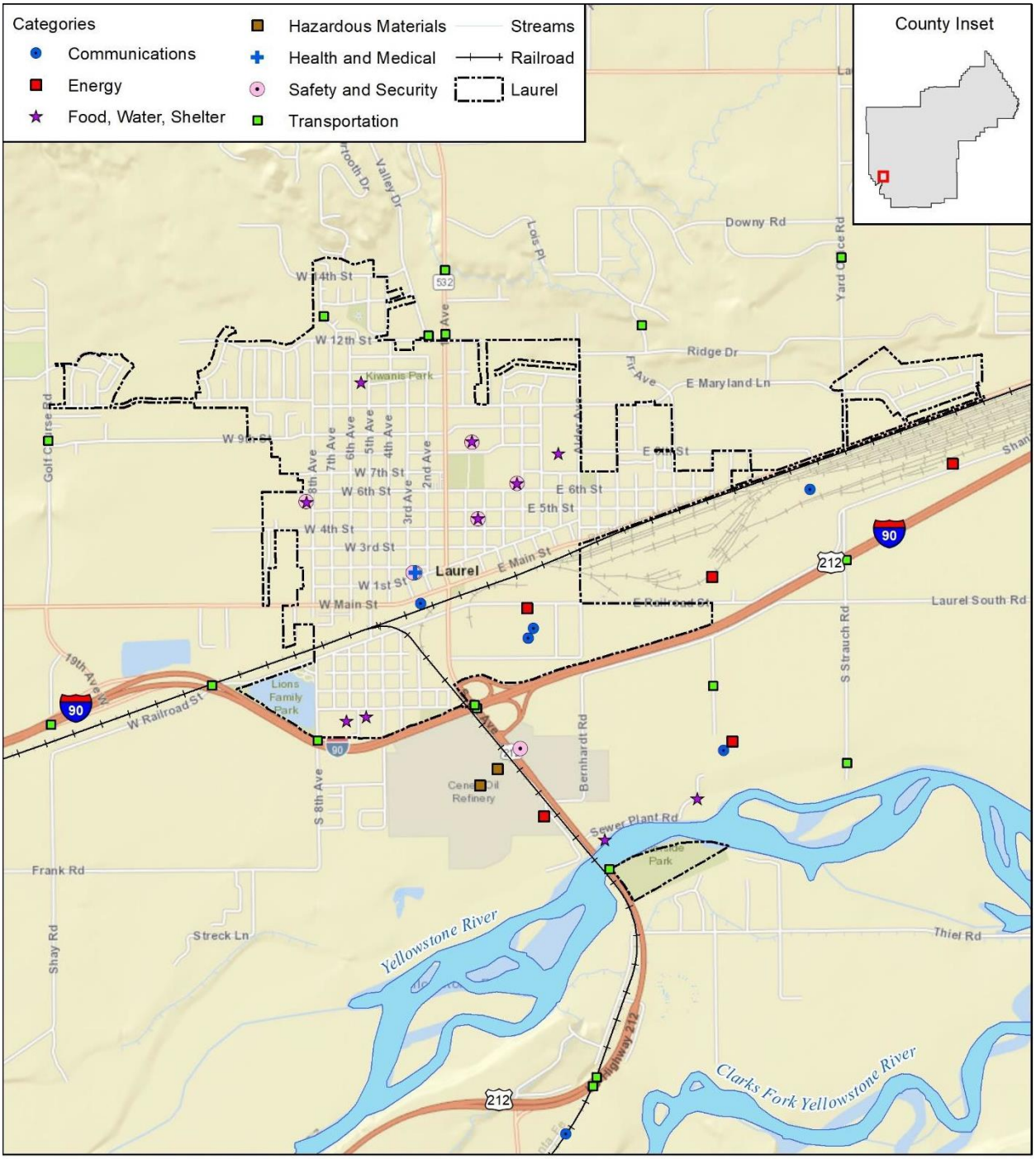


Figure K-7 City of Laurel Critical Facilities



Natural, Historic, and Cultural Assets

Assessing the vulnerability of Yellowstone County to hazards also involves inventorying the natural, historical, and cultural assets of the area. This step is important for the following reasons:

- The community may decide that these types of resources warrant more protection due to their unique and irreplaceable nature and contribution to the overall economy.
- If these resources are impacted by a hazard, knowing so ahead of time allows for more prudent care in the immediate aftermath, when the potential for additional impacts are higher.
- The rules for reconstruction, restoration, rehabilitation, and/or replacement are often different for these types of designated resources.
- Natural resources can have beneficial functions that reduce the impacts of natural hazards, such as wetlands and riparian habitat, which help absorb and attenuate floodwaters.

Historic and Cultural Assets

By definition, a historic property not only includes buildings or other types of structures, such as bridges and dams, roads, byways, historic landscapes, and many other features. The National Register of Historic Places (NRHP), managed by the National Park Service and U.S. Department of Interior, is the nation's official list of cultural resources worthy of preservation. Table K-9 below lists the properties that are identified as having cultural and historic significance in Yellowstone County as recorded by the National Register of Historic Places.

Table K-9 Historic Properties and Districts on National Registers

Property Name	City/Town	Location	Date Listed
Huntley Project Office	Ballantine	2291 2nd Street W	6/5/2017
Acme Building	Billings	109-111 N. Broadway	11/9/2005
Armour Cold Storage	Billings	1 S. Broadway	7/7/2004
Babcock Theatre Building	Billings	114-124 N. 28th Avenue & 2808-2812 2nd Avenue	4/9/2013
Billings Chamber of Commerce Building	Billings	303 N. 27th Street	1/20/1972
Billings Communal Mausoleum	Billings	1704 Central Avenue	06/28/2021
Billings Historic District	Billings	Roughly bounded by N. 23rd Street & N. 25th Street, 1st Avenue & Montana Avenue	3/13/1979
Billings Old Town Historic District	Billings	Generally bounded by Montana Ave. on the N, S. 26th on the E, 1st Avenue S on the S, & S. 30th Street on the W	09/16/2010
Billings Townsite Historic District (Boundary Increase)	Billings	2600(2528), 2604-2606, 2608, 2610-2614, & 2624 Montana Avenue	4/20/2006
Billings West Side School	Billings	415 Broadwater Avenue	3/20/2002
Black Otter Trail	Billings	Black Otter Trail	1/5/2007
Boothill Cemetery	Billings	N of Billings	4/17/1979
Dude Rancher Lodge	Billings	415 N. 29th Street	7/22/2010
Electric Building	Billings	113-115 Broadway	3/1/2002
Fire House #2	Billings	201 E. 30th Street	2/29/1980

Property Name	City/Town	Location	Date Listed
Fratt-Link House	Billings	142 Clark Avenue	11/9/2020
Garfield School	Billings	3212 1st Avenue S.	10/3/2012
Graf, Arnold, House	Billings	633 Highland Park Drive	4/20/2015
Hoskins Basin Archeological District	Billings	Address Restricted	11/20/1974
James F. Battin Federal Building (Courthouse & Federal Office Building)	Billings	316 N. 26th Street	1/13/2023
Kate Fratt Memorial Parochial School	Billings	205 N. 32nd Street	7/28/2020
L and L Building	Billings	2624 Minnesota Avenue	12/19/2008
Masonic Temple	Billings	2806 3rd Avenue N.	4/17/1986
McKinley Elementary School	Billings	820 N. 31st Street	3/16/2021
McMullen Hall	Billings	1500 University Drive	9/8/2015
Montana National Bank	Billings	201 North Broadway	3/14/2022
Moss, Preston B, House	Billings	Address Restricted	4/30/1982
North Elevation Historic District	Billings	Bounded by 12th Avenue N., alley between N. 31st Street & N. 30th Street, 9th Avenue N. & 32nd Street N.	11/29/2016
North, Austin, House	Billings	622 N. 29th Steet	11/23/1977
Northern Hotel	Billings	19 N. Broadway	6/12/2013
O'Donnell, I.D., House	Billings	105 Clark Avenue	11/23/1977
Oliver Building	Billings	2702 Montana Avenue	12/19/2008
Parmly Billings Memorial Library	Billings	2822 Montana Avenue	10/26/1972
Pictograph Cave	Billings	7 miles SE of Billings in Indian Caves Park	10/15/1966
Pioneer Park	Billings	Roughly bounded by Parkhill Drive, 3rd Street W., & Virginia Lane	4/13/2021
Prescott Commons	Billings	Rimrock Road	4/30/1982
Ruth, Harold and Marion, House	Billings	111 Emerald Drive	6/21/2007
US Post Office & Courthouse – Billings	Billings	2602 1st Avenue N.	3/14/1986
Yegen, Christian, House	Billings	208 S. 35th Street	10/1/1979
Yegen, Peter, House	Billings	209 S. 35th Street	4/16/1980
Antelope Stage Station	Broadview	E of Broadview	1/19/1983
Erb, Abraham & Carrie, House	Laurel	110 4th Avenue	6/9/2005

Property Name	City/Town	Location	Date Listed
Laurel Downtown Historic District	Laurel	Roughly bounded by the Burlington Northern Santa Fe Railway Company tracks to the S, Third S to the N, Wyoming Ave	9/16/2010
Mossman Overpass	Laurel	Mile 57, N. of I-90 Frontage Road	3/26/2012
Pompey's Pillar	Pompey's Pillar	W. of Pompey	10/15/1966
Huntley Bridge	Huntley	Mile 12, MT 312	3/26/2012

Source: National Register of Historic Places National Archives (records up until end of 2012) https://www.nps.gov/subjects/nationalregister/database-research.htm; National Register of Historic Places, NPGallery Database (records listed after 2013) https://npgallery.nps.gov.nrhp

Natural Resources

Natural resources are important to include in benefit-cost analyses for future projects and may be used to leverage additional funding for projects that also contribute to community goals for protecting sensitive natural resources. Awareness of natural assets can lead to opportunities for meeting multiple objectives. For instance, protecting wetlands preserves sensitive habitats as well as attenuates and stores flood waters.

Wetlands are a valuable natural resource for communities, due to their benefits to water quality, wildlife protection, recreation, and education, and play an important role in hazard mitigation. Yellowstone County has over 7 lakes and reservoirs. The County is made up of approximately 16 square miles of water.

Endangered Species

A table of endangered and threatened species in the State of Montana, as identified by the U.S. Fish and Wildlife Service, Montana Ecological Services Field Office, can be found in the Assets Summary Section in Chapter 4 of the base plan.

K.4 Vulnerability to Specific Hazards

Vulnerability to hazards that can affect the Eastern Region is described in Section 4.2 Hazard Profiles of the Eastern Region base plan. The analysis of vulnerability in the base plan includes the type, location, and extent of hazards. In addition, the base plan provides an analysis of the vulnerability of seven classes of assets (People; Property; Critical Facilities and Lifelines; the Economy; Historic and Cultural Resources; and Natural Resources). Subsections within Section 4.2 of the Eastern Region base plan provide descriptions and analysis of the exposure of each asset class to each hazard, the susceptibility of each asset class to damage from exposure to each hazard, and the overall vulnerability of each class of asset to each hazard.

This section details quantifiable vulnerability to specific hazards, only where it differs from that of the Region as a whole. The results of detailed GIS analyses used to estimate potential for future losses are presented here, in addition to maps of hazard areas, details by jurisdiction, and building type. For a discussion of the methodology used to develop the loss estimates, refer to Chapter 4 of the base plan. In many cases, Chapter 4 contains information that differentiates the risk by county, thus the information is not duplicated here. For most of the weather-related hazards the risk does not vary significantly enough from the rest of the Region and thus the reader should refer to Chapter 4. Only unique issues or vulnerabilities are discussed, where applicable.

Hazards considered in this HMP update annex are as follows.

- Avalanche
- Communicable Disease

- Cyber-Attack
- Dam Failure
- Drought
- Earthquake
- Flooding
- Hazardous Materials Incident
- Landslide
- Severe Summer Weather
- Severe Winter Weather
- Human Conflict
- Tornadoes & Windstorms
- Transportation Accidents
- Volcanic Ash
- Wildfire
- Ditch and Drain Failure

K.4.1 Avalanche

An avalanche is a low significance hazard for Yellowstone County and its jurisdictions (Table K-5). To distinguish between counties where avalanches have not occurred and those that have no possibility of avalanche occurrence, FEMA created a control table overlaying avalanche forecast zones and counties which have experienced losses due to credible avalanche events. Based on this analysis, Yellowstone County was determined to be an area where avalanches have no possibility of occurrence. Therefore, mitigation actions were not included for this hazard.

Refer to Chapter 4 for a discussion of the avalanche risk relative to Yellowstone County and the Eastern Region.

K.4.2 Communicable Disease

All populations are vulnerable to communicable disease. Elder populations, young children, and individuals with pre-existing medical conditions are more likely to face long lasting impacts from communicable disease. While areas of high population density are likely to experience a greater number of cases due to a larger population, these larger cities also have greater access to medical resources.

Communicable disease is ranked as a high significance hazard for Yellowstone County and there were no noted jurisdictional differences. As Billings is the largest city in an approximately 500-mile radius, it serves as a medical hub for approximately two-thirds of Montana and a significant portion of boarding states, making communicable disease a significant threat in Yellowstone County.[2] Billings is also the only city in Montana with a certified Level 1 Trauma Center.[3] As of October 2023, according to data from the Centers for Disease Control and Prevention (CDC), Yellowstone County reported approximately 47,850 confirmed cases of COVID-19 in Yellowstone County. Among these cases, 2,913 individuals were hospitalized directly related to COVID-19, with 302 admitted to the ICU, and nearly 580 deaths. According to USA Facts, the pandemic resulted in a 12% increase in closures of retail food establishments and 13% increase closures of wholesale food establishments. All K-12 schools were closed from March 16, 2020, through May 6, 2020.

Refer to Chapter 4 for a discussion of the communicable disease risk relative to Yellowstone County and the Eastern Region.

[2] https://riverstonehealth.org/about-billings-montana/
[3] https://www.billingsclinic.com/services-specialties/emergency-services/trauma-services/

K.4.3 Cyber-Attack

All servers, networks, and users are vulnerable to cyber-attacks in Eastern Montana. Yellowstone County is ranked high, along with most other counties in the Region. There have been no recorded cyber- attack events occurring in the County or its jurisdictions, however, minor cyber-attacks such as phishing emails often go unreported. While all networks and servers are equally vulnerable to cyber-attacks, the City of Billings has a greater population and therefore more people exposed to a cyber-attack event.

Refer to Chapter 4 for a discussion of the cyber-attack risk relative to Yellowstone County and the Eastern Region.

K.4.4 Dam Failure

Dam failure in Yellowstone County and the Town of Broadview is rated a low significance hazard. The City of Billings and the City of Laurel rate dam failure as a medium significance hazard (Table K-5). Chapter 4 provides a discussion of the dam failure risk in the Eastern Region, including Yellowstone County. See Section 4.2.4 *Dam Failure*.

There is one high hazard dam (HHPD) in Yellowstone County (Lakeside Dam), and two significant hazard potential dams in the County (Table K-10, Figure K-8). GIS delineations of the dam failure inundation zoned for these dams are unavailable. This prevents identification of specific assets that could be exposed in the event of a dam failure. The analysis of vulnerable assets, below, does not consider failure of these three dams. Refer to Chapter 4 for a discussion of the dam failure risk relative to Yellowstone County and the Eastern Region, and of the typical reasons that dam failure inundation zones are not made available for hazard mitigation planning. At least two additional HHPDs exist upstream of Yellowstone County and are discussed below.

Table K-10 Dams in Yellowstone County

Hazard Class	Dam Name	Owner	River	Nearest Downstream City	Distance to Nearest Downstream City (miles)	Emergency Action Plans (EAP)
High	Lakeside	Lakeside Homeowners Association	Off Stream (High Ditch)	Billings	0	Yes; Prepared 1/5/2021
Significant	Dreves	Oreves Farming Corp	Coulee	None	0	Not Required
Significant	Retriever #1	Montana Retriever Club	Twelve Mile Creek Off Stream	Huntley	6	Not Required

Source: National Inventory of Dams (NID)

The Cooney Dam is an HHPD upstream of Yellowstone County in Carbon County, seven miles west of Boyd and 19 miles west of Joliet (Figure K-8). This irrigation reservoir is owned by the Montana DNRC, measures 102 feet tall, nearly a half-mile wide, and has the potential to inundate parts of both Laurel and Billings. The inundation zone for this dam was made available for this HMP update and is shown in purple on Figure K-8. The delineation extends just past Billings and stops, despite the fact that dam failure hazards would continue further downstream. The analysis of assets in Yellowstone County that are vulnerable to dam failure hazards is based entirely on this one delineation.

The Yellowtail Dam and Reservoir is another HHPD upstream of Yellowstone County. This dam is a concrete thin-arch hydroelectric dam, towering 525 feet and stretching 1,480 feet across Bighorn Canyon in Big Horn

County. Failure of this dam would inundate the land along the Bighorn River on the eastern boundary of Yellowstone County. The dam inundation zone for the Yellowtail Dam is unavailable and the potential impact of failure of this dam on assets is not included in the vulnerability analysis below.

The SoVI-based rating of social vulnerability is relatively low in Yellowstone County (Section K.2.4 Social Vulnerability). Regardless of how Yellowstone County rates in social vulnerability, severe floods can be devastating events that are difficult to recover from both financially and emotionally. Floods may result in injuries or fatalities in situations with limited warning or when evacuation orders are not adhered to.

Table K-11

Table K-11 summarizes the estimated number of improved parcels, building values, and people within inundation zones in Yellowstone County by property type. A total of 5,971 people reside within the dam inundation zone in Yellowstone County, over 3% of the total County population. Half of these people 3,017, live in Billings.

Yellowstone County has a $1.3 billion total property value located within the inundation zone. Residential property types represent the greatest total number of improved parcels and most property value, with approximately $621 million in total property value at risk. A substantial amount of people (over 5,000 estimated) reside within the limited inundation area mapped in the County (primarily Cooney Dam); thus the risk of loss of life and injury would be significant without adequate warning and evacuation.

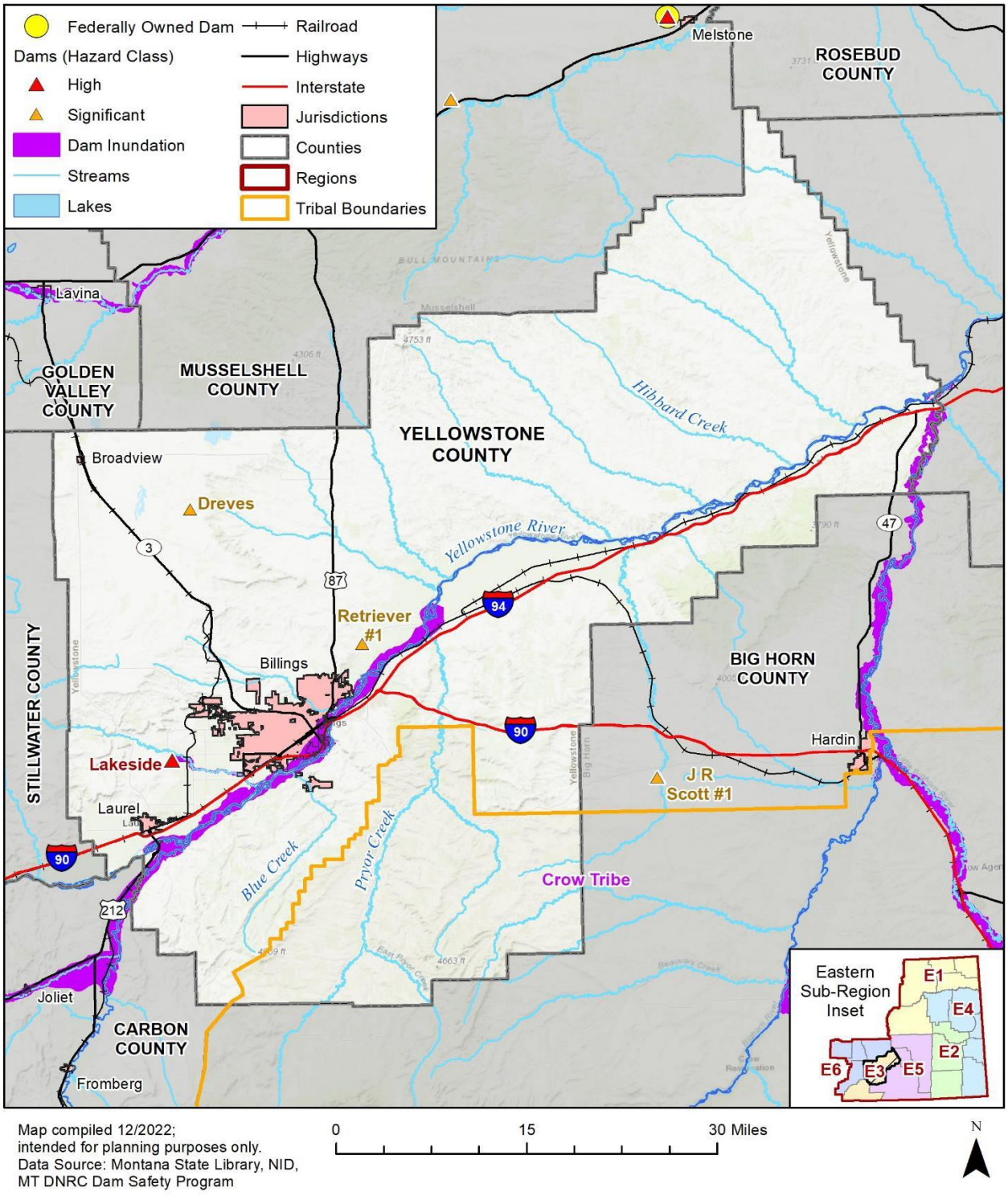
The SoVI-based rating of social vulnerability is relatively low in Yellowstone County (Section K.2.4 Social Vulnerability). Regardless of how Yellowstone County rates in social vulnerability, severe floods can be devastating events that are difficult to recover from both financially and emotionally. Floods may result in injuries or fatalities in situations with limited warning or when evacuation orders are not adhered to.

Table K-11 Yellowstone County Parcels at Risk to Dam Inundation by Property Type

Jurisdiction	Property Type	Improved Parcels	Improved Value	Content Value	Total Value	Population
Billings	Commercial	9	$2,129,410	$2,129,410	$4,258,820	-
	Exempt	41	$80,771,767	$80,771,767	$161,543,534	-
	Industrial	13	$18,304,530	$27,456,795	$45,761,325	-
	Residential	1,306	$230,399,990	$115,199,995	$345,599,985	3,017
	Vacant	4	$57,290	$57,290	$114,580	-
	Total	**1,373**	**$331,662,987**	**$225,615,257**	**$557,278,244**	**3,017**
Yellowstone County	Agricultural	35	$8,934,450	$8,934,450	$17,868,900	-
	Commercial	4	$1,972,630	$1,972,630	$3,945,260	-
	Exempt	20	$59,791,770	$59,791,770	$119,583,540	-
	Industrial	7	$160,264,770	$240,397,155	$400,661,925	-
	Residential	1,279	$183,987,409	$91,993,705	$275,981,114	2,954
	Vacant	21	$176,370	$176,370	$352,740	-
	Total	**1,366**	**$415,127,399**	**$403,266,080**	**$818,393,479**	**2,954**
	Grand Total	**2,739**	**$746,790,386**	**$628,881,337**	**$1,375,671,723**	**5,971**

Source: County Assessor data, NID, MT DNRC, WSP GIS Analysis

Figure K-8 Yellowstone County Dam Inundation



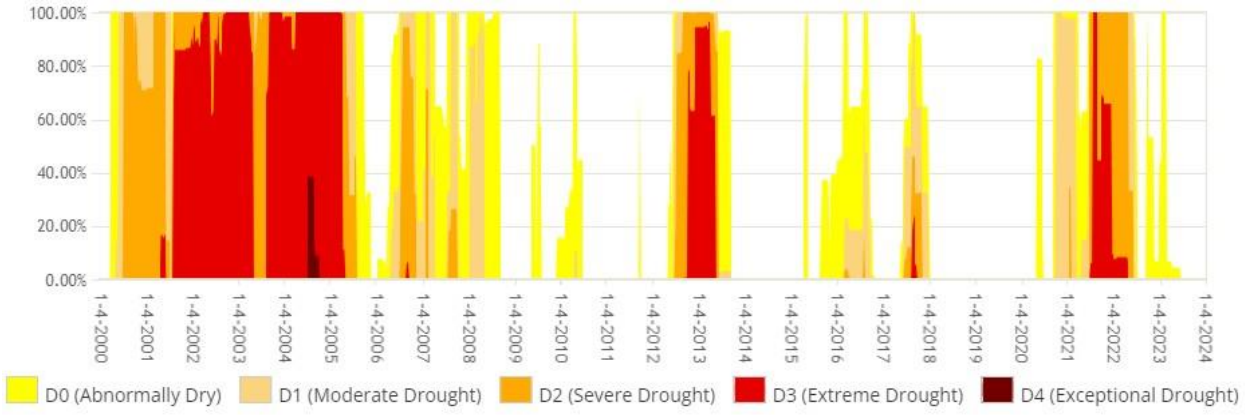
K.4.5 Drought

Drought was rated as a hazard of high significance hazard in Yellowstone County and all three participating jurisdictions (Table K-5). Yellowstone County experienced 12 USDA drought declarations from 2012-2021. These declarations occurred in 2012, 2013, 2016, 2017, 2019, 2020, and 2021. Per the Billings Chamber of Commerce, "The major crops grown in Yellowstone County are alfalfa, wheat, barley, corn, and sugar beets. Alfalfa and other hay grown in the area is predominantly raised and saved to feed livestock during the colder months." [4] The Drought Impact Reporter recorded 16 drought impact reports in Yellowstone County between 2000-2023, including, low hay reserves and slowing alfalfa growth.[5,6]

The U.S. Drought Monitor (USDM) is a national data set released weekly, showing the severity of drought in locations across the nation. Figure K-9 displays a time series showing the severity of drought in Yellowstone County between 2000 and 2023. The figure indicates that the County experienced exceptional drought (D4) in 2004. The HMPC and CPT noted that the Governor's Drought and Water Supply Advisory Committee meets monthly to share water supply and moisture conditions to effectively manage natural resources and support constituents most likely to be affected by drought. Refer to Chapter 4 for a discussion of the drought risk relative to Yellowstone County and the Eastern Region.

Chapter 4 of the base plan provides a discussion of the drought risk relative to Yellowstone County and the Eastern Region. In particular, all assets are exposed to drought, but assets are variably impacted by drought. In the case of Yellowstone County and its jurisdictions, dry-land agriculture is especially vulnerable. In terms of financial impact to agriculture, Yellowstone County is not among the most impacted counties in the Eastern Region (Figure 4-22), though the County does have an expected annual loss rating of relatively moderate from the NRI (Figure 4-23). As is the case across the Eastern Region, climate change is projected to cause a moderate increase in drought frequency in coming decades (see the base plan, Section 4.2.5, subsection *Climate Change Considerations*).

Figure K-9 Yellowstone County Percent Area in USDM Categories



Source: USDM; www.drought.gov

K.4.6 Earthquake

Earthquake is rated as low significance hazard in Yellowstone County overall, though all three participating jurisdictions within the County rated it as a medium significance hazard (Table K-5).

[4] https://www.billingschamber.com/business-advocacy/agriculture/

[5] https://www.ktvq.com/news/local-news/montana-growers-navigating-hay-shortage-during-drought

[6] https://unldroughtcenter.maps.arcgis.com/apps/dashboards/46afe627bb60422f85944d70069c09cf

There are several known fault systems throughout the State of Montana, mostly concentrated in the Western Region (Figure 4-24). The probability of exposure to earthquake hazards, however, is not uniform across the state. Most, but not all, earthquake epicenters are well west of the Eastern Region and Yellowstone County and Yellowstone County is roughly on the edge of the area identified by USGS as having a slightly elevated earthquake risk on the Long-Term National Seismic Map (Figure 4-27).

In terms of susceptibility to earthquake damage, Yellowstone County has a few key concerns. First, most parts of Yellowstone County have soils with an insignificant risk of liquefaction. However, liquefaction risk is elevated and even moderate in river valleys, where most development has occurred (Figure 4-25). Second, Yellowstone County is physically closer to seismically active areas than most counties in the Eastern Region (Figure 4-24). Third, Yellowstone County has relatively well-developed cities, especially Billings but also Broadview and Laurel. Taken together, Yellowstone County is near enough to seismically active areas to experience harmful ground shaking, has soils that could magnify the impacts of shaking on buildings, and has many structures that would be exposed to ground shaking hazards in the event of a major earthquake.

According to a Hazus probabilistic loss analysis conducted for a scenario with 2% in 50 years recurrence, The probabilistic scenario estimated Yellowstone County will experience the highest total economic losses in the Eastern Region of any county in the Eastern Region. Hazus-simulated economic losses in Yellowstone County were $71,054,000, which is over half of all losses in the Eastern Region and more than double the next-most impacted county (Table 4-24). While all jurisdictions in the County have adopted building codes, the City of Billings and City of Laurel are likely to experience greatest losses due to the concentration of population and infrastructure and therefore have higher risk ratings. Older and historic buildings, constructed before adoption of building codes, are more vulnerable to earthquake shaking.

Chapter 4 provides a further discussion of the earthquake risk relative to Yellowstone County and the Eastern Region.

K.4.7 Flooding

Flooding is rated as a high significance hazard in Yellowstone County and all three participating jurisdictions (Table K-5).

Table K-12 below summarizes the building counts and improved value of parcels in the County that fall within the 1% chance floodplains. A total of 1,830 people reside within the 1% chance floodplain in Yellowstone County, approximately 1% of the total County population. Of these people, 6% (111) live in Billings and 360 (~20%) live in Laurel.

Additionally, Table K-12 summarizes loss estimate values, which are calculated based upon the improved value of parcels that fall within the 1% chance floodplain, and estimated contents value and assumes a two-foot-deep flood which usually results in losses equal to 25% of the total value, based on FEMA depth-damage curves. NFHL flood data was used to perform this analysis.

For context, Yellowstone County as a whole has the second greatest total value within the 1% annual chance flood zone and the second greatest estimated loss of any county in the Eastern Region, behind only Custer County (Table 4-31 in the base plan). The greatest liability in terms of flood damage is to residential property. Residential parcels make up 87% of the parcels and 65% of the total value within the 1% annual chance flood zone in Yellowstone County, Billings, Laurel, and the Crow Indian Reservation (Table K-12). Nearly 1,800 people reside in the 1% annual chance floodplain, the majority within the unincorporated area and Laurel.

The SoVI-based rating of social vulnerability is *relatively low* in Yellowstone County (Section K.2.4 *Social Vulnerability*). Regardless of how Yellowstone County rates in social vulnerability, severe floods can be devastating events that are difficult to recover from both financially and emotionally. Floods may result in

injuries or fatalities in situations with limited warning or when evacuation orders are not adhered to.

Confirming the high vulnerability to flood hazards, Yellowstone County has experienced the highest historical National Flood Insurance Program (NFIP) dollars paid of any county in the Eastern Region (see Table 4-27 in the Base Plan, section *National Flood Insurance Program Policy Analysis*).

Table K-12 Yellowstone County Parcels at Risk to 1% Flood Hazard by Jurisdiction

Jurisdiction	Property Type	Improved Parcels	Improved Value	Content Value	Total Value	Estimated Loss	Population
Billings	Commercial	1	$57,920	$57,920	$115,840	$28,960	-
	Exempt	5	$10,596,740	$10,596,740	$21,193,480	$5,298,370	-
	Residential	48	$12,421,652	$6,210,826	$18,632,478	$4,658,120	111
Crow Tribe	Agricultural	1	$59,260	$59,260	$118,520	$29,630	-
	Exempt	1	$160,640	$160,640	$321,280	$80,320	-
Laurel	Commercial	3	$447,840	$447,840	$895,680	$223,920	-
	Exempt	1	$178,540	$178,540	$357,080	$89,270	-
	Residential	156	$4,546,671	$2,273,336	$6,820,007	$1,705,002	360
Yellowstone County	Agricultural	94	$19,337,510	$19,337,510	$38,675,020	$9,668,755	-
	Commercial	1	$68,070	$68,070	$136,140	$34,035	-
	Exempt	5	$1,579,000	$1,579,000	$3,158,000	$789,500	-
	Industrial	4	$13,960,030	$20,940,045	$34,900,075	$8,725,019	-
	Residential	588	$104,865,256	$52,432,628	$157,297,884	$39,324,471	1,358
	Vacant	7	$49,340	$49,340	$98,680	$24,670	-
	Total	**915**	**$168,328,469**	**$114,391,695**	**$282,720,164**	**$70,680,041**	**1,830**

NOTE – A portion of the Crow Tribe is located in Yellowstone County, although predominantly located in Big Horn County. Sources: DNRC, Hazus, FEMA NFHL

Yellowstone County has a total of 71 critical facilities located in the 1% annual chance floodplain. 55 are transportation lifelines, six are communication facilities, five are energy facilities, two are food, water and shelter and one is Safety and Security facilities. This is shown in Table K-13. Floodplain hazard areas are shown in Figure K-10 through Figure K-13.

Table K-13 Critical Facilities at Risk to 1% Annual Chance Flood Hazards by FEMA Lifeline

Jurisdiction	Communications	Energy	Food, Water, Shelter	Hazardous Materials	Health & Medical	Safety and Security	Transportation	Total
Billings	2	-	-	-	-	-	8	**10**
Laurel	1	-	-	-	-	-	-	**1**
Yellowstone County	3	5	2	2	-	1	47	**60**
Total	**6**	**5**	**2**	**2**	**0**	**1**	**55**	**71**

National Flood Insurance Program

The NFIP aims to reduce the impact of flooding on private and public structures by providing affordable insurance to property owners and by encouraging communities to adopt and enforce floodplain management regulations. These efforts help mitigate the effects of flooding on new and improved structures. The State has analyzed NFIP flood-loss data to determine areas of Montana's Eastern Region with the greatest flood risk. Montana's Eastern Region flood-loss information was obtained from FEMA's "Montana's Coverage Claims" for Montana's Eastern Region, which documents losses from 1978. This section was updated based on information obtained from FEMA's PIVOT database through Montana Department of Natural Resources and Conservation (MT DNRC) dated August 10, 2022.

There are several limitations to analyzing flood risk entirely on this data, including:

- Only losses to participating NFIP communities are represented;
- Communities joined the NFIP at various times since 1978;
- The number of flood insurance policies in effect may not include all structures at risk to flooding; and
- Some of the historical loss areas have been mitigated with property buyouts.

Yellowstone County has a total of $76,606,000 in NFIP coverage, with 263 total flood claims, and 275 current policies in place. It also had the highest amount of dollars paid out due to flood claims with $1,814,878 dollars paid out. NFIP data and statistics for Yellowstone County is summarized in Table K-14.

Table K-14 Yellowstone County NFIP Statistics

County	Date Joined	Effective Firm Date	Dollars Paid (Historical)	Flood Claims	Current Policies	Coverage ($)
Yellowstone	11/18/1981	11/6/2013	$1,814,878.16	263	275	$76,606,000

Source: FEMA Pivot NFIP Data as of August 10th, 2022; FEMA Community Status Book Report

Repetitive Loss

Repetitive losses are NFIP-insured structures that have had at least two paid flood losses of more than $1,000 each in any ten-year period since 1978. Yellowstone County has a total of 21 repetitive loss properties as of 2022. Ten of these structures are in Billings, four are in Laurel, two are in Worden, and the remaining five are in the unincorporated County.

Severe Repetitive Loss (SRL) properties have either four or more separate claims for flood damage (with each claim exceeding $5,000 and with the sum of all payments exceeding $20,000,) or two or more separate claims where the total of all claims exceeds the value of the property. Yellowstone County has no SRL properties.

Table K-15 below lists that Yellowstone County has 21 repetitive loss structures, 53 repetitive loss claims and $747,592.02 in funding paid.

Table K-15 Repetitive Loss Properties in Yellowstone County

County	Repetitive Loss Structures per County	Repetitive Loss Claims	Structure Type Single - Family	Structure Type – Multi-Family	Structure Type – Business/ Non-Residential	Total Paid Out
Yellowstone County	21	53	19	-	2	$747,592.02

Source: FEMA Region VIII as of 9/10/2022.

Figure K-10 Yellowstone County Flood Hazard and Structures

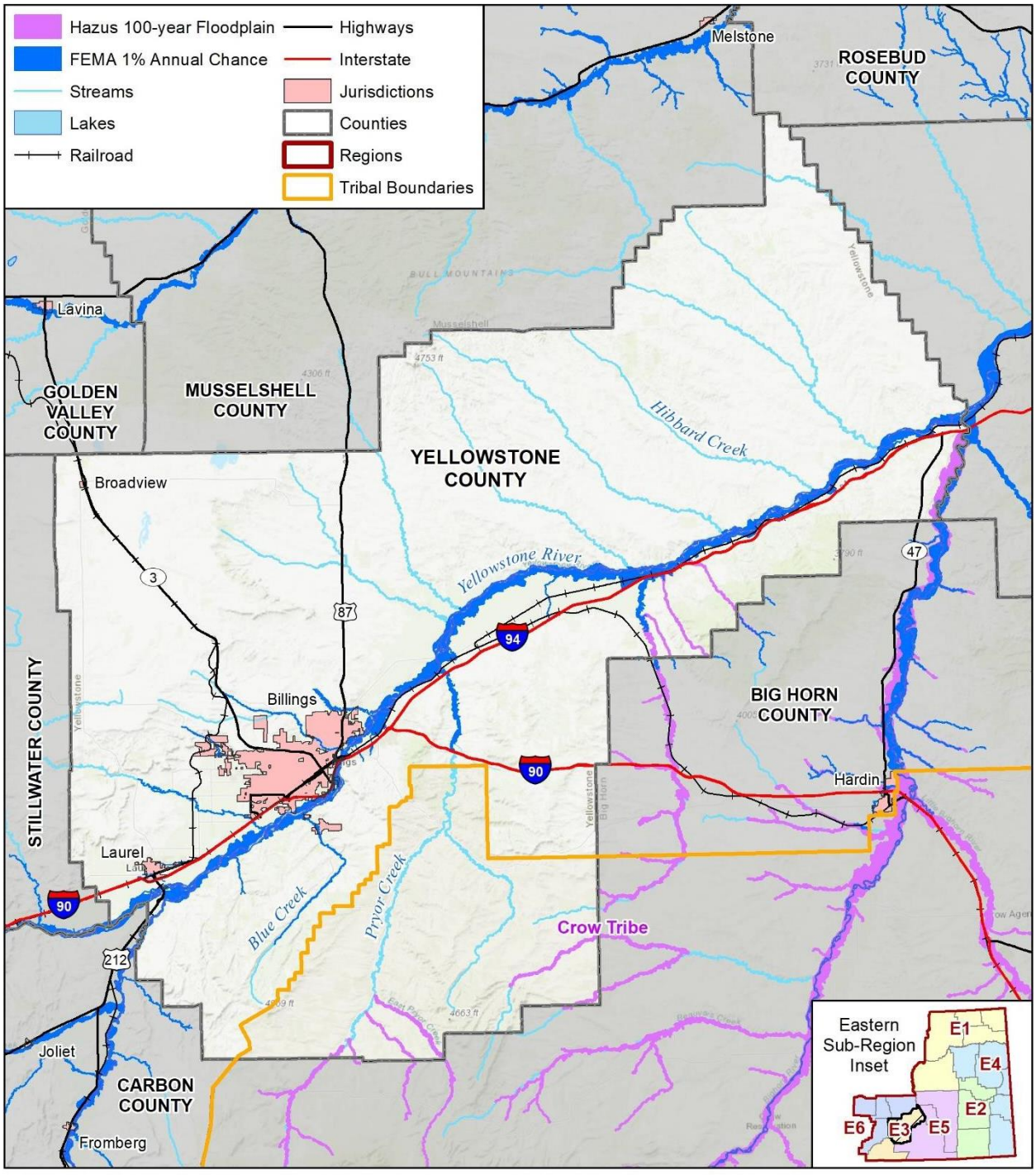


Figure K-11 City of Billings Flood Hazard and Structures

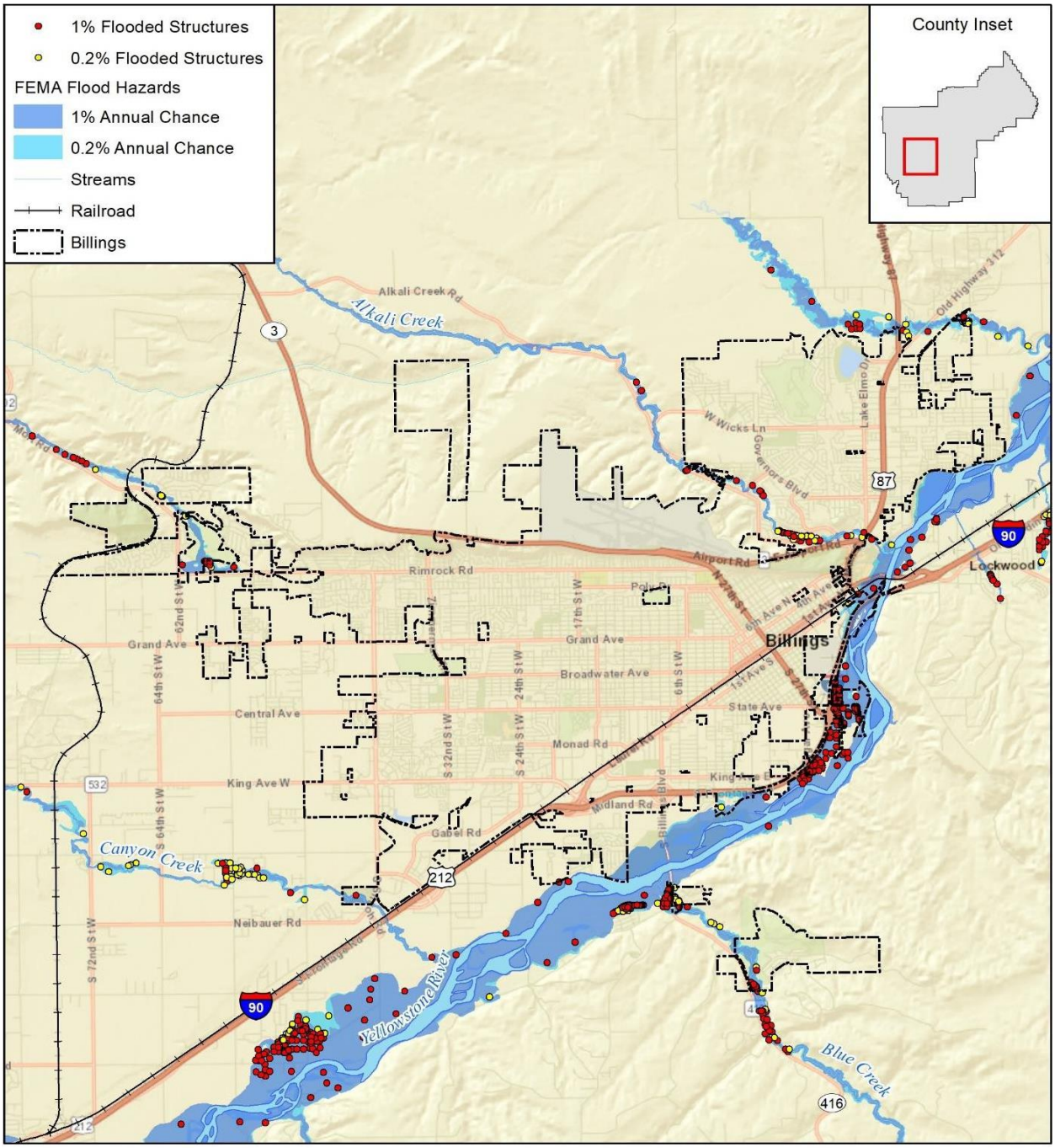


Figure K-12 Town of Broadview Flood Hazard and Structures

Figure K-13 City of Laurel Flood Hazard and Structures

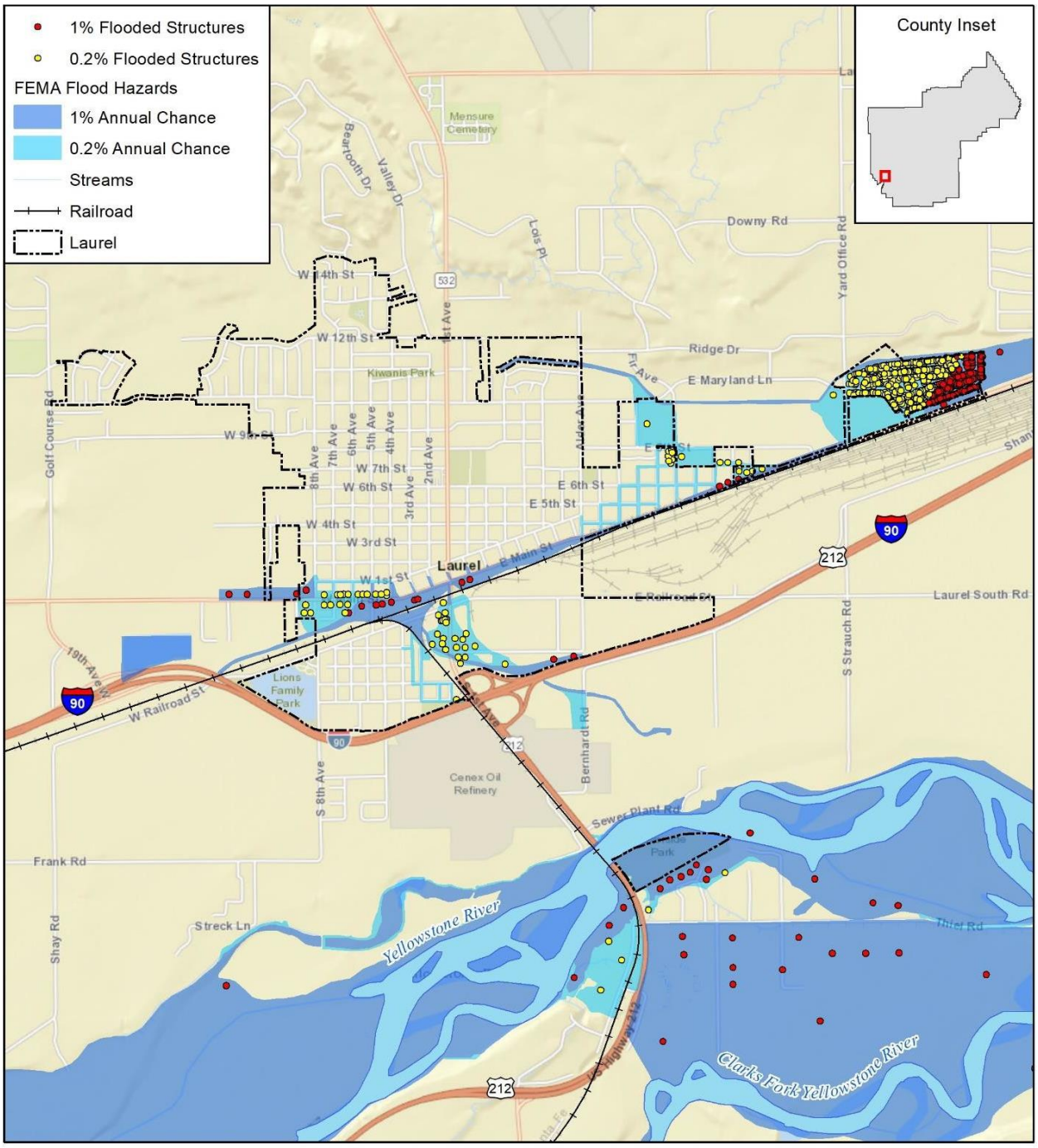
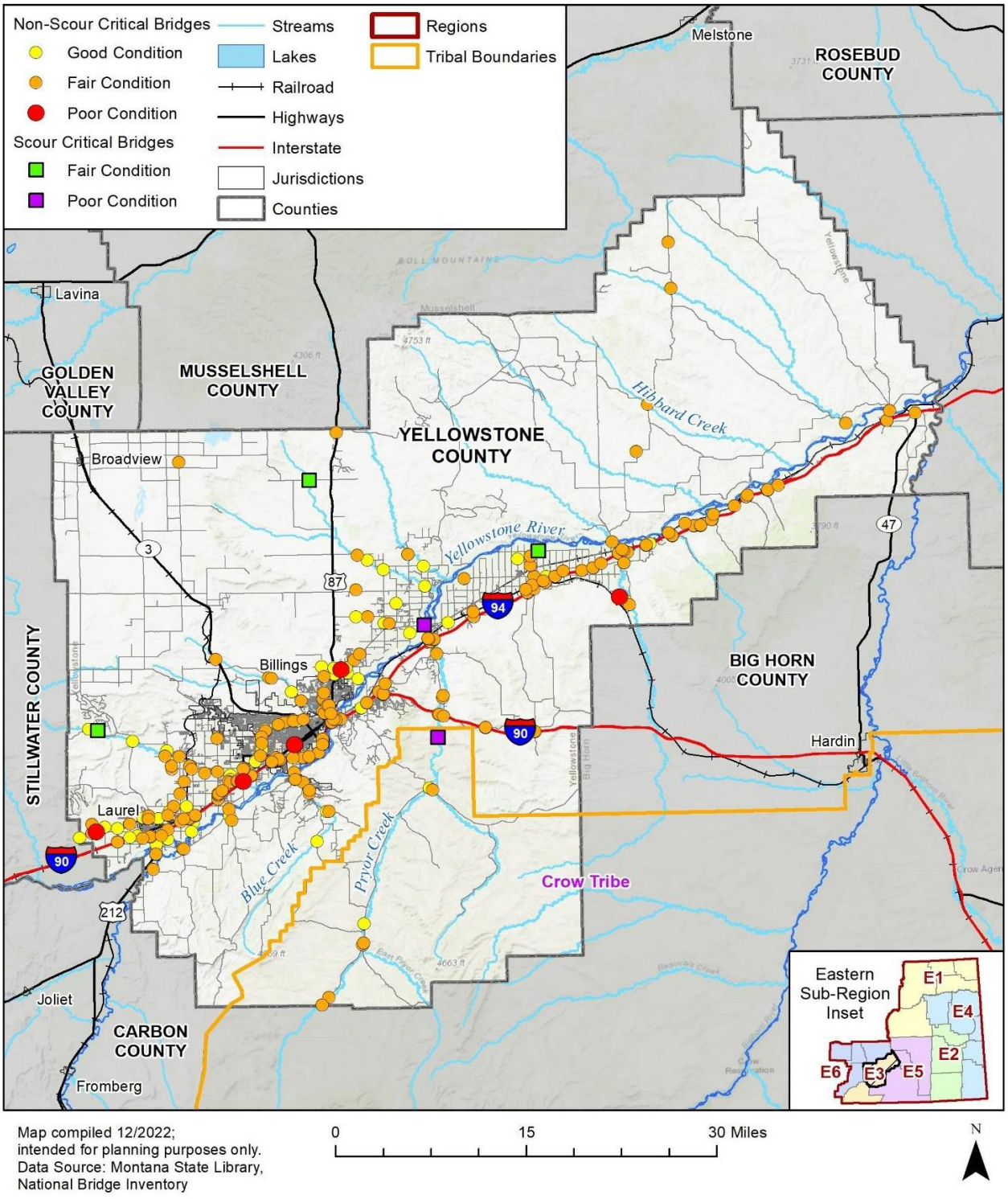


Figure K-14 below displays the location of bridges in Yellowstone County and their condition. Refer to Chapter 4 of the base plan for a discussion of the flood risk relative to Yellowstone County and the Eastern Region.

Figure K-14 Yellowstone County Bridges



K.4.8 Hazardous Materials Incident

Hazardous Materials Incidents are ranked as a high overall significance hazard for Yellowstone County. Yellowstone County has 11 Risk Management Program (RMP) facilities, and according to the National Response Center (NRC), there were 621 reported hazardous material incidents in the County since 1990, the greatest number in the Eastern Region. Yellowstone County also has gas transmission pipelines present, which travel through the communities of Billings and Laurel, as well as the unincorporated County. Hazardous liquid pipelines also traverse the County, going through Lockwood and Billings, as well as the unincorporated County. Many major transportation routes also cross Yellowstone County, including US Interstates 90 and 94, US Highways 87, 212, and 310, and Montana State Highways 3 and 47. These transportation routes are likely locations for future occurrences of hazardous material incidents in transit.

Refer to Chapter 4 for a discussion of the hazardous materials incident risk relative to Yellowstone County and the Eastern Region.

K.4.9 Landslide

Landslide is rated as a low significance hazard in Yellowstone County and all three participating jurisdictions (Table K-5).

Section 4.2.9 *Landslide* provides an analysis of the landslide hazard in the Eastern Region. Yellowstone County has an unusually high exposure to landslide hazards relative to the typically-very low exposure in most parts of the Eastern Region (Figure 4-40, 4-41). Yellowstone is one of two counties in the Eastern Region recognized as having an elevated landslide frequency (Figure 4-42). Nevertheless, the NRI rates Yellowstone County as having a relatively low risk index rating and a relatively moderate expected annual loss rating (Figure 4-43 and 4-44).

Unincorporated areas in the southwest of the County greater relief may be more likely to experience landslides. The probability of landslide is greater in spring. The greatest area of concern is in the Billings area below the Rimrocks, a geological rimrock sandstone formation, also called the Rims. Table K-16 lists landslide events in Yellowstone County that were recorded by the United States Geological Survey (USGS) or included in the 2019 Yellowstone County HMP. Although certain events are documented by both sources, it's important to note that no single database comprehensively captures the entire history of landslide events, therefore this is an inexhaustive list.

If landslide hazards occur, some assets are susceptible to damage, following a similar pattern as is discussed for each class of asset in Section 4.2.9, subsection titled *Vulnerability Assessment*.

According to the CPT, Yellowstone County has spent hundreds of thousands of dollars in mitigation, repair, and response to landslide and rockfall events over the last few years. The County CPT says a landslide occurring to the Billings Bench Water Association (BBWA) ditch is one of the most eminent and dangerous threats currently facing the County. Such an event could lead to a breach of the BBWA ditch, which would cause major flooding to the downtown area.

For more information refer to Chapter 4 for a discussion of the landslide risk relative to Yellowstone County and the Eastern Region.

Table K-16 Recorded Landslide Events in Yellowstone County

Date	Event Summary
October 9, 2010*	No one was hurt when a huge boulder crashed through the back of a house at 1313 Granite Ave. in Billings. A wet spot just below the top of the rimrocks showed where a large slab of sandstone fell off the side of the Rims. It broke into dozens of pieces when it hit the earth below, and the largest piece slammed through the back of a wooden house. The rock fall caused a noise described as thunder or an explosion and the dust cloud was larger than the Rims.
May 12, 2014*	Two rock falls during March led to the closure of Zimmerman Park. The park was closed for approximately two months until a stabilization project was completed, and the city road crew repaired the guardrail and damaged pavement. The MT Dept. of Transportation paid a contractor over $700,000 for a rock removal and stabilization project at six locations along Zimmerman Trail. Rockslide areas were also identified at Swords Park and several hundred tons of rock were removed to mitigate rocks from falling onto Sixth Avenue North.
May 18, 2016*^	Phipps Park, on Molt Road west of Billings, was forced to close after a rockslide. A park user witnessed the rockslide and said a large portion of the rock just separated from the rimrock. A geotechnical survey was done of the area and existing trails in the rock fall zone were re-routed.
May 31, 2017^	A rockfall incident of medium scale, with an unknown trigger, originated from the Rimrocks in northern Billings, causing a significant rockslide in the area. Massive boulders were thrown through a residential structure, resulting in substantial damage.
June 26, 2018*^	A resident was lying in bed when she heard the roaring noise of about 150 yards of sandstone cliff face breaking free from the rimrocks and rolling towards her house below. The rockslide smashed through her garage on the 220 block of Mountain View Boulevard and covered roughly 75 yards of road below the Rims with rocks and debris. No one was injured.
August 15, 2018^	Massive boulders, comparable in size to an all-terrain vehicle and the cab of a semi-truck, detached from the Rims. These sizable pieces of sandstone were propelled through a residence in Billings, with one boulder finding its resting place inside what appeared to be the living room area. The family was not injured in the incident and no gas lines were damaged.

Source: * – 2019 Yellowstone County Hazard Mitigation Plan; ^ – USGS Landslide Inventory, https://www.usgs.gov/tools/us-landslide-inventory

K.4.10 Severe Summer Weather

Severe summer weather is rated as a high significance hazard in Yellowstone County and all three participating jurisdictions (Table K-5).

The impact of summer weather hazards in Yellowstone County is variable but by far most significant for hail. According to the National Centers for Environmental Information (NCEI) Storm Events Database, Yellowstone County experienced the second greatest number of total severe summer weather events in Eastern Region, including 447 hail events, 5 heavy rain and 4 lightning events.[7] Property losses from severe summer weather in Yellowstone County totaled to $14,085,500 from 1955 to 2022 (44.5% of total losses in the Eastern Region), mainly due to hail events. Yellowstone County also experienced $2,500,000 in total crop losses from severe summer weather during the same time period (7.8% of total crop losses in the Eastern Region).

[7] The NCEI Database records tornado events from January 1950 to present; tornado, thunderstorm wind, and hail from January 1955 to present and all other hazard events from January 1996 to present.

All assets located outdoors are exposed to hail, extreme heat, and heavy rain. Lightning typically strikes the highest objects in an area but can cause hazardous power surges that extend much further. Lightning strikes can also start fires. The secondary effects of fire are discussed in the section below titled *Wildfire*. The greatest property losses are likely to occur in the City of Billings, where people and infrastructure are concentrated. Refer to Chapter 4 for a discussion of the severe summer weather risk relative to Yellowstone County and the Eastern Region.

K.4.11 Severe Winter Weather

Severe winter weather is rated as a high significance hazard in Yellowstone County and all three participating jurisdictions (Table K-5).

Section 4.2.11 *Severe Winter Weather* in the Eastern Region base plan provides an analysis of these hazards in the region and relative to Yellowstone County. The main hazards of concern are blizzard, cold, heavy snow, ice storms, winter storms and winter weather, defined in Section 4.2.11. From that analysis, all assets located outdoors are exposed to these hazards and indoor plumbing is an additional concern for cold. Many assets in Yellowstone County are susceptible to damage from severe winter weather, following the pattern described in Section 4.2.11, subsection *Vulnerability Assessment*.

Yellowstone County experienced the tenth greatest number of NCEI recorded severe winter weather events in the Eastern Region and the NRI rated Yellowstone County as "relatively low" risk index rating for winter weather.

The NCEI Storm Events Database recorded a total of $14,000 in property losses due to severe winter events in Yellowstone County from 1996 to (<1% of total recorded losses in the Eastern Region). However, the Storm Events Database uses data from the National Weather Service (NWS) for historical and current events, so any property loss data that was not reported to NWS will not be represented. The USDA recorded over $4 million in crop losses in Yellowstone from cold winter weather, freeze, and frost, between 2007 and 2021.

Portions of the population are particularly susceptible to winter hazards. These populations include those who are houseless or who work outside. Susceptibility of agriculture operations is also a significant concern. Further analysis of winter weather impacts, including NRI ratings, is provided in Section 4.2.11 *Severe Winter Weather*.

K.4.12 Human Conflict

Human conflict is ranked as an overall high significance for Yellowstone County. Only one of the seven reported terrorist attacks in Montana occurred in the Eastern Region, a 1970 event that targeted police in Billings. Additionally, Billings experienced more than half of the total civil unrest incidents in the Region recorded by Count Love, while Laurel had one documented civil unrest incident.[8] All cities and towns are vulnerable to human conflicts, human conflict events tend to occur in more populated areas.

Refer to Chapter 4 for a discussion of the human conflict risk relative to Yellowstone County and the Eastern Region.

K.4.13 Tornadoes & Windstorms

Tornadoes and windstorms are rated as a high significance hazard in Yellowstone County and all three participating jurisdictions (Table K-5).

Chapter 4 of the base plan, specifically Section 4.2.13 *Tornadoes & Windstorms*, provides an analysis of

[8] Count Love recorded public displays of protests between January 20, 2017, and January 31, 2021, that were not a part of "regular business;" they did not include awareness events, townhalls, or political campaign rallies. https://countlove.org/faq.html

this hazard relative to Yellowstone County and the Eastern Region. From that analysis, all assets are exposed to tornadoes and windstorms. According to the NCEI Storm Events Database, Yellowstone County experienced the sixth greatest number of high wind and strong wind events in the Eastern Region, with 72 total events between January 1996 and December 2022. Additionally, Yellowstone County experienced the second greatest number of thunderstorm wind events (between January 1996 and January 2022) and tornado events (between January 1950 and December 2022), with a combined 321 events.

Many assets in Yellowstone County are susceptible to damage from tornadoes and windstorms, following the pattern described in Section 4.2.13, subsection *Vulnerability Assessment*. Most significantly for Yellowstone County, Mobile homes, which are disproportionately susceptible to tornado and windstorm events, comprise 7.3% of total housing in Yellowstone County.

Yellowstone County experienced the fifth greatest losses recorded by the NCEI Storm Events Database from thunderstorm wind events in the Eastern Region, with over $3.2 million in recorded property and crop damages, two deaths and three injuries. Yellowstone County also experienced the greatest losses from tornado events in the Eastern Region, with $32.58 million in recorded property and crop damages, together with three injuries.

K.4.14 Transportation Accidents

Transportation accidents are an overall high significance hazard for Yellowstone County. Yellowstone County has reported by far the greatest number of roadway crashes in the Eastern Region, with 16,475 crashes between 2016 and 2020. On average, this equates to 3,295 reported crashes annually.

While transportation accidents can occur along any type of transportation route in the County and the Region, a greater frequency of accidents occur along heavily traveled roadways, such as US Interstate 90 (I-90), which traverses the County, intercepting the Cities of Billings and Laurel, and Montana State Highway 3, which connects Billings to Great Falls, intercepting the Town of Broadview. Due to the presence of these roadways, along with the significant tourism volume, and the much higher population density than much of the Region, there is a high likelihood that this hazard will continue to occur at generally higher frequencies than most other counties in the Region.

Refer to Chapter 4 for a discussion of the transportation accident risk relative to Yellowstone County and the Eastern Region.

K.4.15 Volcanic Ash

All counties in the Eastern Region and all jurisdictions within Yellowstone County ranked volcanic ash as a low significance hazard.

Chapter 4, specifically Section 4.2.15 *Volcanic Ash*, provides an analysis of this hazard relative to Yellowstone County and the Eastern Region. The frequency and extent of volcanic ashfall is likely to be consistent across the Eastern Region and is discussed in Section 4.2.15, subsections *Past Occurrences* and *Frequency/Likelihood of Occurrence*. All assets are potentially exposed to volcanic ash. Even assets located indoors are exposed when ash penetrates the ventilation system of buildings. Many assets in Yellowstone County are susceptible to damage from volcanic ash, following the pattern described in Section 4.2.15, subsection *Vulnerability Assessment*.

K.4.16 Wildfire

Wildfire is rated as a high significance hazard in Yellowstone County and all three participating jurisdictions (Table K-5).

Wildfire hazards in the Eastern Region and Yellowstone County are evaluated in the base plan, Section 4.2.16 *Wildfire*. Many assets in Yellowstone County are susceptible to damage from wildfire, following the pattern described in Section 4.2.13, subsection *Vulnerability Assessment*. The analysis below compliments the base plan and provides greater detail relevant to Yellowstone County, the City of Billings, City of Laurel, and the Town of Broadview.

Yellowstone County has been included in seven federal disaster declarations for wildfire, including two declarations in 2020 and one in 2021. These fires, the Bobcat Fire (2020), the Falling Star Fire (2020), and the Buffalo Fire (2021), resulted in evacuations, tens of thousands of burned acres, and minimal damage to structures, but no deaths or injuries. The CPT did not single out any wildfire events in the past five years.

Billings is the largest city in the State, and Yellowstone County is the most populous county. This high population density lends itself to high numbers of individuals living in fire risk areas. Yellowstone County has by far the greatest number of individuals in the Eastern Region in wildfire risk areas, with over 85% of the population (about 140,000 people) living in a fire risk area, representing 60% of all Eastern Region residents who live in fire risk areas (Table K-17). All participating jurisdictions exist in very high and extreme fire risk zones.

The SoVI-based rating of social vulnerability is *relatively low* in Yellowstone County (Section K.2.4 *Social Vulnerability*). Regardless of how Yellowstone County rates in social vulnerability, wildfires can be devastating events that are difficult to recover from both financially and emotionally. Wildfires may result in injuries or fatalities in situations with limited warning or when evacuation orders are not adhered to.

Table K-17 summarizes the estimated exposed value of improvements in each wildfire risk category. Based on this analysis, roughly 116,702 improved parcels are exposed to low/medium or higher wildfire risk, totaling about $39.0 billion in improved building and content value. This represents 99.9% of the total building inventory and building and content value in the County. Wildfires typically result in a total building loss including contents. See Chapter 4 in the base plan for details on the methodology of this analysis.

Table K-17 Yellowstone County Parcels at Risk to Wildfire by Jurisdiction and Risk Rating

At Risk Rating	Jurisdiction	Improved Parcels	Improved Value	Content Value	Total Value	Population
At Risk to **Extreme** Wildfire Hazards	Billings	14,533	$3,424,387,681	$1,796,724,678	$5,221,112,359	33,135
	Broadview	70	$7,021,957	$4,186,749	$11,208,706	143
	Crow Tribe	8	$1,253,830	$997,595	$2,251,425	17
	Laurel	2,049	$342,180,182	$186,038,753	$528,218,935	4,675
	Yellowstone County	7,447	$1,321,149,887	$686,274,747	$2,007,424,634	16,881
	Total	**24,107**	**$5,095,993,537**	**$2,674,222,521**	**$7,770,216,058**	**54,852**
At Risk to **Very High** Wildfire Hazards	Billings	16,918	$4,190,610,857	$2,507,107,422	$6,697,718,279	38,076
	Broadview	20	$1,671,139	$836,960	$2,508,099	44
	Crow Tribe	54	$10,038,442	$7,482,196	$17,520,638	106
	Laurel	843	$113,685,217	$64,472,341	$178,157,558	1,915
	Yellowstone County	7,104	$1,835,313,003	$1,017,511,675	$2,852,824,678	15,301
	Total	**24,939**	**$6,151,318,658**	**$3,597,410,593**	**$9,748,729,251**	**55,442**
At Risk to **High** Wildfire Hazards	Billings	278	$305,806,288	$197,503,398	$503,309,686	589
	Broadview	-	$-	$-	$-	-
	Crow Tribe	14	$1,696,300	$1,689,150	$3,385,450	4
	Laurel	10	$8,608,263	$4,304,132	$12,912,395	23
	Yellowstone County	498	$184,415,496	$148,715,065	$333,130,561	684
	Total	**800**	**$500,526,347**	**$352,211,744**	**$852,738,091**	**1,300**
At Risk to **Medium/Low** Wildfire Hazards	Billings	11,875	$3,941,698,363	$2,343,637,126	$6,285,335,489	26,346
	Broadview	-	$-	$-	$-	-
	Crow Tribe	35	$6,480,976	$5,813,428	$12,294,404	34
	Laurel	137	$80,610,328	$56,246,899	$136,857,227	266
	Yellowstone County	2,022	$904,048,783	$830,152,183	$1,734,200,966	3,477
	Total	**14,069**	**$4,932,838,450**	**$3,235,849,636**	**$8,168,688,086**	**30,122**

NOTE – A portion of the Crow Tribe is located in Yellowstone County, although predominantly located in Big Horn County. Source: MSDI 2022, MWRA

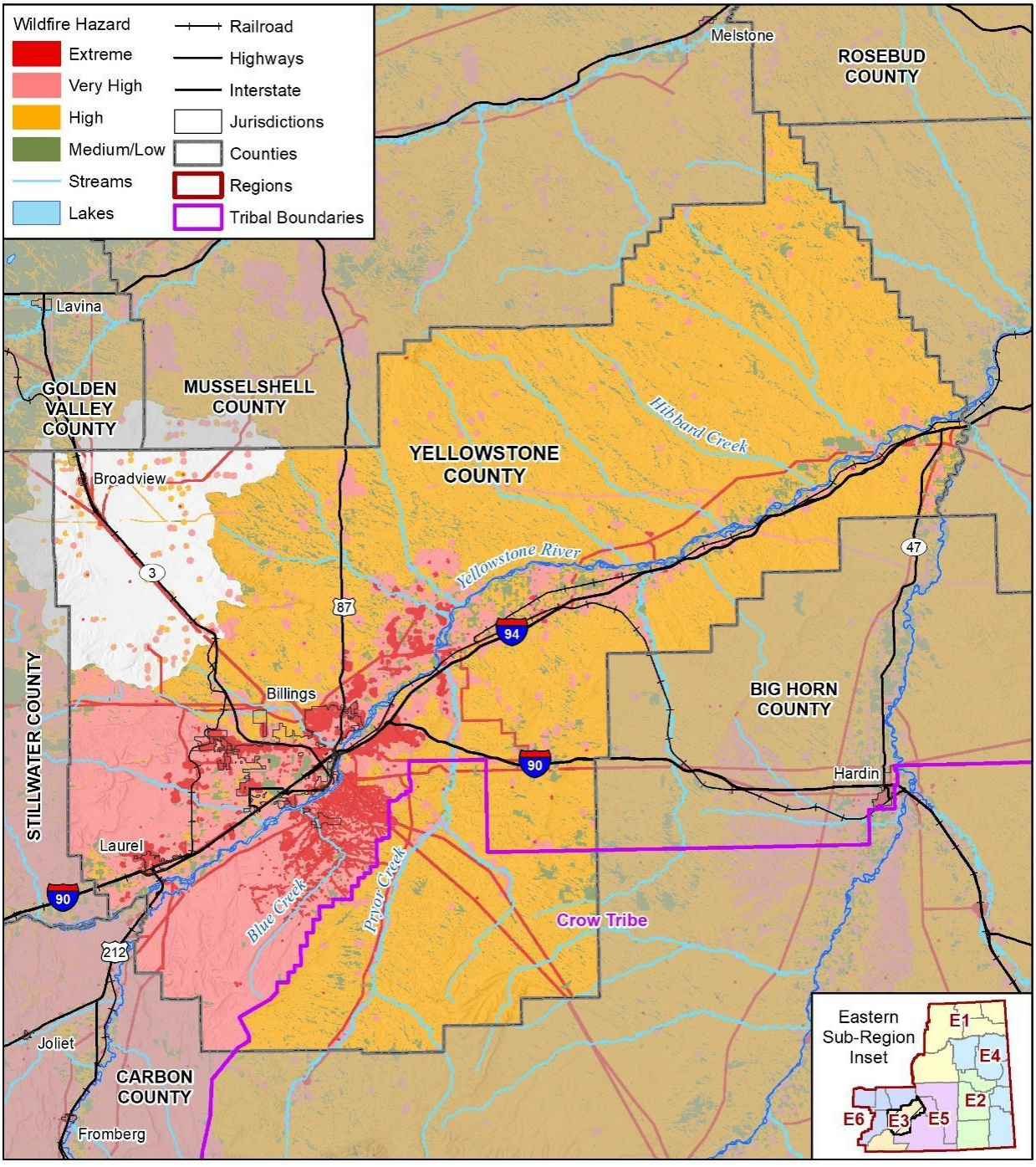
Table K-18 summarizes the potential impact of wildfire on critical facilities and lifelines in Yellowstone County and its associated jurisdictions. The table highlights the type and number of facilities in each jurisdiction in the County in Wildfire risk areas. See Chapter 4 for the methodology of the critical facilities at risk analysis.

Table K-18 Critical Facilities at Risk to Wildfire Hazards by Jurisdiction, Facility Type, and Risk Rating

At Risk Rating	Jurisdiction	Communications	Energy	Food, Water, Shelter	Hazardous Materials	Health & Medical	Safety & Security	Transportation	Total
At Risk to **Extreme** Wildfire Hazards	Billings	10	2	3	-	4	11	7	**37**
	Broadview	-	-	-	-	1	1	-	**2**
	Laurel	-	-	5	-	-	2	1	**8**
	Yellowstone County	98	40	6	2	5	22	31	**204**
	Total	**108**	**42**	**14**	**2**	**10**	**36**	**39**	**251**
At Risk to **Very High** Wildfire Hazards	Billings	27	-	10	8	2	32	21	**100**
	Broadview	-	1	-	-	-	-	-	**1**
	Laurel	1	1	1	-	-	-	-	**3**
	Yellowstone County	22	16	5	7	-	10	113	**173**
	Total	**50**	**18**	**16**	**15**	**2**	**42**	**134**	**277**
At Risk to **High** Wildfire Hazards	Billings	3	1	-	3	-	1	5	**13**
	Yellowstone County	10	-	-	1	1	-	34	**46**
	Total	**13**	**1**	**0**	**4**	**1**	**1**	**39**	**59**
At Risk to **Medium/Low** Wildfire Hazards	Billings	45	6	24	4	10	62	22	**173**
	Laurel	3	-	2	-	1	4	-	**10**
	Yellowstone County	13	11	7	12	2	12	61	**118**
	Total	**61**	**17**	**33**	**16**	**13**	**78**	**83**	**301**

NOTE – A portion of the Crow Tribe is located in Yellowstone County, although predominantly located in Big Horn County. Source: HIFLD 2022, Montana DES, NBI, MWRA

Figure K-15 Yellowstone County Wildfire Hazard



Yellowstone County has many efforts in place to protect its residents from the threat of wildfire. The Yellowstone County Fire Protection Services and Rural Fire Council consist of both municipal and volunteer fire departments. Billings and Laurel have municipal fire departments, with seven fire stations in Billings, including Central Headquarters at Fire Station #1. The City of Laurel operates one fire station. Additionally, fire departments are present at key locations such as the Billings-Logan International Airport, Phillips 66, Par Montana, and CHS refineries.

In Yellowstone County, a volunteer fire protection system is established to combat wildfires. This system is divided into several fire districts, each having its own volunteer fire department, including Blue Creek VFD, Broadview VFD, Custer VFD, Fuego VFD, Haley Bench VFD, Lockwood VFD, Molt VFD, Shepherd VFD, and Worden VFD. The Rural Fire Council, comprising these volunteer fire departments, offers advice and information to the Yellowstone Board of County Commissioners concerning fire and life safety services. The council fosters collaboration and communication among its members, enhancing operational efficiency and ensuring community fire protection. Mutual aid agreements have been signed within Yellowstone County and with adjacent counties, as well as state and federal fire control agencies.

Montana's Department of Natural Resources and Conservation (MT DNRC) Forestry Division is responsible for forestry and fire management programs across the state. The Fire and Aviation Management Bureau coordinates resources and leadership to protect lives, property, and natural resources from wildland fires, working closely with local, tribal, state, and federal partners. Montana DNRC focuses on fire preparedness through fire prevention, training, equipment development, and financial support programs. The Bureau of Land Management (BLM) Montana/Dakota District Office is involved in planning activities for public land within Yellowstone County, with an initial attack MOU for BLM or County fires.

The National Fire Prevention Association's (NFPA) FireWise Communities Program promotes safety by engaging homeowners in wildfire risk mitigation. It's a key part of the Fire Adapted Communities approach and is co-sponsored by various federal agencies. The program educates people about living with wildfire and encourages community action to prevent losses and protect lives and property.

K.4.17 Ditch and Drain Failure Hazards

Ditch and drain failure hazards in Yellowstone County, Montana, primarily pertain to the potential dangers associated with the extensive network of ditches and canals in the region. These hazards are typically connected to irrigation canals, drainage, and stormwater management systems and can pose risks to public safety and property. The irrigation facilities were constructed to deliver water to areas far removed from the original water intake. Yellowstone County is intersected by a total of 23 ditches, with 7 of these ditches situated within the boundaries of the City of Billings. Many of the ditches carry irrigation water for agriculture and private lawns and gardens, and parks and provide a valuable function to agricultural operations, residential and commercial outdoor watering, and groundwater recharge. Many of the ditches are open waterways with steep sides; however, there are several miles of culverts and pipes that carry ditch water beneath the City of Billings.

The (BBWA) is the most prominent canal in Billings. It is a gravity-fed canal that is diverted from the Yellowstone River near Laurel. The canal consists of 63 miles of main canal and over 200 laterals, distribution canals, and two storage reservoirs. It runs 20 miles through the City of Billings, somewhat parallel to Poly Drive before disappearing through an 1,800- foot tunnel in the rimrocks and Alkali Creek, then flows north through Billings Heights before discharging into Five Mile Creek. Ninety (90) percent of the farms from the Heights to Shepherd depend on the BBWA for irrigation. The value of the crops along the canal is in the millions of dollars. The BBWA has 1,463 customers and the canal waters the greens of three golf courses and lawns at many adjoining residences. The County also contains several other ditches and canals in the Billings area, such as the Hi-Line Ditch, Big Ditch, and Cove Ditch in West Billings.

Most of the ditches and drains are controlled and maintained through easements and prescriptive rights by private ditch companies, and the City of Billings and Yellowstone County do not have any ownership other than repair and replacement of street culvert crossings. Therefore, to address these ditch hazards and promote public safety, Yellowstone County would need regulations and procedures in place to manage ditches effectively. This could involve regular maintenance, inspections, and the enforcement of guidelines for construction and land use near ditches. According to the 2019 Yellowstone County HMP, there are approximately 112,093 acres in Yellowstone County (6.6 percent) located within ditch and drain failure impact areas. Because ditch and drain failure can greatly impact residences, commercial and industrial buildings, and critical facilities, future residential development along the Yellowstone River Valley in these areas should be minimized to reduce property losses. As noted in Section K.4.10, the County has spent hundreds of thousands of dollars in mitigation, repair, and response to landslide and rockfall events over the last few years. And an active landslide occurring on the BBWA ditch is one of the most eminent threats and contributing factors that may result in the breach of the BBWA ditch, given this hazard would cause major flooding to downtown Billings.

Residents and property owners in the County should be aware of the potential hazards associated with ditches, and they should take measures to ensure their safety, such as avoiding constructing structures in or near ditches, reporting blockages and erosion, and being prepared for potential flooding events. Also, local government and authorities typically work to mitigate these hazards and protect public safety, while also ensuring that the essential functions of the ditches, such as irrigation and drainage, are not compromised.

K.5 Mitigation Capabilities Assessment

As part of the regional plan development, the Region and participating jurisdictions developed a mitigation capability assessment. Capabilities are those plans, policies and procedures that are currently in place that contribute to reducing hazard losses. Combining the risk assessment with the mitigation capability assessment results in "net vulnerability" to disasters and more accurately focuses the goals, objectives, and proposed actions of this plan. The CPT used a two-step approach to conduct this assessment. First, an inventory of common mitigation activities was made using a matrix. The purpose of this effort was to identify policies and programs that were either in place or could be undertaken, if appropriate. Second, the CPT conducted an inventory and review of existing policies, regulations, plans, projects, and programs to determine if they contribute to reducing hazard related losses.

K.5.1 Regulatory Mitigation Capabilities

Table K-19 lists planning and land management tools typically used by local jurisdictions to implement hazard mitigation activities and indicates those that are in place in the Eastern Region and each participating jurisdiction.

Table K-19 Yellowstone County and Jurisdictions Regulatory Mitigation Capabilities

Plans & Regulations	Yellowstone County	City of Billings	City of Laurel	Town of Broadview
Building Codes	State	Yes	Yes	No
Building Codes Year	2022	2022	2023	No
BCEGS Rating	-	-	-	
Capital Improvements Program (CIP) or Plan	Yes. Yellowstone County FY 2023	Yes. City of Billings Capital Improvement Plan FY20-FY24	N/A	No
Community Rating System (CRS)	Yes. CRS-7	No	No	N/A
Community Wildfire Protection Plan (CWPP)	Yes. Version 2006	Part of County Plan	Part of County Plan	Part of County Plan
Comprehensive Master or General Plan	Yes. Current planning of neighborhoods, community, & transportation.	Yes. Community Master Plans	Yes. Community Master Plans	No
Economic Development Plan	Yes	Yes	Yes	No
Elevation Certificates	Yes	N/A	N/A	N/A
Emergency Operations Plan (EOP)	Yes	Part of County Plan	Part of County Plan	Part of County Plan
Erosion/Sediment Control Program	No	N/A	N/A	N/A
Floodplain Management Plan	Yes	Yes	Yes	No
Flood Insurance Study	Yes	N/A	N/A	N/A
Growth Management Ordinance	Yes. Adopted 2008.	Yes. Adopted 2016.	Yes. Adopted 2020.	No
Hazard-Specific Ordinance or Plan (Floodplain, Steep Slope, Wildfire)	Yes. HAZMAT, Wildfire, Floodplain, Communicable Disease, Source Water Protection	Part of County Plans.	Part of County Plans.	Part of County Plans.
National Flood Insurance Program (NFIP)	Yes	Yes	Yes	No
Site Plan Review Requirements	Yes	N/A	N/A	N/A
Stormwater Program, Plan, or Ordinance	Yes	Yes	Yes	Yes

Plans & Regulations	Yellowstone County	City of Billings	City of Laurel	Town of Broadview
Zoning Code or Ordinance	Yes	Yes	Yes. 2020	Yes
Climate Adaptation or Resiliency Plan	Yes	N/A	N/A	N/A
Subdivision Ordinance	Yes	Yes	Yes. Code of Ordinances Title 16	No
Open Space/Conservation Program	Yes, through Zoning Regulations, development planning, and the Billings Parks and Recreation Department	Yes, through Zoning Regulations, development planning, and the Billings Parks and Recreation Department.	N/A	N/A
Resource Management Plan	No	No	No	No
Threat Hazard Identification and Risk Assessment (THIRA)	Yes	Part of County Plan	Part of County Plan	Part of County Plan
Other?	-	-	-	-

Discussion on Existing Regulatory Mitigation Capabilities

The CPT noted that in accordance with the City of Billings Site Development Ordinance, specific regulations mandate the implementation of mitigation measures concerning stormwater management along the Rimrock geologic formation. These measures necessitate the on-site storage of stormwater to minimize the discharge of water over the Rimrock formations. Subdivision regulations also require the evaluation of potential flood hazards, floodplains, landslides, steep slopes, stormwater management and high-water tables. This evaluation is conducted in collaboration with the City's Planning Department.

The City/County Planning Division is responsible for overseeing Subdivision Regulations within both the City of Billings and Yellowstone County. These regulations stipulate requirements for assessing flood hazards whenever certain predetermined thresholds or parameters are met. Furthermore, the Subdivision Regulations prohibit the development of areas with slopes exceeding 25%, and such areas must be clearly indicated on plats. In addition, there are specific environmental assessment requirements, especially within the County, which demand an in-depth analysis of natural hazards related to geology, soils, and slopes. Details on Flood Hazard Evaluation requirements can be located in Appendix K of the subdivision regulations.

The CPT emphasized that the City of Billings is obligated to align its building codes with those adopted by the State of Montana. As of September 1, 2022, the City of Billings has officially adopted a set of codes, accessible at this link: https://billingsmt.gov/323/Adopted-Codes. The responsibility for enforcing these building codes within the City Limits falls under the jurisdiction of the City Building Division. These codes encompass various hazard-specific considerations, including fire prevention requirements, as well as mandatory structural design criteria for wind and snow loads.

It's important to note that the State of Montana operates on a 3-year code update cycle. Consequently, the City of Billings is anticipated to adopt the subsequent set of updated codes in either 2024 or 2025. The State Fire Marshal's Office oversees the adoption of the fire code, which is then enforced within the

city by the Fire Prevention Bureau.

In a distinct capacity, the City/County Planning Division does not manage building codes. However, the planning staff plays an integral role in the permitting process within the City Limits, conducting site reviews. In the zoned areas of Yellowstone County, the Division is responsible for administering County Zoning Regulations, which encompass site and structural requirements. The approval of new developments within these zoned areas necessitates a County Zoning Compliance Permit.

Montana state law (Montana Code Annotated [MCA] Title 76 Land Resources and Use, Chapter 5 Flood Plain and Floodway Management 1-4) contains land use regulations that require floodplain management regulations within sheetflood areas as determined by FEMA. It is in the best interest of the political subdivision (e.g., incorporated cities or towns or any county) and the public to manage the regulation of flood-prone lands and waters in a manner consistent with prudent land and water use practices. This approach aims to prevent and alleviate threats posed by flooding to human life and health, while also reducing economic losses incurred by both individuals and the public.

Discussion on NFIP Participation and Compliance

Yellowstone County, along with the cities of Billings and Laurel, actively participate in the NFIP. This program necessitates that jurisdictions implement floodplain development regulations. In return for the local adoption and enforcement of regulations which adhere to the NFIP's minimum criteria, FEMA offers the availability of flood insurance coverage within Yellowstone County and the Cities of Billings and Laurel. Additionally, Yellowstone County began participation in the Community Rating System (CRS) in 2003. As of July 2024, the County is currently Class 7, which makes structures in the special flood hazard area (SFHA) eligible for a 15% discount on flood insurance, and those outside of the SFHA eligible for a 5% discount.

According to the 2022 Yellowstone County Floodplain Hazard Management Regulations, the County Floodplain Administrator is appointed and is the responsibility of the Office of the County Public Works Department. Within the County Public Works Department, the building official is appointed to serve as the floodplain administrator and shall administer and implement the provisions of the 2013 City of Billings Floodplain Hazard Management Regulations. According to the 2018 City of Laurel Floodplain Hazard Management Regulations, the City Floodplain Administrator is appointed and is the responsibility of the City Planner. The most recent flood insurance rate maps (FIRMs) were adopted in 2013 for the City of Billings, City of Laurel, and Yellowstone County.

Each jurisdiction's floodplain regulations set forth baseline standards for development within the regulated flood hazard areas and significantly influence decisions related to land use. Every jurisdiction requires a floodplain permit for development projects in a mapped floodplain. Artificial obstructions and alternations may be allowed by permit within the floodway, provided they are designed and constructed to ensure that they do not adversely affect the flood hazard on other properties and are reasonably safe from flooding and ensure that the carrying capacity of the floodway is not reduced. Yellowstone County typically issues an average of ten floodplain permits each year.

Additionally, following a hazard event in each jurisdiction, it is the role of that floodplain administrator to notify structure owners about the potential necessity for a permit required for alterations or substantial improvements before beginning the repair or reconstruction of damaged structures. Property owners are informed that structures experiencing substantial damage or undergoing substantial improvements must go through the floodplain application and permit process. Additionally, these structures must be upgraded during the repair or reconstruction process to meet the minimum building standards outlined in the regulations. This approach ensures compliance with floodplain management measures, enhancing the overall safety and resilience of the affected structures. Each jurisdiction's floodplain administrator is

also responsible for educating the community about floodplain management and the various ways property owners and businesses can participate in the process by learning about floodplain regulations and building codes in flood prone areas, modifying or retrofitting existing buildings, and controlling stormwater runoff.

The Town of Broadview does not participate in the NFIP as neither a FIRM nor a flood hazard boundary map has been identified for the Town, thus participation is optional.

K.5.2 Administrative and Technical Mitigation Capabilities

Table K-20 identifies the County and participating jurisdictions personnel responsible for activities related to mitigation and loss prevention in Yellowstone County.

Table K-20 Yellowstone County Jurisdictions Administrative/Technical Mitigation Capabilities

Administrative & Technical	Yellowstone County	City of Billings	City of Laurel	Town of Broadview
Emergency Manager	Yes	Yes	Yes	Yes
Floodplain Administrator/ Position/ Department	Yes	Yes	Yes	No
Community Planning	-	-	-	-
- Planner/Engineer (Land Development)	Yes	Yes	Yes	No
- Planner/Engineer/Scientist (Natural Hazards)	Yes	Yes	No	Yes
- Engineer/Professional (Construction)	Yes	Yes	Yes	No
- Resiliency Planner	-	-	-	-
- Transportation Planner	Yes	Yes	Yes	No
Full-Time Building Official	Yes	Yes	Yes	No
GIS Specialist & Capability	Yes	Yes	Uses County	Uses County
Grant Manager, Writer, or Specialist	No	No	No	No
Housing Authority	Yes	Yes	Yes	Yes
Warning Systems	Yes	Yes	Yes	Yes
- Sirens	No	No	No	No
- Reverse 911	No	No	No	No
- IPAWS/ Wireless Emergency Alerts (WEA)	Yes	Yes	Yes	Yes
- Opt-In Notification (CodeRed, EverBridge, etc)	Yes	Yes	Yes	Yes

K.5.3 Financial Capabilities

Table K-21 identifies the County and participating jurisdictions financial tools or resources that the jurisdictions have access or are eligible to use and could potentially be used to help fund mitigation activities.

Table K-21 Yellowstone County Jurisdictions Financial Capabilities

Financial Capabilities	Yellowstone County	City of Billings	City of Laurel	Town of Broadview
Ability to fund projects through Capital Improvements funding	Yes	Yes	Yes	Yes
Ability to incur debt through general obligation bonds	Yes. Up to $2M w/o voter approval	No	No	No
Ability to incur debt through private activities	No	No	No	No
Ability to incur debt through special tax bonds	Yes	No	No	No
Authority to levy taxes for a specific purpose with voter approval	Yes	Yes	Yes	Yes
Authority to withhold spending in hazard prone areas	No	No	No	No
Community Development Block Grants	Yes	Yes	Yes	Yes
FEMA Hazard Mitigation Assistance grants	Yes	Yes	Yes	Yes
FEMA Public Assistance funds	Yes	Yes	Yes	Yes
Stormwater Service Fees	Yes	Yes	Yes	No
System Development Fee	No	Yes	Yes	No
Utility fees (water, sewer, gas, electric, etc.)	Yes	Yes	Yes	No
Other?	No	No	No	No

FEMA and Other Grant Funding Leveraged for Hazard Mitigation

Funding for the proposed mitigation projects may come from a variety of sources. Below is a list of funding possibilities. This list is not tied directly to each proposed project; however, these programs could work for specific projects or multiple projects.

- FEMA Hazard Mitigation Assistance Grants including:
  - Building Resilient Infrastructure and Communities (BRIC)
  - Flood Mitigation Assistance Program (FMA).
  - Hazard Mitigation Grant Program (HMGP).
- US Army Corp of Engineers funding
- USDA Environmental Quality Incentive Program.
- USDA Conservation Reserve and Conservation Reserve Enhancement Program.
- USDA Small Watersheds (NRCS).

There are many more potential funding opportunities available to the municipalities and County. Funding research will be done during the scoping process for each project. New funding mechanisms may be present that were not before. Yellowstone County and its jurisdictions have participated in several of these hazard mitigation assistance projects in the past, as summarized in Table K-22 below.

Table K-22 Yellowstone County Hazard Mitigation Assistance Projects

Program	Date Approved	Project Type	Status	Location
HMGP	4/23/1998	106.1: Other Non-Construction (Regular Project Only)	Closed	Yellowstone
HMGP	11/6/1998	201.1: Relocation of Private Structures – Riverine	Closed	Yellowstone
HMGP	11/6/1999	401.1: Water & Sanitary Sewer System Protective Measures	Closed	Yellowstone
HMGP	2/16/2001	401.1: Water & Sanitary Sewer System Protective Measures	Closed	Yellowstone
HMGP	2/20/2002	201.1: Relocation of Private Structures – Riverine	Closed	Yellowstone
HMGP	3/13/2007	201.1: Relocation of Private Structures Riverine	Closed	Yellowstone
HMGP	9/15/2009	401.1: Water Sanitary Sewer System Protective Measures	Closed	Yellowstone
HMGP	2/9/2015	106.1: Other Non-Construction (Regular Project Only)	Closed	Yellowstone
HMGP	11/28/2016	201.1: Relocation of Private Structures - Riverine	Closed	Yellowstone
HMGP	1/28/2021	106.1: Other Non-Construction (Regular Project Only)	Obligated	Yellowstone & 52 other counties*
** Other 52 counties: Beaverhead, Big Horn, Blaine, Broadwater, Carbon, Carter, Cascade, Chouteau, Custer, Daniels, Dawson, Fallon, Fergus, Flathead, Gallatin, Garfield, Glacier, Golden Valley, Granite, Hill, Jefferson, Judith Basin, Lake, Lewis and Clark, Liberty, Lincoln, Madison, McCone, Meagher, Mineral, Missoula, Park, Petroleum, Phillips, Pondera, Powder River, Powell, Prairie, Ravalli, Richland, Roosevelt, Rosebud, Sanders, Sheridan, Stillwater, Sweet Grass, Teton, Toole, Treasure, Valley, Wheatland, & Wibaux*				
HMGP	2/10/2022	106.1: Other Non-Construction (Regular Project Only)	Approved	Yellowstone & 21 other counties**
*** Other 21 counties: Carbon, Carter, Custer, Daniels, Dawson, Fallon, Garfield, Golden Valley, McCone, Musselshell, Powder River, Prairie, Richland, Roosevelt, Rosebud, Sheridan, Stillwater, Treasure, Valley, Wheatland, & Wibaux*				

Source: FEMA Opendata

K.5.4 Education and Outreach Capabilities

Table K-23 identifies the education and outreach programs in place at the County and participating jurisdictions are or could be used to help promote mitigation activities.

Table K-23 Yellowstone County Education and Outreach Capabilities

Education & Outreach Programs	Yellowstone County	City of Billings	City of Laurel	Town of Broadview
Ongoing public education programs (fire safety, responsible water use, household preparedness, etc.)	Yes. DES & City of Billings Fire Department	Yes	Yes	Yes
Local citizen groups that communicate hazard risks	Yes. LEPC & Yellowstone County COAD	Yes	Yes	Yes
Firewise or other fire mitigation program	Yes. Hazardous Fuels Program	Yes	Yes	Yes
National Weather Service StormReady	Yes	Yes	Yes	Yes

Yellowstone's CPT notes a range of resources used for education and outreach – primarily warning tools used to communicate emergencies to the community.

K.5.5 Non-Governmental Organizations (NGOs) and Mitigation Partnerships

Table K-24 shows the local chapters partnered with the County and participating jurisdictions.

Table K-24 Yellowstone County Non-Governmental Organizations (NGOs)

Non-Governmental Organizations (NGOs)	Yellowstone County	City of Billings	City of Laurel	Town of Broadview
American Red Cross	Yes	Yes	Yes	Yes
Chamber of Commerce	Yes	Yes (2)	Yes	Yes
Community Organizations (Lions, Kiwanis, etc.)	Yes. Breakfast Exchange & Optimist	Yes	Yes	Yes
Environmental Groups	Yes	Yes	Yes	Yes
Homeowner Associations	Yes	Yes	Yes	Yes
Neighborhood Associations	Yes. Billings Task Forces.	Yes	Yes	Yes
Salvation Army	Yes	No	No	Yes
Veterans Groups	Yes	Yes	Yes	Yes
Other	Yes. United Way	-	-	-

K.5.6 Opportunities for Enhancement

Based on the capabilities assessment, Yellowstone County has the potential for expanding these hazard mitigation capabilities, but it is circumscribed primarily by budgetary constraints and the limitations of available staff resources. If grant funding for mitigation projects is not secured or if the County fails to allocate matching funds for these initiatives, their progression becomes unfeasible. Currently, the DES Office manages most of the grant applications, from the initial submission to project closure. Given the constraints of a two-person, full-time equivalent (FTE) team working within standard 40-hour workweeks, it becomes challenging to juggle these responsibilities alongside their daily duties and obligations.

It would also be beneficial for the incorporated jurisdictions to provide more information on their websites about potential hazards, emergency preparedness, and response information. A webpage with consolidated information like evacuation routes, emergency alerts, and links to County, State, and Federal resources would be helpful for residents to learn more and access the information they if an incident occurs.

With support from other County departments like emergency management, the County grant writer should research potential funding new staff positions and opportunities for post-disaster support aimed at reaching vulnerable populations. Improved cross jurisdictional communication can also help identify areas for collaboration and support staffing and other capacity gaps. Other specific opportunities for improvement are listed below:

Yellowstone County:

- Explore opportunities to improve CRS class rating, particularly for public outreach activities.
- Explore additional partnerships with area agencies to develop hazard mitigation programs.
- Consider employing a grant writer to enhance access to funding opportunities.
- Address ditch and drain failure in County growth policies, Subdivision Regulations, and Zoning Ordinances.

City of Billings:

- Consider developing an economic development plan to ensure future development aligns with City goals and vision.
- Consider joining FEMA CRS to lower the cost of flood insurance.
- Consider ways to establish ongoing public outreach on hazard awareness and preparedness.

City of Laurel:

- Consider joining FEMA CRS to lower the cost of flood insurance and better protect residents and structures located in the floodplain.

Town of Broadview:

- Continue to collaborate with Yellowstone County and the City of Billings and City of Laurel on emergency preparedness and hazard mitigation activities.
- Consider working with the City of Billings Planning Department to adopt and enforce Building Codes that apply to the Town of Broadview.

K.6 Mitigation Strategy

This section describes the mitigation strategy and mitigation action plan for Yellowstone County. See Chapter 5 of the base plan for more details on the process used to develop the mitigation strategy.

K.6.1 Goals

During the creation of the 2023 Regional Plan, the counties in the Eastern Montana Region decided to collaborate and develop a set of new, uniform goals, which were adopted by all counties in the Region and move away from hazard-specific goals. The adopted goals are as follows:

Goal 1: Reduce impacts to people, property, the environment, and the economy from hazards by implementing whole-community risk reduction and resilience strategies.

Goal 2: Protect community lifelines and critical infrastructure to ensure the continuity of essential services during and after a disaster.

Goal 3: Support education and outreach to the public through improved communications and capacity building that enhances resilience among underserved communities.

Goal 4: Promote regional cooperation and leverage partnerships with the private sector, non-profit organizations, and other key stakeholder groups in mitigation solutions.

Goal 5: Sustain and enhance jurisdictional capabilities and resources to enact and implement mitigation activities.

Goal 6: Integrate hazard mitigation into other plans, processes, and regulations.

Goal 7: Ensure local mitigation programs address underrepresented groups and protect socially vulnerable populations.

Goal 8: Incorporate the potential impacts of climate change into all mitigation activities when possible.

The Yellowstone County Planning Team also developed the following County-specific objectives to supplement the region-wide goals:

The 2019 Yellowstone County Hazard Mitigation Plan outlined the following goals:

- Goal 1: Reduce impacts from severe weather and drought.
- Goal 2: Reduce impacts from wildfire.
- Goal 3: Reduce impacts from ditch and drain failure.

- Goal 4: Reduce impacts from terrorism, violence, civil unrest, and cyber security.
- Goal 5: Reduce impacts from transportation accidents and hazardous materials incidents.
- Goal 6: Reduce impacts from flooding and dam failure.
- Goal 7: Reduce impacts from communicable disease.
- Goal 8: Reduce impacts from landslides and rock falls.
- Goal 9: Reduce impacts associated with all hazards.

K.6.2 Progress on Previous Actions

During the 2023 planning process, the Yellowstone CPT reviewed all the mitigation actions from the 2019 plan. As shown in Table K-25, of 87 actions in the previous plan, 14 have been completed, and 9 have been deleted.

Table K-25 Completed and Deleted Actions

ID	Action Name & Description	Hazard(s) Mitigated	Jurisdiction	Status
DELETED ACTIONS				
1.2.4	Support drought programs implemented through the Conservation District, NWS, FSA, NRCS, DNRC, and MSU Extension.	Drought	Yellowstone	Too vague. Too hard to measure.
2.1.4	Conduct feasibility study to identify best method to dispose of fuel mitigated material so all of it doesn't have to travel long distances to a landfill.	Wildfire	Yellowstone	Lack of plans/ projects and Loss of funding.
3.2.4	Conduct study on how to improve drains and outlet structures to mitigate flood risk.	Ditch & Drain Failure	Billings	Too vague/ hard to measure & too large to fund.
5.2.1	Improve public messaging when episodes of refinery flaring occur.	HAZMAT Incidents	Yellowstone, Billings, & Laurel	Refineries handle in-house.
9.1.6	Recruit and train emergency response personnel.	All Hazards	All Jurisdictions	Too vague.
9.3.2	Develop plan for short-term water supply in Billings.	All Hazards	Billings	Not feasible/ no money available.
COMPLETED ACTIONS				
1.3.1	Encourage utility companies to ensure right of way around power lines are free of trees or limbs that could cause damage.	Severe Weather	All Jurisdictions	2019
1.4.2	Promote the use of hurricane clips for buildings vulnerable to high winds.	Severe Weather	All Jurisdictions	2021
2.1.2	Develop database of hazardous fuel assessments and landowner fuel reductions projects to support future grants.	Wildfire	Yellowstone & Billings	2023
2.5.2	Develop database of water supplies, access points, fire breaks, and other relevant criteria to enhance fire agency response.	Wildfire	Yellowstone & Broadview	2023
3.1.1	Remove unstable rocks above North 14th Street that could fall and block BBWA ditch at tunnel entrance.	Ditch & Drain Failure	Billings	2019

ID	Action Name & Description	Hazard(s) Mitigated	Jurisdiction	Status
3.1.2	Re-establish City-County Drain Outfall, at Washington Street, with an adjustable weir and 4,500 feet of 48-inch diameter pipe washed out in the 2018 spring runoff.	Ditch & Drain Failure	Billings	2019
3.1.4	Evaluate, maintain and improve rip-rap along Yellowstone River from Laurel to Huntley near ditch head gates to prevent failures that may cause uncontrolled flows into ditches increasing flood risk	Ditch & Drain Failure	Yellowstone, Billings, & Laurel	2019
3.1.5	Install rip-rap along Yellowstone River for approximately 2,200 feet at Huntley Project to protect diversion dam and drainage ditch and maintain irrigation.	Ditch & Drain Failure	Yellowstone	2019
3.2.1	Assess legal status of existing irrigation ditches and drains to determine Municipal legal authority for operations and maintenance responsibilities.	Ditch & Drain Failure	Billings	2021
3.3.1	Obtain easements to access ditches and drains for operational and maintenance purposes.	Ditch & Drain Failure	Billings	2019
4.3.3	Develop cloud-based backup system for city County network systems.	Cyber Security	Yellowstone, Billings, & Laurel	2023
6.4.2	Consider certifying dikes around water and wastewater treatment plants to ensure adequate protection.	Flooding	Billings & Laurel	2023
6.4.3	Update flood protection measures at Riverside Park in Laurel to prevent flooding.	Flooding	Laurel	2022
7.3.2	Expand list serve for Health Alert Network	Communicable Disease	All Jurisdictions	2019-2020
9.1.1	Implement mass notification capabilities throughout Yellowstone County.	All Hazards	All Jurisdictions	2019
9.1.2	Enhance rural communications by coordinating and cooperating on getting First Net in place in Yellowstone County to improve first responder communications.	All Hazards	All Jurisdictions	2019

K.6.3 NFIP Continued Compliance

Compliance with the NFIP is also important to reducing losses to future development is continued. The County, the City of Billings, and the City of Laurel will continue to make every effort to remain in good standing with the program. This includes continuing to comply with the NFIP regarding adopting floodplain maps and implementing, maintaining, and updating floodplain ordinances. See Section 5.4.2 in the base plan for more discussion on NFIP compliance.

K.6.4 Mitigation Action Plan

As a part of the 2023 regional planning process, the CPT developed an updated list of hazard mitigation actions or projects specific to Yellowstone County and its jurisdictions. The process used to identify, develop, and prioritize these actions is described in Chapter 5 of the base plan. Yellowstone County has 64 continuing or in progress mitigation actions carried over from the previous plan and has added an additional 5 new actions.

Table K-26 lists the 2023 Mitigation Action Plan for Yellowstone County and its participating jurisdictions. The CPT identified and prioritized the following mitigation actions based on the risk assessment and goals, and objectives. It is grouped by hazard(s) mitigated. Background information as well as information on how the action will be implemented and administered, such as ideas for implementation, responsible office, partners, potential funding, estimated cost, and timeline also are described. Per the DMA requirement, actions have been identified that address reducing losses to existing development as well as future development.

The Cost Estimate column describes the estimated project costs using the following categories:

- **Little to no cost**
- **Low**: Less than $10,000
- **Moderate**: $10,000-$100,000
- **High**: $100,000-$1,000,000
- **Very High**: More than $1,000,000

The Timeline column describes the estimated time of completion for each project using the following categories:

- **Short Term**: 1-2 years
- **Medium Term**: 3-5 years
- **Long Term**: 5+ years
- **Ongoing**: action is implemented every year

The Status/Implementation Notes column describes the progress made on the actions so far using the following categories:

- **Not Started**: project is carried over from the previous Yellowstone County Plan; little to no work has been completed.
- **In Progress**: project is carried over from the previous Yellowstone County Plan; work has begun on the project and is proceeding.
- **Annual**: project is carried over from the previous Yellowstone County Plan and is implemented every year on an ongoing basis.
- **New in 2023**: The action is new to this plan update; little to no work has been completed.

Table K-26 below lists the mitigation actions for each participating jurisdiction in Yellowstone County. All jurisdictions have developed mitigation actions for each identified hazard in the HMP.

Table K-26 Mitigation Actions by Hazard and Jurisdiction Summary

ID	Action Name & Description	Hazards Mitigated	Jurisdictions	Lead Agency	Partner Agencies	Cost Estimate	Potential Funding	Timeline	Priority	Status & Implementation Notes
1	Obtain mobile repeaters for patrol cars to improve communications to prepare for and respond to natural hazard events and transportation accidents.	Dam Failure, Ditch and Drain Failure, Earthquake, Flooding, Hazardous Material Incident, Landslide, Transportation Accidents, Wildfire	Yellowstone County	County Sheriff's Office	N/A	High	County General Funds	Medium-Term	High	Not Started
2	Interact with public safety officials and schools on planning for emergencies to enhance public awareness and education on hazard impacts and mitigation.	Dam Failure, Ditch and Drain Failure, Earthquake, Flooding, Hazardous Material Incident, Landslide, Severe Summer and Winter Weather, and Wildfire Hazards,	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County DES	LEPC, School Resource Officers, City of Billings Planning & Community Services, City of Laurel Fire Department, Town of Broadview Town Council	High	County & City School District General Funds	Ongoing	High	Annual Implementation
3	Obtain stationary and/or mobile generators for critical facilities and emergency shelters and install hookups during severe weather events .	Severe Summer and Weather	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County DES	DES, Critical Facility Owners, City of Billings Communication Center City of Laurel Fire Department, Town of Broadview Town Council	Medium	County & State General Funds	Medium-Term	High	Not Started
4	Identify facilities that meet national standards to serve as emergency shelters during severe weather events and create Memorandums of Understanding.	Severe Summer and Winter Weather	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County DES	DES, American Red Cross, City of Billings Planning & Community Services, City of Laurel Fire Department, Town of Broadview Town Council	Medium	County & State General Funds	Medium-Term	High	In-Progress
5	Continue to aggressively address hazards around rural properties, such as flooding	Flooding, Wildfire	Yellowstone County	Yellowstone County Dispatch	County Planning Department, City of	Medium	State, County & City General	Ongoing	High	Annual Implementation

ID	Action Name & Description	Hazards Mitigated	Jurisdictions	Lead Agency	Partner Agencies	Cost Estimate	Potential Funding	Timeline	Priority	Status & Implementation Notes
	and wildfire.				Billings Planning & Community Services, City of Laurel Fire Department, Town of Broadview Town Council		Funds			
6	Provide special needs facilities with guidelines for disaster preparedness, including pet needs.	Dam Failure, Ditch and Drain Failure, Earthquake, Flooding, Hazardous Material Incident, Landslide, Transportation Accidents, Wildfire	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County DES	Special Needs Facilities, MT Migrant Worker Council, City of Billings Planning & Community Services, City of Laurel Fire Department, Town of Broadview Town Council	Medium	County, City, & General Funds, Special Needs Facilities budgets	Ongoing	High	Not Started
7	Update growth policies and subdivision regulations as needed to consider hazard mitigation.	Dam Failure, Ditch & Drain Failure, Earthquake, Flooding, HAZMAT Incident, Landslide, Transportation Accidents, Wildfire	Yellowstone County & Billings	County Planning Department	City of Billings Planning Department	High	County & City Staff Resources	Ongoing	High	Not Started
8	Enhance GIS data to better assist with natural hazard mitigation.	Dam Failure, Ditch and Drain Failure, Earthquake, Flooding, Hazardous Material Incident, Landslide, Transportation Accidents, Wildfire	Yellowstone County, Billings, Broadview, Laurel	County GIS	N/A	Low	County Staff Resources	Ongoing	Medium	Annual Implementation
9	City/County emergency communications/ resiliency - current facility is overly exposed	Dam Failure, Earthquake, Flooding, Hazardous	Yellowstone County, Billings,	City of Billings Sheriff's Office	Yellowstone County DES, MT DES, MT	Very High	FEMA HMA Grants, HMGP,	Short-Term	High	New in 2023

ID	Action Name & Description	Hazards Mitigated	Jurisdictions	Lead Agency	Partner Agencies	Cost Estimate	Potential Funding	Timeline	Priority	Status & Implementation Notes
	to numerous failure points representing complete failure of 911, public safety resource dispatching of all city/county responder agencies. All community alerting/warning and three dozen city county state and federal agencies communications with no viable consistencies	Materials Incidents, Landslide, Severe Summer and Winter Weather, Human Conflict, Tornadoes and Windstorms, Transportation Accidents, Volcanic Ash, Wildfire, Ditch and Drain Failure	Broadview, Laurel		DOJ, State Highway Patrol		BRIC, Local Budget			
10	Increase immunization rates for vaccine preventable communicable disease in all populations.	Communicable Disease	Yellowstone County, Billings, Broadview, Laurel	RiverStone Health Administration Department	County DES, City of Billings Planning & Community Services, City of Laurel Fire Department, Town of Broadview Town Council	High	County, City, & Town General Funds	Ongoing	High	Annual Implementation
11	Continue to prevent and control communicable disease by surveillance.	Communicable Disease	Yellowstone County, Billings, Broadview, Laurel	RiverStone Health Administration Department	County DES, City of Billings Planning & Community Services, City of Laurel Fire Department, Town of Broadview Town Council	High	County, City, & Town General Funds	Ongoing	High	Annual Implementation
12	Continue to conduct risk-based inspections of all food service establishments.	Communicable Disease	Yellowstone County, Billings, Broadview, Laurel	RiverStone Health Administration Department	County DES, City of Billings Planning & Community Services, City of Laurel Fire Department, Town of Broadview Town Council	High	County, City, & Town General Funds	Ongoing	High	Annual Implementation
13	Continue to promote public education on preventing communicable disease.	Communicable Disease	Yellowstone County, Billings, Broadview, Laurel	RiverStone Health Administration Department	County DES, City of Billings Planning & Community Services, City of Laurel Fire Department, Town of	High	County, City, & Town General Funds	Ongoing	High	Annual Implementation

ID	Action Name & Description	Hazards Mitigated	Jurisdictions	Lead Agency	Partner Agencies	Cost Estimate	Potential Funding	Timeline	Priority	Status & Implementation Notes
					Broadview Town Council					
14	Continue to provide education and/or training for Health Department staff and key partners in medical community.	Communicable Disease	Yellowstone County, Billings, Broadview, Laurel	RiverStone Health Administration Department	County DES, City of Billings Planning & Community Services, City of Laurel Fire Department, Town of Broadview Town Council	High	County, City, & Town General Funds	Ongoing	High	Annual Implementation
15	Collaborate with community partners to train and exercise public health emergency response plans.	Communicable Disease	Yellowstone County, Billings, Broadview, Laurel	RiverStone Health Administration Department	County DES, City of Billings Planning & Community Services, City of Laurel Fire Department, Town of Broadview Town Council	High	County, City, & Town General Funds	Ongoing	High	Annual Implementation
16	Collaborate and coordinate with community partners to review and update public health emergency response plans annually.	Communicable Disease	Yellowstone County, Billings, Broadview, Laurel	RiverStone Health Administration Department	County DES, City of Billings Planning & Community Services, City of Laurel Fire Department, Town of Broadview Town Council	High	County, City, & Town General Funds	Ongoing	High	Annual Implementation

ID	Action Name & Description	Hazards Mitigated	Jurisdictions	Lead Agency	Partner Agencies	Cost Estimate	Potential Funding	Timeline	Priority	Status & Implementation Notes
17	Begin multi-hazard public education and awareness campaign to help residents understand what hazards are present, how to prepare, and personal accountability. Keeping residents informed about natural hazards and opportunities for mitigating risks can help protect public health, safety, and welfare. Special consideration will be given to meeting the needs of vulnerable and underserved populations. Planned activities for this program include hosting annual briefings on recent advancements in mitigation strategy, distribute topic specific brochures and mailers prior to vulnerable seasons such as promoting Firewise practices in the spring to help property owners take preventative action against summer wildfires, organize storm spotting course in partnership with local NWS office, and provide online resources for home insurance policies and details on flood insurance/NFIP.	Communicable Disease, Drought, Flooding, Wildfire, Severe Summer Weather, Severe Winter Weather	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County DES	City of Billings Planning & Community Services, City of Laurel Fire Department, Town of Broadview Town Council	Low	City, and Town General Funds and Time	Ongoing	High	New in 2023
18	Continue to provide end-user training on email-related threats.	Cyber-Attack	Yellowstone County, Billings, Broadview, Laurel	RiverStone Health Administration Department	County DES, City of Billings Information Technology, City of City of Laurel Fire Department, Town of Broadview Town Council	High	County, City, & Town General Funds	Ongoing	High	Annual Implementation
19	Continue to conduct vulnerability assessment of critical cyber infrastructure with priorities for enhanced security.	Cyber-Attack	Yellowstone County, Billings, & Laurel	Yellowstone County IT Department	City & Town IT Departments	High	County, City, & Town General Funds	Ongoing	High	Annual Implementation
20	EOC and Comms backup location. Currently only have 1 location for EOC and Comms	Cyber-Attack	Yellowstone County, Billings,	Yellowstone County 911	County DES, Elected Officials, State, City of	Very High	FEMA HMA HMGP, BRIC,	Medium-Term	High	New in 2023

ID	Action Name & Description	Hazards Mitigated	Jurisdictions	Lead Agency	Partner Agencies	Cost Estimate	Potential Funding	Timeline	Priority	Status & Implementation Notes
	Center equipment in vulnerable location.		Broadview, Laurel	Dispatch	Billings Communication Center, City of Laurel Fire Department, Town of Broadview Town Council		Grants			
21	Participate in dam failure exercises on high hazard dams, such as Lakeside Dam within the County and upstream dams like Yellowtail Dam and Cooney Dam that could impact Yellowstone County.	Dam Failure	Yellowstone County, Billings & Laurel	Yellowstone County DES	City of Billings & City of Laurel Planning & Community Services, Dam Owners, Lakeside Home Owners Association, Bureau of Reclamation, State Water Projects	High	DES, Local Staff Time	Ongoing	Medium	Annual Implementation
22	Create an alternate water supply for the City of Billings with off stream storage and water treatment.	Drought	City of Billings	City of Billings Public Works Department	N/A	Medium	Billings General Funds	Medium-Term	High	In-Progress
23	Encourage water conservation by domestic, municipal, and industrial users.	Drought	Yellowstone County, Billings & Laurel	Yellowstone County DES	City of Billings Planning & Community Services, City of Laurel, & Billings and Laurel Public Works	High	Billings & Laurel City General Funds, Local Staff Time	Ongoing	High	Annual Implementation
24	Address earthquake hazards on older and historic buildings in the County constructed before adoption of building code by conducting an inventory of these buildings to determine if seismic retrofits are needed to preserve the integrity of the County's historical assets.	Earthquake	Yellowstone County, City of Billings, City of Laurel, Town of Broadview	Yellowstone County	Yellowstone County Planning Division	Medium	FEMA HMA HMGP, BRIC Funds, General Funds, Local Staff Time	Long-Term	Low	New in 2023

ID	Action Name & Description	Hazards Mitigated	Jurisdictions	Lead Agency	Partner Agencies	Cost Estimate	Potential Funding	Timeline	Priority	Status & Implementation Notes
25	Locate and re-establish unloader structures used to divert surge flow throughout the County and Billings and identify potential downstream impacts.	Flooding	Yellowstone County & Billings	Yellowstone County DES	Billings Public Works, BBWA, City of Billings	Medium	BBWA & Other Ditch Associations, County & City General Funds, USACE Small Flood Control Projects, Silver Jackets	Long-Term	High	In-Progress
26	Conduct bank stability assessment of BBWA canal and laterals within the Billings City limits.	Flooding	Yellowstone County & City of Billings	BBWA (no specific department)	County DES, City of Billings Public Works Flood Administrators	High	BBWA General funds	Medium-Term	High	In-Progress
27	Conduct feasibility study to reduce risk of ditch failure that could impact EOC, City-County dispatch and both hospitals.	Flooding	City of Billings	Billings Public Works	N/A	High	City General Funds, HMGP, BRIC, FMA, CDBG, Economic Development Administration (EDA) Public Works Program, USACE Planning Assistance to States (PAS)	Short-Term	High	In-Progress
28	Encourage BBWA to implement recommendations of Main Canal Evaluation Study.	Flooding	City of Billings	Billings Public Works	City of Billings Planning & Community Services	High	BBWA General Funds, Local Staff Time	Long-Term	High	In-Progress

ID	Action Name & Description	Hazards Mitigated	Jurisdictions	Lead Agency	Partner Agencies	Cost Estimate	Potential Funding	Timeline	Priority	Status & Implementation Notes
29	Continue to provide outreach to citizens that dumping of debris on ditch bank or within ditch can adversely impact the City's stormwater system and increase potential for flooding and cause ditch bank overflows.	Flooding	Yellowstone County, Billings & Laurel	Billings Public Works	City of Laurel Fire Department	High	Billings & Laurel City General Funds	Ongoing	High	Annual Implementation
30	Continue to implement Stormwater Master Plan to reduce impacts to private property from surface water runoff.	Flooding	Billings	Billings Public Works	N/A	Medium	Billings General Funds, HMGP, BRIC, FMA, CDBG, EDA Public Works Program, USACE PA	Ongoing	High	Annual Implementation
31	Evaluate and replace culverts at street crossings in Billings. Upgrade and maintain culverts, bridges, and roads to improve conveyance of flood water elsewhere in the County.	Flooding	Yellowstone County, Billings, Broadview, Laurel	County Road Department	All Public Works, City of Billings Public Works, City of Laurel Fire Department, Town of Broadview Town Council	High	County and City General Funds, HMGP, BRIC, FMA, CDBG, EDA Public Works Program, USACE PA	Ongoing	High	Annual Implementation
32	Continue community outreach on potential for flooding.	Flooding	Yellowstone County, Billings & Laurel	County Road Department	County Public Works, City of Billings Public Works, City of Laurel Fire Department	High	County and City General Funds, FMA, Community Assistance Program (CAP)	Ongoing	High	Annual Implementation
33	Promote those homeowners in flood-prone areas purchase flood insurance through National Flood Insurance Program.	Flooding	Yellowstone County, Billings, Broadview, Laurel	City of Laurel Flood Administrators	City of Billings & Town of Broadview Flood Administrators	High	County and City General Funds, FMA, CAP	Ongoing	High	Annual Implementation
34	Study options for mitigating stormwater runoff from Highway 3 near Billings Airport	Flooding	Billings	Yellowstone County DES	Billings Public Works	High	DES, Billings Public Works,	Medium-Term	High	Not Started

ID	Action Name & Description	Hazards Mitigated	Jurisdictions	Lead Agency	Partner Agencies	Cost Estimate	Potential Funding	Timeline	Priority	Status & Implementation Notes
							FEMA HMA FMA			
35	Assess flood potential at Zoo Montana property and address options for managing zoo animals in the event of a flood.	Flooding	Billings	Yellowstone County DES	Billings Public Works	High	DES, Billings Public Works, County and City General Funds	Long-Term	Medium	In-Progress
36	Update boundaries of approximate study areas for future floodplain mapping.	Flooding	Billings	Yellowstone County DES	County Floodplain Administrator, DNRC, City of Billings Public Works	Medium	DES, County Floodplain Administrator, DNRC	Medium-Term	High	Annual Implementation
37	Construct two small storage features on Cove and Little Cove Creeks and improve flood conveyance through the West Billings area.	Flooding	Billings	Billings Public Works	N/A	Medium	Billings Public Works, FEMA HMA FMA	Ongoing	High	Not Started
38	Review NFIP Repetitive Loss properties in Yellowstone County and address means to eliminate or reduce impacts from flooding.	Flooding	Yellowstone County	County Floodplain Administrator	Yellowstone County Public Works, Yellowstone County DES, Yellowstone County GIS, Billings Public Works, Billings Floodplain Administrator, Laurel Floodplain Administrator	Medium	County General Funds, Floodplain Administrator, Local Staff Time	Long-Term	Medium	Annual Implementation
39	Strengthen subdivision regulations to ensure homes are not built where potentially impacted by flood flows from dry washes.	Flooding	Yellowstone County	County Floodplain Administrator	Yellowstone County Public Works, Yellowstone County: DES & GIS; Billings: Public Works & Floodplain Admin; Laurel Floodplain Admin, City/County Planning Department	High	County General Funds, Local Staff Time	Medium-Term	Medium	Annual Implementation
40	BBWA Breach - move the ditch.	Flooding, Landslide, Drain and Ditch	Yellowstone County	Yellowstone County DES	Billings Public Works, BBWA	Very High	FEMA HMA Grants, FMA	Medium-Term	High	New in 2023

ID	Action Name & Description	Hazards Mitigated	Jurisdictions	Lead Agency	Partner Agencies	Cost Estimate	Potential Funding	Timeline	Priority	Status & Implementation Notes
		Failure								
41	Rail accident at downtown 27th - spill no fire, spill with fire, BLEVE Plume access evacs and test/exercise plan	Hazardous Materials Incidents	Yellowstone County, City of Billings	County DES	Billings Public Works, National Weather Service, LEPC, BNSF, DOT, elected officials DEQ, EPA, NTSB, FRA	High	FEMA HMA Grants, County and City General Funds	Short-Term	High	New in 2023
42	Laurel Railyard - spill no fire, spill with fire, BLEVE Plume access evacs and test/exercise plan	Hazardous Materials Incidents	Yellowstone County, City of Laurel	County DES	National Weather Service, LEPC, BNSF, DOT, elected officials DEQ, EPA, NTSB, FRA, Laurel Fire Department	High	FEMA HMA Grants, County and City General Funds	Short-Term	High	New in 2023
43	Encourage legislative support for funding of Billings Regional HAZMAT Response Team.	Hazardous Materials Incidents	Yellowstone County, Billings, Broadview, Laurel	County Commissioners	County DES, Fire Departments, City of Laurel Fire Department, Town of Broadview Town Council, Town of Billings Public Works	High	County & City General Funds	Medium-Term	High	Annual Implementation
44	Obtain personal protective kits for Laurel first responders and patrol cars so they can secure scene before HAZMAT Team arrive.	Hazardous Materials Incidents	City of Laurel	Laurel Fire Department	Billings HAZMAT Team, LEPC, City of Laurel Fire Department	Medium	Laurel City General Funds	Medium-Term	High	Annual Implementation
45	Provide basic and refresher HAZMAT response training with first responders and exercise regularly.	Hazardous Materials Incidents	Yellowstone County, Billings, & Laurel	County DES	All Fire Departments, HAZMAT Team, City of Laurel Fire Departments, City of Billings Public Works	High	County & City General Funds	Ongoing	High	Annual Implementation
46	Update and maintain resource list of emergency response supplies and vendors.	Hazardous Materials Incidents	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County	City of Billings Public Works, City of Laurel Fire Department, Town of Broadview Town Council	High	County General Funds	Ongoing	High	Annual Implementation
47	Identify railroad point of contact and establish protocol to shut down rail traffic	Hazardous Materials Incidents	Yellowstone County, Billings,	County DES	All Fire Departments, LEPC, Railroads, City	High	County & City General Funds,	Short-Term	High	Annual Implementation

ID	Action Name & Description	Hazards Mitigated	Jurisdictions	Lead Agency	Partner Agencies	Cost Estimate	Potential Funding	Timeline	Priority	Status & Implementation Notes
	when needed.		& Laurel		of Billings Public Works, City of Laurel Fire Department		Local Staff Time			
48	Increase participation of local, state and federal partners, industry, and utilities in Yellowstone County LEPC.	Hazardous Materials Incidents	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County DES	LEPC, City of Billings Public Works, City of Laurel Fire Department, Town of Broadview Town Council	High	County General Funds	Ongoing	High	Annual Implementation
49	Identify and prioritize intersections that could be improved to enhance safety.	Hazardous Materials Incidents	Yellowstone County, Billings, & Laurel	County Public Works	MDT, City of Laurel Fire Department, Billings Public Works	High	County & City General Funds, Local Staff Time	Short-Term	High	Annual Implementation
50	Protect storm drains in industrial areas to ensure no hazardous materials are released to the river.	Hazardous Materials Incidents	Laurel	Laurel Public Works	N/A	Medium	City General Funds	Short-Term	High	In-Progress
51	Continue active shooter preparedness training.	Human Conflict	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County DES	County Law Enforcement, DHS, City of Billings Public Works, City of Laurel Fire Department, Town of Broadview Town Council	High	County & City General Funds, DHS	Ongoing	High	Annual Implementation
52	Coordinate state/federal agencies and private industry on potential threats that may target critical facilities or large events.	Human Conflict	Yellowstone County & Billings	Yellowstone County LEPC	DHS, MT Dept. of Justice, MATIC, FBI, Private Industry, City of Billings Public Works	Medium	County & City General Funds, State & Federal Partners, Private Industry	Ongoing	High	Annual Implementation

ID	Action Name & Description	Hazards Mitigated	Jurisdictions	Lead Agency	Partner Agencies	Cost Estimate	Potential Funding	Timeline	Priority	Status & Implementation Notes
53	Continue physical hardening of critical facilities and schools (i.e. anti-vehicle barricades / interior barricades for locking doors [door kicks, door stops] / perimeter fencing / controlled access gates).	Human Conflict	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County DES	DES, Law Enforcement, Building Departments, City of Billings Public Works, City of Laurel Fire Department, Town of Broadview Town Council	Medium	County & City/Town General Funds, Homeland Security Grant Program (HSGP), Transit Security Grant Program (TSGP), Buffer Zone Protection Program (BZPP), Infrastructure Security and Resilience (ISR) Grant Program, Department of Defense (DoD) Defense Critical Infrastructure Program (DCIP), U.S. Department of Education's Project SERV (School Emergency Response to Violence)	Ongoing	High	Not Started

ID	Action Name & Description	Hazards Mitigated	Jurisdictions	Lead Agency	Partner Agencies	Cost Estimate	Potential Funding	Timeline	Priority	Status & Implementation Notes
54	Raise level of awareness on what public can do to prevent and /or mitigate threat of lone gunman/active shooter incident (report suspicious or unusual behavior, stop-the-bleed training, etc.)	Human Conflict	Yellowstone County, Billings, & Laurel	Yellowstone County DES	DHS, Chamber of Commerce, MT Migrant Worker Council, City of Billings Public Works, City of Laurel Fire Department	High	County General Funds, DHS	Ongoing	High	Annual Implementation
55	Conduct comprehensive vulnerability assessment of critical facilities with priorities for enhanced security.	Human Conflict	Yellowstone County, Billings, & Laurel	Yellowstone County DES	DES, DHS, Law Enforcement, City and County Building Departments, City of Billings Public Works, City of Laurel Fire Department	High	County and City/Town General Funds, DHS SHSGP	Medium-Term	High	Annual Implementation
56	Review Crisis Action Plans in all schools and hospitals to ensure adequate security measures are in place.	Human Conflict	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County School Resource Officers	DES, Hospitals, City of Billings Public Works, City of Laurel Fire Department, Town of Broadview Town Council	Medium	County and City/Town General Funds, Hospitals	Ongoing	High	Not Started
57	Identify, preserve, and stabilize rock fall prone areas	Landslide	Yellowstone County & Billings	Yellowstone County DES	Billings Public Works	Medium	County and City General Funds, FEMA HMA HMGP	Ongoing	High	Annual Implementation

ID	Action Name & Description	Hazards Mitigated	Jurisdictions	Lead Agency	Partner Agencies	Cost Estimate	Potential Funding	Timeline	Priority	Status & Implementation Notes
58	On older structures as needed, install 3-mil window film on windows of schools and critical facilities to prevent shattering.	Severe Summer and Winter Weather	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County School Districts	City of Billings Public Works, City of Laurel Fire Department, Town of Broadview Town Council	High	School District Funding, USDA Community Facilities Direct Loan & Grant Program, HUD Community Development Block Grant Mitigation (CDBG-MIT)	Ongoing	Medium	Not Started
59	Continue community outreach on preparation and safety during severe storms and tornadoes.	Severe Summer and Winter Weather	Yellowstone County	Yellowstone County DES	City of Billings Planning, City of Laurel Fire Department, Town of Broadview Town Council	High	County Resources, NWS	Ongoing	High	Annual Implementation
60	Encourage community partners to participate in NWS Weather Ready Nation Ambassador program.	Severe Summer and Winter Weather	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County DES	LEPC, City of Billings Planning, City of Laurel Fire Department, Town of Broadview Town Council	High	County General Funds	Ongoing	High	Annual Implementation
61	Encourage utility companies to bury electric and communication lines in hazard prone areas.	Severe Summer Weather, Tornadoes & Windstorms	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County Commissioners	LEPC, City of Billings Planning, City of Laurel Fire Department, Town of Broadview Town Council	Medium	County General Funds	Ongoing	High	Not Started

ID	Action Name & Description	Hazards Mitigated	Jurisdictions	Lead Agency	Partner Agencies	Cost Estimate	Potential Funding	Timeline	Priority	Status & Implementation Notes
62	Encourage development of tornado safe rooms in schools, including Broadview Elementary.	Severe Summer Weather, Tornadoes & Windstorms	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County DES	LEPC, School Districts, City of Billings Planning, City of Laurel Fire Department, Town of Broadview Town Council	Medium	School District Funding, , FEMA HMA HMGPHMGP, BRIC, CDBG, USDA Rural Development Community Facilities Programs, CDBG-MIT	Medium-Term	Medium	Not Started
63	Continue to maintain NWS StormReady status for Yellowstone County and City of Billings and enhance communications and support with the City of Laurel.	Severe Summer and Winter Weather, Tornadoes & Windstorms	Yellowstone County, Billings, & Laurel	Yellowstone County DES	City of Billings Planning, City of Laurel Planning	High	NWS, County Resources, Billings & Laurel General Funds	Ongoing	High	Annual Implementation
64	Conduct wildland fire mapping to identify high-risk areas	Wildfire	Yellowstone County	Yellowstone County DES	Yellowstone County DES & GIS, BLM, DNRC, Southern Land Office	High	County General Funds, DNRC Fire Suppression Fund, BLM Fuels Management Program	Short-Term	High	Not Started
65	Provide timely messaging on wildfire smoke to protect vulnerable populations.	Wildfire	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County DES	NWS, City of Billings Planning, City of Laurel Planning, Town of Broadview Town Council	High	County General Funds	Ongoing	High	Annual Implementation
66	Continue grants programs to support hazardous fuel assessments and cost-share opportunities for landowners to create defensible space in the WUI.	Wildfire	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County DES	BLM, DNRC, City of Billings Planning, City of Laurel Planning, Town of Broadview Town Council	High	NFIC Rural Fire Assistance Grant, USDA Community Fire Protection Program, USDA National Fire Plan, USDA Forest Service's	Ongoing	High	Annual Implementation

ID	Action Name & Description	Hazards Mitigated	Jurisdictions	Lead Agency	Partner Agencies	Cost Estimate	Potential Funding	Timeline	Priority	Status & Implementation Notes
							Community Wildfire Defense Grant (CWDG), USDA NRCS Environmental Quality Incentives Program (EQIP)			
67	Update Yellowstone County Community Wildfire Protection Plan.	Wildfire	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County DES	Fire Council, City of Billings Planning, City of Laurel Planning, Town of Broadview Town Council	High	FEMA Grant, MT DES, DNRC Fire Suppression Fund	Medium-Term	High	Not Started
68	Continue community outreach on FireWise building practices in the wildland urban interface.	Wildfire	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County DES	Fire Council, City of Billings Planning, City of Laurel Planning, Town of Broadview Town Council	High	County General Funds, Local Staff Time	Short-Term	High	In-Progress
69	Promote and encourage individual fire departments to implement a FireWise program that will create fire adapted communities throughout the County.	Wildfire	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County DES	Fire Council, DNRC, City of Billings Planning, City of Laurel Planning, Town of Broadview Town Council	High	County & City General Funds	Ongoing	High	Not Started
70	Continue pushing out information on Red Flag Warnings for broadcast when conditions exist.	Wildfire	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County DES	NWS, City of Billings Planning, City of Laurel Fire Department, Town of Broadview Town Council	High	NWS, County General Funds, staff time	Ongoing	High	Annual Implementation
71	Explore whether subdivision regulations could be strengthened to require defensible space and construction with fire-proof materials.	Wildfire	Yellowstone County, Billings, & Laurel	Yellowstone County Planning Department	City of Billings & City of Laurel Planning Departments	Medium	County & City General Funds	Ongoing	High	Not Started

ID	Action Name & Description	Hazards Mitigated	Jurisdictions	Lead Agency	Partner Agencies	Cost Estimate	Potential Funding	Timeline	Priority	Status & Implementation Notes
72	Continually improve fire agency training and infrastructure	Wildfire	Yellowstone County, Billings, Broadview, Laurel	Fire Council	County DES, City of Billings Planning Department, City of Laurel Fire Department, Town of Broadview Town Council	High	County & City General Funds, Local Staff Time	Ongoing	High	Annual Implementation
73	Install HVAC systems that meet air quality system specifications for high dust and ash filtration at all designated County emergency shelters to mitigate volcanic ash risk	Volcanic Ash	Yellowstone County, Billings, Broadview, Laurel	Yellowstone County DES	County DES, City of Billings Council, Laurel Fire Department, Town of Broadview Town Council	Medium	FEMA HMA HMGP Grants	Long-Term	Low	New in 2023

NOTES: Acronyms for lead agency, partners, and funding are defined below:

BBWA – Billings Bench Water Association
BLM – Bureau of Land Management
BNSF – BNSF Railway
BRIC – Building Resilient Infrastructure and Communities Program
BZPP – Buffer Zone Protection Program
CAP – Community Assistance Program
CDBG-MIT – HUD Community Development Block Grant Mitigation
COAD – Community Organizations Active in Disaster
DCIP – Department of Defense (DoD) Defense Critical Infrastructure Program
DEQ – Department of Environmental Quality
DES – Department of Emergency Services
DHS – Department of Health Services
DPHHS - Department of Public Health and Human Services
DOT – Department of Transportation
EDA – Economic Development Administration
EPA – Environmental Protection Agency
EQIP – Environmental Quality Incentives Program
FMA – Flood Mitigation Assistance
FRA – Federal Railroad Administration
HMA – Hazard Mitigation Assistance
HMGP – Hazard Mitigation Grant Program
HSGP – Homeland Security Grant Program
ISR – Infrastructure Security and Resilience Grant Programs
LEPC – Local Emergency Planning Committee
MT DNRC - Department of Natural Resources and Conservation
NRCS – USDA Natural Resources Conservation Service
NTSB – National Transportation Safety Board
NWS - National Weather Service
PAS – Planning Assistance to States
Project SERV – U.S. Department of Education's Project School Emergency Response to Violence
TSGP – Transit Security Grant Program
USACE – US Army Corps of Engineers
USDA – U.S. Department of Agriculture
USACE - U.S. Army Corps of Engineers

K.7 Plan Implementation and Maintenance

Moving forward the Yellowstone County CPT will use the mitigation action table in the previous section to track progress on implementation of each project. Implementation of the plan overall is discussed in Chapter 6 of the base plan.

K.7.1 Incorporation into Existing Planning Mechanisms

Yellowstone County and the City of Billings have made significant strides in integrating their previous mitigation plan into their respective planning mechanisms. The County Public Works Department recently updated the Flood Emergency Response Plan to address water and sewer system operations more effectively. The department also oversees the stormwater management program, guided by the Stormwater Management Manual, which is mandated for subdivision infrastructure and site development. This manual provides a framework to mitigate stormwater runoff from new development and redevelopment, aligning with the broader goals of the mitigation plan.

The growth policies for Billings and Yellowstone County reflect the unique needs and priorities of each area. These policies evaluate various elements, such as housing, the economy, community facilities, local services, and natural resources. Despite their differences, these growth policies are designed to be complementary and can function synergistically with other adopted community plans. Although they are not regulatory and do not exclusively dictate planning, their integration with the mitigation plan enhances their effectiveness and ensures that risk management and mitigation objectives are woven into the fabric of local development strategies.

When the opportunity arises, each jurisdiction will follow the process outlined in Section 6.3.3 of the Eastern Region Base Plan to integrate information from the HMP into planning mechanisms. The process for incorporation of the Regional HMP into other planning mechanisms by each jurisdiction can be as simple as cross-referencing the Hazard Mitigation Plan where applicable or including data, goals, or actions from the HMP in these mechanisms. Mitigation projects associated with wildfire can be integrate into the future version of the County's community wildfire protection plan. The Cities of Billings and Laurel and Town of Broadwater each utilize growth or zoning policies to guide development. Findings from the hazard profiles can be incorporated into future revisions of these policies to ensure limited or appropriate growth in high-hazard areas. The CPT will collaborate with the staff responsible for these plans or programs.

Additional opportunities for integration for each jurisdiction are listed below.

Yellowstone County:

- Yellowstone County Growth Policy, 2008
- Yellowstone County Floodplain Regulations, 2017
- Yellowstone County Community Wildfire Protection Plan, 2006
- Yellowstone County Dept. of Emergency & General Services, Capabilities Assessment and Strategic Improvement Plan, FY2023-2028
- Yellowstone County Emergency Operations Plan, 2019
- Yellowstone County Emergency Resource Information, 2016

City of Billings:

- Groundwater Model and Background Data, West Billings Flood Mitigation and Groundwater Recharge Study (PBS&J, 2010)
- City of Billings Growth Policy, 2016
- City of Billings Subdivision Regulations, 2015
- City of Billings Zoning Regulations
- Billings Heights Neighborhood Plan, 2006
- Central Terry Park Neighborhood Plan, 1999
- Highland Neighborhood Lockwood Community Plan, 2006
- Lockwood Growth Policy, 2016
- North Elevation Neighborhood Plan, 1994
- North Park Neighborhood Plan, 2008
- Northwest Shiloh Neighborhood Plan, 2005
- Shepherd Community Action Plan
- South Billings Master Plan, 2012
- Southside Neighborhood Plan, 2008
- West Billings Plan, 2001
- City of Billings Strategic, 2014
- City of Billings Capital Improvement Plan, FY 2020 to FY 2024
- Billings Urban Area Transportation Improvement Program, 2015-2019
- Billings water/Wastewater Master Plan, 2006
- Billings Long-Range Transportation Plan, 2014

City of Laurel:

- City of Laurel Growth Management Plan, 2013

Town of Broadview:

- Town of Broadview Zoning Regulations

The CPT noted that creating a regional hazard mitigation plan will offer insights into the hazards and challenges faced by surrounding counties, aiding in the revision of current plans and the development of future exercises and drills. It will also enhance understanding of how hazards in neighboring counties can impact each jurisdiction, allowing for more effective and efficient planning and response.

K.7.2 Monitoring, Evaluation and Updating the Plan

Yellowstone County will follow the procedures to review and update this plan in accordance with Eastern Montana Region as outlined in Chapter 6 of the Regional Plan. The County and municipalities realize that it is important to review and update this plan regularly and update it on a five-year cycle. The Yellowstone County Annex to the Eastern Montana Region HMP will be evaluated on a regular basis to determine the effectiveness of programs, and to reflect changes in land development or programs that may affect mitigation priorities.

K.7.3 Continued Public Involvement

Yellowstone County, along with Billings, Laurel, and Broadview, is committed to involving the public in the review and updates of the MJHMP. The CPT and DES office will review and update the plan annually or as needed. Public feedback will be encouraged, with copies of the plan available at the Yellowstone County DES office, Clerk and Recorder's office, and Billings Public Library. The Plan and proposed changes will also be posted on the Yellowstone County website, which will provide contact information for submitting

comments and concerns. Public meetings will be held at least twice a year to discuss the plan, offering a forum for expressing opinions and ideas. The DES Director will ensure these meetings are well-publicized through the County website, newspapers, and other media outlets to maintain public involvement. The County will also make efforts during plan implementation to increase the participation of underserved communities by holding public meetings in convenient and familiar locations. The County will also consider transportation options and meeting times that better accommodate different schedules, such as evening and weekend meetings.

City Council Regular

Date:	04/14/2025
Title:	EBURD Tax Increment Assistance - 2102 2nd Avenue North - Air Controls Billings, Inc.
Presented by:	Wyeth Friday
Department:	Planning & Community Services
Presentation:	Yes
Legal Review:	No
Project Number:	NA

RECOMMENDATION

The Billings Industrial Revitalization District (BIRD) Board of Directors recommends the City Council approve up to a maximum reimbursement of up to $56,699 from the EBURD tax increment finance district funds to Air Controls Billings, Inc. to assist in an overall remodeling project at its operations at 2102 2nd Avenue North. Actual reimbursement will be based upon 100% of the actual costs incurred for qualified expenses for the improvements made to property subject to the following conditions:

1. The Applicant shall sign a development agreement with the City of Billings and BIRD within 180 days of City Council's approval.
2. This TIFD reimbursement is the maximum that can be received pending satisfactory submission of all paid invoices showing the completion of expenditures related to this project.
3. If funds are not available, reimbursement can be carried over to the next fiscal year.

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

The Billings Industrial Revitalization District (BIRD) Board of Directors is presenting this recommendation to the City Council for allocating $56,699 in tax increment finance funds (TIF) from the East Billings Urban Renewal District (EBURD) to provide financial assistance to Air Controls Billings, Inc. to assist in demolition and installation of sidewalk, curb, gutter, landscaping and fencing as part of an overall remodeling project at its operations at 2102 2nd Avenue North.

The property is located on the south side of 2nd Avenue North just west of the BNSF railroad spur and has frontage on 2nd Avenue North and 1st Avenue North. The application was initially submitted to the BIRD on December 18, 2024 and was resubmitted with updates on January 14, 2025. The BIRD Review Committee considered this application and recommended approval to the full BIRD Board. The BIRD Board reviewed and recommended approval of this project to the City Council at its board meeting on February 5.

The subject property is being remodeled for the Air Controls business with some building remodeling and internal work, site work, parking, sidewalks, landscaping, fencing and other improvements. The total cost for the project is $671,787. The BIRD Board found that this project was in line with the EBURD Master Plan and Urban Renewal Plan, particularly in the areas of economic growth, and infrastructure improvements.

The BIRD Board's recommendation of $56,699 toward the improvements results in about a 11:1 investment in private to public funds for the project based on a total project cost of $671,787. This ratio exceeds the 5:1 recommended ratio in the City's TIF Policy. The TIF contribution also represents a 8.44% contribution toward the total project cost, well below the 16.666% recommended threshold in the City's TIF Policy for qualifying expenses. The payback for this investment based on property tax increases is estimated at about 8 years. The BIRD Board noted several reasons for its support of the project:

- With the renovation of this property, this project is in alignment with the EBURD Urban Renewal Plan under its Business Programs and Projects and Infrastructure Improvements goals (See Pages 3 and 4, item I and IV of the Urban Renewal Plan Attached), and
- The EBURD Master Plan's principles of fostering economic growth, and ensuring commercial operations continue. Improvement of this property in the EBURD aligns well with the urban renewal efforts of the City and the EBURD.

Table 1.

Qualified Improvements	Recommended TIF Reimbursement	City TIF Policy	Urban Renewal Plan	MT Code Annotated
Concrete Site Work (sidewalk, curb and gutter) Landscaping Fencing	$56,699	Section 1(b)(c)	Section 2 (I) Business Programs and Projects Section 2 (IV) Infrastructure Improvements	7-15-4233 7-15-4288

This process and action of the BIRD is under its authority per the Memorandum of Understanding between the City of Billings, Big Sky Economic Development, and the BIRD, Inc. approved by the City Council on May 13, 2019 and renewed for one year on April 22, 2024 to expire June 30, 2025.

ALTERNATIVES

The City Council is the final authority in disbursing TIF funding. This proposed use of TIF funds conforms to the City's TIF Policy and aligns with the EBURD Urban Renewal Plan and Montana Code for urban renewal projects and programs. The City Council may:

- Approve the recommendation from the BIRD Board for the expenditure of these TIF funds, or;
- Modify and approve the recommendation from the BIRD Board for the expenditure of these TIF funds
- Disapprove of the recommendation from the BIRD Board for the expenditure of these TIF funds. If the Council does not approve of this TIF expenditure, providing reasons for the denial to the BIRD Board and staff and City staff will be helpful for future TIF applications.

FISCAL EFFECTS

The request is for a total of up to a maximum of $56,699 to be reimbursed to Air Controls Billings, Inc. only upon completion of the work and submittal of the invoices for the cost incurred. It is expected that this project will be completed in early FY26 and if this award is approved, there will be sufficient budget available.

Attachments

Air Control TIF Application
BIRD Recommendation DOcuments
Air Controls Aerial View
EBURD URD Plan
City TIF Policy

BIRD
Billings Industrial Revitalization District

City of Billings
East Billings Urban Renewal District

Urban Renewal Assistance Information and Application

Effective: **January 11, 2021**

To receive maximum funding all applications must be submitted to the BIRD and approved by the CITY prior to the start of construction. If applications are submitted after the commencement of construction the amount of funds to be awarded will be discounted or denied.

Billings Industrial Revitalization District Inc. (BIRD)
1413 4th Ave N, Suite C
Billings, MT 59101
406.272.4321

TAX INCREMENT FINANCING APPLICATION PROCESS FOR POTENTIAL PUBLIC INFRASTRUCTURE ASSISTANCE VIA A DEVELOPMENT AGREEMENT AND POSSIBLE ISSUANCE OF TIFD BONDS

IMPORTANT: The material below outlines the Tax Increment Financing (TIF) application process and Development Agreement and the responsibilities of the person or firm requesting TIF fund assistance (hereinafter known as APPLICANT) and the Billings Industrial Revitalization District, Inc. (hereinafter known as BIRD). Please review this information carefully before submitting the application or finalizing your development plans. Incomplete applications will be returned.

INTRODUCTION

The BIRD is responsible for advising the Billings City Council (hereinafter known as CITY), of the East Billings Tax Increment District, pursuant to Montana Urban Renewal Law (Title 7 Chapter 15 part 4288 Montana Code Annotated). TIF is an important element of the program as it provides a means to finance public urban renewal activities that assist and enhance private development within the district. A TIF program operates by first establishing a base year taxable value for all properties within the urban renewal district. Property taxes continue to be paid to all taxing jurisdictions on the basis of the base year valuation. All increases in property taxes above this base valuation due to new development or reappraisals are assigned to the TIF District (TIFD.) They are then invested in district revitalization activities. Consideration of TIFD assistance is available to private land owners for public infrastructure components of construction projects within the boundaries of the East Billings Urban Renewal District (EBURD).

ELIGIBLE ACTIVITIES

The TIF may be used to finance certain urban renewal activities. The BIRD will review applications and make recommendations to the CITY for assistance to projects eligible under this statute. Requests are evaluated on criteria outlined in the "Criteria for Review" section. Special emphasis will be placed on those projects that exemplify the EBURD Master Plan. This plan is available for download at the BIRD website: **www.billingsbird.com**

Projects requesting TIFD funds should eliminate blight where development will contribute to increased tax revenue for the TIFD that improve the aesthetics, character, safety and/or quality of life in the area.

This application is intended for eligible increment generating projects. All requests for TIFD funds are subject to approval by the CITY and TIFD fund availability.

Examples of TIF-Eligible Public Infrastructure Improvements

	MCA Statue
Demolition and abatement of structures and removal of blight	7-15-4288 (2)
Relocation of residents from building to be raised	7-15-4288 (3)
Sidewalks, Curbs, Gutters	7-15-4288 (4)
Public Utilities - Water, Wastewater, Storm Water	7-15-4288 (4)
Private Utilities - Electrical, Natural Gas, Telecommunications, Fiber Optic	7-15-4288 (4)
Intersection Signals & HAWK Crossings	7-15-4288 (4)
Street & Alley Surface Improvements	7-15-4288 (4)
Crosswalks	7-15-4288 (4)
Landscaping	7-15-4288 (4)
Green Space & water ways	7-15-4288 (4)
Improvement of Pedestrian Areas	7-15-4288 (4)
Historical Restorations	7-15-4288 (4)
Off Street Parking for public use where there is a need for public parking	7-15-4288 (4)
Bridges & walkways	7-15-4288 (4)
Pollution Reduction	7-15-4288 (12)
Architect, Engineering, Surveys & Appraisals	7-15-4233(n)

Applications must be approved by CITY and a Development Agreement signed before any construction begins to qualify for maximum TIFD funds.

Allow a minimum of 60 days between submitting a complete application to the BIRD and receiving a decision from the CITY.

APPLICATION PROCESS AND TIMELINE

Anyone seeking TIF assistance from the BIRD must submit a written application for each TIF-assisted project. The following procedure has been developed to expedite the review of TIF funding requests.

1. Initial Contact. Contact: BIRD: EBURD Coordinator, 1413 4th Avenue North, Suite C, Billings, MT 59101, 406-272-4321, to discuss the project and determine preliminary eligibility for TIF assistance.

2. Prepare a Written Application. The APPLICANT must prepare a written application for each project assistance request using the most current form. Applications must be received by the BIRD staff in advance of any construction work on the project. Development Agreements must be approved and signed prior to commencement of construction (see #6 below.) Waiver of this requirement can be considered when public safety or other factors warrant. For all TIF requests, the APPLICANT must complete a "Developer's Statement of Qualification and Financial Responsibility" which includes submittal of personal financial statements.

3. Staff Review. Upon submittal of all necessary information, the BIRD staff will review the project and the need for funding. At any point in the review process the staff or BIRD Board may request more information of the APPLICANT or solicit comment on the project from other public agencies. Items included in personal financial statements become public documents and are subject to public review or presentation to or comment by other agencies.

4. TIFD Application Review Committee. The BIRD Board has appointed a review committee that will evaluate the application and staff recommendations. The review committee reserves the right to seek additional project review from supporting committees of the BIRD and from other public agencies. The review committee will issue preliminary approval/disapproval of the assistance request or any part thereof and will make a recommendation to the BIRD Board that will then submit to the CITY, if approved.

5. Billings City Council Review. Projects will be forwarded to the CITY for final approval to proceed to a Development Agreement that will clearly spell out the public investment required to be applied towards public infrastructure on private property and/or development improvements within the public right of way. CITY approval is required before the BIRD and the CITY enter a Development Agreement with the APPLICANT.

6. Development Agreement. The BIRD, the CITY and the APPLICANT must execute a mutual agreeable legally binding Development Agreement which establishes the terms and conditions of TIF assistance. Sample Development Agreements are available at the BIRD office for reference. The Development Agreement may include, but is not limited to, the following:

   - Complete architectural design specifications and site plan
   - Time frame for project development, construction, and completion
   - Specifications for release of funds related to public infrastructure
   - Cash flow and pro forma statements for a minimum of five years of the development
   - Terms and conditions of the various financings
   - Commitment letters and loan documents related to the various financings
   - Ownership of completed development
   - Events of default/remedies
   - Zoning approval
   - Tenant commitments
   - Non-liability of CITY officials and BIRD
   - Cause for termination

7. Timing. Following the above process for approval, the APPLICANT can expect a minimum of 60 days between submitting an application to the BIRD and receiving a decision from the CITY.

COMMITMENT OF FUNDS

Upon CITY approval of a project, the BIRD will commit funds to the project from the available TIFD funds and/or potential for Tax Increment Bond issuance. Committed funds will be encumbered for a period of 180 days, by which time construction must have commenced. Commencement of construction means the date on which the first building permit is issued. Projects that have not commenced construction within 180 days risk losing the committed funds. Funds will be released only if the project is developed and constructed as presented in the Development Agreement. Funds will be released as specified by the Development Agreement or following project's receipt of a Certificate of Occupancy from the City of Billings if not specified. When necessary, the BIRD will encumber funds for additional fiscal years to accommodate construction schedules.

CRITERIA FOR REVIEW - Materials contained in TIFD application are used to assess the merits of projects in relation to the goals and objectives of the EBURD Master Plan. The BIRD evaluates projects based on the following criteria. Please prepare written response and provide supporting documentation for each of the applicable criteria areas.

1. Relevance to the EBURD Master Plan – Documentation of the project's impact in relation to the goals and objectives of the EBURD Master Plan, particularly mixed-use development. Urban design elements will also be considered, including pedestrian emphasis, quality of design, and Billings' personality.

2. Economic Stimulus – The amount of economic activity to be generated by the project is assessed, as well as the leverage ratio of public to private investment. Applications should contain credible, measurable information substantiating APPLICANT claims of economic stimulus.

3. Tax Generation – The increase in taxable value due to new construction & rehabilitation is estimated by the County Assessor's office or State Department of Revenue to determine tax increment generation.

4. Employment Generation – Total employment generated by the project assessed in terms of new permanent and part-time jobs, and construction jobs.

5. Elimination of Blight – The project's direct and indirect impact on the physical and fiscal deterioration within the Tax Increment Financing District and the community.

6. Special or Unique Opportunities – The extent to which the project represents a unique opportunity, meets a special need, or addresses specific BIRD or community goals. The restoration of historic property or the provision of an unmet community need, are examples of special and unique opportunities.

7. Impact Assessment – The extent of both positive and negative environmental impacts, appropriateness of the project design, and impact on existing businesses or residents.

8. Financial Assistance – Other forms of financing available to the APPLICANT, i.e. lender participation and state and federal grant monies, are examined to assess the need for TIF assistance.

9. Project Feasibility – A determination of feasibility is made on the strength of the APPLICANT's demonstration of market demand for the project as contained primarily on the pro forma and financing commitments.

10. Developer Ability to Perform – An assessment of the APPLICANT's capability to undertake the relative complexities of the project based on past performance on similar or comparable projects.

11. Timely Completion – The feasibility of completing the project according to the APPLICANT's project schedule.

12. Payment of Taxes – All property taxes, special improvement district assessments, and other assessments on the project property must be paid to date.

BIRD
Billings Industrial Revitalization District

BILLINGS INDUSTRIAL REVITALIZATION DISTRICT, INC.
EBURD APPLICATION

Project Name: AC2 Parking Lot Date Submitted: 12/18/24

APPLICANT INFORMATION

1. Name: Air Controls Billings, Inc
2. Address: 2115 2nd ave north
3. Telephone Number: 406-245-6416 Cell# 406-690-3513

PROJECT INFORMATION

1. Building Address: 2102 1st ave north/2102 2nd ave n
2. Legal Description: Billings orginal townsite, 533,T01N, R26E, Block 86, lot 1-4
3. Ownership: AC Investments
   Address: 1118 s 72nd st west, Billings, mt 59106
4. If property is not owned by the APPLICANT, list leasehold interests (Attach evidentiary materials.)
   Name: Air Controls Billings, Inc
   Address: 2115 2nd ave north
5. Existing/Proposed Business: Air Controls Billings, inc
   Business Description: HVAC refrigeration, plumbing, ss contractor
6. Employment: Existing FTE Jobs 110
   New Permanent FTE Jobs created by project 10 plus Construction FTE Jobs 20-30
7. Architectural Firm: Collaborative Design Architects
   Address: 2280 Grant Road Billings, MT 59102

Architect: Jeff Kanning

8. Description of Project: (Attach narrative explanation & plans.)

9. Rehabilitation/construction plans: (Attach schematics, site and landscaping plans.)

10. Project Schedule: (Attach time line or schedule through completion.)

PROJECT COSTS

*see following reference sheet with items, total expense, notes, and supporting invoice page number

Land and Site Improvements (Itemized)

1.	Site Work	$375,000
2.	Fencing	$67,173
3.	Electric	$1,237
4.	Landscaping	$6,232
5.	Concrete Package	$44,650
	Subtotal	$494,292

Construction/Rehabilitation Costs (Use general construction trade divisions)

1.	General Conditions	$16,109
2.	Demo Package	$7,760
3.	Masonry/Stucco Repair	$7,200
4.	Structural Steel	$38,350
5.	Framing Package	$7,763
6.	Roofing Package	$7,266
7.	Electrical	$10,151
8.	Garage Door Package Dock Systems Paint	$14,478 $13,500 $4,630
	Subtotal	$127,207

Fees

1. Architectural/Engineering $ $35,040
2. Permits $ 1000
3. GC $ $14,248

Subtotal $ $50,288

Total Project Development Costs $ $671,787

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

A. Applicant Equity

Cash Invested $ 269,000

Land & Buildings
(if value is more that State of Montana valuation then a current appraisal must be submitted) $ 793,851

Other $

$

A. Subtotal Applicant Equity $ 1,062,851

B. Lender Commitments (Attach Bank Loan Commitment letter, Letters of Credit or other documentation.)

Lender	Loan Amount	Interest	Term	Payment/Period
Western Sec	$ 787,500	6.83 %	10 yrs	$ 5480 /Month
	$	%	yrs	$ /Month

B. Total Loan Amount $ 787,500

C. TIFD request for funds for eligible public improvements.

		MCA Statute (office use only)
Demo	$7,760	7-15-4288 (2)
Sidewalks/Curbs/Gutter	$16,430	7-15-4288 (3)
Private Utilities	$1,237	7-15-4288 (4)
Landscaping	$6,232	7-15-4288 (4)
Architect/Engineering	$35,040	7-15-4288 (4)
Fencing	$67,173	unknown
	$	
	$	
	$	
	$	
	$	

C. Subtotal TIFD Funds Requested $ Standard Ratio, 16.67%: $111,965

EBURD Suggestion, 8.44%: $56,699

D. Other Source of Funding _____ $ _____

Sources of Funds Summary (Post totals from above.)

A. Applicant Equity	$ 269,000
B. Lender Commitments	$ 787,500
C. TIFD Funds Request	$ as noted above
D. Other Funds	$ 484,500
Total Project Financing	$ 1,694,983

LAND & SITE	Project Cost	Contractor	Page	Notes
Site Work	$ 375,000	Overtime Enterprises	30	Site work, gravel, asphalt, boulder pit, concrete
Fencing	$ 67,173	Jares Fenco Co	31-32	Commercial Fencing + Gate
Electric	$ 1,237	Northwestern Energy	33	Utility work
Landscaping	$ 6,232	Bauer Construction	34-37	2 trees, limestone rock, misc landscaping items
Concrete Package	$ 44,650	Bauer Construction	34-37	Remove/replace the concrete curb/gutter (north end sidewalk)
Subtotal	$ 494,292			

CONSTRUCTION/REHAB	Project Cost	Contractor	Page	Notes
General Conditions	$ 16,109	Bauer Construction	34-37	
Demo Package	$ 7,760	Bauer Construction	34-37	
Masonry/Stucco Repair	$ 7,200	Bauer Construction	34-37	
Structural Steel	$ 38,350	Bauer Construction	34-37	
Framing Package	$ 7,763	Bauer Construction	34-37	
Roofing Package	$ 7,266	Bauer Construction	34-37	
Electrical	$ 10,151	Bauer Construction	34-37	
Garage Door Package	$ 14,478	Bauer Construction	34-37	
Dock Systems	$ 13,500	Bauer Construction	34-37	
Paint	$ 4,630	Bauer Construction	34-37	
Subtotal	$ 127,207			

SOFT COSTS	Project Cost	Contractor	Page	Notes
Engineering	$ 19,040	Stahly	38-42	Survey, Civil Design Services
Architectural	$ 16,000	Collaborative Design	43-45	As builts, 3D renderings, structural and civil reports
Permits	$ 1,000	Paid by Owner		
OH&P	$ 14,248	Bauer Construction	34-37	
Subtotal	$ 50,288			

Total	$ 671,787

TIF REQUEST		Notes
Total at 8.44%	$ 56,699	New board standards, per Michelle
Total at 16.67%	$ 111,965	Standard 1/6 ratio per MCA

Eligible	Amt	MCA Statute
Demo	$ 7,760	7-15-4288 (2)
Sidewalks/Curbs/Gutters	$ 16,430	7-15-4288 (3)
Private Utilities	$ 1,237	7-15-4288 (4)
Landscaping	$ 6,232	7-15-4288 (4)
Architect/Engineering	$ 35,040	7-15-4233 (n)
Fencing	$ 67,173	
Subtotal	$ 133,872	

APPLICANT STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

APPLICANT

1. Name: Air Controls Billings, Inc

   Address: 2115 2nd ave n Billings, MT 59101

2. If the APPLICANT is not an individual doing business under his/her own name, the APPLICANT has the status indicated below and is organized or operating under the laws of Montana.

3. X corporation/LLC.

   _____ nonprofit or charitable institution

   _____ partnership known as _____

   _____ Other (explain): _____

   Date of organization: Feb 1972

4. Names, address, title of position (if any), and nature and extent of the interest of the officers and principal members, principal shareholders, investors, or partners of the APPLICANT.

Name and Address	Nature and Extent of Interest
Allen Schaff 4 Park Plaza Bozeman, MT 59715	Owner Air Controls Billings, Inc

CERTIFICATION

I (we), Chris Schaff (please print), certify that the statements and estimates within this Application as well as any and all documentation submitted as attachments to this Application or under separate cover are true and correct to the best of my (our) knowledge and belief. I/We certify that I/We will make no application for any other tax abatement that may be available for this real property or building.

Signature _____ Signature _____

Title Pres Title _____

Address 2115 2nd Ave N Address _____

Billings, MT _____

Date 1/13/25 Date _____

FINANCIAL CONDITION

1. Provide a current financial statement (consisting of a Balance Sheet and Profit & Loss Statement) & Current Tax Return for each private entity involved in the project. This application and all financial information become part of the public record when submitted to the BIRD and is available upon request under the State of Montana Public Information Rules.

2. Has the APPLICANT or any individual or entity affiliated with the development of this project been adjudged bankrupt, either voluntary or involuntary, within the past ten (10) years?
   No x_____ Yes _____ If yes, give date, place, and under what name

   _____

3. Has the APPLICANT or any individual or entity affiliated with the development of this project been indicted for or convicted of any felony within the past ten years:
   No _x_ Yes _____ if yes, give date, charge, place, court and action taken for each case.

   _____

   _____

CONSTRUCTION CONTRACTOR

1. Identify the construction contractor or builder who will undertake this project.

   Name: Bauer Construction

   Address: Billings, MT

2. Has named contractor or builder ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract within the last ten years?
   No x_____ Yes _____ if yes, explain.

3. Attach copies of bids to application:

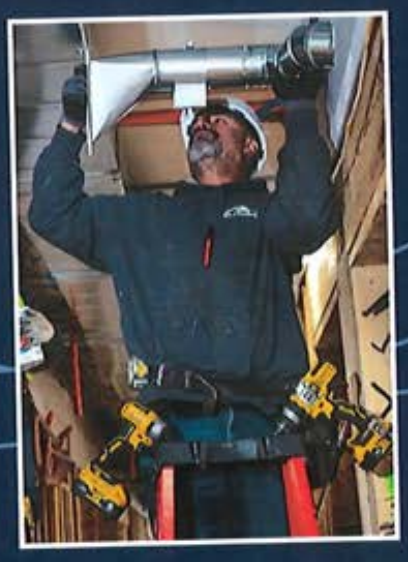
4. If Applicant intends to do any of the construction themselves then APPLICANT shall provide three (3) independent contractor bids which must accompany this application for the work to be provided.

Air Controls

Industrial | Commercial | Residential

Heating
Air Conditioning
Plumbing
Refrigeration
Stainless Steel

Design | Service | Installation



ADVANTAGES OF WORKING WITH US

One-Stop-Shop

We are a one-stop-shop. Our services are wide ranging and will fit your residential or commercial needs. We'll design, install and maintain your heating, cooling, refrigeration and plumbing needs.

Accessible

We are committed to excellence. Our clients can call us anytime during the day and we're there to fix problems.

Quality and Comfort

We focus on quality and comfort. We improve our clients' lives and are invested in successful projects

Team Effort

We lean on each other for solutions and the best customer plans. Our team mentality leverages each of our strengths and expertise, creating strong ownership in each project.

Hard Work Ethic

Our third generation hard work ethic is part of our culture today. We've grown to be one of Montana's premier companies, but continue to perform our services with the integrity we started 50 years ago.

Knowledgeable Staff

We are always learning. We attend continuous service management and technical trainings, and invest in professional development for all employees - from dispatch to leadership team members.

SERVICE DEPARTMENT

The bottom line? Our team members like to fix things. Not only do we install the highest quality systems for business leaders, we are committed to ongoing maintenance and service excellence. Whether you have a small space like a spa, fitness studio, or coffee shop, we offer routine, prompt attention to your questions or calls so you can continue to do business with confidence.

Similarly, we offer personalized attention to clients who operate department and grocery stores, schools, and hospitals, ensuring their large businesses continue to be vital parts of our community.
Routine maintenance is important to the cost and life of your business. Regular HVAC maintenance can reduce the risk of costly breakdowns by as much as 95% and prevents disasters like frozen pipes during the winter months, a leading source of property damage for business owners

When you work with us, you're guaranteed 24/7 service for your heating, air conditioning, plumbing, and refrigeration system.

Our Flagship Service

As a business owner, you want to keep everyone comfortable through the hottest summer or freezing winter months. We offer quality installation, repair, and replacement services. We ensure the air you and your employees breathe is clean, an important factor for everyone's overall health.

Professional installation is important. Even with the highest quality product, efficiency, comfort, and service life can be negatively affected without skilled installation. We have decades and generations of experience in HVAC, and are confident to meet your business needs.

DIAMOND COMMERCIAL CONTRACTOR

Air Controls is a Diamond Commercial Contractor through Mitsubishi Electric US, Inc. Cooling & Heating Division (Mitsubishi Electric), a leading manufacturer of Zoned Comfort Solutions™ and Variable Refrigerant Flow (VRF) cooling and heating systems. Through the program, Mitsubishi Electric establishes an elite network of professional, knowledgeable, and forward-thinking contractors in the commercial HVAC market.

Specific commercial cooling installation services we offer:

- Clean room and controlled environment cooling
- Ventilation
- Air quality filtration
- Refrigeration
- Process cooling

We work with and install all different types of heating systems:

- Furnaces
- Boilers
- Heat pumps
- Roof top units
- Make-up air units

PLUMBING

Whether you have a new business, are building a new home, or want to replace your old plumbing fixtures, we have the expertise to help. We have plenty of experience handling plumbing installation and replacement projects. Regardless of the kind of plumbing services needed, you can trust us for quality results.

We are available to provide:

- Standard water heater maintenance and installation
- Drain repairs and replacements
- Water line repairs and replacements
- Faucet repairs and replacements
- Snow melt system installations
- Bathroom remodels
- Tankless water heater maintenance and installations
- Water pressure troubleshooting

Our Master Plumbing department has numerous specialties and trainings, including:

- A low pressure boilers license
- Factory training in Rinnai tankless water heaters and Lochinvar boilers
- A medical gas certification for medical facilities and dental offices

Like all of our services, our plumbing department works hard to keep your system in good condition. We'll inspect and maintain every part of your plumbing system to ensure that it's working properly.

Rinnai

Lochinvar

REFRIGERATION

Commercial | Industrial | Grocery Store

Air Controls has over 30 years of experience in installing commercial, industrial, and grocery store refrigeration systems. Our team helps with the planning that goes into refrigeration installation, like design and budget. We even have control systems for lighting, environment, and refrigeration plant control. Some of the brands who manufacture the controls are CPC, Novar, Danfoss, and Com-Trol.

Specific refrigeration services we offer include:

- New Construction
- Full Installation
- Remodel
- Refrigerant Conversions
- Energy Management Systems for Lighting, Environment, & Refrigeration Plants
- LED Door Retrofit

Just like all our services, we regularly service your commercial refrigeration system so your business can run successfully.

On a quarterly basis we:

- Clean the condenser coils to maintain optimum heat transfer performance.
- Check to be sure that display case air curtains, grilles, or registers are clean.
- Check door gaskets for leaks and tears.
- Check the refrigerant charge.
- Check the defrost cycle time-clocks to assure they are set and operating properly

On a regular basis it's important to have a professional refrigeration contractor give your system a thorough check-up, paying special attention to the compressors and motors, fans, and refrigerant lines for leaks. Our team takes care of this for you with expertise and dependability.

Skyline Stainless & Specialty Metals

Skyline Stainless specializes in the custom design, fabrication and refined finishing of stainless steel and other specialty metals. As a division of Air Controls, our goal is to provide customers with the most innovative, energy-efficient and unique metal products available on the market today.

We are a member of SMACNA, have NSF approval and are recognized as a Yellow Label Shop by the Sheetmetal Workers Union. We create a host of specialty products for customers in the U.S. and beyond.

Our customers include:

- Restaurants & National Food Chains
- Medical Facilities
- Industrial Accounts
- Architects
- Engineers
- Builders
- Cabinet Makers
- Interior Designers
- Private Resorts
- Homeowners

Food & Restaurant Services

Air Controls offers complete food service equipment repair and maintenance services for full-service restaurants, QSRs, convenience stores and retailers, coffee shops, and concessions operations. We work closely with our clients to meet their needs, including preventive maintenance that's proven to reduce repair costs and unexpected equipment malfunctions.

Like all of our services, we offer skilled maintenance and repair, technical resources, and fast response times for food service equipment.

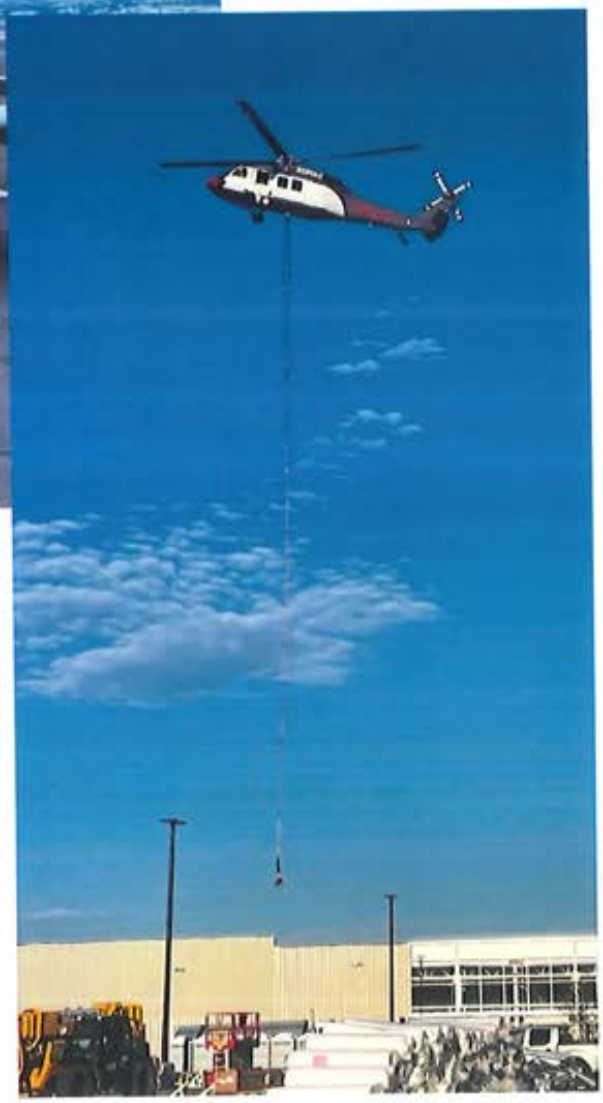
- Flat top grills
- Fryers
- Shake Machines
- Slushy Machines
- Freezers
- Coolers
- Holding Equipment
- Ovens
- Steamers
- Ice Machines
- Henny Penny systems
- Franke systems
- Taylor systems
- Manitowoc systems
- True systems

Skyline Stainless

SHEET METAL

CHICAGO

AVIATION



AIR CONTROLS
RECENT PROJECTS

To be updated with current information

McDonald's®

Complete Service Installation
HVAC • Routine Service

CORNING COMPANIES

New Construction and Remodeling • HVAC

ROUNDUP SCHOOL DISTRICT

Remodeling • HVAC • Boiler Installation
Controls Installation

Walmart

HVAC • Routine Service • Refrigeration

Albertsons

New Construction and Remodeling • HVAC
Routine Service • Refrigeration

ENERGY LABORATORIES

Remodeling • HVAC
Routine Service • Refrigeration

We Have the Experience to Get Your Project Done Right

DESIGN TO INSTALLATION

Air Controls

2115 2nd Avenue North, Billings, Montana
406-245-6416 • Toll Free 1-800-689-6416

DEALER OR DISTRIBUTOR FOR:

Trane Commercial
CaptiveAire Hood Systems
True Food Service Equipment
Lennox
Mitsubishi Electric

TRANE
CAPTIVEAIRE
True
LENNOX
MITSUBISHI ELECTRIC

AIR CONTROLS

OUR CAMPUS

Air Controls
HEATING, AIR CONDITIONING,
REFRIGERATION & PLUMBING

09/03/2024

AC Expansion

Hello, my name is Chris Schaff, and I am the president of Air Controls Billings, Inc. I will give a quick summary of Air Controls History and Projected Future of family-owned business.

History

Air Controls Billings Inc, was founded in 1972 by Al Schaff operating as a residential heating and cooling company in Billings. From a family based small garage operation to one of Montana's premier HVAC, refrigeration, stainless steel and plumbing companies with highly experienced service technicians and fabricators, we continue to operate with the integrity of second-generation company we are today. Currently run and operated by Chris Schaff. We currently have 112 full time employees and are licensed in Montana, North Dakota, and Wyoming. We pride ourselves on being a one stop shop for our valued industrial, commercial and residential customers.

Description of Project

Air Controls has doubled in size roughly every 10 years, and to meet the needs of our customer base we needed to increase our footprint. This was not only for Fabrication but warehouse storage as well. We researched moving our operations to other parts of the city but realized the intense cost of relocating and we would have to sacrifice the building size. The AC2 building at 2102 was a thought to purchase and in February of 2023 we acquired the building. As most saw in the past the building had changed hands a few times and in the last few years before acquiring it the building was starting to get very dated and was a hot spot for crime and graffiti. Purchasing AC2 building immediately added 60,000 square feet to our existing 60,000 square foot of floor space. It also came with the lot at 2109 1st Ave north which has turned out to be the main reason for this request.

Air Controls
HEATING, AIR CONDITIONING,
REFRIGERATION & PLUMBING

09/03/2024

Air Controls is on the path to double in size in the next 10 years. This means the rehab of this building and project will allow or to help us increase in manpower and capabilities. Our plan is to add a full-size loading dock to the south of the building which will help free up traffic flow on 2nd Ave North and allow Air Controls to accept full size truck loads. The existing structure on 2109 1st Ave North is to be torn down and construct newly paved parking lot for our employees and fleet. This Project is crucial to the future growth of Air Controls for the next 20 years, hopefully third generation as well. I appreciate your consideration of our project and look forward to helping clean up downtown and the rehab of the historical buildings. We have been downtown since 1984 and don't plan on moving anytime soon!

Thank you!

Projected Schedule:

Notify Tenets of work	Sept -2024
Start Demo of existing building at 2109 1st Ave North	Fall- 2024
Grade and Pave weather permitting	Fall/Winter 24/25
Construction of Dock and Ramp	Winter/Spring 24/25
Fencing	Winter/Spring 2025
Complete	Spring/Summer 2025

Attached Brochure for reference.

OVERTIME ENTERPRISES INC.

P.O. BOX 206, SHEPHERD, MT
(406) 861-4797
I.D. #81-0533391

Proposal for Chris Schaff

New parking lot and loading ramp

Included in this bid:

- Demo concrete asphalt and building
- Cut parking lot to subgrade
- Install boulder pit and drain line to city main
- Install new loading ramp (concrete)
- Gravel parking lot with inch and half road mix
- Pave parking lot

Not Included in this bid:

- City permits if needed for new parking lot and storm sewer

Total: $375,000.00

Thank you for the opportunity to bid this project.

Buckley Reynolds
(406) 861-4797

PROPOSAL/CONTRACT

JARES FENCE CO., INC.

Jares Fence Company, Inc.
10640 S. Frontage Rd.
Billings, MT 59101
(406) 652-1924
www.jaresfence.com

QUOTATION:

DATE: 01/12/2023

CUSTOMER:

Air Controls
Chris Schaff (406)245-6416
2115 2nd Avenue N
BILLINGS MT 59101

JOB LOCATION:

Chris Schaff (406)245-6416
Ornamental Steel Fence
2109 1st Avenue N
Billings, MT 59101

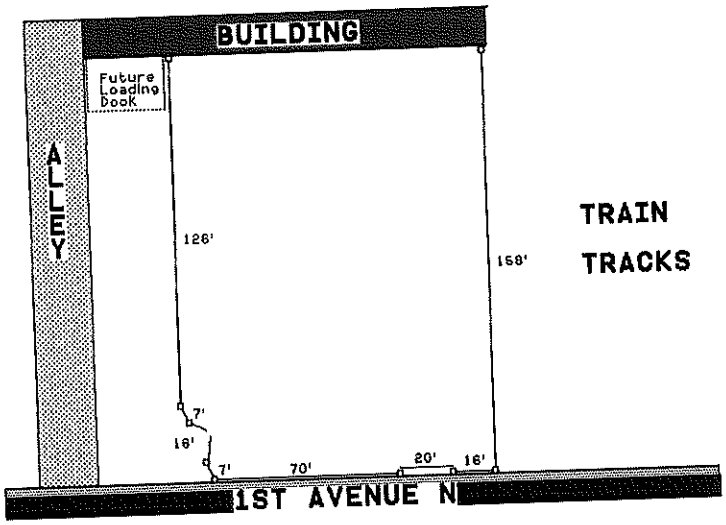
NOTES:

Thank you for allowing Jares Fence Company to bid this project. Please call or email with any questions.

Thanks, Sean

Commercial Curved Top Pressed Spear Ornamental Steel
Materials and Labor as Shown:
- 384' Commercial 8' Pressed Spear Curved Top
- (1) Commercial 8' x 16' Dbl Drive Gate
- (1) Commercial 8' x 20' Cantilever Gate
- Concrete
- Installation

To include Automation of Cantilever Gate, add $15,297.00 to contract total.



Subtotal	$	51876.00
Tax	$	0.00
Grand Total	$	51876.00
Down Payment	$	
BALANCE DUE	$	51876.00

67,173

Approved & Accepted for Customer:

Customer _____ Date _____

Accepted for Jares Fence Company, Inc.:

Salesperson _____ Date _____

JARES
FENCE CO., INC.

PROPOSAL/CONTRACT

Jares Fence Company, Inc.
10640 S. Frontage Rd.
Billings, MT 59101
(406) 652-1924
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2115 2nd Avenue N
BILLINGS MT 59101

JOB LOCATION:

Chris Schaff (406)245-6416
Ornamental Steel Fence
2109 1st Avenue N
Billings, MT 59101

TERMS & CONDITIONS

Jares Fence Company, Inc.agrees to guarantee above fence to be free from defects in materials and workmanship for one year. Jares Fence Company, Inc. shall advise the customer as to local zoning regulations but responsibility for complying with said regulations and obtaining any required permits shall rest with the customer. Jares Fence Company, Inc. will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does Jares Fence Company, Inc. assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed. Jares Fence Company, Inc. will assume the responsibility for having underground public utilities located and marked. However, Jares Fence Company, Inc. assumes no responsibility for unmarked sprinkler lines, or any other unmarked buried lines or objects. The customer will assume all liability for any damage caused by directing Jares Fence Company, Inc. to dig in the immediate vicinity of known utilities. The customer will assume all responsibility for excavated materials. The final billing will be based on the actual footage of fencing built and the work performed. Partial billing for materials delivered to the job site and work completed may be sent at weekly intervals. Adjustments for material used on this job and adjustments for labor will be charged or credited at the currently established rates. Additional charges for any extra work not covered in this contract that was requested by the customer will also be added. The full amount of this contract along with any additional charges will become payable upon completion of all work whether or not it has been invoiced. A finance charge of 1 1/2% per month (or a minimum of $1.00), which is an annual percentage rate of 18%, shall be applied to accounts that are not paid within 10 days after completion of any work invoiced. All materials will remain the property of Jares Fence Company, Inc. until all invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs, including reasonable attorney fees, incurred in the collection of this debt. It is agreed that if there is any litigation relating to this contract that the proper venue is Yellowstone County, Montana.

CUSTOMER INITIAL _____

SALESPERSON INITIAL _____

NorthWestern Energy

NorthWestern Corporation
NorthWestern Energy
1944 Monad Rd
Billings, MT 59102
Telephone: (406) 655-2552
Fax: (406) 655-2511
www.northwesternenergy.com

January 25, 2023

Air Controls Incorporated
PO BOX 1277
Billings, MT 59103

Re: Request for electric service at 2102 2nd Ave N, Billings, MT

In response to your inquiry for service, we have an estimated cost listed below. This estimate is based on information you provided no frost, machine clean up only, and is valid for the next four months. Please see section 4 of the attached Customer Agreement for description of scope for your project.

ELECTRIC $ 1,237.00

If you plan to move forward with construction, contact the New Construction Department as soon as ground frost has receded. The following items must be completed before the job is scheduled:

- Establish permanent service requirements. (i.e., well and septic installed or substantial construction in progress.) *Trailers and modular homes require close coordination for new utility service(s), please call myself to discuss your meter location options in more detail.
- Obtain state or city electric permit.
- Post permanent legal address at construction site, visible from the road for emergency response.
- Estimate is based on a single delivery point.
- Pay construction cost in full and sign agreement.
- *Contact NorthWestern Energy when electric meter base is installed and ready for connection. Meter base must meet all applicable electric codes. All underground services require a minimum of 200 amp underground rated meter base. Check with NorthWestern Energy for requests over 200 amp and overhead meter base requirements.*
- Clear access; clear trees, remove debris and other material from service route, & complete dirt work to grade.
- To schedule work, please sign and return the Customer Agreement to NorthWestern Energy. If advance payment is required prior to scheduling the installation, payments may be made by going to www.NorthWesternEnergy.com/PAYMYBILL or calling Paymentus (third party vendor) toll-free at 833-970-2262 for English or 833-970-2263 for Spanish. Please note that payments made by checking/savings accounts are limited to $10,000 and credit/debit cards payments are limited to $2,500 and a $1.99 processing fee applies. Two payments per customer number can be made every 30 days. Please have your customer number, provided on your quote and customer agreement, available to make your payment. You may email your signed agreement along with the payment confirmation number to local construction group email ccbillings@northwestern.com . Customer agreements paid by check can be dropped off at a customer service location as well.

Normally it will take 3 to 6 weeks to install the utility service after the above items are completed. When all of the above items are complete, please contact me for an expected time frame for the job to be scheduled. I suggest hiring a qualified installer if you are not familiar with state and local codes for electric service.

To ensure work is completed in accordance with your construction schedule, keep in contact with the New Construction Department at **406-655-2552**. I am ready to answer specific questions about your project and/or provide the necessary information to keep your project on schedule. New Service Guides are available in our office, and can be obtained by picking one up *or* call if you would like one mailed to you.

Sincerely,
NorthWestern Energy

Tim Morton
New Construction Department
Billings Division

BAUER CONSTRUCTION

3333 2nd Ave. N, Suite 240
Billings, MT. 59101
406-740-0154
jess@bauermt.com

Estimate #2

Date: 1/13/2025
Expiration: 2/12/2025
Prepared By: Jess Cunningham

Customer: Aircontrols
Contact: Chris Schaff
Phone:
Email: chris@aircontrols

Job Name: Aircontrols Dock Shelter
Job Address: 2102 2nd Ave.
Billings, MT 59101

Project Breakdown		
Scope of Work	**Total Amount**	
General Conditions	$	16,109.00
Demo Package	$	7,760.00
Concrete Package	$	44,650.00
Landscaping	$	6,232.00
Masonry/Stucco Repair	$	7,200.00
Structural Steel	$	38,350.00
Framing Package	$	7,763.00
Roofing Package	$	7,266.00
Electrical	$	10,151.00
Garage Door Package	$	14,478.00
Dock Systems	$	13,500.00
Paint	$	4,630.00
8% OH&P	$	14,248.00
Total Amount	**$**	**192,337.00**

Alternates		
Scope of Work	**Total Amount**	
Alt. #1 - North Canopy Replacement	$	20,907.00
Alt. #2 - North Stairway Replacement	$	6,710.00
Alternate's that are Chosen, ADD Price to Base Bid		

Scope of Work

As per site visit and schematic drawings provided by Collaborative Design and dated 3/28/24, Bauer Construction would like to offer the following estimate for your consideration. We will be responsible for managing the scopes listed below and to insure that quality and efficient work is performed. Please see further description of proposal below:

General Conditions

- Dumpster.
- Liability Insurance.
- Concrete Testing.
- Specialty Inspections.
- Scissor lift equipment.
- Fork lift equipment.
- Continual and final project site cleaning.
- Project and subcontractor management.

Demo Package

- Labor and Material to remove and dispose the following:
  - Two offices within new garage door opening
  - Cut and remove concrete foundation wall for 14' x 10' garage door.
  - Cut and remove masonry brick for 10' x 10' garage door
  - Prep Garage Opening to Receive Lintels
- Provide floor and wall protection within areas receiving construction within building.
- Time and material to remove curb and gutter along southern sidewalk.

Concrete Package

- Prep, form, and pour concrete for Dock System and 18' x 10' mono slab as shown on drawings:
  - Rebar and placement.
  - Concrete & concrete pumping.
  - Cure/rebar chairs.
  - Foundation walls.
  - 6" slab
  - Saw cut.
  - Concrete sealing.
- This price also includes blocking out for 6' x 8' pit leveler.
- Prep, Form, & Pour concrete curb and gutter along southern sidewalk.
- Patch crack sidewalk caused by construction as needed.

Landscaping

- Labor and material to provide the following:
  - Prep & Install two 2" caliber tree's.
  - Supply, deliver, & install 1" limestone rock.
  - Connect to underground water sprinkler system and run drip lines to tree systems.
  - Install weed matting underneith all rock areas.
  - Equipment and misc. materials included.

Masonry

- Provide and install the following masonry items:
  - Tooth in Brick around 10' x 10' garage door to support new opening.
  - Grout and Brick Material Included.

Structural Steel

- Supply and install structural package per construction documents.
  - Prefabricated Structural steel columns and beams for 28'x10' canopy.
  - 110 linear feet of preprimed guard rail.
  - Metal Stairs with grab rail.
  - 3/8" angle iron lintel systems above both garage door systems.

Framing Package

- Supply and install all framing materials that are not apart of Structural Steel Package.
  - Canopy Roof System (Cold Steel Framing with OSB Sheeting)
  - Dry-in roof system.
  - Backing as Needed for Garage Door Installation.
  - Temp. bracing and barricades.

Roofing Package

- Provide and install tuff rib roofing, fascia, gutters, downspouts, and soffit.
- Colors to match Air controls main office canopy.

Electrical

- Electrical Permit.
- Labor and material to install the following:
  - Demolition wiring within walls being removed.
  - Relocate interior lights as needed within garage door area.
  - Reroute existing wiring and conduit as needed for 2nd floor garage door area.
  - (3) Exterior Wall Pack Lights
  - Provide wiring to dock pit leveler and control as needed.
  - Wire in (2) garage door systems.
  - Wiring and conduit is included.
- NOTE: This does not include relocating existing breaker panels or major power sources.

Garage Doors

- Install (2) garage door systems.
- Provide the following items for 14' x 10' Garage Door:
  - Spreader bars
  - 14'2" x 10' Model 3216, white, R-17.54, urethane injected, RA steel mount track, solid extended shaft. top seal on door.
  - Brush seal package on side jambs.
  - Motor Garage Door Openers
- Provide the following items for 10' x 10' Garage Door:
  - Spreader bars
  - 10'2" x 10' Model 3216, white, R-17.54, urethane injected, RA steel mount track, solid extended shaft. top seal on door.
  - Brush seal package on side jambs.
  - Motor Garage Door Openers

Dock Systems

- Provide and Install (1) 6'W x 8'L x 16"D Hydraulic Dock Leveler - 40,000lb (Model: Poweramp)
- Provide and install metal curb edge systems for dock leveler attachment.
- Provide two sets of dock bumpers (one set for dock leveler and another set for 2nd floor garage door)
- Welder to attach dock leveler to curb edge.
- Miscellaneous Items Included.
- Freight cost for supplies is included.

Paint

- Labor and material to paint the following:
  - Paint structural steel columns and beam.
  - Paint 110 linear feet of guard rail.
  - Paint 3-0 x 6-8 man door and jamb.
  - Paint areas around the new garage door entrances to blend in with existing wall systems.

Alternates

Alternate 1 - North Canopy Replacement (If Chosen, Add Cost to Base Bid)

- Remove and dispose the existing canopy along north dock system. (Steel columns and beam to remain)
- Labor and material to frame in new canopy system with cold steel framing and 5/8" osb sheeting for roof system.
- Labor and Material to Dry-in Roof System.
- Provide and install tuff rib roofing, fascia, gutters, downspouts, and soffit.
  - Colors to match Aircontrols main office canopy.
- Electrical work to include the following:
  - Remove (3) existing light fixtures and conduit running within Canopy.
  - Rerun conduit throughout new canopy system.
  - Provide and install (3) canopy can lights.

Alternate 2 - North Stairway Replacement (If Chosen, Add Cost to Base Bid)

- Remove existing stair system along north dock system entrance.
- Fabricate and install new metal stair systems and ramp.

Exclusions/Notes

- Please note that this estimate is BUDGETARY and pricing could fluctuate based on additional project information, scope of work changes, and material cost fluctuations
- Bonding not included. Please add 1.5% to project price if bonding is needed.
- Assumed normal working hours (7:00 AM - 4:30 PM) Monday-Friday.
- Assumed existing utilities are operational.
- Existing Man Door to Remain.
- Excludes Development Fee's.
- Excludes Architectural and Engineering Fee's.
- Excludes HVAC Work.
- Excludes Civil Work.
- Excludes Plumbing.
- Excludes Hazardous Material Testing & Abatement.
- Excludes Fencing and Electronic Gated Systems
- Excludes Builders Risk Insurance.
- Excludes Winter Condition Work.
- Excludes Building Signage.
- Excludes System Furniture & Appliances.
- Excludes Cabinetry, Casework, & Millwork
- Excludes Fire Sprinkler Systems and Fire Alarms.
- Excludes Security Systems.
- Excludes Telephone and Data.
- Excludes Main Building Permit.
- All other work not explicitly stated on this estimate is not included

Price is Subject to Change Depending on Scope Changes, Unforeseen Conditions, & Material Price Increase

Jess Cunningham	Project Manager	1/13/2025
Submitted By	**Title**	**Date**
Accepted By	**Title**	**Date**

Air Controls

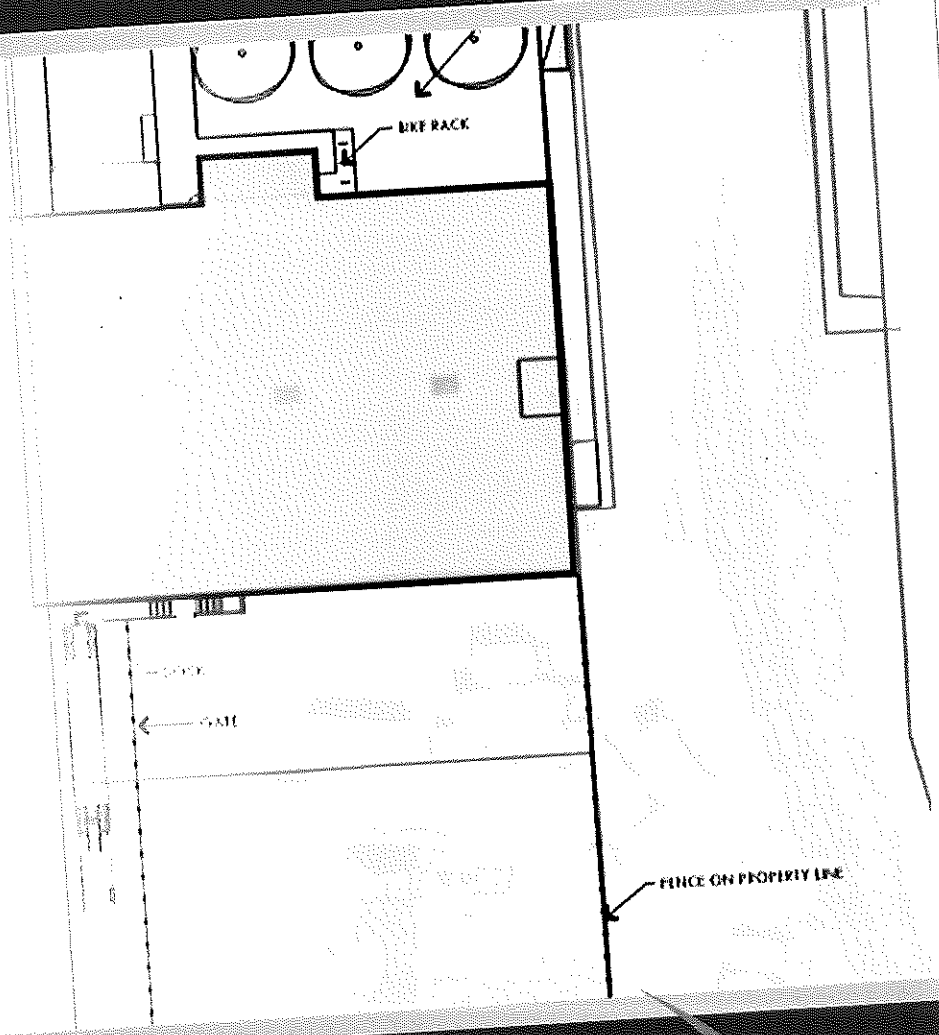
Site Plan

Billings, MT

A proposal to:

Chris Schaff

April 21, 2023



Stahly Engineering & Associates

Professional Services Proposal

851 Bridger Drive, Suite 1
Bozeman, MT 59715
(406) 522-8594

2223 Montana Avenue, Suite 201
Billings MT 59101
(406) 601-4055

3530 Centennial Drive
Helena, MT 59601
(406) 442-8594

Engineering Excellence for More Than 50 Years

Introduction

Stahly Engineering & Associates is pleased to submit a professional services proposal for the site civil engineering and surveying services for the proposed site improvements project located in Billings, MT. The following scope of work outlines the individual tasks included and not included in this estimate. Our estimate is based on proceeding on a lump sum basis, with notification to you if budgets are exceeded. We have attempted to be complete in our scope, but additional items may potentially be required. Out of scope additional changes will not be performed without prior authorization from you.

Civil Engineering & Survey Scope of Work

The scope of civil engineering and survey services includes the following:

I) General Services and Assumptions

- We have assumed a project complexity/size per the conceptual site layout provided on March 23, 2023 and our subsequent discussion.
- Provide engineering design and analysis based on local (City of Billings) and State requirements.
- Produce drawings in AutoCAD format for the civil engineering related site work.
- A Traffic Impact Study (TIS) is not anticipated for this project.
- Final Construction Drawing deliverables will be in the form of electronically transmitted plot files. The Owner or Architect will complete reproduction and distribution of the drawings.
- All permit and reviews fees shall be paid by the Owner.
- It is assumed that a zone change and/or land subdivision will not be required for this project.
- It is assumed that the Owner will coordinate any relocation of existing utilities, if required.
- It is assumed that the Owner will provide a geotechnical investigation report for civil design (concrete and asphalt sections) and infiltration testing and soil profile data for the stormwater management design.
- No contingencies to cover significant changes or redesign cause by other parties or factors that are outside of our direct control have been included in the proposed fee. The proposed fee covers the design for one site layout and minor revisions based on review comments. If significant changes outside of our control occur after we have initiated our engineering design, we will require payment for this work as an additional service. Prior to proceeding with any additional work, we will obtain written authorization from you.

II) Survey Services

- Perform Records research for the Lots 1-12, Block 86, Original Billings Townsite.
- Locate 4 existing property corners or set new property corners. It is anticipated this task will take approximately 8 hours to complete. At the end of 8 hours, if the corners have not been located or set, the consultant will meet with the client to discuss what evidence has been found. The consultant will give an estimate of what additional work is anticipated to complete the task of setting up to 4 new property corners. The client can end the contract or agree to be billed additional hours to complete the survey.
- Perform a topographic survey
- Process and deliver a .pdf and .dwg files

III) Civil Design Services

- Develop a final grading and drainage plan for the building and site improvements. In the development of the grading/drainage plan, we have anticipated the Architect will provide the initial site layout (i.e. hardscapes and pedestrian access) for our final design purposes.
- Prepare a Final Drainage Report in accordance with the City of Billings requirements.
- Site grading and drainage will be limited to the area of the subject property that is directly affected by the new construction. Other surface improvements will be specified to be constructed to match existing grading.
- It is assumed that no street improvements will be required to 1st Avenue North or 2nd Avenue North. If the City requires any sidewalk/approach improvements, and/or if any MDT permitting is required for improvements along 1st Avenue North, our scope and fee will be adjusted accordingly.
- It is assumed that no water, storm or sewer main extensions will be required for this project and that the existing water and sewer services to the property will not require any modifications.
- Develop site/civil construction drawings and technical specifications, if necessary, for bidding and construction. The specifications will be based on Montana Public Works Standard Specifications (MPWSS), and local standards as appropriate.
- Proposed site electrical features such as site lighting will be shown on the site/civil drawings in the immediate vicinity of the building and site improvements, but will be designed by others.
- Proposed communications, gas and electrical lines and connections to existing lines will be shown schematically on the civil drawings, but will be designed by others.
- Address questions related to civil design during bidding phase.

The following items, which is not considered to be an exhaustive list, are not included in this scope of work. If any of these are required or desired, additional engineering costs will be provided at that time.

- Traffic Impact Study
- Geotechnical Investigation
- Landscape/Irrigation Design
- Site Lighting and Dry Utility Design (if any).
- Bidding and Construction Phase Services, other than the scope items addressed above.
- Construction Staking.

Expenses

Project expenses, which include mileage, printing, survey supplies, etc. are billed at actual expense.

Construction Administration Services

Construction administration in regard to changes to the plan set and details after construction documents have been released, be it by the architect or contractor, will be billed using our standard hourly rates. Site inspections will also be billed separately, as the number of visits requested by the builder or client can vary greatly.

Fees For Professional Services

The fee for the described engineering and surveying scope of services is estimated at $19,040 and is broken down below:

Civil Engineering and Survey Scope of Work

Boundary/Topography Survey	$5,490
Civil Design Services	$13,550

Following are the hourly billing rates for staff that may be utilized for construction phase services:

Senior Engineer/Project Manager	$186/hr
Project Engineer	$147/hr
Staff Engineer	$114/hr

Thank you for this opportunity and we look forward to providing quality professional services delivered on schedule. Please feel free to contact us if you have any questions or concerns.

Sincerely,

STAHLY ENGINEERING & ASSOCIATES

Christopher W. Kosine

Christopher W. Kosine, PLS

Engineers and Surveyors

2223 Montana Avenue, Suite 201, Billings, MT 59101 e phone: 406-601-4055 e www.seaeng.com

Air Controls Boundary and Topo Survey

2102 2nd Ave. N., Billings, MT 59101
Survey Proposal
Prepared 04/10/23

Stahly Engineering & Associates submits the following proposal to provide survey services on the above referenced project. All work will be performed under the supervision of a Professional Land Surveyor licensed in the state of Montana (Chris Kosine, 41478 LS). Based on our conversation, we anticipate the following list of services to be necessary for this project:

- Perform Records research for the Lots 1-12, Block 86, Original Billings Townsite.
- Locate 4 existing property corners or set new property corners. It is anticipated this task will take approximately 8 hours to complete. At the end of 8 hours, if the corners have not been located or set, the consultant will meet with the client to discuss what evidence has been found. The consultant will give an estimate of what additional work is anticipated to complete the task of setting up to 4 new property corners. The client can end the contract or agree to be billed additional hours to complete the survey.
- Perform a topographic survey
- Process and deliver a .pdf and .dwg files

The estimated cost to perform the above listed work is ***$5,490.00*** offered on a Lump Sum basis.

The proposal excludes any survey tasks not explicitly outlined above.

If additional surveying items are requested, or certain items are not necessary, costs can be negotiated accordingly. The proposal accounts for all labor, equipment, materials, and travel required to perform the work.

Thank you for this opportunity. We look forward to providing professional, timely, and quality-driven services on your project.

Sincerely,
Stahly Engineering & Associates

Christopher W. Kosine

Christopher W. Kosine, PLS
Senior Land Surveyor
Stahly Engineering & Associates, Inc.
2223 Montana Ave., Suite 201 | Billings, MT 59101
Phone: (406) 601-4055 | Direct: (406) 601-4066
Email: ckosine@seaeng.com

CD ARCHITECTS

January 5, 2023

Chris Schaff
PO BOX 1277
BILLINGS, MT 59103

RE: Pre-Design and Limited Schematic Design Services- Air Controls Warehouse and Shop

Mr. Schaff,

We appreciate the opportunity to submit this proposal for the Air Controls Warehouse and Shop at 2102 2nd Ave. N, Billings, MT for the Pre-Design, and partial Schematic Design phases of work. We have prepared the following proposal to continue conceptualizing and defining the parameters and needs for the project.

PROJECT UNDERSTANDING:

The design team will develop schematic floor plans and site/building design for the existing building. Our engineering partners will prepare narrative documents addressing the anticipated systems required to construct the facility. Our team will develop an approach that meets EBURD zoning and present the concept at a Pre-Application meeting with city planning staff. Further goals of this exercise is to establish the desired programming relationships in floor plan, understand building construction type and systems, understand conceptual design direction, and vet a proposed project site to reduce unknown conditions and costs. This information will be crucial to working with a selected Construction Manager At Risk to build an understanding of total project budget.

PROPOSED FEE STRUCTURE:

To provide the Pre-Design and Schematic Design Services listed below we propose a lump sum fee of $16,000.00. The proposed fee will be billed incrementally as the work progresses. This fee does not include reimbursable expenses. We advise our clients to allocate an additional $1,500 to pay for reimbursable project expenses associated with producing printed or web-based materials.

Architectural As-Built:	Lump Sum: $ 1,500.00
Architectural Planning and Meetings with City:	Lump Sum: $ 8,500.00
Architectural 3d Renderings:	Lump Sum: $ 3,500.00
Structural/Civil Engineering Reports:	Lump Sum: $ 2,500.00
TOTAL- Pre-Design and limited Schematic Design:	Lump Sum: $16,000.00*

*Fees stated above are through the Pre-Design and limited Schematic Design phase and do not include reimbursable expenses, Construction Documents, Bidding and Permitting or Construction Administration.

DELIVERABLES: Pre-Design Services:

- Architectural Services:
  - Design meetings with Collaborative Design site planning staff, design meetings with team engineers
  - Pre-Application meeting with the City of Billings to present zoning code approach to comply with EBURD regulations
  - Preliminary building programming and site layout
  - Conceptual floor plan and building code/ construction type analysis

- Assembly of information to assist with construction cost estimating by Langlas
- Hypothetical project schedule from design through occupancy
- Rendered 3D view of the 2nd Ave. N. Side of the building to support meetings with planning dept.

- Structural Engineering:
  - Review of architectural concepts for feasibility and approximately one-page written narrative describing design/construction approach.

- Civil Engineering:
  - Review of architectural concepts for feasibility and markups and approximately one-page written narrative describing design/construction approach.

EXCLUSIONS

Mechanical, Electrical, Plumbing, IT, Design Development, Construction Documents, Bidding and Permitting, Construction Administration, Staking, Municipal review/permit fees.

STANDARD OF CARE

At Collaborative Design Architects we shall provide you with the professional services as set forth in this agreement consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. We shall perform these services as expeditiously as is consistent with such professional skill and care and the orderly progress of the project.

ALLOCATION OF RISK:

Hourly contracts are not full-service architectural contracts. It is agreed that the client will limit any and all liability for any damage on account of any error, omission, or other professional negligence. In addition, the client agrees to defend, indemnify, and hold Collaborative Design Architects (and our consultants) harmless from any claim, liability or defense cost in excess of the limits determined above for injury or loss sustained by any party from exposure allegedly caused by the Architect's performance of services hereunder, except for injury or loss caused by the sole negligence or willful misconduct of Collaborative Design Architects, Inc.

PROJECT COMMITMENT:

You will be billed monthly for our time along with the reimbursable expenses associated with this project. As is standard in the practice, all invoices are **due upon receipt**. Past-due invoices over 30 days are assessed a service fee of $250.00 and late fee of 1.5% per month. Past-due invoices over 45 days will result in suspension of project activity. Past-due invoices over 120 days will be sent to Collection. Collection Fees will be added to the outstanding balance.

Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to arbitration or the institution of legal or equitable proceedings by either party. The parties shall share the Mediator's Fee and any Filing Fees equally. The mediations shall be held in the place where the Project is located unless another location is mutually agreed upon.

The drawings and other documents prepared by the Design Team for this Project are instruments of the Design Team's service for use solely with respect to this Project, and Collaborative Design Architects shall retain all common law, statutory and other reserved rights including the Copyright. The Owner shall be permitted to retain paper copies.

The Architecture that we are creating is of a personal nature, and we fully understand that life can take unexpected turns. People sometimes simply change their minds and re-evaluate their investments. Should this happen on your project we will evaluate the time that our team has into the most current phase of the project and invoice you for any unpaid time. You will not be liable to pay the full, remaining, contract value.

If you find that this proposal is agreeable, please sign below as authorization to proceed. Return one copy via email or copy to my office. Once received, we will prepare a schedule for the work. This quote is good for 30 days.

Nick Pancheau, AIA – Collaborative Design Architects, Inc. 01-05-23 Date

Chris Schaff, President- Air Controls-Billings, Inc. Date

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CONSTRUCTION DRAWINGS

AIR CONTROLS CIVIL SITE DESIGN

AIR CONTROLS, INC.

BILLINGS, MONTANA

SHEET INDEX

Sheet Title	Sheet Number
TITLE	T1.0
CIVIL SPECIFICATIONS	C0.1
EXISTING CONDITIONS	C1.0
DEMOLITION PLAN	C1.1
CIVIL SITE PLAN	C1.2
CIVIL GRADING	C1.3
CIVIL DETAILS	C2.0

PROJECT VICINITY

PROJECT LOCATION

CITY REVIEW SET

PROJECT CONTACTS:

City of Billings
Planning Department
Dave Green
406-247-8676

Fire Department
Jamie Fender
406-657-8452

Public Works
John Zisch
406-657-8234

Owner/Developer
Chris Schaff
Owner, Air Controls, INC.
Cell: 406-690-3513

Project Engineer
Stahly Engineering & Associates
Ashley Allinson, P.E.
Cell: 406-539-3424
Office: 406-601-4055

ENGINEER OF RECORD: ASHLEY ALLINSON ,PE

QUALITY CONTROL REVIEWER: DAX SIMEK ,PE

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2	1/6/2025	MIRROR LOADING DOCK	ANA	BDS

MONTANA
ASHLEY NAOMI ALLINSON
PE 20582
08/22/2023
LICENSED PROFESSIONAL ENGINEER

AIR CONTROLS

2102 2ND AVE N & 2109 1ST AVE N BILLINGS, MT 59102

TITLE

SHEET
T1.0

L:\3500-Air_Controls\-00223_Survey_&_Site Plan\DWG\Plan_Sets\3500-00223_Title.dwg, Title, Plotted: Jan 06, 2025 - 11:26am, aallinson

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TECHNICAL SPECIFICATIONS

ALL WORK SHALL BE DONE IN ACCORDANCE WITH MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS (MPWSS) 6TH EDITION AND THE CITY OF BILLINGS MODIFICATIONS TO MPWSS, 6TH EDITION DATED JANUARY 2021.

SOME ITEMS OF MPWSS ARE HIGHLIGHTED FOR IMPORTANCE BELOW. TECHNICAL SPECIFICATIONS ARE AMENDED TO INCLUDE THE NOTES BELOW:

STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT

SECTION 01090 REFERENCES
SECTION 01300 SUBMITTALS
SECTION 01400 CONTRACTOR QUALITY CONTROL & OWNER QUALITY ASSURANCE
1. QUALITY CONTROL SUBMITTALS AND TESTING REQUIREMENTS ARE SHOWN ON THIS SHEET.
SECTION 02221 TRENCH EXCAVATION AND BACKFILL FOR PIPELINES AND APPURTENANT STRUCTURES
SECTION 02230 STREET EXCAVATION, BACKFILL AND COMPACTION
SECTION 02234 SUB BASE COURSE
SECTION 02235 CRUSHED BASE COURSE
1. PER GEOTECH RECOMMENDATION.
SECTION 02510 ASPHALT CONCRETE PAVEMENT
SECTION 02528 CONCRETE CURB AND GUTTER
SECTION 02529 CONCRETE SIDEWALKS, DRIVEWAYS, APPROACHES, CURB TURN FILLETS, VALLEY GUTTERS AND MISCELLANEOUS NEW CONCRETE CONSTRUCTION
1. CONCRETE SHALL BE M-4000.
SECTION 02660 WATER DISTRIBUTION SYSTEMS.
SECTION 02720 STORM DRAIN SYSTEMS
SECTION 02730 SANITARY SEWER COLLECTION SYSTEM

CONSTRUCTION NOTES

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND/OR FACILITIES ARE DEPICTED BASED ON INFORMATION PROVIDED BY OTHERS AND SHOULD BE CONSIDERED APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
2. PRIOR TO ANY EXCAVATION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, OR HAVING LOCATED, ALL UNDERGROUND FACILITIES SHOWN OR INDICATED IN THE PLANS AND/OR CONTRACT DOCUMENTS. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN EXCAVATING NEAR UNDERGROUND FACILITIES.
3. ANY DAMAGE TO ABOVE OR BELOW GROUND UTILITIES AND/OR FACILITIES SHALL BE IMMEDIATELY REPORTED TO THE UTILITY COMPANY AND THE ENGINEER. ALL SHOWN OR MARKED UTILITIES OR FACILITIES DAMAGED BY THE CONTRACTOR OR ITS SUBCONTRACTOR SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WATER VALVES AND HYDRANTS TO BE OPERATED BY CITY OF BILLINGS PERSONNEL ONLY.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR CONSTRUCTION.
6. IMPROVEMENTS SHALL NOT BE COVERED UNTIL INSPECTED AND APPROVED BY THE ENGINEER.
7. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY ITEMS DAMAGED DURING CONSTRUCTION.
8. RESTORE ALL SURFACED AREAS DAMAGED DURING CONSTRUCTION TO EQUAL OR BETTER CONDITIONS AS DETERMINED BY THE ENGINEER.
9. ALL NEW SIDEWALK, ACCESSIBLE RAMPS, AND DRIVE APPROACHES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BILLINGS STANDARDS AND THE AMERICANS WITH DISABILITIES ACT STANDARDS.
10. STORM WATER SHALL NOT AFFECT ADJACENT LOTS. FINAL SITE GRADING MUST REFLECT APPROVED PLANS.
11. CONTRACTOR TO ENSURE ALL WATER FLOWS AWAY FROM FOUNDATION, SLOPE GROUND AT A MINIMUM OF 2% AWAY FROM BUILDING FOR FIRST 10 FEET. PROVIDE POSITIVE DRAINAGE TO CONVEY WATER AWAY FROM BUILDING AND ROUTING TO STORM DRAINAGE FACILITIES.
12. MAXIMUM 2% SLOPE IN ANY DIRECTION IN ADA PARKING AND ACCESS AISLE AREA. MAXIMUM 5% LONGITUDINAL SCOPE IN SIDEWALK OUTSIDE OF LANDINGS. CONTRACTOR TO VERIFY.
13. ALL ATTEMPTS HAVE BEEN MADE TO COORDINATE THIS PLAN SET WITH OTHER DISCIPLINES. IF ANY DISCREPANCIES ARE FOUND THEY SHALL BE BROUGHT TO ENGINEER'S ATTENTION IMMEDIATELY.

LEGEND

	CONCRETE	W	WATER MAIN
	ASPHALT		WATER SERVICE LINE
	GRAVEL		WATER VALVE
	EXISTING BUILDING		CURB STOP
	CENTERLINE ROADWAY	SD	STORM DRAIN MAIN
	EDGE OF GRAVEL		STORM DRAIN INLET
	ROADWAY STRIPING		STORM DRAIN MANHOLE
	SIGN	UGC	UNDERGROUND COMMUNICATION
	CONTROL POINT		COMMUNICATION PEDESTAL
UGE	UNDERGROUND ELECTRIC	GAS	UNDERGROUND GAS
	ELECTRIC METER		GAS METER
OHE	OVERHEAD ELECTRIC	SS	SANITARY SEWER MAIN
	POWER POLE		SANITARY SEWER MANHOLE
	ELECTRIC DROP	4000	CONTOURS (1FT. INTERVALS)
	LIGHT POLE		

MINIMUM QUALITY CONTROL SUBMITTALS AND TESTING REQUIREMENTS

MATERIALS SUBMITTALS REQUIRED

PRODUCT	PARTY RESPONSIBLE FOR SUBMITTAL	REQUIRED SUBMITTALS PRIOR TO MOBILIZATION	REQUIRED SUBMITTALS DURING CONSTRUCTION
SANITARY SEWER COLLECTION MATERIALS	CONTRACTOR	MANUFACTURER'S CUT SHEETS AND PRODUCT MODEL# OR SPECIFICATIONS	SEE MATERIALS TESTING
STORM DRAINAGE MATERIALS	CONTRACTOR	MANUFACTURER'S CUT SHEETS AND PRODUCT MODEL# OR SPECIFICATIONS	NONE
PIPELINE BEDDING MATERIAL	CONTRACTOR	GRADATIONS, PROCTOR, LIQUID/PLASTIC LIMITS, PLASTIC INDEX	ONE REPRESENTATIVE SAMPLE OF MATERIAL IMPORTED TO SITE
SUB BASE COURSE	CONTRACTOR	GRADATIONS, PROCTOR, LIQUID/PLASTIC LIMITS, PLASTIC INDEX	ONE REPRESENTATIVE SAMPLE OF MATERIAL IMPORTED TO SITE
CRUSHED BASE COURSE	CONTRACTOR	GRADATIONS, PROCTOR, LIQUID/PLASTIC LIMITS, PLASTIC INDEX, FRACTURED FACES, WEAR	ONE REPRESENTATIVE SAMPLE OF MATERIAL IMPORTED TO SITE
ASPHALT CONCRETE PAVEMENT	CONTRACTOR	PROJECT MIX DESIGN FROM SUPPLIER	SEE MATERIALS TESTING
CONCRETE	CONTRACTOR	PROJECT MIX DESIGN FROM SUPPLIER	SEE MATERIALS TESTING
GEOTEXTILE FABRIC	CONTRACTOR	MANUFACTURER'S CUT SHEETS AND PRODUCT MODEL# OR SPECIFICATIONS	NONE

ON-SITE MATERIALS TESTING

PRODUCT	PARTY RESPONSIBLE TO OBTAIN TESTS	TEST FREQUENCY	TEST REQUIREMENT & STANDARD
TRENCH EXCAVATION, BACKFILL AND COMPACTION	OWNER	ONE TEST PER 100 LINEAR FEET OF TRENCH*	TEST PER AASHTO T310. OBTAIN 95% BY AASHTO T99
SUB BASE COURSE	OWNER	ONE TEST PER 1000 SQUARE FEET	TEST PER AASHTO T310. OBTAIN 95% BY AASHTO T99
CRUSHED BASE COURSE	OWNER	ONE TEST PER 1000 SQUARE FEET	TEST PER AASHTO T310. OBTAIN 95% BY AASHTO T99
ASPHALT CONCRETE PAVEMENT	OWNER	ONE TEST PER 100 TONS**	93% BY ASTM D2041 PER MPWSS
CONCRETE	OWNER	ONE TEST PER POUR MIN, OR 1 TEST PER 100 C.Y.	TEMP. AIR, SLUMP, 4 CYLINDERS, PER MPWSS

*ADDITIONAL TEST REQUIRED FOR EVERY BACKFILL MATERIAL CHANGE.
**CONTRACTOR SHALL ESTABLISH A ROLLING PATTERN EARLY IN THE PAVEMENT PROCESS BY TAKING A TEST FOR EVERY PASS AND RECORDING THE PERCENT OF MAXIMUM DENSITY. AT A MINIMUM THAT PATTERN SHALL BE MAINTAINED THROUGHOUT THE ENTIRE PROJECT.

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0	8/22/2023	CITY REVIEW SET	ANA	BDS
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2	1/6/2025	MIRROR LOADING DOCK	ANA	BDS

MONTANA
ASHLEY NAOMI ALLINSON
60582 PE
08/22/2023
LICENSED PROFESSIONAL ENGINEER

AIR CONTROLS
2102 2ND AVE N & 2109 1ST AVE N BILLINGS, MT 59102

CIVIL SPECIFICATIONS

SHEET
C0.1

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BASIS OF BEARING

ROCKY MOUNTAIN COORDINATE REFERENCE SYSTEM (RMTCRS) BILLINGS (INTERNATIONAL FEET), GRID NORTH, NAD83(2011) DATUM, EPSG: 7127
DERIVED FROM RTK CORRECTIONS FROM MTEI (CORS)

LAMBERT CONFORMAL CONIC SINGLE PARALLEL
CENTRAL MERIDIAN: 108°25'00"W
GRID ORIGIN: 45°47'00"N
FALSE NORTHING: 164041.995'
FALSE EASTING: 656167.979'
SCALE FACTOR: 1.0001515

VERTICAL DATUM

NAVD88(GEOID12A)

BASIS OF BEARING

ROCKY MOUNTAIN COORDINATE REFERENCE SYSTEM (RMTCRS) BILLINGS (INTERNATIONAL FEET), GRID NORTH, NAD83(2011) DATUM, EPSG: 7127
DERIVED FROM RTK CORRECTIONS FROM MTEI (CORS)

LAMBERT CONFORMAL CONIC SINGLE PARALLEL
CENTRAL MERIDIAN: 108°25'00"W
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FALSE NORTHING: 164041.995'
FALSE EASTING: 656167.979'
SCALE FACTOR: 1.0001515

VERTICAL DATUM

NAVD88(GEOID12A)

CONTROL POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
11	165131.44'	635585.02'	3120.79'	CP MAG NAIL
12	165030.31'	635448.67'	3119.22'	CP MAG NAIL
13	165357.74'	635242.12'	3119.93'	CP MAG NAIL
14	165437.54'	635368.53'	3120.93'	CP MAG NAIL

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2	1/6/2025	MIRROR LOADING DOCK	ANA	BDS

MONTANA
ASHLEY NAOMI ALLINSON
No. 60382 PE
08/22/2023
LICENSED PROFESSIONAL ENGINEER

AIR CONTROLS

2102 2ND AVE N & 2109
1ST AVE N BILLINGS,
MT 59102

EXISTING CONDITIONS

SHEET
C1.0

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L:\3500-Air_Controls\-00223_Survey_&_Site Plan\DWG\Plan_Sets\3500-00223_DemolitionPlan.dwg, 24x36(landscape), Plotted: Jan 06, 2025 - 11:27am, aallinson

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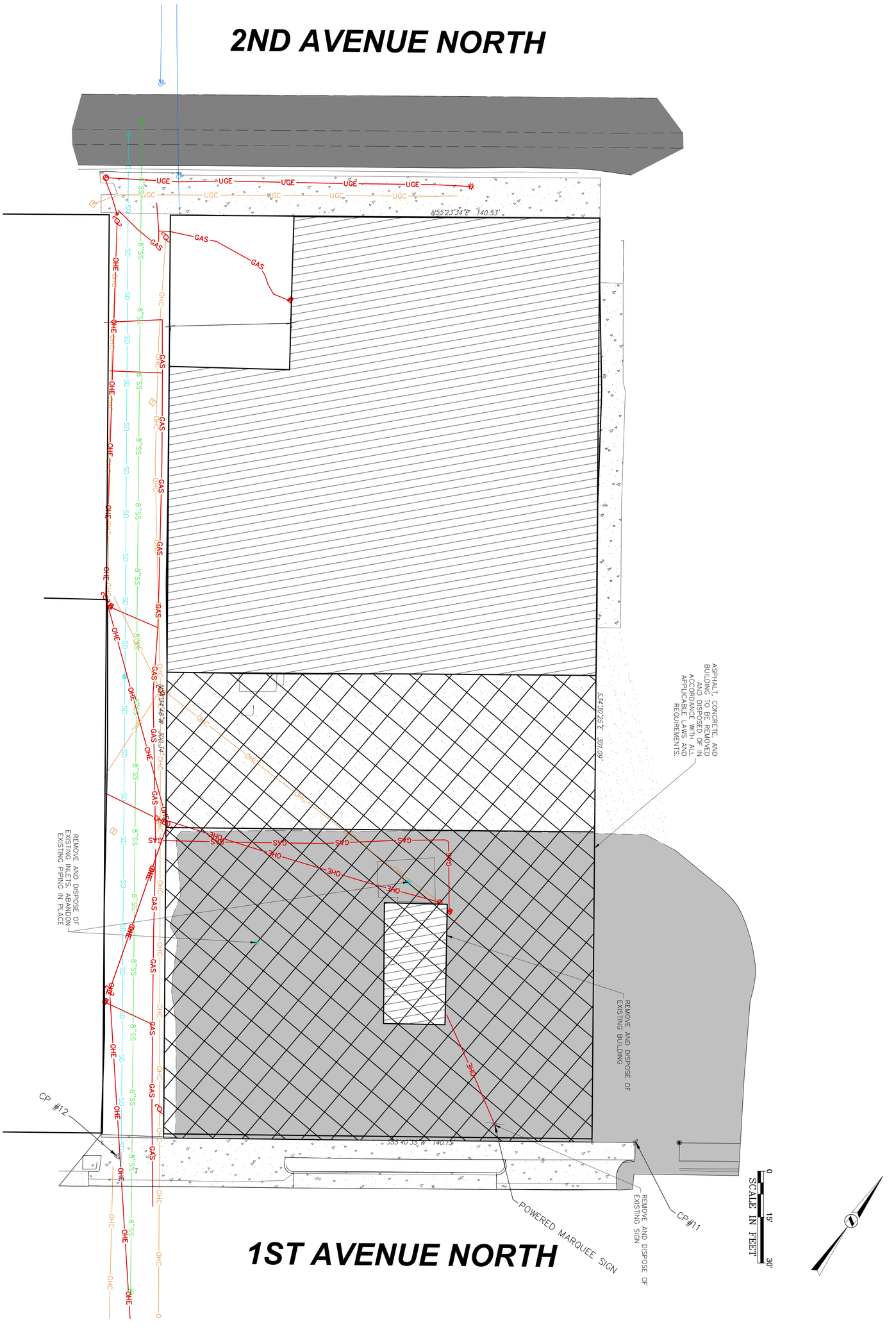

DEMOLITION PLAN

SHEET **C1.1**

AIR CONTROLS

2102 2ND AVE N & 2109 1ST AVE N BILLINGS, MT 59102

ASHLEY N. JOHNSON — 22022 — REGISTERED PROFESSIONAL ENGINEER — 08/22/2023 — MONTANA

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Phone:(406)522-9526

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LEGEND

- NEW ASPHALT PAVEMENT
- NEW HEAVY DUTY ASPHALT PAVEMENT
- EXISTING PAVEMENT
- EXISTING CONCRETE

0 15' 30'
SCALE IN FEET

2ND AVENUE NORTH

1ST AVENUE NORTH

EXISTING BUILDING

~ NEW ASPHALT PAVEMENT ~

NEW FENCE BY OWNER, TYP

NEW GATE BY OWNER

CP #11

28.12'

84.05'

140.65'

EXISTING MANDOOR LOCATION

NEW 26' x 10' CONCRETE LOADING DOCK WITH 7' x 40' CONCRETE RAMP AND STEEL STAIRS. SEE ARCHITECT PLANS

DOCK LEVELER

NEW GATES BY OWNER

11.41'

26.40'

NEW GATE BY OWNER

FIELD FIT FENCE, RAMP, & MAN GATE TO AVOID INTERFERENCE WITH POWER POLE

CP #12

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Phone: (406)522-9526

ISSUE/REVISION

No.	DATE	DESCRIPTION	EOR	QCR
0	8/22/2023	CITY REVIEW SET	ANA	BDS
1	8/30/2023	REVISION 1	ANA	BDS
2	1/6/2025	MIRROR LOADING DOCK	ANA	BDS

MONTANA
ASHLEY NAOMI ALLINSON
60582 PE
08/22/2023
LICENSED PROFESSIONAL ENGINEER

AIR CONTROLS

2102 2ND AVE N & 2109 1ST AVE N BILLINGS, MT 59102

CIVIL SITE PLAN

SHEET
C1.2

L:\3500-Air_Controls\-00223_Survey_&_Site Plan\DWG\Plan Sets\3500-00223_SitePlan.dwg, Civil site plan, Plotted: Jan 06, 2025 - 11:27am, aallinson

Stahly Engineering & Associates, Inc. COPYRIGHT 2025

L:\3500-Air_Controls_00223_Survey_&_Site Plan\DWG\Plan_Sets\3500-00223_Grading.dwg, 24x36(ondscape), Plotted: Jan 06, 2025 - 11:27am, aallinson

LEGEND

- PROPOSED MAJOR CONT.
- PROPOSED MINOR CONT.
- 3529 CONTOUR ELEVATION
- NEW ASPHALT PAVEMENT
- NEW HEAVY DUTY ASPHALT PAVEMENT
- EXISTING PAVEMENT
- EXISTING CONCRETE

0 15' 30'
SCALE IN FEET

2ND AVENUE NORTH

1ST AVENUE NORTH

TOA 3121.00
3121.0
3120.8
3120.6
3120.4
3120.2
3120.0
3119.8
3119.6
3121
NEW 80' X 33' X4' BOULDER PIT. SEE DETAIL
80.0' LF OF 12" Ø PERFORATED PIPE AT 0.0% SLOPE
28.12'
84.05'
140.65'
CP #11
MATCH EXISTING TOA ±3120.56
TOA 3120.26
TOA 3119.50
11.41'
26.42'
NEW STORM INLET W/ 48"Ø MANHOLE RIM: 3119.25' SUMP: 3109.55 INV OUT: 3117.15 6" Ø (SW) W/ TIDEFLEX CHECK MATE INLINE VALVE OR APPROVED EQUAL INV OUT: 3116.00' 12" Ø (NE)
TOA 3120.20
TOA 3120.13
TOA 3120.43
3119.4
53' LF OF 6" Ø PVC PIPE AT 11.3% SLOPE
MATCH EXISTING TOA ±3119.57
15" Ø INV = 3110.8
CP #12
OHE
SD
GAS
OHC
8"SS
UGE
UGC

NOTE: PROPOSED CONTOURS ARE AT 0.2' MINOR AND 1' MAJOR INTERNALS

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PROFESSIONAL ENGINEERS & SURVEYORS
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BOZEMAN, MT 59715
Phone: (406)522-9526

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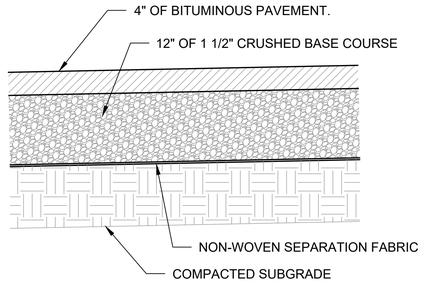
MONTANA
ASHLEY NAOMI ALLINSON
60382 PE
08/22/2023
LICENSED PROFESSIONAL ENGINEER

AIR CONTROLS

2102 2ND AVE N & 2109 1ST AVE N BILLINGS, MT 59102

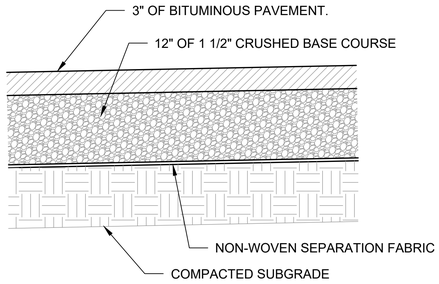
CIVIL GRADING & UTILITY PLAN

SHEET
C1.3



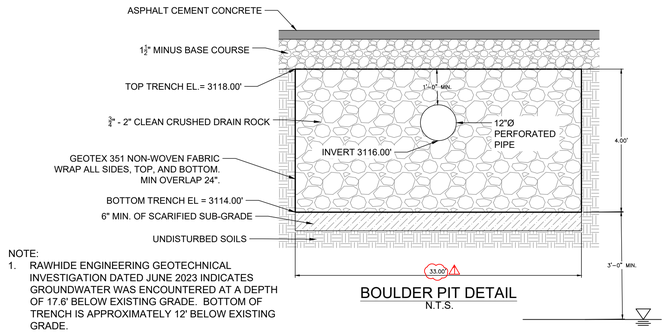
HEAVY DUTY PAVEMENT SECTION

N.T.S.



TYPICAL PAVEMENT SECTION

N.T.S.



BOULDER PIT DETAIL

N.T.S.

NOTE:
1. RAWHIDE ENGINEERING GEOTECHNICAL INVESTIGATION DATED JUNE 2023 INDICATES GROUNDWATER WAS ENCOUNTERED AT A DEPTH OF 17.6' BELOW EXISTING GRADE. BOTTOM OF TRENCH IS APPROXIMATELY 12' BELOW EXISTING GRADE.

NOTES

1. SUBGRADE TO BE CONSTRUCTED IN COMPLIANCE WITH MPWSS AND CITY OF BILLINGS MODIFICATIONS TO MPWSS, SECTION 02230, EXCEPT WHERE SPECIFIED ON THIS DETAIL DRAWING.
2. IF SUBGRADE MATERIAL CANNOT MEET COMPACTION OR MOISTURE REQUIREMENTS DUE TO TIMING OF CONSTRUCTION. CONTRACTOR TO INCREASE SUB-BASE SECTION AND ADD STABILIZATION GEOTECH FABRIC AS REQUIRED BY CURRENT SUBGRADE CONDITIONS.
3. SUB-BASE COURSE TO BE CONSTRUCTED IN COMPLIANCE WITH MPWSS AND CITY OF BILLINGS MODIFICATIONS TO MPWSS, SECTION 02234, EXCEPT WHERE SPECIFIED ON THIS DETAIL DRAWING.
4. CRUSHED BASE COURSE TO BE CONSTRUCTED IN COMPLIANCE WITH MPWSS AND CITY OF BILLINGS MODIFICATIONS TO MPWSS, SECTION 02235, EXCEPT WHERE SPECIFIED ON THIS DETAIL DRAWING.
5. BITUMINOUS PLANT MIX SURFACING TO BE CONSTRUCTED IN COMPLIANCE WITH MPWSS AND CITY OF BILLINGS MODIFICATIONS TO MPWSS, SECTION 02510, EXCEPT WHERE SPECIFIED ON THIS DETAIL DRAWING.
6. SIDEWALK, PADS, AND APRONS TO BE CONSTRUCTED IN COMPLIANCE WITH MPWSS AND CITY OF BILLINGS MODIFICATIONS TO MPWSS, SECTION 02529. EXCEPT WHERE SPECIFIED ON THIS DETAIL DRAWING.
7. NON-WOVEN SEPARATION FABRIC TO BE GEOTEX 351 OR APPROVED EQUAL BY ENGINEER.
8. CONCRETE TO BE M-4000 (MPWSS). TYPICAL SIDEWALKS DO NOT REQUIRE REINFORCEMENT.
9. INSTALL PREFORMED EXPANSION JOINT FILLER AT ALL EXPANSION JOINTS, FOR THE FULL THICKNESS OF THE SIDEWALK AND USE AT ALL JOINTS BETWEEN NEW CONCRETE SIDEWALKS AND STRUCTURES IN PLACE.
10. ALL CONCRETE JOINTS MUST BE STRAIGHT AND PERPENDICULAR TO THE CENTERLINE AND THE SURFACE OF THE SLAB OR SIDEWALK. WHERE PRACTICAL, ALIGN ALL JOINTS WITH LIKE JOINTS IN ADJOINING WORK. USE JOINTS TO OUTLINE ALL PANELS IN THE SIDEWALK, WHICH ARE TO BE, SO FAR AS POSSIBLE, SQUARE. THE LENGTHS OF THE PANELS ARE DETERMINED BY THE WIDTH OF THE SIDEWALK.
11. CONTRACTION JOINTS MAY NOT BE MORE THAN ⅛" WIDE AND NOT LESS THAN 1" IN DEPTH AND MAY BE CUT BY A GROOVE FORMING TOOL. MAXIMUM CONTRACTION JOINT SPACING IS 6' FOR 6' WALKS, 5' FOR 5' AND 10' WALKS, AND 4' FOR 8' WALKS.
12. LOCATE EXPANSION JOINTS EVERY 100 FEET (±30 FEET) AT INTERVALS EQUAL TO THE NEAREST MULTIPLE OF THE CONTRACTION JOINT INTERVAL.
13. PAVEMENT SECTION IS FROM THE GEOTECHNICAL REPORT BY RAWHIDE ENGINERING INC. DATED JUNE 2023.

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No. 60582 PE
08/22/2023
LICENSED PROFESSIONAL ENGINEER

AIR CONTROLS

2102 2ND AVE N & 2109 1ST AVE N BILLINGS, MT 59102

CIVIL DETAILS

SHEET
C2.0

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L:\3500--Air_Controls_00223_Survey_&_Site Plan\DWG\Plan_Sets\3500-00223_Detail.dwg, 24x36(landscape), Plotted: Jan 06, 2025 - 11:27am, gallinson

BIRD
BILLINGS INDUSTRIAL REVITALIZATION DISTRICT

February 5, 2025

City of Billings Planning and Community Services
Attn: Wyeth Friday
P.O. Box 1178
Billings, MT 59103-1178

Subject: Request for TIF Assistance – AC2 Parking Lot and Property Updates

Dear Wyeth,

On behalf of Air Controls Billings, Inc., the BIRD is submitting a request for TIF assistance for the AC2 Parking Lot and Property Updates within the East Billings Urban Renewal District (EBURD).

This project includes:

- Demolition of a blighted building on the property facing 1st Ave
- Fencing in the parking lot to enhance safety and remove blight
- Upgrading surrounding infrastructure to meet current code, including sidewalks, curbs, gutters, and landscaping

The AC2 building, located on 2nd Ave N, is a key part of Air Controls' ongoing expansion. The company has previously revitalized the building's interior and continues to be a significant asset to the community, providing quality jobs and services.

The initial application was submitted on December 18, 2024, and resubmitted with updates on January 14, 2025. The BIRD Review Committee approved this request via email on February 4, 2025, and the BIRD Board formally approved it in person on February 5, 2025.

The BIRD Board recommend an award of up **$56,699 for TIF reimbursement** for eligible expenses related to **demolition, sidewalks, curbs, gutters, utilities, landscaping, and fencin**g. Additionally, the site will undergo other exterior work—including rebuilding loading docks, building improvements, and repaving the private parking lot, bringing the **total project cost to $671,787.**

The TIF request amounts to **8.44%** of the total project cost and aligns with Montana Code Annotated and the City's TIF Policy, maintaining the preferred 5:1 private-to-public investment ratio and meeting eligibility requirements for qualified expenses. Furthermore, this project advances the goals outlined in the Urban Renewal Plan and BIRD Strategic Plan, contributing to the district's revitalization, infrastructure improvements, security, and green space development.

BIRD requests that this TIF application be scheduled for review by the Billings **City Council at its regular meeting on Monday, March 10th.**

Thank you for your time and consideration.

Michelle Harkins

Michelle Harkins
Director

Air Controls										
TIF Application Analysis-Summary										
		Per				**Allowability**				
		General	**Per**			**MT Code**	**MT Code**	**Total**	**BIRD BOARD**	
		Contractor	**Applicant**			**7-15-4233**	**7-15-4288**	**Allowability**	**Endorsement**	
Admin		$ 36,040	$ -	$ 36,040		$ -		$ -		
Site Improvements		$ 73,405	$ -	$ 73,405		$ -	$ 73,405	$ 73,405	$ 39,032	
Building		$ 11,830	$ -	$ 11,830		$ -	$ -	$ -	$ -	
Site Work		$ 427,410	$ -	$ 427,410		$ -	$ 24,190	$ 24,190	$ 16,430	
Concrete		$ -	$ -	$ -		$ -	$ -	$ -		
Metals		$ 38,350	$ -	$ 38,350		$ -	$ -	$ -		
Wood & Plastic		$ 7,763	$ -	$ 7,763		$ -	$ -	$ -		
Thermal & Moisture Protection		$ 7,266	$ -	$ 7,266		$ -	$ -	$ -		
Doors & Windows		$ 14,478	$ -	$ 14,478		$ -	$ -	$ -	$ -	
Finishes		$ -	$ -	$ -		$ -	$ -	$ -		
Specialties		$ 13,500	$ -	$ 13,500		$ -	$ -	$ -		
Special Construction		$ -	$ -	$ -		$ -	$ -	$ -		
Mechanical		$ -	$ -	$ -		$ -	$ -	$ -		
Electrical		$ 11,388	$ -	$ 11,388		$ -	$ -	$ -		
Site Overhead		$ 16,109	$ -	$ 16,109		$ -	$ 1,237	$ 1,237	$ 1,237	
Land			$ -	$ -		$ -	$ -	$ -		
Building Overhead		$ -	$ -	$ -		$ -	$ -	$ -		
	Total Project Cost	$ 657,539	$ -	$ 657,539		$ -	$ 98,832	$ 98,832	$ 56,699	
	Total Project Cost		$ 657,539							
	Maximum TIF Assistance	16.67%	$ 109,612							
	Requested TIF Assistance	8.62%	$ 56,699							
	Payback Period:									
	Expected Increase in Taxable Value	80%	$ 526,031							
	Commercial Tax Rate	1.89%	$ 9,942							
	Annual Tax Increment	69 mills	$ 6,860							
	Payback Period	years	8.27							

Air Controls
TIF Application Analysis-Detail

	Per General Contractor	Total	Allowability MT Code 7-15-4233	MT Code 7-15-4288	BIRD BOARD Endorsement
Admin					
Architect	$ 35,040.00	35,040.00			-
Permits	1,000.00	1,000.00			
Site Improvements					-
Landscaping	$ 6,232.00	6,232.00		6,232.00	6,232.00
Fences & Gates	67,173.00	67,173.00		67,173.00	32,800.00
Building					-
Façade	11,830.00	11,830.00			-
Site Work		-			-
Parking Lot - Private	375,000.00	375,000.00			-
Demo	7,760.00	7,760.00	-	7,760.00	-
Concrete package	44,650.00	44,650.00		16,430.00	16,430.00
Metals					-
Metals	38,350.00	38,350.00			-
Wood & Plastic					-
Framing	7,763.00	7,763.00			-
Thermal & Moisture					-
Roofing	7,266.00	7,266.00			-
Doors & Windows					-
Garage Door Package	14,478.00	14,478.00			-
Specialties					-
Dock System	13,500.00	13,500.00			-
Electrical					-
Electrical	11,388.00	11,388.00			-
Site Overhead					-
General	16,109.00	16,109.00		1,237.00	1,237.00
	$ 657,539.00	$ 657,539.00	$ -	$ 98,832.00	$ 56,699.00

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2015 EXPANSION OF THE BILLINGS, MONTANA EAST BILLINGS URBAN RENEWAL DISTRICT, WITH TAX INCREMENT, AND AMENDMENT TO THE URBAN RENEWAL PLAN

FOR CITY OF BILLINGS AND PLANNING REVIEW
February 2015

Prepared by

Billings Industrial Revitalization District, Inc. (BIRD)
1413 4th Ave. N., Ste. C – Billings, MT 59101
pattynordlund@billingsbird.com kelly@billingsbird.com

SECTION 1 – INTRODUCTION

On November 16, 2006, the City Council adopted Ordinance #06-5395 that (a) created the East Billings Urban Renewal District (EBURD) and (b) adopted an urban renewal plan for the district. For reasons discussed in this Amendment to the East Billings Urban Renewal District Plan ("Plan"), it has been determined that the EBURD should be expanded to include other contiguous blighted properties in need of redevelopment. Further, it has been determined that this area has been and is in need of expanded public parking, enhanced pedestrian connections and experiences, improved public safety, and infrastructure improvements to public and private properties that will alleviate flooding issues and lead to increased taxable values. The existing urban renewal plan may be modified by ordinance in accordance with the procedure described in M.C.A. § 7-15-4221. The Urban Renewal Plan of the EBURD approved by the City Council on November 16, 2006, is included by reference as part of this amended Plan and shall remain applicable except to the extent the original plan is explicitly or impliedly amended by this Plan. It is recognized as part of this Plan that the basic vision of the document known as EBURD Master Plan, adopted by the Billings City Council on September 14, 2009 (Resolution #09-18878) and by the Yellowstone County Commissioners on September 29, 2009 (Resolution #09-66), remains valid and should be considered a part. In addition, it is recognized that as part of this amended Plan, the basic vision of the document known as the Exposition Gateway Plan, approved by the Yellowstone County Commissioners on May 28, 2013, and adopted by the Billings City Council on June 24, 2013 (Resolution #13-19289) also remains valid and should be considered a part. The terms defined in "Part A.III – DEFINITIONS" of the EBURD Urban Renewal Plan shall have the same meanings in this Plan unless a contrary meaning is expressed. The expanded district proposed in this Plan is hereafter referred to as the 2015 Expanded EBURD.

SECTION 2 – BACKGROUND

The original East Billings Urban Renewal District, a tax increment finance district, was created on November 16, 2006, by a resolution which stated that it was desirable for the City to consider an urban renewal project within the District, and found that the area contains structures and property in states of substantial deterioration, properties that are obsolete or defective, posing unsanitary or unsafe conditions, are vacant and unused, and have inappropriate uses, and that the present condition of the area substantially impairs the sound functioning of the area and its environs. The Council found that the area is a blighted area within the meaning of MCA 7-15-4210, and stated that "rehabilitation, redevelopment, or a combination thereof is necessary in the interest of public health, safety and welfare of the residents." The

Council found that undertaking measures to eradicate or diminish the blight will help to foster a more dynamic, livable, and vibrant neighborhood.

Progress has occurred within the District, as evidenced by: 1) increase in taxable value: base year value of $1,800,794, increased to a 2014 value of $2,502,968 *(Montana Department of Revenue Form AB-72T, 8-4-2014*); 2) successful approval of both the EBURD Master Plan and the Exposition Gateway Plan; 3) successful implementation of the recommended Parking Overlay District; 4) accomplishment of the recommended two-way streets conversion; 5) completion of EPA Brownfields Program environmental assessments on 23 parcels; 6) successful adoption of the EBURD Zoning Code; 7) completion of a Hospitality Corridor Study; and 8) approval of a project to address flooding, storm water management, and infrastructure improvements in the eastern-most portion of the District. However, many of the undesirable conditions continue to exist, and several out-of-City properties adjacent to the District have now petitioned and been approved for annexation into the City (City Council meeting, 1-26-2015). Therefore, it would be in the best interest of the City to expand the District to encompass adjacent properties, construct needed public infrastructure improvements, increase growth of the tax base, increase the parking inventory, increase the inventory of residential property, stimulate mixed-use development, and further implement the visions of the EBURD Master Plan and the Exposition Gateway Plan, both of which are consistent with the adopted City-County Growth Policy.

Although there has been improvement in the valuation of property in much of the District, the area defined by this proposed expanded tax increment district still has pockets of neglect and blight. The 2015 Expanded EBURD creates an opportunity to continue redevelopment in the center of Billings with a mixture of public and private investment.

The 2015 expansion of the EBURD is essential to planned development along Exposition Drive/Main Street, across from the MetraPark facilities. Public infrastructure construction within this expanded District will spur private investment consistent with the EBURD Master Plan, and especially pertinent to the vision of the Exposition Gateway Plan. It is expected that the expanded District may help fund the following projects:

I. Business Programs and Projects

a. Business Retention and Recruitment
    i. Targeted assistance to existing and potential businesses
    ii. Development of “The EBURD Advantage” marketing materials

iii. Collaboration with and referral to Big Sky Economic Development and its business assistance programs

II. Parking and Transportation

a. Facilitate public transit and bicycle/pedestrian-friendly growth and development
b. Collaborate with City regarding parking management practices and programs consistent with the Parking Overlay District
c. Plan for future needs regarding parking lots and/or structures

III. Management, Implementation and Maintenance

a. Billings Industrial Revitalization District, Inc. or its successor, management agreement
    i. Project development
    ii. Public awareness
    iii. Advocacy and liaison between public and private sectors
b. Potential future development of Business Improvement District
    i. Development and promotion of a MetraPark-to-Downtown Corridor through the EBURD
    ii. Crime prevention and public safety:
    Cooperative Security and/or Business Watch Program

IV. Infrastructure Improvements

a. Public
    i. Public parking
    ii. Landscaping and park development
    iii. Street construction/improvements
    iv. Streetscapes and traffic calming plans
    v. Sidewalks, curbs and gutter improvements
    vi. Storm water management
    vii. Water and waste-water line construction/improvements
    viii. Relocation of public and private utility lines

In order to make it possible to move forward with the much-needed infrastructure improvement projects referenced above, the Yellowstone County Board of County Commissioners transferred any interest it had in the public right of way on several streets within the Exposition Gateway area to the City of Billings, with Resolution 15-23, passed on March 10, 2015.

b. Public infrastructure improvements will support investments in:
    i. Workforce housing development
    ii. Parking facilities
    iii. Lodging facilities
    iv. Conference facilities
    v. Entertainment venues
    vi. Retail and restaurant enterprises

V. Housing Improvements

a. Increase in workforce housing and live-work mixed-use projects

b. Revitalization and redevelopment of sub-standard residential housing stock

SECTION 3 – SUMMARY OF BLIGHT FINDINGS

The area in the proposed 2015 expansion of the EBURD contains blight, particularly those parcels directly west of the MetraPark facilities which host events that attract hundreds of thousands of visitors each year. Within the district there is structural deterioration, under-utilized structures and vacant lots, and a railroad spur line that is little used. A major issue that rises to the forefront in every planning discussion is that of inadequate storm water management. Without curb and gutter to direct its flow, water pools in low spots and floods buildings. Several of the commercial buildings in the district are deteriorated and/or vacant and need demolition or renovation. Sidewalks are cracked or non-existent; alleys are deteriorated, and, in general, much of the area is below accepted standards. In contrast to the above, there are certain properties within the district in good repair but included in the district to allow for a contiguous block of land within the district and because pockets of revitalization cannot be sustained if areas of neglect and blight surround them. Over time, without ongoing managed urban renewal, even these success stories could once again decline in taxable value.

SECTION 4 – DESCRIPTION OF BLIGHTED AREA

The 2015 expanded urban renewal area described for this amended Plan incorporates most of the Exposition Gateway area, including those properties annexed in January 2015. Major flooding problems occur with rainstorms, as the infrastructure is inadequate for storm water flow and drainage. The subject properties have been used as car sales lots, truck and truck parts sales, vacant lots partially used for equipment storage, as well as some active business enterprises. Many of these structures are unsuited to their current uses because of age obsolescence and physical deterioration.

Montana‘s Urban Renewal Law (Montana Code Annotated Title 7, Chapter 15, Parts 42 and 43) provides the authority to declare the existence of blighted areas and to target them for improvements. “Blighted area” is defined in Section 7-15-4206(2), M.C.A., as follows:

> *[A]n area that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; substantially impairs or arrests the sound growth of the city or its environs; retards the provision of housing accommodations; or constitutes an economic or social liability or is detrimental or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use, by reason of:*

(a) the substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential;
(b) inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;
(c) inappropriate or mixed uses of land or buildings;
(d) high density of population and overcrowding;
(e) defective or inadequate street layout;
(f) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
(g) excessive land coverage;
(h) unsanitary or unsafe conditions;
(i) deterioration of site;
(j) diversity of ownership;
(k) tax or special assessment delinquency exceeding the fair value of the land;
(l) defective or unusual conditions of title;
(m) improper subdivision or obsolete platting;
(n) the existence of conditions that endanger life or property by fire or other causes; or
(o) any combination of the factors listed in this subsection (2).

The land being added to the Plan area in 2015 includes 14 property tax codes, as listed in Exhibit A, with total assessed value of $4,871,639. As noted in the 2006 approved Urban Renewal Plan, there are specific "target areas" that should be immediately considered for redevelopment. The properties on Exposition Drive represent an immediate opportunity to capitalize on the traffic generated by MetraPark events.

The EBURD area is part of Census Tract 2, with a population of 3,751. Within the tract, 28.98 percent of residents live below the Federal Poverty Line, with an estimated 2014 median family income of $30,263. By comparison, in the greater Billings population of 109,059, only 13.1 percent live below the Federal Poverty Line. (*www.ffiec.gov/geocode/CensusDemo 07-01-2014 & http://quickfacts.census.gov.)*

There are 1,995 housing units in Tract 2, with 61.7 percent of the units (1,231) built prior to 1960 (55 years ago or more). Of those 1,231 older units, 546 were built in 1939 or earlier. Of the 446 owner-occupied housing units in the tract, 96 percent (428) are valued at less than $200,000. In fact, 85 of the 446 units (19.1 percent) are valued at less than $100,000. Indeed, there are a few occupied housing units (16) that lack complete plumbing and/or kitchen facilities. The tract holds 1,243 units where occupants are paying rent. The majority of renters (52.4 percent) pay between $500 and $749 per month. However, 29.2 percent (363 renters) pay between $200 and $499 per month. There are even a number of renters (23) living in units at less than $200 per month. Census Tract 2 has a somewhat transient population. Of the 1,689 households, 83.9 percent, or 1,418 householders, moved into the current unit in 2000 or more recently.

Only 16 percent, or 271 householders, have resided in the current unit since 1999 or prior years. (*U.S. Census Bureau, 2008-2012 American Community Survey 5-year Estimates, Table DP04 10-22-14.*)

Public transit, walking and bicycling facilities are important for the area, as 21.6 percent of households (365) do not have a vehicle available. Moreover, the tract houses 406 students in kindergarten through eighth-grade, along with 25 high school attendees and 248 college students. In commuting to work, although the majority of those age 16 and over drove or carpooled to work (72.6 percent), a significant number - 14.9 percent (285 people) - walked to work, and 11.1 percent (212 people) used public transportation or other means of getting to work. (*U.S. Census Bureau, 2008-2012 American Community Survey 5-year Estimates, Tables DP03 & S1401 10-22-14.*)

The EBURD census tract, along with the nearby Heights-Main Street area, is designated by the Billings Police Department as "Beat 3," or the "East" patrol beat. The East Beat has experienced, over the past three years, increasing numbers of calls for service. In the year 2011, the East Beat had 7,756 calls. Number of calls increased to 9,804 in 2012, and jumped to 10,507 (third highest beat of the nine in the City) for 2013. *(Billings Police Department 2013 Annual Report, www.ci.billings.mt.us.)* Unfortunately, there have recently been two murder incidents in the area as well. Parks personnel, during the October conference on addressing homeless/transient issues, mentioned that homeless individuals are congregating under the Rims in the EBURD, as well as in North Park.

Brownfields, defined as areas with actual or perceived environmental contamination issues, can contribute to unsafe and dangerous conditions, as well as discourage redevelopment efforts. Big Sky Economic Development, in a cooperative agreement with the U.S. Environmental Protection Agency, has secured funding for environmental assessments of properties in the EBURD. With its first round of funding, Big Sky Economic Development contracted with an environmental engineering firm to assess 23 parcels of land in the EBURD to determine "Phase I" conditions (looking at the historical uses of the property and assessing any observed potential contamination issues). In addition, nine parcels were examined with more in-depth "Phase II" assessments, where soil and water testing took place. While none of the completed Phase II assessments pointed to remediation requirements, there are still a number of sites that are advised for Phase II assessment, and many parcels that have not received any environmental assessment to date. Big Sky Economic Development has secured additional EPA Brownfields Program funding with which to accomplish additional environmental assessments in the EBURD beginning in spring 2015, at no cost to property owners who volunteer for the program.

SECTION 5 – DETERMINATION OF BLIGHT

The proposed EBURD Expansion area contains a number of underdeveloped properties and substandard facilities. The Council previously determined that the property included in the EBURD was "blighted" within the meaning of the Act in its adoption of Ordinance #06-5395 that (a) created the East Billings Urban Renewal District (EBURD) and (b) adopted an urban renewal plan for the district (November 16, 2006). Deficiencies in public and private properties located in the district lead to a determination of blight, as defined by state statute. As cited in the original Urban Renewal Plan, the area still meets several definitions of blight:

Deficient Structures in Area (*the substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential; deterioration of site)*

There are several buildings and residential structures that are over 50 years in age and do not qualify as being historically significant. Many are in poor repair and may contain potentially hazardous asbestos and lead paint.

While streets, curbs, gutters and sidewalks in some of the area are in satisfactory repair, there are areas without such improvements. Sewer and water utilities in the area are aging and/or inadequate. Flooding occurs within public right-of-way as well as on private property during heavy rain events. Several parking lots generally do not meet code requirements for paving, striping and landscaping. Many of them are cracked and crumbling. Demand for parking will continue and District managers will collaborate with the City to accommodate commercial growth in alignment with the adopted Parking Overlay District.

Deficient Land Use (*inappropriate or mixed uses of land or buildings; defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness)*

In general, the 2015 expansion area is under-utilized due to the significant amount of surface used as storage or left vacant. Most structures are single-story. There are vacant lots, storage lots, and auto sales lots directly across the street from Montana's largest indoor entertainment complex and trade-show facilities. The taxable value of this district must be stabilized and encouraged to grow.

Protecting Public Health & Safety (*unsanitary or unsafe conditions; the existence of conditions that endanger life or property by fire or other causes)*

The conditions of blight, crime, vagrancy and potential brownfields, as described above, reduce "social capital" and community connectedness. Flooding promotes mold growth and related health problems.

SECTION 6 – THE SITE AND ITS RELATIONSHIP TO THE CITY

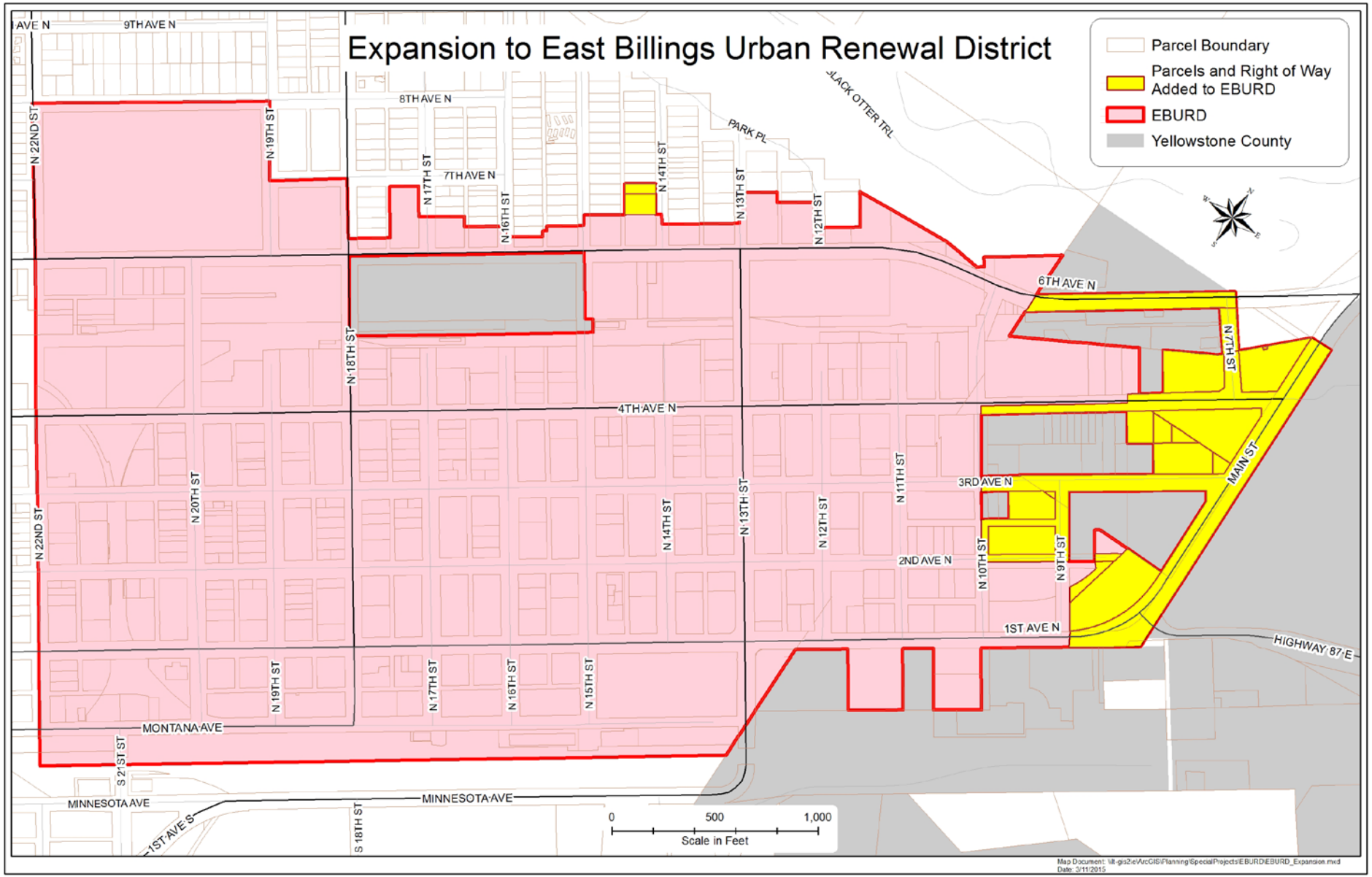
The Expanded EBURD occupies the center of the City of Billings, adjacent to the Downtown Central Business District and the medical corridor to the west; connecting to the Billings Heights area via Main Street to the northeast; welcoming visitors from Lockwood and beyond via 1st Avenue North to the southeast; and meeting up with the Rimrocks to the north.

SECTION 7 – LEGAL DESCRIPTION

The legal description of the proposed 2015 Expanded East Billings Urban Renewal District is as follows: Beginning at a point at the centerlines of the intersection of 1st Avenue North and North 10th Street and proceeding east to the centerline of Exposition Drive/Main Street, and proceeding north from the intersection of 1st Avenue North and Exposition Drive/Main Street to the intersection of 6th Avenue North and Exposition Drive/Main Street, and from the intersection of 6th Avenue North and Exposition Drive/Main Street, proceeding west to the intersection of 6th Avenue North and North 10th Street, and proceeding south from the intersection of 6th Avenue North and Exposition Drive/Main Street to the intersection of 1st Avenue North and North 10th Street, encompassing all parcels and tax codes therein.

Please see map on following page.

In addition, we propose to add property designated as Tax Code A12053 (North Park Subd., S33, T01N, R 26E, Block 2, Lot 11-12) and property designated as Tax Code A12052 (North Park Subd., S33, T01 N, R26E, Block 2, Lot 7-10).. These lots, are slated for expansion of the Billings Carpet Cleaning activities.


Expansion to East Billings Urban Renewal District
Parcel Boundary
Parcels and Right of Way Added to EBURD
EBURD
Yellowstone County
9TH AVE N
8TH AVE N
7TH AVE N
6TH AVE N
4TH AVE N
3RD AVE N
2ND AVE N
1ST AVE N
1ST AVE S
MONTANA AVE
MINNESOTA AVE
HIGHWAY 87 E
MAIN ST
PARK PL
JACK OTTER TRL
N 22ND ST
N 21ST ST
N 20TH ST
N 19TH ST
N 18TH ST
N 17TH ST
N 16TH ST
N 15TH ST
N 14TH ST
N 13TH ST
N 12TH ST
N 11TH ST
N 10TH ST
N 9TH ST
N 7TH ST
S 21ST ST
S 18TH ST
0
500
1,000
Scale in Feet

SECTION 8 – PROPERTY DEVELOPERS

New development and revitalization in the proposed 2015 expanded urban renewal district will be accomplished with private investment and public-private partnerships, through the implementation of the EBURD Master Plan and the Exposition Gateway Plan. As outlined in Section 2 above, improvements in infrastructure will spur investments in workforce housing development, parking facilities, lodging facilities, conference facilities, entertainment venues, as well as retail and restaurant enterprises.

SECTION 9 – PROJECT RELATIONSHIP TO THE EBURD MASTER PLAN & EXPOSITION GATEWAY PLAN

The proposed urban renewal area and expanded tax increment district is located generally in the center of the City and encompasses several "districts" as defined by the EBURD Master Plan and the EBURD Code. The EBURD Master Plan contemplated eventual annexation of County properties adjacent to the original urban renewal district, and this Amended Urban Renewal Plan seeks to accomplish that end.

One goal of the EBURD Plan was to develop a zoning code unique to the vision of the EBURD. The new code was established and adopted in October 2012, following several months of committee work and public meetings, with consultation from a professional firm known for, literally, writing the book on form-based code options. Form-based code considers the look of the facility and its surrounding landscape, rather than basing zoning purely on the use of the facility. The new code allows for increased flexibility in uses, which was desired by landowners and developers in the area.

Generally, the EBURD Master Plan stressed the area's ability to make a positive impact on the entire city. The Plan also recommended a private non-profit organization to assist the City of Billings with the management of the Tax Increment District through an annual work plan and contract. This expanded EBURD may be managed in a similar manner and could make use of the redevelopment and facilitation established through that management entity, the Billings Industrial Revitalization District, Inc.

The Plan names housing as an important priority, and recommends that the City continue to work with builders and developers to encourage downtown housing through various methods. Specifically, the plan encourages housing in the Rail Spur Village. However, live-work space is allowed in several EBURD districts, as outlined in the adopted EBURD Code. The formation of an expanded tax increment district will

increase funding for construction or rehabilitation of public infrastructure necessary to attract, retain, and improve housing in the area.

The guiding principles developed through the EBURD Master Plan were built upon the goals of the original Urban Renewal Plan, and continue to guide today's efforts: 1) Foster economic growth; 2) Foster distinct mixed-use, industrial, and hospitality centers; 3) Create affordable housing opportunities and choices; 4) Ensure existing industrial uses can continue to operate as desired; 5) Improve the natural beauty of the District by reintroducing trees and other features; 6) Extend pedestrian and bike trail connections to downtown, Heights, MetraPark and the Yellowstone River; 7) Integrate edges of the District with North Park neighborhood, medical corridor, and downtown; 8) Provide a variety of transportation choices and connections; 9) Complete sewer and storm water infrastructure; and 10) Understand and reduce environmental risks.

Guided by the above principles, several critical action plan steps have already been accomplished: successful approval of both the EBURD Master Plan and the Exposition Gateway Plan; successful implementation of the recommended Parking Overlay District; accomplishment of the recommended two-way streets conversion; completion of EPA Brownfields Program environmental assessments on 23 parcels, with more to take place beginning in 2015; successful adoption of the EBURD Zoning Code; completion of a transportation corridor study; and development of a plan to address flooding, storm water management, and infrastructure improvements in the eastern-most portion of the District. This amendment to the Plan and the urban renewal projects that it contemplates will continue to act upon the Plan's guiding principles.

SECTION 10 – CONFORMANCE TO THE GROWTH POLICY

One of the requirements of Montana's Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43) is that the urban renewal plan must conform to the community's growth policy. The Yellowstone County and City of Billings 2008 Growth Policy ("Growth Policy") aligns with EBURD redevelopment in a variety of ways. This amendment to the East Billings Urban Renewal Plan is consistent with the current Growth Policy. Specifically, the expanded EBURD revitalization efforts meet several Community Goals and Objectives outlined on pages 6-16 of the 2008 Growth Policy:

A. Revitalization in the EBURD meets the goal of contiguous development and of the City's Infill Policy. Revitalization also helps to address the issue stated in the Growth Policy that urban sprawl threatens the rural character of land surrounding Billings, increases the cost of providing public services and threatens the

vitality of the city core and downtown area.

B. Development in the EBURD, especially in the Rail Spur Village area, works toward the goal of affordable housing for all income levels dispersed throughout the City and County. Development of housing helps to address the Growth Policy issue which stated that there is a serious lack of affordable housing for low to moderate income households.

C. Adoption of the more-flexible EBURD Code and continued development efforts in the expanded area help achieve the goal of more housing and business choices within each neighborhood. Moreover, continued development in accordance with the new code assists in addressing the stated issue that there is a desire for more mixed-use neighborhoods.

D. Addition of the Exposition Gateway area to the existing TIF District helps achieve goals to encourage economic development in the neighborhood, encourage new businesses to locate in a prime gateway area, and sets the stage for enhancement of both the functionality and the visual appeal of the entrance to Billings from Lockwood (1st Avenue North & Exposition Drive/Main Street). As noted in the Growth Policy, entryways to our communities should be attractive and not present physical barriers discouraging economic development.

E. The EBURD is adjacent to downtown Billings, and revitalization of the area, as it continues to develop, will contribute toward the vitality and increased safety for visitors and shoppers. As stated in the Growth Policy, safety is an important element.

F. Expansion of the EBURD TIF District assists in meeting the goal of more visually appealing communities, improving the image of the area across the street from the MetraPark facilities and instilling pride in this area of town. Enhancing visual appeal helps to address the Growth Policy's stated issue that there are areas in the City and County that are unattractive and present a poor image of the community.

G. Improvements to the area as envisioned in the Exposition Gateway Plan can lead to a visually appealing design that incorporates the needs not only of vehicular traffic entering the area from Lockwood and from Main Street, but also improves pedestrian access between the MetraPark facilities and new development in the Expo Gateway. Improvements in the proposed expansion area will aid in addressing the Growth Policy's issue that the design of roads, streets, and pedestrian facilities can be more attractive and functional.

H. Expansion of the EBURD TIF District will contribute toward the goal of a well-maintained network of safe and interconnected sidewalks by addressing the critical need for sidewalks, curb and gutter in the Expo Gateway area. As noted in the Growth Policy, the sidewalk system in the City needs upgrading; many sidewalks are cracked and broken, several critical sections are missing, and important sidewalk routes are not adequately maintained.

I. Expansion of the District to include the Expo Gateway area assists the City toward its goal of sanitary and

safe properties, with an improved community image and an increase in property values. Advancing toward this goal helps to address the stated issue that there are dilapidated and unsafe properties in neighborhoods.

J. Expansion of the District allows access to TIF District funding for a long-neglected infrastructure upgrade, moving the City toward its goal of equitable collection and distribution of funding for public services and facilities. Moreover, the expansion assists the City in achieving its objective to ensure that facilities and services are maintained in existing neighborhoods as new neighborhoods are added. The Growth Policy notes that funding for community facilities and infrastructure is very limited; prudent use of TIF District funds assists in solving the limited funding issue.

K. Expansion of the TIF District to include the Expo Gateway area aligns with the City's goal of adaptive reuse of vacant structures, conserving resources, preserving landmarks, preserving neighborhood integrity, and taking advantage of economic development opportunities. Adaptive reuse helps to address the stated issue that there are vacant structures around Billings and in the County that could be reused.

L. Expansion of the EBURD TIF District, leading to development of live-work enterprises and additional workforce housing options, helps move toward the goal of adequate affordable housing and more options for housing, potentially in an area very near to work opportunities. Achievement of these goals assists in solving the stated Growth Policy issue that poor housing and lack of living wage jobs puts the health of residents at risk.

The Growth Policy lists Urban Renewal Districts as an implementation strategy to revitalize neighborhoods, and expansion of the EBURD aligns well with that revitalization strategy.

SECTION 11 – CERTAIN PLAN FEATURES AND FINANCIAL MATTERS

Section 7-15-4217, M.C.A., of the Act requires cities to make certain findings when they adopt an urban renewal plan and approve Urban Renewal Projects. These are addressed below:

1. The existing EBURD contains 133 housing units that are home to 305 people (*U.S. Census 2010, per Leslie Zolman, GISP, Montana Dept. of Commerce Census and Information Center, 5-7-2014)*. For the entire Census Tract, including the North Park neighborhood, there are 1,995 housing units, of which 1,689 are occupied and 306 are vacant (*U.S. Census Bureau, American Community Survey Table DP04, 10-22-14).* Planned projects would not displace any persons from housing. Accordingly, there is no need to have a workable and feasible plan for substitute housing until and unless such a project is developed in the future.

2. This amended East Billings Urban Renewal Plan conforms to the Growth Policy for the City as a whole, and also to the EBURD Master Plan and the Exposition Gateway Plan.

3. This Modified Plan affords maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the Expanded EBURD by private enterprise. It is unreasonable to expect that the district will be stabilized and/or redeveloped without substantial public support. Some properties within the area are dilapidated. As presently constituted, property in the district is not conducive to any sort of uniform or integrated development and, as presently existing, cannot compete with other areas of the City for substantial developments, particularly areas at the outskirts of the City. This amended Plan is intended to facilitate the identification and construction of significant Urban Renewal Projects, which would not be possible without this Plan.

4. A sound and adequate financial program exists for financing projects, which include the sale and issuance by the City of tax increment finance bonds. Subsequent approved development projects will require commitments of substantial private financing that will provide the primary means for funding construction of the improvements and revitalization efforts.

5. This 2015 Expanded EBURD may be modified at any time by the City Council as necessary to eliminate and prevent the development or spread of blighted areas, and encourage urban rehabilitation. The process for plan modification shall follow the procedures set forth in 7-15-4212 through 7-15-4219 MCA, with respect to initial adoption of this plan. For purposes of urban renewal district boundary changes only, the notice of public hearing, as described in 7-15-4215 MCA, may be mailed only to those owners whose properties are situated within the area of expansion of the Urban Renewal District boundaries. Notice will be mailed to those property owners whose properties are within the area of expansion.

SECTION 12 – TAX INCREMENT

Tax increment financing is necessary to encourage private reinvestment within the District, which will further encourage economic growth in the District and the City, create substantial employment opportunities, and increase the tax base of the City and other taxing jurisdictions. The 2015 Expanded EBURD is hereby established as a tax increment financing urban renewal area within the meaning of the

Act, and, in particular, Section 7-15-4282 through 7-15-4293 of the Act. This Section constitutes a tax increment provision within the meaning of the Act. In connection with the expansion:

1. For the purpose of calculating the incremental taxable value each year for the life of the district, the base taxable value shall be calculated as base taxable value of the original district as of [January 1, 2006] plus the base taxable value of all real and personal property added to the district by this amended plan and as shown in Exhibit A as of January 1, 2015.

2. The City is hereby authorized to segregate the tax increment derived in the district and use and deposit such increment into the tax increment fund of the district for use as authorized by the Act and as authorized herein from time to time, including, without limitation, pledging the tax increment to repayment of Bonds.

3. The tax increment received from the district may be used to pay directly costs of an approved Development Project as may from time to time be approved by the Council. The Council also hereby authorizes the use of tax increment in the district to pay debt service on bonds issued to finance a portion of the costs of these development projects, and costs associated with the sale and security of such bonds (including any necessary reserve funds) in compliance with the Act, subject to any limitations imposed by the Montana Constitution and federal law.

4. The tax increment provision of the district will terminate upon the latter of:
   a. The fifteenth (15th) year following the original creation of the district; or
   b. The payment or provision for payment in full or discharge of all bonds, and the payment of interest thereon, for which the tax increment has been pledged.

After termination of the tax increment provision, all taxes shall continue to be levied upon the actual taxable value of the taxable property in the district, but shall be paid into funds of the taxing bodies levying taxes within the district.

SECTION 13 – CONCLUSIONS

The creation of this expanded East Billings Urban Renewal District will have a positive impact on central Billings, and is an essential first step in completing what may be a number of urban renewal projects.

Estimates calculated by ECO-Northwest in preparation of the Exposition Gateway Plan indicate that development in the Expo Gateway has a potential new value of nearly $65 million, with potential TIFD revenues of slightly more than $1 million *(Financial Analysis, ECO-Northwest, April 8, 2013)*. The figures are preliminary estimates; actual values and tax revenue will vary based on type, size and timing of development. Expansion of the district, in addition to further stabilizing the tax base, eliminating blight and providing renaissance to the EBURD, will also bring new employees and residents to the area.

ECO-Northwest states that the Expo Gateway District offers desirable locational attributes:

> The Gateway District has several important locational advantages relative to other areas in Billings that make it a prime area for development in the hospitality and retail sectors.
>
> - Proximity to downtown. It is centrally located near employment and commercial uses in the Central Business District, the medical campuses, and the University (directly to the west).
> - Proximity to MetraPark. The county-owned multi-function facility has an indoor arena, rodeo grounds, a horse track, open space and other facilities. MetraPark has a long history of successful operation (850,000 to 1 million visitors per year, with 30% coming from over 100 miles away, per Sandra Hawke, MetraPark, February 2009), and provides opportunities for complementary meeting space and catering facilities.
> - Proximity to the airport. It is closer to Billings Logan Airport (3 miles) than many areas in the Central Business District as well as areas in south and east Billings.
> - Proximity to amenities and commercial areas. It is in close proximity to commercial areas downtown and in Billings Heights, which is a commercial and residential hub to the north.
> - Proximity to regional highways. The District lies at the intersection of 212, I-90 and I-94.
>
> The key comparative advantage for the area is its central location *between* downtown and MetraPark (and between the West End and the Heights) on flat land with urban services. It is a good location for urban development. *(ECO-Northwest, Existing Market Conditions Assessment, May 22, 2013)*

As stated in the Exposition Gateway Plan and as stated herein, the Exposition Gateway area requires repair and improvement to streets, curbs, gutters and sidewalks and the water and sewer utilities are inadequate. The City hereby approves, as an urban renewal project for the District, the reconstruction of the streets from Main Street to North 11th Street and between 1st Avenue North to 4th Avenue North in accordance with the Exposition Gateway Concept Plan. The streets included in the construction limits are North 9th Street, North 10th Street, 2nd Avenue North, and 3rd Avenue North. Construction includes full street construction, sidewalk, bulb-outs at the corners, on-street parking, new sanitary sewer, new water mains, and storm drain upgrades. In order to make it possible to move forward with this much-needed infrastructure improvement project, the Yellowstone County Board of County Commissioners transferred any interest it had in the public right of way on streets within the Exposition Gateway area to the City of Billings, with Resolution 15-23, passed on March 10, 2015.

The Council through adoption of the modified East Billings Urban Renewal District hereby approves financing of the improvement project described above with proceeds of tax increment bonds payable from tax increment generated by the District. Such bonds will be issued in a principal amount such that the debt service thereon can be paid from tax increment generated by the District over a period of 25 years. The City hereby finds that there is a feasible and workable plan for financing the improvements.

Expansion of the East Billings Urban Renewal District to include the property described in this amended Plan will have a positive effect on the area and on the City. Improvements to infrastructure will surely be the catalyst in attracting the desired types of development, and will spur further achievement in reaching the goals of the overall EBURD Master Plan.

Please see Exhibit A on next page.

EXHIBIT A 2015 EBURD Expansion

TAXID	ASSESSED VALUE	TAXID	MARKET VALUE	TAXABLE VALUE	TAXID	LOT SIZE (Approx. Sq. Ft.)
1002286 Total	$1,720.00	**1002286 Total**	$912.00	$23.00	1002286	0
A09340 Total	$792,286.00	**A09340 Total**	$621,944.00	$15,362.00	A09340	44344.08
A09343 Total	$688,400.00	**A09343 Total**	$540,394.00	$13,347.00	A09343	29403
A09355 Total	$265,451.00	**A09355 Total**	$208,379.00	$5,147.00	A09355	42383.88
A09355B Total	$45,930.00	**A09355B Total**	$36,055.00	$891.00	A09355B	6403.32
A09373 Total	$498,600.00	**A09373 Total**	$391,401.00	$9,667.00	A09373	19035.72
A09374 Total	$71,910.00	**A09374 Total**	$56,449.00	$1,394.00	A09374	10628.64
A09375 Total	$43,862.00	**A09375 Total**	$34,432.00	$850.00	A09375	6054.84
D05887 Total	$358,428.00	**D05887 Total**	$281,366.00	$6,949.00	D05887	56628
D05888 Total	$444,941.00	**D05888 Total**	$349,279.00	$8,628.00	D05888	69260.4
D05893 Total	$593,800.00	**D05893 Total**	$466,133.00	$11,513.00	D05893	56628
D05897 Total	$14,973.00	**D05897 Total**	$11,754.00	$290.00	D05897	1306.8
D05898 Total	$917,363.00	**D05898 Total**	$720,129.00	$17,787.00	D05898	91911.6
I01092A Total	$19,200.00	**I01092A Total**	$15,072.00	$372.00	I01092A	0
Total	$4,756,864.00	**Total**	$3,733,699.00	$92,220.00		

A12052	$92,800.00	A12052	$49,184.00	$1,215.00	A12052	15000
A12053	$21,975.00	A12053	$11,647.00	$ 201.00	A12053	7500
Grand Total	$4,871,639.00		$3,794,530.00	$93,636.00		

Exhibit A figures provided by Yellowstone County GIS

RESOLUTION NO. 18-10750

A RESOLUTION OF THE CITY OF BILLINGS FORMING A POLICY FOR THE ADMINISTRATION OF URBAN RENEWAL AREAS OR DISTRICTS (URD) IN THE CITY.

WHEREAS, MCA, Title 7, Chapter 15, Part 42, Section 51 declares: General powers of municipalities in connection with urban renewal. Every municipality shall have all the power necessary or convenient:

(1) To carry out and effectuate the purposes and provisions of this part and part 43;

(2) To undertake and carry out urban renewal projects within the municipality, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part and part 43, and to disseminate blight clearance and urban renewal information;

(3) To organize, coordinate, and direct, within the municipality, the administration of the provisions of this part and part 43 as they apply to such municipality in order that the objective of remedying blighted areas and preventing the causes thereof within such municipality may be most effectively promoted and achieved and to establish such new office or offices of the municipality or to reorganize existing offices in order to carry out such purpose most effectively;

(4) To exercise all or any part or combination of powers granted in this part or part 43; and

WHEREAS, the City of Billings reviews and adopts Urban Renewal Plans for each of its Urban Renewal Districts, and those Plans specify goals for each Urban Renewal District; and

WHEREAS, the City of Billings may establish local policies that guide the establishment, operations, funding and governance of urban renewal districts; and

WHEREAS, development of TIF (Tax Increment Financing) Policies would be in the best interest of the City.

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

That the City Council now makes and adopts the following TIF Policy:

CITY OF BILLINGS TAX INCREMENT FINANCE POLICY

1. PERMITTED USES OF TIF FUNDS. TIF funds may be used for costs outlined in MCA, Title 7, Chapter 15, Part 42, Section 88. Urban Renewal Plans adopted by the City may limit what TIF funds may be spent on in any Urban Renewal District. Eligible costs may include, but are not limited to:
   a. Land acquisition and assemblage, demolition and removal of structures, relocation of occupants, analysis to determine needs of an urban renewal area, administrative cost for redevelopment activities.
   b. Public infrastructure, including, but not limited to: streets, storm drains, parking, public buildings, water and sewer lines, sidewalks, utility connections.
   c. Private infrastructure with public benefit, including, but not limited to, building façades, windows, doors, fire suppression or alarm systems, storm drainage, environmental remediation, parking, and ADA access.

2. FINANCIAL ASSISTANCE THROUGH TIF. All financial assistance must be approved by the City Council prior to any activity receiving funding. Financial assistance should be requested prior to beginning construction. All activity (design and construction) must be completed prior to issuance of TIF funds from the City Finance Department. Financial thresholds and assistance tools are as follows:
   a. A minimum of $\geq$ $5 of private investment for every $1 of public investment is the preferred threshold to be met for each TIF application. The City Council reserves the right to approve any application that does not meet this minimum. The City Council also may make exceptions for projects of less than $100,000, and for publicly owned projects, properties or facilities.
   b. Grants may be made for uses listed in Part 1 above benefitting any government owned-land or buildings and for profit and non-profit businesses.
   c. Bonding may be available at the discretion of the City Council.
   d. All TIF grants will be formalized by a development agreement that must be signed by the grantee before the City will reimburse eligible expenses.

3. URD MANAGEMENT. Each URD in the City of Billings will be managed as follows:
   a. Each URD should maintain a non-profit advisory board to make recommendations to the City Council regarding TIF expenditures. Unless specifically authorized by a Memorandum of Understanding (MOU) referenced in 3(b) below, a majority of board members must own or lease property within the district, or must represent such owner or lessee, and may include representation from residential or commercial property owners or lessees. Advisory Boards must carry insurance for their members and provide proof of insurance to the City.
   b. A MOU must be executed between the advisory board and the City Council that defines the board's roles, responsibilities, authority, and processes, including for hiring and maintaining board support staff. The MOU must

contain language addressing conflict of interest situations for board members whose property may directly benefit from a TIF expenditure and for board support staff. The MOU also must include language that if there is the appearance of a conflict of interest the issue will be reviewed by City legal staff before moving forward.

c. Training for all URD advisory boards will be conducted biannually in coordination with City staff and URD support staff. The training must include, but is not limited to: review of URD and TIF laws, Administrative Rules, ethics, conflicts of interest, meeting management, and maintenance of minutes and records.

d. URD financial reporting will be consistent across all URDs and be set by coordination between the City Finance Director and the Planning and Community Services Director, and URD support staff.

e. TIF application review and City Council staff report preparation will be conducted by the Planning and Community Services Department Director, in coordination with the Assistant City Administrator, Finance Director, and URD support staff.

PASSED by the City Council and APPROVED this 9th day of July, 2018.

CITY OF BILLINGS

BY: William A Cole
William A. Cole, Mayor

CITY OF BILLINGS SEAL YELLOWSTONE COUNTY, MONTANA

ATTEST

BY: Denise R. Bohlman
Denise R. Bohlman, City Clerk

City Council Regular

Date:	04/14/2025
Title:	SBBURD TIF Assistance for Yellowstone Ice Arena - Pad site at Recreation Facility at Amend Park
Presented by:	Wyeth Friday
Department:	Planning & Community Services
Presentation:	Yes
Legal Review:	No
Project Number:	N/A

RECOMMENDATION

The South Billings Urban Renewal Association (SBURA) Board has reviewed this application for tax increment assistance and recommends to the City Council, upon project completion, a maximum of $783,510 of Tax Increment Finance funds from the South Billings Boulevard Urban Renewal District (SBBURD) to the Yellowstone Ice Foundation for pad site improvements of a new ice skating facility at the recreation facility at Amend Park. Actual reimbursement will be based upon 100% of the actual costs incurred for qualified expenses for the improvements made, subject to the following conditions:

1.) The Applicant shall sign a development agreement with the City of Billings and SBURA within 180 days of City Council's approval.
2.) This TIFD reimbursement is the maximum amount that can be received pending satisfactory submission of all paid invoices showing the completion of expenditures related to this project.
3.) The project reimbursement will occur after construction is completed.
4.) If funds are not available, reimbursement will be carried over to the next fiscal year.

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

The SBURA Board considered the Yellowstone Ice Foundation application at a Special Board Meeting on March 20, 2025 and voted unanimously to recommend $783,510 of tax increment assistance. The Yellowstone Ice Foundation has entered into a lease agreement with the City of Billings (approved at the March 24 Council Meeting) to build and operate an ice skating facility for the Billings community and region as part of a multi-part recreation facility plan for land adjacent to Amend Park. The ice facility will contain two sheets of ice for public skating, ice hockey, figure skating, and other recreational ice activities.

Total project costs for the ice facility are estimated to be $16.5 million. The total recommended amount from the SBURA Board of $783,510 is for site preparation, system development fees, structural fill labor and materials, mechanical courtyard improvements, fences and gates, and foundation work. It is approximately a 1:21 ratio of investment of public vs private funds based on the total project cost. This is well above the ratio recommended in the City TIF policy, which is a minimum of 1:5.

The City has budgeted just under $4 million of SBBURD TIF funds for campus infrastructure, to include site prep, moving the Grey Eagle ditch, parking, stormwater management, landscaping and stubbing city utilities to within 5 feet of the skating facility pad site. These improvements are to serve and facilitate the development of the ice skating facility. The concept of this entire recreation facility project is to support public/private partnerships to enable the community to have a variety of recreational facilities. The concept is to have the City, utilizing the TIF funding mechanism, to provide a master facility plan and the core infrastructure to serve a variety of recreational uses on the city property adjacent to Amend Park. Therefore, the City is funding an indoor court facility and all of the site improvements to enable several additional recreation uses on the property, the ice skating facility being one of them. The City Council should carefully consider additional expenditures of TIF funds outside of the indoor court facility and all of the site improvements for the private pad site development that is occurring with the ice skating facility, and will occur with other pad site development.

Table 1 below details the proposed expenses that the SBURA is recommending be funded with TIF funds for the private ice facility. While some of these expenses may qualify for tax increment assistance per state law, and some might be considered to qualify when the City has supported private development projects with public benefit, the fact that the City is investing in all of the infrastructure to serve the ice skating facility staff finds this request harder to justify from a TIF expenditure perspective. And some of the proposed expenses are difficult to justify in this situation under City TIF Policy and MCA.

Some proposed expenses in past projects that are similar to this have been to support construction in areas of poor soils and property that was utilized for uses like gravel mining, which involves significant remediation and stabilization of soil to facilitate construction. None of these issues are present in this case. The City also has not historically paid for project costs like System Development Fees, but these are included in the SBURA recommendation at $91,000. There is more detailed information relating to the project costs included in the Yellowstone Ice TIF Application, attached to this memo.

TABLE 1.

Recommended Improvements	Estimated Costs	City TIF Policy	Urban Renewal Plan	MT Code Annotated
Site Staking and Testing	$29,000	Unclear	*Section 13,14	Unclear
System Development Fees	$91,000	Not usually an approved expense	*Section 13,14	7-15-4288
Geotechnical Report, Geo Textiles, Structural Fill Materials, Structural Fill Labor, Deep Foundation Ram	$416,970	Section 1 Usually associated with soil remediation due to unbuildable conditions	*Section 13,14	7-15-4288
Mechanical Courtyard, Mechanical Courtyard Walls	$217,540	Not a usual approved expense	*Section 13,14	7-15-4288 - More in relation to public infrastructure
Fences and Gates	$30,000	Section 1 (c)	*Section 13,14	7-15-4288

* The SBBURD Urban Renewal Plan specifically references recreation facilities in Sections 13 and 14, including an ice skating rink.

Since this property is City owned, there is no property tax value increase with the improvements. However, the overall City recreation facility and the private participation to fund the ice skating facility and future potential other recreational uses is a benefit to Billings as far as economic impacts, access to recreational activities and sports tourism, recreation programs, school activities, and many other positive outcomes for the City, County and the Region.

STAKEHOLDERS

Stakeholders for this application include the property owners in the SBBURD, the applicant, Billings, Yellowstone County, and the region. The SBURA Board meeting is a public meeting and the City Council meeting is a public meeting as well, so the public has multiple opportunities to comment on this application as it is reviewed and acted upon. The Planning and Community Services Department did not receive any public comments on this application before this memo was completed. The SBURA Board minutes of when this application was reviewed and recommended for approval to the City Council are attached to this memo.

ALTERNATIVES

City Council may:

- Approve the recommendation from the SBURA board for the expenditure of these tax increment finance (TIF) funds; or,
- Modify the recommendation from the SBURA board for the expenditure of these TIF funds; or,
- Disapprove the recommendations from the SBURA board for the expenditure of these TIF funds.

FISCAL EFFECTS

The recommendation is for a maximum of $783,510 to be reimbursed to Yellowstone Ice Foundation for elements of constructing an ice skating facility at the recreation facility campus at Amend Park. This project is expected to be completed in FY 26 and there are sufficient funds budgeted in FY26 to cover this reimbursement.

Attachments

SBURA Recommendation and Minutes
Yellowstone Ice Foundation TIF Application Materials
South Billings Urban Renewal Plan
City TIF Policy

SOUTH BILLINGS URBAN RENEWAL ASSOCIATION

DZ
DICK ZIER
CONSULTING

(406) 698-3153
SBURABILLINGS@GMAIL.COM
DICKZIER@GMAIL.COM
2139 BROADWATER AVE. STE F
BILLINGS, MONTANA 59102

YELLOWSTONE ICE FOUNDATION PROPOSAL

REASONS TO APPROVE

1. EVERY SURVEY THAT HAS BEEN COMPLETED SINCE 2017, SAYS BILLINGS HAS A NEED FOR ADDITIONAL RECREATION FACILITIES.

2. ARC IS PROJECTED TO PROVIDE AN ECONOMIC IMPACT OF $20-25,000,000/ YEAR TO OUR COMMUNITY.

3. THIS PROJECT WILL CREATE SEVERAL NEW JOBS.

4. THIS PROPERTY IS CITY OWNED AND THE IMPROVEMENTS ARE NEEDED FOR ANY DEVELOPMENT THAT WOULD GO THERE.

4. WE ARE POSSIBLY TOO LATE TO HELP THE 14- 18 YEAR OLDS THAT ARE ALREADY IN GANGS AND DOING CRIMINAL ACTIVITY, BUT HOPEFULLY WE WILL PROVIDE AN ALTERNATIVE FOR THEM. IT WILL PROVIDE AN OPPORTUNITY FOR YOUNGER KIDS, INSTEAD OF JOINING GANGS, ETC.

5. WE HAVE CREATED A PUBLIC/PRIVATE PARTNERSHIP WITH SIGNAL PEAK MINE, AN ICE FACILITY, AND THE PRIVATE SECTOR. THIS PARTNERSHIP HAS ALREADY GENERATED IN EXCESS OF $8,500,000.00 IN PRIVATE FUNDS.

6. THIS PROJECT ADDS 2 PAD SITES FOR ADDITIONAL ACTIVITIES, SUCH AS TENNIS AND PICKLEBALL.

7. ON A BUSY WEEKEND, 2000 PLUS ATHLETES ARE UTILIZING THE SOCCER FIELDS AT AMEND PARK. THIS FACILITY WILL ADD TO THESE NUMBERS.

9. THIS IS 1ST CLASS MULTI-GENERATIONAL FACILITY THAT WILL PROVIDE ACTIVITIES FOR ALL AGES.

10. NO ONE WILL BE TURNED AWAY BECAUSE OF THEIR INABILITY TO PAY.

11. JUST THE POSSIBILITY OF THIS PROJECT HAS ALREADY CREATED A TREMENDOUS AMOUNT OF ECONOMIC GROWTH IN THE SBURA TIF DISTRICT.

12. FUNDING THIS REQUEST WILL REDUCE THE AMOUNT YELLOWSTONE ICE FOUNDATION HAS TO BORROW TO COMPLETE THIS PROJECT AND WILL HELP PAY THEIR DEBT DOWN.

13. THIS WILL HELP GET THIS PROJECT FINISHED AND OPEN. THIS HAS BEEN A SBURA GOAL FROM THE START TO GET BOTH FACILITIES OPEN AND OPERATING FOR THE BENEFIT OF OUR TIF DISTRICT, THE CITY OF BILLINGS, YELLOWSTONE COUNTY AND THE ENTIRE REGION.

14. PLEASE GIVE YOR POSITIVE VOTE IN SUPPORT OF THIS REQUEST.

SOUTH BILLINGS URBAN RENEWAL ASSOCIATION

DICK ZIER CONSULTANT

Yellowstone Ice Foundation	Cost	Allowability		Total
		MT Code	MT Code	
		7-15-4233	7-15-4288	
Project Cost Summary				
SITE STAKING & TESTING	$ 29,000.00		$29,000.00	$29,000.00
SYSTEM DEVELOPMENT FEES	$ 91,000.00		$91,000.00	$91,000.00
GEOTECHNICAL REPORT	$ 34,000.00		$34,000.00	$34,000.00
STRUCTURAL FILL MATERIALS	$ 117,035.00		$117,035.00	$117,035.00
STRUCTURAL FILL LABOR	$ 128,285.00		$128,285.00	$128,285.00
GEO TEXTILES	$ 48,400.00		$48,400.00	$48,400.00
DEEP FOUNDATION RAM	$ 89,250.00		$89,250.00	$89,250.00
MECHANICAL COURTYARD	$ 53,540.00		$53,540.00	$53,540.00
FENCES & GATES	$ 30,000.00		$30,000.00	$30,000.00
MECHANICAL COURTYARD CMU	$ 164,000.00		$164,000.00	$164,000.00
Total	**$ 784,510.00**		**$784,510.00**	**$784,510.00**
Total Project Cost	$ 16,550,950.00			
Total Project Cost				
Maximum TIF Assistance (16.67%) of Total Project Cost	$ 2,759,043.37			
Requested TIF Assistance	$ 784,510.00			
Approved				
Payback Period (years)				
Expected Increase in Taxable Value (80%) of Project Cost	N/A			
Commercial Tax Rate (1.89%)	N/A			
Annual Tax Increment (67.3 Mills)	N/A			
Payback Period (years)	N/A			
% Private Funding-to-date	95.26%			

SBURA
Estimated Cash Forecast FY25
As of 3.18.25 for FY26 Budget Preparation

		FY25 ORIGINAL BUDGET	FY25 as of 2.10.25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
South TIF Beginning Cash Balance 6/30/23		**4,801,610**	**4,834,797**	**1,697,688**	**1,789,384**	**2,213,301**	**3,223,729**	**3,083,370**	**4,839,654**	**6,690,438**
Revenue										
Tax Revenue		4,318,200	1,779,156	4,664,717	4,758,011	4,853,172	4,950,235	5,049,240	5,150,225	5,253,229
Intergovermental		292,587	177,680	355,360	355,360	355,360	355,360	355,360	355,360	355,360
Interest		150,000	42,698	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Bond Proceeds Pool (see project breakout below) *				9,600,000	-					
Bond Proceeds ARC(see project breakout below) *		-	-	20,000,000	-	-	-	-	-	-
Total Revenue		4,760,787	1,999,534	34,770,077	5,263,371	5,358,532	5,455,595	5,554,600	5,655,585	5,758,589
Expenses										
SBURA Admin		176,000	88,000	176,000	179,520	183,110	186,773	190,508	194,318	198,205
City Cost Allocation		57,640	24,019	76,518	78,048	79,609	81,202	82,826	84,482	86,172
Planning Cost allocation		26,493	6,623	36,481	37,211	37,955	38,714	39,488	40,278	41,084
Debt Service - 2015		338,556	260,628	337,850	336,044	338,244	340,044	336,813	338,000	338,225
Debt Service - 2016		303,175	237,756	303,213	302,888	302,066	305,653	303,988	302,153	305,066
Debt Service - 2022 Road improvement		223,944	146,097	219,069	220,694	222,069	218,319	219,444	220,319	220,944
Debt Service (2024 Series) Pool					775,000	775,000	775,000	775,000	775,000	775,000
Debt Service (2024 Series) ARC		-	-	1,850,250	1,850,250	1,850,250	1,850,250	1,850,250	1,850,250	1,850,250
Bond Issuance Costs/ Discount		-	-							
Transfer - PD Debt Service		301,891	-							
City Capital Projects			-							
Rec Center Design		500,000	987,657							
Bonding Projects										
Rec Center Construction		-	-	20,000,000						
Amend Park - All weather turf field			-	-			1,800,000			
South Park Pool *		-	400,000	9,600,000	-					
Hallowell Lane	24-000610	-	90,000							
Unimproved Streets Phase I			0							
Unimproved Streets Phase II	24-000076	-	-		559,800	559,800				
Riverfront Trail	23-000553	-	0	-						
Optimist Park Lighting		350,000	250,000							
Development Incentives			-							
Unspecified Development Assistance		1,500,000	1,465,071	500,000	500,000	added				
Service Pro Express Lube		-	180,792	-						
Amend Park - All weather turf field		1,500,000	-							
Mitchell Courts		500,000	500,000	-						
Woodspring Suites		346,201	-							
Billings Hotel & Convention			-							
Montana Trailhead Demo (old Holiday Inn)			500,000							
Riverside school - Solar heating panels		100,000	-							
Torgerson LLC		-	-	869,000						
Yellowstone Ice Foundation				710,000						
Residential & Community Enhancements		250,000	-	-		-	-	-	-	-
Total Cash Outlay		6,473,900	5,136,643	34,678,381	4,839,455	4,348,103	5,595,954	3,798,317	3,804,800	3,814,945
Estimated Ending Cash Balance		3,088,497	1,697,688	1,789,384	2,213,301	3,223,729	3,083,370	4,839,654	6,690,438	8,634,083
* Subject to District Expansion										
Revenue Growth		2%								

Gmail

Dick Zier <dickzier@gmail.com>

YIF Building Costs

Parker Phipps <pphipps@signalpeakenergy.com>
To: Dick Zier <dickzier@gmail.com>
Cc: Alex Picicci <apicicci@signalpeakenergy.com>

Wed, Mar 19, 2025 at 2:08 PM

Dick,

Thanks for all your help and support getting the ARC moving to create this opportunity for YIF.

I have attached the quote from KE construction.

A summary:

Building Cost with Add alternates $11,530,950

Ice Specific systems $3,520,000

Rubber flooring, bleacher seats, specialty equipment: $1,500,000

Project Total: $16,550,950.

TIF Request: $784,510

This is the first public / private partnership to request TIF funds and we are requesting 4.7% of the project total to be covered.

If other private organizations see that TIF is supporting these projects it will encourage more projects like this in the future.

If we are short on funds we have arranged financing but that cost will be passed on to all user groups. A fully funded rink will provide affordable ice opportunities for all users. Higher the debt the higher the ice rate will be. I look forward to talking to your entire group about funding this great project.

Thanks,

Parker

Yellowstone Ice Foundation - Signal Peak Energy Arena Final for Contract Expires 4/18/2025

Item No.	Description	Unit	Bid Quantity	Unit Price	Total Price
Overhead and Administrative					
100	Management & Insurance	LS	1	$	281,450.00
101	Profit & Overhead	LS	1	$	915,030.00
102	*Site Staking & Testing*	*LS*	*1*	*$*	*29,000.00*
103	*System Development Fees*	*LS*	*1*	*$*	*91,000.00*
104	*Geotechnical Report*	*LS*	*1*	*$*	*34,000.00*
General Site Improvements & Buildings					
200	Site Work & Gravels				
200a	*Structural Fill Materials*	*LS*	*1*	*$*	*117,035.00*
200b	*Structural Fill Labor*	*LS*	*1*	*$*	*128,285.00*
200c	*Geotextiles*	*LS*	*1*	*$*	*48,400.00*
200d	*Deep Foundation RAM*	*LS*	*1*	*$*	*89,250.00*
201	Concrete Foundation & Flatwork	LS	1	$	971,105.00
201a	*Mechanical Courtyard*	*LS*	*1*	*$*	*53,540.00*
202	*Fences & Gates*	*LS*	*1*	*$*	*30,000.00*
300	Metal Building Package & Cladding	LS	1	$	1,798,745.00
301	Metal Building Labor	LS	1	$	424,880.00
302	Commercial Stud Framing	LS	1	$	174,960.00
303	Electrical	LS	1	$	813,350.00
305	Plumbing	LS	1	$	625,000.00
304	Fire Suppression	LS	1	$	302,365.00
305	HVAC	LS	1	$	914,710.00
306	Insulation	LS	1	$	274,245.00
307	Drywall, Tape, Texture, Paint	LS	1	$	274,925.00
308	Acoustic Ceiling	LS	1	$	120,740.00
309	Interior Trim, Millwork, Doors, Hardware	LS	1	$	481,165.00
310	Flooring & Tile	LS	1	$	210,320.00
311	Welding & Fabrication	LS	1	$	192,105.00
312	Masonry	LS	1	$	527,670.00
312a	*Mechanical Courtyard CMU*	*LS*	*1*	*$*	*164,000.00*
313	Overhead Doors, Walk Doors, Glazing	LS	1	$	431,220.00
314	Specialities - Elevator	LS	1	$	103,665.00
SUBTOTAL				**$**	**10,622,160.00**

Total Estimated Bid Price (Number): **$ 10,622,160.00**

Total Estimated Bid Price (Words): Ten Million Six Hundred Twenty-Two Thousand One Hundred Sixty and 00/100

Contractor Name: KE Construction

Bid Signature:

Bid Date: 3/18/2025

I/We accept this bid proposal awarding KE Construction as general contractor at the above Guaranteed Maximum Price (GMP)

Owner(s) Date

Printed Name(s)

South Billings Urban Renewal Association Board Meeting
Thursday 03/20/2025 6:00 p.m.
Billings Hotel and Convention Center
1223 Mullowney lane, Billings, MT
Public Welcome (Zoom Access Provided)

Call to Order: Scott Hanser, SBURA Board Vice President
Courtesies: Welcome Visitors

Meeting Protocol: Visitors wishing to be recognized should raise their hand. Unrecognized remarks will not be acknowledged. Those wishing to offer public comment will be limited to three minutes.

Agenda Additions/Deletions:

Agenda Items:

1. Yellowstone Ice Foundation TIF Application- Dick (Action)
   - Video was shown of the ice arena mock up. Two story facility will include two sheets of ice, seating, pro shop, concessions, skate rental, etc.
   - Jeff asked if there were items that could be cut out if the board was unable to approve their application. Parker Phipps said that they had secured financing, in that event, but are really trying to complete the project through fundraising.
   - Jeff also asked if the facility was going to host youth tournaments and Parker stated that this facility would allow the youth hockey to have a very large home tournament.
   - Dick reviewed the itemized breakdown of the TIF application. TIF request is for $784,510.00. Dick proposed a secondary amount deducting the permit fees that the board has not approved before. This amount would be $693,510.00.
   - Dick gave a review of the cash budget for FY26 and FY27. He reminded the board there was no payback on this TIF application because it's a non-profit.
   - Parker Phipps spoke more detailed about some of the costs and design features chosen. This included the fundamental idea of this being a building that lasts 50 years.
   - Dick listed reasons why this application should be approved.

   Public Comment: Wyeth expressed his concern and said there needs to be more explanation as to why additional funding is needed for infrastructure. He warns there needs to be clear reasoning to present to the council.

   Board Comment: Scott states that part of the board's job is to assist people to get things built and feels that it needs to be done correctly and completely to receive the maximum benefit of its potential.

   Andrew argues the costs on this application have, in fact, been funded in the past.

Vote: Andrew Hoolihan recused himself from the vote.

Jeff Muri motioned, Kevin Heaney seconded to approve the TIF application in the amount of $784,510.00.

All in favor **APPROVED**

SOUTH BILLINGS URBAN RENEWAL ASSOCIATION

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2139 BROADWATER AVE. STE F
BILLINGS, MONTANA 59102

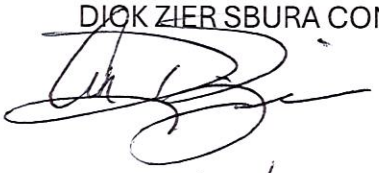
SBURA TIF APPLICATION AND PROCESS

1/31/2025

1. A TIF MAKE APPLICATION MUST BE SUBMITTED TO SBURA, APPROVED BU SBURA TO RECOMMEND TO THE BILLINGS CITY COUNCIL, AND APPROVED BY THE COUNCIL BEFORE CONSTRUCTION BEGINS.
2. BREAKOUT SEPARATELY ALL ITEMS THAT YOU ARE REQUESTING FOR TIF ASSISTANCE.
3. MAXIMUM TIF AWARD SHALL NOT BE GREATER THAN 16.67% OF THE TOTAL PROJECT MINUS LAND ACQUISITION.
4. I WILL REVIEW APPLICATION AS TO COMPLETENESS WITH THE CITY AND I WILL PRESENT TO THE SBURA BOARD
5. IF APPROVED BY THE SBURA BOARD, I WILL PRESENT THE TIF REQUEST TO THE CITY COUNCIL AS SOON AS I CAN GET ON THE AGENDA
6. IF APPROVED BY THE CITY COUNCIL, A DEVELOPMENTAL AGREEMENT WILL BE DRAWN UP FOR SIGNATURES BY THE MAYOR, SBURA PRESIDENT OR HIGHEST OFFICER, AND THE DEVELOPER. THIS IS TO BE COMPLETED WITHIN 180 DAYS OF CITY COUNCIL APPROVAL. ONLY THE CITY COUNCIL CAN APPROVE THE AWARDING OF FUNDS.
7. ALL WORK MUST BE COMPLETED PRIOR TO ANY REIMBURSEMENT AND THE DEVELOPER MUST HAVE A CERTIFICATE OF OCCUPANCY FROM THE CITY OF BILLINGS.
8. DEVELOPER MUST PROVIDE PAID INVOICES FROM THE CONTRACTOR THAT ARE EQUAL TO OR GREATER THAN THE AMOUNT ON THE TIF APPLICATION. THAT WAS APPROVED.
9. AFTER THIS DOCUMENTATION IS COMPLETE, THE SBURA CONSULTANT WILL DO A WALK THROUGH AND AN INSPECTION, TAKE PICTURES OF THE COMPLETED PROJECT, AND CREATE A CERTIFICATE OF SATISFACTION FROM THE SBURA BOARD AND SUBMIT THIS TO WYETH FRIDAY AND ANDY ZOELLER. THEY WILL REVIEW AND IF COMPLETE TO THEIR SATISFACTION THE CITY WILL ISSUE A CHECK FOR THE REIMBURSEMENT OF THOSE APPROVED ITEMS.
10. THE TIF AWARD MAYBE SUBJECT TO STATE AND FEDERAL TAXES.

**** THERE IS A NEW STIPULATION THAT REQUIRES THE CONTRACTOR TO PAY THE PREVAILING WAGE TO THE EMPLOYEES WORKING ON THE TIF PORTION OF THE CONTRACT. THE STATE OF MONTANA HAS A WEBPAGE LISTING THE PREVAILING WAGE FOR THE VARIOUS TYPES OF EMPLOYEES.

DICK ZIER SBURA CONSULTANT



3/11/25 DATE_____

APPLICANT SIGNATURE

_____ DATE_____

SOUTH BILLINGS BOULEVARD TAX INCREMENT FINANCING ASSISTANCE APPLICATION

Project Name: Signal Peak Energy Ice Arena Date Submitted: 3/6/2025

APPLICANT INFORMATION

1. Name: Parker Phipps
2. Address: 5503 Green Teal Drive
3. Telephone Number: 618-889-8120

PROJECT INFORMATION

1. Building Address: Not determined yet
2. Legal Description: Lot 3A-4, Lot 3A-1A, Lot 3A-5 of Popelka Commerce Center Subdivision
3. Ownership: Yellowstone Ice Foundation
4. Address:
5. If property is not owned by the Applicant, list leasehold interests (Attach evidentiary materials.)

   Lessor's Name: Working on ground lease w/ the City of Billings

   Lessor's Address:
6. Existing/Proposed Businesses: Yellowstone Ice Foundation
7. Business Description: Non profit
8. Employment: Existing FTE jobs 0
9. New Permanent FTE jobs created by project 10 Construction FTE jobs
10. Architectural Firm: Collaborative Design Architects

    Address: 2280 Grant Rd Billings, MT 59102

Representative: Brian M. Johnson, AIA

8. Description of Project: (Attach narrative explanation.)

9. Rehabilitation/construction plans: (Attach schematics, site and landscaping plans.)

10. Project Schedule: (Attach time line or schedule through completion.)

CRITERIA FOR REVIEW

Materials contained in TIF Assistance applications are used to assess the merits of projects in relation to the goals and objectives of the South Billings Urban Renewal Master Plan and in relation to other District development and urban renewal projects. Projects will be evaluated based on the following criteria.

1. **Relevance to the South Billings Urban Renewal Master Plan** – This document is available on SBURA's website (www.southbillings.org).

2. **Economic Stimulus** – The amount of economic activity to be generated by the project.

3. **Tax Generation** – The increase in taxable value due to new construction/rehabilitation as estimated by the County Assessor's office.

4. **Employment Generation** – Total employment generated by the project assessed in terms of new permanent and part-time jobs, and construction jobs.

5. **Elimination of Blight** – The project's direct and indirect impact on the physical and fiscal condition within the District.

6. **Special or Unique Opportunities** – The extent to which the project represents a unique opportunity, meets a special need, or addresses community goals. The provision of public space or workforce housing are examples of special and unique opportunities.

7. **Impact Assessment** – The extent of both positive and negative environmental impacts, appropriateness of the project design, and impact on existing businesses or residents.

8. **Financial Assistance** – Other forms of financing available to the Applicant i.e. lender participation and state and federal grant monies,

9. **Project Feasibility** – Demonstration of market demand for the project

10. **Developer's Ability to Perform** – Applicant's capability to undertake the relative complexities of the project based on past performance on similar or comparable projects.

11. **Timely Completion** – The feasibility of completing the project according to the Applicant's project schedule.

PROJECT COSTS

Land and Site Improvements (Itemized)

1. Equity in Land and Buildings	$ Lease From city
2.	$
3.	$
4.	$
Subtotal	$

Construction/Rehabilitation Costs (or attach separate statement)

1. Building Cost	$ 10,500,000
2. Ice Systems	$ 3,020,000
3. Dasher Systems	$ 550,000
4. Flooring (specialized)	$ 450,000
5. Ice Resurfacers	$ 200,000
6. Soft Expenses	$ 50,000
7. Contingency	$ 500,000
8.	$
Subtotal	$ 15,270,000

Fees

1. Architectural design/Supervision	$ 263,908
2. Permits	$ 38,000

3. Other fees _____ $ _____

Subtotal $ 301,908

Total Project Development Costs $ 15,571,908

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

Developer Equity

Cash Invested $ 8,500,000

Land & Buildings $ _____

Other (Specify) _____ $ _____

Continued fundraising efforts $ 7,000,000 (estimated)

Subtotal $ 15,500,000

Lender Commitments (Attach evidence i.e. Letters of Credit or other documentation.)

Lender	Loan Amount	Interest	Term	Payment/Period
_____	$ _____	_____%	____yrs	$ _____/Month
_____	$ _____	_____%	____yrs	$ _____/Month
Total Loan Amount				$ _____

Bridge loan from FIB depending on difference in project total cost vs. fundraising.

DEVELOPER STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

Applicant

1. Name: Yellowstone Ice Foundation

   Address: P.O. Box 50427 Billings, MT 59105

2. If the applicant is not an individual doing business under his/her own name, the applicant has the status indicated below and is organized or operating under the laws of _____.

3. The applicant is:

   _____ A corporation.

   X A nonprofit or charitable institution or corporation

   _____ A partnership known as _____

   _____ Other (explain): _____

   Date of organization: July 24, 2024

4. Names, address, title of position (if any), and nature and extent of the interest of the officers and principal members, principal shareholders, investors, or partners of the applicant.

Name and Address	Nature and Extent of Interest
Parker Phipps	President
Alex Picicci	Treasurer / Secretary
Mike Di Blasi	Board Member
BTBID - Aly Eggart	Board Member

Financial Condition

1. Provide a current financial statement for each private entity involved in the project. Documentation of financial capacity may include net worth statements, balance sheets, or profit and loss statements.

2. Has the applicant or any individual or entity affiliated with the development of this project been adjudged bankrupt, either voluntary or involuntary, within the past ten years?
No X Yes _____ If yes, give date, place, and under what name:

3. Has the applicant or any individual or entity affiliated with the development of this project been indicted for or convicted of any felony within the past ten years:
No X Yes _____ If yes, give date, charge, place, court and action taken for each case.

CONSTRUCTION CONTRACTOR

1. Identify the construction contractor or builder who will undertake this project.

Name: KE Construction

Address: 9428 Anglers Wy Billings, MT 59101

2. Has such contractor of builder ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract within the last ten years?
No X Yes _____ If yes, explain.

CERTIFICATION

I (we), Parker Phipps + Alex Picucci (please print), certify that the statements and estimates within this Application as well as any and all documentation submitted as attachments to this Application or under separate cover are true and correct to the best of my (our) knowledge and belief.

Signature Parker Phipps

Title President

Address

Date 3/5/25

Signature

Title Treasurer

Address

Date 3/5/2025

Alex Picicci

From: Erin Kirschenmann <erin@keconstruction.com>
Sent: Friday, February 28, 2025 3:25 PM
To: Parker Phipps
Cc: Alex Picicci; Bryce Kirschenmann
Subject: Yellowstone Ice Foundation - SBURA

External email warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Parker,

I don't have it formatted nicely, and it will be clear on our final bid schedule on 3/14/2025, but here's where our SBURA reimbursables are landing for the project:

Site Work, Rammed Aggregate Piers, and Geotextiles	**$442,694**
Mechanical Courtyards	**$265,922**
Total	**$708,616**

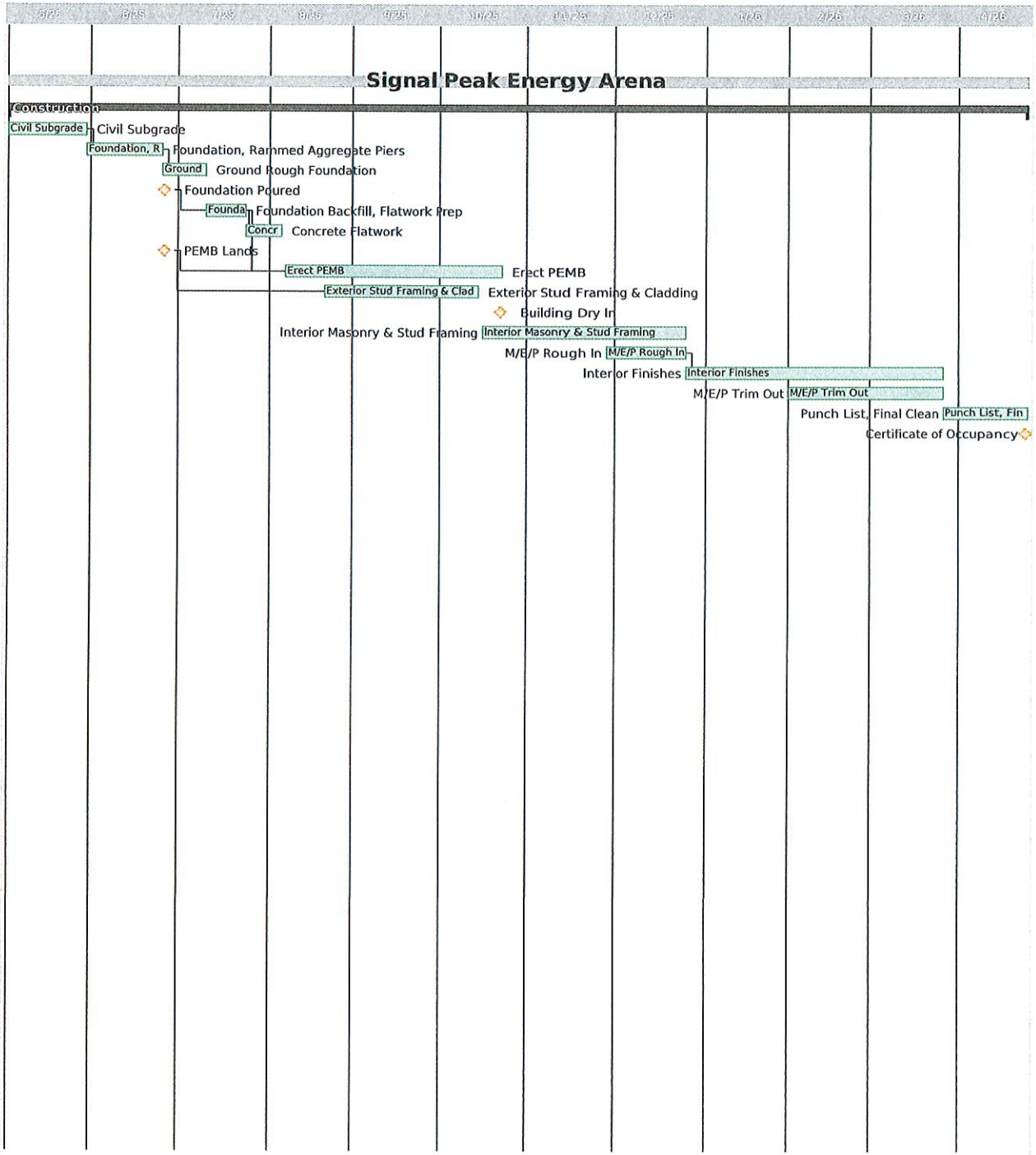
Let me know if you have any questions! I'll be happy to break this down further when/if requested by the board.

Thanks!

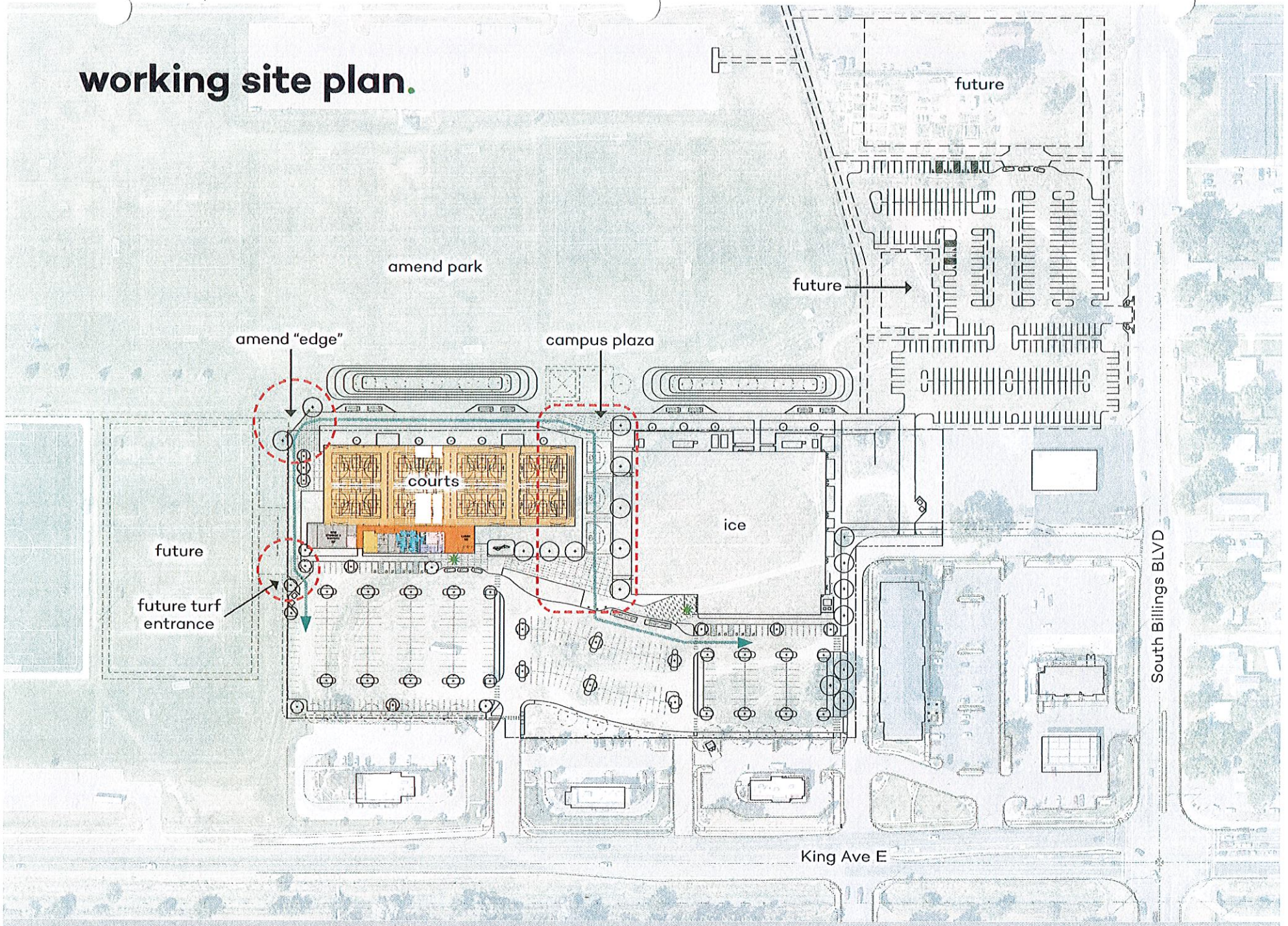
Erin Kirschenmann
President

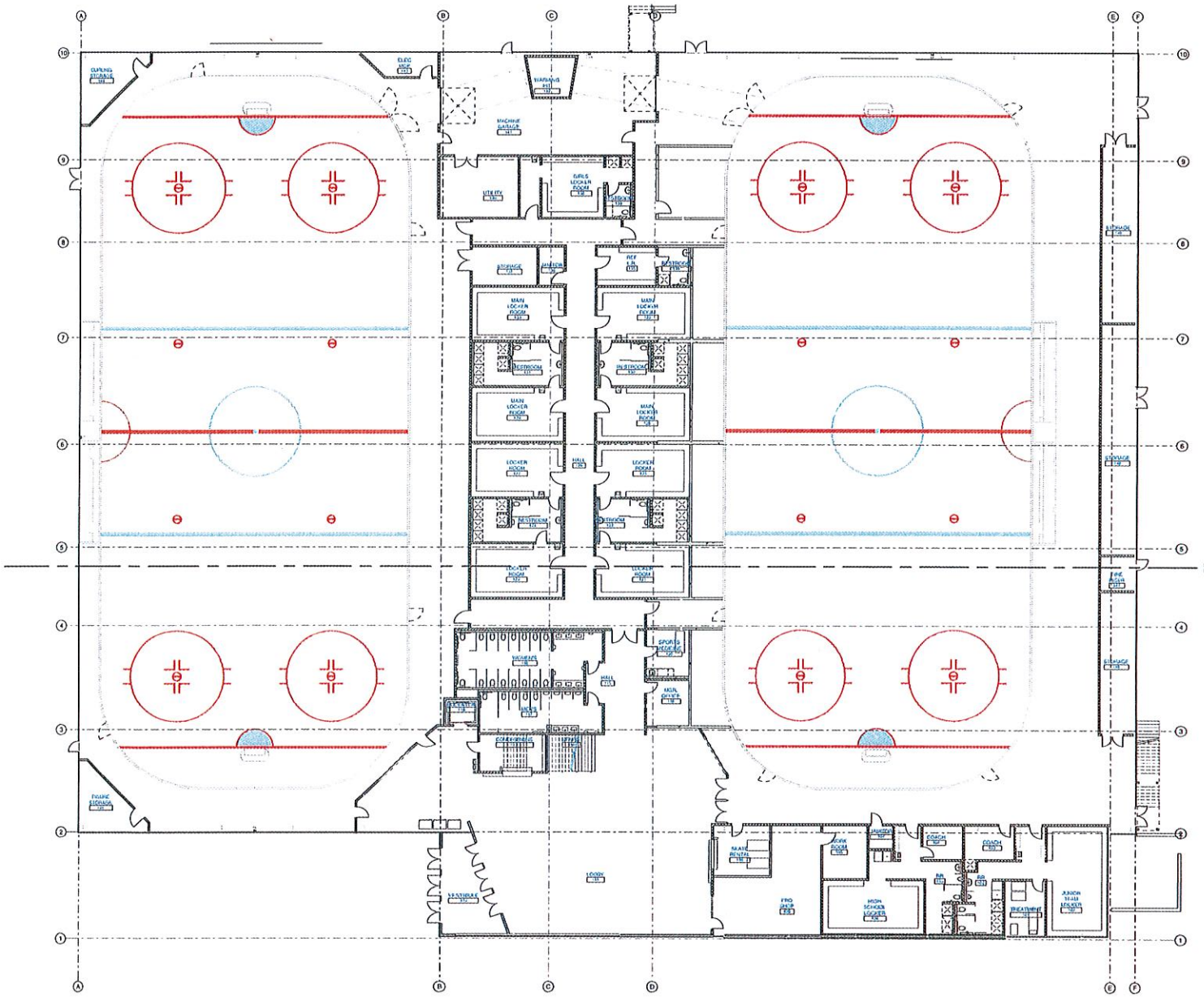
P 406 850 3683 E erin@keconstruction.com
W www.keconstruction.com

Signal Peak Energy Arena	start	end
Construction	05/01/25	04/22/26
Civil Subgrade	05/01	05/28
Foundation, Rammed Aggregate Piers	05/29	06/24
Ground Rough Foundation	06/25	07/09
Foundation Poured	06/25	06/25
Foundation Backfill, Flatwork Prep	07/10	07/23
Concrete Flatwork	07/24	08/05
PEMB Lands	06/25	06/25
Erect PEMB	08/07	10/22
Exterior Stud Framing & Cladding	08/21	10/14
Building Dry In	10/22	10/22
Interior Masonry & Stud Framing	10/16	12/24
M/E/P Rough In	11/27	12/24
Interior Finishes	12/25	03/25
M/E/P Trim Out	01/30	03/25
Punch List, Final Clean	03/26	04/22
Certificate of Occupancy	04/22	04/22



working site plan.





FLOOR PLAN GENERAL NOTES

A. FIRE EXTINGUISHER CABINETS RECESSED OR SEMI-RECESSED IN RATED ASSEMBLY MUST COMPLY WITH THAT ASSEMBLY'S RATING.
B. FRAME OF INTERIOR DOORS NOT DIMENSIONED TO BE 4" FROM CORNER OF WALL. FRAME OF EXTERIOR DOORS NOT DIMENSIONED TO BE 6" FROM CORNER OF WALL.
C. WHERE WALL THICKNESS CHANGES IN THE SAME WALL PLANE, KEEP FINISHED ALIGNED AND ADD FINISH MATERIAL AS NECESSARY TO KEEP FLUSH UNLESS OTHERWISE NOTED.
D. CONCRETE FOUNDATION WALLS TO HAVE EXTERIOR INSULATION PER WALL SECTIONS.
E. ALL WALLS TO CONTINUE TO UNDERSIDE OF ROOF FLOOR DECKING THAT:
1) PROVIDE SHEAR STRENGTH PER STRUCTURAL
2) ACOUSTIC RATING PER
3) IF FIRE/SMOKE RATING PER
4) SPECIFICALLY NOTED ON ENLARGED PLANS

FLOOR PLAN LEGEND

	5LB A B C FIRE EXTINGUISHER IN SEMI RECESSED CABINET
FE	5LB FIRE EXTINGUISHER ON WALL BRACKET
E	ELECTRICAL PANEL PER ELECTRICAL
	PHASE 2 SCOPE

1 OVERALL FIRST FLOOR PLAN
3/32" = 1'-0"

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ISSUE DATES:
- 11/25/2024 - 50% REVIEW SET

50% REVIEW SET

SIGNAL PEAK ENERGY ARENA
AMEND CAMPUS, BILLINGS, MT 59102

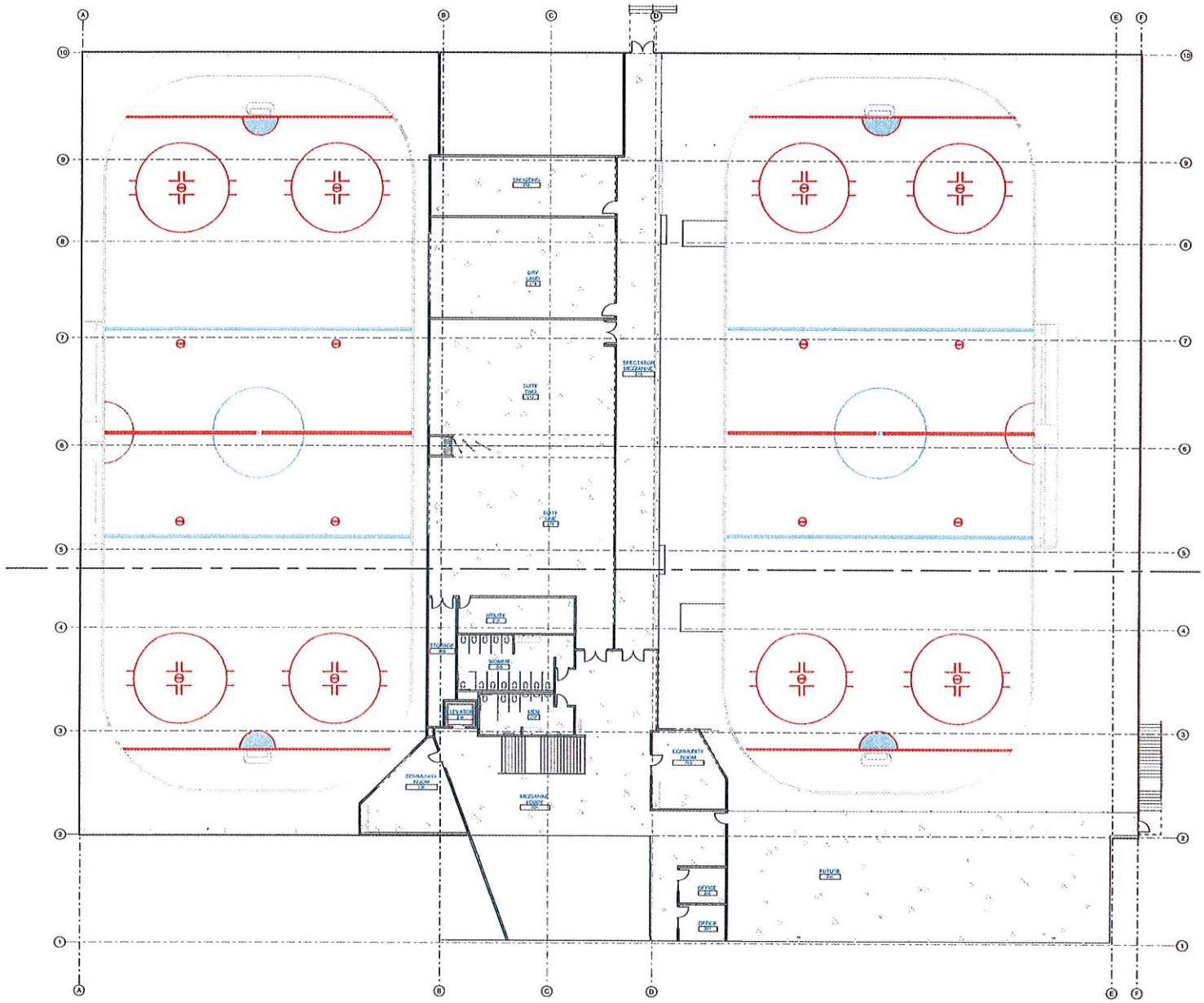
PREPARED FOR: PARKER PHIPPS | PROJECT ARCHITECT: BRIAN JOHNSON, AIA | PROJECT NUMBER: 2446

PRELIMINARY

A101
MAIN FLOOR PLAN OVERALL

2446 - SIGNAL PEAK ENERGY ARENA

COLLABORATIVE DESIGN ARCHITECTS



FLOOR PLAN GENERAL NOTES

A. FIRE EXTINGUISHER CABINETS RECESSED OR SEMI-RECESSED IN RATED ASSEMBLY MUST COMPLY WITH RATED ASSEMBLY'S RATING.
B. FRAME OF INTERIOR DOORS NOT DIMENSIONED TO BE 4" FROM CORNER OF WALL, FRAME OF EXTERIOR DOORS NOT DIMENSIONED TO BE 4" FROM CORNER OF WALL.
C. WHERE WALL THICKNESS CHANGES IN THE SAME WALL PLANE, KEEP FINISHES ALIGNED AND ADD FINISH MATERIAL NECESSARY TO KEEP FLUSH UNLESS OTHERWISE NOTED.
D. CONCRETE FOUNDATION WALLS TO HAVE EXTERIOR INSULATION PER WALL SECTIONS.
E. ALL WALLS TO CONTINUE TO UNDERSIDE OF ROOF/FLOOR DECKING THAT:
1) PROVIDE SHEAR STRENGTH PER STRUCTURAL
2) ACOUSTIC RATING PER [ ]
3) FIRE/SMOKE RATING PER [ ]
4) SPECIFICALLY NOTED ON ENLARGED PLANS

FLOOR PLAN LEGEND

FEC	5 lb A B C FIRE EXTINGUISHER IN SEMI RECESSED CABINET
FE	5 lb FIRE EXTINGUISHER ON WALL BRACKET
E.C.	ELECTRICAL PANEL PER ELECTRICAL
	PHASE 2 SCOPE

1 OVERALL MEZZANINE PLAN
3/32" = 1'-0"

N

COLLABORATIVE DESIGN ARCHITECTS www.cdarc.com

2446 - SIGNAL PEAK ENERGY ARENA

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ISSUE DATES:
- 11/25/2024 - 50% REVIEW SET

50% REVIEW SET

SIGNAL PEAK ENERGY ARENA
AMEND CAMPUS, BILLINGS, MT 59102

PREPARED FOR: PARKER PHIPPS | PROJECT ARCHITECT: BRIAN JOHNSON AIA | PROJECT NUMBER: 2446

BRIAN M. JOHNSON — PRELIMINARY NOT FOR CONSTRUCTION

A104
OVERALL MEZZANINE

Urban Renewal Plan for the South Billings Boulevard Urban Renewal Area

Prepared by the Planning & Community Services Department
Adopted by the Billings City Council on December 8, 2008
Amended by the Billings City Council on July 22, 2019

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Acknowledgements

2008 Participants and Stakeholders

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- Ron Tussing, Mayor

City Council Members:

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- Mark Astle
- Peggie Denney Gaghen
- Jim Ronquillo
- Vince Ruegamer
- Chris "Shoots" Veis
- Ed Ulledalen
- Jani McCall
- Denis Pitman
- Lan-y Brewster

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- Floyd Martin, Vice Chair
- Alan Pomick, Treasurer
- Debbie Rowe, Secretary

Big Sky Economic Development Authority

Downtown Billings Paiinership

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Barry Willson
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Mary Duenow
Maurice Muth
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Frank Ewalt
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Reg Gibbs

Penny Ronning
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Shaun Brown

South Billings Urban Renewal Association
Carolyn Rukstad
Scott Hanser
Debbie Keller
Chuck Barrett
Sam Hadley
Mike Mayott
Jeff Muri

Steve Zeier, Zeier Consulting

City Administration
City Finance Department
Planning and Community Services Department
Billings Police Department

Section 1 - Introduction

On May 12, 2008 the City of Billings adopted an ordinance creating the South Billings Boulevard Urban Renewal District (SBBURD) and established a Tax Increment Finance District. As part of this ordinance, an urban renewal plan and the boundaries of the tax increment finance district were adopted. Public participation for preparing the urban renewal plan involved public meetings and participation with the City of Billings, the Southwest Corridor Neighborhood Task Force, residents and property owners, Downtown Billings Partnership, and Big Sky Economic Development Authority.

In October of 2008, the City began a modification of the SBBURD to include three additional properties. Two of these properties were recently annexed and contiguous to the existing SBBURD; therefore, the properties are now eligible to be included within the SBBURD. The third property is contiguous and requested an expansion of the district boundary. The modification of the urban renewal plan will reflect the addition of those properties.

The December 2008 modification of the urban renewal plan:

- Served as a framework for the official urban renewal plan
- Fulfilled Montana state law
- Updated and define district boundaries
- Classified blight
- Set forth the protocol for its authorization, execution, and management
- Illustrated the development opportunities
- Documented baseline taxable property values and potential areas for redevelopment

The July 2019 amendment of the urban renewal plan will:

- Identify future projects and programs
- Ensure the City has the option to bond future projects
- Update to the 2008 Plan to reflect the 2019 amendment process

Section 2 - Definitions

The following terms have the following meanings unless a different meaning is clearly indicated by the context:

1. "Agency" or "urban renewal agency" means a public agency created by Section 7-15-4232 of the Montana Code Annotated.
2. "Blighted area" means an area that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; substantially impairs the sound growth of the city or its environs; retards the provision of housing accommodations; or constitutes an economic or social liability or is detrimental or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use, by reason of:
    a. The substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential;
    b. Inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;

c. Inappropriate or mixed uses of land or buildings;
d. High density of population and overcrowding;
e. Defective or inadequate street layout;
f. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
g. Excessive land coverage
h. Unsanitary or unsafe conditions;
1. Deterioration of site;
J. Diversity of ownership;
k. Tax or special assessment delinquency exceeding the fair value of the land;
I. Defective or unusual conditions of title;
m. Improper subdivision or obsolete platting;
n. The existence of conditions that endanger life or property by fire or other causes; or
o. Any combination of the factors listed in the subsection (2).

3. "Bonds" means any bonds, notes, or debentures (including refunding obligations) authorized to be issued pursuant to Section 7-15-4300 MCA.
4. "Clerk" means the clerk or other official of the municipality who is the custodian of the official records of the municipality.
5. "Local governing body" means the council or other legislative body charged with governing the municipality.
6. "Mayor" means the chief executive of a city or town.
7. "Municipality" means any incorporated city or town in the state.
8. "Redevelopment" may include:
   a. acquisition of a blighted area or portion of the area;
   b. demolition and removal of buildings and improvements;
   c. installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the area the urban renewal provisions in accordance with the urban renewal plan; and
   d. making the land available for development or redevelopment by private enterprise or public agencies, including sale, initial leasing, or retention by the municipality itself, at its fair value for uses in accordance with the urban renewal plan. If the property is condemned pursuant to Title 70, chapter 30, the private enterprise or public agencies may not develop the condemned area in a way that is not for a public use.
9. "Urban renewal area" means a blighted area that the local governing body designates as appropriate for an urban renewal project or projects.
10. "Urban renewal plan" means a plan for one or more urban renewal areas or for an urban renewal project. The plan:
    a. must conform to the growth policy if one has been adopted pursuant to Title 76, chapter 1; and;
    b. must be sufficiently complete to indicate, on a yearly basis or otherwise:
       i. any land acquisition, demolition, and removal of structures; redevelopment; improvements; and rehabilitation that is proposed to be carried out in the urban renewal area;
       ii. zoning and planning changes, if any, including changes to the growth policy if one has been adopted pursuant to Title 76, chapter 1;
       iii. land uses, maximum densities, building requirements; and
       iv. the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transp01iation, public utilities, recreational and community facilities, and other public improvements.

Section 3 - Background

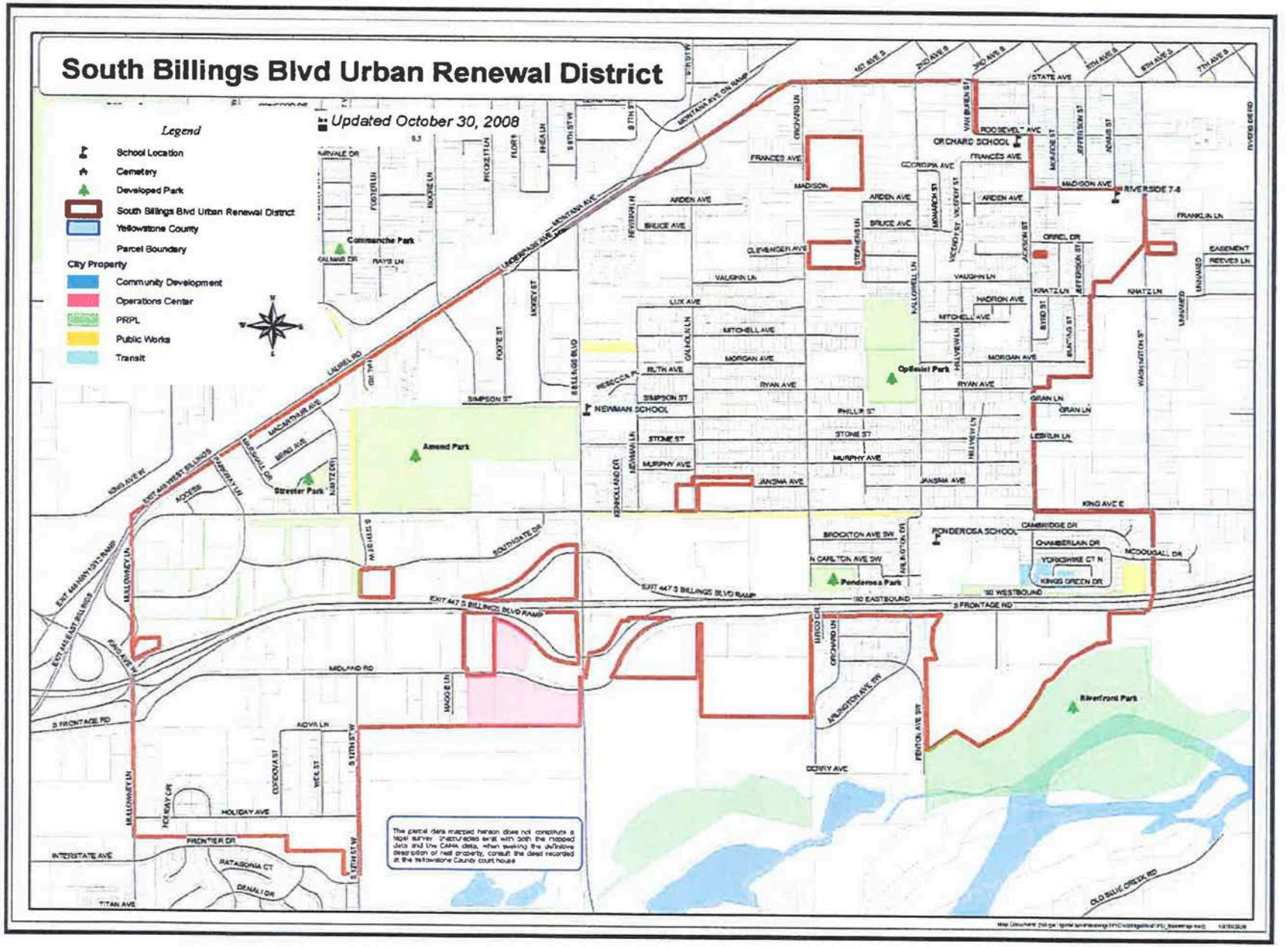
The South Billings Boulevard Urban Renewal District lies within city boundaries, is situated between major transportation routes, and stretches from the east side of the King Avenue Overpass east to Washington Street and from State Avenue South to the city limit boundaries. Located within the district is the I-90/94 Interstate and adjacent north is the major railway line through the city. Map 1 shows the boundaries of the SBBURD.

This district lies within the Southwest Corridor Neighborhood Task Force. The task force was created in the early 1990's in response to the growing problem with the roadway interchanges and associated issues. Since that time, the Task Force has become a more diverse body that handles many issues for the Southwest Billings community. Recent neighborhood issues include the re-opening of the Southgate Cop Shop and the development of Amend Park. Existing land uses and current zoning are shown on Maps 2 and 3.

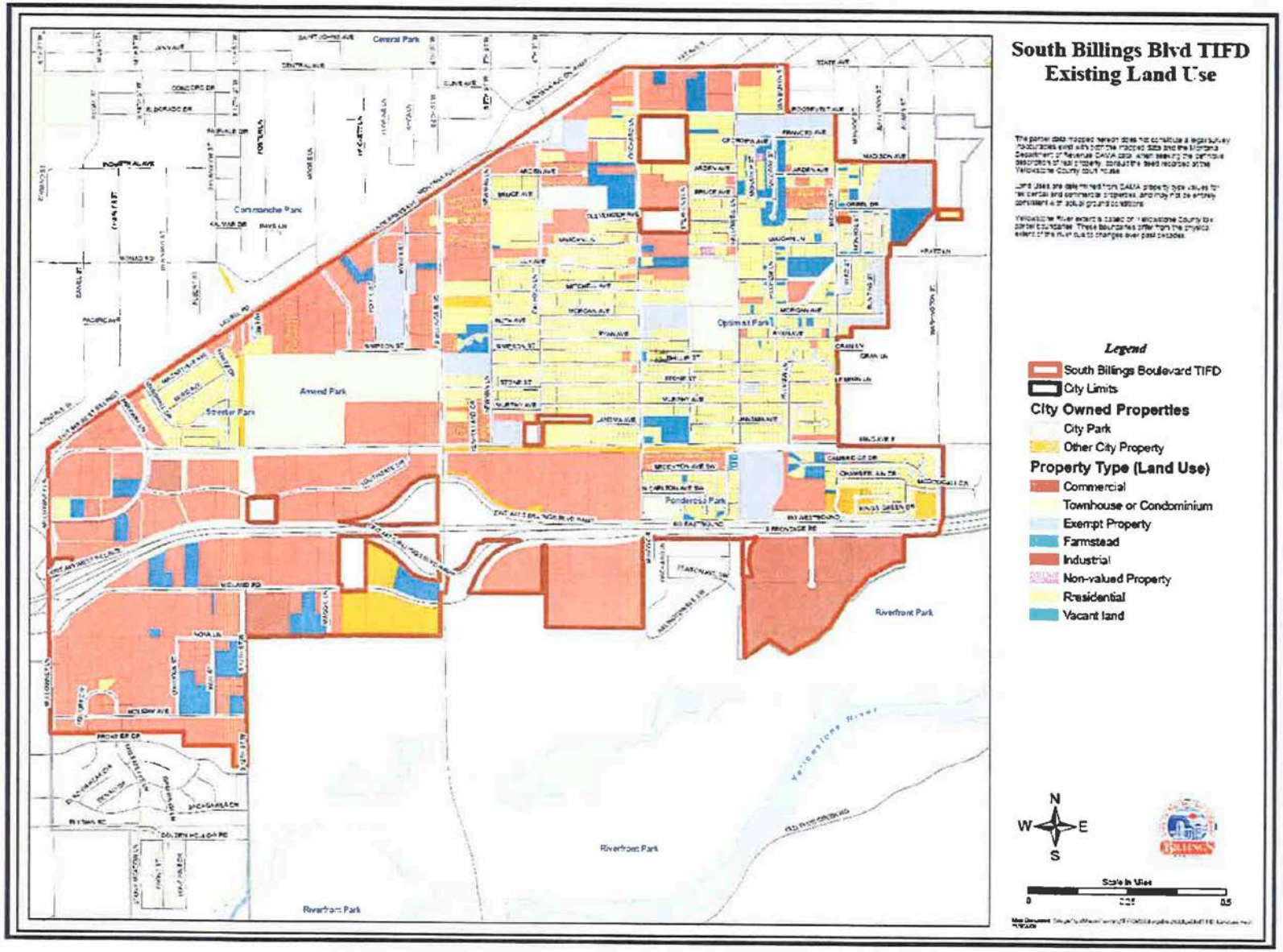
A closer look at this neighborhood shows an established area of mixed residential and commercial uses. This area also includes four schools. Some areas include unimproved streets, no sidewalk, curbs or gutters. In addition, many areas are not served by municipal water and sewer or there is old, inadequate water and sewer infrastructure. Many of the concerns raised by residents within the district center around routes for children to get to school, including bus routes that run on unimproved streets and children walking down the street instead of sidewalks to get to school.

Due to the location, the South Billings Boulevard Urban Renewal District has a tremendous amount of potential to become a major economic force. With the interstate corridor located in this district, the potential exists for this area to become a major destination place for retail, goods and services, manufacturing, and entertainment.

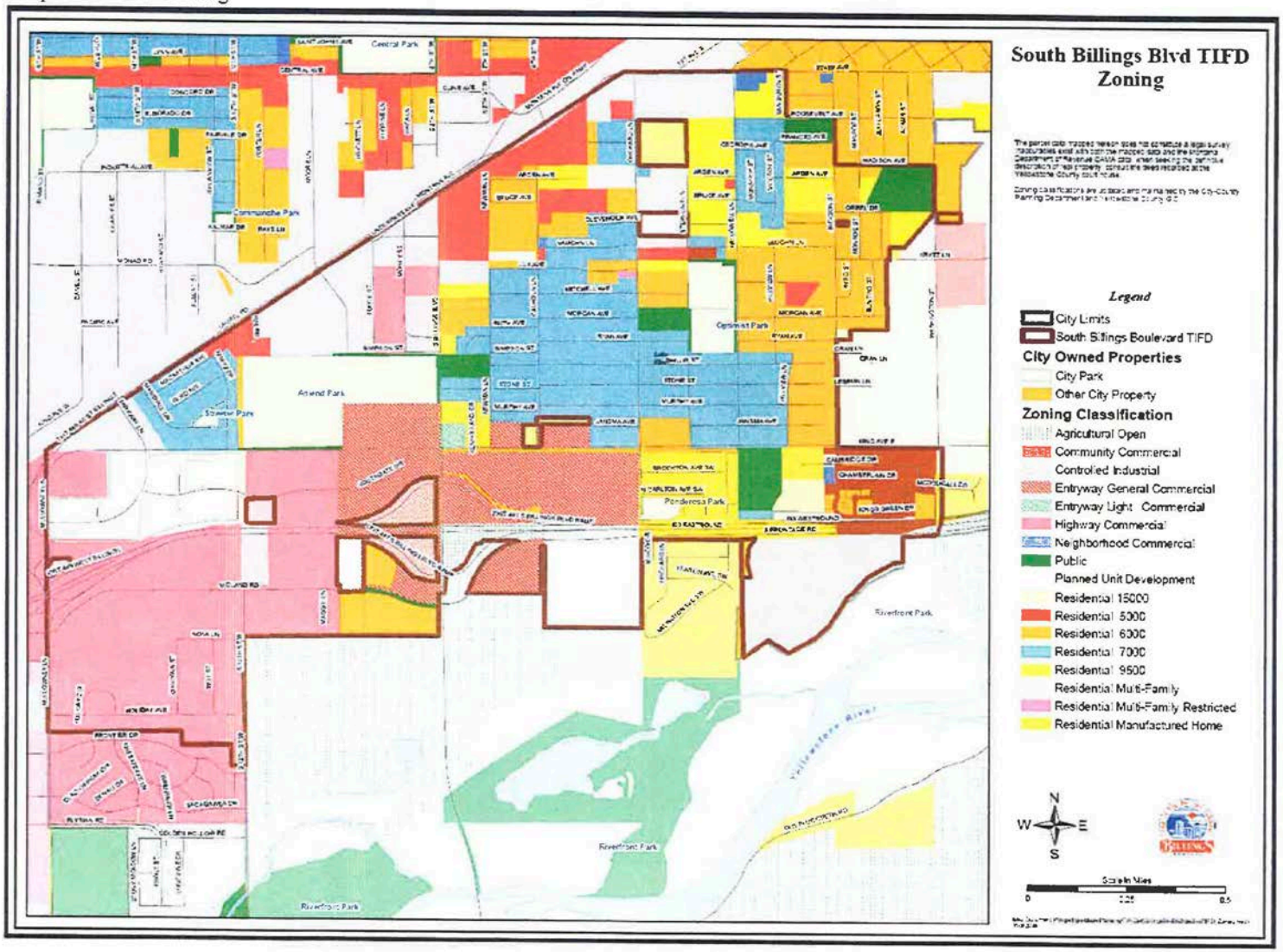
Map 1 – Proposed Boundaries of the District



Map 2 – Existing Land Uses



Map 3 – Current Zoning



Section 4 - Description of Blight

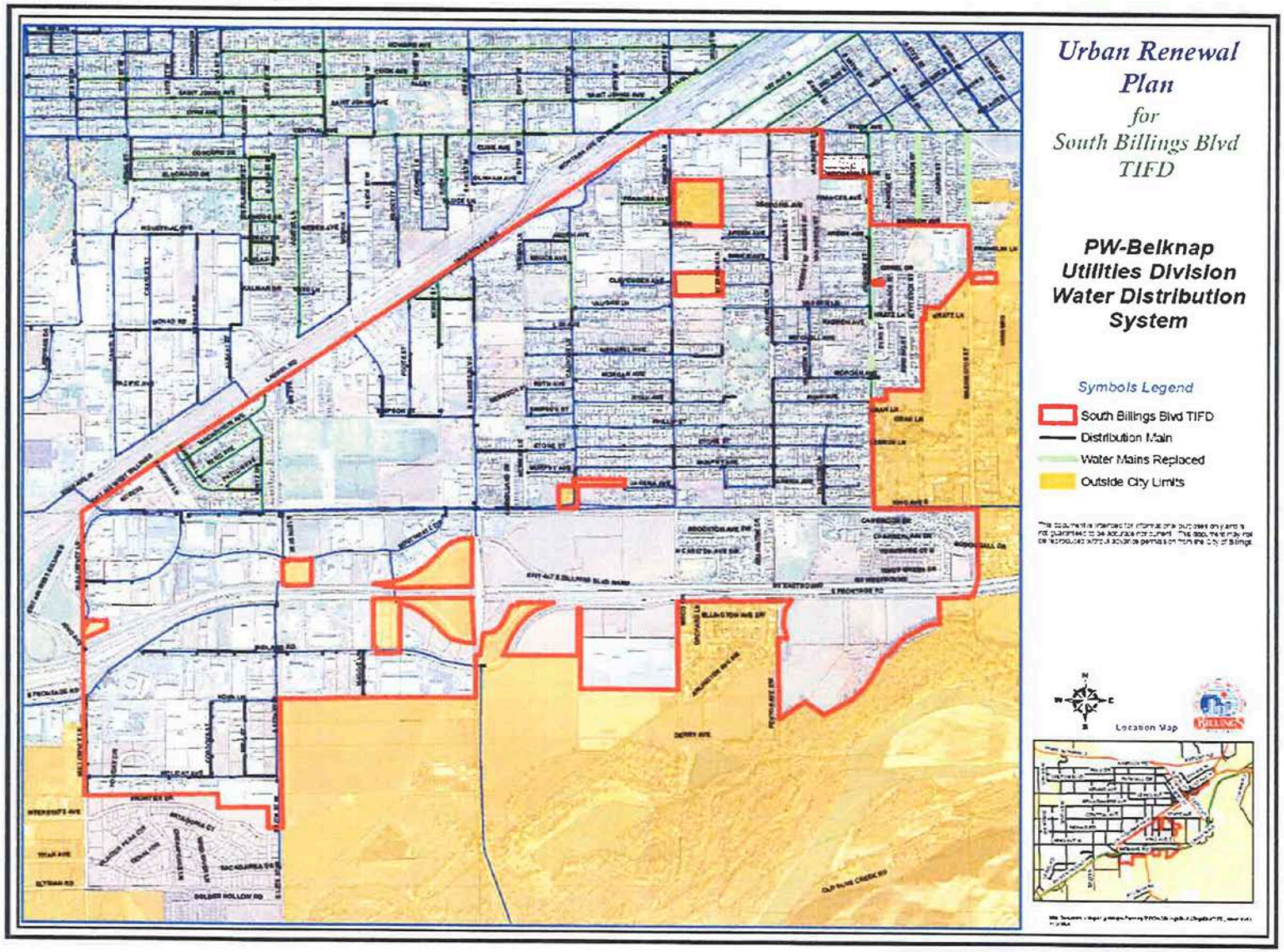
A requirement of Montana Annotated Code 2005 is to justify an urban renewal plan supported through a tax increment finance district through the determination of *blight.* Blight is defined as an area that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; substantially impairs the sound growth of the city or its environs; retards the provision of housing accommodation; or constitutes an economic or social liability or is detrimental or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use, by reason of:

- the substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential;
- inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;
- inappropriate or mixed uses of land or buildings;
- high density of population and overcrowding;
- defective or inadequate street layout;
- faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- excessive landcoverage;
- unsanitary or unsafe conditions;
- deterioration of site;
- diversity ofownership
- tax or special assessment delinquency exceeding the fair value of the land;
- defective or unusual conditions of title;
- improper subdivision or obsolete platting;
- the existence of conditions that endanger life or property by fire or other causes;
- any combination of the factors listed

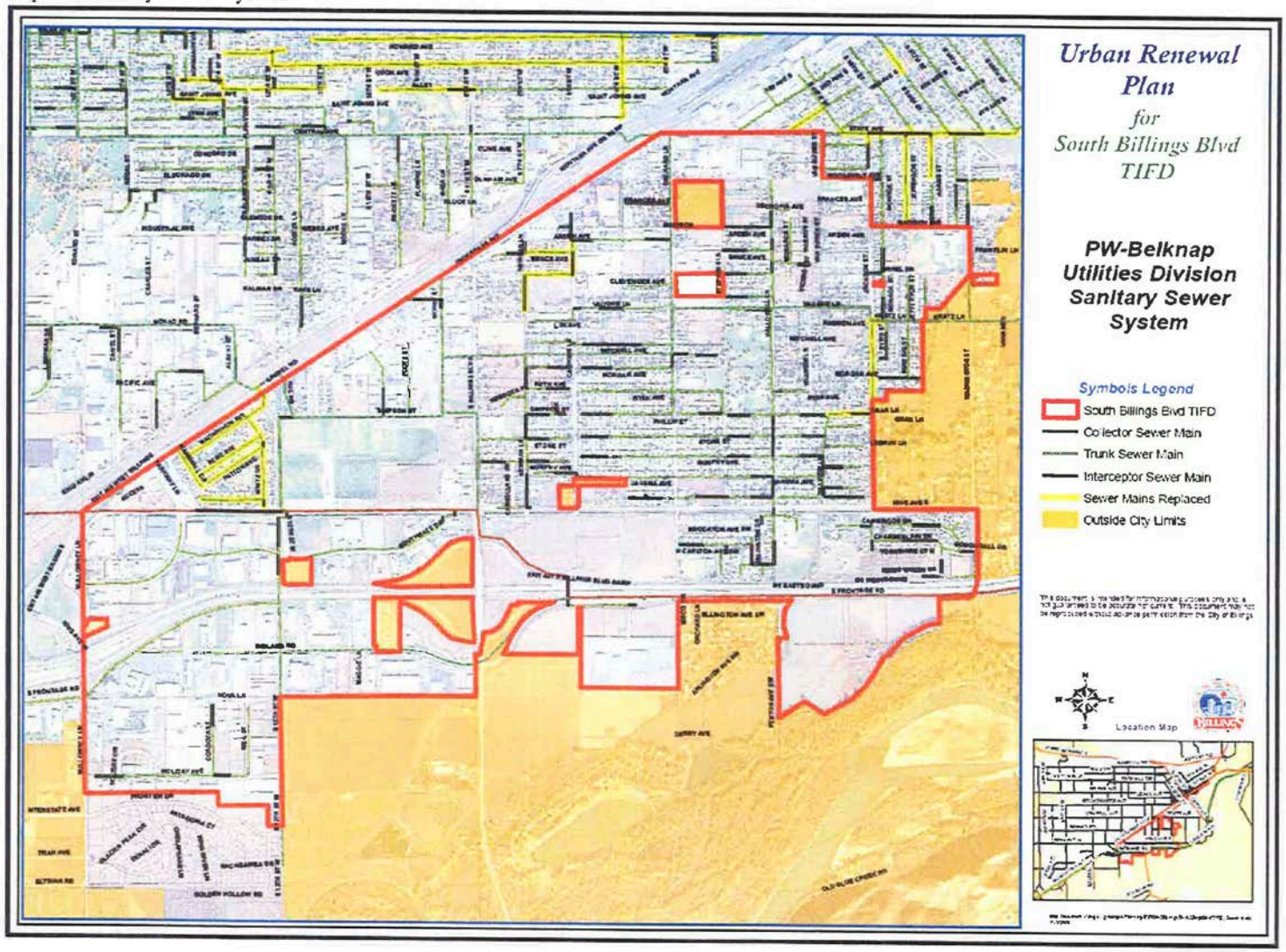
Section 5- Summary of Blight

The area in the proposed district contains a great deal of blight. Within the district there is substantial structural deterioration, long-term land vacancy, and significant infrastructure needs. Several of the commercial buildings in the district are vacant or deteriorated and need demolition. Many of the sidewalks are cracked or nonexistent, alleys are deteriorated, and, in general, much of the area is below city standards. In contrast to the above, there are certain properties within the district in good repair but included in the district to allow for a contiguous block of land within the district; and because pockets of revitalization cannot be sustained if areas of neglect and blight surround them. Over time, without continued managed urban renewal, even these success stories will once again decline in taxable value. Portions of the district fall into the blighted, neglected and under-utilized categories. Maps 4 and 5 show the current infrastructure conditions within the district.

Map 4 – Water Distribution System



Map 5 – Sanitary Sewer System



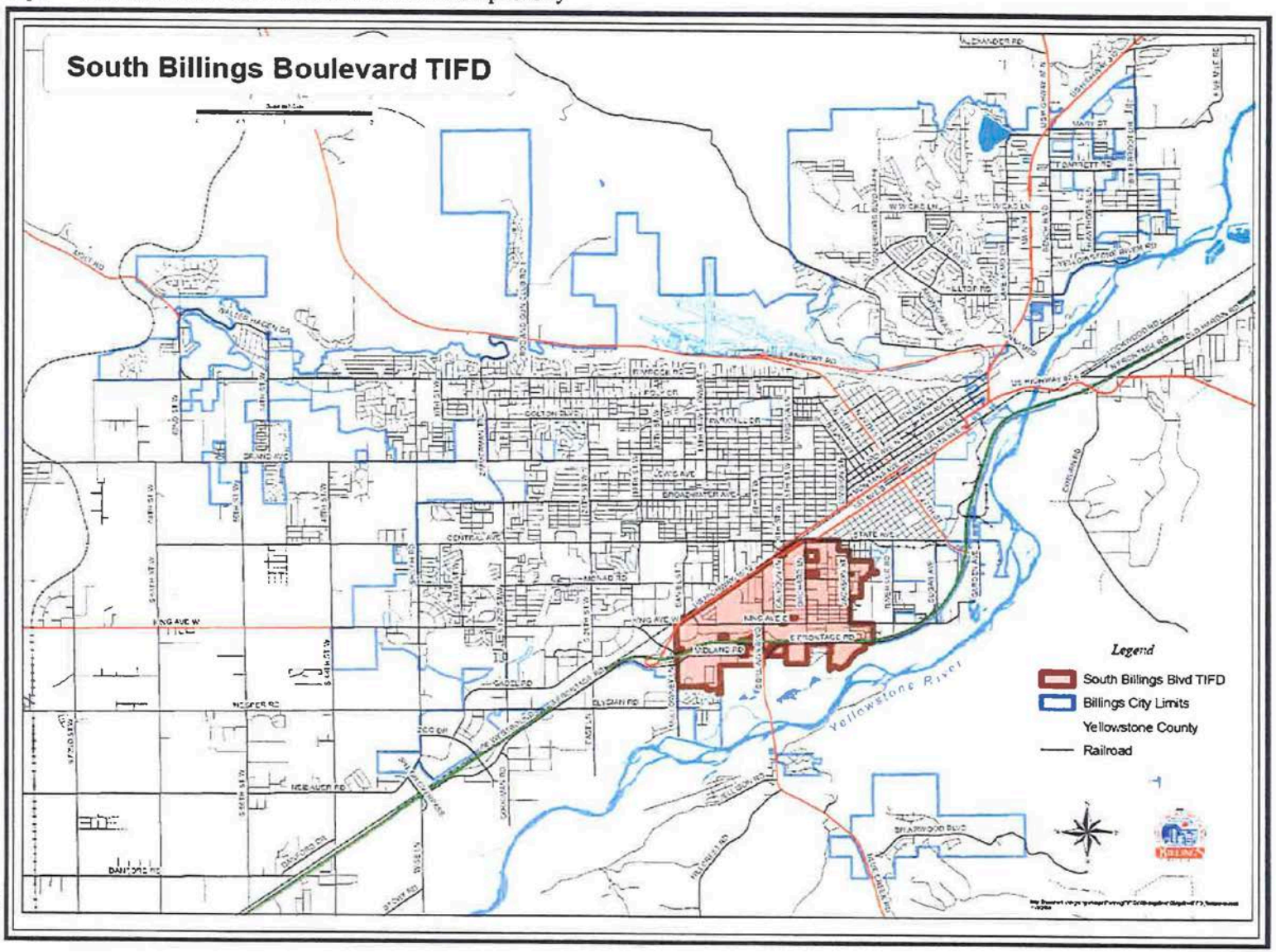
Section 6 - The Site and Its Relationship to the City

The South Billings Boulevard TIFD and Urban Renewal District is located in the south center region of the City of Billings. Bordered by the Interstate Corridor, the main railroad line and principal transportation routes, it is an area where economic development opportunities are numerous. In addition, numerous service, commercial, industrial, parks and recreation and housing choices are located within the district. Map 6 shows the TIFD boundary in relationship to the rest of the city.

Section 7 - Description of the District Boundary

Starting at the intersection of State Avenue and Van Buren Street, extending south down the centerline of Van Buren Street to the intersection of Van Buren Street and Roosevelt Avenue, extending east down the centerline of Roosevelt Avenue to the intersection of Roosevelt Avenue and Jackson Street, extending south down the centerline of Jackson Street to the intersection of Jackson Street and Madison Avenue, extending east down the centerline of Madison Avenue to the intersection of Madison Avenue and Washington Street, extending south down the centerline of Washington Street to the intersection of the centerline of Washington Street and the extension of the northern boundary of Lot 7, Willis Subdivision, extending east along said boundary to the eastern boundary of said lot, extending south along said boundary to the southern boundary of said lot, extending westerly along said boundary and its extension to the centerline of Washington Street, extending north to the existing City of Billings city limit boundary, extending southerly and westerly along the existing city limit boundary to the intersection of Jackson Street and King Avenue East, extending east along the centerline of King Avenue East to the intersection of King Avenue East and Washington Street, extending south along the centerline of Washington Street and its projection across the Interstate 90 right-of-way, to its intersection with South Frontage Road, thence in a westerly direction following the south right-of-way boundary of the South Frontage Road to the intersection of an extension of the east boundary of Riverfront Business Park Subdivision, extending south along eastern boundary of said subdivision to the south boundary of said subdivision, extending southerly and westerly along said boundary to the west boundary of said subdivision, extending northerly and easterly along said boundary and its extension to the south right-of-way boundary of South Frontage Road, extending westerly to the northeast comer of Lot 1, Block 1, Willowbrook Subdivision, thence in a southerly and westerly direction following the existing city limit boundary to a point which intersects with the extension of the southern boundary of Tract 1, C/S 2834, then west along said southern boundary of Tract 1, C/S 2834 and southern boundary of Block 4 of Weil Subdivision to the intersection with the centerline of Mullowney Lane, extending north along the centerline of Mullowney Lane and its projection to the centerline of Laurel Road, extending northeast along the centerline of Laurel Road to its intersection with State Avenue, extending northeast and east along the centerline of State Avenue to the ending point at the intersection of State Avenue and Van Buren Street. Excluding all unincorporated land within the boundary.

Map 6 – Tax Increment Finance District in Relationship to City



Section 8 - Planning Process

Stakeholder and Community Participation

The initial concept of developing a Tax Increment Finance District and an Urban Renewal Plan in the South Billings Boulevard area was brought forward by the City of Billings, Big Sky Economic Development Authority and the Downtown Billings Partnership. After discussions and meetings with the Southwest Corridor Task Force, it was determined that a steering committee would be established to move forward with the development of an Urban Renewal Plan for the creation of the South Billings Boulevard TIF District. After discussions with the participating members, it was apparent that direct communication with business owners, landowners and public participation was critical for the project to be a success. Two public meetings were scheduled to open dialogue on the proposed Urban Renewal Plan and TIF District process, and to set goals and objectives of the project. It also became clear that a grass-roots effort conducted and led by the property owners themselves was needed.

In October of 2008, the city began an urban renewal plan modification process to include 3 additional properties to the district pursuant to Montana Code section 7-15-4221. All property owners affected by the urban renewal plan modification were notified by mail of the public hearing on the Urban Renewal Plan held November 24, 2008.

In May 2019 the City in coordination with the South Billings Urban Renewal Association began the process to amend the South Billings Urban Renewal Plan. All property owners affected by the urban renewal plan amendment were notified by mail of a public meeting to discuss and receive public comment on the Plan amendment on May 30, 2019. All property owners affected by the urban renewal plan amendment were also notified of the public hearing on the Urban Renewal Plan held July 8, 2019.

Urban Renewal Plan

The Urban Renewal Plan is the tool that governs what public improvements are needed and desired within the district. Through public meetings and meetings at the Southwest Corridor Task Force, neighborhood needs and projects were identified.

With input from property owners and the identification of goals and objectives, the City of Billings moved forward with the completion of the Urban Renewal Plan. A draft was reviewed with the property owners and the Southwest Corridor Task Force prior to review by the City of Billings City Council.

The high level of transparency and frequency of meetings has ensured that a large local constituency has been involved, and as many stakeholders as possible participate and approve of the plan.

Eminent Domain

In no case shall eminent domain be used as a tool in the redevelopment of the South Billings Boulevard Urban Renewal District except as a last resort in the case of needed public infrastructure improvements and/or rights-of way.

Residential Relocation Plan

If a residential structure requires relocation as a result of right-of-way acquisition and/or a public infrastructure construction project, that is partially or fully funded with federal assistance (Housing and Urban Development, Federal Highway, etc), the City of Billings shall abide by the Uniform Relocation Assistance Act.

Planning, City Administration and Legal Review

During the many meetings with the local property owners and the Southwest Neighborhood Task Force, it was decided to begin the process of finalizing the urban renewal plan and take it to the city council before the end of 2007. The urban renewal plan was sent to the City Legal Department and City Administration for review and comments. Comments and recommendations from both City Legal and City Administration were taken into account and incorporated into this plan.

The plan was also sent to the Yellowstone County Board of Planning for its review and recommendations regarding the plan's confo1mity to the 2003 Growth Policy Plan. A recommendation of approval was passed by the Planning Board on October 23, 2007. The plan was then presented at a City Council Work Session on November 5, 2007. The public hearing and first reading of the Ordinance was held by the City Council on November 26, 2007 with the second reading and final adoption on December 10, 2007.

The modification to the SBBURD plan began in October of 2008. On November 10, 2008, the Billings City Council passed a Resolution Declaring Blight, Intent to Modify the District, and Setting a Public Hearing Date. The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council with regard to the plan's conformity with the 2003 Growth Policy on November 12, 2008. The affected property owners were notified of the plan's modification and public hearing notices were published on November 6, 2008 and November 13, 2008 for the first reading and public hearing on the modification of the plan.

The City initiated an amendment to the SBBURD plan in May 2019 to ensure future projects contemplated by the City and also provided by public comments and recommendations would be possible if funded by bonding or directly through tax increment funds generated by the SBBURD. The process to amend the plan has followed the process described in Montana Code as follows: The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council with regard to the plan's conformity with the 2016 Growth Policy on June 25, 2019. The affected property owners were notified by mailed postcard of the plan's modification, and public hearing notices were published on June 28, 2019 and July 5, 2019 for the first reading and public hearing on the plan amendment.

Financial Programming

The City of Billings to ensure a sound and adequate financial program to fund projects has concluded the following: For every $1 million dollars of increased market value, assuming Class 4 (commercial) property @ 3.01 % taxable rate and a mill levy of$ .55, it is anticipated that an increment value of $14,500 will be generated yearly.

Modification of SBBURD Plan

The SBBURD may be modified at any time by the City Council as necessary to eliminate and prevent the development or spread of blighted areas, and encourage urban rehabilitation. The process for plan modification shall follow the procedures set forth in 7-15-4212 through 7-15-4219 MCA, with respect to initial adoption of this plan. For purposes of urban renewal district boundary changes only, the notice of public hearing, as described in 7-15-4215 MCA, may only be mailed to those owners whose properties are situated within the area of expansion or contraction of the Urban Renewal District boundaries. In cases where the boundaries are not modified, but the contents of the urban renewal plan are substantially modified, notification shall be mailed to all owners of property within the Urban Renewal District area.

Section 9 - Housing (Conservation of existing affordable housing)

Housing is an important element to the district. Providing the district with housing opportunities is vital to the sustainability of the district. With housing opportunities, individuals and families can live and work within the district. This provides a dual benefit, first the commute to work for individuals will be reduced and second the businesses within the district will have a local work force to draw from.

Current housing in the area consists of single-family, duplex, and multi-family units and include rental units and owner-occupied. Also, manufactured home parks are located within the district. The main concentration of housing is located in the central and eastern portion of the district. During the summer of 2007, the Planning Division developed a map of existing housing conditions within the City of Billings. The information was generated through the Yellowstone County CAMA (Computer Assisted Mass Appraisal) detail system. Properties were queried that were labeled as either unsound, poor, fair or incomplete. This resulted in approximately 2,390 properties within the city limits that met this query. Out of the 2,390, 562 or 24% were located in the SBBURD. Of the 562 residential structures, 7 were rated as unsound, 184 as poor and 371 as fair.

Future housing for the district is encouraged to be developed for the goal of ownership. When rental housing occurs, such facilities shall be developed in connection with mixed-uses and managed by a company that will provide active policy measures to eliminate crime and blight. Approval of multi-family housing will require either a Zone Change or Special Review request that requires approval by the City Council.

Housing in the area shall also be designed to cater to a variety of income demographics as well. All current affordable housing needs in the district shall be accounted for through the development of owned and rental housing that remain within the district. Housing for mid- and higher level income groups shall also be encouraged. To avoid creation of substandard housing or encourage future blight, mixed-use housing developments shall incorporate all income demographics within the same project in a safe and positive way.

Section 10 - Transportation and Pedestrian Circulation

The transportation and circulation situation in the TIF district should be a major focus during redevelopment of the area. Traffic patterns and access issues can affect the function and livability of a community or neighborhood.

During discussions and public meetings, it was apparent the current street conditions and lack of adequate transportation and pedestrian facilities was a high priority for property owners. The majority

of traffic that comes into the district is either pass-through or destination traffic to the major transportation routes located within the district. In addition, the lack of sidewalk and pedestrian routes is a concern with the number of schools and parks located in the district. Safe and attractive pedestrian amenities, such as sidewalks, boulevards, crosswalks, improved signage and shelters or benches would greatly enhance pedestrian experiences.

Section 11 - Public Services and Facilities

Currently there are four public schools located within the district; three elementary schools and one middle school. A concern mentioned many times by residents was the lack of sidewalks for school children to get to school. It was observed that many students are walking directly in the street due to a lack of sidewalks. The creation of a Safe Routes to School Plan should be created to address this concern. In addition to schools, there are several developed parks located in the district. Amend Park provides a multi-use facility for soccer and rugby as well as picnic sites and shelters. Optimist Park has a variety of amenities that include basketball courts, jogging trails, playground, softball and baseball fields and picnic areas. Ponderosa Park provides horseshoe courts, playground, softball and baseball fields and soccer and rugby fields. The City of Billings also provides services to the district with MET Transit and the Southgate Cop Shop. Currently two MET routes serve the neighborhood; the Central and the Southside Loop. Both of these routes travel to and from the Stewart Park and Downtown Transfer Centers. The Southgate Cop Shop was reopened in May of 2007 and operates on Monday, Wednesday and Friday from 4 - 7 p.m. The station is a neighborhood police contact center currently staffed by volunteers. Residents are encouraged to use the Cop Shop to report crimes, suspicious activities or obtain inf01mation and assistance.

Section 12 - Infrastructure and Utilities

The district has infrastructure and utilities deficiencies that need to be addressed prior to any large influx of redevelopment or new building construction. Water and sewer conditions need to be addressed due to out of date installations, inadequate lines, or increases in impacts to existing structures.
The storm water drainage situation is particularly troublesome as many areas either have inadequate storm water facilities or none at all.

By upgrading infrastructure and utilities, therein lies the opportunity for more attractive development opportunities.

Section 13 - Urban Renewal Projects and Programs

The Urban Renewal Projects were identified by property owners within the district during the public meetings at the time the Plan was first adopted in 2008 and also during the amendment process in 2019. Information for the 2008 Plan adoption process utilized the Southwest Corridor Task Force meetings and delivery through comments mailed to the Planning Division. For the 2019 amendment process, a public meeting was held at Orchard Elementary School on May 30, 2019 where projects ideas and comments were collected, as well as at the South Billings Urban Renewal Association meeting on June 4, 2019. It is the City's intent to use Tax Increment to finance public improvement projects. In addition to TIF financing, the City may also use Special Improvement District financing as well as grant funding through but not limited to, the Community Development Block Grant Program. By combining funding opportunities, more projects will be able to be completed.

The project and program list below encompasses both items included in the 2008 Plan as well as the new project recommendations for the 2019 Plan amendment. The items are identified by the year:

2008 Project and Program Recommendations:

Project: Traffic calming measures on Calhoun and Orchard Streets.

Project: Street improvements on Newman Drive between Simpson and Stone Streets, install curb and gutter.

Project: Pave, curb and gutter on Simpson from Calhoun to Newman.

Project: Widen, curb and gutter (where needed) and repave Calhoun the full

length. Project: Widen, curb and gutter (where needed) and repave Orchard the

full length. Project: Widen, curb and gutter (where needed) and repave

Hallowell the full length.

Project: Widen, curb and gutter and install bike path or sidewalk the full length of King Avenue East from Parkway to Riverside Drive.

Project: Safety to school plan.

Project: Crosswalks within the district (where needed).

Project: Sidewalks within the district (where needed).

Project: Street lights along King Avenue East.

Project: Street widening at Optimist Park.

Project: 4100 Block of Vaughn Street - sidewalk.

Project: 4100 Block of Vaughn - public sewer needed, drainfields

failing. Project: Bike/pedestrian routes along King Avenue.

Project: Sewer improvements on South Billings Boulevard from Mitchell north to Underpass Road. Sewer line currently runs east under adjoining residential development.

Project: Repave Morgan Avenue between Hallowell Lane and Jackson Street include sidewalks, street lights.

Project: Install public sewer along Morgan Avenue that includes storm water

improvements. Project: More bike trails throughout neighborhood.

Project: Park improvements for Little League and soccer leagues.

Project: Community Resource Officer within the neighborhood to steer kids away from drugs and promote a safe neighborhood.

Project: Pave Newman Lane behind Newman Elementary School.

Project: Storm water improvement at the Northeast comer of Phillip and

Hallowell. Project: Need school zone signage at Newman Elementary School.

Project: Installation and improvement of municipal water and sewer lines within the

district. Project: Installation of sidewalks on Jackson Street (where needed).

Project: Stop light at South Billings Boulevard and Midland Road.

Project: Neighborhood wide traffic study for traffic calming

strategies.

Project: Assess adequacy of fire hydrants throughout the neighborhood and add fire hydrants as needed.

Project: Traffic light at State Avenue and Hallowell Lane.

Project: Continuation of street lights on Jackson to King

Avenue.

In addition to property owner identification of projects for the district, the City of Billings Public Works Department has several ongoing or future infrastructure projects scheduled. These projects include the following:

- Orchard Lane - Replacement of a water main in Orchard Lane from just south of King Avenue East to Underpass Avenue. This project is scheduled for the spring or fall of 2009.
- Calhoun Lane – Replacement of water main in Calhoun Lane from King Avenue East to Underpass Avenue. This project could be scheduled for 2010 or 2011.
- Jackson Street - Jackson Street is split into two phases. The first phase will provide sidewalk and drive approaches on the west side of Jackson Street from King Avenue East to Ryan Avenue. The second phase will provide drive approaches, sidewalk, curb and gutter, and ADA ramps along both sides of Jackson Street from State Avenue to Kratz Lane. These

phases are programmed in the FY 2009 Budget

- Newman Lane and Bruce Avenue - Sanitary sewer rehabilitation work was completed in the TIF district in 2007 at Newman Lane and Bruce Avenue.

2019 Project and Program Recommendations:

Parks & Recreational Amenities – Construct and enhance public facilities that will increase the quality or quantity of parks and recreational activities within the District. This may include, but is not limited to, a recreation center, swimming pool, ice arena, indoor and outdoor park development, and other amenities.

Public Safety – Construction of Police or Fire facilities within the District, to include necessary furnishings for such facilities.

Railroad Infrastructure – Coordinate with BNSF Railway and Montana Rail Link on safety and long-term viability of railroad crossings and corridors in the District and cooperate on projects with the railroads and City of Billings.

Walking Paths and Trails – Construct sidewalks, trails and pathways throughout the District with landscaping to ensure the safety of children and all pedestrians, as well as provide access to neighborhoods and services.

Transportation Corridor Improvements – Construct and reconstruct transportation infrastructure in the District to include streets, sidewalks, lighting, traffic control, multi-purpose side paths, landscaping, water, sewer, stormwater, and transit access projects.

School and Community Services – Assist in funding projects and programs in the District to enhance school playgrounds and athletic fields, health and wellness programs, access to community meeting and activity spaces, and other efforts that improve access to school and community services.

Section 14 - Identified Projects and Programs in Relationship to the Goals and Objectives Respective to the 2016 City of Billings Growth Policy

One of the requirements of Montana's Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43, MCA) is that the urban renewal plan must conform to the community's growth policy. The 2016 City of Billings Growth Policy ("Growth Policy") refers to and promotes economic development and urban renewal in a variety of ways. The preceding list of urban renewal goals listed in Section 13 are relevant to the Growth Guidelines identified in the Growth Policy in the following areas:

Growth Guidelines

Essential Investments (relating public and private expenditures to public values)

- The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans
- Public transit and commercial air service are critical to ensure access to and around the City

- Planning and construction of safe and affordable interconnected sidewalks and trails are important to the economy and livability of Billings.
- Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community
- Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors
- Public health and safety and emergency service response are critical to the well-being of Billings' residents, businesses, and visitors
- Infill development and development near existing City infrastructure may be the most cost effective
- The history and heritage of Billings are cornerstones of our community
- Neighborhoods that are safe and attractive and provide essential services are much desired
- Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve our environmental quality far into the future (i.e. energy efficient) are desirable
- A supportive school system that inspires, motivates, and prepares students for meaningful employment is important for ensuring a high quality, competitive community

Place Making (Enhance, maintain, preserve, and improve existing public places)

- A multi-use community recreation facility is desirable
- Enhancement and maintenance of public spaces and buildings through City stewardship is integral to a vibrant community
- Park master plans and transportation plans are important to facilitate the preservation and improved public access to the Yellowstone River and the Rims
- Public and private partnerships are valuable for creating enhanced entryways into Billings
- Enhancing public buildings and spaces to be more efficient in their uses of energy, money, and space is important to having a vibrant and livable City

Community Fabric (attractive, aesthetically pleasing, uniquely Billings)

- Developed landscape areas in commercial areas encourage more pedestrian activity and vibrant commercial activity
- Attractive streetscapes provide a pleasant and calming travel experience in urban and suburban neighborhoods
- Outdoor public spaces provide casual and relaxing gathering areas for people
- Planning and construction of interconnected sidewalks and trails are important to the livability of Billings
- Cost-effective landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors

Strong Neighborhoods (livable, safe, sociable and resilient neighborhoods)

- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, good will and social interaction
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, pedestrian-scale street lights, street trees and walkable access to public spaces
- Implementation of the Infill Policy is important to encourage development of underutilized properties

Home Base (healthy, safe and diverse housing options)

- A mix of housing types that meet the needs of a diverse population is important
- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe
- Homes that are safe and sound support a healthy community

Mobility and Access (transportation choices in places where goods and services are accessible to all)

- Connecting people to places with transportation choices is vital to the well-being of Billings' residents, businesses and visitors
- Safe and accessible transportation systems benefit everyone's quality of life
- Affordable public transit is much desired
- Development oriented to transit routes will provide more transportation choices and is preferred
- "Safe Routes to Schools" promotes physical health and reduces vehicle trips, earning parents more time and less costs for transportation
- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings
- On-street bike facilities promote predictability for all users
- Technology can reduce congestion and facilitate emergency vehicle travel at railroad crossings

Prosperity (promoting equal opportunity and economic advancement)

- Predictable, reasonable City taxes and assessments are important to Billings' taxpayers
- Successful businesses that provide local jobs benefit the community
- Community investments that attract and retain a strong, skilled and diverse workforce also attracts businesses
- Retaining and supporting existing businesses helps sustain a healthy economy

Section 15 - Neighborhood Planning

Another tool that is expected to be used in the future to address current conditions within the district and the identification of neighborhood needs will be accomplished through the creation of a Neighborhood Plan. A neighborhood plan may be drafted for this area of Billings in the next three or four years based on available funding. The purpose of the neighborhood plan is to assist residents, governing agencies, planners and developers in making the right choices when determining future growth patterns and development within the neighborhood. The plan also encourages local government, developers and businesses to discuss future land use decisions with neighborhood residents and business owners prior to the proposed land use change. The neighborhood plan is not a regulatory document; instead, it is adopted by the City Council and the Board of County Commissioners as an implementation strategy and is part of the City of Billings and Yellowstone County Growth Policy as an advisory document. The neighborhood plan would be implemented through the City's Capital Improvement Program Planning and by the Southwest Corridor Neighborhood Task Force.

The plan would include general and specific recommendations that reflect the values of the community, encourage sound decision-making, and empower people to take action. The plan also includes realistic implementation strategies that involve both private and public actions, as well as regulatory decisions.

Section 16- Conclusion

The South Billings Boulevard Urban Renewal District has a tremendous amount of potential to become a viable and reliable economic engine. The district has a great potential to become a destination place where Billings residents, business owners, and visitors will purposefully go to conduct business, have goods and services manufactured and enjoy recreation and leisure activities. At the end of the life of this TIFD program it is the hope of all involved that this area of Billings will be a wonderful place to live, work and play far into the future.

ORDINANCE 19-5725

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THAT THE SOUTH BILLINGS BOULEVARD URBAN RENEWAL PLAN FOR THE SOUTH BILLINGS BOULEVARD URBAN RENEWAL DISTRICT (SBBURD), FORMED BY THE CITY IN NOVEMBER 2007 AND EXPANDED IN NOVEMBER 2008, BE AMENDED BY REVISING SECTIONS 1, 8, 13 AND 14, PROVIDING FOR ADDITIONAL PROJECTS TO BE FUNDED AND CONSTRUCTED IN THE FUTURE IN THE SBBURD, AS WELL AS UPDATING THE PLAN TO REFLECT THE AMENDMENT PROCESS.

WHEREAS, this Council on May 12, 2008, established the South Billings Boulevard Urban Renewal District and adopted the South Billings Boulevard Urban Renewal Plan under Ordinance 08-5462,

WHEREAS, this Council on December 8, 2008, modified the South Billings Boulevard Urban Renewal District and modified the South Billings Boulevard Urban Renewal Plan under Ordinance 08-5484,

WHEREAS, opportunities have been presented to the City that make it desirable for the City to amend the South Billings Boulevard Urban Renewal Plan to enable further development and redevelopment of properties, demolishing blighted structures, improving such properties with, landscaping, utilities, and other similar improvements, assembling such properties, and making the properties so improved available for private redevelopment.

WHEREAS, the City Council has made amendments to the South Billings Boulevard Urban Renewal Plan as outlined in this Ordinance and as attached as Exhibit A.

WHEREAS, the South Billings Boulevard Urban Renewal Plan has been reviewed and approved by the Yellowstone County Board of Planning, as evidenced by the Board's letter provided to the City Council and the meeting minutes of June 25, 2019.

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

Section 1. That Section 1 of the South Billings Boulevard Urban Renewal Plan be amended so that such section shall read as follows:

On May 12, 2008 the City of Billings adopted an ordinance creating the South Billings Boulevard Urban Renewal District (SBBURD) and established a Tax Increment Finance District. As part of this ordinance, an urban renewal plan and the boundaries of the tax increment finance district were adopted.

Public participation for preparing the urban renewal plan involved public meetings and participation with the City of Billings, the Southwest Corridor Neighborhood

Task Force, residents and property owners, Downtown Billings Partnership, and Big Sky Economic Development Authority.

In October of 2008, the City began a modification of the SBBURD to include three additional properties. Two of these properties were recently annexed and contiguous to the existing SBBURD; therefore, the properties are now eligible to be included within the SBBURD. The third property is contiguous and requested an expansion of the district boundary. The modification of the urban renewal plan will reflect the addition of those properties.

The December 2008 modification of the urban renewal plan ~~will~~:

- Served as a framework for the official urban renewal plan
- Fulfilled Montana state law
- Updated and define district boundaries
- Classifiedy blight
- Set forth the protocol for its authorization, execution, and management
- Illustrated the development opportunities
- Documented baseline taxable property values and potential areas for redevelopment

The July 2019 amendment of the urban renewal plan will:

- Identify future projects and programs
- Ensure the City has the option to bond future projects
- Update to the 2008 Plan to reflect the 2019 amendment process

Section 8. That Section 8 of the South Billings Boulevard Urban Renewal Plan be amended so that such section shall read as follows:

Stakeholder and Community Participation

The initial concept of developing a Tax Increment Finance District and an Urban Renewal Plan in the South Billings Boulevard area was brought forward by the City of Billings, Big Sky Economic Development Authority and the Downtown Billings Partnership. After discussions and meetings with the Southwest Corridor Task Force, it was determined that a steering committee would be established to move forward with the development of an Urban Renewal Plan for the creation of the South Billings Boulevard TIF District. After discussions with the participating members, it was apparent that direct communication with business owners, landowners and public participation was critical for the project to be a success. Two public meetings were scheduled to open dialogue on the proposed Urban Renewal Plan and TIF District

process, and to set goals and objectives of the project. It also became clear that a grass-roots effort conducted and led by the property owners themselves was needed.

In October of 2008, the city began an urban renewal plan modification process to include 3 additional properties to the district pursuant to Montana Code section 7-15-4221. All property owners affected by the urban renewal plan modification were notified by mail of the public hearing on the Urban Renewal Plan held November 24, 2008.

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Planning, City Administration and Legal Review

During the many meetings with the local property owners and the Southwest Neighborhood Task Force, it was decided to begin the process of finalizing the urban renewal plan and take it to the city council before the end of 2007. The urban renewal plan was sent to the City Legal Department and City Administration for review and comments. Comments and recommendations from both City Legal and City Administration were taken into account and incorporated into this plan.

The plan was also sent to the Yellowstone County Board of Planning for its review and recommendations regarding the plan's confo1mity to the 2003 Growth Policy Plan. A recommendation of approval was passed by the Planning Board on October 23, 2007. The plan was then presented at a City Council Work Session on November 5, 2007. The public hearing and first reading of the Ordinance was held by the City Council on November 26, 2007 with the second reading and final adoption on December 10, 2007.

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The City initiated an amendment to the SBBURD plan in May 2019 to ensure future projects contemplated by the City and also provided by public comments and recommendations would be possible if funded by bonding or directly through tax

increment funds generated by the SBBURD. The process to amend the plan has followed the process described in Montana Code as follows: The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council with regard to the plan's conformity with the 2016 Growth Policy on June 25, 2019. The affected property owners were notified by mailed postcard of the plan's modification, and public hearing notices were published on June 28, 2019 and July 5, 2019 for the first reading and public hearing on the plan amendment.

Section 13. That Section 13 of the South Billings Boulevard Urban Renewal Plan be amended so that such section shall read as follows:

Section 13 - Urban Renewal Projects and Programs

The Urban Renewal Projects were identified by property owners within the district during the public meetings at the time the Plan was first adopted in 2008 and also during the amendment process in 2019. Information for the 2008 Plan adoption process utilized the Southwest Corridor Task Force meetings and delivery through comments mailed to the Planning Division. For the 2019 amendment process, a public meeting was held at Orchard Elementary School on May 30, 2019 where projects ideas and comments were collected, as well as at the South Billings Urban Renewal Association meeting on June 4, 2019. It is the City's intent to use Tax Increment to finance public improvement projects. In addition to TIF financing, the City may also use Special Improvement District financing as well as grant funding through but not limited to, the Community Development Block Grant Program. By combining funding opportunities, more projects will be able to be completed.

The project and program list below encompasses both items included in the 2008 Plan as well as the new recommendations for the 2019 Plan amendment. The items are identified by the year:

2008 Project and Program Recommendations:

Project: Traffic calming measures on Calhoun and Orchard Streets.

Project: Street improvements on Newman Drive between Simpson and Stone Streets, install curb and gutter.

Project: Pave, curb and gutter on Simpson from Calhoun to Newman.

Project: Widen, curb and gutter (where needed) and repave

Calhoun the full length. Project: Widen, curb and gutter (where

needed) and repave Orchard the full length. Project: Widen, curb

and gutter (where needed) and repave Hallowell the full length.

Project: Widen, curb and gutter and install bike path or sidewalk the full length of King Avenue East from Parkway to Riverside Drive.

Project: Safety to school plan.

Project: Crosswalks within the district (where

needed). Project: Sidewalks within the district

(where needed).

Project: Street lights along King

Avenue East. Project: Street

widening at Optimist Park.

Project: 4100 Block of Vaughn Street - sidewalk.

Project: 4100 Block of Vaughn - public sewer needed,

drainfields failing. Project: Bike/pedestrian routes along

King Avenue.

Project: Sewer improvements on South Billings Boulevard from Mitchell north to Underpass Road. Sewer line currently runs east under adjoining residential development.

Project: Repave Morgan Avenue between Hallowell Lane and Jackson Street include sidewalks, street lights.

Project: Install public sewer along Morgan Avenue that includes storm

water improvements. Project: More bike trails throughout neighborhood.

Project: Park improvements for Little League and soccer leagues.

Project: Community Resource Officer within the neighborhood to steer kids away from drugs and promote a safe neighborhood.

Project: Pave Newman Lane behind Newman Elementary School.

Project: Storm water improvement at the Northeast comer of Phillip

and Hallowell. Project: Need school zone signage at Newman

Elementary School.

Project: Installation and improvement of municipal water and sewer lines

within the district. Project: Installation of sidewalks on Jackson Street

(where needed).

Project: Stop light at South Billings Boulevard and

Midland Road. Project: Neighborhood wide traffic study

for traffic calming strategies.

Project: Assess adequacy of fire hydrants throughout the neighborhood and add fire hydrants as needed.

Project: Traffic light at State Avenue and

Hallowell Lane. Project: Continuation of street

lights on Jackson to King Avenue.

In addition to property ~~1iy~~ owner identification of projects for the district, the City of Billings Public Works Department has several ongoing or future infrastructure projects scheduled. These projects include the following:

- Orchard Lane - Replacement of a water main in Orchard Lane from just south of King Avenue East to Underpass Avenue. This project is scheduled for the spring or fall of 2009.
- Calhoun Lane – Replacement of water main in Calhoun Lane from King Avenue East to Underpass Avenue. This project could be scheduled for 2010 or 2011.
- Jackson Street - Jackson Street is split into two phases. The first phase will provide sidewalk and drive approaches on the west side of Jackson Street from King Avenue East to Ryan Avenue. The second phase will provide drive approaches, sidewalk, curb and gutter, and ADA ramps along both sides

of Jackson Street from State Avenue to Kratz Lane. These phases are programmed in the FY 2009 Budget

- Newman Lane and Bruce Avenue - Sanitary sewer rehabilitation work was completed in the TIF district in 2007 at Newman Lane and Bruce Avenue.

2019 Project and Program Recommendations:

Parks & Recreational Amenities – Construct and enhance public facilities that will increase the quality or quantity of parks and recreational activities within the District. This may include, but is not limited to, a recreation center, swimming pool, ice arena, indoor and outdoor park development, and other amenities.

Public Safety – Construction of Police or Fire facilities within the District, to include necessary furnishings for such facilities.

Railroad Infrastructure – Coordinate with BNSF Railway and Montana Rail Link on safety and long-term viability of railroad crossings and corridors in the District and cooperate on projects with the railroads and City of Billings.

Walking Paths and Trails – Construct sidewalks, trails and pathways throughout the District with landscaping to ensure the safety of children and all pedestrians, as well as provide access to neighborhoods and services.

Transportation Corridor Improvements – Construct and reconstruct transportation infrastructure in the District to include streets, sidewalks, lighting, traffic control, multi-purpose side paths, landscaping, water, sewer, stormwater, and transit access projects.

School and Community Services – Assist in funding projects and programs in the District to enhance school playgrounds and athletic fields, health and wellness programs, access to community meeting and activity spaces, and other efforts that improve access to school and community services.

Section 14. That Section 14 of the South Billings Boulevard Urban Renewal Plan be amended so that such section shall read as follows:

Section 14 - Identified Projects and Programs in Relationship to the Goals and Objectives Respective to the 2016 City of Billings ~~County~~ Growth Policy ~~Plan~~

One of the requirements of Montana's Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43, MCA) is that the urban renewal plan must conform to the community's growth policy. The ~~Yellowstone County and~~ 2016 City of Billings ~~2003~~ Growth Policy ~~Plan~~ ("Growth Policy") refers to and promotes economic

development and urban renewal in a variety of ways. The preceding list of urban renewal goals listed in Section 13 are relevant to the ~~goals~~ Growth Guidelines identified in the Growth Policy in the following ~~elements~~areas:

Growth Guidelines

Essential Investments (relating public and private expenditures to public values)

- The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans
- Public transit and commercial air service are critical to ensure access to and around the City
- Planning and construction of safe and affordable interconnected sidewalks and trails are important to the economy and livability of Billings.
- Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community
- Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors
- Public health and safety and emergency service response are critical to the well-being of Billings' residents, businesses, and visitors
- Infill development and development near existing City infrastructure may be the most cost effective
- The history and heritage of Billings are cornerstones of our community
- Neighborhoods that are safe and attractive and provide essential services are much desired
- Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve our environmental quality far into the future (i.e. energy efficient) are desirable
- A supportive school system that inspires, motivates, and prepares students for meaningful employment is important for ensuring a high quality, competitive community

Place Making (Enhance, maintain, preserve, and improve existing public places)

- A multi-use community recreation facility is desirable
- Enhancement and maintenance of public spaces and buildings through City stewardship is integral to a vibrant community
- Park master plans and transportation plans are important to facilitate the preservation and improved public access to the Yellowstone River and the Rims
- Public and private partnerships are valuable for creating enhanced entryways into Billings

- Enhancing public buildings and spaces to be more efficient in their uses of energy, money, and space is important to having a vibrant and livable City

Community Fabric (attractive, aesthetically pleasing, uniquely Billings)

- Developed landscape areas in commercial areas encourage more pedestrian activity and vibrant commercial activity
- Attractive streetscapes provide a pleasant and calming travel experience in urban and suburban neighborhoods
- Outdoor public spaces provide casual and relaxing gathering areas for people
- Planning and construction of interconnected sidewalks and trails are important to the livability of Billings
- Cost-effective landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors

Strong Neighborhoods (livable, safe, sociable and resilient neighborhoods)

- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, good will and social interaction
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, pedestrian-scale street lights, street trees and walkable access to public spaces
- Implementation of the Infill Policy is important to encourage development of underutilized properties

Home Base (healthy, safe and diverse housing options)

- A mix of housing types that meet the needs of a diverse population is important
- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe
- Homes that are safe and sound support a healthy community

Mobility and Access (transportation choices in places where goods and services are accessible to all)

- Connecting people to places with transportation choices is vital to the well-being of Billings' residents, businesses and visitors
- Safe and accessible transportation systems benefit everyone's quality of life
- Affordable public transit is much desired
- Development oriented to transit routes will provide more transportation choices and is preferred
- "Safe Routes to Schools" promotes physical health and reduces vehicle trips, earning parents more time and less costs for transportation

- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings
- On-street bike facilities promote predictability for all users
- Technology can reduce congestion and facilitate emergency vehicle travel at railroad crossings

Prosperity (promoting equal opportunity and economic advancement)

- Predictable, reasonable City taxes and assessments are important to Billings' taxpayers
- Successful businesses that provide local jobs benefit the community
- Community investments that attract and retain a strong, skilled and diverse workforce also attracts businesses
- Retaining and supporting existing businesses helps sustain a healthy economy

PASSED by the City Council on first reading this 8th day of July, 2019.

PASSED, ADOPTED and APPROVED on second reading this 22nd day of July, 2019.

CITY OF BILLINGS:

CITY OF BILLINGS • SEAL • YELLOWSTONE COUNTY, MONTANA

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

ATTEST:

By: Denise R. Bohlman
Denise R. Bohlman, City Clerk

RESOLUTION NO. 18-10750

A RESOLUTION OF THE CITY OF BILLINGS FORMING A POLICY FOR THE ADMINISTRATION OF URBAN RENEWAL AREAS OR DISTRICTS (URD) IN THE CITY.

WHEREAS, MCA, Title 7, Chapter 15, Part 42, Section 51 declares: General powers of municipalities in connection with urban renewal. Every municipality shall have all the power necessary or convenient:

(1) To carry out and effectuate the purposes and provisions of this part and part 43;

(2) To undertake and carry out urban renewal projects within the municipality, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part and part 43, and to disseminate blight clearance and urban renewal information;

(3) To organize, coordinate, and direct, within the municipality, the administration of the provisions of this part and part 43 as they apply to such municipality in order that the objective of remedying blighted areas and preventing the causes thereof within such municipality may be most effectively promoted and achieved and to establish such new office or offices of the municipality or to reorganize existing offices in order to carry out such purpose most effectively;

(4) To exercise all or any part or combination of powers granted in this part or part 43; and

WHEREAS, the City of Billings reviews and adopts Urban Renewal Plans for each of its Urban Renewal Districts, and those Plans specify goals for each Urban Renewal District; and

WHEREAS, the City of Billings may establish local policies that guide the establishment, operations, funding and governance of urban renewal districts; and

WHEREAS, development of TIF (Tax Increment Financing) Policies would be in the best interest of the City.

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

That the City Council now makes and adopts the following TIF Policy:

CITY OF BILLINGS TAX INCREMENT FINANCE POLICY

1. PERMITTED USES OF TIF FUNDS. TIF funds may be used for costs outlined in MCA, Title 7, Chapter 15, Part 42, Section 88. Urban Renewal Plans adopted by the City may limit what TIF funds may be spent on in any Urban Renewal District. Eligible costs may include, but are not limited to:
   a. Land acquisition and assemblage, demolition and removal of structures, relocation of occupants, analysis to determine needs of an urban renewal area, administrative cost for redevelopment activities.
   b. Public infrastructure, including, but not limited to: streets, storm drains, parking, public buildings, water and sewer lines, sidewalks, utility connections.
   c. Private infrastructure with public benefit, including, but not limited to, building façades, windows, doors, fire suppression or alarm systems, storm drainage, environmental remediation, parking, and ADA access.

2. FINANCIAL ASSISTANCE THROUGH TIF. All financial assistance must be approved by the City Council prior to any activity receiving funding. Financial assistance should be requested prior to beginning construction. All activity (design and construction) must be completed prior to issuance of TIF funds from the City Finance Department. Financial thresholds and assistance tools are as follows:
   a. A minimum of $\geq$ $5 of private investment for every $1 of public investment is the preferred threshold to be met for each TIF application. The City Council reserves the right to approve any application that does not meet this minimum. The City Council also may make exceptions for projects of less than $100,000, and for publicly owned projects, properties or facilities.
   b. Grants may be made for uses listed in Part 1 above benefitting any government owned-land or buildings and for profit and non-profit businesses.
   c. Bonding may be available at the discretion of the City Council.
   d. All TIF grants will be formalized by a development agreement that must be signed by the grantee before the City will reimburse eligible expenses.

3. URD MANAGEMENT. Each URD in the City of Billings will be managed as follows:
   a. Each URD should maintain a non-profit advisory board to make recommendations to the City Council regarding TIF expenditures. Unless specifically authorized by a Memorandum of Understanding (MOU) referenced in 3(b) below, a majority of board members must own or lease property within the district, or must represent such owner or lessee, and may include representation from residential or commercial property owners or lessees. Advisory Boards must carry insurance for their members and provide proof of insurance to the City.
   b. A MOU must be executed between the advisory board and the City Council that defines the board's roles, responsibilities, authority, and processes, including for hiring and maintaining board support staff. The MOU must

contain language addressing conflict of interest situations for board members whose property may directly benefit from a TIF expenditure and for board support staff. The MOU also must include language that if there is the appearance of a conflict of interest the issue will be reviewed by City legal staff before moving forward.

c. Training for all URD advisory boards will be conducted biannually in coordination with City staff and URD support staff. The training must include, but is not limited to: review of URD and TIF laws, Administrative Rules, ethics, conflicts of interest, meeting management, and maintenance of minutes and records.

d. URD financial reporting will be consistent across all URDs and be set by coordination between the City Finance Director and the Planning and Community Services Director, and URD support staff.

e. TIF application review and City Council staff report preparation will be conducted by the Planning and Community Services Department Director, in coordination with the Assistant City Administrator, Finance Director, and URD support staff.

PASSED by the City Council and APPROVED this 9th day of July, 2018.

CITY OF BILLINGS

BY: William A Cole
William A. Cole, Mayor

CITY OF BILLINGS SEAL YELLOWSTONE COUNTY, MONTANA

ATTEST

BY: Denise R. Bohlman
Denise R. Bohlman, City Clerk

City Council Regular

Date:	04/14/2025
Title:	SBBURD TIF Assistance for Torgerson's LLC - 3508 South Frontage Road
Presented by:	Wyeth Friday
Department:	Planning & Community Services
Presentation:	Yes
Legal Review:	No
Project Number:	N/A

RECOMMENDATION

The South Billings Urban Renewal Association (SBURA) Board has reviewed this application for tax increment assistance and recommends to the City Council, upon project completion, a maximum of $843,502.05 of Tax Increment Finance funds from the South Billings Boulevard Urban Renewal District (SBBURD) to Torgerson's, LLC for development of its new heavy equipment implement dealer. Actual reimbursement will be based upon 100% of the actual costs incurred for qualified expenses for the improvements made, subject to the following conditions:

1.) The Applicant shall sign a development agreement with the City of Billings and SBURA within 180 days of City Council's approval.
2.) This TIFD reimbursement is the maximum amount that can be received pending satisfactory submission of all paid invoices showing the completion of expenditures related to this project.
3.) The project reimbursement will occur after construction is completed.
4.) If funds are not available, reimbursement will be carried over to the next fiscal year.

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

The SBURA Board considered the Torgerson's, LLC application at two of its meetings, first at its February 4, 2025 meeting and again at its April 1, 2025 meeting. At the February meeting, the SBURA reviewed the application and recommended $307,045 in TIF funds for the project. The SBURA Board recommended this amount in part because members stated they did not think they had adequate funds to make a larger recommendation based on the recreation facility expenses the City is to bond for the project. Torgerson's is moving its Billings operation and building a new headquarters from its current location in the SBBURD on the Laurel Frontage Road to this new location on the South Frontage Road.

Torgerson's and its consultant for the project decided to pursue bringing the application back to the SBURA Board for further consideration. SBURA consultant Dick Zier also revisited the SBBURD budget in consultation with City Finance staff and determined that there was expected to be more funds available in addition to the recreation center bonding. The SBURA Board reconsidered the Torgerson's application at its April 1 meeting and recommended to the City Council that $843,502.05 in TIF funds be awarded to the project.

The location of this project is in an area that has seen significant investment in the past 5 years, with businesses including Mobile-Stor, TPA Warehouses, and Magnum Trucking. This development has been due in large part to actions and investments by the City in terms of annexation, zoning, inclusion of the property in the SBBURD, and extension of a main water line in the South Frontage Road. The City in March 2022 utilized about $845,000 in TIF funds to complete the water line extension to serve this and the other properties in this area. The water line project was funded by TIF funds with agreements with property owners to complete the project to City specifications as there was significant interest at the time to complete the extension quickly. Significant investment by the business and property owners in this area also made this work possible.

Site work and some foundation work started for the Torgerson's project in January. The applicant had begun discussions with Dick Zier in August of 2024 and had submitted the application in December 2024. At the time, the applicant was informed that as long as the TIF application was submitted and under review by the SBURA Board, the project could begin. The applicant understood it was at their own risk since the Council had not acted on the final approval of the TIF award. Since this time, the City's position has been clarified that applications for TIF awards must go through the review process up to and including the City Council before projects start construction. The applicants stated at the SBURA Board meeting in April that if the TIF award is less than what has been requested and recommended in this second round, the project scope may have to be adjusted as it moves forward to meet the available funding.

Total project costs are estimated to be $9.8 million less the property acquisition. The total recommended amount from

the SBURA Board of $843,502.05 is for Grey Eagle Ditch relocation, utilities, curb and gutter improvements at the access and customer parking area, landscape improvements, and installation of the multi-use path along the South Frontage Road. This is approximately a 1:11 ratio of investment of public vs private funds. This is well above the ratio recommended by the City TIF policy, which is a minimum of 1:5.

Table 1 below details the proposed expenses that qualify for tax increment assistance to Torgerson's, LLC. There is also detailed information relating to the project costs included in the Torgerson's TIF Application and additional financial documents attached to this memo.

TABLE 1.

Qualified Improvements	Estimated Costs	City TIF Policy	Urban Renewal Plan	MT Code Annotated
Grey Eagle Ditch relocation	$275,765	Section 1(a)	Section 13,14	7-15-4288
Utilities	$49,185	Section 1(b)	Section 13,14	7-15-4288
Landscaping	$278,524	Section 1(b)	Section 13,14	7-15-4288
Multi-use path and curb and gutter improvements	$240,028	Section 1(b)	Section 13,14	7-15-4288

The property tax value is expected to increase with the improvements and redevelopment and is estimated at a 7-year payback. This property is positioned well for improvements and future redevelopment to take advantage of goals of the District and meet the intent of the Urban Renewal laws (See Table 1). The redevelopment of this property will increase the tax base for the SBBURD and make it a contributor to commercial development in the area.

STAKEHOLDERS

Stakeholders for this application include the property owners in the SBBURD, the applicant and the general public in Billings. The SBURA Board meeting is a public meeting and the City Council meeting is a public meeting as well, so the public has multiple opportunities to comment on this application as it is reviewed and acted upon. The Planning and Community Services Department did not receive any public comments on this application before this memo was completed. The SBURA Board minutes of when this application was reviewed and recommended for approval to the City Council are attached to this memo.

ALTERNATIVES

City Council may:

- Approve the recommendation from the SBURA board for the expenditure of these tax increment finance (TIF) funds; or,
- Modify the recommendation from the SBURA board for the expenditure of these TIF funds; or,
- Disapprove the recommendations from the SBURA board for the expenditure of these TIF funds.

FISCAL EFFECTS

The recommendation is for a maximum of $843,502.05 to be reimbursed to Torgerson's, LLC for qualifying elements of constructing a new for development of the new location for its new heavy equipment implement dealer at 3508 South Frontage Road. This project is expected to be completed in FY26 and there are sufficient funds budgeted in FY26 to cover this reimbursement.

Attachments

SBURA Recommendation and Minutes
Torgersons TIF Application
Torgersons Supporting Financial 1
Torgersons Supporting Financial 2
South Billings Urban Renewal Plan
City TIF Policy

SOUTH BILLINGS URBAN RENEWAL ASSOCIATION

DZ
DICK ZIER
CONSULTING

(406) 698-3153
SBURABILLINGS@GMAIL.COM
DICKZIER@GMAIL.COM

2139 BROADWATER AVE. STE F
BILLINGS, MONTANA 59102

3/31/20245

REASONS TO APPROVE

TORGERSON LLC TIF REQUEST

1. THIS IS A NEW BUSINESS IN THE SBURA DISTRICT.
2. THIS REQUEST WILL HELP EXPAND THE WALKING TRAIL IN OUR DISTRICT.
3. IT WILL PROVIDE FUNDING FOR THE RELOCATION OF THE GREY EAGLE DITCH.
4. TRANSFORM UNPRODUCTIVE LAND INTO A NICE COMMERCIAL DEVELOPMENT.
5. THE PROJECTED PROPERTY TAX FOR THIS PROJECT IS APPROXIMATELY $118,426.00 ANNUALLY, WITH A 7.122 YEAR PAYBACK.
6. CREATE 12 NEW FULL-TIME EMPLOYEES.
7. PROVIDE UPWARDS OF 50 CONSTRUCTION JOBS.
8. THIS IS A GREAT EXAMPLE OF BUSINESS DEVELOPMENT IN THE SBURA TIF DISTRICT.
9. THIS REQUEST HAS BEEN DELAYED AT NO FAULT OF TORGERSON, LLC. THEY MADE THE INITAIL REQUEST BACK IN AUGUST OF 2024.
10. I RECOMMEND THE APPROVAL OF THIS TIF REQUEST.

SBURA

DICK ZIER, CONSULTANT

SOUTH BILLINGS URBAN RENEWAL ASSOCIATION

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CONSULTING

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2139 BROADWATER AVE. STE F
BILLINGS, MONTANA 59102

SBURA TIF APPLICATION AND PROCESS

3/26/2024

1. MAKE APPLICATION PRIOR TO CONSTRUCTION
2. BREAKOUT SEPARATELY ALL ITEMS THAT YOU ARE REQUESTING TIF ASSISTANCE.
3. I WILL REVIEW APPLICATION AS TO COMPLETENESS WITH THE CITY AND I WILL PRESENT TO THE SBURA BOARD
4. IF APPROVED BY THE SBURA BOARD, I WILL PRESENT THE TIF REQUEST TO THE CITY COUNCIL AS SOON AS I CAN GET ON THE AGENDA
5. IF APPROVED BY THE CITY COUNCIL, A DEVELOPMENTAL AGREEMENT WILL BE DRAWN UP FOR SIGNATURES BY THE MAYOR, SBURA PRESIDENT OR HIGHEST OFFICER, AND THE DEVELOPER. THIS IS TO BE COMPLETED WITHIN 180 DAYS OF CITY COUNCIL APPROVAL. ONLY THE CITY COUNCIL CAN APPROVE THE AWARDING OF FUNDS.
6. ALL WORK MUST BE COMPLETED PRIOR TO ANY REIMBURSEMENT AND THE DEVELOPER MUST HAVE A CERTIFICATE OF OCCUPANCY FROM THE CITY OF BILLINGS.
7. DEVELOPER MUST PROVIDE PAID INVOICES FROM THE CONTRACTOR THAT ARE EQUAL TO OR GREATER THAN THE AMOUNT ON THE TIF APPLICATION.
8. AFTER THIS DOCUMENTATION IS COMPLETE, THE SBURA CONSULTANT WILL DO A WALK THROUGH AND AN INSPECTION, TAKE PICTURES OF THE COMPLETED PROJECT, AND CREATE A CERTIFICATE OF SATISFACTION FROM THE SBURA BOARD AND SUBMIT THIS TO WYETH FRIDAY AND ANDY ZOELLER. THEY WILL REVIEW AND IF COMPLETE TO THEIR SATISFACTION THE CITY WILL ISSUE A CHECK FOR THE REIMBURSEMENT OF THOSE APPROVED ITEMS.

**** THERE IS A NEW STIPULATION THAT REQUIRES THE CONTRACTOR TO PAY THE PREVAILING WAGE TO THE EMPLOYEES WORKING ON THE TIF PORTION OF THE CONTRACT. THE STATE OF MONTANA HAS A WEBPAGE LISTING THE PREVAILING WAGE FOR THE VARIOUS TYPES OF EMPLOYEES. JUST AS A SIDE NOTE, I AM WORKING WITH THE CITY TO GET BETTER GUIDELINES FOR THIS REQUIREMENT.

DICK ZIER SBURA CONSULTANT

DATE 8/5/24

APPLICANT SIGNATURE

DATE 8/5/24

Torgerson's Real	Estate Holding's LLC.	Allow	ability	
		MT Code	MT Code	SBURA RECOMMENDS
Project Cost		7/15/4233	7/15/4288	
Total Surfacing (Trail)	$ 2,602,928.67		$ 2,602,928.67	$ 81,828.00
Curb & Gutter	$ 158,200.00		$ 158,200.00	$ 158,200.00
Landscaping	$ 278,524.05		$ 278,524.05	$ 278,524.05
Grey Eagle Ditch Relocation	$ 275,765.00		$ 275,765.00	$ 275,765.00
Utilities	$ 125,685.00		$ 125,685.00	$ 49,185.00
Planning, Engineering, Contracting, & Acquisition	$ 2,026,632.93		$ 2,026,632.93	
TOTAL	**$ 5,467,735.65**		**$ 5,467,735.65**	**$ 843,502.05**
TOTAL PROJECT COST	**$ 11,638,080.00**			
Maximum TIF Assisstance (16.67%) of Total Project Cost	$ 1,950,313.00			
Requested TIF Assisstance	$ 843,502.05			
Payback Period				
Expected Increase in Taxable Value (80%) of Project Cost	$ 9,310,464.00			
Commercial Tax Rate (1.89%)	$ 175,968.00			
Annual Tax Increment (67.3Mils)	$ 118,426.00			
Payback Period (years)	7.122 years			

		FY25 ORIGINAL BUDGET	FY25 as of 2.10.25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
South TIF Beginning Cash Balance 6/30/23		**4,801,610**	**4,834,797**	**1,697,688**	**1,789,384**	**2,213,301**	**3,223,729**	**3,083,370**	**4,839,654**	**6,690,438**
Revenue										
Tax Revenue		4,318,200	1,779,156	4,664,717	4,758,011	4,853,172	4,950,235	5,049,240	5,150,225	5,253,229
Intergovermental		292,587	177,680	355,360	355,360	355,360	355,360	355,360	355,360	355,360
Interest		150,000	42,698	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Bond Proceeds Pool (see project breakout below) *				9,600,000	-					
Bond Proceeds ARC(see project breakout below) *		-	-	20,000,000	-	-	-	-	-	-
Total Revenue		4,760,787	1,999,534	34,770,077	5,263,371	5,358,532	5,455,595	5,554,600	5,655,585	5,758,589
Expenses										
SBURA Admin		176,000	88,000	176,000	179,520	183,110	186,773	190,508	194,318	198,205
City Cost Allocation		57,640	24,019	76,518	78,048	79,609	81,202	82,826	84,482	86,172
Planning Cost allocation		26,493	6,623	36,481	37,211	37,955	38,714	39,488	40,278	41,084
Debt Service - 2015		338,556	260,628	337,850	336,044	338,244	340,044	336,813	338,000	338,225
Debt Service - 2016		303,175	237,756	303,213	302,888	302,066	305,653	303,988	302,153	305,066
Debt Service - 2022 Road improvement		223,944	146,097	219,069	220,694	222,069	218,319	219,444	220,319	220,944
Debt Service (2024 Series) Pool					775,000	775,000	775,000	775,000	775,000	775,000
Debt Service (2024 Series) ARC		-	-	1,850,250	1,850,250	1,850,250	1,850,250	1,850,250	1,850,250	1,850,250
Bond Issuance Costs/ Discount		-	-							
Transfer - PD Debt Service		301,891	-							
City Capital Projects			-							
Rec Center Design		500,000	987,657							
Bonding Projects										
Rec Center Construction		-	-	20,000,000						
Amend Park - All weather turf field			-	-			1,800,000			
South Park Pool *		-	400,000	9,600,000	-					
Hallowell Lane	24-000610	-	90,000							
Unimproved Streets Phase I			0							
Unimproved Streets Phase II	24-000076	-	-		559,800	559,800				
Riverfront Trail	23-000553	-	0	-						
Optimist Park Lighting		350,000	250,000							
Development Incentives			-							
Unspecified Development Assistance		1,500,000	1,465,071	500,000	500,000	added				
Service Pro Express Lube		-	180,792	-						
Amend Park - All weather turf field		1,500,000	-							
Mitchell Courts		500,000	500,000	-						
Woodspring Suites		346,201	-							
Billings Hotel & Convention			-							
Montana Trailhead Demo (old Holiday Inn)			500,000							
Riverside school - Solar heating panels		100,000	-							
Torgerson LLC		-	-	869,000						
Yellowstone Ice Foundation				710,000						
Residential & Community Enhancements		250,000	-	-						
Total Cash Outlay		6,473,900	5,136,643	34,678,381	4,839,455	4,348,103	5,595,954	3,798,317	3,804,800	3,814,945
Estimated Ending Cash Balance		3,088,497	1,697,688	1,789,384	2,213,301	3,223,729	3,083,370	4,839,654	6,690,438	8,634,083
* Subject to District Expansion										
Revenue Growth		2%								

South Billings Urban Renewal Association Board Meeting
Thursday 04/01/2025 6:00 p.m.
Billings Hotel and Convention Center
1223 Mullowney lane, Billings, MT
Public Welcome (Zoom Access Provided)

Call to Order: Scott Hanser, SBURA Board Vice President
Courtesies: Welcome Visitors

Meeting Protocol: Visitors wishing to be recognized should raise their hand. Unrecognized remarks will not be acknowledged. Those wishing to offer public comment will be limited to three minutes.

Agenda Additions/Deletions: Item 9 moved to #4. Item 8 was removed from agenda

Agenda Items:

1. **Approval of minutes for 03/04/2025 meeting- Scott**

   Jeff Muri motioned, Andrew Hoolihan seconded to approve the minutes **APPROVED**

2. **Approval of minutes for 03/20/2025 meeting- Scott**

   Mike Mayott motioned, Jeff Muri seconded to approve the minutes **APPROVED**

3. **TIF Application- Torgeson Equipment- Dick** **(ACTION)**

   Representatives from Torgeson project spoke about the reevaluation of their original application. Lower amount was approved because SBURA funds were earmarked for the recreation campus project, but those circumstances have changed. Payback would be about 7 years.

   Public comment: Kevin Nelson believes this application has already gone through the process and building has commenced. He does not believe any more funding should be made available to them. Torgeson representative clarified that the application was submitted prior to construction.

   Board comment: Scott Hanser believes this project fits everything SBURA is about. It will generate much needed revenue for the southside. Jeff agrees and applauds any business that is going to put millions into the southside. Mike asked what the projected end date of project and reps stated anticipated end date is in fourth quarter. He believes this will not impede the cash flow of SBURA based on that answer. Wyeth confirmed that everything on the application falls under eligible costs that SBURA funds can be used for.

   Jeff Muri motioned, Mike Mayott seconded to approve application for $843,502.05. All in favor.

4. **Residential sewer hookup requests- Dick/Andrew** **(Information)**

   Mike Mayott gave a brief overview of the need to assist homeowners to hook up to the sewer system. It's suggested that SBURA earmark a certain amount of funds to be used on a first come first serve basis. Nick with public works thinks this is a great idea but wants to make sure the use of funds for something like this is approved, legally, first. More discussion to come on this subject.

5. **Release of funds request Montana Trailhead Inn- Dick** **(ACTION)**

   Photos shown of the project demolition completion at MT Trailhead Inn.

   Jeff Muri motioned, Andrew Hoolihan seconded to release funds in the amount of $500,000 to MT Trailhead Inn. All in favor **APPROVED**

6. **Mitchell Court update- Dick**

   Pictures updating the progression of the project.

7. **Service Pro Express Lube update- Dick**

   Pictures updating the progression of the project.

8. **Recreation Campus update- Dick/Jeff** **(INFORMATION)**

   The relocation of the ditch will begin next week. Groundbreaking is still tentatively scheduled for April 17th. The Governor has been invited so hopefully that works out. Construction fences to be put up tomorrow. They received estimates for the infrastructure for the entire campus that came in under the anticipated cost.

9. **Public comment on non-agenda items**

   Representative from HomeFront came to make the board aware of a pilot project coming to Billings. They have been designated as the Community Reinvestment Organization entity for 26 counties by the Governors office of Economic Development. King Avenue East property was purchased to build 44 single family workforce homes. They believe homes will be ready to be purchased by the end of August. The homes will be three bedrooms, two bath, and two car garage homes. The anticipated cost of the homes will be less than $350,000, 0% down. Home will be locked in value at 1% appreciation per year. Landscaping will be handled by a low-cost HOA. Hoping this project can be replicated without using government funds.

10. **Adjourn**

    Jeff Muri motioned, Andrew Hoolihan seconded to adjourn the meeting. **APPROVED**

SOUTH BILLINGS URBAN RENEWAL ASSOCIATION

City of Billings South Billings Boulevard
Urban Renewal District

Tax Increment Finance Assistance Application

For Public/Private Development Projects

Information & Application

Please return to:
South Billings Urban Renewal Association
PO Box 21271
Billings, MT 59104

Tax Increment Finance (TIF) assistance application process for public infrastructure assistance

IMPORTANT: The material below outlines the Tax Increment Finance Assistance application process and the responsibilities of the Applicant and the South Billings Urban Renewal Association, Inc. (SBURA). Please review this information carefully before submitting the application or finalizing your development plans.

Failure to receive approval of a completed application **BEFORE** construction begins may affect the Applicant's eligibility for Public Infrastructure Tax Increment Financing assistance from the City of Billings.

INTRODUCTION

In May 2019, City of Billings and the SBURA executed a Memorandum of Understanding pertaining to SBURA's management of the South Billings Boulevard District ("the District'), pursuant to Montana Urban Renewal Law Title 7 Chapter 15 Part 42 Montana Code Annotated, (MCA) "Urban Renewal.". This Memorandum of Understanding is incorporated by reference to this application. Tax Increment Financing (TIF) is an important element in facilitating public urban renewal activities that assist and enhance private development opportunities within the District. A TIF program operates by first establishing a base year taxable value for all properties within the urban renewal district. Property taxes continue to be paid to all taxing jurisdictions based on the base year valuation. All increases in property taxes above this base valuation due to new development or reappraisals are assigned to the TIF District. These funds are then used for district revitalization activities.

The SBURA offers tax increment financing assistance for public infrastructure components of projects developed within the boundaries of the South Billings Boulevard TIFD.

TAX INCREMENT FINANCING ASSISTANCE PARAMETERS

Each project is unique. TIF assistance shall be based upon criteria outlined in the Criteria for Review section. TIF assistance may be awarded for eligible costs as defined in 2019 Montana Code Annotated Title 7, Chapter 15, Part 42. Generally, awards are limited to 20% of eligible costs (see Memorandum of Understanding) which reflects a 5 to 1 private-to-public dollar matching ratio.

ELIGIBLE ACTIVITIES

As specified by 2019 Montana Code Annotated Title 7, Chapter 15, Part 42, TIF funds may be used to complete certain urban renewal activities. The SBURA will place special emphasis on those projects that implement the South Billings Boulevard Urban Renewal Plan, particularly mixed-use developments.

APPLICATION PROCESS AND TIMELINE

Anyone seeking TIF assistance from the SBURA must submit a written application for each TIF-assisted project. The following procedure has been developed to expedite the review of TIF funding requests.

1. Initial Contact. Contact the SBURA Representative, Dick Zier at 406-698-3153 or via email at sburabillings@gmail.com, to discuss the project and determine preliminary eligibility for TIF assistance.

2. Prepare a Written Application. The Applicant must prepare a written application for each project assistance request. For all TIF requests, the Applicant must complete a "Developer's Statement of Qualification and Financial Responsibility" which includes submittal of personal financial statements.

3. SBURA Staff Review. Upon submittal of all necessary information, SBURA staff will review the project and the need for funding. At any point in the review process the staff may request more information of the Applicant or solicit comment on the project from other public agencies. Items included in personal financial statements will not be subject to public review or presentation to or comment by other public entities.

4. SBURA Board Review. The SBURA Board will review the application and staff recommendations. The Board reserves the right to seek additional project review from other public agencies. The Board will issue preliminary approval/disapproval of the assistance request or any part thereof and will make a recommendation to the City Council.

5. City Council Review. Projects receiving approval by the SBURA Board will be forwarded to the Billings City Council through the City of Billings Planning and Community Services Department for final approval and consideration of a Development Agreement that will clearly describe the public investment required to be applied towards public infrastructure and/or development improvements within the public right of way. City Council approval is required before the City will enter a Development Agreement with the Applicant.

6. Development Agreement. The City and the Applicant must execute a mutual agreeable legally binding Development Agreement which establishes the terms and conditions of TIF assistance. Sample Development Agreements are available at the City/County Planning Division office for reference. The Development Agreement may include, but is not limited to, the following:

   - Complete architectural design specifications and site plan
   - Time frame for project development, construction and completion
   - Specifications for release of funds related to public infrastructure
   - Cash flow and pro forma statements for a minimum of five years of the development
   - Terms and conditions of the various financings
   - Commitment letters and loan documents related to the various financings
   - Ownership of completed development
   - Events of default; remedies
   - Zoning approval
   - Tenant commitments
   - Non-liability of city officials
   - Cause for termination

7. Timing. SBURA staff will expedite processing of fully completed applications when received.

COMMITMENT OF FUNDS

Upon City Council approval of a project, the approved funds will be budgeted. Budgeted funds will be encumbered for a grace period of 180 days, by which time construction must have commenced. Commencement of construction means the date on which the first building permit is issued. Projects that have not commenced construction within 180 days are at risk for losing the committed funds.

Funds will be released as specified by the Development Agreement. Depending on the nature of each individual project, funds may be released as a lump sum payment or multiple payments made over subsequent fiscal years. The Development Agreement will specify the payment terms. Funds may be released according to one of the following methods.

1. Release of funds following project completion. Funds will be released upon the project's receipt of a Certificate of Occupancy from the City of Billings' Building

Division. If necessary, the City will encumber funds for additional fiscal years to accommodate construction schedules.

2. Release of funds over a multi-year repayment schedule. Prior to a project receiving a TIF assistance payment, a Certificate of Occupancy shall be provided to the project by the City of Billings Building Division. Subject to payment amounts and funding availability, multiple payments may be required. TIF assistance payments may be made according to an agreed upon payment schedule. This schedule will be contained within the Development Agreement.

Funds will be released only if the project is developed and constructed essentially as presented in the Development Agreement.

SOUTH BILLINGS BOULEVARD TAX INCREMENT FINANCING ASSISTANCE APPLICATION

Project Name: Torgerson's South Frontage Facility Date Submitted: _____

APPLICANT INFORMATION

1. Name: Torgerson's Real Estate Holdings, LLC (DBA: TREH Commercial, LLC)
2. Address: 4701 River Drive N, Great Falls, MT 59405
3. Telephone Number: 406-899-3423

PROJECT INFORMATION

1. Building Address: 3508 S. Frontage Rd., Billings, MT 59101
2. Legal Description: Unplatted
3. Ownership: Torgerson's Real Estate Holdings, LLC (DBA: TREH Commercial, LLC)
4. Address: 4701 River Drive N, Great Falls, MT 59405
5. If property is not owned by the Applicant, list leasehold interests (Attach evidentiary materials.)

   Lessor's Name: _____

   Lessor's Address: _____
6. Existing/Proposed Businesses: No Existing/Agricultural and Construction Equipment
7. Business Description: Sales and service of construction and agricultural equipment.
8. Employment: Existing FTE jobs 44
9. New Permanent FTE jobs created by project 12 Construction FTE jobs 50
10. Architectural Firm: Performance Engineering

    Address: 608 N. 29th St., Billings, MT 59101

Representative: Taylor Kasperick

8. Description of Project: (Attach narrative explanation.)

Please see Exhibit A - Project Overview

9. Rehabilitation/construction plans: (Attach schematics, site and landscaping plans.)

Please see Exhibit B - Construction Plans

10. Project Schedule: (Attach time line or schedule through completion.) Please see Exhibit C - Project Schedule

CRITERIA FOR REVIEW

Materials contained in TIF Assistance applications are used to assess the merits of projects in relation to the goals and objectives of the South Billings Urban Renewal Master Plan and in relation to other District development and urban renewal projects. Projects will be evaluated based on the following criteria.

1. **Relevance to the South Billings Urban Renewal Master Plan** – This document is available on SBURA's website (www.southbillings.org).

2. **Economic Stimulus** – The amount of economic activity to be generated by the project.

3. **Tax Generation** – The increase in taxable value due to new construction/rehabilitation as estimated by the County Assessor's office.

4. **Employment Generation** – Total employment generated by the project assessed in terms of new permanent and part-time jobs, and construction jobs.

5. **Elimination of Blight** – The project's direct and indirect impact on the physical and fiscal condition within the District.

6. **Special or Unique Opportunities** – The extent to which the project represents a unique opportunity, meets a special need, or addresses community goals. The provision of public space or workforce housing are examples of special and unique opportunities.

7. **Impact Assessment** – The extent of both positive and negative environmental impacts, appropriateness of the project design, and impact on existing businesses or residents.

8. **Financial Assistance** – Other forms of financing available to the Applicant i.e. lender participation and state and federal grant monies,

9. **Project Feasibility** – Demonstration of market demand for the project

10. **Developer's Ability to Perform** – Applicant's capability to undertake the relative complexities of the project based on past performance on similar or comparable projects.

11. **Timely Completion** – The feasibility of completing the project according to the Applicant's project schedule.

PROJECT COSTS See provided spreadsheet with cost breakdowns.

Land and Site Improvements (Itemized)

1. Equity in Land and Buildings $_____
2. $_____
3. $_____
4. $_____

Subtotal $_____

Construction/Rehabilitation Costs (or attach separate statement)

1. $_____
2. $_____
3. $_____
4. $_____
5. $_____
6. $_____
7. $_____
8. $_____

Subtotal $_____

Fees

1. Architectural design/Supervision $_____
2. Permits _____ $_____

3. Other fees _____ $ _____

Subtotal $ _____

Total Project Development Costs $ _____

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

Developer Equity

Cash Invested $ 11,638,080 (new development)

Land & Buildings $ 1,800,000 (land acquisition)

Other (Specify) Planning, survey, and engineering $ 61,460

_____ $ _____

Subtotal $ 13,499,540

Lender Commitments (Attach evidence i.e. Letters of Credit or other documentation.)

Lender	Loan Amount	Interest	Term	Payment/Period
Opportunity Bank	$ $2,400,000	5.25% %	20 yrs	~$16,100 /Month
Opportunity Bank	$ $6,000,000	6.53% %	20 yrs	~$44,840 /Month
Opportunity Bank	$3,100,000	Pending	Pending	Pending
Total Loan Amount				$ _____

DEVELOPER STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

Applicant

1. Name: Torgerson's Real Estate Holdings, LLC (DBA: TREH Commercial, LLC)

   Address: 4701 River Drive N., Great Falls, MT 59405

2. If the applicant is not an individual doing business under his/her own name, the applicant has the status indicated below and is organized or operating under the laws of _____.

3. The applicant is:

   _____A corporation.

   _____A nonprofit or charitable institution or corporation

   _____A partnership known as _____

   _____Other (explain): Limited Liability Company

   Date of organization: _____

4. Names, address, title of position (if any), and nature and extent of the interest of the officers and principal members, principal shareholders, investors, or partners of the applicant.

Name and Address	Nature and Extent of Interest
Brion Torgerson	Managing Member
Aron Torgerson	Member
Lin Torgerson	Member

Financial Condition

1. Provide a current financial statement for each private entity involved in the project. Documentation of financial capacity may include net worth statements, balance sheets, or profit and loss statements.

2. Has the applicant or any individual or entity affiliated with the development of this project been adjudged bankrupt, either voluntary or involuntary, within the past ten years?
No __X__ Yes _____ If yes, give date, place, and under what name:

_____

3. Has the applicant or any individual or entity affiliated with the development of this project been indicted for or convicted of any felony within the past ten years:
No __X__ Yes _____ If yes, give date, charge, place, court and action taken for each case.

_____

_____

CONSTRUCTION CONTRACTOR

1. Identify the construction contractor or builder who will undertake this project.

Name: Bauer Construction, Inc.

Address: 3333 2nd Ave N, Suite 240., Billings, MT 59101

2. Has such contractor of builder ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract within the last ten years?
No __X__ XYes_____ If yes, explain.

_____

CERTIFICATION

I (we), Torgerson's Real Estate Holdings, LLC; dba TREH Commercial, LLC (please print), certify that the statements and estimates within this Application as well as any and all documentation submitted as attachments to this Application or under separate cover are true and correct to the best of my (our) knowledge and belief.

Signature _____ Signature _____

Title Managing Member Title _____

Address 4701 River Drive N, Great Falls, MT 59405 Address _____

_____ _____

Date 12/10/2024 Date _____

PERFORMANCE ENGINEERING

MEMO

To: South Billings Urban Renewal Association

City of Billings Council

From: Taylor Jay Kasperick, PE, Project Manager, Performance Engineering

Brion Torgerson, Managing Member, Torgerson Real Estate Holdings, LLC

Date: 12/17/2024

Re: Torgerson's Equipment Site Development TIF Application

Introduction

Performance Engineering (PE) submits this memorandum on behalf of Brion Torgerson (Managing Member) and Torgerson Real Estate Holdings, LLC, in support of the Tax Increment Finance (TIF) assistance application for the proposed Torgerson's Equipment development. The site is located at 3508 South Frontage Road within the South Billings Urban Renewal Association (SBURA) TIF district. While the property is currently owned by TREH Commercial, LLC, a separate entity, it is managed and owned by the same family members who operate Torgerson Real Estate Holdings, LLC—Brion, Aron, and Lin Torgerson.

Project Overview

The proposed commercial development includes constructing a 52,000-square-foot facility for Torgerson's Equipment, a leading dealer of heavy machinery and farm equipment. This state-of-the-art facility will consolidate Torgerson's current operations from their Lockwood (Torgerson's Implement) and Laurel Road (Torgerson's Agriculture) locations into a single, easily accessible site off Interstate 90.

The development will enhance customer convenience for both local and regional clients and further strengthen Torgerson's Equipment's regional presence.

Relevance to SBURA

The property was identified in the 2012 SBURA Master Plan as under-utilized and historically blighted, presenting challenges such as:

- Inclusion in the Yellowstone River floodplain.
- Lack of adjacent water and sewer utilities (recently addressed by SBURA infrastructure improvements).
- Presence of the Grey Eagle Ditch bisecting the property.

For decades, the site has remained vacant and intermittently used for agriculture, with frequent transient habitation and related illicit activity. The proposed project aligns with SBURA's goals by revitalizing this underdeveloped corridor.

Economic Impact

1. Tax Generation:
The property currently generates approximately $1,018.82 annually in taxes. Post-development, the estimated annual tax revenue is $253,993, based on the City's commercial land and improvements tax rate of 1.89%.

2. Employment Growth:

- 12 new full-time employees will be added to Torgerson's existing 44 FTEs upon project completion.
- Upwards of 50 construction jobs are anticipated during the development phase.

3. Regional Economic Stimulus:
The facility will draw additional customers to the SBURA district and City of Billings from surrounding areas, boosting local commerce and supporting workforce growth.

Elimination of Blight

The development will transform a historically blighted site into a modern facility, addressing longstanding issues such as trespassing and illicit activity. Key enhancements include:

- Trail Development: A 10-foot-wide asphalt trail along the northern boundary, with an easement provided to the City for future expansion.

- **Site Security and Aesthetics:** Constant occupation, landscaping, fencing, and infrastructure improvements will create an attractive, safe, and functional property.

Special Opportunities

This project presents a unique opportunity to:

- Contribute to the City's trail system development.
- Relocate and preserve the historical Grey Eagle Ditch for continued operation.
- Enhance visibility along Interstate 90, Billings' largest transportation corridor.

Impact Assessment

The project will contribute to the near-completion of a fully developed South Frontage Road corridor between Washington Street and Garden Avenue—a transformation largely driven by SBURA and City financial assistance. This development will significantly reduce blight while offering vital services to the community and increasing funding for the SBURA district.

Financial Assistance

The developer, TREH Commercial, LLC/Torgerson Real Estate Holdings, LLC, has secured two loans from Opportunity Bank and is coordinating a third loan to fulfill financial commitments. Requested TIF assistance will fund:

- Trail construction.
- Site surfacing (asphalt, concrete, and gravel).
- Landscaping.
- Site security (fencing).
- Piping of the Grey Eagle Ditch.

Without TIF assistance, these critical project components cannot be completed.

Project Feasibility and Developer Capability

Torgerson's Equipment, with **16 locations** across Montana and Wyoming, recently celebrated **100 years** as a family-owned and operated business. Led by Brion, Aron, and Lin Torgerson, the company has demonstrated a strong track record of successful project execution and operational excellence.

Timely Completion

The developer is committed to completing the project by **fall 2025** to consolidate operations and facilitate the sale or lease of their existing facilities.

Conclusion

This project represents a significant investment in the SBURA district and City of Billings. It will eliminate blight, stimulate economic growth, enhance infrastructure, and provide a modern, consolidated facility for Torgerson's Equipment to serve local and regional clients efficiently. The requested financial assistance is critical to realizing this transformative project.

BAUER CONSTRUCTION

3333 2nd Ave. N, Suite 240
Billings, MT. 59101
406-740-0154
jess@bauermt.com

Proposal #2

Date: 10/25/2024
Expiration: 11/24/2024
Prepared By: Jess Cunningham

Customer: Torgerson's LLC
Contact: Brion Torgerson
Phone: 406-453-1453

Job Name: Torgerson's LLC - Billings Location
Job Address: 3508 S. Frontage Rd.
Billings, MT 59101

Project Breakdown		
Scope of Work	**Total Amount**	
General Conditions	$	558,650.00
Civil Package	$	3,197,862.00
Concrete Package	$	554,924.00
Landscaping	$	154,522.00
Fencing	$	118,392.00
Masonry	$	7,400.00
Structural/Metal Works	$	95,312.00
Bridge Crane	$	342,320.00
Framing Package	$	256,314.00
Roofing Package	$	20,220.00
Siding Package	$	40,761.00
Insulation	$	109,562.00
Plumbing	$	303,817.00
Electrical	$	630,721.00
Mechanical/HVAC	$	338,750.00
Fire Sprinkler Systems	$	241,592.00
Fire Alarm Systems	$	6,082.00
Hang, Tape, & Texture	$	168,727.00
Door Package	$	108,095.00
Garage Door Package	$	199,198.00
Storefront Systems/Glazing	$	81,810.00
Casework/Countertops/Millwork	$	55,983.00
Finish/Trim Package	$	122,001.00
Acoustical Ceiling	$	58,075.00
Flooring Package	$	141,835.00
Paint	$	87,050.00
8% OH&P	$	639,998.00
Builders Risk	$	25,600.00
PEMB - Proposal #1	$	2,764,987.00
Signage Budget	$	80,000.00
Development Fees	$	62,520.00
MDU Budget	$	10,000.00
NWE Budget	$	15,000.00
Charter Budget	$	40,000.00
Total Amount	**$**	**11,638,080.00**

Scope of Work

As per construction drawings provided by Studio 4 Architect Tilted, "Torgerson's" located at 3508 S. Frontage Rd. Billings, MT 59101 and dated: 08/06/2024, Bauer Construction would like to offer the following proposal for your consideration. Please see further description of proposal below:

GENERAL CONDITIONS:

- Dumpsters.
- Portable bathrooms.
- Liability Insurance.
- Surveying Fee's.
- Concrete Testing.
- Specialty Inspections.
- Anchor Bolt Template and Placement.
- Jobsite Trailer.
- Site Storage.
- Connex Storage Rental.
- Geo Tech Report.
- Scissor lift equipment.
- Fork lift equipment.
- All Terrain Equipment
- Temporary fencing.
- Temp Power.
- Travel Time.
- Building Permit.
- Continual and final project site cleaning.
- Project and subcontractor management.

CIVIL PACKAGE:

Work Scope:

- Project Mobilization, SWPP (Permit & BMP's), Construction Staking & Survey/Traffic Control for our complete work scope.
- Demo: Demo, haul, and dispose of existing fencing, trees, approach culvert, and concrete head gate per drawing C2.00.
- Strip 3-inches of topsoil from the site.
- Earthwork/Grading: Construct subgrade for pavement areas to 14-inches below top of asphalt. Construct subgrade for gravel area to 15-inches below top of gravel. Construct subgrade for heavy duty concrete to 13-inches below top of concrete. Construct subgrade for light duty concrete to 10-inches below top of concrete. Construct subgrade for asphalt trail pavement areas to 13-inches below top of asphalt.
- Building Pad: Construct building pad subgrade to 14-inches below finish floor.
- Foundation System:
    - Furnish and install rammed aggregate piers (per Geotech) under the foundation package.
    - Excavate for thickened edge and interior pad footings to bottom of footing grades.
    - Furnish and install 8-inches of structural fill for the slab gravel. Gravel to be placed over Mirafi 380i.
    - Backfill foundation system using onsite materials.
    - Furnish and install 2-inch blueboard insulation for the 2-foot vertical on the thickened edge and 4-foot horizontally out from the thickened edge.
    - Drill 2 EA 2-foot diameter 6-foot deep piers.
- Landscape areas to be left 3-inches below finish grade.

Utilities:

- Sewer: Furnish and install 6-inch sanitary sewer service, 2,500 gallon sand/oil separator, and associated cleanouts.
- Water: Furnish and install 8-inch water main, 4-inch fire service line, 2-inch domestic service line. Furnish and install 1

EA fire hydrant assemblies, water meter vault, and all shown tee's, reducers, and elbows.

- Storm Drain: Furnish and install 1,236 LF of 30-inch / 538 LF of 18-inch storm drain, 239 LF of 15-inch, 122 LF of 12-inch storm drain, 471 LF of 10-inch storm drain, 393 LF of 8-inch storm drain, 15 EA manholes / inlets, 4 EA boulder pits, and 2 EA landscape drains.

Surfacing Improvements:

- Furnish, haul, and place 7-inch lift of 1.5-inch minus road base for the heavy duty asphalt pavement areas.
- Furnish, haul, and place 15-inch lift of 1.5-inch minus road base over Mirafi 380i for the gravel storage area.
- Furnish, haul, and place 10-inch lift of 1.5-inch minus road base for the trail asphalt pavement areas.
- Furnish, haul, and place 4-inch lift of 1.5-inch minus road base for the heavy concrete areas.
- Furnish, haul, and place 6-inch lift of 1.5-inch minus road base for the light duty asphalt pavement areas.
- Furnish, haul, and place 3-inch lift of asphalt plan mix (PG 58-28) for the light duty trail asphalt pavement areas.
- Furnish, haul, and place 7-inch lift of asphalt plan mix (PG 64-22) for onsite asphalt pavement areas.
- Furnish and install 4 EA handicap parking signs.
- Parking Lot Striping.
- Furnish and install 29 EA bollards.
- Furnish and install curb and gutter, ribbon curb, laydown curb, vertical curb, sidewalks, heavy duty concrete, ADA ramps, concrete collars, and dumpster enclosure.

Notes:

- K2 Civil is pleased to provide the following specifications for a turn-key, design/build aggregate pier system for the Torgerson project located in Billings, MT. Our system will provide the following design parameters:
  - Up to 5,000 psf bearing capacity with allowable 1/3 increase for transient loading.
  - Support compression loading on spread and continuous footings.
  - Limit total and differential settlement in the pier-reinforced zone to 1" and 1/2" respectively.
  - Provide a coefficient of sliding friction of 0.45.
- Aggregate Pier include:
  - All materials and equipment directly related to pier installation.
  - One Mobilization.
  - Electronic only design submittals.
  - Full scale modules load test.

Value Engineering Approved Options:

- Replace Mirafi 380i with Geotex 351 under the 15-inch gravel storage area ($135,608.00).
- Reduce heavy duty asphalt paving area section. 5-inch asphalt section over 9-inch gravel section over Geotex 351. This is all areas where heavy tuck traffic could transit ($55,716.00).
- Expand light duty asphalt pacing area to include vehicle parking areas. 3-inch asphalt section over 11-inches of gravel ($52,390.00).
- Increase gravel section under building slab to 12-inch and remove the Mirafi 380i ($8,440.00).
- All K2 Civil Inc. proposed VE alternates have been approved by the Civil Design Engineer and Geotechnical Engineer.

CONCRETE PACKAGE:

- Building Pad:
  - 2' monolithic form.
  - Thicken pier pads and footings.
  - Interior pier pads.
  - Augured piers (2).
  - Trench drain footing and forms.
  - 6" slab on grade.
  - Concrete, rebar chairs, rebar and placement.
  - Concrete pumping.
  - 10 mil poly vapor barrier.
  - J-11 cure.
  - Saw cut and construction joints.

LANDSCAPING:

- Dirt Work/Grading:
  - Bring in amended soil for plant beds.
  - Level lot and create positive drainage. Includes final grade before hydroseed.
- Sprinkler System:
  - 2 wire system, Hunter controller with Wi-Fi, Hunter valves, poly sprinkler pipe, sprinkler heads, fittings, and all necessary parts.
  - Drip in all plant beds.
  - Drip to all trees in grass areas.
- Aluminum Edging/Weed Barrier/Rock Work:
  - Tree rings and plant bed aluminum edging.
  - Install weed barrier in all plant beds.
  - Install 1" to 2" Midnight Mowry and 2" to 4" in midnight as accents.
  - 70% 1" to 2". 30% 2" to 4".

FENCING:

- Provide and install the following items:
  - (1394 lf) of 6' high galvanized chain link fence.
  - (1) 4' wide man gate.
  - (2) 20ft cantilever gates with operators (wiring to be handled by electrician)

MASONRY:

- Provide and install 8ft tall CMU Dumpster Wall.
  - 8' Deep x 13'4" Wide
  - 6 Standard Kanta Colors to Select.
  - CMU Wall to Receive CMU Wall Cap.

METAL WORKS:

- Fabricate & Install steel package per structural drawings as shown on S201 for Mezzanine & Vestibule.
- Provide and install Steel Gate System for dumpster enclosure.
- Provide and install Guard Rail Systems for stair well.
- Anchor Bolt Templating & Install
- Grout Installation under Steel Columns
- Provide and install (22) 6" Steel Bollards

BRIDGE CRANE:

- Supply only a 5 Ton Single Box Girder Top Running bridge crane with R&M components.
- Model ASI-SGTRB-RM-100-5, CMAA Class ‘C’.
- 10,000 lb. capacity, with a span of 100’-0”.
- Lift height 20’-3” with 29’-6” of available lift.
- 20/3.2 FPM 2- Step hoisting speed.
- 65 FPM VFD trolley speed.
- 100 FPM VFD bridge speed.
- 460/3/60 mainline voltage, 115 volt controls.
- Mainline contactor, bridge panel disconnect.
- Geared upper and lower limit switch.
- Independent sliding push button.
- Rigid ‘C’ track festoon systems, with flat cables.
- 26,390 lbs approximate weight.
- Supply only runway rail consisting of 40# Runway Rail System at 220 feet long complete with punched rail, splice bars with hardware, hook bolts with hardware, and end stops.
- Supply only a conductor bar system at 220’ long four conductor 110 amp Runway Electrification
- System complete with beam brackets, conductor hangers, conductor bar, center power feeds, end caps, and tandem articulating collector assemblies.
- Provide all labor to install two each 5 Ton Single box Girder Top Running bridge cranes, runway rail and electrical

conductors. Labor includes setting and alignment of ASCE rail, Electrification system and equipment for setting the Cranes.

- Perform operational, initial inspection and OSHA load testing at time of installation with test weights and equipment to be supplied by customer or at additional cost.

FRAMING PACKAGE:

- Supply and install all interior framing materials that are not apart of Structural Steel Package.
  - Office walls
  - Vestibule Framing Package
  - Flooring Truss Package as shown on page S201 in Structural Drawings.
  - LVL & Header material as shown on page S201 in Structural Drawings.
  - Wet walls will be constructed with 6" light gage steel framing
  - Install temporary wall barriers for each garage door, man door, & Window openings during construction process.
  - Additional Backing as Needed for garage doors, toiletry items, & sheetrock.
  - Misc. Materials Included.

ROOFING:

- Provide and install roofing as follows for Vestibule:
  - 26 Gauge Roof Metal to Match existing Building.
  - Roof Dry-in Materials Included.
  - Metal Fascia, Gutters, & Soffit.
- Provide pipe poops and roof sealants for all plumbing and electrical penetrations.

SIDING:

- Provide and install roofing as follows for Vestibule:
  - Corrugated Wall Panels
  - Trim Materials
  - Misc. Materials
- Provide and install corrugated metal, trim, & misc. material along interior walls as shown on drawings A5.2 & A7.1
- Provide and install Washbay Wall Paneling (26 gauge PRB metal)

INSULATION:

- Roof/Ceiling assembly - vestibule 100: R-49 - 7 nominal inches closed cell foam.
- Exterior wall partitions at vestibule 100 - Type C at vestibule - R21 -5.5" unfaced fiberglass batts w/ 6-mil clear visqueen as interior vapor retarder.
- Interior wall partitions - Type D - R19 - 6.5" unfaced fiberglass batts.
- Interior wall partitions - Type E - R11 - 3.5" unfaced fiberglass batts.
- Around windows and doors for draft stops - Foam CF812 window and door 22.5 oz.
- Under slab vapor barrier - Husky yellow guard vapor barrier.
- Sound ceiling - between floor assembly - mezzanine area - R25 - 8.25" unfaced fiberglass batts.

PLUMBING:

Provide and Install the following Plumbing Items:

- Boiler pumps
- Underground rain leaders up to point of civil connection
- Hot water pumps
- Expansion tank Domestic water piping
- Glycol feeder
- Mechanical Condensate piping
- Air Separator
- Gas Piping
- Water heaters
- Radiant Heaters & Manifolds
- Sinks and faucets

- Fixtures
- Pipe Insulation
- Water Fountain
- Trench Drains
- Mop Sinks
- Ground rough digging and trenching.
- Floor heat piping.
- Plumbing Permit.

ELECTRICAL:

- Labor and basic material for Torgerson's new building. All lighting and power items as per plan including addendums 1-3.
- Lighting package.
- Gear package.
- Data Stub-ups Needed.

MECHANICAL/HVAC:

- Ductwork and spiral.
- Crane.
- Test and balance.
- Duct wrap.
- Low voltage controls.
- 1 - Lot air duct accessories.
- 2 - RTU's.
- 1 - Minisplit.
- 1 - Furnace, coil, condenser.
- 4 - gas unit heaters.
- 1 - Tube heater.
- 8 - Exhaust fans.
- Louvers.
- 1 - Lot grilles, registers, diffusers.
- Tox alert system.

FIRE SPRINKLER SYSTEM:

- Provide a WET NFPA 13 system of fire protection in the form of automatic sprinklers to protect the facility described in the bid documents.
- Summit Fire will provide all required materials, equipment, and labor to provide the following: Design, permit and install the fire sprinkler system.
- Desing Criteria: The following design criteria shall be used in accordance with NFPA 13 2019 and will be the bases for the system requirements:
  - Provide a .10 GPM/ft(2) for the most remote 1500 ft(2) with a hose allowance of 100 GPM for the protection of light hazard.
  - Provide a .20 GPM/ft(2) for the most remote 1500 ft(2) with a hose allowance of 250 GPM for the protection of ordinary hazard group 2.
- Layout of System:
  - Layout of system to be at the discretion of Summit Fire according to NFPA standards and local codes.
- Pipe & Fittings:
  - All threaded pipping will be SCH 40 black steel with ductile iron fittings.
  - All grooved pipping will be SCH 10 black steel with grooved fittings.
- Sprinkler Heads:
  - Finished ceiling areas: 1/2" 155 QR F1FR56 recessed w/ white escutcheons.
  - Exposed structure areas: 1/2" 155 QR F1FR56 brass upright heads.

- System Testing:
  - System will be inspected and tested in accordance with NFPA 13 2019.

FIRE ALARM SYSTEM:

- 1 - Fire alarm control unit for monitoring the sprinkler system.
- 1 - Cellular communicator.
- 1 - Smoke detector above FACP.
- 1 - Manual pull station.
- 2 - Monitor modules for sprinkler system.
- 1 - Monitor module for RTU #2.
- 1 - Outdoor horn strobe.

HANG, TAPE & TEXTURE:

- Supply and stock interior gypsum board materials.
- 5/8" type x for walls and ceilings.
- Tile backer board included at areas with sinks for tile backsplash - includes breakrooms, lounge areas, and pinnacle room.
- Hang interior gypsum board.
- Taping and mudding gypsum board. Finish to prepare for painting. Level 4 smooth finish.
- Gypsum board returns at windows in offices.
- L metal at the top of walls where there is exposed structure is visible.
- Scrap out and clean work areas.
- Fire taping where required.

DOOR PACKAGE:

- 1 each 25' Wide
- 13 ea. 3-0x7-0 flush, galv., HM doors.
- 6 ea. (3 pair) 3-0x7-0 flush, galv. HM doors for 6-0x7-0 openings.
- 40 ea. 3-sided welded HM door jambs.
- 6 ea. welded BL window "G".
- 12 ea. welded sidelight door jambs.
- 40 ea. 3-0x7-0x1-3/4" flush, prefinished, white maple, non-rated doors.
- 177 ea. NRP butt hinges, 52 ea. Falcon cylindrical locks, 40 ea. small format interchangeable cores, 9 ea. electrical strikes, 7 ea. dust proof strike, 7 sets manual flush bolts, 36 ea. wall stops, 24 ea. closers, 9 ea. thresholds, 9 sets weatherstrip, 9 set smoke seal, 9 ea. sweeps, 95 ea. silencers, 8 ea. restroom signs, 9 ea. power supplies.

GARAGE DOOR PACKAGE:

- All door are Amarr model 2742 insulated steel sandwich doors, with jamb and top seal, except the one full view model #255; the 2742's all have a row of insulated lites.
- Door count: 1 - 20'2x18 with 60" high lift, 1 - 24'2x18 with 48" high lift, 7 - 20'2x20 with 30'6 center of shaft radius, 1 - 12'2x10 standard lift, 1 -10'2x10 vertical lift, 1 - 8'2x8 standard lift 15" radius, 1 -12'2x10 standard lift 15" radius, all doors are reverse angle mount, 12 of the openers are jackshaft with brakes, 2 are trolley type, installed and supplied.

STOREFRONT SYSTEM/GLAZING:

Fiberglass Windows

- Supply & Install windows D, E, & F

Exterior Storefront:

- Oldcastle 3000 series storefront 2"x4-1/2".
- WS-500 Oldcastle wide style.
- Finish: Dark Bronze.
- Door Hardware: Adams Rite, Pemko, LCN, Old Castle.

Storefront Frames and Quantity:

- Frame A (1)
- Frame B Door 100-1 (1)

- Frame C (4)

Interior Storefront:
- Oldcastle 2000 series storefront 1-3/4"x4-1/2".
- WS-500 Oldcastle wide style.
- Finish: Dark Bronze.
- Door Hardware: Adams Rite, Pemko, LCN, Oldcastle.

Storefront Frames and Quantity:
- Frame B Door 100-2 (1).

Hollow Metal Frames (Glass Only):
- Frame G (6)
- Frame H (11)
- Frame I (6)

Exterior Glazing:
- 1" overall
- 1/4" Solarban 60
- 1/2" air spacer
- 1/4" clear
- Tempered

Interior Glazing:
- 1/4" clear tempered

CASEWORK/COUNTER TOPS/MILLWORK:
- Cost to provide p-lam die walls, cabinetry, and countertops.
- Provide curved die wall at reception desk, p-lam interior finish.
- Quoted all countertops as p-lam.
- Location: 108 Breakroom, 120 Pinnacle, 101 Lounge, 103 Reception, 104 Parts Counters, Privacy Walls.

FINISH TRIM PACKAGE:
- Install & Supply all Specialty Items listed below:
  - (8) 18" grab bars.
  - (8) 36" garb bars.
  - (8) 42" grab bars.
  - (8) 24"x36" mirrors.
  - (1) Mop and broom holder.
  - (8) Paper towel dispensers.
  - (8) Toilet paper dispensers.
  - (1) soap dispenser.
  - (10) 10# Fire extinguishers.
  - (27) Lockers &
  - (1) Knox Box
  - (4) Door Stickers for Fire Riser Room and Mechanical Room
- Supply & Install FRP wall protection as required by drawings.
- Provide and install walk off matts, floor protection, & site containment as needed.
- Provide and install MDF Trim along Mezzanine end wall.
- Project Final Cleaning.
- Miscellaneous work to complete project to customer satisfaction.

ACOUSTIC CEILING:
- Acoustic ceiling system using: CertainTeed 211-01 grid and SMCL-224 tile as shown on A1.6.

FLOORING PACKAGE:
- Materials and installation per plans sheet A1.8 and A1.9.
- Standard floor prep limited to 35 man hours.
- Bid includes underlayment in all areas specifying LVT.

- Carpet tile TBD.
- 4" wall base color TBD.
- Concrete Grind to Salt & Pepper and Polish throughout Showroom & Pinnacle Room.
- Tape off all adjacent walls, protect all adjacent finishes via tape and plastic.

PAINT:

Interior:

- Prime and paint gyp walls and ceilings in showroom/office area and walls in rooms 123-129.
- Prime and paint gyp desk dividers at parts booth, front and back of the parts booth and reception desk.
- Paint exposed structural beams and columns in the showroom office area.
- Paint HM doors, frames, and windows.
- Finish wood wall caps.
- Prime and paint gyp demising walls in parts and shop.
- Prime and paint OSB in parts and shop.

Exterior:

- Paint HM doors and frames.
- Paint bollards.

Exclusions/Notes

- Bonding not included. Please add 1.5% to project price if bonding is needed.
- Assumed normal working hours (7:00 AM - 4:30 PM) Monday-Friday.
- PEMB Building Price was agreed upon between Torgerson's & Bauer Construction on 5/17/24. This price is shown for reference purposes. For further details, please refer to Proposal #1.
- Budget costs for MDU, NWE, Charter, & Building Signage will be used as temporary costs until official costs are determined.
  - Price decreases/increases will occur and will be shown to owners group.
  - Bauer Construction to assist in paperwork and site coordination.
- Excludes Architectural and Engineering Fee's.
- Excludes Hazardous Material Testing & Abatement.
- Excludes System Furniture & Appliances.
- Excludes Window Shade Systems.
- Excludes Tile work.
- Excludes Security Systems.
- Excludes Telephone and Data.
- Excludes Main Building Permit.

- All other work not explicitly stated on this estimate is not included

Price is Subject to Change Depending on Scope Changes, Unforeseen Conditions, & Material Price Increase

Jess Cunningham	*Project Manager*	10/25/2024
Submitted By	**Title**	**Date**
Accepted By	**Title**	**Date**

Project Cost Summary

The following summarizes anticipated costs eligible for TIF funding. All prices must be based on the MT Prevailing Wage rate.

Total TIF Applicable Expenditures	$	5,467,735.65
Requested TIF Funding (1:5, 16.67%)	**$**	**911,307.50**

Sum of each work category.

Item Description	Unit	Quantity	Unit Cost	Total Cost	Applicability		
					MCA 7-15-4233	MCA 7-15-4288	Total
Surfacing							
Asphalt (Heavy Duty Reinforced 5" on 9")	SY	10,091	$50.00	$ 504,550.00		X	
Base Course - Asphalt	CY	2,589	$60.00	$ 155,345.67		X	
P.C.C. (Heavy Duty Unreinforced 9 on 4)	SY	3,333	$125.00	$ 416,625.00		X	
Base Course - P.C.C.	CY	494	$70.00	$ 34,580.00		X	
P.C.C. (Sidewalk, Misc. Flatwork, 4 on 6)	SY	400	$105.00	$ 42,000.00		X	
Base Course - See Above	CY	66	$98.00	$ 6,468.00		X	
Asphalt Trail (Light Duty 3 on 10)	SY	300	$45.00	$ 13,500.00		X	
Base Course - Trail	CY	331	$60.00	$ 19,860.00		X	
Gravel Surfacing - (Assumed 1.5" Minus, Assumed 15" Section with Geotextile)	CY	23,500	$60.00	$ 1,410,000.00		X	
Total - Surfacing				$ 2,602,928.67			

Item Description	Unit	Quantity	Unit Cost	Total Cost	MCA 7-15-4233	MCA 7-15-4288	Total
Curb and Gutter							
Catch & Spill Curb	LF	1,651	$55.00	$ 90,805.00		X	
Base Course - Catch and Spill	CY	61	$90.00	$ 5,490.00		X	
Ribbon Curb	LF	850	$55.00	$ 46,750.00		X	
Base Course - Ribbon	CY	31	$105.00	$ 3,255.00		X	
Vertical Curb	LF	170	$70.00	$ 11,900.00		X	
Total - Curb and Gutter				$ 158,200.00			

Item Description	Unit	Quantity	Unit Cost	Total Cost	MCA 7-15-4233	MCA 7-15-4288	Total
Landscaping							
Trees - Street Frontage	EA	26	$500.00	$13,000.00		X	
Trees - Interior Landscaping	EA	7	$500.00	$3,500.00		X	

Trees - Buffer Yard	EA	20	$500.00	$10,000.00		X	
Beds - Mulch	SF	4,591	$4.00	$18,364.00		X	
Beds - Plant Material	EA	280	$70.00	$19,600.00		X	
Landscaping - Native Seeding	SF	66,604	$0.30	$19,981.20		X	
Drip Irrigation	SF	4,591	$0.75	$3,443.25		X	
Spray Irrigation	SF	66,604	$0.90	$59,943.60		X	
Irrigation Controller	EA	1	$300.00	$300.00		X	
Irrigation Well	LS	1	$12,000.00	$12,000.00		X	
Fencing	LS	1	$118,392.00	$118,392.00		X	
Total - Landscaping				$ 278,524.05			

Grey Eagle Ditch Relocation					MCA 7-15-4233	MCA 7-15-4288	Total
Embankment In-Place	CY	455	$43.00	$ 19,565.00		X	
36" Diameter Pipe - PVC	LF	1,320	$150.00	$ 198,000.00		X	
36" Dia. F.E.T.S. w/ Trash Screen	EA	1	$4,500.00	$ 4,500.00		X	
36" Dia. F.E.T.S.	EA	1	$2,700.00	$ 2,700.00		X	
60" Dia. Manhole	EA	6	$8,500.00	$ 51,000.00		X	
Total - Ditch Relocation				$ 275,765.00			

Utilities						MCA 7-15-4233	MCA 7-15-4288	Total
Connection to Ex. Water Service	LS	1	$2,500.00	$	2,500.00		X	
4" Dia. Fire Service Line	LF	60	$70.00	$	4,200.00		X	
Fire Hydrant	EA	1	$13,500.00	$	13,500.00		X	
2" Dia. Water Service Line	LF	60	$50.00	$	3,000.00		X	
Connection to Ex. San. Sewer Service	LF	1	$3,500.00	$	3,500.00		X	
8" Dia Water Service Line	LF	341	$85.00	$	28,985.00		X	
6" Dia. San. Sewer Service Line	LF	800	$60.00	$	48,000.00		X	
2,500 Gal. Sand Oil Seperator	EA	1	$22,000.00	$	22,000.00		X	
Total - Utilities				$	125,685.00			

Planning, Engineering, Contracting, and Acquisition						MCA 7-15-4233	MCA 7-15-4288	Total
Site Civil Engineering and Survey	LS	1	$61,460.00	$	61,460.00		X	
General Contractor Overhead and Profit	%	4.8%	$165,172.93	$	165,172.93		X	
Land Acquisition	LS	1	$1,800,000.00	$	1,800,000.00		X	
Total - Planning, Engineering, Contracting, and Acquisition				$	2,026,632.93			

Urban Renewal Plan for the South Billings Boulevard Urban Renewal Area

Prepared by the Planning & Community Services Department
Adopted by the Billings City Council on December 8, 2008
Amended by the Billings City Council on July 22, 2019

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Acknowledgements

2008 Participants and Stakeholders

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- Mark Astle
- Peggie Denney Gaghen
- Jim Ronquillo
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- Denis Pitman
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- Floyd Martin, Vice Chair
- Alan Pomick, Treasurer
- Debbie Rowe, Secretary

Big Sky Economic Development Authority

Downtown Billings Paiinership

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City Finance Department
Planning and Community Services Department
Billings Police Department

Section 1 - Introduction

On May 12, 2008 the City of Billings adopted an ordinance creating the South Billings Boulevard Urban Renewal District (SBBURD) and established a Tax Increment Finance District. As part of this ordinance, an urban renewal plan and the boundaries of the tax increment finance district were adopted. Public participation for preparing the urban renewal plan involved public meetings and participation with the City of Billings, the Southwest Corridor Neighborhood Task Force, residents and property owners, Downtown Billings Partnership, and Big Sky Economic Development Authority.

In October of 2008, the City began a modification of the SBBURD to include three additional properties. Two of these properties were recently annexed and contiguous to the existing SBBURD; therefore, the properties are now eligible to be included within the SBBURD. The third property is contiguous and requested an expansion of the district boundary. The modification of the urban renewal plan will reflect the addition of those properties.

The December 2008 modification of the urban renewal plan:

- Served as a framework for the official urban renewal plan
- Fulfilled Montana state law
- Updated and define district boundaries
- Classified blight
- Set forth the protocol for its authorization, execution, and management
- Illustrated the development opportunities
- Documented baseline taxable property values and potential areas for redevelopment

The July 2019 amendment of the urban renewal plan will:

- Identify future projects and programs
- Ensure the City has the option to bond future projects
- Update to the 2008 Plan to reflect the 2019 amendment process

Section 2 - Definitions

The following terms have the following meanings unless a different meaning is clearly indicated by the context:

1. "Agency" or "urban renewal agency" means a public agency created by Section 7-15-4232 of the Montana Code Annotated.
2. "Blighted area" means an area that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; substantially impairs the sound growth of the city or its environs; retards the provision of housing accommodations; or constitutes an economic or social liability or is detrimental or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use, by reason of:
    a. The substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential;
    b. Inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;

c. Inappropriate or mixed uses of land or buildings;
d. High density of population and overcrowding;
e. Defective or inadequate street layout;
f. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
g. Excessive land coverage
h. Unsanitary or unsafe conditions;
1. Deterioration of site;
J. Diversity of ownership;
k. Tax or special assessment delinquency exceeding the fair value of the land;
I. Defective or unusual conditions of title;
m. Improper subdivision or obsolete platting;
n. The existence of conditions that endanger life or property by fire or other causes; or
o. Any combination of the factors listed in the subsection (2).

3. "Bonds" means any bonds, notes, or debentures (including refunding obligations) authorized to be issued pursuant to Section 7-15-4300 MCA.
4. "Clerk" means the clerk or other official of the municipality who is the custodian of the official records of the municipality.
5. "Local governing body" means the council or other legislative body charged with governing the municipality.
6. "Mayor" means the chief executive of a city or town.
7. "Municipality" means any incorporated city or town in the state.
8. "Redevelopment" may include:
   a. acquisition of a blighted area or portion of the area;
   b. demolition and removal of buildings and improvements;
   c. installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the area the urban renewal provisions in accordance with the urban renewal plan; and
   d. making the land available for development or redevelopment by private enterprise or public agencies, including sale, initial leasing, or retention by the municipality itself, at its fair value for uses in accordance with the urban renewal plan. If the property is condemned pursuant to Title 70, chapter 30, the private enterprise or public agencies may not develop the condemned area in a way that is not for a public use.
9. "Urban renewal area" means a blighted area that the local governing body designates as appropriate for an urban renewal project or projects.
10. "Urban renewal plan" means a plan for one or more urban renewal areas or for an urban renewal project. The plan:
    a. must conform to the growth policy if one has been adopted pursuant to Title 76, chapter 1; and;
    b. must be sufficiently complete to indicate, on a yearly basis or otherwise:
       i. any land acquisition, demolition, and removal of structures; redevelopment; improvements; and rehabilitation that is proposed to be carried out in the urban renewal area;
       ii. zoning and planning changes, if any, including changes to the growth policy if one has been adopted pursuant to Title 76, chapter 1;
       iii. land uses, maximum densities, building requirements; and
       iv. the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transp01iation, public utilities, recreational and community facilities, and other public improvements.

Section 3 - Background

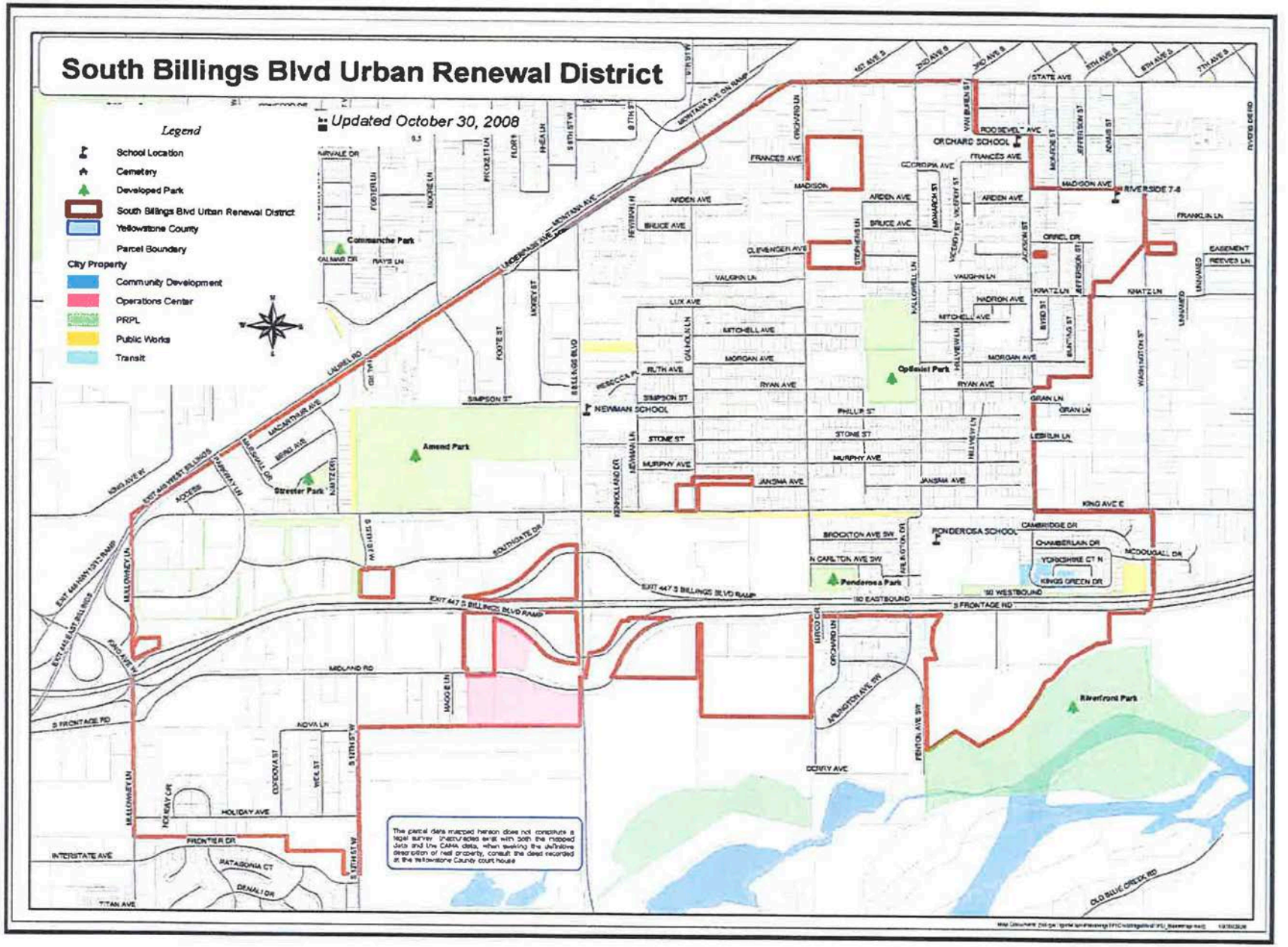
The South Billings Boulevard Urban Renewal District lies within city boundaries, is situated between major transportation routes, and stretches from the east side of the King Avenue Overpass east to Washington Street and from State Avenue South to the city limit boundaries. Located within the district is the I-90/94 Interstate and adjacent north is the major railway line through the city. Map 1 shows the boundaries of the SBBURD.

This district lies within the Southwest Corridor Neighborhood Task Force. The task force was created in the early 1990's in response to the growing problem with the roadway interchanges and associated issues. Since that time, the Task Force has become a more diverse body that handles many issues for the Southwest Billings community. Recent neighborhood issues include the re-opening of the Southgate Cop Shop and the development of Amend Park. Existing land uses and current zoning are shown on Maps 2 and 3.

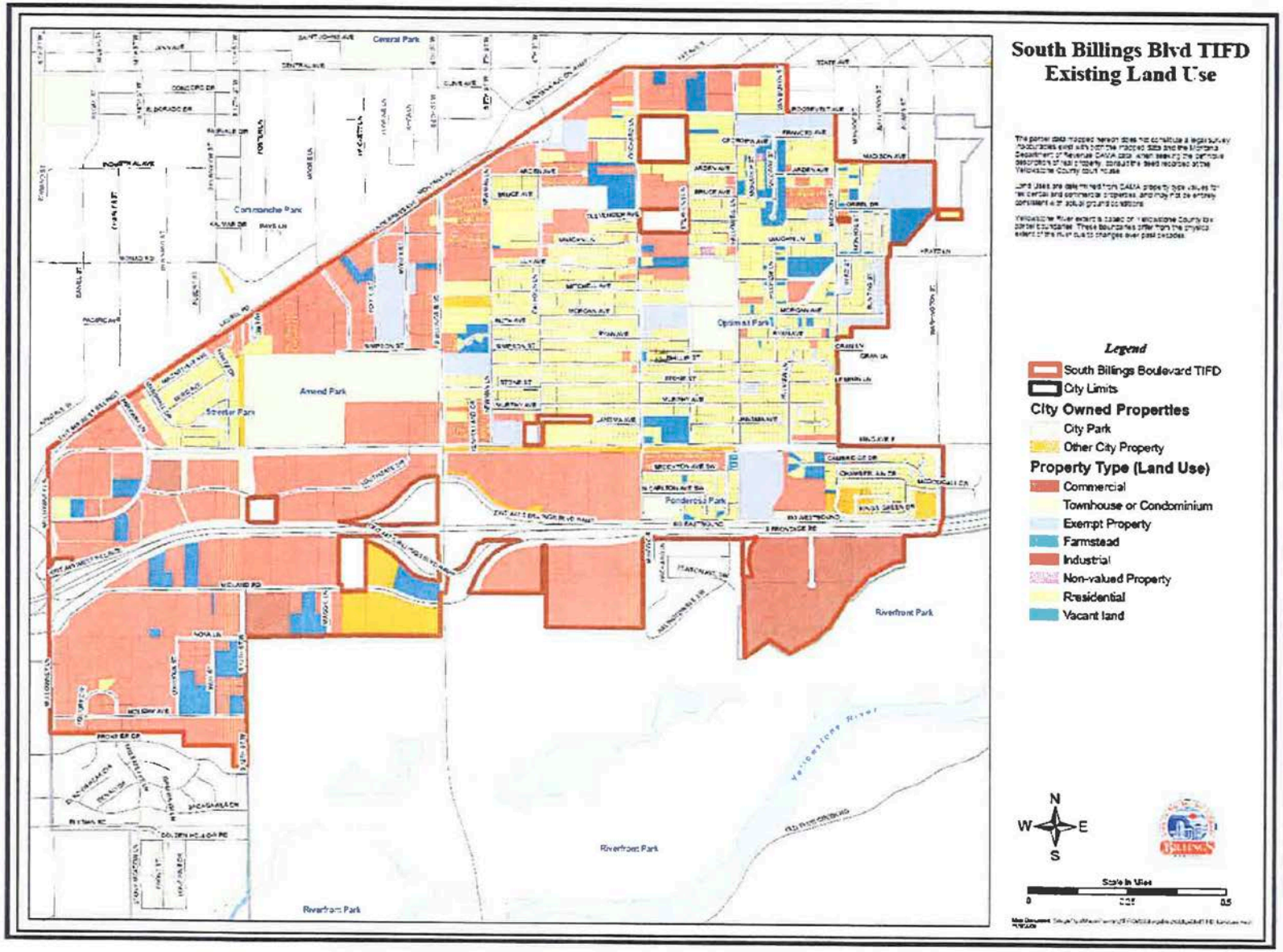
A closer look at this neighborhood shows an established area of mixed residential and commercial uses. This area also includes four schools. Some areas include unimproved streets, no sidewalk, curbs or gutters. In addition, many areas are not served by municipal water and sewer or there is old, inadequate water and sewer infrastructure. Many of the concerns raised by residents within the district center around routes for children to get to school, including bus routes that run on unimproved streets and children walking down the street instead of sidewalks to get to school.

Due to the location, the South Billings Boulevard Urban Renewal District has a tremendous amount of potential to become a major economic force. With the interstate corridor located in this district, the potential exists for this area to become a major destination place for retail, goods and services, manufacturing, and entertainment.

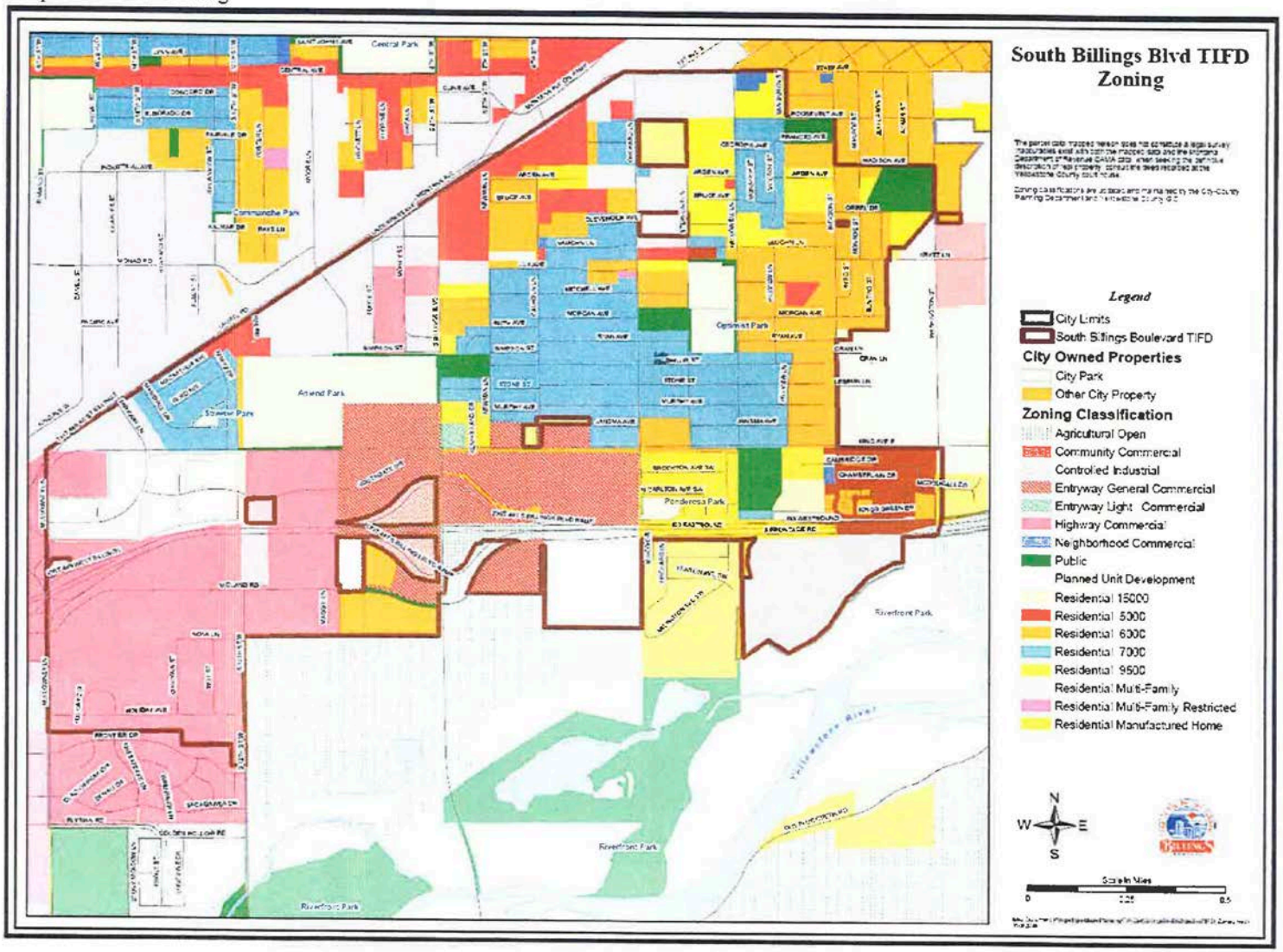
Map 1 – Proposed Boundaries of the District



Map 2 – Existing Land Uses



Map 3 – Current Zoning



Section 4 - Description of Blight

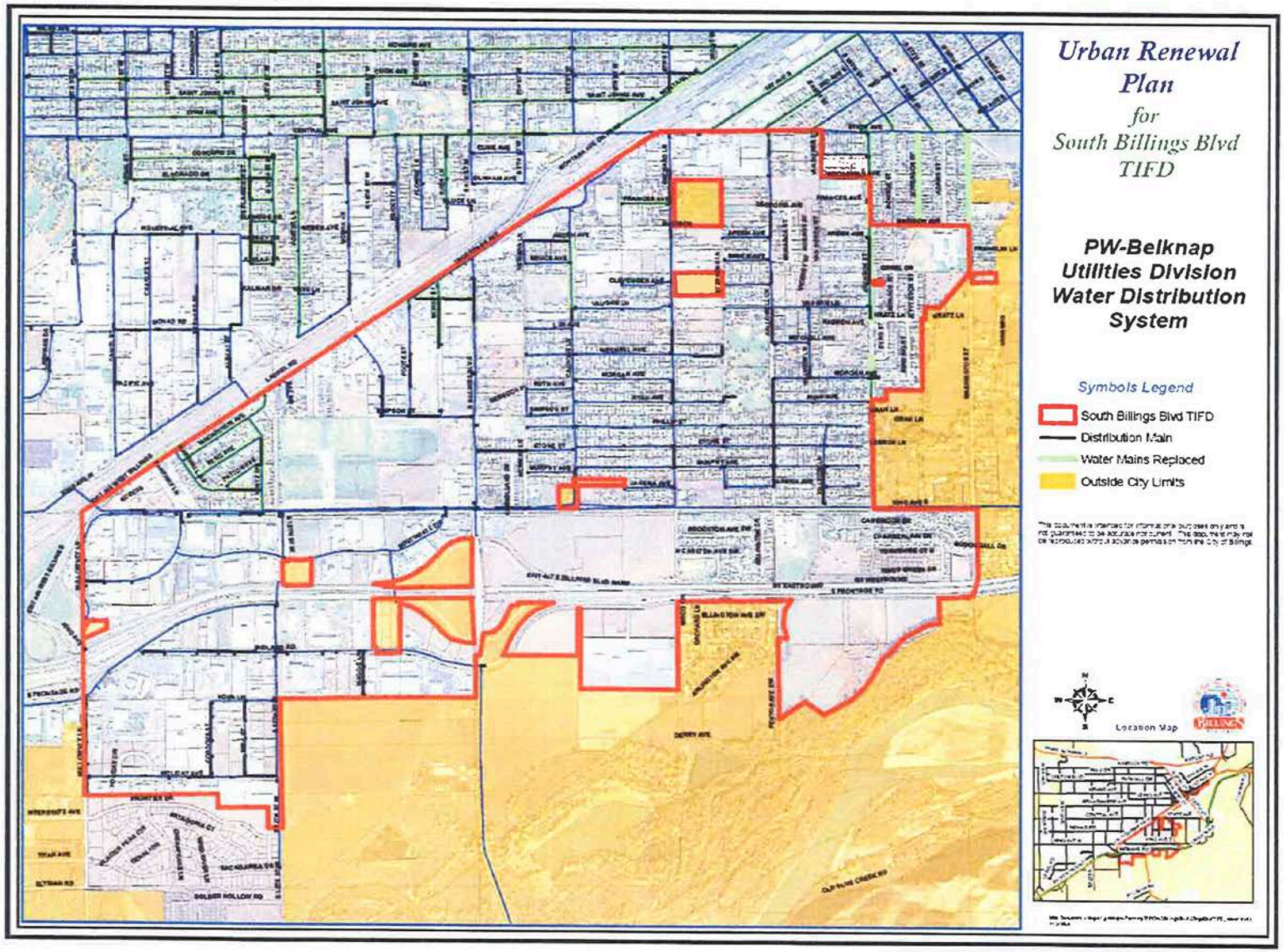
A requirement of Montana Annotated Code 2005 is to justify an urban renewal plan supported through a tax increment finance district through the determination of *blight.* Blight is defined as an area that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; substantially impairs the sound growth of the city or its environs; retards the provision of housing accommodation; or constitutes an economic or social liability or is detrimental or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use, by reason of:

- the substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential;
- inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;
- inappropriate or mixed uses of land or buildings;
- high density of population and overcrowding;
- defective or inadequate street layout;
- faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- excessive landcoverage;
- unsanitary or unsafe conditions;
- deterioration of site;
- diversity ofownership
- tax or special assessment delinquency exceeding the fair value of the land;
- defective or unusual conditions of title;
- improper subdivision or obsolete platting;
- the existence of conditions that endanger life or property by fire or other causes;
- any combination of the factors listed

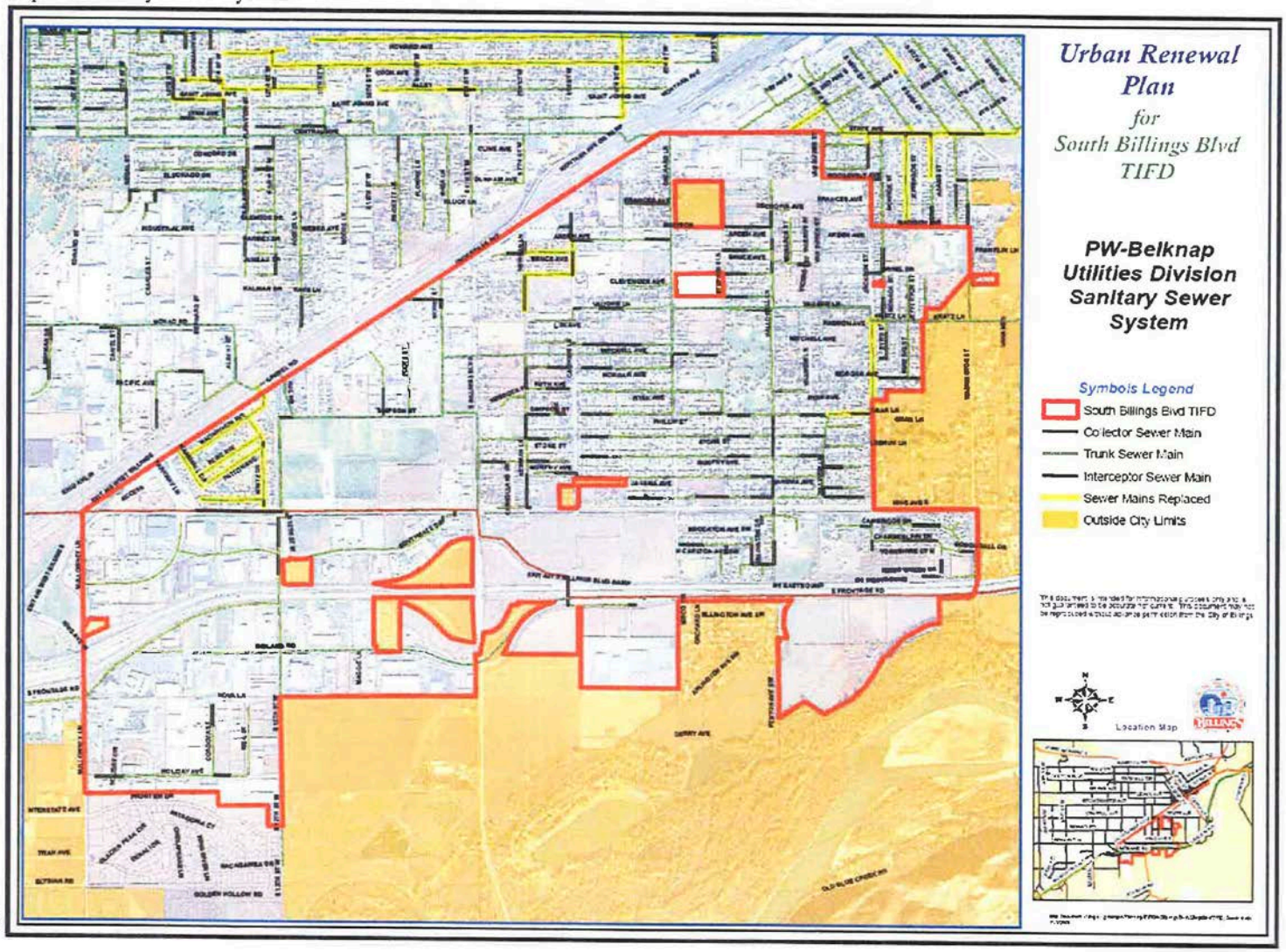
Section 5- Summary of Blight

The area in the proposed district contains a great deal of blight. Within the district there is substantial structural deterioration, long-term land vacancy, and significant infrastructure needs. Several of the commercial buildings in the district are vacant or deteriorated and need demolition. Many of the sidewalks are cracked or nonexistent, alleys are deteriorated, and, in general, much of the area is below city standards. In contrast to the above, there are certain properties within the district in good repair but included in the district to allow for a contiguous block of land within the district; and because pockets of revitalization cannot be sustained if areas of neglect and blight surround them. Over time, without continued managed urban renewal, even these success stories will once again decline in taxable value. Portions of the district fall into the blighted, neglected and under-utilized categories. Maps 4 and 5 show the current infrastructure conditions within the district.

Map 4 – Water Distribution System



Map 5 – Sanitary Sewer System



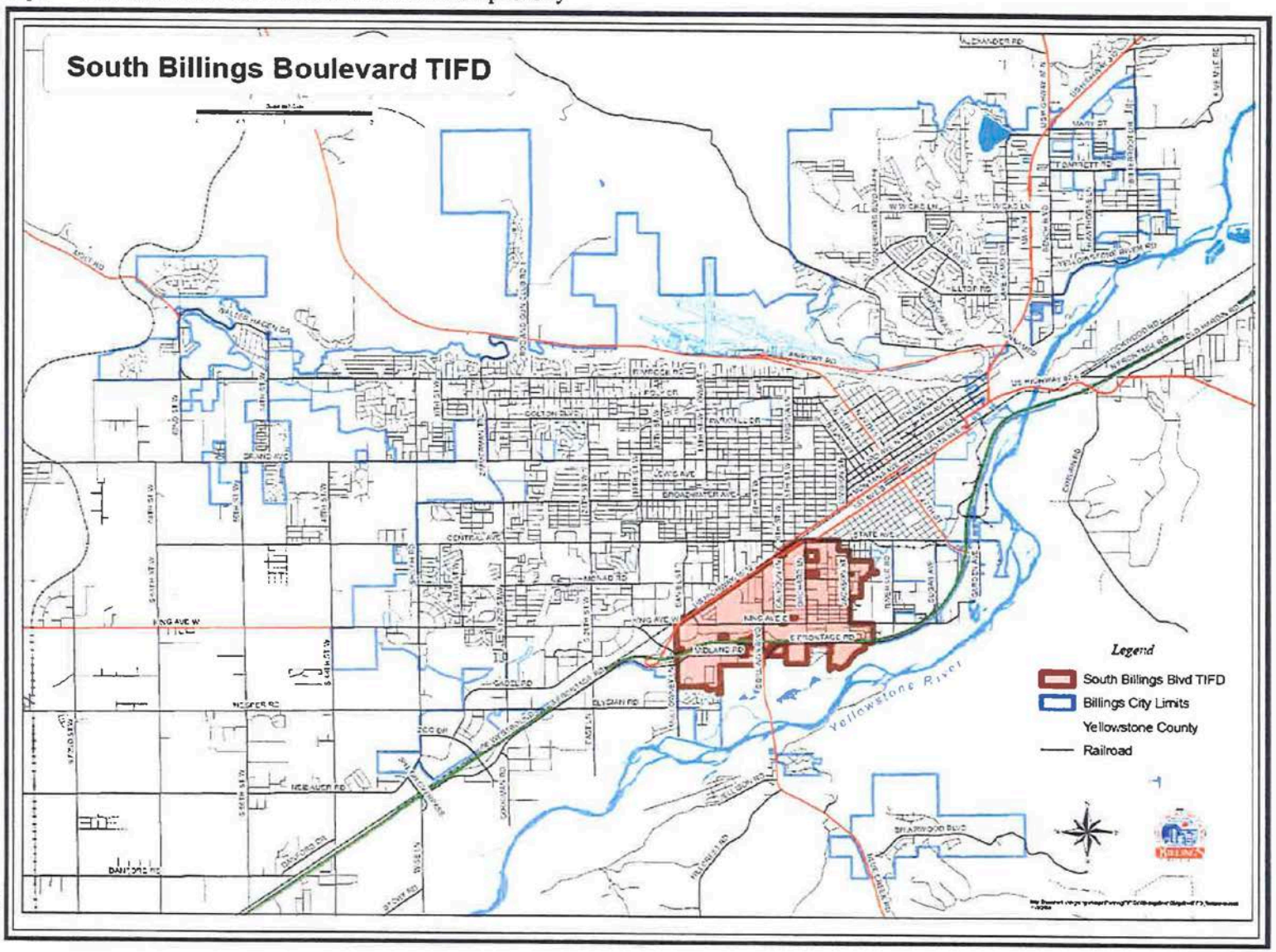
Section 6 - The Site and Its Relationship to the City

The South Billings Boulevard TIFD and Urban Renewal District is located in the south center region of the City of Billings. Bordered by the Interstate Corridor, the main railroad line and principal transportation routes, it is an area where economic development opportunities are numerous. In addition, numerous service, commercial, industrial, parks and recreation and housing choices are located within the district. Map 6 shows the TIFD boundary in relationship to the rest of the city.

Section 7 - Description of the District Boundary

Starting at the intersection of State Avenue and Van Buren Street, extending south down the centerline of Van Buren Street to the intersection of Van Buren Street and Roosevelt Avenue, extending east down the centerline of Roosevelt Avenue to the intersection of Roosevelt Avenue and Jackson Street, extending south down the centerline of Jackson Street to the intersection of Jackson Street and Madison Avenue, extending east down the centerline of Madison Avenue to the intersection of Madison Avenue and Washington Street, extending south down the centerline of Washington Street to the intersection of the centerline of Washington Street and the extension of the northern boundary of Lot 7, Willis Subdivision, extending east along said boundary to the eastern boundary of said lot, extending south along said boundary to the southern boundary of said lot, extending westerly along said boundary and its extension to the centerline of Washington Street, extending north to the existing City of Billings city limit boundary, extending southerly and westerly along the existing city limit boundary to the intersection of Jackson Street and King Avenue East, extending east along the centerline of King Avenue East to the intersection of King Avenue East and Washington Street, extending south along the centerline of Washington Street and its projection across the Interstate 90 right-of-way, to its intersection with South Frontage Road, thence in a westerly direction following the south right-of-way boundary of the South Frontage Road to the intersection of an extension of the east boundary of Riverfront Business Park Subdivision, extending south along eastern boundary of said subdivision to the south boundary of said subdivision, extending southerly and westerly along said boundary to the west boundary of said subdivision, extending northerly and easterly along said boundary and its extension to the south right-of-way boundary of South Frontage Road, extending westerly to the northeast comer of Lot 1, Block 1, Willowbrook Subdivision, thence in a southerly and westerly direction following the existing city limit boundary to a point which intersects with the extension of the southern boundary of Tract 1, C/S 2834, then west along said southern boundary of Tract 1, C/S 2834 and southern boundary of Block 4 of Weil Subdivision to the intersection with the centerline of Mullowney Lane, extending north along the centerline of Mullowney Lane and its projection to the centerline of Laurel Road, extending northeast along the centerline of Laurel Road to its intersection with State Avenue, extending northeast and east along the centerline of State Avenue to the ending point at the intersection of State Avenue and Van Buren Street. Excluding all unincorporated land within the boundary.

Map 6 – Tax Increment Finance District in Relationship to City



Section 8 - Planning Process

Stakeholder and Community Participation

The initial concept of developing a Tax Increment Finance District and an Urban Renewal Plan in the South Billings Boulevard area was brought forward by the City of Billings, Big Sky Economic Development Authority and the Downtown Billings Partnership. After discussions and meetings with the Southwest Corridor Task Force, it was determined that a steering committee would be established to move forward with the development of an Urban Renewal Plan for the creation of the South Billings Boulevard TIF District. After discussions with the participating members, it was apparent that direct communication with business owners, landowners and public participation was critical for the project to be a success. Two public meetings were scheduled to open dialogue on the proposed Urban Renewal Plan and TIF District process, and to set goals and objectives of the project. It also became clear that a grass-roots effort conducted and led by the property owners themselves was needed.

In October of 2008, the city began an urban renewal plan modification process to include 3 additional properties to the district pursuant to Montana Code section 7-15-4221. All property owners affected by the urban renewal plan modification were notified by mail of the public hearing on the Urban Renewal Plan held November 24, 2008.

In May 2019 the City in coordination with the South Billings Urban Renewal Association began the process to amend the South Billings Urban Renewal Plan. All property owners affected by the urban renewal plan amendment were notified by mail of a public meeting to discuss and receive public comment on the Plan amendment on May 30, 2019. All property owners affected by the urban renewal plan amendment were also notified of the public hearing on the Urban Renewal Plan held July 8, 2019.

Urban Renewal Plan

The Urban Renewal Plan is the tool that governs what public improvements are needed and desired within the district. Through public meetings and meetings at the Southwest Corridor Task Force, neighborhood needs and projects were identified.

With input from property owners and the identification of goals and objectives, the City of Billings moved forward with the completion of the Urban Renewal Plan. A draft was reviewed with the property owners and the Southwest Corridor Task Force prior to review by the City of Billings City Council.

The high level of transparency and frequency of meetings has ensured that a large local constituency has been involved, and as many stakeholders as possible participate and approve of the plan.

Eminent Domain

In no case shall eminent domain be used as a tool in the redevelopment of the South Billings Boulevard Urban Renewal District except as a last resort in the case of needed public infrastructure improvements and/or rights-of way.

Residential Relocation Plan

If a residential structure requires relocation as a result of right-of-way acquisition and/or a public infrastructure construction project, that is partially or fully funded with federal assistance (Housing and Urban Development, Federal Highway, etc), the City of Billings shall abide by the Uniform Relocation Assistance Act.

Planning, City Administration and Legal Review

During the many meetings with the local property owners and the Southwest Neighborhood Task Force, it was decided to begin the process of finalizing the urban renewal plan and take it to the city council before the end of 2007. The urban renewal plan was sent to the City Legal Department and City Administration for review and comments. Comments and recommendations from both City Legal and City Administration were taken into account and incorporated into this plan.

The plan was also sent to the Yellowstone County Board of Planning for its review and recommendations regarding the plan's confo1mity to the 2003 Growth Policy Plan. A recommendation of approval was passed by the Planning Board on October 23, 2007. The plan was then presented at a City Council Work Session on November 5, 2007. The public hearing and first reading of the Ordinance was held by the City Council on November 26, 2007 with the second reading and final adoption on December 10, 2007.

The modification to the SBBURD plan began in October of 2008. On November 10, 2008, the Billings City Council passed a Resolution Declaring Blight, Intent to Modify the District, and Setting a Public Hearing Date. The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council with regard to the plan's conformity with the 2003 Growth Policy on November 12, 2008. The affected property owners were notified of the plan's modification and public hearing notices were published on November 6, 2008 and November 13, 2008 for the first reading and public hearing on the modification of the plan.

The City initiated an amendment to the SBBURD plan in May 2019 to ensure future projects contemplated by the City and also provided by public comments and recommendations would be possible if funded by bonding or directly through tax increment funds generated by the SBBURD. The process to amend the plan has followed the process described in Montana Code as follows: The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council with regard to the plan's conformity with the 2016 Growth Policy on June 25, 2019. The affected property owners were notified by mailed postcard of the plan's modification, and public hearing notices were published on June 28, 2019 and July 5, 2019 for the first reading and public hearing on the plan amendment.

Financial Programming

The City of Billings to ensure a sound and adequate financial program to fund projects has concluded the following: For every $1 million dollars of increased market value, assuming Class 4 (commercial) property @ 3.01 % taxable rate and a mill levy of$ .55, it is anticipated that an increment value of $14,500 will be generated yearly.

Modification of SBBURD Plan

The SBBURD may be modified at any time by the City Council as necessary to eliminate and prevent the development or spread of blighted areas, and encourage urban rehabilitation. The process for plan modification shall follow the procedures set forth in 7-15-4212 through 7-15-4219 MCA, with respect to initial adoption of this plan. For purposes of urban renewal district boundary changes only, the notice of public hearing, as described in 7-15-4215 MCA, may only be mailed to those owners whose properties are situated within the area of expansion or contraction of the Urban Renewal District boundaries. In cases where the boundaries are not modified, but the contents of the urban renewal plan are substantially modified, notification shall be mailed to all owners of property within the Urban Renewal District area.

Section 9 - Housing (Conservation of existing affordable housing)

Housing is an important element to the district. Providing the district with housing opportunities is vital to the sustainability of the district. With housing opportunities, individuals and families can live and work within the district. This provides a dual benefit, first the commute to work for individuals will be reduced and second the businesses within the district will have a local work force to draw from.

Current housing in the area consists of single-family, duplex, and multi-family units and include rental units and owner-occupied. Also, manufactured home parks are located within the district. The main concentration of housing is located in the central and eastern portion of the district. During the summer of 2007, the Planning Division developed a map of existing housing conditions within the City of Billings. The information was generated through the Yellowstone County CAMA (Computer Assisted Mass Appraisal) detail system. Properties were queried that were labeled as either unsound, poor, fair or incomplete. This resulted in approximately 2,390 properties within the city limits that met this query. Out of the 2,390, 562 or 24% were located in the SBBURD. Of the 562 residential structures, 7 were rated as unsound, 184 as poor and 371 as fair.

Future housing for the district is encouraged to be developed for the goal of ownership. When rental housing occurs, such facilities shall be developed in connection with mixed-uses and managed by a company that will provide active policy measures to eliminate crime and blight. Approval of multi-family housing will require either a Zone Change or Special Review request that requires approval by the City Council.

Housing in the area shall also be designed to cater to a variety of income demographics as well. All current affordable housing needs in the district shall be accounted for through the development of owned and rental housing that remain within the district. Housing for mid- and higher level income groups shall also be encouraged. To avoid creation of substandard housing or encourage future blight, mixed-use housing developments shall incorporate all income demographics within the same project in a safe and positive way.

Section 10 - Transportation and Pedestrian Circulation

The transportation and circulation situation in the TIF district should be a major focus during redevelopment of the area. Traffic patterns and access issues can affect the function and livability of a community or neighborhood.

During discussions and public meetings, it was apparent the current street conditions and lack of adequate transportation and pedestrian facilities was a high priority for property owners. The majority

of traffic that comes into the district is either pass-through or destination traffic to the major transportation routes located within the district. In addition, the lack of sidewalk and pedestrian routes is a concern with the number of schools and parks located in the district. Safe and attractive pedestrian amenities, such as sidewalks, boulevards, crosswalks, improved signage and shelters or benches would greatly enhance pedestrian experiences.

Section 11 - Public Services and Facilities

Currently there are four public schools located within the district; three elementary schools and one middle school. A concern mentioned many times by residents was the lack of sidewalks for school children to get to school. It was observed that many students are walking directly in the street due to a lack of sidewalks. The creation of a Safe Routes to School Plan should be created to address this concern. In addition to schools, there are several developed parks located in the district. Amend Park provides a multi-use facility for soccer and rugby as well as picnic sites and shelters. Optimist Park has a variety of amenities that include basketball courts, jogging trails, playground, softball and baseball fields and picnic areas. Ponderosa Park provides horseshoe courts, playground, softball and baseball fields and soccer and rugby fields. The City of Billings also provides services to the district with MET Transit and the Southgate Cop Shop. Currently two MET routes serve the neighborhood; the Central and the Southside Loop. Both of these routes travel to and from the Stewart Park and Downtown Transfer Centers. The Southgate Cop Shop was reopened in May of 2007 and operates on Monday, Wednesday and Friday from 4 - 7 p.m. The station is a neighborhood police contact center currently staffed by volunteers. Residents are encouraged to use the Cop Shop to report crimes, suspicious activities or obtain inf01mation and assistance.

Section 12 - Infrastructure and Utilities

The district has infrastructure and utilities deficiencies that need to be addressed prior to any large influx of redevelopment or new building construction. Water and sewer conditions need to be addressed due to out of date installations, inadequate lines, or increases in impacts to existing structures.
The storm water drainage situation is particularly troublesome as many areas either have inadequate storm water facilities or none at all.

By upgrading infrastructure and utilities, therein lies the opportunity for more attractive development opportunities.

Section 13 - Urban Renewal Projects and Programs

The Urban Renewal Projects were identified by property owners within the district during the public meetings at the time the Plan was first adopted in 2008 and also during the amendment process in 2019. Information for the 2008 Plan adoption process utilized the Southwest Corridor Task Force meetings and delivery through comments mailed to the Planning Division. For the 2019 amendment process, a public meeting was held at Orchard Elementary School on May 30, 2019 where projects ideas and comments were collected, as well as at the South Billings Urban Renewal Association meeting on June 4, 2019. It is the City's intent to use Tax Increment to finance public improvement projects. In addition to TIF financing, the City may also use Special Improvement District financing as well as grant funding through but not limited to, the Community Development Block Grant Program. By combining funding opportunities, more projects will be able to be completed.

The project and program list below encompasses both items included in the 2008 Plan as well as the new project recommendations for the 2019 Plan amendment. The items are identified by the year:

2008 Project and Program Recommendations:

Project: Traffic calming measures on Calhoun and Orchard Streets.

Project: Street improvements on Newman Drive between Simpson and Stone Streets, install curb and gutter.

Project: Pave, curb and gutter on Simpson from Calhoun to Newman.

Project: Widen, curb and gutter (where needed) and repave Calhoun the full

length. Project: Widen, curb and gutter (where needed) and repave Orchard the

full length. Project: Widen, curb and gutter (where needed) and repave

Hallowell the full length.

Project: Widen, curb and gutter and install bike path or sidewalk the full length of King Avenue East from Parkway to Riverside Drive.

Project: Safety to school plan.

Project: Crosswalks within the district (where needed).

Project: Sidewalks within the district (where needed).

Project: Street lights along King Avenue East.

Project: Street widening at Optimist Park.

Project: 4100 Block of Vaughn Street - sidewalk.

Project: 4100 Block of Vaughn - public sewer needed, drainfields

failing. Project: Bike/pedestrian routes along King Avenue.

Project: Sewer improvements on South Billings Boulevard from Mitchell north to Underpass Road. Sewer line currently runs east under adjoining residential development.

Project: Repave Morgan Avenue between Hallowell Lane and Jackson Street include sidewalks, street lights.

Project: Install public sewer along Morgan Avenue that includes storm water

improvements. Project: More bike trails throughout neighborhood.

Project: Park improvements for Little League and soccer leagues.

Project: Community Resource Officer within the neighborhood to steer kids away from drugs and promote a safe neighborhood.

Project: Pave Newman Lane behind Newman Elementary School.

Project: Storm water improvement at the Northeast comer of Phillip and

Hallowell. Project: Need school zone signage at Newman Elementary School.

Project: Installation and improvement of municipal water and sewer lines within the

district. Project: Installation of sidewalks on Jackson Street (where needed).

Project: Stop light at South Billings Boulevard and Midland Road.

Project: Neighborhood wide traffic study for traffic calming

strategies.

Project: Assess adequacy of fire hydrants throughout the neighborhood and add fire hydrants as needed.

Project: Traffic light at State Avenue and Hallowell Lane.

Project: Continuation of street lights on Jackson to King

Avenue.

In addition to property owner identification of projects for the district, the City of Billings Public Works Department has several ongoing or future infrastructure projects scheduled. These projects include the following:

- Orchard Lane - Replacement of a water main in Orchard Lane from just south of King Avenue East to Underpass Avenue. This project is scheduled for the spring or fall of 2009.
- Calhoun Lane – Replacement of water main in Calhoun Lane from King Avenue East to Underpass Avenue. This project could be scheduled for 2010 or 2011.
- Jackson Street - Jackson Street is split into two phases. The first phase will provide sidewalk and drive approaches on the west side of Jackson Street from King Avenue East to Ryan Avenue. The second phase will provide drive approaches, sidewalk, curb and gutter, and ADA ramps along both sides of Jackson Street from State Avenue to Kratz Lane. These

phases are programmed in the FY 2009 Budget

- Newman Lane and Bruce Avenue - Sanitary sewer rehabilitation work was completed in the TIF district in 2007 at Newman Lane and Bruce Avenue.

2019 Project and Program Recommendations:

Parks & Recreational Amenities – Construct and enhance public facilities that will increase the quality or quantity of parks and recreational activities within the District. This may include, but is not limited to, a recreation center, swimming pool, ice arena, indoor and outdoor park development, and other amenities.

Public Safety – Construction of Police or Fire facilities within the District, to include necessary furnishings for such facilities.

Railroad Infrastructure – Coordinate with BNSF Railway and Montana Rail Link on safety and long-term viability of railroad crossings and corridors in the District and cooperate on projects with the railroads and City of Billings.

Walking Paths and Trails – Construct sidewalks, trails and pathways throughout the District with landscaping to ensure the safety of children and all pedestrians, as well as provide access to neighborhoods and services.

Transportation Corridor Improvements – Construct and reconstruct transportation infrastructure in the District to include streets, sidewalks, lighting, traffic control, multi-purpose side paths, landscaping, water, sewer, stormwater, and transit access projects.

School and Community Services – Assist in funding projects and programs in the District to enhance school playgrounds and athletic fields, health and wellness programs, access to community meeting and activity spaces, and other efforts that improve access to school and community services.

Section 14 - Identified Projects and Programs in Relationship to the Goals and Objectives Respective to the 2016 City of Billings Growth Policy

One of the requirements of Montana's Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43, MCA) is that the urban renewal plan must conform to the community's growth policy. The 2016 City of Billings Growth Policy ("Growth Policy") refers to and promotes economic development and urban renewal in a variety of ways. The preceding list of urban renewal goals listed in Section 13 are relevant to the Growth Guidelines identified in the Growth Policy in the following areas:

Growth Guidelines

Essential Investments (relating public and private expenditures to public values)

- The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans
- Public transit and commercial air service are critical to ensure access to and around the City

- Planning and construction of safe and affordable interconnected sidewalks and trails are important to the economy and livability of Billings.
- Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community
- Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors
- Public health and safety and emergency service response are critical to the well-being of Billings' residents, businesses, and visitors
- Infill development and development near existing City infrastructure may be the most cost effective
- The history and heritage of Billings are cornerstones of our community
- Neighborhoods that are safe and attractive and provide essential services are much desired
- Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve our environmental quality far into the future (i.e. energy efficient) are desirable
- A supportive school system that inspires, motivates, and prepares students for meaningful employment is important for ensuring a high quality, competitive community

Place Making (Enhance, maintain, preserve, and improve existing public places)

- A multi-use community recreation facility is desirable
- Enhancement and maintenance of public spaces and buildings through City stewardship is integral to a vibrant community
- Park master plans and transportation plans are important to facilitate the preservation and improved public access to the Yellowstone River and the Rims
- Public and private partnerships are valuable for creating enhanced entryways into Billings
- Enhancing public buildings and spaces to be more efficient in their uses of energy, money, and space is important to having a vibrant and livable City

Community Fabric (attractive, aesthetically pleasing, uniquely Billings)

- Developed landscape areas in commercial areas encourage more pedestrian activity and vibrant commercial activity
- Attractive streetscapes provide a pleasant and calming travel experience in urban and suburban neighborhoods
- Outdoor public spaces provide casual and relaxing gathering areas for people
- Planning and construction of interconnected sidewalks and trails are important to the livability of Billings
- Cost-effective landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors

Strong Neighborhoods (livable, safe, sociable and resilient neighborhoods)

- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, good will and social interaction
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, pedestrian-scale street lights, street trees and walkable access to public spaces
- Implementation of the Infill Policy is important to encourage development of underutilized properties

Home Base (healthy, safe and diverse housing options)

- A mix of housing types that meet the needs of a diverse population is important
- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe
- Homes that are safe and sound support a healthy community

Mobility and Access (transportation choices in places where goods and services are accessible to all)

- Connecting people to places with transportation choices is vital to the well-being of Billings' residents, businesses and visitors
- Safe and accessible transportation systems benefit everyone's quality of life
- Affordable public transit is much desired
- Development oriented to transit routes will provide more transportation choices and is preferred
- "Safe Routes to Schools" promotes physical health and reduces vehicle trips, earning parents more time and less costs for transportation
- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings
- On-street bike facilities promote predictability for all users
- Technology can reduce congestion and facilitate emergency vehicle travel at railroad crossings

Prosperity (promoting equal opportunity and economic advancement)

- Predictable, reasonable City taxes and assessments are important to Billings' taxpayers
- Successful businesses that provide local jobs benefit the community
- Community investments that attract and retain a strong, skilled and diverse workforce also attracts businesses
- Retaining and supporting existing businesses helps sustain a healthy economy

Section 15 - Neighborhood Planning

Another tool that is expected to be used in the future to address current conditions within the district and the identification of neighborhood needs will be accomplished through the creation of a Neighborhood Plan. A neighborhood plan may be drafted for this area of Billings in the next three or four years based on available funding. The purpose of the neighborhood plan is to assist residents, governing agencies, planners and developers in making the right choices when determining future growth patterns and development within the neighborhood. The plan also encourages local government, developers and businesses to discuss future land use decisions with neighborhood residents and business owners prior to the proposed land use change. The neighborhood plan is not a regulatory document; instead, it is adopted by the City Council and the Board of County Commissioners as an implementation strategy and is part of the City of Billings and Yellowstone County Growth Policy as an advisory document. The neighborhood plan would be implemented through the City's Capital Improvement Program Planning and by the Southwest Corridor Neighborhood Task Force.

The plan would include general and specific recommendations that reflect the values of the community, encourage sound decision-making, and empower people to take action. The plan also includes realistic implementation strategies that involve both private and public actions, as well as regulatory decisions.

Section 16- Conclusion

The South Billings Boulevard Urban Renewal District has a tremendous amount of potential to become a viable and reliable economic engine. The district has a great potential to become a destination place where Billings residents, business owners, and visitors will purposefully go to conduct business, have goods and services manufactured and enjoy recreation and leisure activities. At the end of the life of this TIFD program it is the hope of all involved that this area of Billings will be a wonderful place to live, work and play far into the future.

ORDINANCE 19-5725

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THAT THE SOUTH BILLINGS BOULEVARD URBAN RENEWAL PLAN FOR THE SOUTH BILLINGS BOULEVARD URBAN RENEWAL DISTRICT (SBBURD), FORMED BY THE CITY IN NOVEMBER 2007 AND EXPANDED IN NOVEMBER 2008, BE AMENDED BY REVISING SECTIONS 1, 8, 13 AND 14, PROVIDING FOR ADDITIONAL PROJECTS TO BE FUNDED AND CONSTRUCTED IN THE FUTURE IN THE SBBURD, AS WELL AS UPDATING THE PLAN TO REFLECT THE AMENDMENT PROCESS.

WHEREAS, this Council on May 12, 2008, established the South Billings Boulevard Urban Renewal District and adopted the South Billings Boulevard Urban Renewal Plan under Ordinance 08-5462,

WHEREAS, this Council on December 8, 2008, modified the South Billings Boulevard Urban Renewal District and modified the South Billings Boulevard Urban Renewal Plan under Ordinance 08-5484,

WHEREAS, opportunities have been presented to the City that make it desirable for the City to amend the South Billings Boulevard Urban Renewal Plan to enable further development and redevelopment of properties, demolishing blighted structures, improving such properties with, landscaping, utilities, and other similar improvements, assembling such properties, and making the properties so improved available for private redevelopment.

WHEREAS, the City Council has made amendments to the South Billings Boulevard Urban Renewal Plan as outlined in this Ordinance and as attached as Exhibit A.

WHEREAS, the South Billings Boulevard Urban Renewal Plan has been reviewed and approved by the Yellowstone County Board of Planning, as evidenced by the Board's letter provided to the City Council and the meeting minutes of June 25, 2019.

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

Section 1. That Section 1 of the South Billings Boulevard Urban Renewal Plan be amended so that such section shall read as follows:

On May 12, 2008 the City of Billings adopted an ordinance creating the South Billings Boulevard Urban Renewal District (SBBURD) and established a Tax Increment Finance District. As part of this ordinance, an urban renewal plan and the boundaries of the tax increment finance district were adopted.

Public participation for preparing the urban renewal plan involved public meetings and participation with the City of Billings, the Southwest Corridor Neighborhood

Task Force, residents and property owners, Downtown Billings Partnership, and Big Sky Economic Development Authority.

In October of 2008, the City began a modification of the SBBURD to include three additional properties. Two of these properties were recently annexed and contiguous to the existing SBBURD; therefore, the properties are now eligible to be included within the SBBURD. The third property is contiguous and requested an expansion of the district boundary. The modification of the urban renewal plan will reflect the addition of those properties.

The December 2008 modification of the urban renewal plan ~~will~~:

- Served as a framework for the official urban renewal plan
- Fulfilled Montana state law
- Updated and define district boundaries
- Classifiedy blight
- Set forth the protocol for its authorization, execution, and management
- Illustrated the development opportunities
- Documented baseline taxable property values and potential areas for redevelopment

The July 2019 amendment of the urban renewal plan will:

- Identify future projects and programs
- Ensure the City has the option to bond future projects
- Update to the 2008 Plan to reflect the 2019 amendment process

Section 8. That Section 8 of the South Billings Boulevard Urban Renewal Plan be amended so that such section shall read as follows:

Stakeholder and Community Participation

The initial concept of developing a Tax Increment Finance District and an Urban Renewal Plan in the South Billings Boulevard area was brought forward by the City of Billings, Big Sky Economic Development Authority and the Downtown Billings Partnership. After discussions and meetings with the Southwest Corridor Task Force, it was determined that a steering committee would be established to move forward with the development of an Urban Renewal Plan for the creation of the South Billings Boulevard TIF District. After discussions with the participating members, it was apparent that direct communication with business owners, landowners and public participation was critical for the project to be a success. Two public meetings were scheduled to open dialogue on the proposed Urban Renewal Plan and TIF District

process, and to set goals and objectives of the project. It also became clear that a grass-roots effort conducted and led by the property owners themselves was needed.

In October of 2008, the city began an urban renewal plan modification process to include 3 additional properties to the district pursuant to Montana Code section 7-15-4221. All property owners affected by the urban renewal plan modification were notified by mail of the public hearing on the Urban Renewal Plan held November 24, 2008.

In May 2019 the City in coordination with the South Billings Urban Renewal Association began the process to amend the South Billings Urban Renewal Plan. All property owners affected by the urban renewal plan amendment were notified by mail of a public meeting to discuss and receive public comment on the Plan amendment on May 30, 2019. All property owners affected by the urban renewal plan amendment were also notified of the public hearing on the Urban Renewal Plan held July 8, 2019.

Planning, City Administration and Legal Review

During the many meetings with the local property owners and the Southwest Neighborhood Task Force, it was decided to begin the process of finalizing the urban renewal plan and take it to the city council before the end of 2007. The urban renewal plan was sent to the City Legal Department and City Administration for review and comments. Comments and recommendations from both City Legal and City Administration were taken into account and incorporated into this plan.

The plan was also sent to the Yellowstone County Board of Planning for its review and recommendations regarding the plan's confo1mity to the 2003 Growth Policy Plan. A recommendation of approval was passed by the Planning Board on October 23, 2007. The plan was then presented at a City Council Work Session on November 5, 2007. The public hearing and first reading of the Ordinance was held by the City Council on November 26, 2007 with the second reading and final adoption on December 10, 2007.

The modification to the SBBURD plan began in October of 2008. On November 10, 2008, the Billings City Council passed a Resolution Declaring Blight, Intent to Modify the District, and Setting a Public Hearing Date. The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council with regard to the plan's conformity with the 2003 Growth Policy on November 12, 2008. The affected property owners were notified of the plan's modification and public hearing notices were published on November 6, 2008 and November 13, 2008 for the first reading and public hearing on the modification of the plan.

The City initiated an amendment to the SBBURD plan in May 2019 to ensure future projects contemplated by the City and also provided by public comments and recommendations would be possible if funded by bonding or directly through tax

increment funds generated by the SBBURD. The process to amend the plan has followed the process described in Montana Code as follows: The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council with regard to the plan's conformity with the 2016 Growth Policy on June 25, 2019. The affected property owners were notified by mailed postcard of the plan's modification, and public hearing notices were published on June 28, 2019 and July 5, 2019 for the first reading and public hearing on the plan amendment.

Section 13. That Section 13 of the South Billings Boulevard Urban Renewal Plan be amended so that such section shall read as follows:

Section 13 - Urban Renewal Projects and Programs

The Urban Renewal Projects were identified by property owners within the district during the public meetings at the time the Plan was first adopted in 2008 and also during the amendment process in 2019. Information for the 2008 Plan adoption process utilized the Southwest Corridor Task Force meetings and delivery through comments mailed to the Planning Division. For the 2019 amendment process, a public meeting was held at Orchard Elementary School on May 30, 2019 where projects ideas and comments were collected, as well as at the South Billings Urban Renewal Association meeting on June 4, 2019. It is the City's intent to use Tax Increment to finance public improvement projects. In addition to TIF financing, the City may also use Special Improvement District financing as well as grant funding through but not limited to, the Community Development Block Grant Program. By combining funding opportunities, more projects will be able to be completed.

The project and program list below encompasses both items included in the 2008 Plan as well as the new recommendations for the 2019 Plan amendment. The items are identified by the year:

2008 Project and Program Recommendations:

Project: Traffic calming measures on Calhoun and Orchard Streets.

Project: Street improvements on Newman Drive between Simpson and Stone Streets, install curb and gutter.

Project: Pave, curb and gutter on Simpson from Calhoun to Newman.

Project: Widen, curb and gutter (where needed) and repave

Calhoun the full length. Project: Widen, curb and gutter (where

needed) and repave Orchard the full length. Project: Widen, curb

and gutter (where needed) and repave Hallowell the full length.

Project: Widen, curb and gutter and install bike path or sidewalk the full length of King Avenue East from Parkway to Riverside Drive.

Project: Safety to school plan.

Project: Crosswalks within the district (where

needed). Project: Sidewalks within the district

(where needed).

Project: Street lights along King

Avenue East. Project: Street

widening at Optimist Park.

Project: 4100 Block of Vaughn Street - sidewalk.

Project: 4100 Block of Vaughn - public sewer needed,

drainfields failing. Project: Bike/pedestrian routes along

King Avenue.

Project: Sewer improvements on South Billings Boulevard from Mitchell north to Underpass Road. Sewer line currently runs east under adjoining residential development.

Project: Repave Morgan Avenue between Hallowell Lane and Jackson Street include sidewalks, street lights.

Project: Install public sewer along Morgan Avenue that includes storm

water improvements. Project: More bike trails throughout neighborhood.

Project: Park improvements for Little League and soccer leagues.

Project: Community Resource Officer within the neighborhood to steer kids away from drugs and promote a safe neighborhood.

Project: Pave Newman Lane behind Newman Elementary School.

Project: Storm water improvement at the Northeast comer of Phillip

and Hallowell. Project: Need school zone signage at Newman

Elementary School.

Project: Installation and improvement of municipal water and sewer lines

within the district. Project: Installation of sidewalks on Jackson Street

(where needed).

Project: Stop light at South Billings Boulevard and

Midland Road. Project: Neighborhood wide traffic study

for traffic calming strategies.

Project: Assess adequacy of fire hydrants throughout the neighborhood and add fire hydrants as needed.

Project: Traffic light at State Avenue and

Hallowell Lane. Project: Continuation of street

lights on Jackson to King Avenue.

In addition to property ~~1iy~~ owner identification of projects for the district, the City of Billings Public Works Department has several ongoing or future infrastructure projects scheduled. These projects include the following:

- Orchard Lane - Replacement of a water main in Orchard Lane from just south of King Avenue East to Underpass Avenue. This project is scheduled for the spring or fall of 2009.
- Calhoun Lane – Replacement of water main in Calhoun Lane from King Avenue East to Underpass Avenue. This project could be scheduled for 2010 or 2011.
- Jackson Street - Jackson Street is split into two phases. The first phase will provide sidewalk and drive approaches on the west side of Jackson Street from King Avenue East to Ryan Avenue. The second phase will provide drive approaches, sidewalk, curb and gutter, and ADA ramps along both sides

of Jackson Street from State Avenue to Kratz Lane. These phases are programmed in the FY 2009 Budget

- Newman Lane and Bruce Avenue - Sanitary sewer rehabilitation work was completed in the TIF district in 2007 at Newman Lane and Bruce Avenue.

2019 Project and Program Recommendations:

Parks & Recreational Amenities – Construct and enhance public facilities that will increase the quality or quantity of parks and recreational activities within the District. This may include, but is not limited to, a recreation center, swimming pool, ice arena, indoor and outdoor park development, and other amenities.

Public Safety – Construction of Police or Fire facilities within the District, to include necessary furnishings for such facilities.

Railroad Infrastructure – Coordinate with BNSF Railway and Montana Rail Link on safety and long-term viability of railroad crossings and corridors in the District and cooperate on projects with the railroads and City of Billings.

Walking Paths and Trails – Construct sidewalks, trails and pathways throughout the District with landscaping to ensure the safety of children and all pedestrians, as well as provide access to neighborhoods and services.

Transportation Corridor Improvements – Construct and reconstruct transportation infrastructure in the District to include streets, sidewalks, lighting, traffic control, multi-purpose side paths, landscaping, water, sewer, stormwater, and transit access projects.

School and Community Services – Assist in funding projects and programs in the District to enhance school playgrounds and athletic fields, health and wellness programs, access to community meeting and activity spaces, and other efforts that improve access to school and community services.

Section 14. That Section 14 of the South Billings Boulevard Urban Renewal Plan be amended so that such section shall read as follows:

Section 14 - Identified Projects and Programs in Relationship to the Goals and Objectives Respective to the 2016 City of Billings ~~County~~ Growth Policy ~~Plan~~

One of the requirements of Montana's Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43, MCA) is that the urban renewal plan must conform to the community's growth policy. The ~~Yellowstone County and~~ 2016 City of Billings ~~2003~~ Growth Policy ~~Plan~~ ("Growth Policy") refers to and promotes economic

development and urban renewal in a variety of ways. The preceding list of urban renewal goals listed in Section 13 are relevant to the ~~goals~~ Growth Guidelines identified in the Growth Policy in the following ~~elements~~areas:

Growth Guidelines

Essential Investments (relating public and private expenditures to public values)

- The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans
- Public transit and commercial air service are critical to ensure access to and around the City
- Planning and construction of safe and affordable interconnected sidewalks and trails are important to the economy and livability of Billings.
- Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community
- Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors
- Public health and safety and emergency service response are critical to the well-being of Billings' residents, businesses, and visitors
- Infill development and development near existing City infrastructure may be the most cost effective
- The history and heritage of Billings are cornerstones of our community
- Neighborhoods that are safe and attractive and provide essential services are much desired
- Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve our environmental quality far into the future (i.e. energy efficient) are desirable
- A supportive school system that inspires, motivates, and prepares students for meaningful employment is important for ensuring a high quality, competitive community

Place Making (Enhance, maintain, preserve, and improve existing public places)

- A multi-use community recreation facility is desirable
- Enhancement and maintenance of public spaces and buildings through City stewardship is integral to a vibrant community
- Park master plans and transportation plans are important to facilitate the preservation and improved public access to the Yellowstone River and the Rims
- Public and private partnerships are valuable for creating enhanced entryways into Billings

- Enhancing public buildings and spaces to be more efficient in their uses of energy, money, and space is important to having a vibrant and livable City

Community Fabric (attractive, aesthetically pleasing, uniquely Billings)

- Developed landscape areas in commercial areas encourage more pedestrian activity and vibrant commercial activity
- Attractive streetscapes provide a pleasant and calming travel experience in urban and suburban neighborhoods
- Outdoor public spaces provide casual and relaxing gathering areas for people
- Planning and construction of interconnected sidewalks and trails are important to the livability of Billings
- Cost-effective landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors

Strong Neighborhoods (livable, safe, sociable and resilient neighborhoods)

- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, good will and social interaction
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, pedestrian-scale street lights, street trees and walkable access to public spaces
- Implementation of the Infill Policy is important to encourage development of underutilized properties

Home Base (healthy, safe and diverse housing options)

- A mix of housing types that meet the needs of a diverse population is important
- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe
- Homes that are safe and sound support a healthy community

Mobility and Access (transportation choices in places where goods and services are accessible to all)

- Connecting people to places with transportation choices is vital to the well-being of Billings' residents, businesses and visitors
- Safe and accessible transportation systems benefit everyone's quality of life
- Affordable public transit is much desired
- Development oriented to transit routes will provide more transportation choices and is preferred
- "Safe Routes to Schools" promotes physical health and reduces vehicle trips, earning parents more time and less costs for transportation

- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings
- On-street bike facilities promote predictability for all users
- Technology can reduce congestion and facilitate emergency vehicle travel at railroad crossings

Prosperity (promoting equal opportunity and economic advancement)

- Predictable, reasonable City taxes and assessments are important to Billings' taxpayers
- Successful businesses that provide local jobs benefit the community
- Community investments that attract and retain a strong, skilled and diverse workforce also attracts businesses
- Retaining and supporting existing businesses helps sustain a healthy economy

PASSED by the City Council on first reading this 8th day of July, 2019.

PASSED, ADOPTED and APPROVED on second reading this 22nd day of July, 2019.

CITY OF BILLINGS:

CITY OF BILLINGS • SEAL • YELLOWSTONE COUNTY, MONTANA

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

ATTEST:

By: Denise R. Bohlman
Denise R. Bohlman, City Clerk

RESOLUTION NO. 18-10750

A RESOLUTION OF THE CITY OF BILLINGS FORMING A POLICY FOR THE ADMINISTRATION OF URBAN RENEWAL AREAS OR DISTRICTS (URD) IN THE CITY.

WHEREAS, MCA, Title 7, Chapter 15, Part 42, Section 51 declares: General powers of municipalities in connection with urban renewal. Every municipality shall have all the power necessary or convenient:

(1) To carry out and effectuate the purposes and provisions of this part and part 43;

(2) To undertake and carry out urban renewal projects within the municipality, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part and part 43, and to disseminate blight clearance and urban renewal information;

(3) To organize, coordinate, and direct, within the municipality, the administration of the provisions of this part and part 43 as they apply to such municipality in order that the objective of remedying blighted areas and preventing the causes thereof within such municipality may be most effectively promoted and achieved and to establish such new office or offices of the municipality or to reorganize existing offices in order to carry out such purpose most effectively;

(4) To exercise all or any part or combination of powers granted in this part or part 43; and

WHEREAS, the City of Billings reviews and adopts Urban Renewal Plans for each of its Urban Renewal Districts, and those Plans specify goals for each Urban Renewal District; and

WHEREAS, the City of Billings may establish local policies that guide the establishment, operations, funding and governance of urban renewal districts; and

WHEREAS, development of TIF (Tax Increment Financing) Policies would be in the best interest of the City.

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

That the City Council now makes and adopts the following TIF Policy:

CITY OF BILLINGS TAX INCREMENT FINANCE POLICY

1. PERMITTED USES OF TIF FUNDS. TIF funds may be used for costs outlined in MCA, Title 7, Chapter 15, Part 42, Section 88. Urban Renewal Plans adopted by the City may limit what TIF funds may be spent on in any Urban Renewal District. Eligible costs may include, but are not limited to:
   a. Land acquisition and assemblage, demolition and removal of structures, relocation of occupants, analysis to determine needs of an urban renewal area, administrative cost for redevelopment activities.
   b. Public infrastructure, including, but not limited to: streets, storm drains, parking, public buildings, water and sewer lines, sidewalks, utility connections.
   c. Private infrastructure with public benefit, including, but not limited to, building façades, windows, doors, fire suppression or alarm systems, storm drainage, environmental remediation, parking, and ADA access.

2. FINANCIAL ASSISTANCE THROUGH TIF. All financial assistance must be approved by the City Council prior to any activity receiving funding. Financial assistance should be requested prior to beginning construction. All activity (design and construction) must be completed prior to issuance of TIF funds from the City Finance Department. Financial thresholds and assistance tools are as follows:
   a. A minimum of $\geq$ $5 of private investment for every $1 of public investment is the preferred threshold to be met for each TIF application. The City Council reserves the right to approve any application that does not meet this minimum. The City Council also may make exceptions for projects of less than $100,000, and for publicly owned projects, properties or facilities.
   b. Grants may be made for uses listed in Part 1 above benefitting any government owned-land or buildings and for profit and non-profit businesses.
   c. Bonding may be available at the discretion of the City Council.
   d. All TIF grants will be formalized by a development agreement that must be signed by the grantee before the City will reimburse eligible expenses.

3. URD MANAGEMENT. Each URD in the City of Billings will be managed as follows:
   a. Each URD should maintain a non-profit advisory board to make recommendations to the City Council regarding TIF expenditures. Unless specifically authorized by a Memorandum of Understanding (MOU) referenced in 3(b) below, a majority of board members must own or lease property within the district, or must represent such owner or lessee, and may include representation from residential or commercial property owners or lessees. Advisory Boards must carry insurance for their members and provide proof of insurance to the City.
   b. A MOU must be executed between the advisory board and the City Council that defines the board's roles, responsibilities, authority, and processes, including for hiring and maintaining board support staff. The MOU must

contain language addressing conflict of interest situations for board members whose property may directly benefit from a TIF expenditure and for board support staff. The MOU also must include language that if there is the appearance of a conflict of interest the issue will be reviewed by City legal staff before moving forward.

c. Training for all URD advisory boards will be conducted biannually in coordination with City staff and URD support staff. The training must include, but is not limited to: review of URD and TIF laws, Administrative Rules, ethics, conflicts of interest, meeting management, and maintenance of minutes and records.

d. URD financial reporting will be consistent across all URDs and be set by coordination between the City Finance Director and the Planning and Community Services Director, and URD support staff.

e. TIF application review and City Council staff report preparation will be conducted by the Planning and Community Services Department Director, in coordination with the Assistant City Administrator, Finance Director, and URD support staff.

PASSED by the City Council and APPROVED this 9th day of July, 2018.

CITY OF BILLINGS

BY: William A Cole
William A. Cole, Mayor

CITY OF BILLINGS SEAL YELLOWSTONE COUNTY, MONTANA

ATTEST

BY: Denise R. Bohlman
Denise R. Bohlman, City Clerk

City Council Regular

Date:	04/14/2025
Title:	LEGISLATIVE UPDATE AND DISCUSSION
Presented by:	Chris Kukulski, City Administrator
Department:	City Hall Administration
Presentation:	Yes
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

This agenda item is to provide any necessary updates to Council regarding the legislative session and provide an opportunity for Council to provide feedback or direction in accordance with the City's legislative priorities.

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

See attached Resolution 24-11244 setting forth Council's legislative priorities for the 2025 MT 69th Legislative Session.

ALTERNATIVES

City Council may provide any appropriate direction to staff regarding bills or other items related to the legislative session.

FISCAL EFFECTS

SUMMARY

This agenda item is to provide any necessary updates to Council regarding the legislative session and provide an opportunity for Council to provide feedback or direction in accordance with the City's legislative priorities. City Council may provide any appropriate direction to staff regarding bills or other items related to the legislative session.

Attachments

Resolution 24-11244

RESOLUTION 24-11244

A RESOLUTION ESTABLISHING LEGISLATIVE PRIORITIES FOR THE 2025 MONTANA STATE LEGISLATURE'S 69th SESSION

WHEREAS, the 69th Montana State Legislature will begin January 2, 2025. It is important to identify legislative priorities to guide city administration, staff, local elected officials, and our lobbyist; and

WHEREAS, included within our legislative priorities are our closest legislative partners, the Montana League of Cities and Towns (MLCT), and the Yellowstone County attorney's office. The MLCT is an incorporated, nonpartisan, nonprofit association of 127 Montana municipalities. The League's sole purpose is the cooperative improvement of municipal government in Montana. It acts as a clearinghouse through which the municipalities cooperate for their mutual benefit. Billings has active board representation in the MLCT.

NOW, THEREFORE, BE IT RESOLVED THAT THE BILLINGS, MONTANA CITY COUNCIL adopts the following priorities for the 2025 Legislative Session:

1. Public Safety - Support legislation providing enhanced safety, health and security for Billings residents; fight drug abuse, domestic violence, human trafficking and associated crime; reduce vagrancy, homelessness and increase resources for mental health services.

   This support includes the following proposed or potential legislation:

   a. Generally revise theft laws (Sen. Usher's SB 95)

   b. Youth Court Act revisions (Rep. Mercer's HB 614)

   c. Revise laws relating to dangerous drugs (Rep. Baum's HB 301)

   d. Support, in general, the Yellowstone County Attorney's and the Montana County Attorneys Association legislative priorities.

   e. Support legislation to expand the incarceration capacity at the state and local level.

   f. Support laws to increase possible charges and/or penalties when partner/family violence is committed in the presence of a minor.

g. Support reforms and improvements to Montana's behavioral health and developmental disabilities service systems, including the priorities set by the Behavioral Health System for Future Generations (BHSFG) Commission.

h. Support additional revenue sources for City services, including Crisis Response Units and other Behavioral Health services.

2. Housing—Support legislation that promotes housing abundance, affordability, and promoting home ownership for citizens. Support, in general, the Governor's Housing Task Force recommendations, particularly:

   a. R3—Identify, evaluate, and implement building code reforms to lower housing construction costs and timelines without compromising safety, especially for missing middle housing.

   b. R14—Substantially increase state funding for the Housing Montana Fund (HMF)-Affordable Housing Revolving Loan Fund (AHRLF).

   c. R16—Draft and introduce legislation to establish a State Housing Tax Credit program.

   d. R17—Draft and introduce legislation to authorize an additional $50 million in funding from the Coal Trust Tax Fund for the Coal Trust Multifamily Homes (CTMH) program and provide more flexible terms for loans made under the CTMH program.

   e. R20—Address the challenges of obtaining affordable property and casualty insurance for homes. (Note: Includes a section on reducing Montana's higher 10-year statute of repose for construction defect litigation, likely a factor in minimal condo construction)

   f. R21—Leverage state resources and expertise to decrease the costs of pro-housing reform implementation and draft legislation for an ongoing appropriation for planning grants to local and tribal governments for planning and zoning to increase housing supply.

3. Economic Development - Support legislation that facilitates private investment in Billings.

a. Tax Increment Finance (TIF)—Support preservation of TIF as economic development tool, offering Billings' TIF resolution as a good governance model.

4. Infrastructure - Support legislation that increases investments in infrastructure critical to supporting our economy.

    a. Support funding for conservation and facility improvements at the new Westend water treatment reservoirs.

5. Shift Tax Burden - Support legislation shifting the tax burden from Billings property owners to users of government services, where appropriate.

    a. Support a Local Option Tax bill where 100% of revenue, minus operating costs, is used for property tax reduction.

6. MLCT/Self Governing Powers - Support, in general, the Montana League of Cities and Towns Legislative Resolutions.

    a. Resolutions attached as Appendix 'A'

The Billings, Montana City Council hereby recognizes, concurs, and supports the priorities expressed herein.

PASSED, ADOPTED and APPROVED on this 12th day of November, 2024.

CITY OF BILLINGS

CITY OF BILLINGS * YELLOWSTONE COUNTY, MONTANA * SEAL

BY: William A. Cole
William A. Cole, Mayor

ATTEST:

BY: Denise R. Bohlman
Denise R. Bohlman, City Clerk

Resolution #2024-1

GENERAL PRINCIPLES

BACKGROUND

The cities and towns of Montana provide clean water, a sanitary environment, police and fire protection, transportation, and recreational opportunities for residents, businesses and visitors. Our unique, vibrant municipalities provide an inviting environment that fosters the primary basis for all sectors of the Montana economy. To provide quality, cost-effective municipal services to their residents, businesses and visitors, municipalities must wisely and efficiently use their limited financial resources.

Local governments are closest to the people, and as such, local processes, authority, and decision-making should be respected and supported by state and federal governments. Any attempt to undermine or weaken any municipality's process, authority, or decision-making is considered an attempt to undermine the strength of local government as a whole. We will support each other and openly communicate with each other to address challenges and pursue opportunities impacting cities and towns, knowing the success of one is the success of all. United we stand, divided we fall.

The Montana League of Cities and Towns is committed to preserving and promoting Montana municipalities, the services they provide, and the economies they support.

ACTION

For the 2025 Legislative Session, the League will stand by the following principles of fair, affordable, and effective local government:

1. Establish a fair, efficient, and effective property taxation system that does not disproportionately burden residential property owners, preserves the entitlement share payment and other existing sources of revenue to municipalities, and provides authority for municipalities to seek and develop new sources of revenue to fund essential local services.

2. Promote improvements to and diversification of the current local government finance structure, including but not limited to special districts and local option taxes, to develop supplements and alternatives to property tax revenue.

3. Encourage the maintenance of, expansion of, and improvements to federal and state grant, loan, and investment programs to fund infrastructure capital improvements to supplement the use of local funds.

4. Preserve the ability of local governments to place questions on the ballot, recognizing their understanding of the specific needs and preferences of their communities and allowing local voters to make local policy decisions with respect to their community. Uphold the local government's ability to pass mill levies by a majority vote to empower residents to prioritize local service levels and encourage, not discourage, voter engagement.

5. Advocate that new legal mandates imposed upon municipalities have an identified source of independent funding and are not an unfunded mandate imposed upon municipalities.

October 3, 2024

6. Modernize planning and development statutes, regulations, and policies that encourage the development of unique, vibrant, healthy, and safe communities through more efficient and cost-effective delivery of clean water, treatment and disposal of wastewater and solid waste, protection of municipal water rights, interconnectivity of transportation systems, housing, enhanced fire, police and public safety protection, recreation opportunities, and other municipal services.

7. Oppose any measure that limits or diminishes municipal authority as provided by the letter and spirit of the Local Government Article of the 1972 Montana Constitution.

8. Recognize the contribution of cities and towns to the history and culture of our state and a better understanding of the fact that all public policy should begin and end with those special places a majority of Montanans call home.

9. Strategically sponsor and support legislation or policies that maintain and strengthen local decision-making and authority and oppose legislation or policies that seek to undermine or weaken local decision-making and authority.

10. Support or sponsor legislation, policies, and funding that improve the ability of local governments to provide public access to their deliberations, decision-making, and records.

Resolution #2024-2

PROPERTY TAX REFORM AND PROTECTION OF LOCAL SERVICES

BACKGROUND

Municipalities in Montana must rely almost exclusively on property tax revenues to fund local services. About 56% of all property taxes collected statewide are directed to elementary, high school, and higher education, while the remaining 44% funds local governments, including cities, counties, and special districts. Some counties also receive oil and gas tax revenues, and some unincorporated communities and municipalities, with a population of less than 5,500 where the majority of local employment is related to businesses catering to the recreational and personal needs of tourist visitors, collect a resort sales tax. Other than those exceptions, local governments are limited to collecting property tax revenues.

Municipalities are only authorized to impose a general fund mill levy that is sufficient to generate the amount of property taxes actually assessed in the prior year plus one-half the average rate of inflation for the prior 3 years. Cities and towns cannot financially survive with this limitation on the mill levy. Expenses incurred by cities and towns are not limited to any similar cap.

Local governments use general fund property tax revenues mainly to fund essential firefighting, law enforcement, and other emergency services, administration, and parks and recreation. Local streets are paid for through state gas taxes, which do not have an adjustment rate and have fallen far behind the inflationary costs of transportation infrastructure. Water and wastewater service is typically paid for through user fees and assessments on residents that use those services, including the rate hikes that must be imposed to finance large, expensive system improvements necessary to meet state and national regulations. Many communities turn to voted mill levies to fill the gap between available revenues and growing service costs. However, with the few exceptions of resort tax communities, the daily local services Montanans depend on for working, living, and recreating are paid for through the same homeowner or renter, who has limited capacity to continue to pay more.

The state determines the tax rates for all property in Montana. Residential homeowners pay almost 60% of all property taxes collected statewide; two decades ago, they carried less than 40% of that burden. Over the past few decades, as the Legislature has reduced the tax rates on other classes of property, the property tax burden has increased on residential and commercial property owners and away from other classes of property. In 2023, although appraisals of residential properties increased dramatically compared to other classes of property the Legislature did not mitigate the class 4 residential tax rate as it had done in the past, resulting in a further tax shift to residential property owners.

In 2021, a ballot proposal to constitutionally freeze taxable valuation and property taxation on residential properties was approved for signature collection. A similar ballot issue was proposed in 2023. While the 2021 proposal ultimately failed and the 2023 proposal was ruled unconstitutional, they exemplify a growing discontent among Montanans with property taxes.

Meanwhile, income taxes on higher incomes of new Montana residents and corporations have resulted in billion-dollar state general fund surpluses.

Montanans expect high quality, consistent local services. They expect timely and competent response by firefighters and law enforcement and they expect clean drinking water. They expect their streets to be well-maintained and plowed and garbage to be collected and disposed of. They expect their children to be well-educated in a safe and secure building and parks available for play and recreation. They expect new development to pay for its own impacts to these services. These services are expensive, costs that continue to increase as the labor and material markets have tightened and inflation has soared.

ACTION

1. Support legislation to provide relief to Montana residential property owners while preserving local government revenues and the ability of municipalities to provide the levels of services expected and demanded by local residents and visitors.

2. Support legislation to allow Montana municipalities, with the approval of their voters, the authority to enact a local option tax to help fund local infrastructure projects and other local services.

3. Support legislation to remove the restrictions on the mill levy authority currently imposed under Title 15, chapter 10, part 4, MCA.

4. Protect the local government entitlement share, but strategically sponsor and support legislation or policies that ensure the continuation or fair and equitable modernization of the entitlement share program and the application of increased growth factor adjustments.

5. Consider proposals for voted levies and special districts that provide increased transparency and voter turnout.

6. Protect tax increment financing as a locally driven tool and resource to help create projects that can stimulate redevelopment, housing, job creation, and increased taxable value to help direct local growth and finance infrastructure improvements.

MLCT will oppose bills that:

1. Reduce the base budgets of any municipality or limit the ability of municipalities to increase local revenues to address local needs.

2. Impose restrictions on voted levies or special districts that reduce the effectiveness and availability of local services as expected by each community and its visitors.

Resolution #2024-3

HOUSING

BACKGROUND

Housing prices continue to outpace average incomes in Montana, making it difficult if not impossible for many Montanans to own or rent a suitable residence for themselves and their families. According to Zillow, an online real estate marketplace, July 2024 average home values in Montana continued to remain just under a half a million dollars. This is a 3.2% increase from July 2023, but a more drastic increase of 60% from July 2019. While the majority of home purchase prices are less than the list price, the average median list price is just over a half million dollars and continue to hover around peak levels. These values vary widely from community to community. As of July 2024, the current median home value in the city of Bozeman is $755,339, Kalispell $558,859, Helena $469,604, Whitehall $453,171, Big Timber $422,204, Billings $387,898, Dillon $377,539, Roundup $238,835, and Choteau $271,058. These prices are outside the reach of most Montanans.

Rentals are similarly higher than Montanans are able to pay. The majority, nearly 69%, of the poorest Montanans (0-30% of average median income) must pay over 50% of their income on housing costs and utilities. This income category constitutes a quarter of all Montana renters. The majority of the next highest income level (31-50% of average median income) must pay over 30% of their income on housing related costs. Almost 20% of Montanans earning the average median income are similarly cost-burdened.

Exacerbating this inequity is a lack of units for those now seeking housing in Montana. Montana's population has grown by 52,000 people since 2020. in combination with this growth, tight labor markets, material costs, high land values, inflation, and lack of infrastructure capacity have all contributed to Montana's housing crisis, and many different actions at all levels of government will need to be taken to solve it.

During the 2023 Session, the League with a coalition of organizations supported passage of the Montana Land Use Planning Act, a comprehensive update and modernization of Montana's land use and planning laws. With the passage of that bill, the League was able to help create a more predictable and less costly process for residential development review and approval at the local level, while preserving local decision-making for community planning and zoning. The League will continue to work with municipalities, seek funding for, and propose revisions as necessary to successfully implement the new law.

Municipalities are committed to continuing to work with state and federal agencies, other local governments, the private sector, and the public to identify and implement solutions to the housing crisis. However, while cities and towns seek and implement ways to make housing development more affordable, they must retain their ability to make local decisions about the form, density, and impacts of land development based on community desires, needs, and capacity.

ACTION

1. Identify, disseminate, and support ideas and tools that municipalities can implement to lower housing costs and boost housing supply to support available and affordable housing for all income levels, with particular emphasis on missing middle homeownership.

2. Support bills that strengthen and support community-generated choices for increasing the local supply of housing, while preserving local decision-making, protecting the public's right to know and participate, mitigating impacts to the environment, and ensuring the local government's ability to provide critical public services.

3. Increase coordination and collaboration between state and local governments to create more predictable and less costly processes for residential development.

Resolution #2024-4

LAND USE AND ENVIRONMENTAL REGULATION

BACKGROUND

Cities and towns work diligently to protect Montana's land and water resources through wise community development policies that emphasize centralized water and wastewater systems, efficient delivery of services to concentrated populations, and compliance with fair and affordable environmental standards. Despite this work, new development in Montana continues to sprawl outside municipal boundaries, threatening our legacy of open space and clean water. Cities and towns must retain their ability to make local decisions about the form, density, and impacts of land development based on community desires and needs. Municipalities are dedicated to working with state and federal agencies, counties, the private sector, and the public to establish land use policies and regulations that recognize property rights and the need to efficiently deliver services while preserving the natural assets of Montana.

ACTION

1. Encourage the use of community water, wastewater, and stormwater systems to protect environmental quality and assure that cities and towns are not obligated for a disproportionate share of the cost of complying with Nutrient Standards, MS4, TMDL, PFAS, lead service lines, and other state or federal regulatory requirements.

2. Support policies and statutory frameworks that protect municipal water rights and water quality, streamline the change of use process on and within municipal water systems, create a sustainable post-adjudication water court, and limit the use of exempt wells in urbanizing areas where water quantity and quality are of concern.

3. Promote environmentally responsible energy development and conservation through grants, loans, and technical assistance and education programs, and allow cities and towns authority under the energy and building codes to promote conservation.

4. Protect and expand the authority of cities and towns to use tax increment districts and locally approved tax abatements for opportunities as part of an effective local economic development strategy that reflects the needs and priorities of the local community.

4. Support and encourage the development, funding, and local authority over multi-modal transportation systems within municipalities, including streets, roads, transit, paths, bikeways, sidewalks, trails, and other infrastructure on state and local transportation routes that create a safer, more livable, and more economically vibrant urban environment.

5. Provide funding to assist communities implementing SB 382 (Chapter 500, Laws 2023).

6. The League supports bills that provide necessary fixes to the 2023 Montana Land Use Planning Act to ensure a more predictable and less costly process for residential development review and approval at the local level, while protecting the public's right to know and participate, the environment, local government's ability to provide public services, and local authority for land use decision-making.

MLCT will oppose bills or policies that:

1. Restrict the annexation, zoning, planning, and subdivision review authority of cities and towns or limit local community development decision-making.

2. Preempt local land use policy-making, including but not limited to specific development standards, parking requirements, density, and other important policies that reflect local circumstances and choices.

3. Limit the effectiveness of the options under the tax increment district statutes.

Resolution #2024-5

INVEST IN LOCAL GOVERNMENT INFRASTRUCTURE

BACKGROUND

Montana municipalities own and operate the vast majority of infrastructure in Montana – streets, drinking water treatment and distribution systems, wastewater treatment and discharge systems, stormwater collection systems, firefighting and law enforcement facilities, and parks and recreational facilities.

Montana has experienced significant growth over the past decade. Most Montanans welcome the economic opportunities connected to development, but Montana municipalities do not have the resources and support necessary to address the infrastructure needs and public health, safety, and general welfare of their residents, businesses, and visitors.

Healthy infrastructure is critical to the health of Montana's economy. For Montana to attract economic growth, the ability to provide quality essential services means the infrastructure must be in good condition and communities must be using modern technology. Montana's local governments must maintain the critical health and safety services that all Montanans need: clean water, good transportation systems, effective law enforcement and fire protection, accessible communication systems, and responsive emergency systems. We need to maintain and expand the systems we have and build new systems to serve the visitors and new residents coming to our communities. We cannot continue to rely on increased property taxes and assessments on long-term residents to support these services.

Infrastructure enables private businesses and individuals to produce goods and services more efficiently. Montana's cities, towns, and counties have millions in road, water, wastewater, and other outstanding infrastructure needs that can increase long-term business productivity in every corner of Montana.

The MLCT will continue to work with the Montana Infrastructure Coalition ("MIC") to establish infrastructure priorities on a multi-session approach. We will continue to work to change the structure of the way infrastructure financing occurs in Montana.

In 2017, the Legislature passed a $.06 graduated increase in the state gas tax to temporarily shore up the highway account and increase the gas tax allocation for local road projects for the first time in over two decades. In 2019, the Legislature passed a comprehensive infrastructure bill funding local projects through one-time-only grants and loans as well as university buildings and other state projects. In 2021, the federal American Rescue Plan Act provided historic levels of infrastructure funding for Montana's water, sewer, storm water, water storage, bridges, roads, and other important systems that serve our residents and tourists. Nevertheless, the highway account will continue to fall short of the amount needed to match federal dollars and millions of dollars' worth of projects remain unfunded. Meanwhile, our infrastructure deficit continues to grow as municipalities fall further behind in deferred maintenance. In 2023, the Legislature passed several

one-time funding bills for municipal infrastructure out of the State's general fund surplus. Permanent funding for a local infrastructure grant or loan program or other financial support for local infrastructure is needed.

ACTION

MLCT will support bills or policies that:

1. Promote investment in local governmental infrastructure, including new or increased financing options, grant and loan programs, and other resources and support necessary to proactively plan for and address infrastructure, protect the public health, safety, and general welfare of municipal residents, businesses, and visitors, and stimulate the economy.

2. Streamline the process for obtaining federal and state infrastructure dollars through improvements to existing grant and loan programs.

MLCT will oppose bills or policies that:

1. Seek to diminish or eliminate any existing source of local infrastructure funding, including funding for existing grant or loan programs, existing gas taxes or allocations thereof, financing options, or other limits on constructing, maintaining, improving, or increasing local infrastructure facilities and capacity.

Resolution #2024-6

COMPENSATION FOR RETIREMENT

BACKGROUND

The public employee retirement system has suffered in the past from not being actuarially sound. The Legislature has discussed reducing the amortization of MPERA system at substantial cost to local governments and ending the defined benefit plan. In 2023, the Legislature ended the defined benefit plan for the smaller public pension systems. This decision has been discussed at length during the 2023-2024 interim, and the State Administration and Veteran's Affairs (SAVA) interim committee has voted to move a committee bill to reverse that decision. Cities and towns supported legislation in 2023 that ensured the actuarial soundness of the public employee retirement system, including a proposal to extend the current annual employer contribution increase of .1% annually through 2034. That bill did not pass, but the SAVA interim committee has voted to move a committee bill to extend the now expired annual .1% increase on the employer contribution through 2035.

Some public employee bargaining groups continue to advocate for including factors such as overtime, insurance premium payments, and other special benefits as part of the "total compensation" used in determining retirement benefits upon retirement. MPERA has recently required local governments to reimburse the retirement system for millions of dollars in estimated retirement contributions upon separation of services from the local government entity. Any of these types of policy changes increase the cost to the public employer for paying the employer portion of retirement withholding.

The League supports ensuring the actuarial soundness and fair and equitable modernization of the public employee retirement systems.

ACTION

1. Support proposals to reinstate the annual employer contribution increase of .1% annually through 2035.

2. Support proposals that provide additional funding to support employer contributions to retirement benefits.

MLCT will oppose bills that:

1. Oppose legislation that, other than set forth above, increases the local government contribution to any public employee retirement system, including but not limited to redirecting entitlement share, increasing local government employer contributions, requiring payment of estimated contributions upon local government restructuring, or

adding employee benefits and overtime as part of the compensation for purposes of determining retirement benefits.

Resolution #2024-7

SUPPORT COMMUNITIES IMPACTED BY NATURAL RESOURCES INDUSTRIES

BACKGROUND

Throughout our state the development of our natural resources has been a significant economic engine for all of Montana, providing thousands of good paying jobs with benefits and a valuable source of tax revenue. Many of our smaller rural communities are threatened with an uncertain future with the decline of these natural resource industries.

For decades, many Montana communities have relied heavily on our state's valuable natural resources industries. Mining, timber, coal, oil, and gas have all provided billions of dollars in state and local taxes while also providing economic stability across all corners of our state. There is not a city in our state that has not benefited from the development of these natural resources. The fluctuation in these industry sectors – both growth and decline – can have serious consequences on the economic and social stability of our municipalities.

ACTION

While the League recognizes that each impacted community, industry, and local impact is different and may require a varied approach, the League supports efforts to create and maintain legislation, policies, and programs that provide financial support, economic diversification, and other resources to:

1. Help create sustainable employment opportunities and protect local revenues in Montana cities and towns impacted by the growth or decline of natural resource development.

Resolution #2024-8

SUPPORT FOR PUBLIC SAFETY SERVICES

BACKGROUND

Montana cities and towns provide critical public safety services to the majority of Montana residents. Fire protection, emergency response, law enforcement, are important components of creating and maintaining thriving, prosperous communities. The League expresses its appreciation for the work of our local police officers, firefighters, emergency responders, and other public safety employees.

As municipal resources continue to be stretched across a variety of community needs, public safety services face growing shortfalls for adequate funding of personnel, equipment, and coverage, In addition, the need for public emergency medical services, including first-response and transport, is increasing and rapidly changing in a manner that places increased burden on already strained local fire departments.

ACTION

MLCT will support legislation and policies that:

1. Ensure adequate equipment, training, and funding for municipal emergency response, law enforcement, and fire protection services. In particular, the League supports an increase in training spots at the basic law enforcement academy. In the absence of such increase in training spots, the League will support bills that will allow local law enforcement to be certified to provide its own training or send recruits to other certified training facilities.

2. Ensure public safety services are funded at level to meet local community public safety expectations.

3. Assist and strengthen transparency, accessibility, and accountability in our communities, so long as the proposal includes the necessary funding or funding flexibility to enable municipalities to comply.

4. Allow a cost recovery model and billing options for emergency medical response services or that leverage existing federal funds for reimbursement of emergency medical response.

October 3, 2024

MLCT will oppose legislation and policies that:

1. Undermine the efficacy, responsiveness, or accountability of public safety systems or require municipalities to cut funding to other public services to comply with unfunded mandates imposed by the state.

2. Reduce or impede funding to address community impacts that may result from legalization of marijuana.

Resolution #2024-9

SUPPORT FOR MILITARY OPERATIONS IN MONTANA

BACKGROUND

Federal military operations in Montana are critical to our national defense and are also an important source of economic health in our communities. Military assets in the state include Fort Harrison, Limestone Training Range, Hayes Military Operations Area, Malmstrom Air Force Base, Powder River Training Range, the Advanced Research Lab at MSU, and various Montana Army and Air National Guard units. From defense contracts and mutual aid agreements to the revenue generated by servicing military personnel, Montana's military has tremendous statewide impact.

Malmstrom Air Force Base provides more than $425 million in economic impetus to the State of Montana. Military construction and service contracts provide millions to local contractors, the base spends more than $9.2 million for utilities, and Malmstrom services more than 7,000 miles of roads in Montana, which benefits Montana's commerce. In addition, the Montana National Guard provides more than $185 million in economic impact to Montana, and there is currently over $37 million invested in military-related construction projects across our state.

Malmstrom is slated to receive a major intercontinental ballistic missile (ICBM) upgrade called "Sentinel.". Initial development is underway. The entire project will update all three ICBM bases, in the United States and is projected to cost over $140 billion. The project will take 20 years to complete. When the system upgrades occur in Montana, it will have a significant economic impact on our state and its industries.

The Department of Defense (DoD) also seeks to partner with host communities and states to improve the lives of military personnel and their dependents. Community partnerships and grant programs (Defense Community Infrastructure Program) also present opportunities for Montana to support their military installations. The DoD also seeks to support its military personnel by housing, childcare, mental health, veterans, spousal employment, and professional license reciprocity or full credential acceptance.

Federal base realignment and closure activities and other cost-cutting measures put current military missions and assets in Montana and Montana's economic well-being at risk. In addition, Montana communities are missing strategic opportunities for defense industry growth statewide.

ACTION

The League will support efforts to protect existing military assets in Montana, including preserving training ranges, preventing encroachment, collaboratively addressing national cuts to any military assets in Montana, and developing opportunities for mission retention, growth, and defense industry opportunities.

October 3, 2024

Resolution 2024-10

MEDICAID EXPANSION

BACKGROUND

The availability and accessibility of healthcare services are essential for the well-being of our residents; and

Medicaid expansion has proven to be an effective means of increasing access to healthcare for low-income individuals and families; and

Medicaid expansion provides mental health services for homeless populations which are increasingly falling to local governments to provide for; and

Medicaid is critical to maintain hospitals in rural communities; and

Small businesses create and support strong local economies and small business in Montana rely on healthy employees who can access Medicaid; and

The economic benefits of Medicaid expansion, including job creation and increased economic activity, especially for small businesses, would positively impact our communities; and

A healthier population contributes to a more productive and thriving society.

ACTION

1. The League will support and advocate for the availability of Medicaid in Montana so that all eligible individuals in Montana have access to affordable healthcare.

2. The League will actively engage to raise awareness about the benefits of Medicaid expansion to the citizens and businesses of Montana's cities and towns.

October 3, 2024