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."

CITY COUNCIL
REGULAR BUSINESS MEETING
AGENDA

COUNCIL CHAMBERS
316 N. 26th Street, 5th Floor

JULY 28, 2025

5:30 P.M.

CALL TO ORDER: Mayor Cole

PLEDGE OF ALLEGIANCE: Mayor Cole

INVOCATION: Councilmember Gulick

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

MINUTES: July 14, 2025

COURTESIES:

- Citizens Awards (2)
- School Resource Officers - Camp Blue

PROCLAMATIONS:

COUNCIL REPORTS:

ADMINISTRATOR REPORTS - CHRIS KUKULSKI

PUBLIC COMMENT on "NON-PUBLIC HEARING" Agenda Items: 1 and 2 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. **Big Ditch Extension Trail.** (Opened 7/15/25) Recommend Knife River Billings.

      2. **W.O. 26-03: Contract 1, City Overlay.** (Opened 7/1/25) Recommend Knife River Billings.

   B. **Professional Engineering Services Contract** with Sanbell for W.O. 25-24: Safe Streets for All 2023.

   C. **Purchase** of John Deere Excavator from RDO Equipment Co. for Public Works Distribution and Collection.

   D. **Final Plat** for Nalkuk Subdivision. *Quasi-Judicial

   E. **Resolution of Intent to Create** Downtown Business Improvement District 1 (BID 0001).

   F. **Second/Final Reading Ordinance** amending Section 22-408, BMCC, right-of-way obstructions.

   G. **Second/Final Reading Ordinance** amending Section 24-601, BMCC, parking of bicycle.

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

1. July 1, 2025
2. July 7, 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. **TAX INCREMENT FINANCING ASSISTANCE** from the East Billings Urban Renewal District (EBURD) to Montana Tire (MBA Properties, LLC) for construction of a new automotive tire shop along the north side of 1st Avenue North between 16th Street and 17th Street, up to a maximum reimbursement of $634,185, as recommended by the Billings Industrial Revitalization District (BIRD) Board.

   Recommended Motion: I move to conditionally approve tax increment financing assistance from the EBURD tax increment finance district funds to Montana Tire (MBA Properties, LLC), up to a maximum reimbursement of $634,185, as recommended by the (BIRD) Board.

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: 07/28/2025
Title: Bid Award Big Ditch Trail Extension - Knife River
Presented by: Brad Wright
Department: Parks/Rec/Public Lands
Presentation: No
Legal Review: Not Applicable
Project Number: N/A

RECOMMENDATION

PRPL seeks Council consent to award Knife River the contract for the Big Ditch Trail Extension. The contract will be in the amount of $105,575.00. The scope of work will include 9,650 SF of new concrete sidewalk, fine grading, and seeding/restoration of disturbed areas.

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

Big Ditch Trail Ext is a joint-funded project through Montana Fish Wildlife and Parks (FWP) and Billings Trail Net. The new concrete sidewalk will be a multi-use sidewalk starting from the southwest corner of Rimrock West Park and moving west through park-owned property. The sidewalk will terminate with a handicap ramp on Stone Creek Rd in the River Rock Estates Subdivision. Funding for the project totals $138,023.00. FWP $84,182.00 Billings Trail Net $53,841.00. Of that, $138,023.00, $24,500.00 was used for consulting, survey, design and a bid package. There is a balance of $113,523.00 to complete the project. Once PRPL receives Council consent, a notice to proceed will be given; PRPL expects to complete the project by 12/31/2025.

STAKEHOLDERS

City of Billings
PRPL
River Rock Estates Subdivision
Park and trail users
Billings Trail Net
Knife River

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

Although construction costs are covered, PRPL does expect to see a minimal cost increase over time due to the added time for maintenance the new trail will cause. (Example - Snow removal.) Maintenance costs are minimized due to the trail being done in concrete. PRPL does not expect to hire any FTEs.

There were 7 bidding companies:

Contractor	Base Bid
K2 Ventures	$124,987
7F Services	$114,368
K2 Civil	$183,580
EMX	$244,720
Knife River	$105,575 Winning Bid
Askin Construction	$151,260
Weave Construction	$140,669

Attachments

Award Recommendation Letter

Construction Drawings
Knife River Bid Package

To: City of Billings , Brad Wright, Parks Recreation & Public Lands

Date: July 15, 2025

Dear Brad,

After reviewing the bid submitted to the City of Billings on July 15, 2025, for the **Big Ditch Trail Extension**, I am writing to formally recommend the award of contract.

I have reviewed the bid form, insurance documentation, bid bonds, and associated materials. All required items have been completed, notarized, and all issued addenda have been properly acknowledged. Based on this review, along with our positive past experience with Knife River on multiple successful projects, I recommend awarding the contract to:

Knife River
Base Bid Amount: $105,575.00

Please feel free to contact me with any questions or if further clarification is needed.

Sincerely,



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

BIG DITCH TRAIL EXTENSION - PKBDTG

PARKS, RECREATION, AND PUBLIC LANDS

BILLINGS, MONTANA

CLIENT
CITY OF BILLINGS PARKS RECREATION AND PUBLIC LANDS
Attn: Brad Wright
390 N. 23rd St.
Billings, Montana

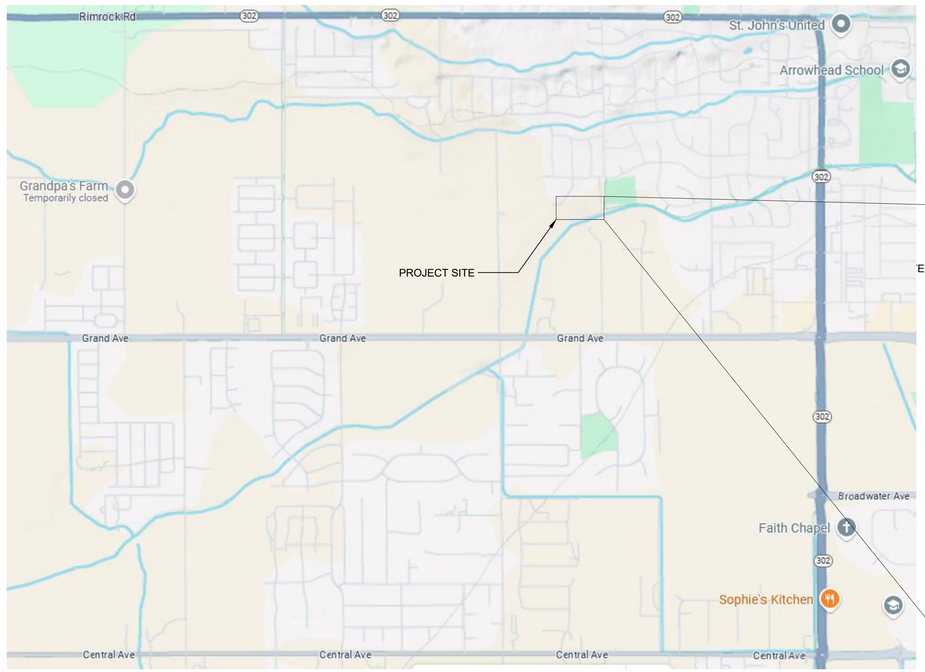
LANDSCAPE ARCHITECT:
SECOND NATURE CONSULTING
Attn: Erik Sweet, RLA, ASLA
2722 3rd Ave North, Suite 230
Billings, Montana 59101

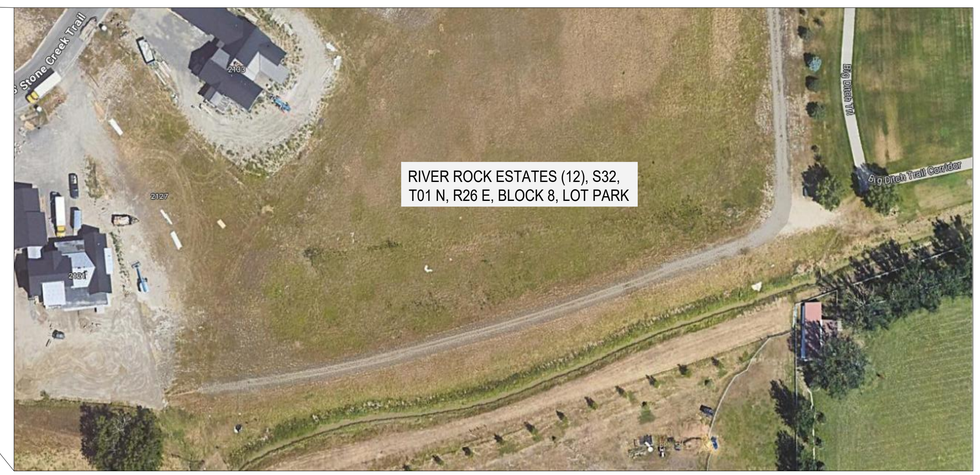
SHEET INDEX

L0.1	OVERALL TRAIL PLAN
L0.2	DEMOLITION PLAN
L1.1	LAYOUT PLAN
L1.2	LAYOUT PLAN
L1.3	LAYOUT PLAN
L1.4	LAYOUT PLAN
L1.5	LAYOUT PLAN
L2.1	GRADING PLAN
L2.2	GRADING PLAN
L2.3	GRADING PLAN
L2.4	GRADING PLAN
L2.5	GRADING PLAN
L3.1	SEEDING PLAN
L4.1	DETAILS

SECOND NATURE CONSULTING

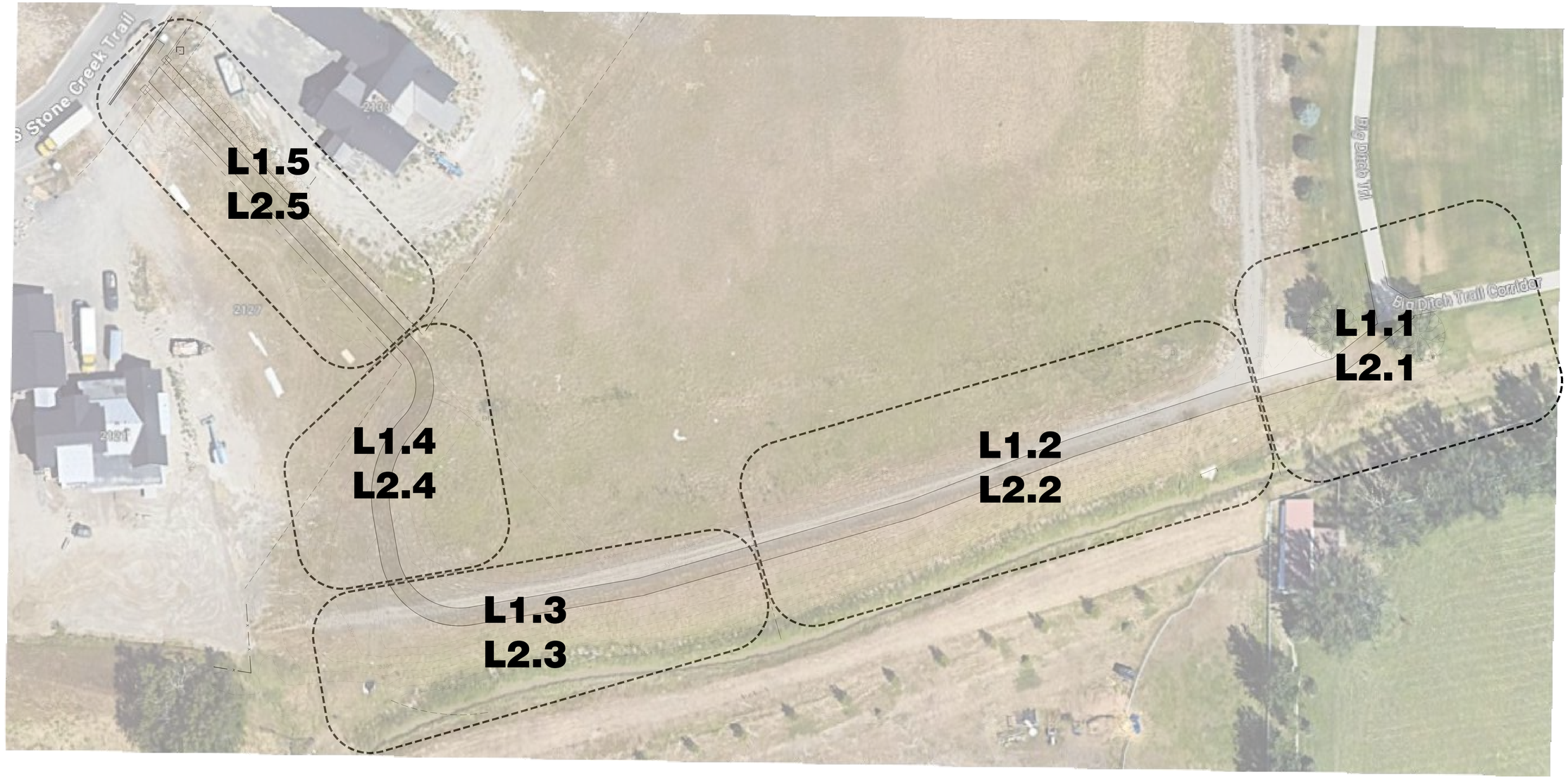
Billings PARKS AND RECREATION





PROJECT SITE

NTS



OVERALL TRAIL PLAN

SCALE: 1" = 30'

0 30' 60'
SCALE IN FEET

LICENSED LANDSCAPE ARCHITECT
ERIK J. SWEET
220
STATE OF MONTANA

SECOND NATURE CONSULTING
LANDSCAPE ARCHITECTURE & PLANNING
(406) 850-0461 www.secondnature.consulting

REVISIONS

PKBDTG

BID SET

BIG DITCH TRAIL EXTENSION
RIVER ROCK ESTATES
BILLINGS, MT

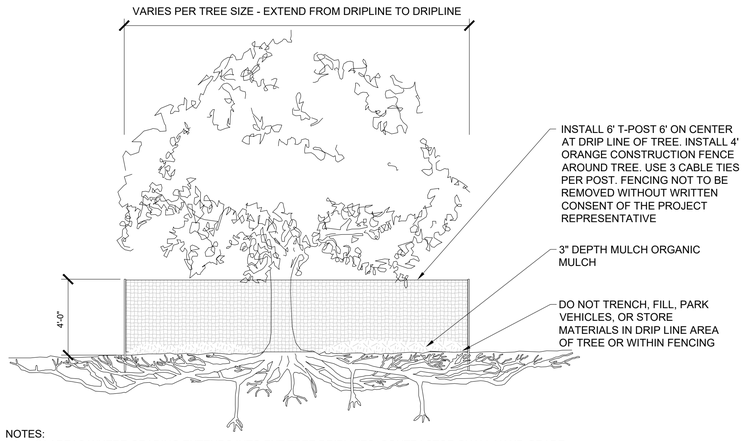
OVERALL TRAIL PLAN

241033	
DRAWN BY	SNC
APPROVED	NRK
DATE	06-20-2025

L0.1

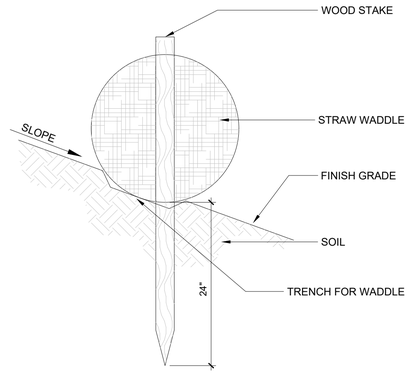
GENERAL DEMOLITION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REMOVING OF ALL ORGANICS, MISCELLANEOUS WASTE AND MATERIAL FROM EXCAVATION AREA UPON COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. ALL UNWANTED MATERIALS SHALL BE DISPOSED OF LEGALLY.
3. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
4. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN. REPAIR CONTRACTOR-CAUSED DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
5. ANY VOIDS LEFT BY STRUCTURE REMOVAL SHALL BE BACK FILLED AND COMPACTED.
6. CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
7. CONTRACTOR TO PLACE TEMPORARY EROSION CONTROL MEASURES INCLUDING STRAW WADDLE ALONG THE SOUTHERN EDGE OF DISTURBED SOIL ALONG EXCAVATION FOR BASE COURSE PLACEMENT.
8. PROVIDE GRADED SWALE TO EXISTING STORM DRAIN BASIN. STORM DRAIN TO BE PROTECTED WITH STRAW WADDLE SURROUNDING AND FILTER SOCK UNDER LID.

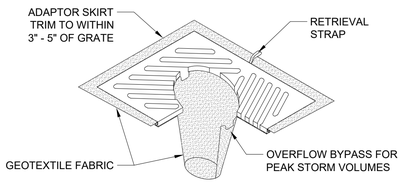


NOTES:
1. IN AREAS WHERE GRADING EXTENDS INTO EXT TREE DRIPLINES, CONTRACTOR SHALL HAND GRADE.
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. ANY DAMAGED FENCE SHALL BE REPAIRED ON A DAILY BASIS.
4. DEAD TREES, SHRUBS, OR UNDERGROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE. THERE SHALL BE NO SOIL COMPACTION UNDER THE DRIPLINE OF THE TREE TO REMAIN.

1 TREE PROTECTION
NTS — P-CO-BIGD-07



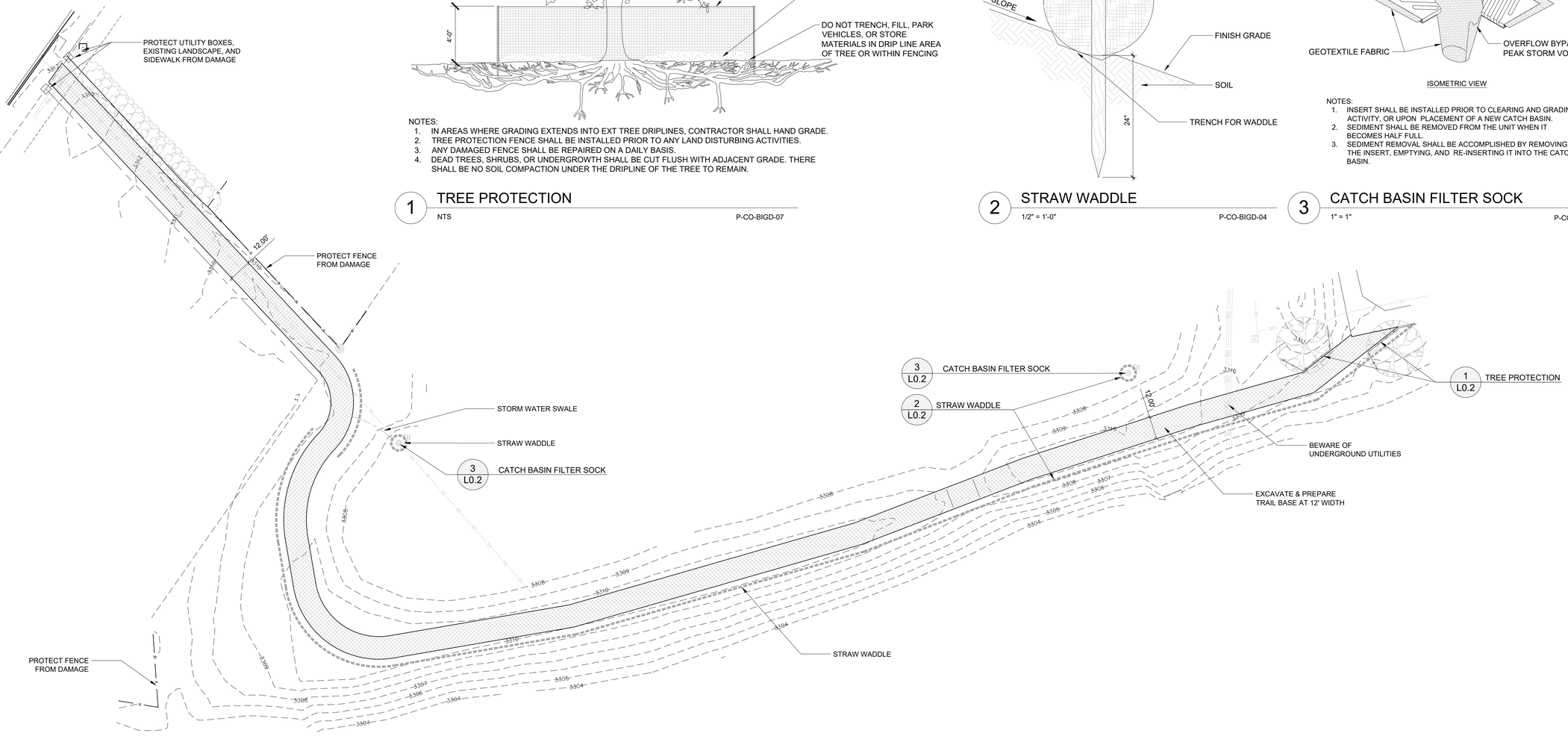
2 STRAW WADDLE
1/2" = 1'-0" — P-CO-BIGD-04



ISOMETRIC VIEW

NOTES:
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

3 CATCH BASIN FILTER SOCK
1" = 1" — P-CO-BIGD-02



DEMOLITION PLAN

SCALE: 1" = 30'

0 30' 60'
SCALE IN FEET

LICENSED LANDSCAPE ARCHITECT ERIK J. SWEET 220 STATE OF MONTANA

SECOND NATURE CONSULTING
LANDSCAPE ARCHITECTURE & PLANNING
(406) 850-0461 www.secondnature.consulting

REVISIONS

PKBDTG

BID SET

BIG DITCH TRAIL EXTENSION
RIVER ROCK ESTATES
BILLINGS, MT

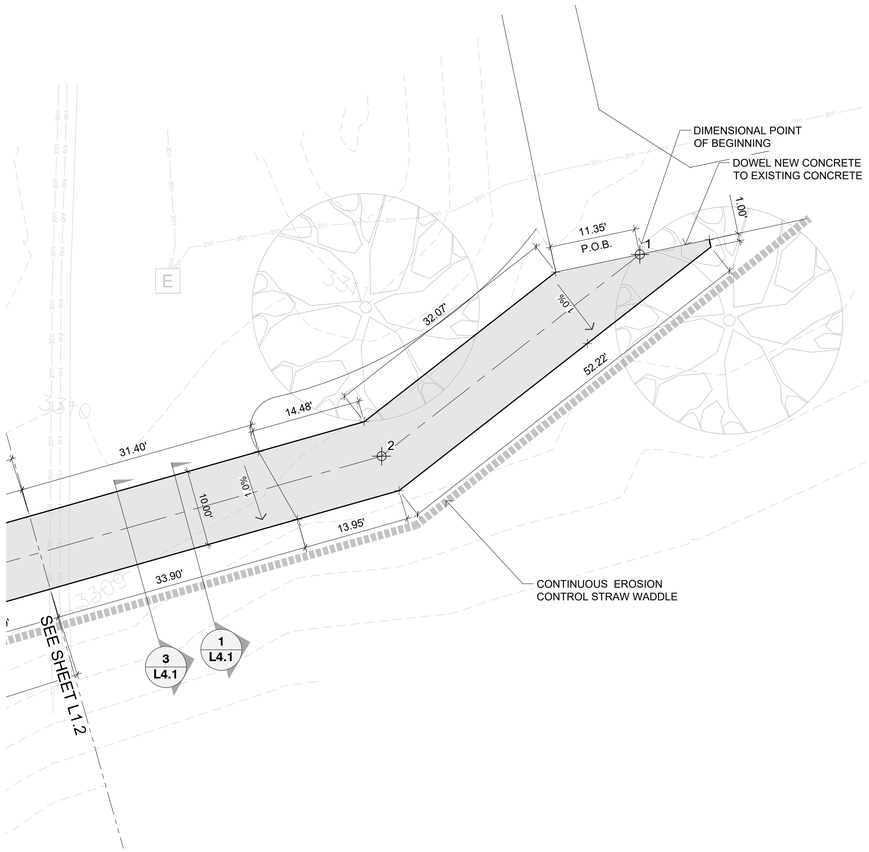
DEMOLITION PLAN

241033	
DRAWN BY	SNC
APPROVED	NRK
DATE	06-20-2025

L0.2

NORTHING/EASTING POINT SCHEDULE

POINT	DESCRIPTION	NORTHING	EASTING
1	Point of Beginning (existing trail)	N 10020.72	E 10565.34
2	Line Segment	N 9994.09	E 10531.27
3	Line Segment	N 9948.33	E 10381.98
4	Storm Pond Overflow	N 9938.00	E 10355.09
5	Storm Pond Overflow	N 9932.62	E 10341.08
6	Line Segment	N 9913.85	E 10292.18
7	Line Segment	N 9870.27	E 10140.38
8	Point of Curvature	N 9853.91	E 10044.91
9	Point of Curvature	N 9886.57	E 9998.73
10	Point of Curvature	N 9911.19	E 9994.51
11	Point of Curvature	N 9962.84	E 10010.33
12	Point of Curvature	N 10004.06	E 10010.61
13	Terminate at intersection of existing sidewalk	N 10158.51	E 9866.48



LAYOUT PLAN

SCALE: 1" = 10'

0 10' 20'

SCALE IN FEET

LICENSED LANDSCAPE ARCHITECT ERIK J. SWEET 220 STATE OF MONTANA

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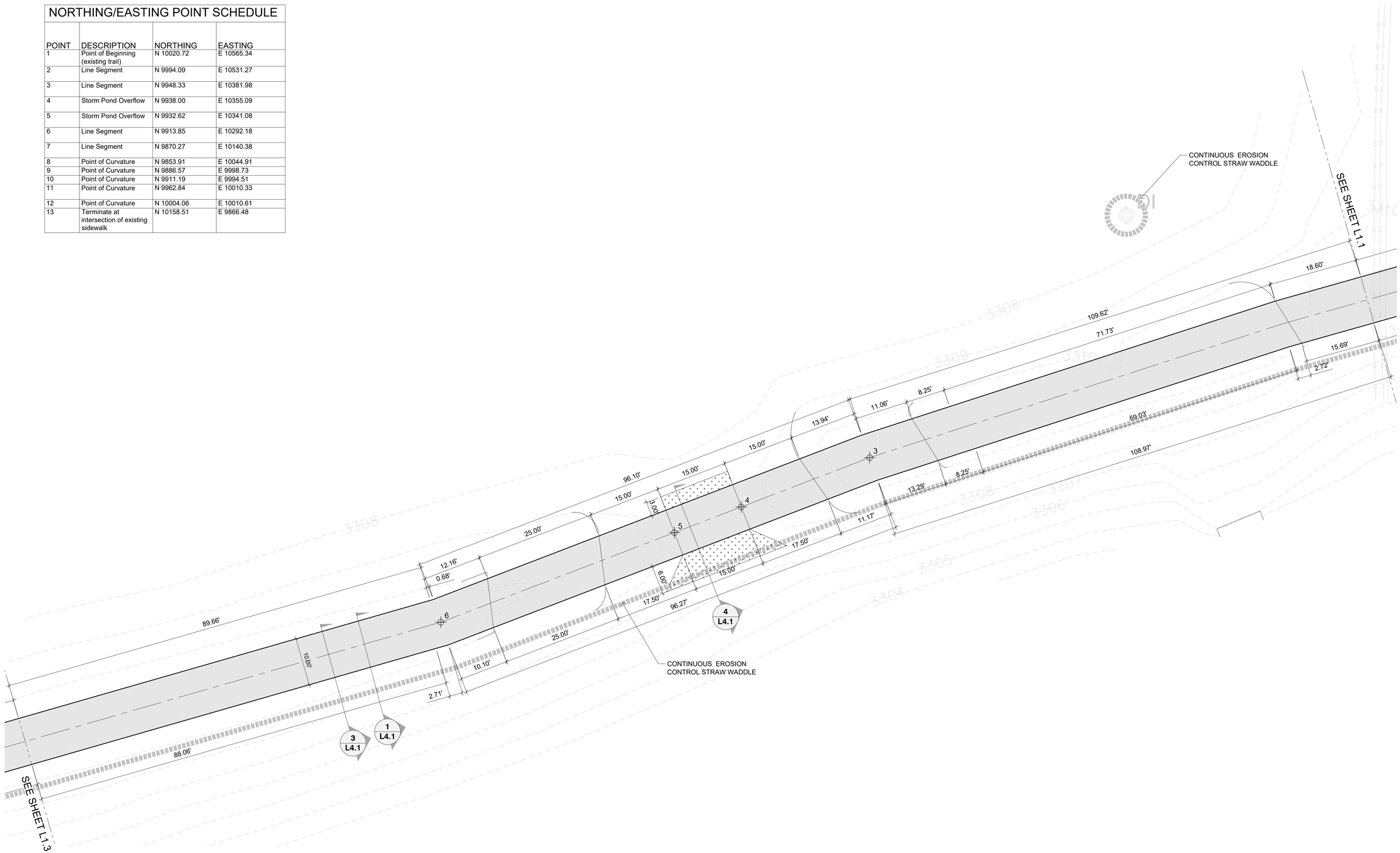
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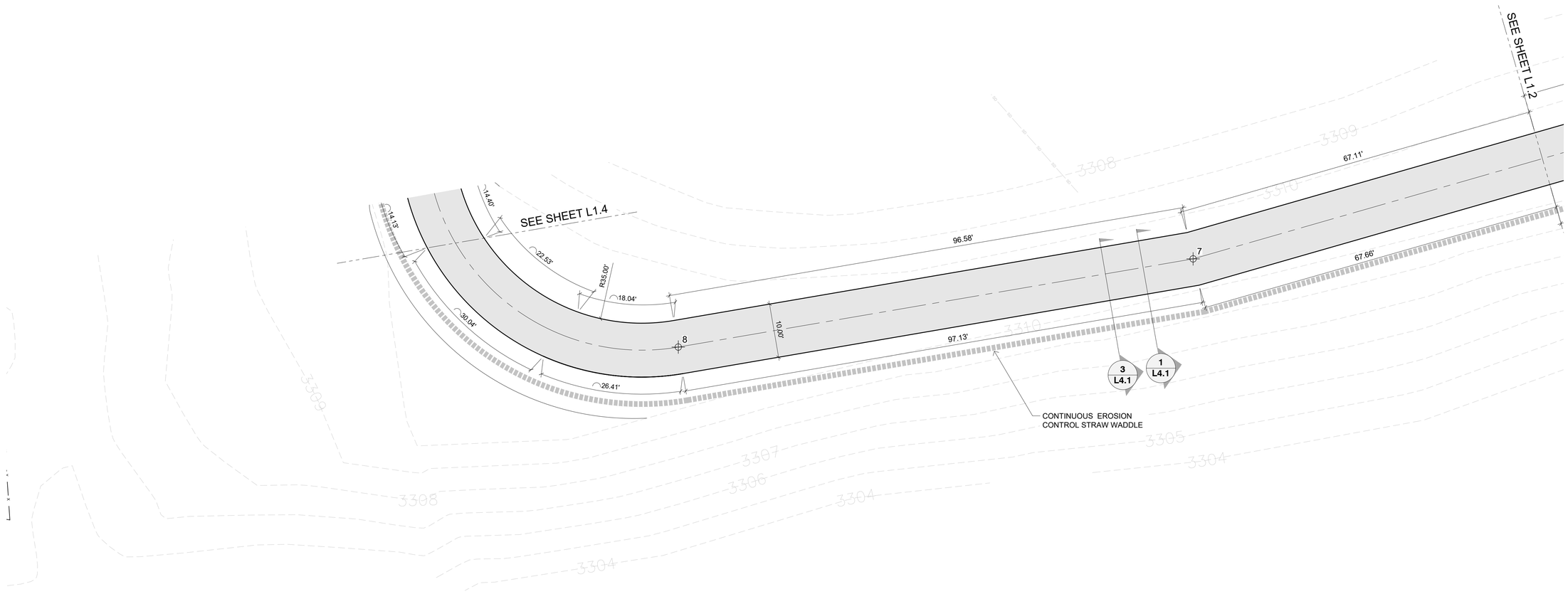
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RIVER ROCK ESTATES
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RIVER ROCK ESTATES
BILLINGS, MT

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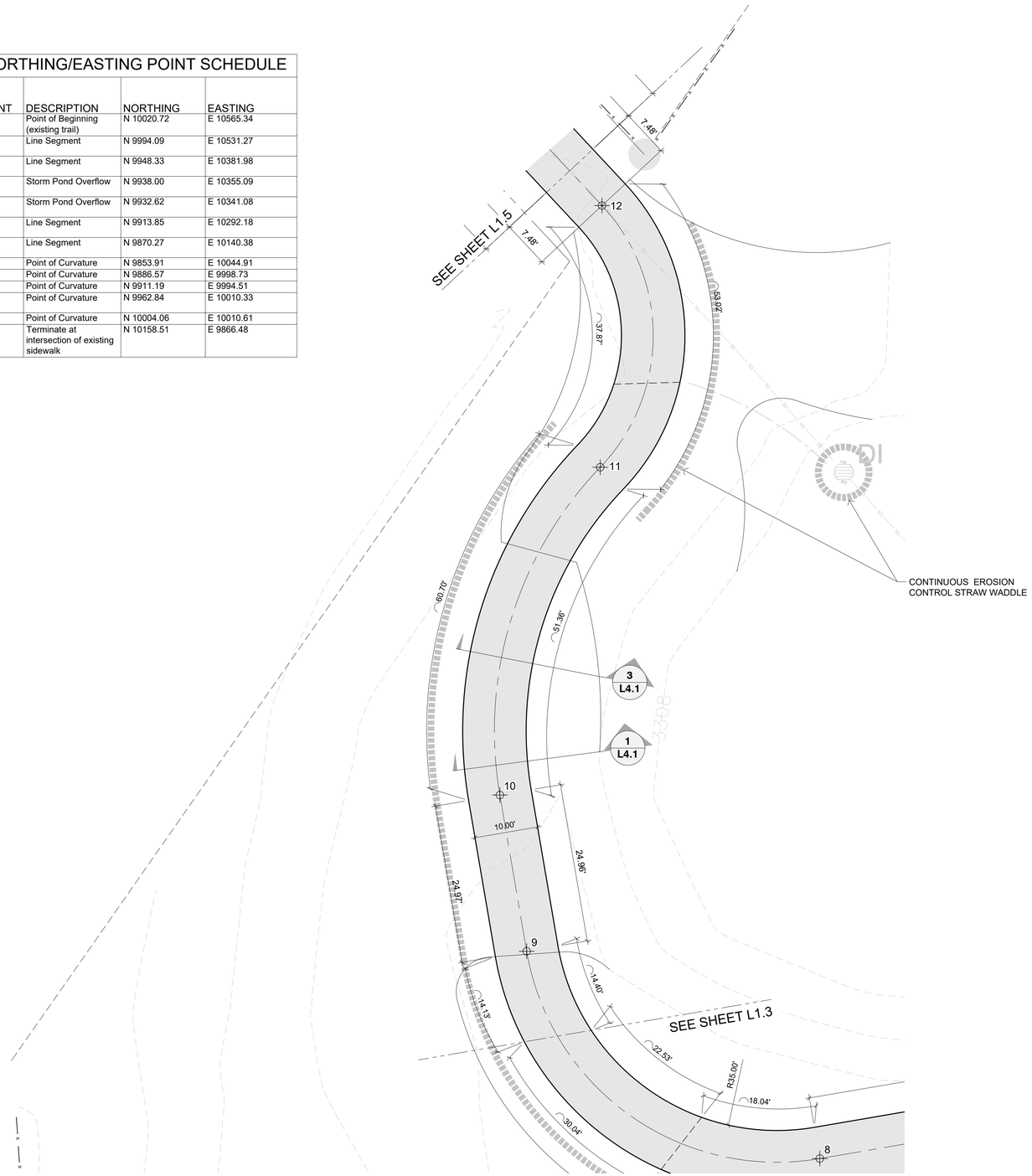
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APPROVED	NRK
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L1.3

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LAYOUT PLAN

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0 10' 20'

SCALE IN FEET

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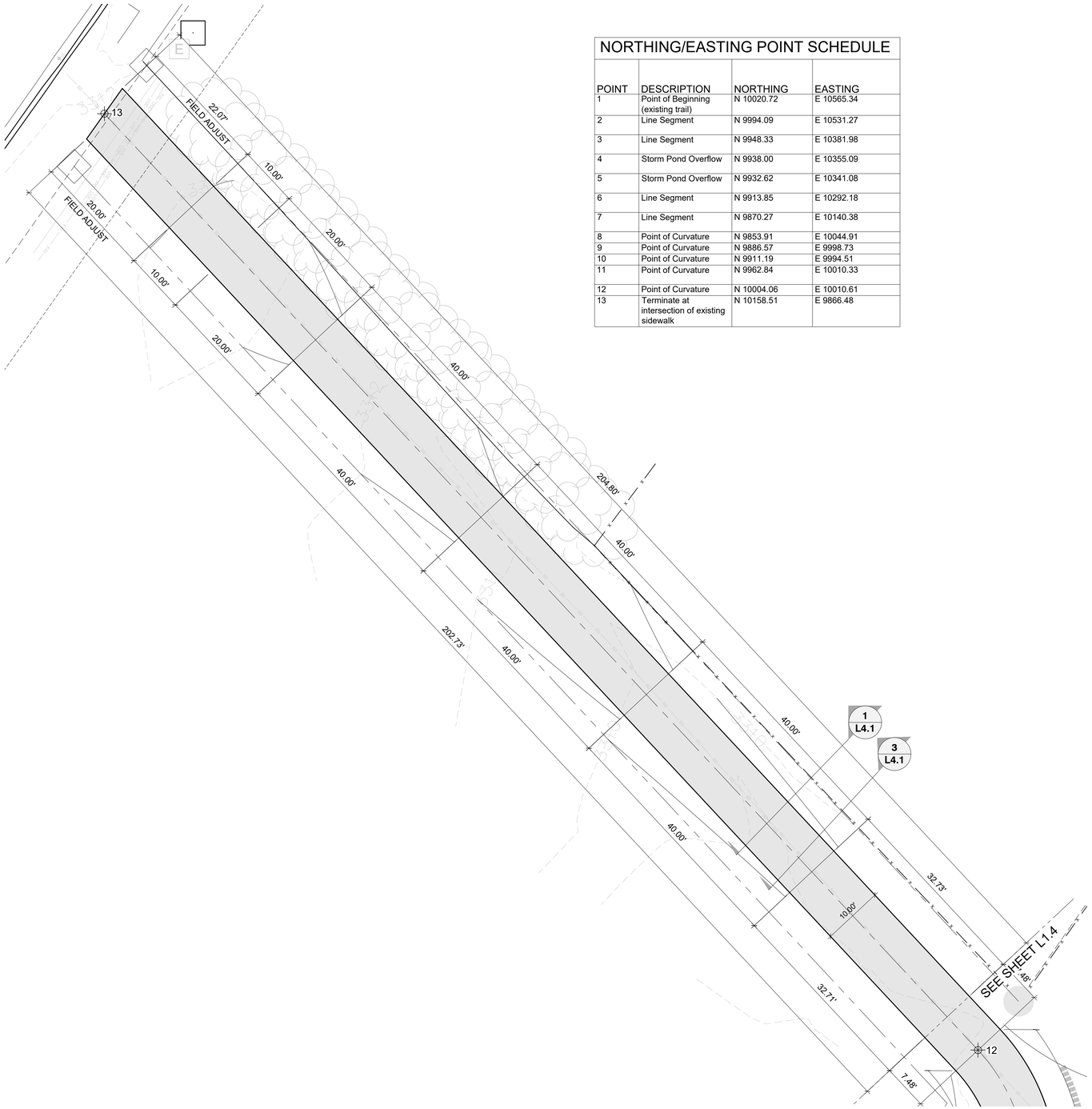
BIG DITCH TRAIL EXTENSION
RIVER ROCK ESTATES
BILLINGS, MT

LAYOUT PLAN

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APPROVED	NRK
DATE	06-20-2025

L1.4



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LAYOUT PLAN

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0 10' 20'
SCALE IN FEET

LICENSED LANDSCAPE ARCHITECT ERIK J. SWEET 220 STATE OF MONTANA

SECOND NATURE CONSULTING
LANDSCAPE ARCHITECTURE & PLANNING
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REVISIONS

PKBDTG

BID SET

BIG DITCH TRAIL EXTENSION
RIVER ROCK ESTATES
BILLINGS, MT

LAYOUT PLAN

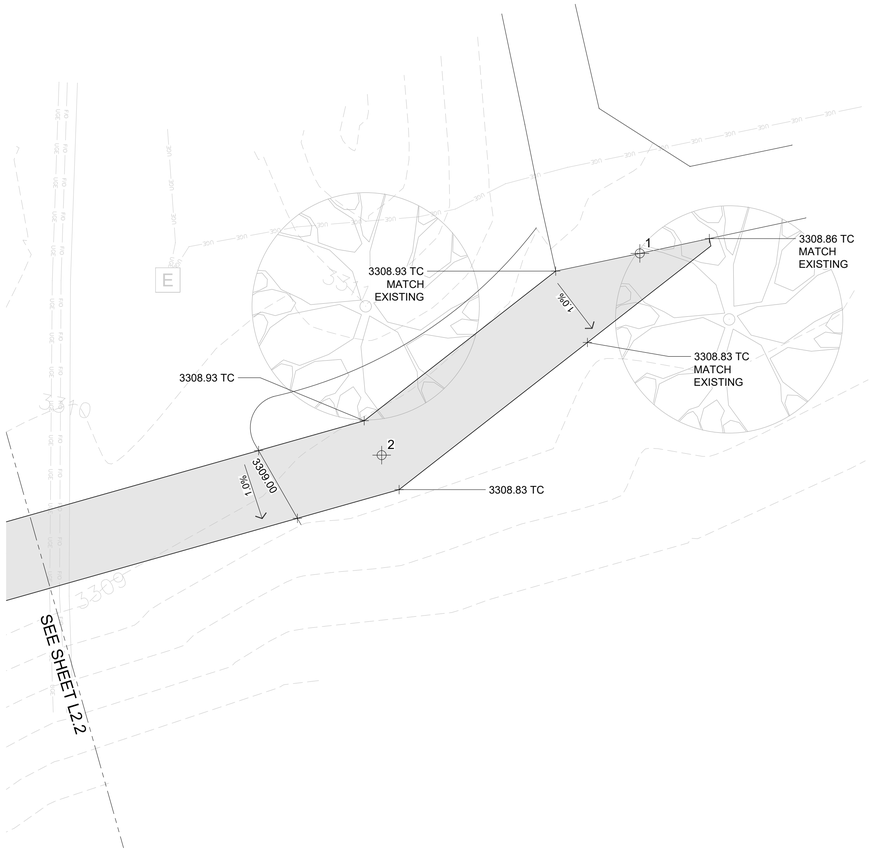
241033

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APPROVED	NRK
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L1.5

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11	Point of Curvature	N 9962.84	E 10010.33
12	Point of Curvature	N 10004.06	E 10010.61
13	Terminate at intersection of existing sidewalk	N 10158.51	E 9866.48

GRADING LEGEND
TC TOP OF CONCRETE
HP HIGH POINT
LP LOW POINT



GRADING PLAN

SCALE: 1" = 10'

0 10' 20'
SCALE IN FEET

LICENSED LANDSCAPE ARCHITECT
ERIK J. SWEET
220
STATE OF MONTANA

SECOND NATURE CONSULTING
LANDSCAPE ARCHITECTURE & PLANNING
(406) 850-0461 www.secondnature.consulting

REVISIONS

PKBDTG

BID SET

BIG DITCH TRAIL EXTENSION
RIVER ROCK ESTATES
BILLINGS, MT

GRADING PLAN

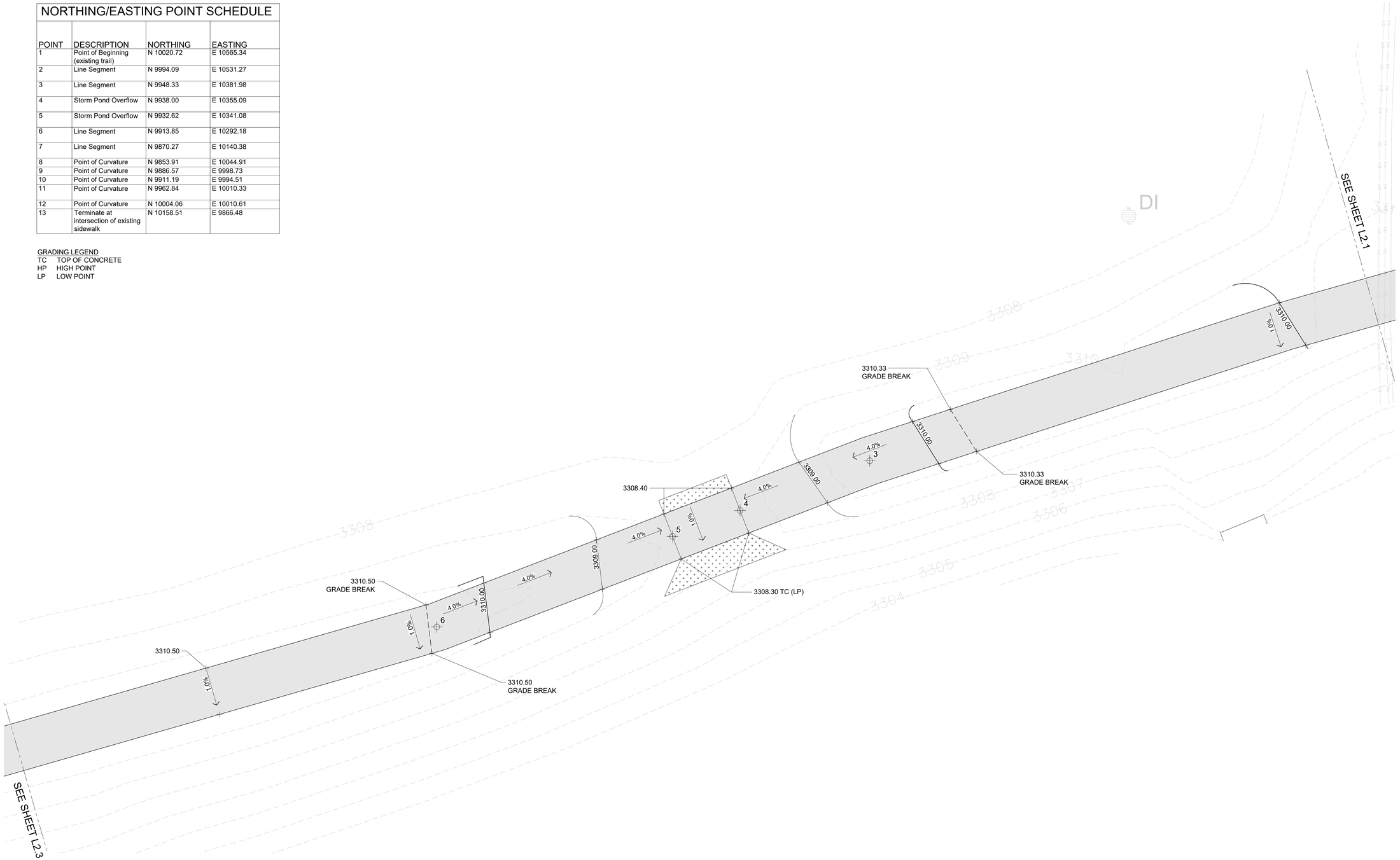
241033

DRAWN BY	SNC
APPROVED	NRK
DATE	06-20-2025

L2.1

NORTHING/EASTING POINT SCHEDULE			
POINT	DESCRIPTION	NORTHING	EASTING
1	Point of Beginning (existing trail)	N 10020.72	E 10565.34
2	Line Segment	N 9994.09	E 10531.27
3	Line Segment	N 9948.33	E 10381.98
4	Storm Pond Overflow	N 9938.00	E 10355.09
5	Storm Pond Overflow	N 9932.62	E 10341.08
6	Line Segment	N 9913.85	E 10292.18
7	Line Segment	N 9870.27	E 10140.38
8	Point of Curvature	N 9853.91	E 10044.91
9	Point of Curvature	N 9886.57	E 9998.73
10	Point of Curvature	N 9911.19	E 9994.51
11	Point of Curvature	N 9962.84	E 10010.33
12	Point of Curvature	N 10004.06	E 10010.61
13	Terminate at intersection of existing sidewalk	N 10158.51	E 9866.48

GRADING LEGEND
TC TOP OF CONCRETE
HP HIGH POINT
LP LOW POINT



GRADING PLAN

SCALE: 1" = 10'

0 10' 20'
SCALE IN FEET

LICENSED LANDSCAPE ARCHITECT
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REVISIONS

PKBDTG

BID SET

BIG DITCH TRAIL EXTENSION
RIVER ROCK ESTATES
BILLINGS, MT

GRADING PLAN

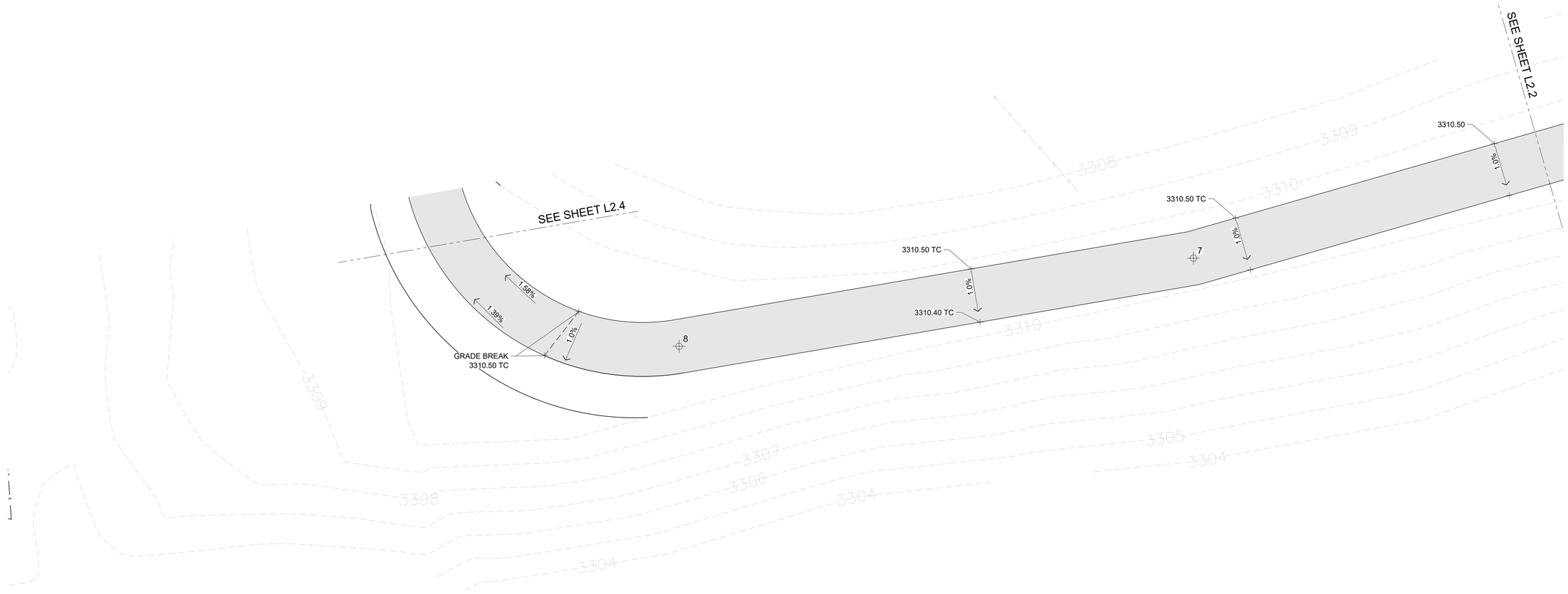
241033

DRAWN BY	SNC
APPROVED	NRK
DATE	06-20-2025

L2.2

NORTHING/EASTING POINT SCHEDULE			
POINT	DESCRIPTION	NORTHING	EASTING
1	Point of Beginning (existing trail)	N 10020.72	E 10565.34
2	Line Segment	N 9994.09	E 10531.27
3	Line Segment	N 9948.33	E 10381.98
4	Storm Pond Overflow	N 9938.00	E 10355.09
5	Storm Pond Overflow	N 9932.62	E 10341.08
6	Line Segment	N 9913.85	E 10292.18
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12	Point of Curvature	N 10004.06	E 10010.61
13	Terminate at intersection of existing sidewalk	N 10158.51	E 9866.48

GRADING LEGEND
TC TOP OF CONCRETE
HP HIGH POINT
LP LOW POINT



GRADING PLAN

SCALE: 1" = 10'

0 10' 20'
SCALE IN FEET

LICENSED LANDSCAPE ARCHITECT
ERIK J. SWEET
220
STATE OF MONTANA

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REVISIONS

PKBDTG

BID SET

BIG DITCH TRAIL EXTENSION
RIVER ROCK ESTATES
BILLINGS, MT

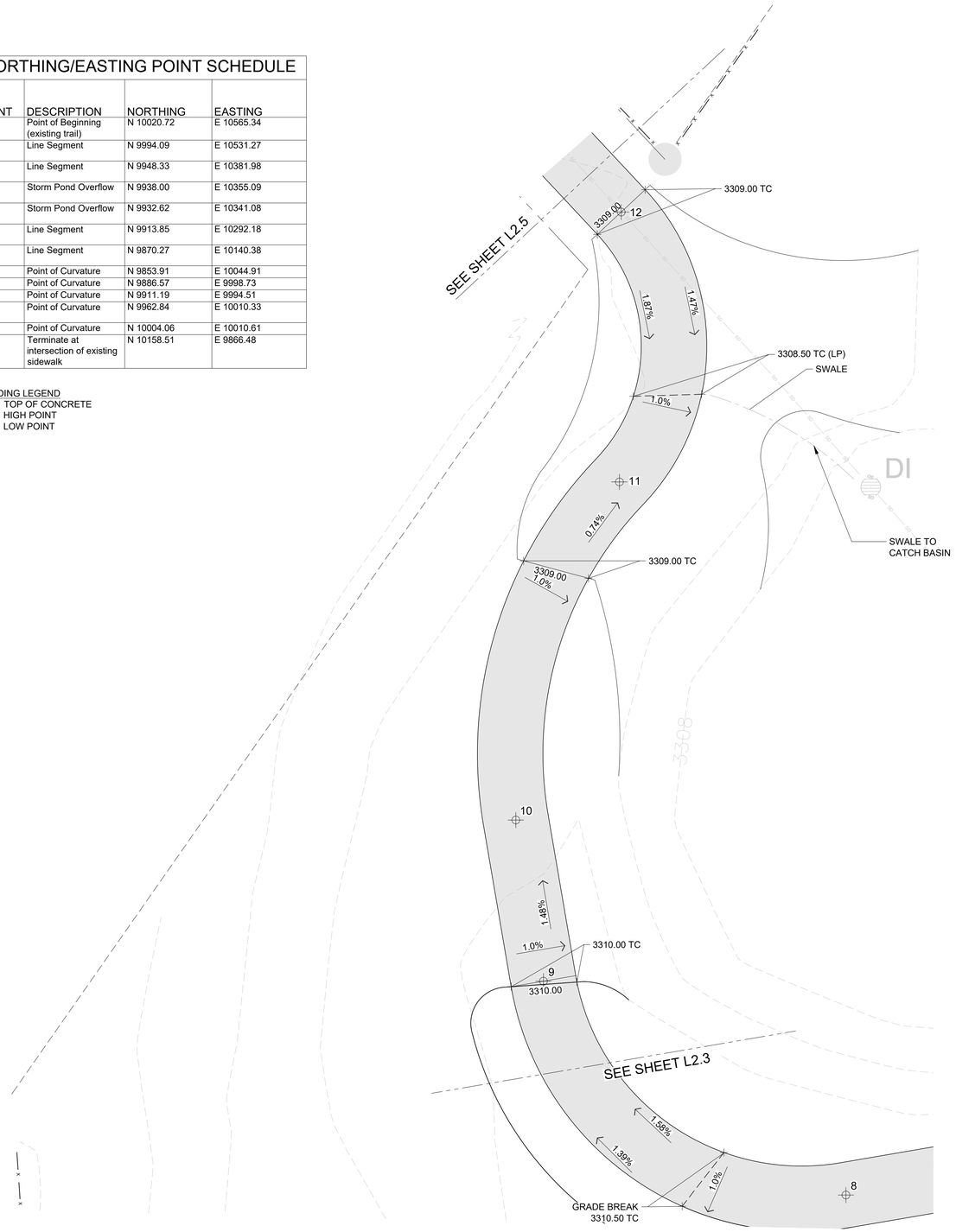
GRADING PLAN

241033	
DRAWN BY	SNC
APPROVED	NRK
DATE	06-20-2025

L2.3

NORTHING/EASTING POINT SCHEDULE			
POINT	DESCRIPTION	NORTHING	EASTING
1	Point of Beginning (existing trail)	N 10020.72	E 10565.34
2	Line Segment	N 9994.09	E 10531.27
3	Line Segment	N 9948.33	E 10381.98
4	Storm Pond Overflow	N 9938.00	E 10355.09
5	Storm Pond Overflow	N 9932.62	E 10341.08
6	Line Segment	N 9913.85	E 10292.18
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11	Point of Curvature	N 9962.84	E 10010.33
12	Point of Curvature	N 10004.06	E 10010.61
13	Terminate at intersection of existing sidewalk	N 10158.51	E 9866.48

GRADING LEGEND
TC TOP OF CONCRETE
HP HIGH POINT
LP LOW POINT



GRADING PLAN

SCALE: 1" = 10'

0 10' 20'
SCALE IN FEET

LICENSED LANDSCAPE ARCHITECT ERIK J. SWEET 220 STATE OF MONTANA

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REVISIONS

PKBDTG

BID SET

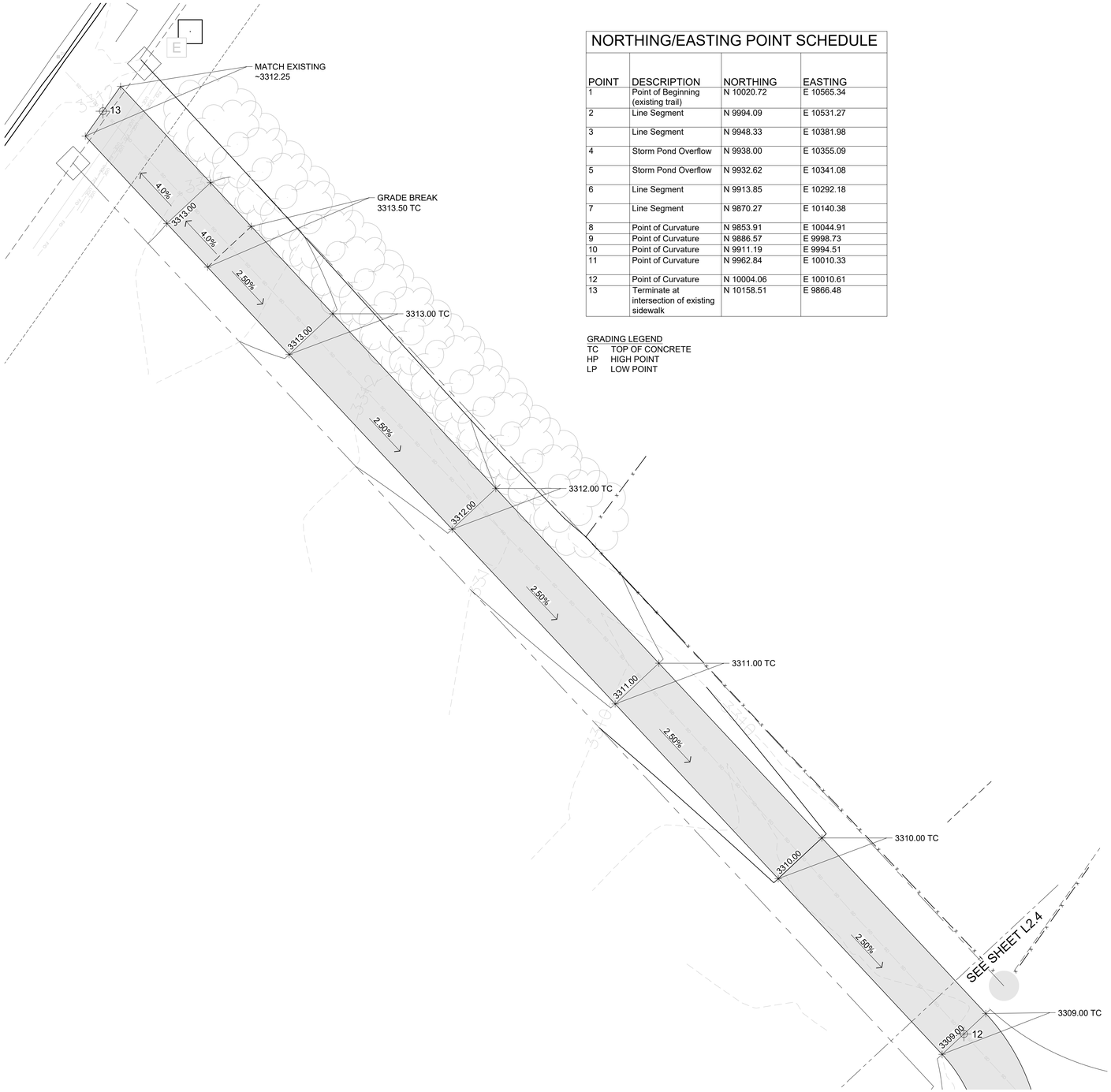
BIG DITCH TRAIL EXTENSION
RIVER ROCK ESTATES
BILLINGS, MT

GRADING PLAN

241033

DRAWN BY	SNC
APPROVED	NRK
DATE	06-20-2025

L2.4



NORTHING/EASTING POINT SCHEDULE

POINT	DESCRIPTION	NORTHING	EASTING
1	Point of Beginning (existing trail)	N 10020.72	E 10565.34
2	Line Segment	N 9994.09	E 10531.27
3	Line Segment	N 9948.33	E 10381.98
4	Storm Pond Overflow	N 9938.00	E 10355.09
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13	Terminate at intersection of existing sidewalk	N 10158.51	E 9866.48

GRADING LEGEND
TC TOP OF CONCRETE
HP HIGH POINT
LP LOW POINT

GRADING PLAN

SCALE: 1" = 10'

0 10' 20'
SCALE IN FEET

LICENSED LANDSCAPE ARCHITECT
ERIK J. SWEET
220
STATE OF MONTANA

SECOND NATURE CONSULTING
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REVISIONS

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BID SET

BIG DITCH TRAIL EXTENSION
RIVER ROCK ESTATES
BILLINGS, MT

GRADING PLAN

241033

DRAWN BY	SNC
APPROVED	NRK
DATE	06-20-2025

L2.5

SEEDING NOTES

GENERAL NOTES:

1. SOIL IN ALL AREAS TO BE HYDRO-SEEDED SHALL BE CLEARED OF WEEDS,LITTER, DEBRIS, ETC, AMENDED AND FINE GRADED AS DESCRIBED ON PLAN PRIOR TO COMMENCING HYDROSEEDING OPERATIONS.
2. CAREFULLY MAINTAIN AN EVEN FINISHED GRADE TO INSURE PROPER SURFACE DRAINAGE, WITH RIDGES AND DEPRESSIONS REMOVED. ALL AREAS SHALL BE FREE DRAINING.
3. ALL AREAS WHICH ARE COMPLETE (I.E. FINISHED SLOPES) WILL BE HYDROSEEDED PER SPECIFICATIONS WILL RECEIVE STRAW MULCH SPREAD WITH TACKIFIER

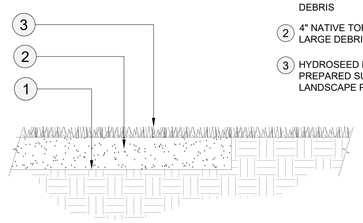
QUANTITIES AND AREA:

4. LIMITS OF WORK SHOWN ARE APPROXIMATE. THE INTENT IS TO HYDROSEED ANY DISTURBED AREAS DUE TO UTILITY OR GENERAL CONSTRUCTION AS COORDINATED WITH OWNER. ALL DISTURBED AREAS STEEPER THAN 5:1 SHALL BE COVERED WITH A PROTECTIVE MATTING AFTER HYDROSEEDING.

GENERAL HYDROSEEDING: PER SPECIFICATIONS

5. WATER: MUST BE OF ACCEPTABLE AGRICULTURAL QUALITY, FREE OF TOXIC INGREDIENTS OR OTHER FACTORS THAT INHIBIT PLANT GROWTH OR GERMINATION. USE 1,500 TO 3,000 GALLONS PER ACRE, AS NEEDED.
6. SEED MIX: PER LEGEND. SEED MUST BE IN ORIGINAL, UNOPENED CONTAINERS, DISPLAYING LABEL WHICH GUARANTEES FREEDOM FROM UNOPENED CONTAINERS, DISPLAYING LABEL WHICH GUARANTEES FREEDOM FROM NOXIOUS WEED SEEDS, A MINIMUM OF 85% PURE LIVE SEED, AND A MINIMUM GERMINATION RATE OF 85%.
7. APPLICATION: THE OPERATOR SHALL SPRAY THE AREAS IN A SWEEPING MOTION, ALLOWING THE FIBRES TO BUILD ON EACH OTHER, AND CREATING A UNIFORM,VISIBLE COAT, USING THE COLOR OF THE MULCH AS A GUIDE, UNTIL ALL OF THE MATERIAL HAS BEEN APPLIED AND THE SPECIFIED RATES HAVE BEEN ACHIEVED.

LOW STATURE SEED MIX:
60% IDAHO FESCUE (FESTUCA IDAHOENSIS)
30% SHEEP FESCUE (FESTUCA OVINA)
10% SANDBERG'S BLUEGRASS (POA SECUNDA)

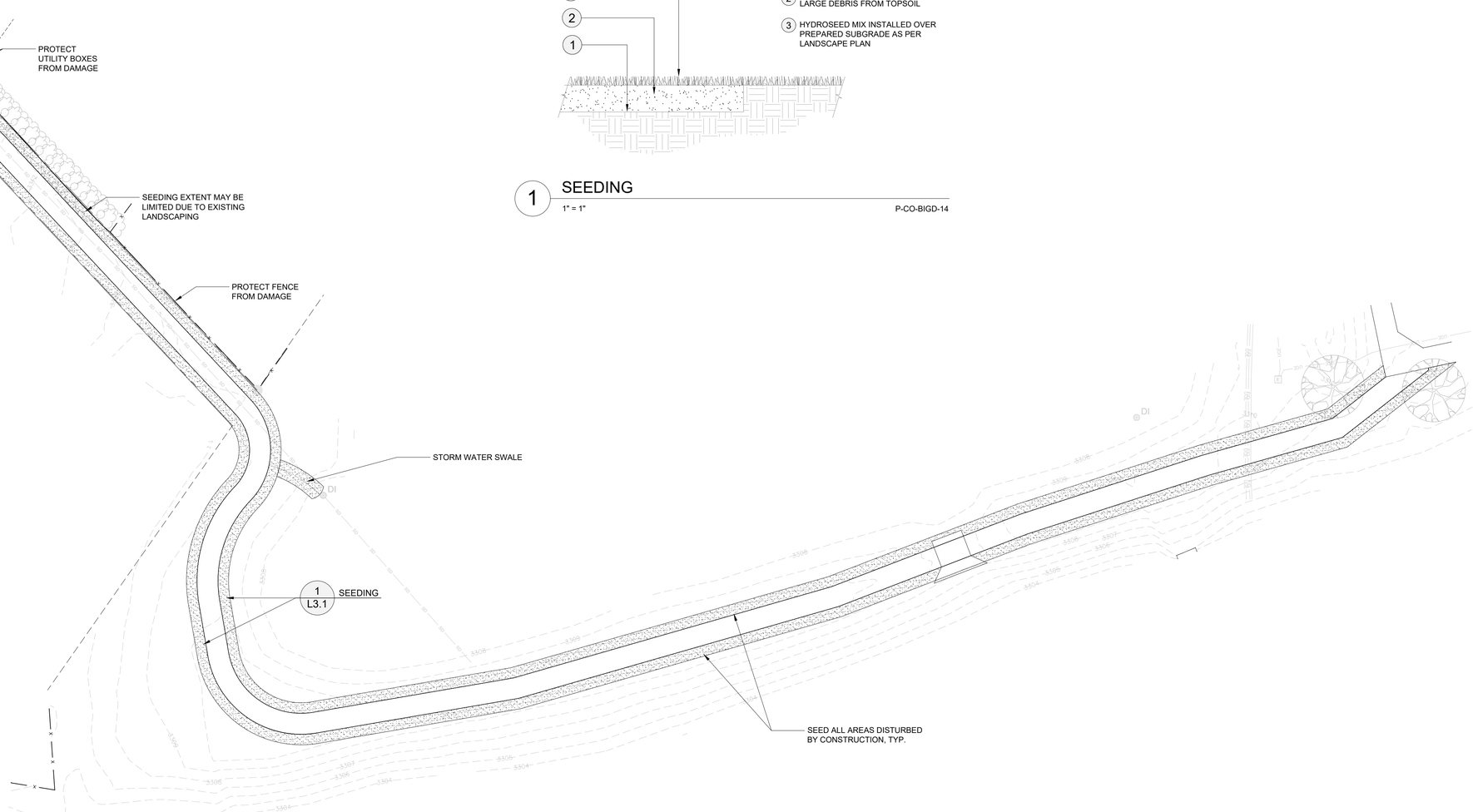


NOTES:

1. SCARIFY SUBGRADE 6", RAKE SUBGRADE AND REMOVE ALL DEBRIS GREATER THAN 1/2" IN DIA. INCLUDE ALL ROCKS, CONCRETE, ORGANIC DEBRIS, AND OR CONSTRUCTION DEBRIS
2. 4" NATIVE TOPSOIL REMOVE ALL LARGE DEBRIS FROM TOPSOIL
3. HYDROSEED MIX INSTALLED OVER PREPARED SUBGRADE AS PER LANDSCAPE PLAN

1 SEEDING

1" = 1" P-CO-BIGD-14



SEEDING PLAN

SCALE: 1" = 30'

0 30' 60'
SCALE IN FEET

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BID SET

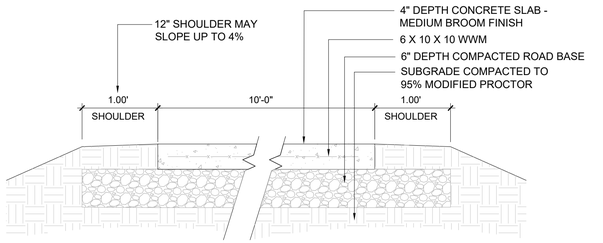
BIG DITCH TRAIL EXTENSION
RIVER ROCK ESTATES
BILLINGS, MT

SEEDING PLAN

241033

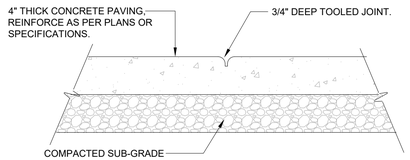
DRAWN BY	SNC
APPROVED	NRK
DATE	06-20-2025

L3.1

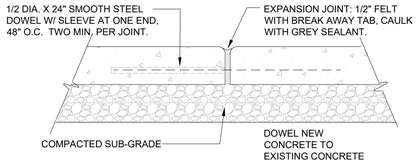


1 CONCRETE PAVING — BASEBID

1" = 1'-0" — P-CO-BIGD-20



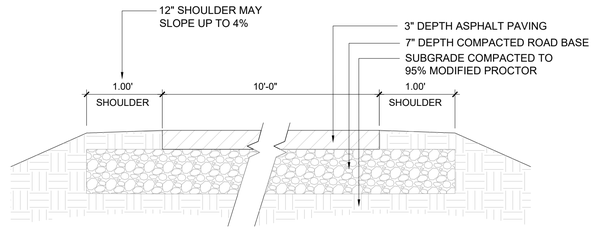
CONTROL JOINT



EXPANSION JOINT

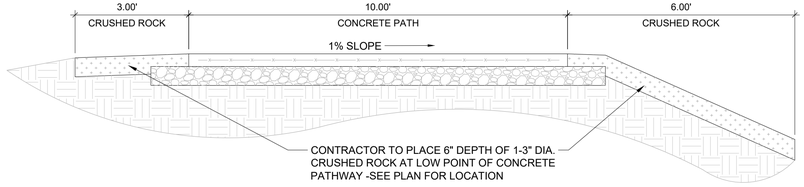
2 CONCRETE EXPANSION/CONTROL

1 1/2" = 1'-0" — P-CO-BIGD-05



3 ASPHALT PAVING — BID ALTERNATE #1

1" = 1'-0" — P-CO-BIGD-24



4 POND OVERFLOW SECTION

1/2" = 1'-0" — P-CO-BIGD-39

LICENSED LANDSCAPE ARCHITECT
ERIK J. SWEET
220
STATE OF MONTANA

SECOND NATURE CONSULTING
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REVISIONS

PKBDTG

BID SET

BIG DITCH TRAIL EXTENSION
RIVER ROCK ESTATES
BILLINGS, MT

TRAIL CONSTRUCTION DETAILS

241033

DRAWN BY	SNC
APPROVED	NRK
DATE	06-20-2025

L4.1

PKBDTG

BID SUBMITTAL PACKAGE

Big Ditch Trail Extension

BID SUBMITTED BY:

Knife River - Billings

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.

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Knife River - Billings
P.O. Box 80066
Billings, MT 59108

SURETY:
(Name, legal status and principal place of business)
Liberty Mutual Insurance Company
175 Berkeley Street
Boston, MA 02116

MAILING ADDRESS FOR NOTICES:

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
PO Box 1178
Billings, MT 59103

BOND AMOUNT: 10% Ten Percent of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)
Big Ditch Trail Extension

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 8th day of July, 2025.

Tamara Clay
(Witness)

Knife River - Billings
(Contractor as Principal) (Seal)

By:
(Title) Vice President

Bret Bos
(Witness)

Liberty Mutual Insurance Company
(Surety)

By:
(Title) Haley Pflug, Attorney-in-Fact

Init.
/

Liberty Mutual Surety vouches that the original text of this document conforms exactly to the text in AIA Document A310–2010 Edition Bid Bond.

Surety Acknowledgment

State of Minnesota }
} ss.
County of Hennepin }

On this 8th day of July 2025, before me personally came Haley Pflug, to me known, who being by me duly sworn, did depose and say that she is the Attorney-in-Fact of Liberty Mutual Insurance Company described in and which executed the above instrument; that she knows the seal of said corporation; that the seal affixed to said instruments is such corporate seal, that it was so affixed by order of the Board of Directors of said corporation, and that she signed her name to it by like order.

Notary Public

KELLY NICOLE ENGHAUSER
Notary Public
State of Minnesota
My Commission Expires
January 31, 2026

Liberty Mutual. SURETY

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8213854 – 190003

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Blake S. Bohlig; Brian D. Carpenter; Charles Draper; Kelly Nicole Enghauser; Heather R. Goedtel; Erik T. Gunkel; Michelle Halter; Jessica Hecker; Kathryn E. Kade; Nicole Langer; Craig Olmstead; Haley Pflug; Laurie Pflug; Michelle Ward; Sara Whitfield

all of the city of Bloomington state of MN each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 17th day of April, 2025.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 17th day of April, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 8th day of July, 2025.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

GMM 6/27/25

SECOND NATURE CONSULTING

BIG DITCH TRAIL EXTENSION
BILLINGS, MONTANA

ADDENDUM #1
JUNE 27TH, 2025

BID DATE: JULY 15, 2025 @ 2:00 PM
BILLINGS CITY CLERK (ALSO FACEBOOK LIVE)
210 N. 27TH STREET
BILLINGS, MT 59101

This addendum forms a part of the contract documents and modifies the original bidding documents dated June 20, 2025. Bids are required to acknowledge receipt of this addendum in the space provided on the Bid Form, Section 00300, Page 1 of 6. Failure to do so may subject a Bidder to disqualification.

This addendum consists of _2_ administrative pages and _0_ plan sheets and _0_ specification sections.

GENERAL NOTES & QUESTIONS:

GN-1	This is Confirmation that the Pre-bid walk will be on Tuesday July 8th at 10am on site.
GN-2	CADD files will be made available after the award of the project to the lowest responsive bidder.
Q-1	Do the straw waddles stay in place or are they for temporary Erosion Control? Answer: Yes remain for BMP for erosion control during the project construction and removed at the end of the work prior to final completion.
Q-2	Please confirm the date for substantial completion, which date is correct for the project? Answer: December 15th, 2025 is the correct date for Substantial completion of the project.

AMENDMENTS TO THE PROJECT MANUAL:

PM-1 NA

AMENDMENTS TO THE DRAWINGS:

NA

END OF ADDENDA #1



Erik J. Sweet, RLA, ASLA Partner
Landscape Architect
M (425)-766-9535
www.secondnature.consulting

SECOND
NATURE
CONSULTING

SECOND NATURE CONSULTING

7/9/25

BIG DITCH TRAIL EXTENSION
BILLINGS, MONTANA

ADDENDUM #2
JULY 9, 2025

BID DATE: JULY 15, 2025 @ 2:00 PM
BILLINGS CITY CLERK (ALSO FACEBOOK LIVE)
210 N. 27TH STREET
BILLINGS, MT 59101

This addendum forms a part of the contract documents and modifies the original bidding documents dated June 20, 2025. Bids are required to acknowledge receipt of this addendum in the space provided on the Bid Form, Section 00300, Page 1 of 6. Failure to do so may subject a Bidder to disqualification.

This addendum consists of 2 administrative pages and 9 plan sheets and modifications to 6 specification sections.

GENERAL NOTES & QUESTIONS:

GN-1 Section 02.51.00 Asphalt Paving
Asphalt Paving mix confirmed to be City of Billings HMA Trail Mix, as specified.

AMENDMENTS TO THE PROJECT MANUAL:

PM-1 Section 00.30.00 Bid Form
Replace section 5.01 Lump Sum Bid with Base Bid Schedule

PM-2 Section 01.42.50 Wage Rates
Replace Prevailing Wage Rates Section 'Heavy Construction' with 'Highway Construction' wage rates

PM-3 Section 02.40.00 Demolition
Remove paragraph 1.02(D.) Alternate Bid Item 2 in its entirety
Replace paragraph 3.02(A.) with "Fine grade all organics beside the proposed new Big Ditch Trail as shown on plan."

PM-4 Section 02.51.00 Asphalt Paving
In section 1.08 Quality Assurance, paragraph (D.)b., replace reference to Seattle Standard Specifications to Billings Standard Specifications, Section 02510 ASPHALT CONCRETE PAVEMENT.

PM-5 Section 03.30.00 Concrete Paving
Replace whole section in its entirety

PM-6 Section 32.92.19 Seeding/Sod

Remove Paragraph 1.11 Warranty in its entirety

AMENDMENTS TO THE DRAWINGS:

L0.2	Demo Plan
L1.5	Layout Plan
L2.1	Grading Plan
L2.2	Grading Plan
L2.3	Grading Plan
L2.4	Grading Plan
L2.5	Grading Plan
L3.1	Seeding Plan
L4.1	Trail Construction Details

END OF ADDENDA #2

Erik J. Sweet, RLA, ASLA Partner
Landscape Architect
M (425)-766-9535
www.secondnature.consulting

SECOND NATURE CONSULTING

SECOND NATURE CONSULTING

BIG DITCH TRAIL EXTENSION
BILLINGS, MONTANA

ADDENDUM #3
JULY 11, 2025

BID DATE: JULY 15, 2025 @ 2:00 PM
BILLINGS CITY CLERK (ALSO FACEBOOK LIVE)
210 N. 27TH STREET
BILLINGS, MT 59101

This addendum forms a part of the contract documents and modifies the original bidding documents dated June 20, 2025. Bids are required to acknowledge receipt of this addendum in the space provided on the Bid Form, Section 00300, Page 1 of 6. Failure to do so may subject a Bidder to disqualification.

This addendum consists of 1 administrative pages and 0 plan sheets and modifications to 1 specification sections.

GENERAL NOTES & QUESTIONS:

GN-1 Site Walk Attendance/Sign In Sheet, attached.

AMENDMENTS TO THE PROJECT MANUAL:

PM-1 Section 00.30.00 Bid Form
Note Published Quantities
New Trail = 9,550 SF
City Sidewalk = 100 SF
Potential Re-Seeding Area = 27,000 SF

AMENDMENTS TO THE DRAWINGS:

None

END OF ADDENDA #3

Erik J. Sweet, RLA, ASLA Partner
Landscape Architect
M (425)-766-9535
www.secondnature.consulting

SECTION 00.30.00

BID FORM

PROJECT IDENTIFICATION:

Big Ditch Trail Extension, located along Rimrock West Park, in Billings Montana. This project is an extension of the existing trail that is concrete and this works includes new concrete trail, grading, minor drainage work associated with the existing storm pond outlet where the trail crosses, and restoration of the shoulders of the trail with landscape restoration and seeding.

CONTRACT IDENTIFICATION AND NUMBER:

PKBDTG – Big Ditch Trail Extension

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 210 N 27th Street 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
ONE (1)	6/27/25
TWO (2)	7/9/25
~~THREE~~ (3)	7/11/25

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 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 otherBis 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 Landscape Architect written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Landscape 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, Landscape 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):

BASE BID SCHEDULE

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
101	General Conditions & Mobilization	1	LS	$ 15,750 -	$ 15750 00
102	Taxes, Bonds & Insurance	1	LS	5,500 -	5,500 00
103	Formed & Placed Concrete, including base , reinforcing & grading (new trail + city sidewalk)	9,650	SF	8 50	82,025 00
104	ADA Concrete Ramp	1	LS	950 -	950 00
105	Restoration – Fine Grading & Seeding	27,000	SF	0 05	1,350 00

BASE BID ONE HUNDRED FIVE THOUSAND FIVE HUNDRED SEVENTY-FIVE AND 00/100 DOLLARS $ 105,575 00
(Words) (Figures)

ALTERNATIVE BID 1 SCHEDULE

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
201	General Conditions & Mobilization	1	LS	$ 12,500 -	$ 12,500 00
202	Taxes, Bonds & Insurance	1	LS	5500 -	5,500 00
203	Formed & Placed Concrete, including base, reinforcing & Grading (city sidewalk)	100	SF	10 -	1,000 00
204	ADA Concrete Ramp	1	LS	950 -	950 00
205	Restoration – Fine Grading & Seeding	27,000	SF	0 05	1,350 00
206	HMA Billings Trail Mix	9,550	SF	6 50	62,075 00

ALTERNATIVE BID 1 EIGHTY THREE THOUSAND, THREE HUNDRED SEVENTY-FIVE AND 00/100 DOLLARS $ 83,375 00
(Words) (Figures)

A. The undersigned agrees that the lowest responsible bidder will be recommended for award.

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.

B. AGENCY required certifications. (Refer to Special Provisions, for AGENCY certifications and requirements.)

C. Any requirements per Special Provisions, including: (1) tabulation of Subcontractors, Suppliers, and others; (2) individuals and entities required to be identified in this Bid; (3) required Bidder qualifications statement with supporting data; and,

D. List other documents as pertinent.

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 JULY 15th 2025.
(Date)

Montana Contractor's Registration # (if any) 10089

Montana Contractor's Gross Receipts Account # 4031657003 CGR
(Example: XXXXXX-XXX-CGR)

Employer's Tax ID No. 81-0465363

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: Knife River - Billings
(Corporation Name)

State of Incorporation: MONTANA

Type (General Business, Professional, Service, Limited Liability): GENERAL BUSINESS

By: _____
(Signature of person authorized to sign)

Title: Vice President

Attest: _____
(Signature)

Business Address: PO Box 80066

Billings MT 59108

Phone No.: (406) 651-2500 FAX No: (406) 655-2009

Date of Qualification To Do Business Is: 1990

JTL GROUP, INC. CORPORATE SEAL 1990 MONTANA

_____
(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

City Council Regular

Date: 07/28/2025
Title: W.O. 26-03: Contract 1 City Overlay, 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. 26-03 Contract 1 City Overlay to Knife River Billings in the amount of $2,188,701.30.

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

The Contract 1 City Overlay project is part of the City's ongoing Street Preventative Maintenance Program, which has been in place since 1985. Each year, City staff identifies streets for preventative maintenance and pavement preservation, including pavement patching, chip or scrub seal resurfacing, mill and overlay resurfacing, and crack sealing.

Contract 1 City Overlay is the first of several street preventative maintenance projects for FY26. The project was bid with two schedules:

- Schedule 1 includes pavement milling and pavement overlay of approximately 2.3 miles of the following principal arterial streets: King Avenue West (24th Street West to the BBWA canal), Monad Road (24th Street West to Daniel Street), and Broadwater Avenue from 11th Street West to 16th Street West. A work location map is attached to this memo.
- Schedule 2 includes construction of Americans with Disabilities Act (ADA)-compliant curb ramps at street corners and mid-block crossings along the overlay streets. This work is required under the City's agreement with the U.S. Department of Justice (DOJ), which mandates the installation or upgrade of ADA ramps along streets constructed or reconstructed after 1992.

The contract was advertised on June 13, 20, and 27, 2025, in The Yellowstone County News and on the City's website. Bids were opened on July 1, 2025. Two bids were received, with Knife River Billings submitting the lowest responsible bid. Both bids were below the Engineer's opinion of probable cost.

ALTERNATIVES

City Council may:

- Award W.O. 25-03 Contract 1 City Overlay, to Knife River in the amount of $2,188,701.30; or,
- Not award a contract and reject all bids. If no contract is awarded, the streets identified for maintenance will continue to deteriorate, resulting in higher future costs due to deferred maintenance.

FISCAL EFFECTS

The following bids were received:

Contractor	Total Bid Schedules I and II
Knife River Billings	$2,188,701.30
Askin Construction	$2,338,412.25

The project was budgeted in FY26 using Gas Tax and Street Maintenance District II funds in the amount of $4,300,000. There are adequate funds to award this portion of the project. Remaining funds will be used for additional pavement patching, crack sealing, and chip sealing as part of pavement preservation projects in the FY26 program. These project areas will be bid separately.

Attachments

Location of Work Map


W.O. 26-03 CONTRACT NO. 1
CITY OVERLAY
Location of Work
S. 29TH ST. WEST
S. 24TH ST. WEST
KING AVENUE WEST
16TH ST. WEST
WYOMING AVENUE
14TH ST. WEST
11TH ST. WEST
BROADWATER AVENUE
15TH ST. WEST
13TH ST. WEST
12TH ST. WEST
CUSTER AVENUE
BELOIT DRIVE
BERTHOUD DRIVE
DANIEL ST.
MONAD ROAD
S. 24TH ST. WEST
GEORGE ST.
S. 21ST ST. WEST
S. 20TH ST. WEST
S. 18TH ST. WEST
LAMPMAN DRIVE
CANYON DRIVE

City Council Regular

Date:	07/28/2025
Title:	W.O. 25-24 Safe Streets for All Grant 2023, Contract for Professional Services
Presented by:	Debi Meling
Department:	Public Works
Presentation:	No
Legal Review:	Template Contract
Project Number:	N/A

RECOMMENDATION

Staff recommends that City Council award a Contract for Professional Engineering Services to Sanbell in the amount of $752,669.

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

The City was awarded a Safe Streets for All grant through the Federal Highway Administration (FHWA) as part of the 2023 grant funding cycle. The grant agreement between the City of Billings and FHWA was signed on September 18th, 2024.

Council is asked to consider authorizing and executing a Contract for Professional Services with Sanbell for design services for a suite of Safe Routes to School and bicycle facility projects. The projects are located throughout the City and include 4 neighborhood bikeways, 3 bicycle facility connections, and safe routes to school projects for 12 elementary schools. The safe routes to school projects vary from curb extensions and crosswalk enhancements, to trail lighting construction. The grant will also fund a Safe Routes to School educational campaign. The education campaign is being completed through a separate contract. A contract amendment for construction contract administration and construction observation may be requested after the project is bid and the construction duration is determined. The cost of design services is influenced by the federal requirements for the project (additional reporting and environmental review) as well as the safety components of this project. The contract has been reviewed by the Federal Highway Administration.

The project includes analysis of multiple pedestrian crossings at mid-block locations or unsignalized intersections. In order to determine the appropriate pedestrian treatment, a detailed traffic analysis is included for each pedestrian crossing of a major (arterial or collector) roadway. Based on traffic analysis as well as public feedback, appropriate pedestrian crossing treatment will be designed. The scope includes time for a "baseline" design (pedestrian ramp, crosswalk signing and striping) with a separate task to cover more complex designs (example--HAWK signal). A similar approach was used to scope the bicycle facility designs. The "baseline" case includes design for signing and striping improvements. A separate task is provided for a more complex design, such as a protected bikeway, that may be implemented only after extensive public involvement is completed and if budget allows. A budget of $76,000 is included for the more complex designs. It is unlikely that each crossing or bicycle facility will require the most complex design, so it is not anticipated that the full design budget will be expended on the project.

The City publicly advertised a Request for Proposal in the Yellowstone County News and on the City Website on December 27th, 2024, January 3rd, 10th, 17th, and 24th, 2025. The City received three proposals from Sanbell, IMEG, and Kittelson and Associates. Sanbell was selected based on evaluation and ranking of the proposals by a selection committee. The advertisement and selection for engineering services have followed federal guidelines. The selection was based on firm experience, project manager, key project staff and subconsultants, availability, ability to provide services in Billings, and project methodology and approach.

ALTERNATIVES

City Council may:

- Approve a Contract for Professional Services with Sanbell in the amount of $752,669; or,
- Not approve a Contract for Professional Services with Sanbell. If the contract is not approved, the design for the Safe Streets for All grant cannot be completed.

FISCAL EFFECTS

Funding for this project is $4,447,529 using $3,557,923 of federal grant funds and $889,606 of City match from gas tax and planning funds. There are adequate funds to award the contract.

Attachments

Grant Agreement
Contract

Docusign Envelope ID: 7332ADF7-4E82-4C12-8376-BF8013E8494E

U.S. DEPARTMENT OF TRANSPORTATION

GRANT AGREEMENT UNDER THE FISCAL YEAR 2023 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM

This agreement is between the United States Department of Transportation's (the "**USDOT**") Federal Highway Administration (the "**FHWA**") and the City of Billings (the "**Recipient**").

This agreement reflects the selection of the Recipient to receive a Safe Streets and Roads for All ("**SS4A**") Grant for the *A Lifetime of Learning, Walking, & Biking: Systemic Safety for Billings Students*.

The parties therefore agree to the following:

ARTICLE 1
GENERAL TERMS AND CONDITIONS

1.1 General Terms and Conditions.

(a) In this agreement, "**General Terms and Conditions**" means the content of the document titled "General Terms and Conditions Under the Fiscal Year 2023 Safe Streets and Roads for All ("SS4A") Grant Program,", which is available at https://www.transportation.gov/grants/ss4a/grant-agreements under "Fiscal Year 2023." Articles 7–30 are in the General Terms and Conditions. The General Terms and Conditions are part of this agreement.

(b) The Recipient acknowledges that it has knowledge of the General Terms and Conditions. Recipient also states that it is required to comply with all applicable Federal laws and regulations including, but not limited to, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR part 200); National Environmental Policy Act (NEPA) (42 U.S.C. § 4321 et seq.); and Build America, Buy America Act (BIL, div. G §§ 70901-27).

(c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient's non-compliance with the General Terms and Conditions may result in remedial action, termination of the SS4A Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the FHWA the SS4A Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

Docusign Envelope ID: 7332ADF7-4E82-4C12-8376-BF8013E8494E

ARTICLE 2
APPLICATION, PROJECT, AND AWARD

2.1 Application.

Application Title: A Lifetime of Learning, Walking, & Biking: Systemic Safety for Billings Students Application Date: 07/07/2023

2.2 Award Amount.

SS4A Grant Amount: $3,557,923

2.3 Federal Obligation Information.

Federal Obligation Type: Multiple

Obligation Condition Table		
Phase the Project	**Allocation of the SS4A Grant**	**Obligation Condition**
Base Phase: Pre-NEPA and Supplemental Planning	$1,008,311	

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Obligation Condition Table		
Phase the Project	**Allocation of the SS4A Grant**	**Obligation Condition**
Phase 1: Final Design, and Utility Relocation, ROW/Easement Acquisition	$385,847	The Recipient shall not expend any funds (Federal or non-Federal) for, seek reimbursement of eligible costs, or otherwise begin any part of the final design and construction of an Implementation Project unless and until: (1) The requirements of the National Environmental Policy Act (42 U.S.C. § 4321 et seq.) ("NEPA"), Section 106 of the National Historic Preservation Act (16 U.S.C. § 470f) ("NHPA"), and any other applicable environmental laws and regulations have been met; and (2) FHWA, or a State with applicable NEPA Assignment authority, has approved the NEPA document for the Project and provided the Recipient with a written notice that the environmental review process is complete; and (3) FHWA has obligated additional funds for this phase and notified the Recipient in writing that the Recipient may proceed to the next activity after NEPA approval, and the Recipient has acknowledged receipt in writing of FHWA's notification. Recipient shall not proceed with any such activities until (2) and (3) as described in this section are met. Costs that are incurred before (2) and (3) as described in this section are met are not allowable costs under this agreement. Extent of activities that are permissible before NEPA is complete are those activities constituting "preliminary design" as specified in FHWA Order 6640.1A.

Docusign Envelope ID: 7332ADF7-4E82-4C12-8376-BF8013E8494E

Obligation Condition Table		
Phase the Project	**Allocation of the SS4A Grant**	**Obligation Condition**
Phase 2: Construction	$2,163,765	The Recipient shall not expend any funds (Federal or non-Federal) for, seek reimbursement of eligible costs, or otherwise begin any part of the construction or final design and construction of an Implementation Project unless and until: (1) The requirements of the National Environmental Policy Act (42 U.S.C. § 4321 et seq.) ("NEPA"), Section 106 of the National Historic Preservation Act (16 U.S.C. § 470f) ("NHPA"), and any other applicable environmental laws and regulations have been met; and (2) FHWA, or a State with applicable NEPA Assignment authority, has approved the NEPA document for the Project and provided the Recipient with a written notice that the environmental review process is complete; and (3) FHWA has obligated additional funds for this phase and notified the Recipient in writing that the Recipient may proceed to the next activity after NEPA approval, and the Recipient has acknowledged receipt in writing of FHWA's notification. Recipient shall not proceed with any such activities until (2) and (3) as described in this section are met. Costs that are incurred before (2) and (3) as described in this section are met are not allowable costs under this agreement. Extent of activities that are permissible before NEPA is complete are those activities constituting "preliminary design" as specified in FHWA Order 6640.1A.

2.4 Budget Period.

Base Phase Budget Period: See block 6 on page 1.

Option Phase 1 Budget Period: Reserved

Option Phase 2 Budget Period: Reserved

2.5 Grant Designation.

Designation: Implementation

Docusign Envelope ID: 7332ADF7-4E82-4C12-8376-BF8013E8494E

ARTICLE 3
SUMMARY PROJECT INFORMATION

3.1 Summary of Project's Statement of Work.

The project will be completed in three phases as follows:

Base Phase: Pre-NEPA and Supplemental Planning: The Base Phase will include working with a consultant to develop preliminary design and complete NEPA documentation for a suite of Safe Routes to School projects, which could include, but are not limited to: intersection conspicuity treatments; pedestrian, bicyclist, and ADA facilities; and traffic calming treatments. Preliminary design activities will include those allowed under FHWA Order 6640.1A "FHWA Policy on Permissible Project Related Activities During the NEPA Process."

The Base Phase will also include the development and implementation of the Safe Routes to School education campaign and the development of the pedestrian crossing study.

Option Phase 1: Final Design, Right-of-Way, and Utility Relocation: Phase 1 will include final design activities completed by a consultant as allowed by FHWA Order 6640.1A.

Option Phase 2: Construction: Phase 2 will include construction of the suite of Safe Routes to School projects.

3.2 Project's Estimated Schedule.

Supplemental Planning Schedule

Milestone	Schedule Date
Planned NEPA Completion Date:	9/1/2026
Planned Draft Plan Completion Date:	12/1/2028
Planned Final Plan Completion Date:	2/1/2029
Planned Final Plan Adoption Date:	9/15/2029
Planned SS4A Final Report Date:	1/14/2030

Implementation Schedule (Construction)

Milestone	Schedule Date
Planned NEPA Completion Date:	9/1/2026
Planned Construction Start Date	9/2/2026
Planned Construction Substantial Completion and Open to Public Use Date:	9/15/2029
Planned SS4A Final Report Date:	1/14/2030

Docusign Envelope ID: 7332ADF7-4E82-4C12-8376-BF8013E8494E

3.3 Project's Estimated Costs.

(a) Eligible Project Costs

Eligible Project Costs	
SS4A Grant Amount:	$3,557,923
Other Federal Funds:	N/A
State Funds:	N/A
Local Funds:	$889,606
In-Kind Match:	N/A
Other Funds:	N/A
Total Eligible Project Cost:	$4,447,529

(b) Cost Classification Table – Planning and Demonstration Grants with demonstration activities and Implementation Grants Only

Cost Classification	Total Costs	Non-SS4A Previously Incurred Costs	Eligible Costs
Architectural and engineering fees	$1,652,823		**$1,652,823**
Construction	$1,966,362		**$1,966,362**
Miscellaneous	$85,000		**$85,000**
Contingency	$743,344		**$743,344**
Project Total	**$4,447,529**		**$4,447,529**

(c) Indirect Costs

Indirect costs are allowable under this Agreement in accordance with 2 CFR part 200 and the Recipient's approved Budget Application. In the event the Recipient's indirect cost rate changes, the Recipient will notify FHWA of the planned adjustment and provide supporting documentation for such adjustment. This Indirect Cost provision does not operate to waive the limitations on Federal funding provided in this document. The Recipient's indirect costs are allowable only insofar as they do not cause the Recipient to exceed the total obligated funding.

ARTICLE 4

RECIPIENT INFORMATION

4.1 Recipient Contact(s).

Docusign Envelope ID: 7332ADF7-4E82-4C12-8376-BF8013E8494E

Elyse Monat
Active Transportation Planner
City of Billings
PO Box 1178, Billings, MT, 59103
406-247-8637
monate@billingsmt.gov

4.2 Recipient Key Personnel.

Name	Title or Position
Elyse Monat, AICP	Active Transportation Planner
Mac Fogelsong, P.E.	City Engineer
Sarah Plath, P.E.	Staff Engineer

4.3 USDOT Project Contact(s).

Safe Streets and Roads for All Program Manager
Federal Highway Administration
Office of Safety
HSSA-1, Mail Stop: E71-117
1200 New Jersey Avenue, S.E.
Washington, DC 20590
202-366-2822
SS4A.FHWA@dot.gov

and

Agreement Officer (AO)
Federal Highway Administration
Office of Acquisition and Grants Management
HCFA-42, Mail Stop E62-310
1200 New Jersey Avenue, S.E.
Washington, DC 20590
HCFASS4A@dot.gov

and

Division Administrator – Montana
Agreement Officer's Representative (AOR)
FHWA Montana Division
585 Shephard Way, Suite2]
406-441-3900
Montana.FHWA@dot.gov

and

James Stevenson
Montana Division Office Lead Point of Contact

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Program and Project Delivery Engineer
585 Shephard Way, Suite2]
406-441-3916
James.stevenson@dot.gov

ARTICLE 5
USDOT ADMINISTRATIVE INFORMATION

5.1 Office for Subaward and Contract Authorization.

USDOT Office for Subaward and Contract Authorization: FHWA Office of Acquisition and Grants Management

SUBAWARDS AND CONTRACTS APPROVAL

Note: See 2 CFR § 200.331, Subrecipient and contractor determinations, for definitions of subrecipient (who is awarded a subaward) versus contractor (who is awarded a contract).

Note: Recipients with a procurement system deemed approved and accepted by the Government or by the Agreement Officer (the "**AO**") are exempt from the requirements of this clause. See 2 CFR 200.317 through 200.327. Note: This clause is only applicable to grants that do not include construction.

In accordance with 2 CFR 200.308(c)(6), unless described in the application and funded in the approved award, the Recipient must obtain prior written approval from the AO for the subaward, transfer, or contracting out of any work under this award above the Simplified Acquisition Threshold. This provision does not apply to the acquisition of supplies, material, equipment, or general support services. Approval will be issued through written notification from the AO or a formal amendment to the Agreement.

The following subawards and contracts are currently approved under the Agreement by the AO. This list does not include supplies, material, equipment, or general support services which are exempt from the pre-approval requirements of this clause.

5.2 Reimbursement Requests

(a) The Recipient may request reimbursement of costs incurred within the budget period of this agreement if those costs do not exceed the amount of funds obligated and are allowable under the applicable cost provisions of 2 C.F.R. Part 200, Subpart E. The Recipient shall not request reimbursement more frequently than monthly.

(b) The Recipient shall use the DELPHI iSupplier System to submit requests for reimbursement to the payment office. When requesting reimbursement of costs incurred or credit for cost share incurred, the Recipient shall electronically submit supporting cost detail with the SF-270 (Request for Advance or Reimbursement) or SF-271 (Outlay Report and Request for Reimbursement for Construction Programs) to clearly document all costs incurred.

(c) The Recipient's supporting cost detail shall include a detailed breakout of all costs incurred, including direct labor, indirect costs, other direct costs, travel, etc., and the Recipient shall identify the Federal share and the Recipient's share of costs. If the Recipient does not provide sufficient detail in a request for reimbursement, the Agreement Officer's Representative (the "**AOR**") may withhold processing that request until the Recipient provides sufficient detail.

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(d) The USDOT shall not reimburse costs unless the AOR reviews and approves the costs to ensure that progress on this agreement is sufficient to substantiate payment.

(e) In the rare instance the Recipient is unable to receive electronic funds transfers (EFT), payment by EFT would impose a hardship on the Recipient because of their inability to manage an account at a financial institution, and/or the Recipient is unable to use the DELPHI iSupplier System to submit their requests for disbursement, the FHWA may waive the requirement that the Recipient use the DELPHI iSupplier System. The Recipient shall contact the Division Office Lead Point of Contact for instructions on and requirements related to pursuing a waiver.

(f) The requirements set forth in these terms and conditions supersede previous financial invoicing requirements for Recipients.

ARTICLE 6
SPECIAL GRANT TERMS

6.1 SS4A funds must be expended within five years after the grant agreement is executed and DOT obligates the funds, which is the budget period end date in section 10.3 of the Terms and Conditions and section 2.4 in this agreement.

6.2. The Recipient demonstrates compliance with civil rights obligations and nondiscrimination laws, including Titles VI of the Civil Rights Act of 1964, the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act, and accompanying regulations. Recipients of Federal transportation funding will also be required to comply fully with regulations and guidance for the ADA, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and all other civil rights requirements.

6.3 SS4A Funds will be allocated to the Recipient and made available to the Recipient in accordance with FHWA procedures.

6.4 The Recipient of a Planning and Demonstration Grant acknowledges that the Supplemental Action Plan will be made publicly available and agrees that it will publish the final Supplemental Action Plan on a publicly available website.

6.5 The Recipient acknowledges that it is required to conduct certain environmental analyses and to prepare and submit to FHWA, or State with applicable NEPA Assignment authority, documents required under NEPA, and other applicable environmental statutes and regulations before the Government will obligate funds for Option Phase 1 under this agreement and provide the Recipient with a written notice to proceed with Option Phase 1.

6.6 The Government's execution of this agreement does not in any way constitute pre-approval or waiver of any of the regulations imposed upon Recipient under the applicable Federal rules, regulations and laws regarding SS4A projects undertaken in accordance with the terms and conditions of this agreement. The Recipient shall comply with all applicable Federal requirements before incurring any costs under this agreement.

6.7 There are no other special grant requirements.

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ATTACHMENT A
PERFORMANCE MEASUREMENT INFORMATION

Study Area: City of Billings
Baseline Measurement Date: 3/1/2026
Baseline Report Date: 5/1/2026

Table 1: Performance Measure Table

Measure	Category and Description	Measurement Frequency and Reporting Deadline
Safety Performance	Fatalities: Total annual fatalities in the project location(s)	Annually and within 120 days after the end of the period of performance
Safety Performance	Serious Injuries: Total annual serious injuries in the project location(s) [if available]	Annually and within 120 days after the end of the period of performance
Safety Performance	Crashes by Road User Category: Total annual crashes in the project location(s) broken out by types of roadway users involved (e.g., pedestrians, bicyclists, motorcyclist, passenger vehicle occupant, commercial vehicle occupant)	Annually and within 120 days after the end of the period of performance
Equity	Percent of Funds to Underserved Communities: Funding amount (of total project amount) benefitting underserved communities, as defined by USDOT	Within 120 days after the end of the period of performance
Costs	Project Costs: Quantification of the cost of each eligible project carried out using the grant	Within 120 days after the end of the period of performance

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Measure	Category and Description	Measurement Frequency and Reporting Deadline
Outcomes and Benefits	Quantitative Project Benefits: Quantification of evidence-based projects or strategies implemented (e.g., miles of sidewalks installed, number of pedestrian crossings upgraded, etc.)	Within 120 days after the end of the period of performance
Outcomes and Benefits	Qualitative Project Benefits: Qualitative description of evidence-based projects or strategies implemented (e.g., narrative descriptions, testimonials, high-quality before and after photos, etc.)	Within 120 days after the end of the period of performance
Outcomes and Benefits	Project Location(s): GIS/geo coordinate information identifying specific project location(s)	Within 120 days after the end of the period of performance
Lessons Learned and Recommendations	Lessons Learned and Recommendations: Description of lessons learned and any recommendations relating to future projects or strategies to prevent death and serious injury on roads and streets.	Within 120 days after the end of the period of performance

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ATTACHMENT B
CHANGES FROM APPLICATION

Describe all material differences between the scope, schedule, and budget described in the application and the scope, schedule, and budget described in Article 3. The purpose of Attachment B is to clearly and accurately document any differences in scope, schedule, and budget to establish the parties' knowledge and acceptance of those differences. See Article 11 for the Statement of Work, Schedule, and Budget Changes. If there are no changes, please insert "N/A" in Section 3.3 of the table.

Scope:

This project will include a number of infrastructure improvements that make it easier and safer for children to get to school around the City of Billings. Exact locations may differ slightly from those listed in the application.

Schedule: The supplemental planning activities timeline has been updated to align better with the construction timeline given the need for the Base Phase, Phase 1, and Phase 2. The Safe Routes to School educational campaign will be spread across all three phases. The pedestrian crossing study will take place in Phase 1.

Budget: N/A

The table below provides a summary comparison of the project budget.

	Application		**Section 3.3**	
Fund Source	$	%	$	%
Previously Incurred Costs (Non-Eligible Project Costs)				
Federal Funds			N/A	
Non-Federal Funds			N/A	
Total Previously Incurred Costs			N/A	
Future Eligible Project Costs				
SS4AFunds			N/A	
Other Federal Funds			N/A	
Non-Federal Funds			N/A	
Total Future Eligible Project Costs			N/A	
Total Project Costs			N/A	

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ATTACHMENT C
RACIAL EQUITY AND BARRIERS TO OPPORTUNITY

1. Efforts to Improve Racial Equity and Reduce Barriers to Opportunity.

The Recipient states that rows marked with "X" in the following table align with the application:

	A racial equity impact analysis has been completed for the Project. *(Identify a report on that analysis or, if no report was produced, describe the analysis and its results in the supporting narrative below.)*
	The Recipient or a project partner has adopted an equity and inclusion program/plan or has otherwise instituted equity-focused policies related to project procurement, material sourcing, construction, inspection, hiring, or other activities designed to ensure racial equity in the overall delivery and implementation of the Project. *(Identify the relevant programs, plans, or policies in the supporting narrative below.)*
	The Project includes physical-barrier-mitigating land bridges, caps, lids, linear parks, and multimodal mobility investments that either redress past barriers to opportunity or that proactively create new connections and opportunities for underserved communities that are underserved by transportation. *(Identify the relevant investments in the supporting narrative below.)*
X	The Project includes new or improved walking, biking, and rolling access for individuals with disabilities, especially access that reverses the disproportional impacts of crashes on people of color and mitigates neighborhood bifurcation. *(Identify the new or improved access in the supporting narrative below.)*
	The Project includes new or improved freight access to underserved communities to increase access to goods and job opportunities for those underserved communities. *(Identify the new or improved access in the supporting narrative below.)*
	The Recipient has taken other actions related to the Project to improve racial equity and reduce barriers to opportunity, as described in the supporting narrative below.
X	The Recipient has not yet taken actions related to the Project to improve racial equity and reduce barriers to opportunity but intends to take relevant actions described in the supporting narrative below.
	The Recipient has not taken actions related to the Project to improve racial equity and reduce barriers to opportunity and will not take those actions under this award.

2. Supporting Narrative.

New ADA/PROWAG compliant ramps, sidewalks, and shared use paths will improve biking, walking, and rolling access for individuals with disabilities. The City of Billings uses the PROWAG as the standard for its construction projects. The City currently dedicates $250,000 per year to ADA ramp replacements within its Capital Improvement Plan; this grant will accelerate implementation of the ramps by dedicating additional funding to this category.

The City will make special efforts to reach out to consultant companies and construction companies owned by people of color, if available in the area. This will include reaching out to organizations such as the Native American Development Corporation to learn more about how to best advertise the

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opportunity to Indigenous owned consultant/construction companies, if present in the Billings community or if the work could be done remotely (for design/engineering) or if a company would travel into town for construction. While selection will be based on the lowest responsible bid, this effort is expected to make new connections between the City of Billings and minority owned businesses.

The City will include diverse perspectives on the committee that plans the educational campaign so that culturally appropriate messaging can be developed. This could include members from LIFTT (Living Independently for Today and Tomorrow – an Independent Living Center), members from Indigenous led organizations in town, and/or members of other people of color led organizations.

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ATTACHMENT D
CLIMATE CHANGE AND ENVIRONMENTAL JUSTICE IMPACTS

1. Consideration of Climate Change and Environmental Justice Impacts.

The Recipient states that rows marked with "X" in the following table align with the application:

	The Project directly supports a Local/Regional/State Climate Action Plan that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
	The Project directly supports a Local/Regional/State Equitable Development Plan that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
	The Project directly supports a Local/Regional/State Energy Baseline Study that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
	The Recipient or a project partner used environmental justice tools, such as the EJScreen, to minimize adverse impacts of the Project on environmental justice communities. *(Identify the tool(s) in the supporting narrative below.)*
X	The Project supports a modal shift in freight or passenger movement to reduce emissions or reduce induced travel demand. *(Describe that shift in the supporting narrative below.)*
	The Project utilizes demand management strategies to reduce congestion, induced travel demand, and greenhouse gas emissions. *(Describe those strategies in the supporting narrative below.)*
	The Project incorporates electrification infrastructure, zero-emission vehicle infrastructure, or both. *(Describe the incorporated infrastructure in the supporting narrative below.)*
	The Project supports the installation of electric vehicle charging stations. *(Describe that support in the supporting narrative below.)*
	The Project promotes energy efficiency. *(Describe how in the supporting narrative below.)*
	The Project serves the renewable energy supply chain. *(Describe how in the supporting narrative below.)*
	The Project improves disaster preparedness and resiliency *(Describe how in the supporting narrative below.)*
	The Project avoids adverse environmental impacts to air or water quality, wetlands, and endangered species, such as through reduction in Clean Air Act criteria pollutants and greenhouse gases, improved stormwater management, or improved habitat connectivity. *(Describe how in the supporting narrative below.)*
	The Project repairs existing dilapidated or idle infrastructure that is currently causing environmental harm. *(Describe that infrastructure in the supporting narrative below.)*
	The Project supports or incorporates the construction of energy- and location-efficient buildings. *(Describe how in the supporting narrative below.)*

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	The Project includes recycling of materials, use of materials known to reduce or reverse carbon emissions, or both. *(Describe the materials in the supporting narrative below.)*
	The Recipient has taken other actions to consider climate change and environmental justice impacts of the Project, as described in the supporting narrative below.
X	The Recipient has not yet taken actions to consider climate change and environmental justice impacts of the Project but will take relevant actions described in the supporting narrative below.
	The Recipient has not taken actions to consider climate change and environmental justice impacts of the Project and will not take those actions under this award.

2. Supporting Narrative.

This project makes it easier for children to walk and bike to school across our City, which is expected to increase the percentage of children walking or biking to school and thus reduce greenhouse gas emissions. Billings is fortunate to have many neighborhood schools with many students living within walking distance of their public elementary schools; however, many students are driven to school. Improved infrastructure will promote safe walking and biking to school.

The educational campaign will promote the environmental benefits of walking and biking to school and explain how pollution around schools can be reduced, resulting in healthier students, when more students bike, walk, and roll to school.

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ATTACHMENT E
LABOR AND WORKFORCE

1. Efforts to Support Good-Paying Jobs and Strong Labor Standards

The Recipient states that rows marked with "X" in the following table align with the application:

X	The Recipient demonstrate, to the full extent possible consistent with the law, an effort to create good-paying jobs with the free and fair choice to join a union and incorporation of high labor standards. *(Identify the relevant agreements and describe the scope of activities they cover in the supporting narrative below.)*
	The Recipient or a project partner has adopted the use of local and economic hiring preferences in the overall delivery and implementation of the Project. *(Describe the relevant provisions in the supporting narrative below.)*
	The Recipient or a project partner has adopted the use of registered apprenticeships in the overall delivery and implementation of the Project. *(Describe the use of registered apprenticeship in the supporting narrative below.)*
	The Recipient or a project partner will provide training and placement programs for underrepresented workers in the overall delivery and implementation of the Project. *(Describe the training programs in the supporting narrative below.)*
	The Recipient or a project partner will support free and fair choice to join a union in the overall delivery and implementation of the Project by investing in workforce development services offered by labor-management training partnerships or setting expectations for contractors to develop labor-management training programs. *(Describe the workforce development services offered by labor-management training partnerships in the supporting narrative below.)*
	The Recipient or a project partner will provide supportive services and cash assistance to address systemic barriers to employment to be able to participate and thrive in training and employment, including childcare, emergency cash assistance for items such as tools, work clothing, application fees and other costs of apprenticeship or required pre-employment training, transportation and travel to training and work sites, and services aimed at helping to retain underrepresented groups like mentoring, support groups, and peer networking. *(Describe the supportive services and/or cash assistance provided to trainees and employees in the supporting narrative below.)*
	The Recipient or a project partner has documented agreements or ordinances in place to hire from certain workforce programs that serve underrepresented groups. *(Identify the relevant agreements and describe the scope of activities they cover in the supporting narrative below.)*

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	The Recipient or a project partner participates in a State/Regional/Local comprehensive plan to promote equal opportunity, including removing barriers to hire and preventing harassment on work sites, and that plan demonstrates action to create an inclusive environment with a commitment to equal opportunity, including: a. affirmative efforts to remove barriers to equal employment opportunity above and beyond complying with Federal law; b. proactive partnerships with the U.S. Department of Labor's Office of Federal Contract Compliance Programs to promote compliance with EO 11246 Equal Employment Opportunity requirements and meet the requirements as outlined in the Notice of Funding Opportunity to make good faith efforts to meet the goals of 6.9 percent of construction project hours being performed by women and goals that vary based on geography for construction work hours and for work being performed by people of color; c. no discriminatory use of criminal background screens and affirmative steps to recruit and include those with former justice involvement, in accordance with the Fair Chance Act and equal opportunity requirements; d. efforts to prevent harassment based on race, color, religion, sex, sexual orientation, gender identity, and national origin; e. training on anti-harassment and third-party reporting procedures covering employees and contractors; and f. maintaining robust anti-retaliation measures covering employees and contractors. *(Describe the equal opportunity plan in the supporting narrative below.)*
	The Recipient has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. *(Describe those actions in the supporting narrative below.)*
	The Recipient has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the project, will take relevant actions described in the supporting narrative below.
	The Recipient has not taken actions related to the Project to improving good-paying jobs and strong labor standards and will not take those actions under this award.

2. Supporting Narrative.

PREVAILING WAGE RATES (DAVIS BACON ACT) As per State law, MCA Title 18, Chapter 2, for construction projects of $25,000 or more, there must be a statement in the bid documents calling for the contractor to pay the prevailing wage rate as established by the State of Montana, as well as a statement and copy of wage rates included in the contract documents. If Federal funds are involved, there may be additional requirements for prevailing wage rates. (from the City of Billings 2023 Purchasing Procedures). Bringing additional construction dollars, funneled through local government which is subject to these requirements, will add to the number of good paying jobs available.

In addition, Montana is not a right-to-work state and the free and fair right to join a union is protected.

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ATTACHMENT F
CRITICAL INFRASTRUCTURE SECURITY AND RESILIENCE

1. Efforts to strengthen the Security and Resilience of Critical Infrastructure against both Physical and Cyber Threats.

The Recipient states that rows marked with "X" in the following table are accurate:

X	The Recipient demonstrates, prior to the signing of this agreement, effort to consider and address physical and cyber security risks relevant to the transportation mode and type and scale of the activities.
X	The Recipient appropriately considered and addressed physical and cyber security and resilience in the planning, design and oversight of the project, as determined by the Department and the Department of Homeland Security.
	For projects in floodplains: The Recipient appropriately considered whether the project was upgraded consistent with the Federal Flood Risk Management Standard, to the extent consistent with current law, in Executive Order 14030, Climate-Related Financial Risk (86 FR 27967), and Executive Order 13690, Establishing a Federal Flood Risk Management Standard and a Process for Further Solicit and Considering Stakeholder Input (80 FR 6425).

2. Supporting Narrative.

We may purchase a signal with automatic detection for one or more of the enhanced crossings. If purchased, City officials will purchase all technology from reputable companies with a proven track record of safe operation around the country to ensure they the technology will not pose a security risk. The City already has many automatic detection signals and has thoroughly researched the systems and has operated them for years without a security risk. All technology will be installed per company standards to further reduce cyber security risks.

Contract for Professional Architectural and Engineering Services

Project: W.O. 25-24 Safe Streets for All 2023

In consideration of the mutual promises herein, the City of Billings and Sanbell agree as follows. This Contract consists of:

Part I, consisting of 15 Sections of Special Provisions;

Part II, consisting of 11 Sections of General Provisions;

Appendix A consisting of 14 pages (Basic Services of Contractor);

Appendix B consisting of 2 page (Methods and Times of Payment);

Appendix C consisting of 1 page (Additional Services of Contractor);

Appendix D consisting of 2 pages (Schedule of Professional Fees);

Appendix E consisting of 1 page (Project Schedule);

Appendix F consisting of 10 pages (Federal Provisions and Acknowledgement)

Appendix G consisting of ___ pages (Certificate(s) of Insurance); and

PART I
SPECIAL PROVISIONS

Section 1. Definitions.

In this Contract:

A. "Administrator" means the City Administrator or his designee.

B. “Billings” means the City of Billings.

C. "Contractor" means Sanbell.

Section 2. Scope of Services.

A. The Contractor shall perform professional services in accordance with Appendix A, which is attached hereto and incorporated in this Section by reference.

B. Billings shall pay the Contractor in accordance with the Schedule of Professional Fees attached as Appendix D and incorporated herein by reference for services actually performed under this Contract.

C. Billings shall not allow any claim for services other than those described in this Section. However, the Contractor may provide, at its own expense, any other services that are consistent with this Contract.

D. The Engineer shall provide as-built drawings and data as approved by the City of Billings, to the Administrator within 30 days after the project completion date. Final payment will be withheld until the as-built drawings and data are received by the City of Billings. Requirements for submitting as constructed documents and data of completed Private Contracts, Work Orders, Special Improvement Districts and Site plans involving any City of Billings infrastructure: features such as, but not limited to Sanitary Sewer Manholes, Storm Drain Manholes, Water Valves, Water Bends, Signals, Street Light, etc.

   Additional project documentation and data requirements reflecting as-built condition of City assets are as follows:

   Digital Delivery Formats:

   - **PDF Files:** One half size paper copy to scale, one full size paper copy to scale. Inclusion of manufacturer drawings and material lists.
   - **Survey Point Files:** Required file formats: Comma delimited (asc, .txt, csv)
   - **CADD Files:** AutoCAD DWG files, Version 2016, or equivalent. Required file formats: Drawing File (.dwg)
   - **Geographic Information System (GIS) Files:** All spatial data provided to the City of Billings will be delivered in a format suitable for integration into the City's GIS System of Record including lines, points, and polygons digitally representing as-built assets. Required file formats:
     - File Geodatabase (.gdb)
     - Shapefiles (including, at a minimum .shp, .shx, .prj, .dbf, .xml)
   - **CCTV Videos and Reports:** If post construction pipe inspection video was documented by contractor it will be provided along with corresponding reports at the time of as-built drawing and data submittal.

   Metadata: Additional information to be included with deliverable.

   - Date Captured and Delivered
   - Data Description (e.g., unit of measure, abbreviations, code descriptions)
   - Methods (e.g., technology and hardware used to generate data, field methods)
   - Originator (e.g., contractor name, contact information)

   Location Accuracy: Horizontal and vertical accuracy standards of spatial data deliverable.

- **Horizontal:** Data provided will be spatially accurate to within 1 Meter, with 95% probability.
- **Vertical:** Data provided will be spatially accurate to within 0.3048 Meter, with 95% probability.

Coordinate System and Unit of Measurement: Spatial data provided will be Montana State Plane, Zone 2500 using NAD83(2011), Horizontal and NAVD88 Vertical, Horizontal units and Vertical units will be international feet, GEOID18. Northing and easting coordinates will be in the grid distance system with precision to the nearest tenth of a foot, elevations to the nearest hundredth of a foot.

Attribute/Object Data: All noted delivery formats will include the following attributes or object data. *A supporting data dictionary file may be requested from the City that includes all noted fields below along with desired naming conventions and pick asset lists.*

- Point number or ID
- Northing, Easting, Elevation
- Feature Type (e.g., Manhole, Valve, Bend, Streetlight, etc.)
- Feature Description:
    - Size (e.g., Pipe Diameter, Manhole Cover Diameter)
    - Material
    - Measurement (e.g., Invert)
    - Manufacturer
    - Installation Date
- GPS Unit Make and Model
- Date and Timestamp
- Data Originator (e.g., contractor name)

Delivery Methods: Project documentation and data to be delivered as otherwise noted in the contract or utilizing one of the following methods.

- Secured Cloud-based Platform (e.g., Sharepoint, OneDrive, Box, etc.)
- External Hard Drive
- CD's or DVD's

E. The Contractor shall provide certified construction payrolls to the Administrator stating in writing that the payrolls have been reviewed and are acceptable.

Section 3. Time for Performance.

A. This Contract becomes effective when signed on behalf of Billings.

B. The Contractor shall commence performance of the Work described in Section 2 on receipt of written Notice to Proceed and complete that performance in accordance with the schedule set forth in Appendix E.

C. This Contract shall terminate at midnight on January 31st, 2030. The parties may extend this agreement, by mutual concurrence, for one (1) year, in writing prior to its termination.

Section 4. Compensation; Method of Payment.

A. Each month, or at the conclusion of each phase of the Work for which payment is due, as negotiated on a per-task basis, the Contractor shall present a bill to the Administrator describing the Work for which it seeks payment and documenting expenses and fees to the satisfaction of the Administrator. If any payment is withheld because the Contractor's performance is unsatisfactory, the Administrator must, within ten (10) days of the payment denial, notify the Contractor of the payment denial and set forth, with reasonable specificity, what was unsatisfactory and why. Billings will pay Contractor within 30 days of receiving an acceptable invoice.

B. The Contractor is not entitled to any compensation under this Contract, other than is expressly provided for in this Section.

C. As a condition of payment, the Contractor shall have paid all City taxes currently due and owing by the Contractor.

Section 5. Termination of the Contractor's Services.

The Contractor's services under Section 2 of this Part may be terminated:

A. By mutual consent of the parties.

B. For the convenience of Billings, provided that Billings notifies the Contractor in writing of its intent to terminate under this paragraph at least 10 days prior to the effective date of the termination.

C. For cause, by either party where the other party fails in any material way to perform its obligations under this Contract. Termination under this Subsection is subject to the condition that the terminating party notifies the other party of its intent to terminate, stating with reasonable specificity the grounds therefor, and the other party fails to cure the default within 30 days after receiving the notice.

Section 6. Duties Upon Termination

A. If Billings terminates the Contractor’s services for convenience, Billings shall pay the Contractor for its actual costs reasonably incurred in performing before termination and Billings shall pay for services rendered prior to termination. Payment under this Subsection shall never exceed the total compensation allowable under Section 4 of this Part. All finished and unfinished documents and materials prepared by the Contractor shall become the property of Billings.

B. If the Contractor’s services are terminated for cause, Billings shall pay the Contractor the reasonable value of the services satisfactorily rendered prior to termination, less any damages suffered by Billings because of the Contractor’s failure to perform

satisfactorily. The reasonable value of the services rendered shall never exceed ninety percent (90%) of the total compensation allowable under Section 4 of this Part. Any finished or unfinished documents or materials prepared by the Contractor under this Contract shall become the property of Billings at its option.

C. If the Contractor receives payments exceeding the amount to which it is entitled under Subsections A or B of this Section, he shall remit the excess to the Administrator within 30 days of receiving notice to do so.

D. The Contractor shall not be entitled to any compensation under this Section until the Contractor has delivered to the Administrator all documents, records, Work product, materials and equipment owned by Billings and requested by the Administrator.

E. If the Contractor's services are terminated for whatever reason the Contractor shall not claim any compensation under this Contract, other than that allowed under this Section.

F. If a final audit has not been performed before the Contractor's services are terminated, Billings may recover any payments for costs disallowed as a result of the final audit.

G. Except as provided in this Section, termination of the Contractor's services under Section 5 of this Part does not affect any other right or obligation of a party under this Contract.

Section 7. Insurance.

A. The Contractor shall maintain in good standing the insurance described in Subsection B of this Section. Before rendering any services under this Contract, the Contractor shall furnish the Administrator with proof of insurance in accordance with Subsection B of this Section.

B. The Contractor shall provide the following insurance:

1. Workers' compensation and employer's liability coverage as required by Montana law.
2. Commercial general liability, including contractual and personal injury coverage's -- $1,500,000 per occurrence.
3. Commercial automobile liability -- $1,500,000 per accident.
4. Professional liability in the amount of $1,500,000 per claim.

C. The limits required by this Contract can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies).

D. Each policy of insurance required by this Section shall provide for no less than 30 days' advance notice to Billings prior to cancellation.

E. Billings SHALL be listed as an additional insured on all policies except Professional Liability and Worker's Compensation Policies. In addition, all policies except Professional Liability and Worker's Compensation shall contain a waiver of subrogation against Billings.

Section 8. Assignments.

Unless otherwise allowed by this Contract or in writing by the Administrator, any assignment by the Contractor of its interest in any part of this Contract or any delegation of duties under this Contract shall be void, and an attempt by the Contractor to assign any part of its interest or delegate duties under this Contract shall give Billings the right immediately to terminate this Contract without any liability for Work performed.

Section 9. Ownership; Publication, Reproduction and Use of Material.

A. Except as otherwise provided herein, all data, documents and materials produced by the Contractor under this Contract shall be the property of Billings, which shall retain the exclusive right to publish, disclose, distribute and otherwise use, in whole or in part, any such data, documents, or other materials. Exclusive rights shall not be attributed to portions of such materials presently in the public domain or which are not subject to copyright. Contractor shall retain rights to pre-existing proprietary property including but not limited to interactive models. The Contractor shall have the right to include photographic or artistic representations of the design and construction of the Project among the Contractor's promotional and professional materials. The Contractor's materials shall not include Billings' confidential or proprietary information regardless of whether Billings has previously advised the Contractor in writing of the specific information considered by Billings to be confidential and proprietary.

B. Equipment purchased by the Contractor with Contract funds: See Appendix A, Section 3. Scope of Work.

C. Should Billings elect to reuse Work products provided under this Contract for other than the original project and/or purpose, Billings will indemnify and hold harmless the Contractor from any and all claims, demands and causes of action of any kind or character arising as a result of reusing the documents developed under this contract. Additionally, any reuse of design drawings or specifications provided under this Contract must be limited to conceptual or preliminary use for adaptation, and the original Contractor's or subcontractor's signature, professional seals and dates removed. Such reuse of drawings and specifications, which require professional seals and dates removed, will be signed, sealed, and dated by the professional who is in direct supervisory control and responsible for adaptation.

Section 10. Notices.

Any notice required pertaining to the subject matter of this Contract shall be either sent via facsimile (FAX) or mailed by prepaid first class registered or certified mail, return receipt requested to the following addresses:

Billings: Sarah Plath
City of Billings
Public Works – Engineering
316 North 26th Street, 5th Floor
Billings, Montana 59101
plaths@billingsmt.gov

Contractor: Erin Claunch
Sanbell
1300 North Transtech Way
Billings, MT 59102
eclaunch@sanbell.com

Notices are effective upon the earlier of receipt, proof of good transmission (facsimiles only), or 5 days after proof of proper posting.

Section 11. Contract Budget.

In connection with its performance under this Contract, the Contractor shall not make expenditures other than as provided in line items in the Contract budget.

Section 12. Force Majeure.

A. Any failure to perform by either party due to force majeure shall not be deemed a violation or breach hereof.

B. As used in this Contract, force majeure is an act or event of substantial magnitude, beyond the control of the delayed party, which delays the completion of this Contract, including without limitation:

1. Any interruption, suspension or interference resulting solely from the act of Billings or neglect of Billings not otherwise governed by the terms of this Contract.
2. Strikes or Work stoppages.
3. Any interruption, suspension or interference with the project caused by acts of God, or acts of a public enemy, wars, blockades, insurrections, riots, arrests or restraints of governments and people, civil disturbances or similar occurrences.
4. Order of court, administrative agencies or governmental officers other than Billings.

Section 13. Financial Management System.

The Contractor shall establish and maintain a financial management system that:

A. Provides accurate, current, and complete disclosure of all financial transactions relating to the Contract;

B. Maintains separate accounts by source of funds for all revenues and expenditures and identifies the source and application of funds for the Contractor's performance under this Contract, including information pertaining to subcontracts, obligations, unobligated balances, assets, liabilities, outlays and income;

C. Effectively controls and accounts for all municipal funds and Contract property;

D. Compares actual expenditures with budgeted amounts and relates financial information to performance or productivity data including unit cost information where applicable;

E. Allocates administrative costs to direct service delivery units;

F. Minimizes the time between receipt of funds from Billings and their disbursement by the Contractor;

G. Provides accounting records supported by source documentation; and,

H. Provides a systematic method assuring the timely and appropriate resolution of audit findings and recommendations.

Section 14. Funding Requirements.

In the event that any funding source for this Contract should impose additional requirements upon Billings for the use of those funds, the Contractor agrees to abide by those additional requirements immediately upon receipt of written notice thereof from Billings.

Section 15. Subcontracts.

The Contractor may enter into subcontracts for the purchase of goods and services necessary for the performance of this Contract, provided:

A. Every subcontract shall be reduced to writing and contain a precise description of the services or goods to be provided and the nature of the consideration paid therefor.

B. Every subcontract under which the Contractor delegates the provision of services shall be subject to review and approval by the Administrator before it is executed by the Contractor.

C. Every subcontract in an amount exceeding $1,000 shall require reasonable access to business records of the subcontractor relating to the purchase of goods or services pursuant to the subcontract.

PART II
GENERAL CONTRACT PROVISIONS

Section 1. Relationship of Parties.

The Contractor shall perform its obligations hereunder as an independent Contractor of Billings. Billings may administer the Contract and monitor the Contractor's compliance with its obligations hereunder. Billings shall not supervise or direct the Contractor other than a provided in this Section.

Section 2. Nondiscrimination.

A. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, national origin, ancestry, age, sex, or marital status or who is a "qualified individual with a disability" (as that phrase is defined in the Americans With Disabilities Act of 1990). The Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, or mental or physical impairment/disability. Such action shall include, without limitation, employment, upgrading, demotion or transfer, recruitment or recruiting advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training including apprenticeship. The Contractor agrees to post, in conspicuous places available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause.

B. The Contractor shall state, in all solicitations or advertisements for employees to Work on Contract jobs, that all qualified applicants will receive equal consideration for employment without regard to race, color, religion, national origin, ancestry, age, sex or marital status, or mental or physical impairment/disability.

C. The Contractor shall comply with any and all reporting requirements that may apply to it which the City of Billings may establish by regulation.

D. The Contractor shall include the provisions of Subsections A through C of this Section in every subcontract or purchase order under this Contract, so as to be binding upon every such subcontractor or vendor of the Contractor under this Contract.

E. The Contractor shall comply with all applicable federal, state, and city laws concerning the prohibition of discrimination.

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

G. The Contractor and subcontractor shall abide by the requirements of 41 CRF 60-1.4, which states employees or applicates may not be discharges or in any other manner discriminated against because they have inquired about, discussed, or disclosed

their own pay or the pay of another employee or applicant. However, employees who have access to the compensation information of other employees or applicants as a part of their essential job functions cannot disclose the pay of other employees or applicants to individuals who do not otherwise have access to compensation information, unless the disclosure is (a) in response to a formal complaint or charge, (b) in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or (c) consistent with the contractor's legal duty to furnish information.

Section 3. Permits, Laws, and Taxes.

The Contractor shall acquire and maintain in good standing all permits, licenses and other entitlements necessary to its performance under this Contract. All actions taken by the Contractor under this Contract shall comply with all applicable statutes, ordinances, rules and regulations. The Contractor shall pay all taxes pertaining to its performance under this Contract.

Section 4. Nonwaiver.

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

Section 5. Amendment.

A. This Contract shall only be amended, modified or changed by a writing, executed by authorized representatives of the parties, with the same formality as this Contract was executed.

B. For the purposes of any amendment modification or change to the terms and conditions of this Contract, the only authorized representatives of the parties are:

Contractor: Erin Claunch, Project Manager
(title of position)

Billings: City Council or Authorized Designee

C. Any attempt to amend, modify, or change this Contract by either an unauthorized representative or unauthorized means shall be void.

Section 6. Jurisdiction; Choice of Law.

Any civil action rising from this Contract shall be brought in the District Court for the Thirteenth Judicial District of the State of Montana, Billings. The law of the State of Montana shall govern the rights and obligations of the parties under this Contract.

Section 7. Severability.

Any provision of this Contract decreed invalid by a court of competent jurisdiction shall not invalidate the remaining provisions of the Contract.

Section 8. Integration.

This instrument and all appendices and amendments hereto embody the entire agreement of the parties. There are no promises, terms, conditions or obligations other than those contained herein; and this Contract shall supersede all previous communications, representations or agreements, either oral or written, between the parties hereto.

Section 9. Liability.

The Contractor shall:

A. Indemnify and hold the City, its officers, agents and employees harmless from any and all losses, damage and liability to the extent caused by any intentional or negligent act on the part of Contractor or its agents or employees.

B. Not indemnify and hold the City harmless from claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses or reasonable attorneys' fees and costs to the extent caused by the wrongful or negligent acts, error or omission of the City occurring during the course of or as a result of the performance of the Contract.

C. Where claims, lawsuits or liability, including reasonable attorneys' fees and costs arise from any wrongful or negligent act of both the City and the Contractor , the Contractor shall indemnify and hold the City harmless from only that portion of claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses including reasonable attorneys' fees and costs, to the extent caused by the Contractor's or any subcontractor's wrongful or negligent acts occurring as a result from the Contractor's performance pursuant to this Contract.

The City shall:

D. Indemnify and hold Contractor , its officers, agents and employees harmless from any and all losses, damage and liability to the extent caused by any intentional or negligent act on the part of City or its agents or employees.

E. Not indemnify and hold the Contractor harmless from claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses or reasonable attorneys' fees and costs to the extent caused by the wrongful or negligent acts, error or omission of the Contractor occurring during the course of or as a result of the performance of the Contract.

F. Where claims, lawsuits or liability, including reasonable attorneys' fees and costs arise from any wrongful or negligent act of both the Contractor and the City, the City shall indemnify and hold the Contractor harmless from only that portion of claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses including attorneys' fees and costs, to the

extent caused by the City's or any subcontractor's wrongful or negligent acts occurring as a result from the City's performance pursuant to this Contract.

Section 10. Inspection and Retention of Records.

The Contractor shall, at any time during normal business hours and as often as Billings may deem necessary, make available to Billings, for examination, all of its records with respect to all matters covered by this Contract for a period ending three years after the date the Contractor is to complete performance in accordance with Section 2 of the Special Provisions. Upon request, and within a reasonable time, the Contractor shall submit such other information and reports relating to its activities under this Contract, to Billings, in such form and at such times as Billings may reasonably require. The Contractor shall permit Billings to audit, examine and make copies of such records, and to make audits of all invoices, materials, payrolls, records of personnel, and other data relating to all matters covered by this Contract. Billings may, at its option, permit the Contractor to submit its records to Billings in lieu of the retention requirements of this Section.

Section 11. Availability of Funds.

Payments under this Contract may require funds from future appropriations. If sufficient funds are not appropriated for payments required under this Contract, this Contract shall terminate without penalty to Billings; and Billings shall not be obligated to make payments under this Contract beyond those which have previously been appropriated.

IN WITNESS WHEREOF, the parties have executed this Contract on the date and at the place shown below.

CITY OF BILLINGS, MONTANA

WILLIAM A. COLE
MAYOR

APPROVED AS TO FORM:

CITY ATTORNEY'S OFFICE

BUSINESS NAME

SIGNATURE

PRINT NAME

PRINT TITLE

ATTEST:

_____

DENISE BOHLMAN, CITY CLERK

STATE OF MONTANA)
:ss.
COUNTY OF YELLOWSTONE)

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public for the State of Montana, personally appeared _____, known to me to be the _____ of _____, and acknowledged to me that they executed the foregoing instrument on behalf of said corporation having first been authorized to do so.

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

_____
Notary Public for the State of Montana
Residing at Billings, Montana
My Commission Expires:_____

Appendix A
Basic Services of Engineer
WO 25-24: Safe Streets For All 2023

Section 1. Engineer's Rights and Duties.

A. To furnish all labor, materials, equipment, supplies, and incidentals necessary to conduct and complete the Engineer's portion of the project as defined in the scope of work and to prepare and deliver to Billings all plans, specifications, bid documents, and other material as designated herein.

B. Ascertain such information as may have a bearing on the work from local units of government, utility companies, and private organizations and shall be authorized to procure information from other authorities besides Billings but shall keep Billings advised as to the extent of these contacts and the results thereof.

C. Prepare and present such information as may be pertinent and necessary in order for Billings to pass critical judgment on the features of the work. The Engineer shall make changes, amendments or revisions in the detail of the work as may be required by Billings. When alternates are being considered, Billings shall have the right of selection.

D. Engineer's work shall be in accordance with the standards of sound engineering and present City, State, and National standards and policies currently in use.

E. Conform to the requirements of the Montana Code Annotated Title 18 "Public Contracts" and more particularly Sections 18-2-121 and 18-2-122, and all other codes of the State of Montana applicable to providing professional services including codes and standards nationally recognized.

F. The Engineer shall certify with the submission of final plans that the plans are in conformance with applicable sections of Title 69, Chapter 4, Part 5, of the Montana Code Annotated as pertaining to existing utilities.

G. To perform professional services in connection with the project and will serve as Billings' representative in those phases of the project to which this agreement applies.

H. Where Federal funds are involved, the necessary provisions to meet all requirements will be complied with, and documents secured and placed in the bidding documents.

I. Submit an estimated progress schedule as to time and costs at the beginning of the work, and monthly progress reports thereafter until complete. The reports will include any problems, potential problems, and delays as foreseen by the Engineer. Reports will be submitted in a timely manner to permit prompt resolution of problems.

J. Name a Task Director who shall be the liaison between Billings and the Engineer. For this project, the Task Director designated for the Engineer is Erin Claunch, PE, PTOE.

Section 2. Billings Rights and Duties.

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

B. Name a Task Director who shall be the liaison between the Engineer and Billings. For this project, the Task Director designated is Sarah Plath, PE working under the City Engineer, Mac Fogelsong, PE.

Section 3. Scope of Work

SCOPE OF WORK:

This scope of work outlines the activities necessary to perform a variety of independent reports, studies, and projects, as defined and outlined in the City of Billings Request for Proposals for WO 25-24 Safe Streets for All 2023 dated December 2024 and our subsequent proposal dated January 29, 2025.

Work Order 25-24: Safe Streets for All 2023 (hereinafter "SS4A") will implement a variety of infrastructure improvement projects identified in the City's grant application for the Bipartisan Infrastructure Law, Safe Streets and Roads for All program from the US Department of Transportation during the 2023 funding cycle. The grant, titled *A lifetime of Learning, Walking, and Biking: Systemic Safety for Billings Students*, centers on safe travel to and from Billings community schools as its primary objective and includes the following projects:

TABLE 1: Project ID List

ID	Name	Project Location	Project Description/Components
1	Azalea Lane Bikeway	Azalea Ln; 11th St W; Missouri St	Neighborhood bikeway signing/striping; Crossing at Rimrock Road
2	12th Street West Bikeway	From Kalmar Dr to Ave D	Neighborhood bikeway signing/striping; Crossings at Grand Ave, Lewis Ave, Broadwater Ave, and Central Ave.
3	Miles Avenue Bikeway	St. Johns Ave; Montclair Dr; Howard Ave; Miles Ave	Neighborhood bikeway signing/striping; crossings at 32nd St W; 24th St W; 12th St W; 8th St W; 6th St W; and 5th St W
4	Arvin Road Bikeway	From Rimrock Rd to Lyman Ave	Neighborhood Bikeway
5	8th Street West Bikeway	From Central Ave to Azalea Ln	Bike Facility improvements; this could be a buffered bike lane signing/striping; separated cycle track from Central Ave to Parkhill Dr. It is assumed a separated cycle track will be designed for scoping purposes; neighborhood bikeway signing/striping from Parkhill Dr to Azalea Ln; curb extensions Parkhill Dr & 8th St W
6	Monad Road Bikeway	From 32nd St W to Lampman Dr	Bike facility improvements; this could be a buffered bike lane signing/striping; separated/raised cycle track. It is assumed a separated/raised cycle track will be designed for scoping purposes.
7	7th Avenue North Bikeway	7th Ave N from N 30th to 31st Sts; N 31st St from 6th to 7th Aves N.	Bike facility connection from bike lanes at N 30th St & 7th Ave N to proposed cycle track at N 31st St & 6th Ave N. It

			is assumed that the improvements will be made within existing pavement (i.e. via signing/striping).
8	Bench SRTS Sidewalk	Lola Ln from Lake Elmo Rd to Bench Elem School	Sidewalk design
9	Bench SRTS Intersection	Lake Elmo Rd & Milton Ln	Curb extensions analysis and design
10	Boulder Intersection	Colton Blvd & Rehberg Ln	Curb extensions analysis and design
11	Burlington Intersections	Lewis Ave/24th St W; Lewis Ave/19th St W	Curb extensions analysis and design; high visibility crosswalks
12	Burlington Trail	Arnold Ln/Alley from 20th St W to 24th St W	Shared-use trail design
13	Central Heights Intersection	Monad Rd & 24th St W	High visibility crosswalk
14	Highlands Intersection	Poly Dr & Virginia Ln	High visibility crosswalk; Leading Pedestrian Interval (LPI) signal timing
15	McKinley Intersections	Parkhill Dr & N 32nd St; 11th Ave N & N 32nd St	Curb extensions design
16	Miles Ave Intersections	Miles Ave & 15th St W; Miles Ave & 16th St W; Broadwater Ave & 19th St W; Broadwater Ave & 16th St W; Broadwater Ave & 14th St W	Curb extensions analysis and design (Miles Ave & 15th St W; Miles Ave & 16th St W); Curb extensions design 16th St W & Miles mid-blocks at school; High visibility crosswalks
17	Ponderosa Street Lighting	Along trail from Ponderosa Elem School to Kings Green Dr	Trail lighting analysis and design
18	Sandstone Intersections	Wicks Ln & Nutter Blvd	High visibility crosswalks; curb extension analysis and design
19	Washington Intersection	Central Ave & Moore Ln	High visibility crosswalk

Professional services needed vary within the projects listed above but will generally include the following, all of which are more specifically described on the following pages:

- Topographic/boundary surveys
- Pedestrian/bicycle facility and intersection design (possibly including but not limited to RRFBs, Pedestrian Hybrid Beacons (PHB), and/or curb extensions)
- Street lighting design
- ADA improvements
- Signal timing analysis and modifications
- Traffic Calming & transportation design
- Stormwater design
- Pavement preservation
- Traffic data collection and analysis
- Pedestrian crossing study
- Environmental permitting related to NEPA and MEPA approvals
- Easement and right-of-way design/acquisition
- Federal regulation compliance and reporting requirements

Phase 100. Project Management

Task 1. City Meetings & Correspondence: General project management, tracking, and administrative tasks on project related items.

Task 2. Utility Coordination & Correspondence: Coordination with private utility companies during design of individual tasks.

Task 3. Project Status Reports: Preparation and submittal of project update reports to project team.

Task 4. Monthly invoicing: Preparation of project invoicing for an assumed 24 months.

Task 5. Sub-consultant coordination: Review and tracking of sub-consultant's progress and submittals.

Phase 100 Deliverables: Monthly invoices (submitted via email) and status report emails. Meeting notes/minutes in PDF format.

Phase 200. Federal Reporting

Task 1. Task Management & Coordination: General task management including internal meetings and administrative tasks. Coordination with Federal requirements and regulations for documentation purposes.

Task 2. Federal Quarterly Progress & Financial Status Reports: It is assumed data will be compiled for quarterly individual Progress and Status reports, as outlined by USDOT guidelines. A final report will be included at the finality of the project.

Task 3. Traffic Safety Data Compilation: Accident histories will be requested from the Montana Department of Transportation (MDT) and broken into fatalities and serious injuries within various roadway categories. Crash frequency and severity rates will be calculated based on existing traffic data.

Task 4. Equity Data Compilation: Percent of project funds to underserved communities will be based on existing underserved student populations of the project schools listed available from the Billings School District.

Task 5. Project Cost Quantification: Construction cost estimates developed during design will be included in the reports.

Task 6. Outcomes/Benefits & Lessons Learned: Narratives will be provided for each project with graphical representation of the project limits. These narratives will include summaries of improvements made and recommendations for future projects or strategies to prevent death and serious injury on roads and streets.

Task 7. Annual Performance Reporting: Baseline and annual data will be collected for each year of the project, as detailed in Tasks 3 – 6. This data will be compiled in an Annual Performance report as outlined in USDOT guidelines. It is assumed that two annual performance reports will be provided.

Phase 200 Deliverables: Quarterly progress and & financial status reports (PDF format). Annual performance reports (PDF format).

Phase 300. Traffic Analysis

Task 1. Task Management, Coordination, & QC: General task management including internal meetings and administrative tasks. Perform quality control review of submittals.

Task 2. Traffic Summaries & Submittal Memos: Submittal of memos documenting analyses and processes for individual projects. This will include project recommendations at each location. Memos will be submitted via email in PDF format.

Task 3. 24th Street West Pedestrian Crossing: This will include traffic count and gap analysis data collection for 6 hours (7-9 am; 2-6 pm during Weekday conditions). Pedestrian delay calculations will be performed to determine appropriate crossing recommendations. A PHB warrant analysis will also be performed based on the data collected.

Task 4. Thru Task 14. Bikeway Crossing Analyses (at various locations – see Table 1): This will include traffic count and gap analysis data collection for 6 hours (7-9 am; 2-6 pm). Pedestrian delay calculations will be performed to determine appropriate crossing recommendations. A PHB warrant analysis will also be performed based on the data collected.

Task 15. Thru Task 22. Curb Extension Analyses (at various locations – see Table 1): Turning Movement traffic data will be collected for 4 hours (7-9 am; 4-6 pm). Level-of-Service analyses for two alternatives (with turn lanes and without turn lanes) will be performed in Synchro. Comparisons will be made to determine if the addition of curb extensions (and removal of turn lanes) will degrade the intersection's functionality. Recommendations will be included with each analysis.

Phase 300 Deliverables: Traffic study memos for each project location. Memos will be submitted via email in PDF format.

Phase 400. Public Engagement

Task 1. Task Management, Coordination, & QC: General task management including internal meetings and administrative tasks. Perform quality control review of submittals.

Task 2. Project Website Buildout: One website will be built for the entire project. Individual web pages will be created for each project with links provided on the website home page.

Task 3. Neighborhood Meetings: It is assumed that there will be twelve (12) separate meetings for projects. This task will include preparation materials and time to coordinate locations. The events will be attended in person by the Project Manager and one other staff member. It is assumed that each neighborhood meeting will be held within a nearby school, so no rental fees are included. The intent of the meeting will be to inform the public and receive general feedback on project alternatives.

Task 4. Task Force Meeting: It is assumed that six (6) separate task force meetings will be attended to elicit feedback on projects within the Task

Force boundaries. The meetings will be attended in person by the Project Manager.

Task 5. Community Events: It is assumed that up to three (3) community events will be attended. Farmers' Markets or other local events will be utilized. Entry fees will be paid by the Engineer. The events will be attended in person by the Project Manager and one other staff member.

Task 6. Walking Audit: It is assumed that one (1) walking audit will be performed. The walking audit may address multiple projects but will be limited to one (1) day. It is assumed the Project Manager will attend in person. City staff is assumed to participate in the tour.

Task 7. Website Updates/Online Surveys: This task will include updates throughout the life of the project and assumes up to five (5) project surveys. The surveys will be limited to a "straw poll" of comparison alternatives – particularly for the bike lane alternatives.

Task 8. Newsletters/'Eblasts': Newsletters will be created in both hard copy (8 ½" x 11" paper) and PDF format. One newsletter will be disseminated to each of the project schools prior to construction of the projects. Up to 100 hard copies will be printed for each school. Eblasts will disseminate newsletter information through subscribers of project website.

Task 9. Social Media: Through this task, Sanbell will coordinate with City staff to develop social media posts to inform the public of upcoming meetings, events, and construction progress/updates. It is assumed that information will be provided to City staff for their use on City social media websites.

Task 10. Post Card Mailers: Through this task, Sanbell will create and mail out post cards to notify area residents about the six (6) neighborhood meetings detailed in Task 3. It is assumed that only adjacent properties (i.e. within 100-feet) to the individual projects will receive a post card, or as determined for the each project location.

Task 11. Yard Signs: Up to twenty-five small (approximately 11"x17") yard signs will be created to advertise the various projects, meetings, events, and project website. Signs will be placed along individual project limits prior to public meetings/events.

Phase 400 Deliverables: Project website and updates, meeting presentation boards/handouts, newsletters (both hard copies and PDF format), social media posts (Text/figures only via email), post cards and postage, and yard signs.

Phase 500. Traffic Signal Modifications

Task 1. Task Management, Coordination, & QC: General task management including internal meetings and administrative tasks. Perform quality control review of submittals.

Task 2. Poly Drive / Virginia Lane Leading Pedestrian Interval (LPI) Programming & Observations: This task includes field measurements and observations for determination of LPI analyses and observations upon implementation. Recommendations for potential right-turn-on-red

prohibitions will be included. The City's signal vendor will be consulted to determine appropriate signal programming.

Task 3. Wicks Lane / Nutter Boulevard Pedestrian Timing & Observations: This task includes field measurements and observations for determination of LPI analyses and observations upon implementation. Recommendations for potential right-turn-on-red prohibitions will be included. The City's signal vendor will be consulted to determine appropriate signal programming.

Task 4. Summary & Recommendations Memo: A brief memo will be submitted documenting the tasks performed and the recommendations made for the two signals.

Phase 500 Deliverables: Summary & Recommendations memos via email in PDF format.

Phase 600. Surveying & Aerial Rectifying

Task 1. Task Management, Coordination, & QC: General task management including internal meetings and administrative tasks. Perform quality control review of submittals.

Task 2. Thru Task 10. Bikeway Aerials & Limited Topo: These tasks will perform survey to complete the bikeway and striping improvement projects. It is assumed that the City will provide high-resolution aerial imagery at the project locations. Minimal topographic survey shots will be used to rectify the aerial imagery to Billings LDP coordinate system. The aerials will then be used to draft necessary topographic elements (curb & gutter, PROWAG ramps, etc.) for project design. Existing base map files will be created using latest AutoCAD software.

Task 11. Thru Task 26. Topo & Boundary Survey: Through these tasks, Sanbell will perform the topographic and boundary survey work for arterial crossings and curb extension locations. This will include adjacent property research and boundary surveys to ensure that improvements are constructed within public right-of-way. Surveying will be conducted in Billings LDP coordinate system. As-built information will be converted to the Montana State Plane coordinate system. Existing and boundary base map files will be created using the latest AutoCAD software.

Phase 600 Deliverables: Survey point files in electronic format (txt file), upon request from the City.

Phase 700. Conceptual Design: The conceptual design will be all preliminary engineering prior to the Environmental Phase.

Task 1. Task Management, Coordination, & QC: General task management including internal meetings and administrative tasks. Perform quality control review of submittals.

Task 2. Plan Preparation, Opinion of Probable Cost, & Submittal: General plan production and layout with review of CADD standards including labeling/dimension of miscellaneous plan features, such as street names, property owners, land survey information, and other pertinent

information for all projects within the plan set. It is assumed that there will be one plan package combining all individual projects. Plans will be submitted via email in PDF format.

Task 3. Azalea Lane Bikeway: Preliminary geometric design of the proposed neighborhood bikeway and for a crossing on Rimrock Road near Missouri Street. Higher-level traffic control (RRFB or PHB) design and gutter or ramp grading are not considered part of this task. If warranted, the design of these features will be included in Task 24 of this Phase.

Task 4. 12th Street West Bikeway: Preliminary geometric design of the proposed neighborhood bikeway. It is assumed a signed/striped crossing will be designed with this project for both Grand and Broadwater Avenues crossing with this task. Higher-level traffic control (RRFB or PHB) design and gutter or ramp grading are not considered part of this task. If warranted, the design of these features will be included in Task 24 of this Phase. It is assumed that no storm water report will be required, and existing drainage patterns will be perpetuated.

Task 5. Miles Avenue Bikeway: Preliminary geometric design of the proposed neighborhood bikeway. It is assumed a signed/striped crossing will be designed with this project for a 24th Street West crossing. Higher-level traffic control (RRFB or PHB) design and gutter or ramp grading are not considered part of this task. If warranted, the design of these features will be included in Task 24 of this Phase. It is assumed that no storm water report will be required, and existing drainage patterns will be perpetuated.

Task 6. Arvin Road Bikeway: Preliminary geometric design of the proposed neighborhood bikeway. No storm drain report will be provided for this task, and it is assumed that existing drainage patterns will be perpetuated. No grading will be provided at this stage of the design.

Task 7. 8th Street West Bikeway: Preliminary geometric design of the proposed neighborhood bikeway north of Broadwater Avenue. This task includes three (3) design alternatives for bike lane treatments between Broadwater Avenue and Parkhill Drive. This task assumes the use of previously designed bike lanes south of Broadwater Avenue. The preliminary layout of curb extensions at Parkhill Drive/8th Street West will be incorporated into this design. This task is limited to standard bike lane or neighborhood bikeway facilities (consisting of strictly signing & striping) and does not include any grading design or elevated bike facilities. If warranted, the design of these features will be included in Task 24 of this Phase.

Task 8. Monad Road Bikeway: Preliminary geometric design of the proposed bike lanes and three (3) design alternatives for bike lane treatments along the corridor between 24th Street West and 19th Street West. This task is limited to standard bike lane or neighborhood bikeway facilities (consisting of strictly signing & striping) and does not include any grading design or elevated bike facilities. If warranted, the design of these features will be included in Task 24 of this Phase.

Task 9. 7th Avenue North Bikeway: Preliminary geometric design of the proposed bike facility connecting the cycle track at North 31st Street &6th Avenue

North to the bike lanes at North 30th Street & 7th Avenue North. The design assumes the bike facility will be within existing pavement widths.

Task 10. Bench School Sidewalk & Intersection Projects: Preliminary geometric design of the sidewalks along Lola Lane from Lake Elmo Drive to Bench Elementary School. This task also includes the preliminary layout for curb extensions on the east leg of the Lake Elmo Drive/Milton Lane intersection. No storm drain report will be provided for this task, and it is assumed that existing drainage patterns will be perpetuated. No grading will be provided at this stage of the design.

Task 11. Thru Task 20: These tasks include the preliminary geometric layout of curb extensions at the following locations. Existing grades on curbline will be analyzed and a recommendation for storm drain modifications will be made, however, no grading will be provided at this stage of the design.

- East leg of 24th Street West/Lewis Avenue
- East and South legs of Parkhill Drive/8th Street West
- West and South legs of Parkhill Drive/North 32nd Street
- East leg of 11th Avenue North/North 32nd Street
- All legs of Miles Avenue/15th Street West
- All legs of Miles Avenue/16th Street West
- North and South legs of Wicks Lane/Nutter Boulevard/Lake Hills Drive

Task 21. Burlington Trail: Preliminary geometric design for the shared use path along the alley right-of-way south of Alderson Avenue from 24th Street West to 20th Street West.

Task 22. Ponderosa Trail Lighting: Preliminary photometric analysis and design for lights along the trail from Ponderosa Elementary School to Kings Green Drive.

Task 23. Opinion of Probable Cost (OPC): A detailed quantity take-off calculation will be conducted with preparation of an opinion of probable cost for each Task.

Task 24. Additive Conceptual Design Services: This task will include additional design efforts for upgraded street crossings to higher-level traffic control (inclusive of gutter and ramp grading) for Tasks 3-5, 7, and 8 of this phase. This task will also allow for bike corridor improvements in addition to standard signing & striping (inclusive of all grading work necessary for such improvements) such as cycle tracks or separated bike facilities. These services will not be provided unless written approval from the City is received.

Phase 700 Deliverables: Preliminary plan sets in PDF format and supporting calculations or documents.

Phase 800. **Environmental Documentation:** The following scope will be provided by our subconsultant, Weston Solutions.

Task 1. Project management: This task is for project management activities, including preparation of monthly invoices and progress reports. WESTON assumes project work will be completed within 9 months of notice to proceed.

Task 2. Environmental Engineering Existing Conditions Report: This task involves analysis and documentation of potential impacts to low income and/or minority populations; environmental justice; economics; social conditions; induced growth; visual quality/aesthetics; prime farmland and/or farmland of statewide importance; historical resources, park and recreational lands, and wildlife and waterfowl refuges that may be protected by Section 4(f) of the United States DOT Act of 1966; properties acquired and/or improved with Land and Water Conservation Funds (i.e. Section 6(f) properties); surface water resources; drinking water sources; stormwater management facilities; Municipal Separate Storm Sewer System (MS4) requirements, Clean Water Act permitting; and Underground Injection Control (UIC) program requirements. WESTON assumes the following:

- The Environmental Engineering Existing Conditions report will be signed by the document's author(s) and the Professional Engineer responsible for environmental engineering activities.
- There are no rivers designated as Wild and Scenic within the study area. This resource will not be evaluated.
- Although the project is located within the Billings MS4, low impact development features will not be evaluated since this project is not considered new development or redevelopment.
- The UIC analysis will only include identification of regulatory requirements; notice will not be filed.
- A cultural resources survey is not required since no new right-of-way will be acquired.
- Approximately 25 potential Section 4(f) properties have been identified. Section 4(f) concurrence for each of these properties from official(s) with jurisdiction, to include City of Billings and Billings School District #2, will be obtained by WESTON.
- De minimis, programmatic, or full Section 4(f) documentation is not anticipated for this project.
- No re-evaluation effort is scoped.
- The draft and final report will include all SS4A projects in a single report and will be provided electronically only in Microsoft Word and Adobe pdf format.

Task 3. Preliminary Environmental Document or Categorical Exclusion/Section 4(f) Evaluation: This task will involve completion of MDT's 'Categorical Exclusion' documentation form number MDT-ENV- 020. WESTON assumes the following to complete this activity:

- No cultural resource work is necessary as no historic properties would be affected by this project.
- Section 4(f) documentation (i.e., de minimis, programmatic, full) is not anticipated for this project.
- The February 2025 version of categorical exclusion checklist MDT-ENV-020 will be used.
- The project will qualify as a categorical exclusion.
- No re-evaluation effort is scoped.
- The draft and final report will include all SS4A projects in a single report and will be provided electronically only in Adobe pdf format.

Task 4. Hazardous Materials/Substances and Water Quality – ISA: WESTON will identify and evaluate potential hazardous materials/substances, traffic noise, air quality, and transportation conformity. WESTON will document findings in the 'Initial Site Assessment' (ISA) form number MDT-ENV-003. WESTON assumes the following to complete this activity:

- The ISA will consist of an online hazard contamination check. No field verification is anticipated.
- A preliminary site investigation will not be required.
- A traffic noise analysis will not be required.
- Additional detailed analyses will not be required.
- The June 2023 version of ISA checklist MDT-ENV-003 will be used.
- No re-evaluation effort is scoped.
- The draft and final report will include all SS4A projects in a single report and will be provided electronically only in Adobe pdf format.

Task 5. Biological Resource Report/Preliminary Biological Assessment (BRR/BA): This task involves evaluation and assessment of baseline conditions and potential project effects on aquatic and biological resources. Aquatic resources include wetlands, streams, and other regulated resources. Biological resources include candidate, proposed, threatened, and endangered species; state species of concern; general aquatic and terrestrial species; wildlife accommodation needs and opportunities; eagles, migratory birds, and sage grouse; vegetation and noxious weeds. WESTON will review information from the Montana Natural Heritage Program database, Montana Fisheries Information System, and U.S. Fish & Wildlife Service (USFWS) to determine the potential occurrence of threatened and endangered species within the project corridor. A preliminary determination of effect for candidate, proposed, threatened, and endangered species and designated critical habitat will be included in the assessment. Recommendations to reduce and/or eliminate adverse impacts will be briefly described.

WESTON assumes one (1) field trip to the sites to evaluate baseline conditions and to confirm no wetlands are present within the project

limits. WESTON field personnel will collect data on vegetative communities, tree species and locations, invasive species, and potential nesting habitat during the field survey. This data will be used to evaluate potential effects to biological resources within the study area. WESTON assumes the following to complete this activity:

- Wetland delineations and/or stream assessments are not anticipated for this project.
- Wildlife accommodation recommendations are not anticipated.
- Upon authorization, Sanbell will provide WESTON survey area boundaries that accurately depict the survey area including project area access. Sanbell will provide written rights-of-entry for identified properties.
- The BRR/BA will be documented using the 'short form' format provided by MDT dated June 8, 2022.
- WESTON will complete an Occupational Safety and Health Administration (OSHA)-compliant Health and Safety Plan prior to field work.
- No re-evaluation effort is scoped.
- The draft and final BRR/BA will include all SS4A projects in a single report and will be provided electronically only in Microsoft Word and Adobe pdf format.

Task 6. Address NEPA Comments: This task is to address comments and resubmittal of NEPA documentation, as requested. WESTON assumes the following to complete this activity:

- One meeting with DOT officials to discuss comments received.
- Preparation of a comment response document
- One re-submittal of the NEPA documentation

Phase 900. Final Design of Selected Alternatives: The final design will be all engineering after selected alternatives are confirmed by the City and after the Environmental Phase has been approved.

Task 1. Task Management, Coordination, & QC: General task management including internal meetings and administrative tasks. Perform quality control review of submittals.

Task 2. Plan Preparation & Submittal: Completion of plan production and layout with review of CADD standards, including labeling/dimension of miscellaneous plan features, such as street names, property owners, land survey information, and other pertinent information for all projects within the plan set. It is assumed that there will be one plan package combining all individual projects. Plans will be submitted via email in PDF format.

Task 3. Azalea Lane Bikeway: Final design of the proposed neighborhood bikeway and signed/striped crossing of Rimrock Road near Missouri Street. Higher-level traffic control (RRFB or PHB) design and gutter or

ramp grading are not considered part of this task. If warranted, the design of these features will be included in Task 25 of this Phase.

Task 4. 12th Street West Bikeway: Final design of the neighborhood bikeway. It is assumed a signed/striped crossing will be designed with this project for both Grand and Broadwater Avenues crossing with this task. Higher-level traffic control (RRFB or PHB) design and gutter or ramp grading are not considered part of this task. If warranted, the design of these features will be included in Task 25 of this Phase. It is assumed that no storm water report will be required, and existing drainage patterns will be perpetuated.

Task 5. Miles Avenue Bikeway: Final design of the neighborhood bikeway. It is assumed a signed/striped crossing will be designed with this project for a 24th Street West crossing. Higher-level traffic control (RRFB or PHB) design and gutter or ramp grading are not considered part of this task. If warranted, the design of these features will be included in Task 25 of this Phase. It is assumed that no storm water report will be required, and existing drainage patterns will be perpetuated.

Task 6. Arvin Road Bikeway: Final design of the proposed neighborhood bikeway.

Task 7. 8th Street West Bikeway: Final design of the proposed neighborhood bikeway north of Broadwater Avenue and the bike lanes south of Central Avenue. The final layout of curb extensions at Parkhill Drive/8th Street West will be incorporated into this design. This task is limited to standard bike lane or neighborhood bikeway facilities (consisting of strictly signing & striping) and does not include any grading design or elevated bike facilities. If warranted, the design of these features will be included in Task 25 of this Phase.

Task 8. Monad Road Bikeway: Final design of the bikeway including the preferred bike lane configuration between 24th Street West and 19th Street West. This task is limited to standard bike lane or neighborhood bikeway facilities (consisting of strictly signing & striping) and does not include any grading design or elevated bike facilities. If warranted, the design of these features will be included in Task 25 of this Phase.

Task 9. 7th Avenue North Bikeway: Final design of the proposed neighborhood bikeway and a route analysis to utilize existing traffic signals at North 27th Street/9th Avenue North.

Task 10. Bench Elementary School Sidewalk & Intersection Projects: Final design of the sidewalk along Lola Lane from Lake Elmo Drive to Bench Elementary School and the curb extensions on the east leg of the Lake Elmo Drive/Milton Lane intersection. Final design will include street, intersection, and ramp grading; signing/striping plans; and necessary details.

Task 11. Thru Task 20: These tasks will account for final design of curb extensions at the locations listed in Phase 700. Final Design will include intersection and ramp grading, signing/striping, and details needed for each location. It is assumed that no storm water report will be required, and existing drainage patterns will be perpetuated.

Task 21. Burlington Trail: Final design for the shared use path along the alley right-of-way south of Alderson Avenue from 24th Street West to Bulington Elementary School. Final Design will include intersection and ramp grading, signing/striping, and details needed for each location. It is assumed that no storm water report will be required, and existing drainage patterns will be perpetuated.

Task 22. Ponderosa Trail Lighting: Final photometric analysis and design for lights along the trail from Ponderosa Elementary School to Kings Green Drive. This task will include creation of exhibits and lot information needed for the creation of a Special Improvements Lighting Maintenance District (SILMD) and coordination with Northwestern Energy.

Task 23. Special Provisions: This task will prepare project contract/manuals with special provisions for all individual projects. It is assumed that there will be one project manual combining all special provisions from the individual projects.

Task 24. Opinion of Probable Cost (OPC): A detailed quantity take-off calculation will be conducted with preparation of an opinion of probable cost for each task.

Task 25. Additive Final Design Services: This task will include additional design efforts for upgraded street crossings to higher-level traffic control (inclusive of gutter and ramp grading) for Tasks 3-5, 7, and 8 of this phase. This task will also allow for bike corridor improvements in addition to standard signing & striping (inclusive of all grading work necessary for such improvements) such as cycle tracks or separated bike facilities. These services will not be provided unless written approval from the City is received.

Phase 900 Deliverables: Final plan set, project manual, and OPC (all in PDF format) and supporting calculations or documents.

Phase 1000. Bidding Assistance

Task 1. Task Management, Coordination, & QC: General task management including internal meetings and administrative tasks. Perform quality control review of submittals.

Task 2. For Bidding Plans & Project Manual Preparation: Revisions to final plans based on City comments. Prepare documents for release to contractors for bidding purposes.

Task 3. Pre-Bid Meeting: Administration of one (1) pre-bid meeting. This includes preparation of agenda, documentation of meeting minutes, and distribution to attendees.

Task 4. RFI Coordination: Provision of responses to contractors' requests for information (RFI) during the bidding process.

Task 5. Addendum Preparation: Up to three (3) addenda will be prepared and distributed to the plan-holders.

Task 6. Bid Opening & Bid Tab Preparation: Attendance of virtual bid opening and documentation of bids received. Bid tabulation will be prepared in Excel and submitted to the City.

Task 7. Bid Analysis: Review of bids for irregularities and conformance with project plans and documents.

Task 8. Notice of Award and Contract Preparation: A Notice of Award and For Construction documents will be prepared and distributed to the lowest responsive bidder.

Phase 1000 Deliverables: Pre-Bid Meeting agenda, attendance list, and minutes; Addenda (as needed); bid tabulation; Notice of Award; For Construction project plans and project manual.

Exclusion from Scope of Work & Assumptions

The following work items are excluded from the scope of work for this project and shall be considered as Additional Work. If the City determines that Additional Work is required, the Consultant will provide those services for an additional agreed-upon fee.

1. Geotechnical analyses or reports.
2. “Pop-up” bicycle facilities or events.
3. City will provide one round of comments based on Final design. Changes to design alternatives or locations after the selected alternatives from Conceptual design will require a contract amendment.
4. All improvements are assumed to be within existing surface improvements, or with minor changes to sub-surface. Existing utilities will remain therefore, Montana DEQ permitting and a cultural resources survey will not be required.

Appendix B

Methods and Times of Payment

Section 1. Payments for Basic Services.

Billings shall authorize payment to the Engineer for services performed under Appendix A of this Agreement. Partial payment shall be due the Engineer upon receipt of the Engineer's pay estimate, said estimate being proportioned to the work completed by the Engineer.

Partial payment shall be made to the Engineer upon receipt of the Engineer's pay estimate, said estimate being proportioned to the work completed by the Engineer. Billings shall deduct five percent (5%) from each monthly pay estimate to be held until the completion of the final scope of work. The final payment shall be made only after acceptance of final documents by Billings, and determination that the scope of work has been satisfactorily completed.

A. For services rendered prior to construction, Appendix A, the Engineer shall be paid based upon actual time accrued, but not to exceed the total contract amount.

1.	Project Management & Coordination	$34,559.13
2.	Federal Reporting	$65,694.50
3.	Traffic Analysis	$74,720.75
4.	Public Engagement	$59,656.25
5.	Traffic Signal Modifications	$8,881.00
6.	Surveying & Aerial Rectifying	$86,486.00
7.	Conceptual Design	$130,434.50
8.	Environmental Documentation	$33,655.72
9.	Final Design	$207,251.00
10.	Bidding Assistance	$29,599.88
11.	Direct Nonlabor	$21,730.28
	Total	**$752,669.00**

B. Final payment shall be the above stated basic fee less all previous payments.

Section 2. Payments for Extra Services when Authorized by Billings.

Requests made or conditions identified by interested groups at the agency or public meetings, which are beyond the scope and intent of this study shall be paid for on an hourly basis at the applicable fees in Appendix D.

Section 3. Corrections.

Costs of Billings work that is required for corrections to the Engineer's work which requires redoing by Billings shall be deducted from any payments due the Engineer, if the Engineer fails to make the required corrections.

Section 4. Fee Increases

For contracts and services that are expected to require more than one (1) year to complete, the above stated basic services payments may be reviewed and adjusted annually by mutual agreement of the parties, based upon documented evidence that the Engineer's costs and hourly rates as shown in Appendix D have increased for all comparable clients.

Appendix C

Additional Services of Engineer

Extra Services of the Engineer will be paid only with written prior authorization by Billings.

A. Field and laboratory testing of materials and reports.

B. Requests made or conditions identified by interested groups at the agency or public meetings, which are beyond the scope and intent of this study.

Appendix D

Schedule of Professional Fees

Current agreements for engineering services stipulate that the standard hourly rates are subject to review and adjustments. Hourly rates for services effective on the date of this Agreement are included below.

The itemized schedule provided below includes direct labor costs, normal payroll and overhead costs, transportation, furnishing equipment and materials normally required for performance of the work and reasonable profit. Direct project costs not itemized herein shall be paid for at actual cost.

Section 1. Professional Services.

See attached.

The cost of Professional Liability Insurance coverage is included in the hourly rates of personnel.

CHARGE OUT RATES

ROCKY MOUNTAIN

EFFECTIVE FEBRUARY 1, 2025

sanbell
Intelligent Infrastructure. Enduring Communities.

STAFF PERSONNEL SERVICES

Staff Engineer I	$115.00/hour
Staff Engineer II	$130.00/hour
Staff Engineer III	$135.00/hour
Landscape Designer I	$105.00/hour
Landscape Designer II	$115.00/hour
Landscape Designer III	$125.00/hour
Landscape Architect I	$135.00/hour
Landscape Architect II	$145.00/hour
Senior Landscape Architect I	$165.00/hour
Senior Landscape Architect II	$175.00/hour
Staff Planner I	$100.00/hour
Staff Planner II	$115.00/hour
Planner I	$130.00/hour
Planner II	$145.00/hour
Senior Planner I	$155.00/hour
Senior Planner II	$195.00/hour
Senior Planner Manager	$205.00/hour
Project Engineer I	$145.00/hour
Project Engineer II	$155.00/hour
Senior Engineer I	$190.00/hour
Senior Engineer II	$195.00/hour
Senior Engineer Manager	$210.00/hour
Senior Eng Manager/Principal	$250.00/hour
Expert Witness/Special Consultant	$290.00/hour
Engineer Intern	$90.00/hour
Field Survey Technician I	$85.00/hour
Field Survey Technician II	$88.00/hour
Staff Surveyor I	$115.00/hour
Staff Surveyor II	$130.00/hour
Professional Land Surveyor I	$140.00/hour
Professional Land Surveyor II	$150.00/hour
Senior Professional Land Surveyor I	$160.00/hour
Senior Professional Land Surveyor II	$180.00/hour
Construction Inspector	$88.00/hour
Construction Engineering Tech.	$100.00/hour
Senior Construction Eng. Tech.	$145.00/hour
Construction Engineer I	$145.00/hour
Construction Engineer II	$150.00/hour
CADD Technician I	$100.00/hour
CADD Technician II	$105.00/hour
Designer I	$107.00/hour
Designer II	$110.00/hour
Senior Designer I	$120.00/hour
Senior Designer II	$145.00/hour
Senior Designer Manager	$165.00/hour
Project Administrator	$100.00/hour
Senior Project Administrator	$115.00/hour
Accounting Specialist	$100.00/hour
Office Coordinator	$90.00/hour
Senior Office Coordinator	$115.00/hour
Support Services Director	$185.00/hour
Web/Graphic Designer	$115.00/hour
Marketing Coordinator	$120.00/hour
Senior Marketing Coordinator	$130.00/hour
Marketing Director	$185.00/hour

TRAFFIC DATA COLLECTION SERVICES

Standard Intersection Count (veh/bike/ped)	$30.00/hour
Small Roundabout Count (veh/bike/ped)	$41.00/hour
Large Roundabout Count (veh/bike/ped)	$93.00/hour
Spot Location Volume (veh/bike/ped)	$4.00/lane/hour
Spot Location Travel Speeds (veh)	$5.00/lane/hour
Data Collection Equipment	$30.00/count location
Rushed Processing (24-hour turnaround)	$9.00/processing hour

SURVEY CREW SERVICES

1-Person/2-Person Crew	Per Job
Survey Equipment	$30.00 /fieldwork hour
Survey Vehicle Mileage	IRS rate/mile + $0.10/mile
Scanner Equipment	$150.00/hour
Scanner Equipment (full day)	$1,050/day

OUTSIDE CONSULTANTS

1) At cost if independently billed direct to client
2) Cost plus 5% if billed through us

INDEPENDENT LABORATORIES

1) At cost if independently billed direct to client
2) Cost plus 5% if billed through us

ADMINISTRATIVE EXPENSES

Administrative Expenses	3.5% *

Including copies, prints, phone, postage, materials, and travel
**Based on professional services only, unless modified by contract*

Vehicle Mileage	IRS Rate

These rates are updated periodically to reflect market conditions. Rate increases will be reflected in future invoicing.

Appendix E

Project Schedule

Based on a notice to proceed by Billings date no later than August 25th, 2025, the completion date for the Engineer's work through final design shall be:

A. NEPA Completion Date: September 2026 (or sooner)

B. Planned Construction Start Date: June 2027 (or sooner)

C. Construction Substantial Completion: September 2029 (or sooner)

Delays affecting the completion of the work within the time specified of more than ninety (90) days, not attributable to or caused by the Parties hereto, may be considered as cause for the renegotiation or termination of this Contract.

If the Engineer is behind on this Contract due to no fault of Billings, then the Engineer hereby acknowledges the right of Billings to withhold future Contracts to the Engineer in addition to any other remedy until this Contract is brought back on schedule or otherwise resolved.

APPENDIX F: FEDERAL PROVISIONS AND ACKNOWLEDGEMENT

The City, as a non-Federal entity, wishes to use federal funds to pay or reimburse their expenses for equipment or services under this Contract. Therefore, this Contract must contain, and the Contractor must acknowledge, the applicable clauses described below in accordance with the Uniform Rules (Contract Provisions for Non-Federal Entity Contracts Under Federal Awards) under 2 C.F.R. § 200.

A. TERMINATION OF AGREEMENTS: The right is reserved by the City to terminate this Agreement at any time, for cause or convenience, upon not less than thirty (30) days written notice to the contractor.

In the event the City terminates this Agreement, the contractor shall be paid for the amount of work performed or services rendered to date of termination per the Agreement fee.

If either party fails to comply with any condition of this Agreement at the time or in the manner provided for, the other party may, at its option, terminate this Agreement and be released from all obligations if the default is not cured within ten (10) calendar days after written notice is provided to the defaulting party. Said notice shall set forth the items to be cured. Additionally, the non-defaulting party may bring suit for damages, specific performance, and any other remedy provided by law. These remedies are cumulative and not exclusive. Use of one remedy does not preclude use of the others. Notices shall be provided in writing and hand-delivered or mailed to the parties at the addresses set forth in the first paragraph of this Agreement.

B. Equal Employment Opportunity: The City is an Equal Opportunity Employer. As such, the City agrees to comply with all applicable Federal civil rights laws and implementing regulations. Apart from inconsistent requirements imposed by Federal laws or regulations, the City agrees to comply with the requirements of 49 U.S.C. § 5323(h) (3) by not using any Federal assistance awarded by FTA to support procurements using exclusionary or discriminatory specifications.

Under this Contract, the Contractor shall at all times comply with the following requirements and shall include these requirements in each subcontract entered into as part thereof.

(1) Nondiscrimination: In accordance with Federal transit law at 49 U.S.C. § 5332, the Contractor agrees that it will not discriminate against any employee or applicant for employment because of race, color, religion, national origin, sex,

disability, or age. In addition, the Contractor agrees to comply with applicable Federal implementing regulations and other implementing requirements FTA may issue.

(2) Race, Color, Religion, national Origin, Sex: In accordance with Title VII of the Civil Rights Act, as amended, 42 U.S.C. § 2000e et seq., and Federal transit laws at 49 U.S.C. § 5332, the Contractor agrees to comply with all applicable equal employment opportunity requirements of U.S. Department of Labor (U.S. DOL) regulations, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor," 41 C.F.R. chapter 60, and Executive Order No. 11246, "Equal Employment Opportunity in Federal Employment," September 24, 1965, 42 U.S.C. § 2000e note, as amended by any later Executive Order that amends or supersedes it, referenced in 42 U.S.C. § 2000e note. The Contractor 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, national origin, or sex (including sexual orientation and gender identity). Such action shall include, but not be limited to, the following: employment, promotion, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. In addition, the Contractor agrees to comply with any implementing requirements FTA may issue.

(3) Age: In accordance with the Age Discrimination in Employment Act, 29 U.S.C. §§ 621-634, U.S. Equal Employment Opportunity Commission (U.S. EEOC) regulations, “Age Discrimination in Employment Act,” 29 C.F.R. part 1625, the Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6101 et seq., U.S. Health and Human Services regulations, “Nondiscrimination on the Basis of Age in Programs or Activities Receiving Federal Financial Assistance,” 45 C.F.R. part 90, and Federal transit law at 49 U.S.C. § 5332, the Contractor agrees to refrain from discrimination against present and prospective employees for reason of age. In addition, the Contractor agrees to comply with any Implementing requirements FTA may issue.

(4) Disabilities: In accordance with section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. § 794, the Americans with Disabilities Act of 1990, as amended, 42 U.S.C. § 12101 et seq., the Architectural Barriers Act of 1968, as amended, 42 U.S.C. § 4151 et seq., and Federal transit law at 49 U.S.C. § 5332, the Contractor agrees that it will not discriminate against individuals on the basis of disability. In addition, the Contractor agrees to comply with any implementing requirements FTA may issue.

(5) Promoting Free Speech and Religious Liberty: The Contractor shall ensure that Federal funding is expended in full accordance with the U.S. Constitution, Federal Law, and statutory and public policy requirements: including, but not

limited to, those protecting free speech, religious liberty, public welfare, the environment, and prohibiting discrimination.

C. <u>Clean Air Act and Federal Water Pollution Control Act</u>:

(1) The contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

(2) The contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FHWA.

(3) The contractor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the federal Water Pollution Control Act, as amended, 33 U.S.C. § 1251 et seq.

(4) The contractor agrees to report each violation to the City and understands and agrees that the City will, in turn, report each violation as required to assure notification to the Federal Highway Administration (FHWA), and the appropriate Environmental Protection Agency Regional Office.

(5) The contractor agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with federal assistance provided by FHWA.

D. <u>Debarment and Suspension</u>:

(1) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such, the contractor is required to verify that none of the contractor's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(2) The contractor must comply with 2 C.F.R. pt. 180, subpart C and2 C.F.R. pt. 3000, subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(3) This certification is a material representation of fact relied upon by the City. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the City, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(4) The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

E. Byrd Anti-Lobbying Amendment: Contractors who apply or bid for an award of $100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or an employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient who in turn will forward the certification(s) to the awarding agency.

F. Procurement of Recovered Materials:

(1) A recipient or subrecipient that is a State agency or agency of a political subdivision of a State and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976 as amended, 42 U.S.C. 6962. The requirements of Section 6002 include procuring only items designated in the guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

(2) The recipient or subrecipient should, to the greatest extent practicable and consistent with law, purchase, acquire, or use products and services that can be reused, refurbished, or recycled; contain recycled content, are biobased, or are energy and water efficient; and are sustainable. This may include purchasing compostable items and other products and services that reduce the use of single-use plastic products. See Executive Order 14057, section 101, Policy.

G. Prohibition on Contracting for Covered Telecommunications Equipment or Services:

(1) Definitions. As used in this clause, the terms backhaul; covered foreign country; covered telecommunications equipment or services; interconnection arrangements; roaming; substantial or essential component; and telecommunications equipment or services have the meaning as defined in FEMA Policy 405-143-1, Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services (Interim), as used in this clause—

(2) Prohibitions.

a. Section 889(b) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. No. 115-232, and 2 C.F.R. § 200.216 prohibit the head of an executive agency on or after Aug.13, 2020, from obligating or expending grant, cooperative agreement, loan, or loan guarantee funds on certain telecommunications products or from certain entities for national security reasons.

b. Unless an exception in paragraph (c) of this clause applies, the contractor and its subcontractors may not use grant, cooperative agreement, loan, or loan guarantee funds from the Federal Emergency Management Agency to:

   i. Procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;

   ii. Enter into, extend, or renew a contract to procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;

   iii. Enter into, extend, or renew contracts with entities that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system; or

   iv. Provide, as part of its performance of this contract, subcontract, or other contractual instrument, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

(3) Exceptions.

a. This clause does not prohibit contractors from providing—

   i. A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or,

   ii. Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

b. By necessary implication and regulation, the prohibitions also do not apply to:

   i. Covered telecommunications equipment or services that:

      1. Are not used as a substantial or essential component of any system; and

      2. Are not used as critical technology of any system.

ii. Other telecommunications equipment or services that are not considered covered telecommunications equipment or services.

(4) Reporting requirement.

a. In the event the contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the contractor is notified of such by a subcontractor at any tier or by any other source, the contractor shall report the information in paragraph (d)(2) of this clause to the recipient or subrecipient, unless elsewhere in this contract are established procedures for reporting the information.

b. The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause:

i. Within one business day from the date of such identification or notification: The contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.

ii. Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: Any further available information about mitigation actions undertaken or recommended. In addition, the contractor shall describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

(5) Subcontracts. The Contractor shall insert the substance of this clause, including this paragraph (e), in all subcontracts and other contractual instruments.

I. **<u>Domestic Preference for Procurements</u>:** As appropriate, and to the extent consistent with law, the contractor should, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States. This includes, but is not limited to iron, aluminum, steel, cement, and other manufactured products.

For purposes of this clause:

Produced in the United States means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.

Manufactured products mean items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber."

J. Access to Records: The following access to records requirements apply:

(1) Record Retention: The Contractor will retain, and will require its subcontractors of all tiers to retain, complete and readily accessible records related in whole or in part to the contract, including, but not limited to, data, documents, reports, statistics, sub-Contracts, leases, subcontracts, arrangements, other third party Contracts of any type, and supporting materials related to those records.

(2) Retention Period: The Contractor agrees to comply with the record retention requirements in accordance with 2 C.F.R. §200.333. The Contractor agrees to maintain all books, records, accounts and reports required under this contract for a period of not less than three years after the date of termination or expiration of this contract, except in the event of litigation or settlement of claims arising from the performance of this contract, in which case the Contractor agrees to maintain same until the Purchaser, the FHWA Administrator, the Comptroller General, or any of their duly authorized representatives, have disposed of all such litigation, appeals, claims or exceptions related thereto. Reference 49 CFR 18.39(i)(11).

(3) Access to Records: The Contractor agrees to provide sufficient access to FHWA and its contractors to inspect and audit records and information related to performance of this contract as reasonably may be required. The Contractor also agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

(4) Access to the Sites of Performance: The Contractor agrees to permit FHWA and its contractors access to the sites of performance under this contract as reasonably may be required.

FHWA does not require the inclusion of these requirements in subcontracts.

K. Contract Changes or Modifications: To be eligible for FHWA assistance under the non-Federal entity's FHWA grant or cooperative agreement, the cost of the change, modification, change order, or constructive change must be allowable, allocable, within the scope of its grant or cooperative agreement, and reasonable for the completion of project scope. Changes and modifications have been addressed within the contract document:

Any alteration or deviation from the described work that involves extra costs will be executed only upon written request by the City to the Contractor and will become an extra charge over and above the contract amount. The parties must agree upon any extra charges in writing.

L. Compliance with Federal Law, Regulations and Executive Orders: This is an acknowledgement that FHWA financial assistance will be used to fund all or a portion of the contract. The contractor will comply with all applicable Federal law, regulations, executive orders, FHWA policies, procedures, and directives.

M. Program Fraud and False or Fraudulent Statements or Related Acts: The Contractor acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's actions pertaining to this contract.

N. Applicability: The federal government is not a party to this contract and is not subject to any obligations or liabilities to the non-federal entity, contractor, or any other party pertaining to any matter resulting from the contract.

O. Affirmative Socioeconomic Steps: If subcontracts are to be let, the prime contractor is required to take all necessary steps identified in 2 C.F.R. § 200.321(b)(1)-(5) to ensure that small and minority businesses, women's business enterprises, and labor surplus area firms are used when possible.

ACKNOWLEDGEMENT:

The Contractor, _____, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C.Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

44 C.F.R. PART 18 – CERTIFICATION REGARDING LOBBYING:

The undersigned certifies, to the best of his or her knowledge and belief, that:

No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.

The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, Title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

_____
SIGNATURE OF CONTRACTOR'S AUTHORIZED OFFICIAL

_____
NAME AND TITLE OF CONTRACTOR'S AUTHORIZED OFFICIAL

_____
FIRM/COMPANY NAME (CONTRACTOR)

_____
DATE

City Council Regular

Date:	07/28/2025
Title:	Purchase of Excavator
Presented by:	Debi Meling
Department:	Public Works
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends that City Council approve the purchase of a John Deere excavator from RDO Equipment Co. in the amount of $272,750.

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

Distribution/Collection uses a backhoe for most of the projects that are done. The existing backhoe is past its useful life so was planned for replacement in FY26. About two weeks ago, the transmission in the backhoe failed so it is inoperable now and the cost to repair is high compared to the additional life we would get from the equipment. A larger excavator will be more useful for the work that is being done so the backhoe was planned to be replaced with an excavator. Staff considered a John Deere excavator and a Caterpillar excavator and the John Deere was lower priced using the Sourcewell cooperative agreement.

ALTERNATIVES

City Council may:

- Approve the purchase of a John Deere excavator from RDO Equipment; or,
- Not approve the purchase of the excavator. If not approved, staff will need to rent equipment for projects as the backhoe we currently have is inoperable and it is too expensive to repair given it's age and condition.

FISCAL EFFECTS

The purchase of the excavator is through the Sourcewell cooperative agreement in the amount of $272,750. The approved budget amount is $270,153 which is slightly less than the cost. We anticipated trading in the backhoe, however, after the transmission failed, we are unable to trade it in for a significant value. The difference in budgeted amount versus the cost will be made up from other equipment purchases.

City Council Regular

Date:	07/28/2025
Title:	Nalkuk Subdivision, Final Plat
Presented by:	Hunter Kelly, Planner 1
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Not Applicable
Project Number:	PZX-24-00254

RECOMMENDATION

Staff recommends the City Council approve the final plat of Nalkuk Subdivision.

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

On June 11, 2025, Performance Engineering, on behalf of 5PE, LLC, applied for final plat approval for Nalkuk Subdivision. The proposed subdivision creates three (3) lots for development. The subject property is generally located east of Calhoun Lane and north of King Avenue East. The property is zoned CMU1 - Corridor Mixed-Use 1. Proposed Lot 3 has a newly constructed Service Pro Express Lube. Proposed Lot 2 is currently vacant, and proposed Lot 1 has an existing residential home.

This subdivision received administrative preliminary plat approval on December 23, 2024.

STAKEHOLDERS

A public hearing is not scheduled for the City Council meeting; however, nearby property owners may attend the City Council meeting. 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 Nalkuk 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:

MCA 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 meets the criteria outlined in MCA 76-3-611 above and the final plat is in compliance with the requirements of state statutes, conditions of approval and local regulations. 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
Conditions of Approval Letter

LEGEND

●	PROPERTY CORNER, FOUND AS DESCRIBED
○	PROPERTY CORNER, SET 5/8" REBAR W/ PE CAP
———	SURVEY BOUNDARY
——— - - ———	EXISTING PROPERTY LINE
———	PROPOSED PROPERTY LINE
——— – – ———	RIGHT-OF-WAY LINE
– — — — — —	EASEMENT LINE
(R = XX.XX')	RECORD DISTANCE

PLAT OF

NALKUK SUBDIVISION

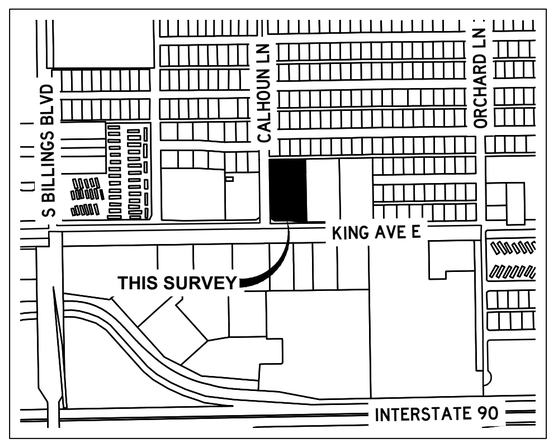
BEING TRACT 1A OF AMENDED TRACT 1 OF CERTIFICATE OF SURVEY NO. 2350
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 01 SOUTH,
RANGE 26 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : 5PE, LLC

PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL AREA OF SUBDIVISION : ± 1.876 ACRES

SEPTEMBER 2024



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Kadrmas, Registered Land Surveyor, do hereby certify that this survey was done under my direct supervision of a tract of land located in the SE 1/4 of the SW 1/4 of Section 9, Township 01 South, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract contains a net and gross area of 1.876 acres, more or less.

Said tract is subject to all easements and rights-of-way of record or apparent on the ground.

This survey was conducted in accordance with the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, MCA.

Dated this _____day of _____, 20_____.

_____
Mark W. Kadrmas, PLS 51414LS
Registered Land Surveyor
State of Montana

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
:ss
County of Yellowstone)

We hereby certify taht we have examined the plat of NALKUK 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 hereby accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA this _____day of _____, 20_____.

CITY OF BILLINGS, MONTANA

By:_____
Mayor

Attest:_____
City Clerk

ERRORS AND OMISSIONS REVIEW

I hereby certify that the following plat was duly examined for errors and computations in drafting.

Dated this _____day of _____, 20_____.

_____
Examining Land Surveyor

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the foregoing plat conforms with Sections 76-4-125(1)(d), MCA, as 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 _____, 20_____.

_____
City Engineer's Office

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments assessed and levied on the land have been paid pursuant to Sections 76-3-611(1)(b) and 76-3-207(3), MCA.

Dated this _____ day of _____, 20_____.

_____
Yellowstone County Treasurer
Deputy

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 _____, 20_____.

_____
Reviewed by

LEGAL DESCRIPTION AND OWNER CERTIFICATION AND DEDICATION

The undersigned owner(s) do hereby certify that they have cause to be surveyed and platted into lots, blocks, roads, and other divisions and dedications as shown on this plat hereunto included, the following tract of land, to-wit:

Being Tract 1A of Amended Tract 1 of Certificate of Survey No. 2350 (Doc. No. located in the SE 1/4 of the SW 1/4 of Section 9, Township 01 South, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana.

Said tract contains a net and gross area of 1.876 acres, more or less.

Said tract to be known as NALKUK SUBDIVISION.

The undersigned 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 an hold forever.

The parkland dedication requirement...

Dated this _____day of _____, 20_____.

5PE, LLC

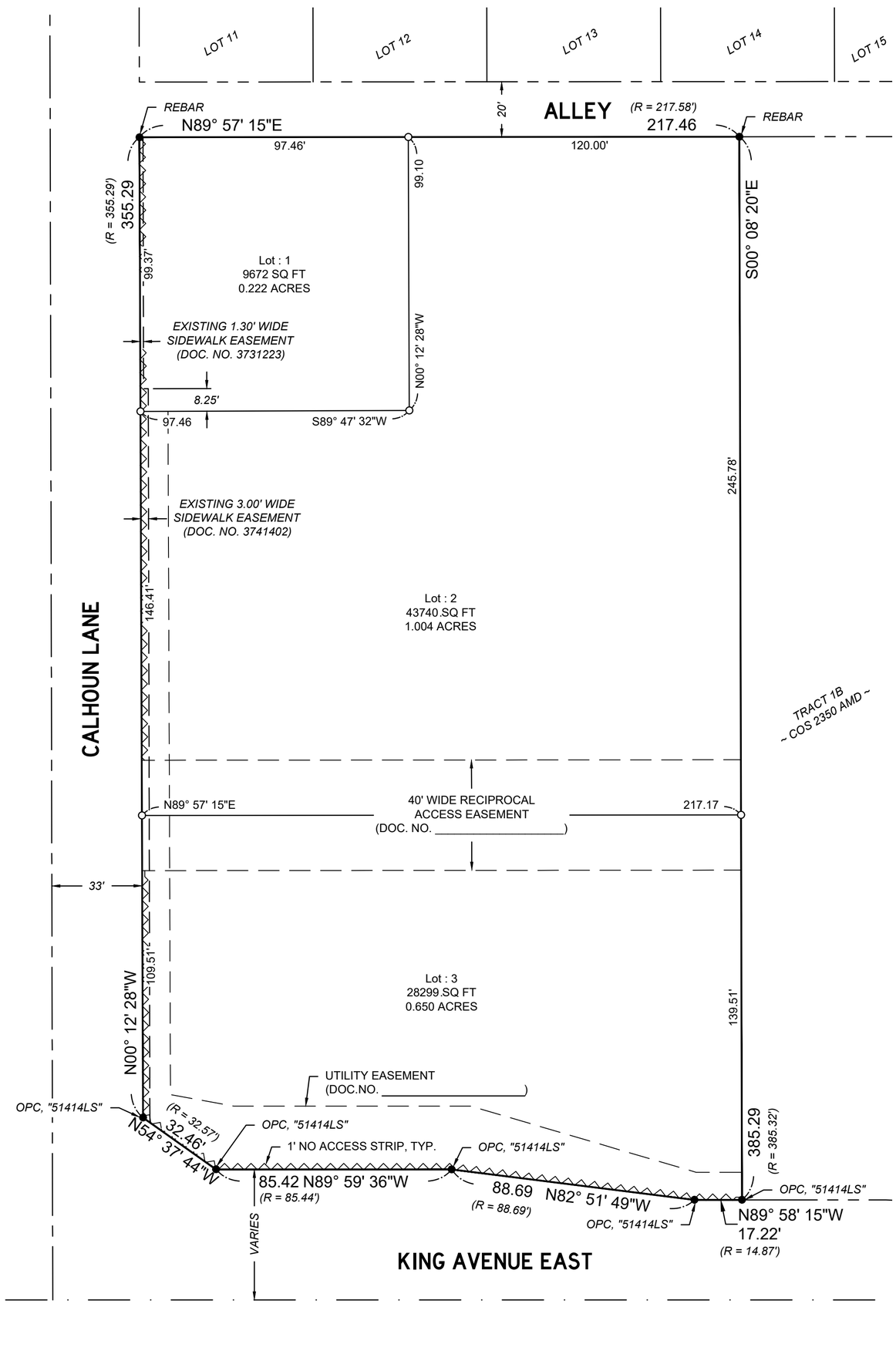
_____
_____,_____
(Printed Name) (Title)

STATE OF _____)
:ss
County of _____)

On this _____ day of _____, 20_____, before me, a Notary Public in and for the State of _____, personally appeared _____ as the _____ of *5PE, LLC*, known to me to be the person 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 and for the State of _____

_____
Notary Public in and for the State of _____
Printed name_____
Residing at_____
My commission expires _____



CLERK AND RECORDER FILING INFORMATION

Reciprocal Access Easement

Doc. No._____

Utility Easement

Doc. No._____

BASIS OF BEARINGS

Bearings shown on this survey are derived from a low distortion Lambert Conformal Conic single parallel projection with parameters as follows:

Latitude of Origin : 45° 47' 00" N
Longitude of Origin : 108° 25' 00" W
Mapping Scale Factor : 1.0001515

Distances are ground.

0 30 60
IN FEET

SHEET 1 OF 1

PE STANDARD.CTB
3/10/2025 12:37:04 PM
Z:\Studio 4\2024-083 Express Lube Site Design - Calhoun\CAD\Plat\24-083 Final Plat.dwg

SUBDIVISION IMPROVEMENTS AGREEMENT
& WAIVER OF RIGHT TO PROTEST FURTURE SPECIAL IMPROVEMENT DISTRICTS

NALKUK SUBDIVISION

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(City of Billings)

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SUBDIVISION IMPROVEMENTS AGREEMENT & WAIVER OF RIGHT TO PROTEST FUTURE SPECIAL IMPROVEMENT DISTRICTS

NALKUK SUBDIVISION

This agreement is made and entered into this ____ day of _____, 202__, by and between *5PE, LLC, a Montana limited liability company*, whose address for the purpose of this agreement is **4402 Boulder Ridge Road, Bismarck, ND 58503**, hereinafter referred to as "Subdivider," and the **CITY OF BILLINGS**, Billings, Montana, hereinafter referred to as "City."

WITNESSETH:

WHEREAS, the plat of *Nalkuk Subdivision*, located in the City of Billings, Yellowstone County, Montana was submitted to the Yellowstone County Board of Planning as an administrative plat which was deemed to not require preliminary review; 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 *Nalkuk 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. None

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

C. 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.

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

- Lots within the proposed Nalkuk Subdivision will be accessed via Calhoun Lane and from the adjacent alleyway on the north side of the subdivision. No additional public roadways or streets are necessary to serve the Subdivision. Existing access to Lot 1 is provided via a driveway approach on Calhoun Lane. Lots 2 and 3 will be accessed via the platted 40-foot wide reciprocal access easement shown on the face of the plat.

B. Sidewalks

- Existing 7-foot wide curb walk exists along the Subdivision frontage along King Avenue East. Existing 6-foot wide curb walk exists along the Subdivision frontage along Calhoun Lane. No additional sidewalk is required of the Subdivision.

C. Street Lighting

- No street lighting is proposed with the subdivision as existing street lighting is present along King Avenue East and Calhoun Lane.

D. Traffic Control Devices

- No additional traffic controls are proposed or required for the Subdivision.

E. Access

- Existing access to Lot 1 is provided via a driveway approach on Calhoun Lane. Lots 2 and 3 will be accessed via the platted 40-foot wide reciprocal access easement shown on the face of the plat.

F. Billings Area Bikeway and Trail Master Plan

- Trails and bikeways called for in the Billings Area Bikeway and Trail Master plan are already installed along Calhoun Lane (bike lane) and King Avenue East (multi-use path on the south side of the road).

G. Public Transit

- The Subdivision is already located on Billings MET Transit routes, with a bus-stop being located on the NE corner of King Avenue East and Calhoun Lane.

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.
- Driveways exceeding 150' in length shall have an approved temporary turnaround.

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 new water and/or sanitary sewer service connections are made.

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

A. Water

The Subdivision will be served by the existing 12" waterline in King Avenue East (Lot 3) and by an existing 12" waterline in Calhoun Lane (Lots 1 and 2).

Lot 1 is currently served by a service connection to the 12" waterline in Calhoun Lane.

B. Sanitary Sewer

The Subdivision will be served by the existing 8" sanitary sewer line in Calhoun Lane and/or the existing 8" sewer line in the alley north of the Subdivision. The Developer will be responsible to reimburse the City for the 8" sanitary sewer fronting the property along Calhoun Lane.

C. Power, Telephone, Gas, and Cable Television

Utility easements are dedicated on the face of the plat to allow for power, telephone, gas, and cable television providers to maintain existing infrastructure within the Subdivision and provide new services if necessary.

VII. PARKS/OPEN SPACE

There is no parkland requirement for proposed Nalkuk Subdivision, as this is a minor subdivision [MCA 76-3-621(3)(a)].

VIII. IRRIGATION

- No irrigation shares or rights are included with the Subdivision.

IX. SOILS/GEOTECHNICAL STUDY

- Individual lot owners are required to commission and prepare a geotechnical investigation prior to any development on the created lots as required by the City of Billings Building Department.

X. 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.

XI. 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" *5PE, LLC, a Montana limited liability company*

By: _____

Title: President

STATE OF MONTANA)
: ss
County of)

On this 29th day of May, 2025 before me, a Notary Public in and for the State of Montana, personally appeared Jason Klukowski, known to me to be the President of *5PE, LLC, a Montana limited liability company,* who executed the foregoing instrument and acknowledged to me that he/she executed the same.

Deanna L Wittak
Notary Public in and for the State of Montana
Printed Name: Deanna L Wittak
Residing at: Billings
My commission expires: 8-12-27

DEANNA L. WITTAK NOTARIAL SEAL STATE OF MONTANA
DEANNA L. WITTAK
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
August 12, 2027

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.

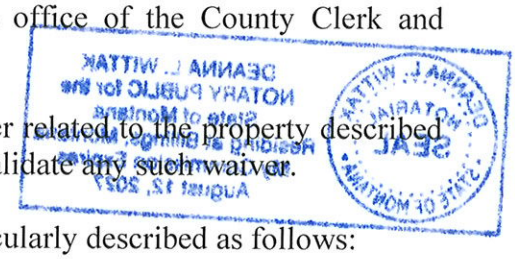
_____
Notary Public in and for the State of Montana
Printed Name: _____
Residing at: _____
My commission expires: _____



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:

Nalkuk Subdivision

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

Signatures on following pages.

"SUBDIVIDER" *5PE, LLC, a Montana limited liability company*

By: _____

Title: President

STATE OF MONTANA)
: ss
County of)

On this 29th day of May, 2025 before me, a Notary Public in and for the State of Montana, personally appeared Jason Kukowski, known to me to be the President of *5PE LLC, a Montana limited liability company,* who executed the foregoing instrument and acknowledged to me that he/she executed the same.

_____
Notary Public in and for the State of Montana
Printed Name: Deanna L Wittak
Residing at: Billings
My commission expires: 8-12-27

DEANNA L. WITTAK NOTARIAL SEAL STATE OF MONTANA
DEANNA L. WITTAK
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
August 12, 2027

Billings
PLANNING
& COMMUNITY
SERVICES

BILLINGS - YELLOWSTONE COUNTY
MPO
METROPOLITAN PLANNING ORGANIZATION

City/County
Planning Division

Billings
Metropolitan
Planning
Organization

316 N 26th St
Billings, MT
P 406.247.8676

December 23, 2024

Taylor Kasperick
Performance Engineering
3412 Colton Boulevard, Suite 202
Billings, MT 59102

Dear Applicant/Engineer:

On December 23, 2024 the City of Billings Planning & Community Services Department conditionally approved the preliminary plat of Nalkuk Subdivision, subject to the following conditions of approval:

1. To minimize the effects on local service prior to final plat approval, the applicant will coordinate with the USPS to determine what type of delivery system is preferred and to locate and provide the correct amount of space for safely delivering the mail to the residents.
2. To protect public health and safety, the applicant shall update the Subdivision Improvements Agreement (SIA) under heading III Transportation to include the following language, "driveways exceeding 150' shall have an approved temporary turnaround."
3. To protect public health and safety, prior to final plat approval, the applicant shall update the SIA under heading VI Utilities to include the following language, "The Developer will be responsible to reimburse the City for the 8-inch sanitary sewer fronting the property along Calhoun Lane."
4. To protect public health and safety, prior to final plat approval, the applicant shall depict on the final plat a no access strip for the entire frontage of King Avenue East and along Calhoun Lane exclusive of the 40-foot reciprocal access easement and existing approach for proposed Lot 1.
5. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
6. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

Should you have any questions please contact Hunter Kelly at (406) 247-8613 or by email at kellyh@billingsmt.gov

Sincerely,

Wyeth Friday, Planning and Community Services Director

City Council Regular

Date:	07/28/2025
Title:	Resolution of Intent to Create Downtown Business Improvement District 1 (BID 0001)
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 adopt the Resolution of Intent to create the downtown Business Improvement District No. 0001 and set a public hearing for August 11, 2025.

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

The City Council created the downtown Business Improvement District (BID) No. 0001 in August 2015. State law sunsets districts after 10 years and re-creating them requires the same procedure as the original. Owners of more than 60% of the area of the proposed district property must sign and submit a petition to initiate a district. Downtown and East Billings property owners have submitted a petition with signatures that represent 71.88% of the property within the proposed district. The first step toward re-creating this district is for the City Council to accept the petition and adopt a Resolution of Intent to create the BID. The resolution also sets a public hearing for August 11, 2025. If the Council adopts the resolution, present BID managers will send all owners of property within the district a notice regarding the Council's intentions and that they may submit written comments or verbal testimony at the hearing.

The BID's work plan focuses their spending on public safety, funding a portion of three police officers, beautification with the flower baskets program, graffiti removal and public art, garbage removal and sidewalk maintenance.

ALTERNATIVES

City Council may:

- Approve the resolution stating the Council's intent to create a downtown BID and set a public hearing for August 11, 2025, or;
- Disapprove the resolution. The present BID will terminate August 22, 2025, and the City will not charge additional tax year 2025 assessments against the downtown properties. The BID services such as downtown police officers, snow removal, trash service and landscaping maintenance will be terminated as soon as the tax year 2025 assessments and any reserves are expended.

FISCAL EFFECTS

If the Council creates the new district, the City's properties will be assessed equally with private property. The BID assessment for tax year 2026 will be approximately $557,834. The City's Finance Department prepares the assessments for the BID, sends that information to the County for billing and collection and then distributes the funds to the BID. By State law, Finance may not recover its costs by charging the BID.

Attachments

Petitions to Renew BID 0001
DRAFT - resolution
Exhibit A - Map
Exhibit B - Written Description of Boundaries
Exhibit C - List of Parcels and Assessments

Docusign Envelope ID: 5F93C4FB-4621-455D-A005-F10AED72D41C

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

In accordance with Title 7, Chapter 12, Part 11. Business Improvement Districts, of the Montana Code Annotated 2023, the undersigned hereby petition the *Governing Body* of the City of Billings to extend the duration of Business Improvement District #0001for a 10 year period in compliance with the provisions of this part for the renewal of a district. The Business Improvement District shall include all known tax codes within the boundaries defined in Exhibit A.

Signed by:
William A. Cole
2CA1D542333AEE...

Signature of Property Owner or Representative	William A. Cole, Mayor Printed Name	5/5/2025 Date

City of Billings
Mailing Address: PO BOX 1178

Lot Sq. Ft. Total
2,645,573.04

Tax Code Owner Name Property Address	Lot Sq. Ft.	**$ 53,671.01**
A00208 CITY OF BILLINGS 2216 4TH AVE N	0	$ 129.58
A00209 CITY OF BILLINGS 319 N 23RD ST	38986.2	$ 109.82
A00210 CITY OF BILLINGS 315 N 23RD ST	7013.16	$ 109.82
A00211 CITY OF BILLINGS 311 N 23RD ST	13982.76	$ 129.58
A00215 CITY OF BILLINGS N 23RD ST	0	$ 208.58
A00216 CITY OF BILLINGS 360 N 23RD ST	0	$ 337.46
A00251 CITY OF BILLINGS 316 N 26TH ST	0	$ 2,866.65
A00262	0	$ 2,295.22

Docusign Envelope ID: 5F93C4FB-4621-455D-A005-F10AED72D41C

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

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Signed by:
x William A. Cole — William A. Cole, Mayor — 5/5/2025
2CA11D5423334EE
Signature of Property Owner or Representative — Printed Name — Date

City of Billings
Mailing Address: PO BOX 1178

Lot Sq. Ft. Total
2,645,573.04

Tax Code / Owner Name / Property Address	Lot Sq. Ft.	
		$ 53,671.01
N 27TH ST		
A00642A	41991.84	$ 564.07
CITY OF BILLINGS		
2812 2ND AVE N		
A00794C	41991.84	$ 1,140.26
CITY OF BILLINGS		
N BROADWAY		
A00794M	43255.08	$ -
CITY OF BILLINGS		
2737-2719 MONTANA AVE		
A00801A	65775.6	$ 236.61
CITY OF BILLINGS		
MONTANA AVE		
A01231	7013.16	$ 99.42
CITY OF BILLINGS		
524 S 26TH ST		
A01233	3484.8	$ 127.16
CITY OF BILLINGS		
518 S 26TH ST		
A01234	7013.16	$ 127.16
CITY OF BILLINGS		
516 S 26TH ST		

Docusign Envelope ID: 5F93C4FB-4621-455D-A005-F10AED72D41C

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

In accordance with Title 7, Chapter 12, Part 11. Business Improvement Districts, of the Montana Code Annotated 2023, the undersigned hereby petition the *Governing Body* of the City of Billings to extend the duration of Business Improvement District #0001for a 10 year period in compliance with the provisions of this part for the renewal of a district. The Business Improvement District shall include all known tax codes within the boundaries defined in Exhibit A.

Signed by:
x William A. Cole — William A. Cole, Mayor — 5/5/2025
2CA[illegible]EE
Signature of Property Owner or Representative — Printed Name — Date

City of Billings
Mailing Address: PO BOX 1178

Lot Sq. Ft. Total
2,645,573.04

Tax Code / Owner Name / Property Address	Lot Sq. Ft.	**$ 53,671.01**
CITY OF BILLINGS 503 S 28TH ST A01688	25961.76	$ 7,931.34
CITY OF BILLINGS 8TH AVE S A01935	20995.92	$ 81.32
CITY OF BILLINGS (blank) A02005A	720787.32	$ 4,400.68
CITY OF BILLINGS - PARKS DEPT 19th-22nd 6TH AVE N A07331	41991.84	$ 247.83
CITY OF BILLINGS 504 N 30TH ST A07341A	720787.32	$ 290.86
CITY OF BILLINGS 510 N BROADWAY A07345	2787.84	$ 3,211.38
CITY OF BILLINGS 510 N BROADWAY A08170B	16988.4	$ 958.97
CITY OF BILLINGS		

Docusign Envelope ID: 5F93C4FB-4621-455D-A005-F10AED72D41C

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

In accordance with Title 7, Chapter 12, Part 11. Business Improvement Districts, of the Montana Code Annotated 2023, the undersigned hereby petition the *Governing Body* of the City of Billings to extend the duration of Business Improvement District #0001 for a 10 year period in compliance with the provisions of this part for the renewal of a district. The Business Improvement District shall include all known tax codes within the boundaries defined in Exhibit A.

Signed by:
x William A. Cole — William A. Cole, Mayor — 5/5/2025
2CA[illegible]
Signature of Property Owner or Representative | Printed Name | Date

City of Billings
Mailing Address: PO BOX 1178

Lot Sq. Ft. Total
2,645,573.04

Tax Code / Owner Name / Property Address	Lot Sq. Ft.	
		$ 53,671.01
I00648 BILLINGS MONTANA PARKING COMMISSION 2906 3RD AVE N	4878.72	$ 74.07
I00649 BILLINGS MONTANA PARKING COMMISION 219 N 30TH ST	3049.2	$ 74.14
I00650 BILLINGS MONTANA PARKING COMMISSION 2910 3RD AVE N	40510.8	$ 372.33
I00651 BILLINGS MONTANA PARKING COMMISION 214 N 29TH ST	1655.28	$ 76.32
I01172 CITY OF BILLINGS (blank)	17816.04	$ 1,103.17

docusign

Certificate Of Completion

Envelope Id: 5F93C4FB-4621-455D-A005-F10AED72D41C
Subject: Contract for signatures: Petition to Renew BID 0001
Source Envelope:
Document Pages: 10
Certificate Pages: 5
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Signatures: 7
Initials: 0

Status: Completed

Envelope Originator:
Denise R. Bohlman
bohlmand@billingsmt.gov
IP Address: 10.101.81.9

Record Tracking

Status: Original
4/29/2025 7:28:49 AM

Holder: Denise R. Bohlman
bohlmand@billingsmt.gov

Location: DocuSign

Signer Events	Signature	Timestamp
Liz Kampa kampal@billingsmt.gov Purchasing Agent Avery Dennison Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	Completed Using IP Address: 161.7.21.197	Sent: 4/29/2025 8:09:21 AM Viewed: 5/1/2025 9:57:48 AM Signed: 5/1/2025 9:58:27 AM
Daniela Pavuk PavukD@billingsmt.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	Completed Using IP Address: 161.7.21.182	Sent: 5/1/2025 9:58:29 AM Viewed: 5/1/2025 10:10:29 AM Signed: 5/1/2025 10:12:16 AM
William A. Cole coleb@billingsmt.gov MAYOR Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 12/3/2020 8:46:12 AM ID: 235dd76e-a3c9-4e23-89f5-aedaeb3b241a	Signed by: William A. Cole 2CA11D5423334EE... Signature Adoption: Pre-selected Style Using IP Address: 72.175.160.94	Sent: 5/1/2025 10:12:18 AM Viewed: 5/5/2025 10:06:14 AM Signed: 5/5/2025 10:06:43 AM
Denise Bohlman bohlmand@billingsmt.gov City Clerk City of Billings Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	Completed Using IP Address: 161.7.21.3	Sent: 5/5/2025 3:46:29 PM Viewed: 5/7/2025 10:46:19 AM Signed: 5/7/2025 10:47:17 AM Freeform Signing

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	**Status**	**Timestamp**
Agent Delivery Events	**Status**	**Timestamp**
Intermediary Delivery Events	**Status**	**Timestamp**

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

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.

Docusign Envelope ID: 5F93C4FB-4621-455D-A005-F10AED72D41C

CITY OF Billings

CONTRACT ROUTING FORM

(Contract must be signed by the non-City party before or within routing process)

PARTY TO THE CONTRACT: Downtown Billings Improvement District (BID 0001)

PURPOSE OF CONTRACT: Petition to renew City's participation in BID 0001

PROCUREMENT COMPETED BY:

Written quotes

Competitive bid

Request for proposals

Cooperative contract _____
Contract #

Sole source justification

x Other (please describe or N/A):

N/A

Requestor:

Name: Chris Kukulski, City Administrator

Dept: Administration

Phone #: 406.657.8422

Competition documentation attached
(i.e. signed quote form, legal ad, sole source form, cooperative contract, etc.)

Insurance certificate(s) attached

x Council memo attached 04/28/2025
Date of award

Signed by vendor (also check if signing in DocuSign)

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

In accordance with Title 7, Chapter 12, Part 11. Business Improvement Districts, of the Montana Code Annotated 2023, the undersigned hereby petition the Governing Body of the City of Billings to extend the duration of Business Improvement District 0001for a 10-year period in compliance with the provisions of this part for the renewal of a district. The Business Improvement District shall include all known tax codes within the boundaries defined in Exhibit A.

Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record	Additional Properties on Back Page
A00001	KOINONIA MANAGEMENT CO LLC	
A00006	KOINONIA MANAGEMENT CO LLC	A00915
A00917	KOINONIA MANAGEMENT CO LLC	A00918
A18740	KOINONIA MANAGEMENT CO LLC	

X Miriam Stark	3/4/2025
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

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Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
A00004	BILLINGS LEADERSHIP FOUNDATION

X	3/16/25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

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Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
A00007	HAWKINS, DAVID C & BARBARA K

X Barbara K Hawkins	4/07/25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

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Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
A00008	PINNICK, ROGER A 1/4
A00009	PINNICK, ROGER A 1/4

X	
Signature of Property Owner of Representative	Date 3/11/2025

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

In accordance with Title 7, Chapter 12, Part 11. Business Improvement Districts, of the Montana Code Annotated 2023, the undersigned hereby petition the Governing Body of the City of Billings to extend the duration of Business Improvement District 0001for a 10-year period in compliance with the provisions of this part for the renewal of a district. The Business Improvement District shall include all known tax codes within the boundaries defined in Exhibit A.

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Property Tax Code	Property Owner on Record
A00010	BRINKMAN, M DEAN & CAROL J

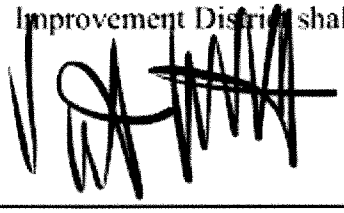
X M Dean Brinkman	
Signature of Property Owner of Representative	Date 3-14-2025

PLEASE RETURN BY APRIL 30, 2025

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Vincent Mistretta 3/13/2025

Signature of Property Owner or Representative | Printed Name | Date

United Properties **Lot Sq. Ft. Total**

404 N 31ST ST **137214**

Tax Code Owner Name Property Address	Lot Sq. Ft.
A00011 UNITED PROPERTIES INC 550 N 31ST ST	**28009.08**
A00016 UNITED PROPERTIES INC 519 N 32ND ST	**41991.84**
A00041 UNITED PROPERTIES INC 404 N 31ST ST	**28009.08**
A00042 UNITED PROPERTIES INC 490 N 31ST ST	**39204**

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Property Tax Code	Property Owner on Record
A00050	404N30TH LLC

X Joey L Culver	3/3/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00062	MADELAINE MILLS LLC

X Madelaine Mills LLC Karich	
Signature of Property Owner of Representative	Date 3/10/2025

PLEASE RETURN BY APRIL 30, 2025

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102 N. 29th Street, Billings, MT 59101
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Property Tax Code	Property Owner on Record
A00063	YELLOWSTONE ART CENTER FOUNDATION

X Jennifer Kay Ordway	March 4, 2025
Signature of Property Owner or Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A00064	BILLINGS CRISIS PREGNANCY CENTER INC

X Cindy Dondy	3-14-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00066A	2525 4TH AVE N LLC

X [signature]	
Signature of Property Owner of Representative	Date 3-12-25

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Property Tax Code	Property Owner on Record
A00071	JM RENTALS LLC

X	
Signature of Property Owner of Representative	Date 3/4/25

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Property Tax Code	Property Owner on Record
A00073A	TROYER, JACOB & MICHELLE

X Jacob Troyer	3-1-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00074	MUTCH LLC

X	3-10-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00207	GREENLEAF LAND & LIVESTOCK CO

V.P. Greenleaf land & livestock

X Kim S McKee	
Signature of Property Owner of Representative	Date

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info@downtownbillings.com

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Property Tax Code	Property Owner on Record
A00207	GREENLEAF LAND & LIVESTOCK CO

V.P. Greenleaf Land & Livestock

X Kim L McKee	
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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x

Signature of Property Owner or Representative	Printed Name	Date

City of Billings
Mailing Address: PO BOX 1178

Lot Sq. Ft. Total
2645573.04

Tax Code Owner Name Property Address	Lot Sq. Ft.
A00208 CITY OF BILLINGS 2216 4TH AVE N	0
A00209 CITY OF BILLINGS 319 N 23RD ST	38986.2
A00210 CITY OF BILLINGS 315 N 23RD ST	7013.16
A00211 CITY OF BILLINGS 311 N 23RD ST	13982.76
A00215 CITY OF BILLINGS N 23RD ST	0
A00216 CITY OF BILLINGS 360 N 23RD ST	0
A00251 CITY OF BILLINGS 316 N 26TH ST	0
A00262	0

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x

Signature of Property Owner or Representative	Printed Name	Date

City of Billings
Mailing Address: PO BOX 1178

Lot Sq. Ft. Total
2645573.04

Tax Code Owner Name Property Address	Lot Sq. Ft.
N 27TH ST A00642A CITY OF BILLINGS 2812 2ND AVE N	41991.84
A00794C CITY OF BILLINGS N BROADWAY	41991.84
A00794M CITY OF BILLINGS 2737-2719 MONTANA AVE	43255.08
A00801A CITY OF BILLINGS MONTANA AVE	65775.6
A01231 CITY OF BILLINGS 524 S 26TH ST	7013.16
A01233 CITY OF BILLINGS 518 S 26TH ST	3484.8
A01234 CITY OF BILLINGS 516 S 26TH ST	7013.16

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x

Signature of Property Owner or Representative	Printed Name	Date

City of Billings
Mailing Address: PO BOX 1178

Lot Sq. Ft. Total
2645573.04

Tax Code Owner Name Property Address	Lot Sq. Ft.
CITY OF BILLINGS 503 S 28TH ST	
A01688	25961.76
CITY OF BILLINGS 8TH AVE S	
A01935	20995.92
CITY OF BILLINGS (blank)	
A02005A	720787.32
CITY OF BILLINGS - PARKS DEPT 19th-22nd 6TH AVE N	
A07331	41991.84
CITY OF BILLINGS 504 N 30TH ST	
A07341A	720787.32
CITY OF BILLINGS 510 N BROADWAY	
A07345	2787.84
CITY OF BILLINGS 510 N BROADWAY	
A08170B	16988.4
CITY OF BILLINGS	

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x

Signature of Property Owner or Representative	Printed Name	Date

City of Billings
Mailing Address: PO BOX 1178

Lot Sq. Ft. Total
2645573.04

Tax Code Owner Name Property Address	Lot Sq. Ft.
I00648 BILLINGS MONTANA PARKING COMMISSION 2906 3RD AVE N	4878.72
I00649 BILLINGS MONTANA PARKING COMMISION 219 N 30TH ST	3049.2
I00650 BILLINGS MONTANA PARKING COMMISSION 2910 3RD AVE N	40510.8
I00651 BILLINGS MONTANA PARKING COMMISION 214 N 29TH ST	1655.28
I01172 CITY OF BILLINGS (blank)	17816.04

Downtown Billings Business Improvement District
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Property Tax Code	Property Owner on Record
A00217	C R R LAND LLC
A00218	C R R LAND LLC

X	
Signature of Property Owner of Representative	Date 3-4-25

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

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Signature of Property Owner or Representative	Printed Name	Date
	Tom Boos, Pres/CEO	3/11/2025

Billings FCU
PO BOX 1779

Lot Sq. Ft. Total
35109.36

Tax Code Owner Name Property Address	Lot Sq. Ft.
A00241 BILLINGS FEDERAL CREDIT UNION 316 N 25TH ST	**10541.52**
A00242 BILLINGS FEDERAL CREDIT UNION N 25TH ST	**3528.36**
A00243 BLGS U S EMPLOYEES FED CR UNION 322 N 25TH ST	**7013.16**
A00244 BILLINGS US EMPLOYEES FEDERAL 2522 4TH AVE N	**14026.32**

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Property Tax Code	**Property Owner on Record**
A00252	SPUR OIL REAL ESTATE HOLDINGS LLC

X	April 7, 2025
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A00254	OLD CHAMBER DEVELOPMENT COMPANY LLC

X Gayle L. West	March 3, 2025
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A00255	WEST GAYLE L

X Gayle L. West	March 3, 2025
Signature of Property Owner of Representative	Date

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You rock!

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Property Tax Code	Property Owner on Record
A00256	FIRST CONGREGATIONAL CHURCH OF BLGS

X Karen Staunton	3/16/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00258	306 LLC
A00276	306 LLC
A00282	306 LLC

X Chris Hagen Managing Member	3-12-25
Signature of Property Owner or Representative	Date

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Property Tax Code	Property Owner on Record
A00261	MONTANA MAP LLC

X	3/24/2025
Signature of Property Owner or Representative	Date

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Signature of Property Owner or Representative	Mark Morse Printed Name	4/1/25 Date
Yellowstone County	**Lot Sq. Ft. Total**	**Total Assessment**
PO BOX 35003	**279568.08**	**$ 10,108.21**

Tax Code Owner Name Property Address	Lot Sq. Ft.	
A00264 YELLOWSTONE COUNTY 2825 3RD AVE N	**28009.08**	$ 5,782.96
A00379 YELLOWSTONE COUNTY 216 N 26TH ST	**5488.56**	$ 302.84
A00382 YELLOWSTONE COUNTY 217 N 27TH ST	**41991.84**	$ -
A00389 YELLOWSTONE COUNTY 2550 3RD AVE N	**7013.16**	$ 537.10
A00395 YELLOWSTONE COUNTY 208 N 24TH ST	**0**	$ 131.56
A00396 YELLOWSTONE COUNTY N 24TH ST	**41991.84**	$ 129.65
A00401 YELLOWSTONE COUNTY 201 N 25TH ST	**17990.28**	$ 368.06
A00402 YELLOWSTONE COUNTY 2ND AVE N	**17990.28**	$ 129.58
A00414 YELLOWSTONE COUNTY	**7013.16**	$ 614.23

A00410
A00409

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Property Tax Code	Property Owner on Record
A00273	GLACIER BANK
A00778	GLACIER BANK
A00787	GLACIER BANK

X [signature]	3/10/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00277	GRIFFIN, FARREL F

X [signature]	3/10/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00278	GRIFFIN, FARREL

X	
Signature of Property Owner of Representative	Date 3/10/25

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Property Tax Code	Property Owner on Record
A00280	THREE DANCES LLC

X	
Signature of Property Owner of Representative	Date 3.6.25

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

In accordance with Title 7, Chapter 12, Part 11. Business Improvement Districts, of the Montana Code Annotated 2023, the undersigned hereby petition the *Governing Body* of the City of Billings to extend the duration of Business Improvement District #0001for a 10 year period in compliance with the provisions of this part for the renewal of a district. The Business Improvement District shall include all known tax codes within the boundaries defined in Exhibit A.

x _____ Brian D. Brown 03.26.2025

Signature of Property Owner or Representative | Printed Name | Date

	Lot Sq. Ft. Total
FIRST INTERSTATE BANK	**258659.28**

Tax Code Owner Name Property Address	Lot Sq. Ft.
A00285 SECURITY BANK NA 3103 3RD AVE N	**41991.84**
A00290 SECURITY BANK NA 4TH AVE N	**17511.12**
A00292 FIRST INTERSTATE BANCSYSTEMS INC 311 N 32ND ST	**24480.72**
A01909 FIRST INTERSTATE BANK 1810 6TH AVE N	**174675.6**

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

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Property Tax Code	Property Owner on Record
A00346A	FAGG FAMILY PROPERTIES LLC
A00346B	FAGG FAMILY PROPERTIES LLC
A36413M	FAGG FAMILY PROPERTIES LLC

X	3/14/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00347	YELLOWSTONE BANK

X	March 18, 2025
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A00351	OLD SOLDIER ENTERPRISES LLC

X	
Signature of Property Owner of Representative	Date 26 March 2025

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A00357	YEGEN, CHARLES G

X	3-12-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00359	CARDWELL INVESTMENTS LLC

X	3/5/25
Signature of Property Owner of Representative	Date

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Property Owner on Record Zootist Hotel

«Owner_Name» Mike Nelson

Property Tax ID 26-4168273

«Tax_ID»

A00360
A00364
A00794D
A00795

X	Jan 28, 2025
Signature of Property Owner or Representative	Date

OR

Other Instructions

INSERT QR CODE

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Property Tax Code	Property Owner on Record
A00364	MASONIC LODGE BILLINGS LLC

X	
Signature of Property Owner of Representative	Date 3/3/25

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A00365	1319 ASH LLC

X	3/4/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00367A	PBG&P BUILDING PARTNERSHIP LLP
A00367B	PBG&P BUILDING PARTNERSHIP LLP

X	3/3/25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A00367C	PBG&P BUILDING PARTNERSHIP LLP

X	3/10/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00372	WEST, GAYLE L
A00826	WEST, GAYLE L

X Gayle L. West	March 3, 2025
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A00374	~~LO, CHIA WEI & LIN LIN~~ LOH Properties Lee Humphrey

X	3/12/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00375	VALLEY FEDERAL CREDIT UNION

X	3/20/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00376	BIG SKY ECONOMIC DEVELOPMENT AUTHORITY

X	3/4/2025
Signature of Property Owner of Representative	Date

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x Michael Schaer MICHAEL SCHAER 3/5/25

Signature of Property Owner or Representative | Printed Name | Date

Computers Unlimited — **Lot Sq. Ft. Total**

2407 MONTANA AVE — **116958.6**

Tax Code Owner Name Property Address	Lot Sq. Ft.
A00394 MCS, LLC 2401 2ND AVE N	**7013.16**
A00589 MCS LLC 108 N 23RD ST	**7013.16**
A00610 MCS, LLC 2421 1ST AVE N	**6011.28**
A00806 HOTEL CARLIN BUILDING LLC 2501-2503 MONTANA AVE	**6490.44**
A00810 COMPUTERS UNLIMITED 2513 MONTANA AVE	**16247.88**
A00813 COMPUTERS UNLIMITED, INC 15 N 26TH ST	**3484.8**
A00820 COMPUTERS PARTNERSHIP 2409 MONTANA AVE	**9757.44**
A00823 EAGLE HOTEL BUILDING LLC 2415 MONTANA AVE	**3267**
A00824	**12980.88**

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x Michael Schaer MICHAEL SCHAER 3/5/25

Signature of Property Owner or Representative | Printed Name | Date

Computers Unlimited — **Lot Sq. Ft. Total**

2407 MONTANA AVE — **116958.6**

Tax Code Owner Name Property Address	Lot Sq. Ft.
COMPUTERS UNLIMITED 2417 MONTANA AVE	
A00828	**10497.96**
COMPUTER UNLIMITED (50%) & 2406 1ST AVE N	
A00830	**7013.16**
PLAZA HOTEL PARTNERSHIP 16 N 24TH ST	
A00833	**13155.12**
COMPUTERS UNLIMITED 2317 MONTANA AVE	
A00834	**14026.32**
PLAZA HOTEL PARTNERSHIP 2325 MONTANA AVE	
I00251A	**0**
COMPUTERS UNLIMITED 2526 MONTANA AVE	

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Property Tax Code	Property Owner on Record
A00394	MCS, LLC
A00610	MCS, LLC

X Michael Schaer	3/3/2025
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

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(406) 294-5060
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Property Tax Code	Property Owner on Record
A00589	MCS LLC

X Michael Schaer	3/3/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00806	HOTEL CARLIN BUILDING LLC

X Michael Schaer	
Signature of Property Owner of Representative	Date 3/3/25

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Property Tax Code	Property Owner on Record
A00810	LOG CABIN BUILDING LLC

X Michael Schaer	3/3/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00813	COMPUTERS UNLIMITED, INC

X Michael Schaer	3/3/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00820	COMPUTERS PARTNERSHIP

X Michael Schaer	3/3/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00823	EAGLE HOTEL BUILDING LLC

X Michael Schaer	3/3/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00824	MCCORMICK HOTEL BUILDING LLC

X Michael Schaer	3/3/2025
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A00828	COMPUTER UNLIMITED (50%) &

X Michael Schaer	3/3/2025
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A00830	PLAZA HOTEL PARTNERSHIP
A00834	PLAZA HOTEL PARTNERSHIP

X Michael Schaer	3/3/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
I00251A	COMPUTERS UNLIMITED

X Michael Schaer	3/3/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00398	DEBTOR COMPANY (A TRUST)

X Shawna Carpenter, Trustee	
Signature of Property Owner of Representative	Date 3-31-2025

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Please change address to
P.O. Box 129
Ballantine, MT 59006

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

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Property Tax Code	Property Owner on Record
A00406	RGP OF BILLINGS, LLC

X	3/4/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00424	BJS INVESTMENTS LLC
A00425	BJS INVESTMENTS LLC

X	3-4-25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

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Property Tax Code	Property Owner on Record
A00429	STUDER, RALPH P & ELAINE K
A00430	STUDER, RALPH P & ELAINE K

X Ralph P Studer	3/5/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00566B	MACPHERSON, DOUGLAS & LAUREY (50%) &

X Douglas R MacPherson	2.28.25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00567	AC INVESTMENTS LLC
A00568	AC INVESTMENTS LLC
I00270C	AC INVESTMENTS LLC

X	3-1-25
Signature of Property Owner of Representative	Date

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Jill Dawson — Jill Dawson 3/20/25

Signature of Property Owner or Representative | Printed Name | Date

Thirsty Street — **Lot Sq. Ft. Total**

~~3008 1ST AVE N~~ 2123 1st Ave N — ~~24480.72~~ 24393.6 (via prop. tax bill)

Tax Code	Lot Sq. Ft.
Owner Name	
Property Address	

A00573 — **24480.72**

THIRSTY STREET LLC
2123 1ST AVE N

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Property Tax Code	Property Owner on Record
A00574	PULVER COMMERCIAL PROPERTIES LLC
A00576	PULVER COMMERCIAL PROPERTIES LLC

X	3/10/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00577	NESSAN, RICHARD TRUSTEE

X Richard Nessan	2/28/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00578	MJ SHANKS LLC
A00579	MJ SHANKS LLC

X	3/5/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00588	D B SQUARED LLC
A00832	D B SQUARED LLC

X Matt Rosendale	
Signature of Property Owner of Representative	Date 4/2/25

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Property Tax Code	Property Owner on Record
A00590	SAGE TOWER PARKING LOT LLC
A00591	SAGE TOWER PARKING LOT LLC

A00591

X [signature]	
Signature of Property Owner of Representative	Date 4/7/25

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Property Tax Code	Property Owner on Record
A00598	BCJM PROPERTIES LLC
A00599	BCJM PROPERTIES LLC

X	3/2/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record	Additional Properties on Back Page
A00600	HOUSING AUTHORITY OF BILLINGS	
A00609	HOUSING AUTHORITY OF BILLINGS	
A01951	HOUSING AUTHORITY OF BILLINGS	
A01953	HOUSING AUTHORITY OF BILLINGS	

X	3-3-2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00611	T & C HOLDINGS LLC

X Tony Edam	
Signature of Property Owner of Representative	Date 3/2/25

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Property Owner on Record

«Owner_Name» Blake Wahrlich & Steve Wahrlich

Property Tax ID

«Tax_ID» 81-0296977

A00612
A00613
A00618
I00153
I00154

X	
Signature of Property Owner of Representative	Date 1-27-25

A00642M

Other Instructions

INSERT QR CODE

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Property Tax Code	Property Owner on Record
A00631	FAGG FAMILY PROPERTIES LLC

X [signature]	3/14/25
Signature of Property Owner of Representative	Date

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Signature of Property Owner or Representative	William Honaker	4/24/25
	Printed Name	Date

Honnaker — **Lot Sq. Ft. Total**

PO BOX 2094 — **14026.32**

Tax Code / Owner Name / Property Address	Lot Sq. Ft.
A00634 ROCKMAN FAMILY TRUST 2702 2ND AVE N	**7013.16**
A00651 124 GROUP LLC 124 N 29TH ST	**7013.16**
A00794B ALLEY CAT INVESTMENT LLC N BROADWAY	**0**

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Property Tax Code	Property Owner on Record
A00635	BRAVERA BANK INC

X	3-5-2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00637	ACME HISTORIC HOTEL LLC

X	
Signature of Property Owner or Representative	Date 4/7/25

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A00638	YURKO PROPERTIES LLC

X J. Yurko-ER Yurko Properties LLC	3/23/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00640F	STAPLETON PROPERTY INVESTMENT, LLC

X [signature]	
Signature of Property Owner or Representative	Date 3/25/2025

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Property Tax Code	Property Owner on Record
A00640H	WOOSTER, MARGARET JANE

X Margaret Jane Wooster	3/14/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00640P	BLEVINS, TERRI BELL

X	3/13/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	**Property Owner on Record**
A00640Q	HEREM, MICHAEL A &

X	2/28/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00640S	PATTERSON, KENNETH & LAURA

X KPatters	
Signature of Property Owner of Representative	Date 3/2/2025

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Property Tax Code	Property Owner on Record
A00640T	SIPES, KENNETH W

X C W Sipes	4/11/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00640U	THOMPSON, ARTHUR

X Art Thompson	3-4-25
Signature of Property Owner or Representative	Date

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Property Tax Code	Property Owner on Record	Additional Properties on Back Page
A00641A	BILLINGS 112 BROADWAY LLC	
A00641B	BILLINGS 112 BROADWAY LLC	
A00641C	BILLINGS 112 BROADWAY LLC	
A00641E	BILLINGS 112 BROADWAY LLC	

X	3-6-2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00641D	EAGLE FRONTIERS LLC

X	March 1 /2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00642B	WSR LLC

X	3/4/25
Signature of Property Owner of Representative	Date

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Property Tax Code	**Property Owner on Record**
A00642C	CJM LLC

X	3/6/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00643	MONTANA DEVELOPMENT CO

X Signature of Property Owner of Representative	Date 3/24/25

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Property Tax Code	Property Owner on Record
A00647	DOWNTOWN BILLINGS PARTNERSHIP INC

X Katy S CEO	3.3.2025
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO
SIGN FORM
ELECTRONICALLY

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info@downtownbillings.com

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

In accordance with Title 7, Chapter 12, Part 11. Business Improvement Districts, of the Montana Code Annotated 2023, the undersigned hereby petition the Governing Body of the City of Billings to extend the duration of Business Improvement District 0001for a 10-year period in compliance with the provisions of this part for the renewal of a district. The Business Improvement District shall include all known tax codes within the boundaries defined in Exhibit A.

Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
A00651	124 GROUP LLC

X	3/24/25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

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Property Tax Code	Property Owner on Record
A00652	LEIBOLD, BRUCE T TRUSTEE

X Bruce Leibold	3-5-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00653	CLEAN ENTERPRISES LLC
A00654	CLEAN ENTERPRISES LLC

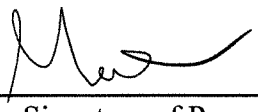
X	8/3/25
Signature of Property Owner of Representative	Date

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Matt Blakeslee - Executive Dir. 03-17-2025

Signature of Property Owner or Representative | Printed Name | Date

ArtHouse — **Lot Sq. Ft. Total**

109 N 30TH ST — **13982.76**

Tax Code / Owner Name / Property Address	Lot Sq. Ft.
A00655	**13982.76**
CINE BILLINGS	
109 N 30TH ST	

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Property Tax Code	Property Owner on Record
A00656	SWANK PROPERTIES LLC

X Dewey Swank	
Signature of Property Owner of Representative	Date March 5, 25

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Property Tax Code	Property Owner on Record
A00660	WFAM GROUP LLC

X	3/3/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00665	MLC RANCH LLC
A36413E	MLC RANCH LLC

X	3/6/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00671	VALLEY FINANCIAL CREDIT UNION

X	3/20/2025
Signature of Property Owner/of Representative	Date

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Property Tax Code	Property Owner on Record
A00673	51-1038 LLC

X Diamond Parking	
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00759	ANGRY HANK'S MICROBREWERY LLC

X	3-3-2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00766	NEAL C LAFEVER TRUST

X Vernie LaFever	3-5-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00768	BILLINGS TIMES INC

X	3/3/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00773	PAUGH ST CHARLES LLC

X Cynthia St Charles	3-29-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00774	NEAL C LA FEVER TRUST &
A00783	NEAL C LA FEVER TRUST &
A00786	NEAL C LA FEVER TRUST &

X Dianne LaFever	3-5-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00775	N T C VENTURES INC

X	
Signature of Property Owner of Representative	Date 4/10/2025

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Property Tax Code	Property Owner on Record	Additional Properties on Back Page
A00789A	DONOVAN PROPERTIES LLC	
A00789B	DONOVAN PROPERTIES LLC	
A00789C	DONOVAN PROPERTIES LLC	
A00789D	DONOVAN PROPERTIES LLC	

X [signature]	3/10/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00794B	ALLEY CAT INVESTMENT LLC

X Marcia Honaker	3/24/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record	Additional Properties on Back Page
A00796A	LCH SEPARATE PROPERTY REVOCABLE TRUST	
A00796B	LCH SEPARATE PROPERTY REVOCABLE TRUST	
A00796C	LCH SEPARATE PROPERTY REVOCABLE TRUST	
A00796D	LCH SEPARATE PROPERTY REVOCABLE TRUST	

X	3/4/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00815	1319 ASH LLC

X	
Signature of Property Owner of Representative	Date 3/3/25

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Property Tax Code	Property Owner on Record
A00816	SEAN ONLY LLC

X	
Signature of Property Owner of Representative	Date 3/31/25

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Property Tax Code	Property Owner on Record
A00818	PRISM PROPERTY LLC

X	4/22/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00827	JVF PROPERTIES LLC

X [signature]	3-4-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00831	FARGO IV LLC

X	
Signature of Property Owner of Representative	Date 2/25/25

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Signature of Property Owner or Representative	Printed Name	Date
	Max Griffin	3/1/25

Old Town Flats — **Lot Sq. Ft. Total**

2223 MONTANA AVE STE 203 — **20995.92**

Tax Code / Owner Name / Property Address	Lot Sq. Ft.
A00836 OLD TOWN FLATS LLC 2316 1ST AVE N	**20995.92**

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Shannon Christensen — Shannon Christensen — 4.9.2025

Signature of Property Owner or Representative | Printed Name | Date

CTA Building — **Lot Sq. Ft. Total**

13 N 23RD ST — **45041.04**

Tax Code Owner Name Property Address	Lot Sq. Ft.
A00839 CTA BUILDING LLP 13 N 23RD ST	**22520.52**
A00840 CTA BUILDING LLP 2202 1ST AVE N	**22520.52**

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Property Tax Code	Property Owner on Record
A00849	LARSEN PROPERTIES LLC

X Laura Larsen	3/3/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00886	DOVETAIL HOLDINGS LLC
A00887	DOVETAIL HOLDINGS LLC

X	3/11/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00891	PETER YEGEN JR INC

X Chris Yegen - President	3-12-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00901	CARLSON, RONALD E

X Ronald E. Carlson	
Signature of Property Owner of Representative	Date 3/4/2025

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Property Tax Code	Property Owner on Record
A00911	MAUGER, JONATHAN

X	3/8/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00913	KOINONIA MANAGEMENT COMPANY
A00914	KOINONIA MANAGEMENT COMPANY

X Miriam Stahl	3/4/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00920H	CLAYTON, JORDAN

X [signature]	
Signature of Property Owner of Representative	Date 3-15-25

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

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Property Tax Code	Property Owner on Record
A00920L	WALTER PROPERTIES LLC

X Carla Walter	3-18-2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00921	MARKSMAN HOLDINGS LLC

X	
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00926	SMITH, BRIAN
A01280	SMITH, BRIAN

X Brian T. Smith	Brian T. Smith
Signature of Property Owner of Representative	Date 4/19/2025

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Property Tax Code	Property Owner on Record
A00927	OLD TOWN RENTALS LLC

X James P. Schilla	3/3/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00928	SCHILKE, JAMES P & PAULA J

X James P Schilke	3/10/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record	Additional Properties on Back Page
A00949	YELLOWSTONE HEALTH PARTNERSHIP	
A00953	YELLOWSTONE HEALTH PARTNERSHIP	
A00954	YELLOWSTONE HEALTH PARTNERSHIP	
A00956	YELLOWSTONE HEALTH PARTNERSHIP	

X Shawn Z for Yellowstone Health Partnership	4/21/25
Signature of Property Owner of Representative	Date

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x	Jonathan Forte	3-21-25
Signature of Property Owner or Representative	Printed Name	Date

Riverstone Health — **Lot Sq. Ft. Total**

123 S 27TH ST — **292941** **$ 5,761.69**

Tax Code Owner Name Property Address	Lot Sq. Ft.
A00949 YELLOWSTONE HEALTH PARTNERSHIP 123 S 27TH ST	**190967.04**
A00953 YELLOWSTONE HEALTH PARTNERSHIP 116 S 25TH ST	**22520.52**
A00954 YELLOWSTONE HEALTH PARTNERSHIP 112 S 25TH ST	**3702.6**
A00956 YELLOWSTONE HEALTH PARTNERSHIP 110 S 25TH ST	**3789.72**
A00957 YELLOWSTONE HEALTH PARTNERSHIP S 25TH ST	**14984.64**
A00959 YELLOWSTONE HEALTH PARTNERSHIP 24 S 26TH ST	**47480.4**
A00963 YELLOWSTONE HEALTH PARTNERSHIP 121 S 26TH ST	**9496.08**

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Property Tax Code	Property Owner on Record
A00964	ROMA CAPITAL LLC
A00968	ROMA CAPITAL LLC
A00970	ROMA CAPITAL LLC

X	2/28/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A00981	CHENOWETH, BONITA E

X Bonita E Chenoweth	3-14-2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record	Additional Properties on Back Page
A00995	PHILLIPS 66 COMPANY	
A01010	PHILLIPS 66 COMPANY	
A01012	PHILLIPS 66 COMPANY	
A01249	PHILLIPS 66 COMPANY	

X Klares Dekland, SCWA	April 2, 2025
Signature of Property Owner of Representative	Date

Attorney-in-fact
Phillips 66 Company

PLEASE RETURN BY APRIL 30, 2025

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ELECTRONICALLY

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Toni L. Humphrey 3-18-25

Lee Humphrey 3/18/25

Signature of Property Owner or Representative | Printed Name | Date

Lee Humphrey

PO BOX 83

Lot Sq. Ft. Total

18992.16

Tax Code Owner Name Property Address	Lot Sq. Ft.
A01043 HUMPHREY, LEE D & TONI L 201 S 26TH ST	**7013.16**
A01044 HUMPHREY, LEE D JR & TONI L 205 S 26TH ST	**3484.8**
A01219 HUMPHREY, LEE D JR & TONI L 2614 4TH AVE S	**1481.04**
A01237 HUMPHREY, LEE D & TONI L 506 S 26TH ST	**7013.16**

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Property Tax Code	Property Owner on Record
A01046	TAUNUS LLC

X [signature]	Partner 2c
Signature of Property Owner of Representative	Date 4-26-25

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Property Tax Code	Property Owner on Record
A01047	TAUNUS, LLC

X	President
Signature of Property Owner of Representative	Date 4-26-25

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Property Tax Code	Property Owner on Record
A01048	TAUNUS, LLC

X	President 2025
Signature of Property Owner of Representative	Date 4-25-25

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Property Tax Code	Property Owner on Record
A01123	SIMON & SHERRI HARPER LIVING TRUST
A01124	SIMON & SHERRI HARPER LIVING TRUST

X	
Signature of Property Owner of Representative	Date 03/28/25

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Property Tax Code	Property Owner on Record
A01152	RUSTY STEEL LLC
A01153	RUSTY STEEL LLC

X	3-12-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01210C	HOFFMAN, JULIE

X [signature]	
Signature of Property Owner of Representative	Date 2/28/2025

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Property Tax Code	Property Owner on Record
A01210D	HOWELL, JIMMY

X	3-1-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01264	INTERFAITH HOSPITALITY NETWORK YELLOWSTONE COUNTY
A01266	INTERFAITH HOSPITALITY NETWORK YELLOWSTONE COUNTY

X Felicia Burg	2-28-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01266B	PLATH, R RUSSELL & SUSAN L
A01273	PLATH, R RUSSELL & SUSAN L

X R. Russell Plath	03-05-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01287	KINCAID LAND LLC

Kincaid Land LLC

by	X Gene Cukela, Mgr.	3-2-25
	Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01289	HAFER, RANDY & JANNA

X W Randall Hafer; Janna Hafer Owners	
Signature of Property Owner of Representative	Date 3/5/25

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Property Tax Code	Property Owner on Record
A01293	YELLOWSTONE PAPER COMPANY

X	2-28-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01294	MONTANA RESCUE MISSION
A01298	MONTANA RESCUE MISSION
A01299	MONTANA RESCUE MISSION
A01300	MONTANA RESCUE MISSION

X	3/10/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01301	KOINONIA MANAGEMENT COMPANY LLC
A18743	KOINONIA MANAGEMENT COMPANY LLC

X Miriam Stahl	3/4/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01540	UNITED STEELWORKERS LOCAL 11-00470

X Robert C Webb	4/1/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01689	WHITMORE, DENNIS L
A01690	WHITMORE, DENNIS L
A01691	WHITMORE, DENNIS L

X	
Signature of Property Owner of Representative	Date 3/13/2025

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A01692	GROSULAK, LARRY

X	
Signature of Property Owner of Representative	Date 3/14/2025

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Property Tax Code	Property Owner on Record
A01696	FRASER TOWER LLC

X Karissa	4/7/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01916	BIG SKY EXPRESS WASH LLC

X	3-13-25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

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Property Tax Code	Property Owner on Record
A01932	BELLE PROPERTIES LLC
A01933	BELLE PROPERTIES LLC
A01933A	BELLE PROPERTIES LLC

X [signature]	03/12/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01936	NESSAN, RICHARD L & CAROL
A01938	NESSAN, RICHARD L & CAROL

X Richard Nessan	2/28/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01937	NESSAN,RICHARD L & CAROL

X Richard Nessan	2/28/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01960	THE YELLOWSTONE ART MUSEUM

X Jennifer Kay Ogden	March 4, 2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01963A	YELLOWSTONE ART MUSEUM

X Jessica Kay Dydum	March 4, 2025
Signature of Property Owner of Representative	Date

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Toni L. Humphrey 3-18-25

Lee Humphrey 3/18/25

Signature of Property Owner or Representative | Printed Name | Date

Lee Humphrey

PO BOX 83

Lot Sq. Ft. Total
18992.16

Tax Code Owner Name Property Address	Lot Sq. Ft.
A01043 HUMPHREY, LEE D & TONI L 201 S 26TH ST	**7013.16**
A01044 HUMPHREY, LEE D JR & TONI L 205 S 26TH ST	**3484.8**
A01219 HUMPHREY, LEE D JR & TONI L 2614 4TH AVE S	**1481.04**
A01237 HUMPHREY, LEE D & TONI L 506 S 26TH ST	**7013.16**

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Property Tax Code	Property Owner on Record
A01046	TAUNUS LLC

X [signature]	Portuf Jo 2c
Signature of Property Owner of Representative	Date 4-26-25

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Property Tax Code	Property Owner on Record
A01047	TAUNUS, LLC

X	Printed Name
Signature of Property Owner of Representative	Date 4-26-25

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Property Tax Code	Property Owner on Record
A01048	TAUNUS, LLC

X	per client 2022
Signature of Property Owner of Representative	Date 4-25-25

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Property Tax Code	Property Owner on Record
A01123	SIMON & SHERRI HARPER LIVING TRUST
A01124	SIMON & SHERRI HARPER LIVING TRUST

X	
Signature of Property Owner of Representative	Date 03/28/25

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Property Tax Code	Property Owner on Record
A01152	RUSTY STEEL LLC
A01153	RUSTY STEEL LLC

X	3-12-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01210C	HOFFMAN, JULIE

X [signature]	
Signature of Property Owner of Representative	Date 2/28/2025

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Property Tax Code	Property Owner on Record
A01210D	HOWELL, JIMMY

X	3-1-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01264	INTERFAITH HOSPITALITY NETWORK YELLOWSTONE COUNTY
A01266	INTERFAITH HOSPITALITY NETWORK YELLOWSTONE COUNTY

X Felicia Burg	2-28-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01266B	PLATH, R RUSSELL & SUSAN L
A01273	PLATH, R RUSSELL & SUSAN L

X R. Russell Plath	03-05-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01287	KINCAID LAND LLC

Kincaid Land LLC

by

X Gene Culver, Mgr.	3-2-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01289	HAFER, RANDY & JANNA

X W Randall Hafer; Janna Hafer Owners	
Signature of Property Owner of Representative	Date 3/5/25

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Property Tax Code	Property Owner on Record
A01293	YELLOWSTONE PAPER COMPANY

X	2-28-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01294	MONTANA RESCUE MISSION
A01298	MONTANA RESCUE MISSION
A01299	MONTANA RESCUE MISSION
A01300	MONTANA RESCUE MISSION

X	3/10/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01301	KOINONIA MANAGEMENT COMPANY LLC
A18743	KOINONIA MANAGEMENT COMPANY LLC

X Miriam Stahl	3/4/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01540	UNITED STEELWORKERS LOCAL 11-00470

X Robert C Webb	4/1/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01689	WHITMORE, DENNIS L
A01690	WHITMORE, DENNIS L
A01691	WHITMORE, DENNIS L

X	
Signature of Property Owner of Representative	Date 3/13/2025

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Property Tax Code	Property Owner on Record
A01692	GROSULAK, LARRY

X	
Signature of Property Owner of Representative	Date 3/14/2025

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Property Tax Code	Property Owner on Record
A01696	FRASER TOWER LLC

X [signature]	4/7/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01916	BIG SKY EXPRESS WASH LLC

X	3-13-25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01932	BELLE PROPERTIES LLC
A01933	BELLE PROPERTIES LLC
A01933A	BELLE PROPERTIES LLC

X [signature]	03/12/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01936	NESSAN, RICHARD L & CAROL
A01938	NESSAN, RICHARD L & CAROL

X Richard Nessan	2/25/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01937	NESSAN,RICHARD L & CAROL

X Richard Nessan	2/25/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01960	THE YELLOWSTONE ART MUSEUM

X Jessica Kay Ogden	March 4, 2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A01963A	YELLOWSTONE ART MUSEUM

X Jennifer Kay Dydum	March 4, 2025
Signature of Property Owner of Representative	Date

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x _____ Clint Seger 3/17/25

Signature of Property Owner or Representative | Printed Name | Date

Billings Clinic
PO Box 37000

Lot Sq. Ft. Total
1802207.88

Tax Code Owner Name Property Address	Lot Sq. Ft.
A05968 DEACONESS MEDICAL CENTER OF BILLINGS INC 2800 10TH AVE N	**70000.92**
A07113 DEACONESS MEDICAL CENTER OF BILLINGS, INC. 2609 8TH AVE N	**13982.76**
A07120 BILLINGS CLINIC 802 N 27TH ST	**325828.8**
A07131 BILLINGS CLINIC 801 N 29TH ST	**13939.2**
A07141 BILLINGS CLINIC 804 N 29TH ST	**217059.48**
A07149 BILLINGS CLINIC 811 N 30TH ST	**10236.6**
A07153 BILLINGS CLINIC 810 N 30TH ST	**41991.84**
A07192 BILLINGS CLINIC 704 N 29TH ST	**37853.64**

A11605

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

In accordance with Title 7, Chapter 12, Part 11. Business Improvement Districts, of the Montana Code Annotated 2023, the undersigned hereby petition the *Governing Body* of the City of Billings to extend the duration of Business Improvement District #0001 for a 10 year period in compliance with the provisions of this part for the renewal of a district. The Business Improvement District shall include all known tax codes within the boundaries defined in Exhibit A.

x _____ Clint Seger 3/17/25

Signature of Property Owner or Representative | Printed Name | Date

Billings Clinic
PO Box 37000

Lot Sq. Ft. Total
1802207.88

Tax Code / Owner Name / Property Address	Lot Sq. Ft.
BILLINGS CLINIC 2905 6TH AVE N **A07287**	**10497.96**
BILLINGS CLINIC 623 N 30TH ST **A07288**	**7013.16**
BILLINGS CLINIC 617 N 30TH ST **A07290**	**13982.76**
BILLINGS CLINIC 603 N 30TH ST **A07291**	**3484.8**
BILLINGS CLINIC 2915 6TH AVE N **A11543**	**17511.12**
BILLINGS CLINIC 1045 N 30TH ST **A11550**	**34978.68**
BILLINGS CLINIC 2929 10TH AVE N **A11606**	**97487.28**
BILLINGS CLINIC 1010 N 30TH ST **A11610**	**7013.16**
BILLINGS CLINIC	

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

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x  Clint Zoeller 8/17/25

Signature of Property Owner or Representative | Printed Name | Date

Billings Clinic
PO Box 37000

Lot Sq. Ft. Total
1802207.88

Tax Code Owner Name Property Address	Lot Sq. Ft.
A12204 BILLINGS DEACONESS HOSPITAL 1042 N 29TH ST	**7013.16**
A12205 BILLINGS CLINIC 1048 N 29TH ST	**7013.16**
I00593A BILLINGS CLINIC 1020 N 27TH ST	**0**

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

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Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
A07125	KIRBY DEVELOPMENT CO INC
A07129	KIRBY DEVELOPMENT CO INC

X Douglas L. Kirby	MARCH 6, 2025
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

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Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
A07179	RPR PROPERTIES LLC

X	3/4/25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

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Property Tax Code	Property Owner on Record
A07181	ELLIOTT, TED M

X	3/1/25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

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(406) 294-5060
info@downtownbillings.com

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Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
A07265	LYNDES, JAY C

X	3/10/25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

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Property Tax Code	Property Owner on Record
A07266	LYNDES, JAY C

X	3/10/25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

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(406) 294-5060
info@downtownbillings.com

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Property Tax Code	Property Owner on Record
A07281	1319 ASH LLC

X	3/4/25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

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102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

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Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
A07285	SKINNER, CORBY V

X Corby Skinner	Feb - 28 2025
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

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Property Tax Code	Property Owner on Record
A07286	LA OSBORNE LLC

X [signature]	04/MAR/2025
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

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Property Tax Code	Property Owner on Record
A07293	MFM CAPITAL LLC

X	3/5/25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

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(406) 294-5060
info@downtownbillings.com

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Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
A07297	SUMMITVIEW HOLDINGS LLC

X	
Signature of Property Owner of Representative	Date 03/03/2025

PLEASE RETURN BY APRIL 30, 2025

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(406) 294-5060
info@downtownbillings.com

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Property Tax Code	Property Owner on Record
A07317	ST JOHN'S FOUNDATION

X Tom Schlotterback	St. John's Foundation President
Signature of Property Owner of Representative	Date 3-4-2025

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

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info@downtownbillings.com

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Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
A07332	BILLINGS EDUCATION ASSOCIATION REAL ESTATE HOLDING, LLC
A07332A	BILLINGS EDUCATION ASSOCIATION REAL ESTATE HOLDING, LLC

X	
Signature of Property Owner of Representative	Date 15 March 2025

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

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Signature of Property Owner or Representative	Printed Name	Date
	Erwin Lanier	3-11-25

Billings Public School District #2 — **Lot Sq. Ft. Total**

415 N 30TH ST — **142005.6**

Tax Code / Owner Name / Property Address	Lot Sq. Ft.
A07336	**7013.16**
BILLINGS PUBLIC SCHOOL DISTRICT #2	
N 30TH ST	
A07337	**7013.16**
BILLINGS PUBLIC SCHOOL DISTRICT #2	
N 30TH ST	
A07339	**13982.76**
BILLINGS PUBLIC SCHOOL DISTRICT #2	
501 N 30TH ST	
A07372	**113996.52**
SCHOOL DISTRICT NO 2	
2911 4TH AVE N	

Downtown Billings Business Improvement District
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(406) 294-5060
info@downtownbillings.com

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Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
A07336	BILLINGS PUBLIC SCHOOL DISTRICT #2
A07337	BILLINGS PUBLIC SCHOOL DISTRICT #2
A07339	BILLINGS PUBLIC SCHOOL DISTRICT #2

X Scott Reiter	Scott Reiter
Signature of Property Owner of Representative	Date 3-31-2025

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

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Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
A07372	SCHOOL DISTRICT NO 2

X Scott Reiter	Scott Reiter
Signature of Property Owner of Representative	Date 3-31-2025

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

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Billings Market President

Spencer Frederick 3.12.25

Signature of Property Owner or Representative | Printed Name | Date

Stockman Bank

PO BOX 250

Lot Sq. Ft. Total

49005

Tax Code / Owner Name / Property Address	Lot Sq. Ft.
A07366	**28009.08**
STOCKMAN BANK OF MONTANA	
402 N BROADWAY	
A07369	**20995.92**
STOCKMAN BANK OF MONTANA	
N BROADWAY	

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(406) 294-5060
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Property Tax Code	Property Owner on Record
A07370	LEUPRECHT, VIRGINIA G

X Virginia Leuprecht	3/4/2025
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

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Property Tax Code	Property Owner on Record
A11351	FOUNDATION OF MONTANA STATE UNIVERSITY

X [signature], CFO	3/10/25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
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(406) 294-5060
info@downtownbillings.com

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Property Tax Code	Property Owner on Record
A11608	MARTIN FAMILY PROPERTIES LLC

X Mariann L. Martin	3-15-25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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(406) 294-5060
info@downtownbillings.com

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Property Tax Code	Property Owner on Record
A12204	MONTANA STATE UNIVERSITY
A12205	MONTANA STATE UNIVERSITY

X	Real Estate Manager
Signature of Property Owner of Representative	Date 3/10/2025

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

SISTERS OF CHARITY OF LEAVENWORTH
ATTN TAX DEPT
500 ELDORADO BLVD STE 4200
BROOMFIELD, CO 80021

February 26, 2025

Property Tax Code	Property Address
A12248	1130 N 27TH ST

Dear Business Improvement District Property Owner:

It is time to renew your support of the downtown Billings Business Improvement District (BID). As a property owner within the BID, your support is critical to ensure this important program continues for an additional 10 years. The BID is a special assessment district in which the downtown property owners in the district have voted twice to initiate, manage, and finance services above and beyond those typically provided by the city. Created in 2005 and renewed in 2015, the BID was established and continues to be funded and managed by downtown property owners through a City Council appointed Board of Directors. This board oversees a non-profit organization dedicated to creating a safe, clean, and inviting place to live, work, and play. 2024 marked the 19th anniversary of the Downtown Billings BID. Together with the work of the Downtown Billings Partnership, the Downtown Billings Association, and Community Innovations, we've witnessed creation and expansion of business, a stronger tax base, redevelopment, and employment opportunities that attract even more people to the heart of our city.

The process to renew the BID is much like the process embarked upon over 20 years ago to create the Downtown Billings BID, a process that included determining boundaries, assessment rates, setting a work plan, and gathering signatures to represent over 60% of the district in order to seek City Council approval. Your support and your signature allow us to continue to serve you, our members, and to be excellent stewards of this district, working to improve the perception of downtown by providing a welcoming, clean and safe environment.

Enclosed you will find the BID renewal petition that requires your signature. Please sign and return the petition to our office using the stamped and addressed envelope provided. We've also made this form available on our website and are able to accept electronic signatures. For more information about Business Improvement District programs, the BID Renewal Process, or to sign the petition electronically, go to www.downtownbillings.com and click on BID Renewal.

Don't miss this opportunity to partner for continued success of the Downtown Billings Business Improvement District. Sign today, and together, let's ensure the future of downtown Billings.

Sincerely,

Downtown Billings BID Board of Directors

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

SISTERS OF CHARITY LEAVENWORTH
ATTN LEASE ADMINISTRATION
500 ELDORADO BLVD STE 4300
BROOMFILD, CO 80021

February 26, 2025

Property Tax Code	**Property Address**
A12217	1102 N 28TH ST

Dear Business Improvement District Property Owner:

It is time to renew your support of the downtown Billings Business Improvement District (BID). As a property owner within the BID, your support is critical to ensure this important program continues for an additional 10 years. The BID is a special assessment district in which the downtown property owners in the district have voted twice to initiate, manage, and finance services above and beyond those typically provided by the city. Created in 2005 and renewed in 2015, the BID was established and continues to be funded and managed by downtown property owners through a City Council appointed Board of Directors. This board oversees a non-profit organization dedicated to creating a safe, clean, and inviting place to live, work, and play. 2024 marked the 19th anniversary of the Downtown Billings BID. Together with the work of the Downtown Billings Partnership, the Downtown Billings Association, and Community Innovations, we've witnessed creation and expansion of business, a stronger tax base, redevelopment, and employment opportunities that attract even more people to the heart of our city.

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Sincerely,

Downtown Billings BID Board of Directors

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102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

SISTERS OF CHARITY OF LEAVENWORTH
ATTN LEASE ADMINISTRATION
500 ELDORADO BLVD STE 4300
BROOMFIELD, CO 80021

February 26, 2025

Property Tax Code	Property Address	Additional Properties on Back Page
A11563	1105 N 30TH ST	
A12176	1041 N 29TH ST	
A12250	1144 N 27TH ST	
A12251	1148 N 27TH ST	

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Sincerely,

Downtown Billings BID Board of Directors

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

SISTERS OF CHARITY OF LVNWRTH HLTH
ATTN LEASE ADMINISTRATION
500 ELDORADO BLVD STE 4300
BROOMFILED, CO 80021

February 26, 2025

Property Tax Code	Property Address	Additional Properties on Back Page
A11355	N 29TH ST	
A11585	1114 N 30TH ST	
A11587	1122 N 30TH ST	
A11592	1144 N 30TH ST	

Dear Business Improvement District Property Owner:

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Sincerely,

Downtown Billings BID Board of Directors

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

SISTERS OF CHARITY OF LEAVENWORTH
ATTN LEASE ADMINISTRATION
500 ELDORADO BLVD STE 4300
BROOMFIELD, CO 80021

February 26, 2025

Property Tax Code	Property Address	Additional Properties on Back Page
A11334	1223 N 28TH ST	
A11335	90 POLY DR	
A11336	2 POLY DR	
A11341	1202 N 27TH ST	

Dear Business Improvement District Property Owner:

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SISTERS OF CHARITY OF LEAVENWORTH
ATTN LEASE ADMINISTRATION
500 ELDORADO BLVD STE 4300
BROOMFILED, CO 80021

February 26, 2025

Property Tax Code	Property Address	Additional Properties on Back Page
A11563	1105 N 30TH ST	
A12176	1041 N 29TH ST	
A12250	1144 N 27TH ST	
A12251	1148 N 27TH ST	

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102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

SISTERS OF CHARITY OF LEAVENWORTH
ATTN LEASE ADMINISTRATION
500 ELDORADO BLVD STE 4300
BROOMFIELD, CO 80021-3563

February 26, 2025

Property Tax Code	Property Address
A12233	1131 N 29TH ST

Dear Business Improvement District Property Owner:

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102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

SISTERS OF CHARITY LEAVENWORTH
ATTN LEASE ADMINISTRATION
500 ELDORADO BLVD STE 4300
BROOMFIELD, CO 80021

February 26, 2025

Property Tax Code	Property Address
A12241	2703 11TH AVE N
A12242	1106 N 27TH ST
A12243	1108 N 27TH ST

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102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

SISTERS OF CHARITY OF LEAVENWORTH
ATTN LEASE ADMINISTRATION
500 ELDORADO BLVD STE 4300
BROOMFIELD, CO 80021

February 26, 2025

Property Tax Code	Property Address
A12246	1122 N 27TH ST

Dear Business Improvement District Property Owner:

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Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

SISTERS OF CHARITY OF LVNWRTH HLTH
ATTN LEASE ADMINISTRATION
500 ELDORADO BLVD STE 4300
BROOMFIELD, CO 80021

February 26, 2025

Property Tax Code	Property Address	Additional Properties on Back Page
A11355	N 29TH ST	
A11585	1114 N 30TH ST	
A11587	1122 N 30TH ST	
A11592	1144 N 30TH ST	

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SISTERS OF CHARITY OF LEAVENWORTH
SCL HEALTH ATTN: LEASE ADMIN
500 ELDORADO BLVD STE 4300
BROOMFIELD, CO 80021-3564

February 26, 2025

Property Tax Code	Property Address
A11554	1145 N 30TH ST
A12216	2900 12TH AVE N
A12229	1145 N 29TH ST

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Petition to Renew Downtown Billings Business Improvement District (BID 0001)

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Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
A18737	YVTS PROPERTIES LLC
A18738	YVTS PROPERTIES LLC

X Tom Yellington	
Signature of Property Owner of Representative	Date 3-11-2025

TOM YELLINGTON

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

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Property Tax Code	Property Owner on Record
A26789	41 PEAKS PROPERTIES LLC

X	3/8/25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A26793	JEANROY, DIANE

X Diane Jeanroy	03/06/2025
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A26797	SENINI, COURTNEY

X	3/2/25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A27701	DDG PARTNERSHIP LLC

X	3/4/25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A29916B	WINSTON LIVESTOCK COMPANY
A29916C	WINSTON LIVESTOCK COMPANY

X [signature]	3-5-2025
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
A29916H	BAUTISTA, CHRISTIAN

X CA FA	3-13-2025
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A29916K	BARTA, VICTOR EDWARD JR &

X Victor Edward Barta Jr	3-6-2025
Signature of Property Owner of Representative	Date

Barbara M. Barta 3-6-2025

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A29916L	MACLEAN, THOMAS SCOTT & KIMBERLY SUE

X	
Signature of Property Owner of Representative	Date 4.11.25

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A29916N	JOKELA, ZAK & ALEX

X	
Signature of Property Owner of Representative	Date 2/28/25

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

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Property Tax Code	Property Owner on Record
A31251	BLGS DISTRICT COUNCIL OF THE SOCIETY OF ST VINCENT DE PAUL

X Janine Holt-Leary	3/3/2025
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
A34226F	RENT A HOME LLC

X [signature]	3/25/25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

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Property Tax Code	Property Owner on Record
A34620	OLD BILLINGS HARDWARE DEVELOPMENT VENTURE LP

X W Randall Hafer	General Partner
Signature of Property Owner or Representative	Date 3/5/25

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

In accordance with Title 7, Chapter 12, Part 11. Business Improvement Districts, of the Montana Code Annotated 2023, the undersigned hereby petition the Governing Body of the City of Billings to extend the duration of Business Improvement District 0001for a 10-year period in compliance with the provisions of this part for the renewal of a district. The Business Improvement District shall include all known tax codes within the boundaries defined in Exhibit A.

Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	**Property Owner on Record**
A36413A	BURKE, MICHAEL & SHERRIL F

X [signature]	3/14/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A36413F	BOEHS, BARBARA B TRUSTEE

X Barbara B. Boehs Trustee	3/10/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A36413I	BOECK, DEBORA & PAMELA

X Pamela Boeck Debora Boeck	March 4 2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
A36413J	HEATH, CAROL H

X Carol Heath	3-5-2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
D05764	RIMROCK FOUNDATION

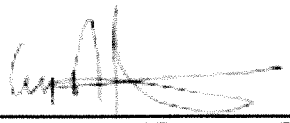
X	2/28/2025
Signature of Property Owner of Representative	Date

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x  Cary Hutchings 4/29/2025

Signature of Property Owner or Representative | Printed Name | Date

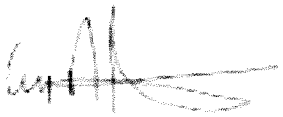
BNSF Railroad **Lot Sq. Ft. Total**

PO BOX 16624 **2268517.68**

Tax Code Owner Name Property Address	Lot Sq. Ft.
D12010 MONTANA RAIL LINK INC 1 S BROADWAY	**9496.08**
D12013 MONTANA RAIL LINK & 2525 MINNESOTA AVE	**8015.04**
D12013A MONTANA RAIL LINK INC (blank)	**23086.8**
D12014 MONTANA RAIL LINK 2401 MINNESOTA AVE	**31624.56**
D12015 MONTANA RAIL LINK 2323 MINNESOTA AVE	**24654.96**
D12017 MONTANA RAIL LINK 2608-06 MONTANA AVE	**9016.92**
D12017A MONTANA RAIL LINK 2526 MONTANA AVE	**16378.56**
D12018 MONTANA RAIL LINK	**12283.92**

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x

Signature of Property Owner or Representative	Cary Hutchings Printed Name	4/29/2025 Date

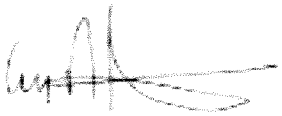
BNSF Railroad
PO BOX 16624

Lot Sq. Ft. Total
2268517.68

Tax Code Owner Name Property Address	Lot Sq. Ft.
MONTANA RAIL LINK 2024 2ND AVE N	
D12056	**1350.36**
MONTANA RAIL LINK 2102 2ND AVE N	
D12268	**2482.92**
MONTANA RAIL LINK 2314 MONTANA AVE	
D12269	**10759.32**
MONTANA RAIL LINK 2310 MONTANA AVE	
D12270	**4791.6**
MONTANA RAIL LINK 2224 MONTANA AVE	
D12271	**101538.36**
MONTANA RAIL LINK MONTANA AVE	
D12436	**4268.88**
MONTANA RAIL LINK MINNESOTA AVE	
D12514	**14113.44**
MONTANA RAIL LINK 1 S 27TH ST	

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x  Cary Hutchings 4/29/2025

Signature of Property Owner or Representative | Printed Name | Date

BNSF Railroad **Lot Sq. Ft. Total**

PO BOX 16624 **2268517.68**

Tax Code Owner Name Property Address	Lot Sq. Ft.
(blank)	
D13145	**29272.32**
MONTANA RAIL LINK	
(blank)	
D13145A	**42514.56**
MONTANA RAIL LINK	
(blank)	
D13145B	**0**
MONTANA RAIL LINK	
(blank)	
D13145D	**23086.8**
MONTANA RAIL LINK	
(blank)	
D13145E	**28836.72**
MONTANA RAIL LINK	
(blank)	
D13145F	**962545.32**
MONTANA RAIL LINK	
(blank)	
D13145L	**27704.16**
MONTANA RAIL LINK	
1ST AVE N	
D13161	**6577.56**

Tax ID		Tax ID	Building Size (Sq.Ft	Lot Size (Sq.Ft.)	Assessed Value 2024	Bidzone	Zone %	BLDG ASSE	LOT ASSESSMENT	VALUE ASSES	TOTAL ASSESSMENT	FullAddr	Owner_Name
D12010	TRUE	D12010		9,496.08	$86,008.00	Safe 2	11.5%	$0.00	$474.80	$32.68	$108.36	1 S BROADWAY	BNSF RAILWAY CO
D12013	TRUE	D12013		8,015.04	$72,462.00	Safe 2	11.5%	$0.00	$400.75	$27.54	$99.25	2525 MINNESOTA AVE	BNSF RAILWAY CO
D12013A	TRUE	D12013A		11,194.92	$69,367.00	Safe 2	11.5%	$0.00	$559.75	$26.36	$117.40		BNSF RAILWAY CO
D12014	TRUE	D12014		31,624.56	$282,574.00	Safe 2	11.5%	$0.00	$1,581.23	$107.38	$244.19	2401 MINNESOTA AVE	BNSF RAILWAY CO
D12015	TRUE	D12015		24,654.96	$220,685.00	Safe 2	11.5%	$0.00	$1,232.75	$83.86	$201.41	2323 MINNESOTA AVE	BNSF RAILWAY CO
D12017	TRUE	D12017		9,016.92	$81,423.00	Safe 2	11.5%	$0.00	$450.85	$30.94	$105.41	2608-06 MONTANA AVE	BNSF RAILWAY CO
D12017A	TRUE	D12017A		16,378.56	$147,484.00	Safe 2	11.5%	$0.00	$818.93	$56.04	$150.62	2526 MONTANA AVE	BNSF RAILWAY CO
D12018	TRUE	D12018		12,283.92	$110,931.00	Safe 2	11.5%	$0.00	$614.20	$42.15	$125.48	2624 MONTANA AVE	BNSF RAILWAY CO
D12018A	TRUE	D12018A		4,094.64	$37,386.00	Safe 2	11.5%	$0.00	$204.73	$14.21	$75.18	2610 MONTANA AVE	BNSF RAILWAY CO
D12021	TRUE	D12021		14,418.36	$129,666.00	Safe 2	11.5%	$0.00	$720.92	$49.27	$138.57	2822 MONTANA AVE	BNSF RAILWAY CO
D12037	TRUE	D12037		15,942.96	$143,539.00	Safe 2	11.5%	$0.00	$797.15	$54.54	$147.94	2111 MONTANA AVE	BNSF RAILWAY CO
D12039	TRUE	D12039		24,785.64	$221,838.00	Safe 2	11.5%	$0.00	$1,239.28	$84.30	$202.21	2014 1ST AVE N	BNSF RAILWAY CO
D12048	TRUE	D12048		38,332.80	$341,802.00	Safe 2	11.5%	$0.00	$1,916.64	$129.88	$285.35	505 N 24TH ST	BNSF RAILWAY CO
D12049	TRUE	D12049		23,086.80	$207,026.00	Safe 2	11.5%	$0.00	$1,154.34	$78.67	$191.80	421 N 24TH ST	BNSF RAILWAY CO
D12053	TRUE	D12053		13,982.76	$126,100.00	Safe 2	11.5%	$0.00	$699.14	$47.92	$135.91	502 N 25TH ST	BNSF RAILWAY CO
D12055	TRUE	D12055		1,785.96	$10,095.00	Safe 2	11.5%	$0.00	$89.30	$3.84	$60.71	2024 2ND AVE N	BNSF RAILWAY CO
D12056	TRUE	D12056		1,350.36	$7,482.00	Safe 2	11.5%	$0.00	$67.52	$2.84	$58.09	2102 2ND AVE N	BNSF RAILWAY CO
D12267	TRUE	D12267		1,742.40	$16,003.00	Safe 2	11.5%	$0.00	$87.12	$6.08	$60.72	2404 MONTANA AVE	BURLINGTON NORTHERN
D12268	TRUE	D12268		2,482.92	$22,728.00	Safe 2	11.5%	$0.00	$124.15	$8.64	$65.27	2314 MONTANA AVE	BNSF RAILWAY CO
D12269	TRUE	D12269		10,759.32	$96,993.00	Safe 2	11.5%	$0.00	$537.97	$36.86	$116.10	2310 MONTANA AVE	BNSF RAILWAY CO
D12270	TRUE	D12270		4,791.60	$43,700.00	Safe 2	11.5%	$0.00	$239.58	$16.61	$79.46	2224 MONTANA AVE	BNSF RAILWAY CO
D12271	TRUE	D12271		101,538.36	$1,102,881.00	Clean	100.0%	$0.00	$5,076.92	$419.09	$5,546.01	MONTANA AVE	BNSF RAILWAY CO
D12436	TRUE	D12436		4,268.88	$27,573.00	Safe 2	11.5%	$0.00	$213.44	$10.48	$75.75	MINNESOTA AVE	BNSF RAILWAY CO
D12514	TRUE	D12514		14,113.44	$126,992.00	Safe 2	11.5%	$0.00	$705.67	$48.26	$136.70	1 S 27TH ST	BNSF RAILWAY CO
D13071	TRUE	D13071		11,194.92	$101,105.00	Safe 2	11.5%	$0.00	$559.75	$38.42	$118.79	N 25TH ST	BNSF RAILWAY CO
D13072	TRUE	D13072		15,071.76	$135,798.00	Safe 2	11.5%	$0.00	$753.59	$51.60	$142.60	2701 MINNESOTA AVE	BNSF RAILWAY CO
D13111	TRUE	D13111		14,026.32	$126,457.00	Safe 2	11.5%	$0.00	$701.32	$48.05	$136.18	2605 MINNESOTA AVE	BNSF RAILWAY CO
D13113	TRUE	D13113		12,806.64	$115,395.00	Safe 2	11.5%	$0.00	$640.33	$43.85	$128.68	N 26TH ST	BNSF RAILWAY CO
D13114	TRUE	D13114		9,801.00	$88,585.00	Safe 2	11.5%	$0.00	$490.05	$33.66	$110.23	N 23RD ST	BNSF RAILWAY CO
D13144K	TRUE	D13144K		84,114.36	$480,694.00	Safe 2	11.5%	$0.00	$4,205.72	$182.66	$554.66		BNSF RAILWAY CO
D13144L	TRUE	D13144L		427,149.36	$3,718,107.00	Safe 2	11.5%	$0.00	$4,205.72	$182.66	$554.66		BNSF RAILWAY CO
D13144Z	TRUE	D13144Z		140,045.40	$1,232,566.00	Safe 2	11.5%	$0.00	$21,357.47	$1,412.88	$2,668.59		BNSF RAILWAY CO
D13145	TRUE	D13145		29,272.32	$261,764.00	Safe 2	11.5%	$0.00	$7,002.27	$468.38	$909.12		BNSF RAILWAY CO
D13145A	TRUE	D13145A		42,514.56	$378,841.00	Safe 2	11.5%	$0.00	$1,463.62	$99.47	$229.75		BNSF RAILWAY CO
D13145B	TRUE	D13145B		0.00	$10.00	Safe 2	11.5%	$0.00	$2,125.73	$143.96	$311.01		BNSF RAILWAY CO
D13145D	TRUE	D13145D		23,086.80	$206,875.00	Safe 2	11.5%	$0.00	$0.00	$0.00	$50.00		BNSF RAILWAY CO
D13145E	TRUE	D13145E		28,836.72	$257,798.00	Safe 2	11.5%	$0.00	$1,154.34	$78.61	$191.79		BNSF RAILWAY CO
D13145F	TRUE	D13145F		962,545.32	$1,495,508.00	Safe 2	11.5%	$0.00	$1,441.84	$97.96	$227.08		BNSF RAILWAY CO
D13145L	TRUE	D13145L		27,704.16	$247,801.00	Safe 2	11.5%	$0.00	$48,127.27	$568.29	$5,649.99	1ST AVE N	BNSF RAILWAY CO
D13161	TRUE	D13161		6,577.56	$59,536.00	Safe 2	11.5%	$0.00	$1,385.21	$94.16	$220.13	2600 MONTANA AVE	BNSF RAILWAY CO
D13244	TRUE	D13244		17,816.04	$108,220.00	sae 2	11.5%	$0.00	$328.88	$22.62	$90.42	1ST AVE N	BNSF RAILWAY CO
D13578	TRUE	D13578		12,153.24	$109,681.00	Safe 2	11.5%	$0.00	$890.80	$41.12	$157.17		BNSF RAILWAY CO
D13580	TRUE	D13580		5,401.44	$48,960.00	Safe 2	11.5%	$0.00	$607.66	$41.68	$124.67		BNSF RAILWAY CO
I00270B	TRUE	I00270B		0.00	$10,990.00	safe 2	11.5%	$0.00	$270.07	$18.60	$83.20	2024 2ND AVE N	BNSF RAILWAY CO
		I01016		0	$24,000.00	Safe 2	11.5%		$0.00	$4.18	$50.48	MINNESOTA AVE	MONTANA RAIL LINK INC

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Property Tax Code	Property Owner on Record
I00227	HARMAN, STEVEN J & JONI

X	
Signature of Property Owner of Representative	Date 3-12-25

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Property Tax Code	Property Owner on Record
I00230	HARMAN, STEVE & JONI

X	
Signature of Property Owner of Representative	Date 3-12-25

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Property Tax Code	Property Owner on Record
I00234	BRAATEN, STACEY

X Stacey (Braaten) Wagner	3.4.25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
I00236	WARM STORAGE LLC

X Mgr.	3/1/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
I00250B	HUSTON, HAROLD G & KATHERINE A

X [signature]	3/4/2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
I00251	MARTEN & ASSOCIATES LLC

X Rachel Marten	3.5.2025
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
I00254	FULL MOON ENTERPRISES LLC

X K Mooney	3/11/25
Signature of Property Owner of Representative	Date

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Property Tax Code	Property Owner on Record
I00272	HARMAN, STEVEN J & JONI A

X	
Signature of Property Owner of Representative	Date 3-12-25

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(406) 294-5060
info@downtownbillings.com

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

In accordance with Title 7, Chapter 12, Part 11. Business Improvement Districts, of the Montana Code Annotated 2023, the undersigned hereby petition the Governing Body of the City of Billings to extend the duration of Business Improvement District 0001for a 10-year period in compliance with the provisions of this part for the renewal of a district. The Business Improvement District shall include all known tax codes within the boundaries defined in Exhibit A.

Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
I00624	BILLINGS DEPOT INC *

X	
Signature of Property Owner of Representative	Date 3/30/25

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

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Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
I01104	TRACY LOFTS DEVELOPMENT VENTURE LLP

X W. Randall Hafer	Managing Partner
Signature of Property Owner of Representative	Date 3/5/25

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

Downtown Billings Business Improvement District
102 N. 29th Street, Billings, MT 59101
(406) 294-5060
info@downtownbillings.com

Petition to Renew Downtown Billings Business Improvement District (BID 0001)

In accordance with Title 7, Chapter 12, Part 11. Business Improvement Districts, of the Montana Code Annotated 2023, the undersigned hereby petition the Governing Body of the City of Billings to extend the duration of Business Improvement District 0001for a 10-year period in compliance with the provisions of this part for the renewal of a district. The Business Improvement District shall include all known tax codes within the boundaries defined in Exhibit A.

Visit www.downtownbillings.com and click on BID Renewal to view Exhibit A map.

Property Tax Code	Property Owner on Record
I01249	MRM UNIFIED CAMPUS LLLP
I01250	MRM UNIFIED CAMPUS LLLP
I01251	MRM UNIFIED CAMPUS LLLP

X	3/18/25
Signature of Property Owner of Representative	Date

PLEASE RETURN BY APRIL 30, 2025

SCAN TO SIGN FORM ELECTRONICALLY

RESOLUTION 25- _____

A RESOLUTION DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO CREATE A BUSINESS IMPROVEMENT DISTRICT FOR THE PURPOSE OF PROVIDING CERTAIN SAFETY SERVICES AND MAINTAINING THE COMMON AREA IMPROVEMENTS AND OTHER PORTIONS OF IMPROVEMENTS MADE IN DOWNTOWN, CITY OF BILLINGS, MONTANA

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

Section 1. Proposed Business Improvement District (B.I.D.); Intention to Create Business Improvement District. The B.I.D. proposes to maintain certain special improvements and safety services to benefit certain property located in the City of Billings, Montana. The purpose of this B.I.D. is to provide funding for the purposes and powers that will serve a public use; will promote the health, safety, prosperity, security, and general welfare of the inhabitants thereof and of the people of this state; and will be of special benefit to the property within the boundaries of any district created pursuant to the provisions of Montana Code annotated, Title 7, Chapter 12, Part 11, as amended.

Section 2. Number of District. The District, if the same shall be created and established, shall be known and designated as the Business Improvement District No. 0001 of the City of Billings, Montana.

Section 3. Boundaries and Benefit Zones of District. The limits and boundaries of the District are depicted on a map attached as "Exhibit A" hereto (which is hereby incorporated herein and made a part hereof) and more particularly described on "Exhibit B" hereto (which is hereby incorporated herein and made a part hereof), which boundaries are designated and confirmed as the boundaries of the District. A listing of each of the properties in the District is shown on "Exhibit C" hereto.

Section 4. Benefited Property. The District and territory included within the limits and boundaries described in Section 3 and as shown on Exhibit "A" are hereby declared to be the Business Improvement District and the territory which will benefit and be benefited by and will be assessed for a portion of the costs of the maintenance and services as described in Section 1.

Section 5. General Character of the Service and Maintenance to be performed. The general character of the maintenance and service includes public sidewalk sweeping, security and safety services, public sidewalk pedestrian passage management of snow accumulation and graffiti removal and abatement and maintaining other sidewalk furniture, equipment and improvements installed in the public areas NOT including city streets, private property or alleyways.

Section 6. Assessment Methods; Property To Be Assessed. All properties within the District are to be assessed for a portion of the costs of safety services and maintaining the sidewalk Public Area Improvements in Business Improvement District, as specified herein. And, pursuant to 7-12-1133(2)(f), M.C.A. the District, in the first year, shall have four assessment classifications known as the Safe Zone 1, Safe Zone 2, Safe Zone 3, and the Clean and Safe Zone. The costs of maintaining the Improvements and providing safety services shall be assessed against the property in the District benefiting from the improvements and based upon the classification.

Section 7. Assessable Area. All properties in the District will be assessed for their classified and proportionate share of the costs of maintaining the activities of the Business Improvement District. The assessments to fund the work plan for the Clean and Safe Zone Classification, for the first year are to be a total amount derived by adding: $0.055 for each square foot of Lot as prescribed in Section 7-12-1133(2)(b); AND $0.0004 per dollar of taxable value as prescribed in Section 7-12-1133(2)(c); AND $0.028 per square foot of the building above the first floor as prescribed in Section 7-12-1133(2)(d), M.C.A. And the assessments to fund the work plan for the Safe Zone 1 Classification, for the first year are to be 21.0% of the total amount derived by the assessment formula for the Clean and Safe Zone Classification. The assessments to fund the work plan for the Safe Zone 2 Classification, for the first year are to be 11.5% of the total amount derived by the assessment formula for the Clean and Safe Zone Classification. And the assessments to fund the work plan for the Safe Zone 3 Classification, for the first year are to be 3.0% of the total amount derived by the assessment formula for the Clean and Safe Zone Classification.

Section 8. Payment of Assessments. The assessments for the costs of maintaining the services provided by the Business Improvement District shall be payable, as prescribed in Section 7-12-1133(2)(e), M.C.A.

Section 9. Duration of District. The duration of the B.I.D. shall be for a period of 10 years as prescribed in Section 7-12-1141, M.C.A.

Section 10. Public Hearing; Protests. At any time within fifteen (15) days from and after the date of the first publication of the notice of the passage and approval of this resolution, any owner of real property within the proposed District subject to assessment and taxation for the cost and expense of maintaining the Business Improvement District may make and file with the City Clerk until 5:00 p.m., M.T., on the expiration date of said 15-day period from August 2nd, 2025 through August 16th, 2025, written protest against the proposed Business Improvement District, and this Council will at its next regular meeting after the expiration of the fifteen (15) days in which such protests in writing can be made and filed, proceed to hear all such protests so made and filed; which said regular meeting will be held on Monday, August 11, 2025, at 5:30 P.M. in the Council Chambers, 5th Floor at 316 N. 26th Street, in Billings, Montana.

Section 11. Notice of Passage of Resolution of Intention. The City Clerk is hereby authorized and directed to publish or cause to be published a copy of a Notice of the passage of this Resolution in the Yellowstone County News, a newspaper of general circulation in the County on Friday, August 1st, 2025, and Friday, August 8th, 2025, in the form and manner prescribed by law, and to mail or cause to be mailed a copy of said Notice to every person, firm, corporation, or the agent of such person, firm, or corporation having real property within the proposed district listed in his or her name upon the last completed assessment roll for State, County, and school district taxes, at his last-known address, on or before the same day such notice is first published.

Section 12. Effective Date: This resolution shall become effective upon passage and approval.

APPROVED by the City Council of the City of Billings, Montana, this 28th of July, 2025.

CITY OF BILLINGS

By: _____
William A. Cole, Mayor

ATTEST:

By: _____
Denise R. Bohlman, City Clerk

DRAFT

Billings Improvement District

Legend

- Non-assessed Parcel in/partially in Boundary
- District Boundary
- Identified Parcel within Boundary
- Unidentified Parcel within Boundary
- Parcel Partially within Boundary
- Assessed Parcel outside Boundary

N

This document is intended for informational purposes only and is not guaranteed to be accurate nor current.
YELLOWSTONE COUNTY GIS
6/4/2019
M:\DBP-BSEDA\BusinessIncDist\BID_IDS_3_2019.mxd

Exhibit B

Contiguous to and surrounding the current boundaries of BID No. 0001 the new boundary is described as follows:

Beginning at the centerline intersection of 6th Avenue North and North 32nd Street; Thence along said 6th Avenue North centerline in a northeasterly direction to the centerline intersection with the alley centerline between North 31st Street and North 30th Street; thence along said alley centerline in a northwesterly direction to the centerline intersection with 12th Avenue North; thence along said 12th Avenue North centerline in a northeasterly direction to the centerline intersection with North 30th Street; thence along said North 30th Street centerline in a northwesterly direction to the centerline intersection with the centerlines of Elevation Avenue and Grandview Boulevard; thence along said Grandview Boulevard centerline in a westerly direction to the centerline intersection with Locust Street; thence along said Locust Street centerline in a northerly direction to the centerline intersection with Poly Drive; thence along said Poly Drive Centerline in an easterly direction to the centerline intersection with North 27th Street;

thence along said North 27th Street centerline in a southeasterly direction to the centerline intersection of 10th Avenue North; thence along said 10th Avenue North centerline in a northeasterly direction to the centerline intersection with North 25th Street; thence along said North 25th Street centerline in a southeasterly direction to the centerline intersection with 9th Avenue North; thence along said 9th Avenue North centerline in a southwesterly direction to the centerline intersection with North 26th Street; thence along said North 26th Street centerline in a southeasterly direction to the centerline intersection with 7th Avenue North; thence along said 7th Avenue North centerline in a northeasterly direction to the centerline intersection with North 25th Street; thence along said North 25th Street centerline in a southeasterly direction to the centerline intersection with 6th Avenue North; thence along said 6th Avenue North centerline in a northeasterly direction to the centerline intersection with North 22nd Street; thence along said North 22nd Street centerline in a northwesterly direction to the centerline intersection with 8th Avenue North; thence along said 8th Avenue North centerline in a northeasterly direction to the centerline intersection with North 19th Street; thence along said North 19th Street centerline in a southeasterly direction to the centerline intersection with 6th Avenue North; thence along said 6th Avenue North centerline in a northeasterly direction to the centerline intersection with North 18th Street; thence along said North 18th Street centerline in a southeasterly direction to a point on the northerly right-of-way line of Burlington Northern – Montana Rail Link spur

line; thence along said northerly right-of-way line of Burlington Northern – Montana Rail Link spur line in a southwesterly direction to the centerline intersection with North 20th Street; thence along said North 20th Street centerline in a northwesterly direction to the intersection of the projected southerly alley right-of-way line of the northeasterly/southwesterly alley of Blocks 262 and 263 of Billings Original Town, Recorded September 1, 1884, under Document No. 16312, Records of Yellowstone County; thence along said southerly alley right-of-way line in a southwesterly direction for an approximate distance of 570 feet to the projected alley centerline of the northwesterly/southeasterly alley of said Block 263; thence along said alley centerline in a southeasterly direction to a point on the southerly right-of-way line of Burlington Northern – Montana Rail Link spur line, point also being the alley centerline of Block 14 of said Billings Original Town; thence along said the northerly line of Block 14 in a southwesterly direction to the northwesterly corner of Lot 13, of said Block 14; thence along the westerly line of said Block 14 to the centerline intersection with 4th Avenue North; thence along said 4th Avenue North Centerline in a northeasterly direction to the intersection of the projected east lot lines of Lots 1A – 12A, Block 38 of Amended Plat of a Portion of Lots 1 through 12, Block 38, Town Of Billings, Recorded November 1, 1973, under Document No. 947494, Records of Yellowstone County; thence along said east lot lines of Lots 1A – 12A in a southeasterly direction to the centerline intersection with 3rd Avenue North; thence along said 3rd Avenue North centerline in a southwesterly direction to the centerline intersection with North 22nd Street; thence along said North 22nd Street centerline in a southeasterly direction to the centerline intersection with 2nd Avenue North; thence along said 2nd Avenue North centerline in a northeasterly direction to the centerline intersection with North 20th Street; thence along said North 20th Street centerline in a southeasterly direction to the centerline intersection with 1st Avenue North; thence along said 1st Avenue North centerline in a northeasterly direction to the northwesterly/southeasterly alley centerline intersection of Block 118 of said Billings Original Town; thence along said alley centerline in a southeasterly direction to the southwesterly/northeasterly alley centerline of said Block 118; thence along said alley centerline in a southwesterly direction through said Block 118 and also Block 117 of said Billings Original Town to the centerline intersection with North 20th Street; thence along said North 20th Street centerline in a southeasterly direction to the centerline intersection with Montana Avenue; thence along said Montana Avenue centerline in a southwesterly direction to a point, said point being perpendicular to the most southeast lot corner of Lot 1, Block 115 of said Billings Original Town; thence along a line, said line being perpendicular to Montana Avenue centerline in a southeasterly direction to the most southeasterly corner represented by Tax Code Parcel D12271; thence along a line, said line being more or less parallel to the centerline of Montana Avenue in a southwesterly direction and encompassing said Tax Code Parcel D12271, and Tax Code Parcels D12017A, I00251A, D12017, and D12018

to the east right-of-way line of South 27th Street; thence along said east right-of-way line in a southeasterly direction to the most northwest lot corner represented by Tax Code Parcel D12514; thence along a line, said line being more or less parallel to the centerline of Minnesota Avenue in a northeasterly direction for an approximate distance of 1720 feet to a point, said point being perpendicular to the centerline of said Minnesota Avenue; thence along a line, said line being perpendicular to Minnesota Avenue in a southeasterly direction to the centerline intersection of Minnesota Avenue; thence along said Minnesota Avenue centerline in a northeasterly direction to the centerline intersection with South 21st Street; thence along said South 21st Street centerline in a southeasterly direction to a point on the east section line of Section 3, Township 1 South, Range 26 East, Yellowstone County Montana, P.M.M., thence along said west section line in a southerly direction to the centerline intersection with 8th Avenue South; thence along said 8th Avenue South centerline in a southwesterly direction to the centerline intersection with South 31st Street; thence along said South 31st Street centerline in a northwesterly direction to the centerline intersection with 6th Avenue South; thence along said 6th Avenue South centerline in a northeasterly direction to the centerline intersection with South 28th Street; thence along said South 28th Street centerline in a northwesterly direction to the centerline intersection with 5th Avenue South; thence along said 5th Avenue South centerline in a northeasterly direction to the alley centerline intersection of Block 183 of said Billings Original Town; thence along said alley centerline in a northwesterly direction through said Block 183 and Block 169 of Billings Original Town to the centerline intersection with 3rd Avenue South; thence along said 3rd Avenue South centerline in a northeasterly direction to the centerline intersection with South 27th Street; thence along said South 27th Street centerline in a northwesterly direction to the centerline intersection with 2nd Avenue South; thence along said 2nd Avenue South centerline in a southwesterly direction to the centerline intersection with South 33rd Street; thence along said South 33rd Street centerline in a northwesterly direction to a point, said point being on the northerly right-of-way line of 1st Avenue South; thence along said northerly right-of-way line in a northeasterly direction to the southwest corner of Lot 1-A, Block 1 of Amended Plat of Lot 1, Block 1, Barnard Subdivision, Recorded October 27, 2010, under Document No. 3567881, Records of Yellowstone County; thence along the boundary of said Lot 1-A the following course, N 34°36’30” W for a distance of 143.00 feet, N 55°23’30” E for a distance of 277.00 feet, S 34°36’30” E for a distance of 12.00 feet, N 55°23’30” E for a distance of 58.00 feet to a point on the westerly right-of-way line of South 30th Street; thence N 55°23’30” E for a distance of 40.00 feet to the centerline of said South 30th Street; thence along said South 30th Street centerline in a northwesterly direction to the centerline intersection with Minnesota Avenue; thence along said Minnesota Avenue centerline in a northeasterly direction to a point, point being perpendicular to the most southwest lot corner represented by Tax Code Parcel D12019; thence along a line, said

line being perpendicular to the centerline of Minnesota Avenue in a northwesterly direction to the most southwest lot corner represented by Tax Code Parcel D12019; thence along a line, said line being more or less parallel to the centerline of Minnesota Avenue in a northeasterly direction to a point, said point being on the west right-of-way line of South 27th Street; thence along said west right-of-way line in a northwesterly direction to the most southeast lot corner represented by Tax Code Parcel A29916; thence along a line, said line being more or less parallel to the centerline of Montana Avenue in a southwesterly direction to the centerline intersection with North 29th Street; thence along said North 29th Street centerline in a northwesterly direction to the centerline intersection with Montana Avenue; thence along said Montana Avenue centerline in a southwesterly direction to the centerline intersection with North 32nd Street; thence along said North 32nd Street centerline in a northwesterly direction to the centerline intersection with 6th Avenue North, said centerline intersection being the Point of Beginning, inclusive of all known tax codes in the expanded area herein.

Tax ID	TOTAL ASSESSMENT
A00001	$637.36
A00004	$198.10
A00006	$167.80
A00007	$256.26
A00008	$123.17
A00009	$218.00
A00010	$375.32
A00011	$1,304.22
A00016	$694.70
A00041	$1,062.42
A00042	$1,303.24
A00042A	$860.97
A00050	$256.72
A00051	$473.77
A00056	$3,217.05
A00062	$308.33
A00063	$1,707.36
A00064	$316.65
A00065	$363.64
A00066A	$1,077.78
A00067	$405.73
A00068A	$417.45
A00069	$320.09
A00070	$136.96
A00071	$487.02
A00072	$255.91
A00073	$195.00
A00073A	$101.33
A00073B	$99.67
A00074	$349.37
A00075	$455.59
A00075A	$1,144.95
A00075B	$199.19
A00196B	$1,426.30
A00202	$138.87
A00203	$110.60
A00204	$201.08
A00206	$179.22
A00207	$373.11
A00208	$137.26
A00209	$115.59
A00210	$115.59

A00211	$137.26
A00212	$268.63
A00215	$223.88
A00216	$337.35
A00217	$190.33
A00218	$150.42
A00219	$434.97
A00222	$180.28
A00224	$137.34
A00225	$485.29
A00235	$1,205.35
A00236	$137.10
A00237M	$0.00
A00241	$358.90
A00242	$104.70
A00243	$160.00
A00244	$503.99
A00247	$814.47
A00251	$3,111.33
A00252	$299.59
A00254	$236.85
A00255	$647.15
A00256	$1,284.18
A00257	$932.64
A00258	$819.57
A00260	$721.31
A00261	$2,106.89
A00262	$2,455.58
A00263	$4,792.13
A00264	$6,305.74
A00269	$1,530.70
A00270	$314.10
A00271	$9,917.45
A00273	$5,969.81
A00276	$237.72
A00277	$223.24
A00278	$199.70
A00279	$226.42
A00280	$314.66
A00282	$628.01
A00285	$396.65
A00290	$169.09

A00292	$354.44
A00342	$137.26
A00343	$180.58
A00344	$225.66
A00345	$180.45
A00346A	$230.60
A00346B	$218.55
A00347	$619.57
A00349	$1,155.23
A00351	$3,767.46
A00352	$10,329.01
A00357	$667.83
A00359	$1,603.94
A00360	$5,524.58
A00362	$508.64
A00363	$959.53
A00364	$2,075.96
A00365	$2,243.64
A00366	$3,545.63
A00367	$528.16
A00367A	$229.40
A00367B	$196.04
A00367C	$375.40
A00367M	$0.00
A00368	$11,144.68
A00372	$2,403.73
A00373	$1,170.84
A00374	$883.94
A00375	$3,806.88
A00376	$1,934.66
A00379	$325.10
A00382	$0.00
A00383	$4,937.97
A00389	$329.04
A00394	$241.48
A00395	$139.34
A00396	$137.33
A00397	$176.88
A00398	$204.99
A00399	$195.79
A00400	$278.31
A00401	$398.73

A00402	$137.26
A00406	$385.35
A00407	$150.96
A00408	$184.71
A00409	$177.90
A00410	$92.87
A00411	$92.87
A00414	$665.05
A00416	$92.93
A00417	$136.57
A00418	$102.05
A00419	$105.80
A00420	$114.89
A00421	$168.19
A00422	$102.07
A00423	$101.53
A00424	$88.76
A00425	$96.97
A00426	$282.42
A00429	$128.81
A00430	$98.54
A00431	$162.61
A00432	$116.15
A00433	$147.82
A00434	$144.24
A00435	$86.74
A00566	$784.96
A00566B	$543.81
A00567	$233.95
A00568	$784.07
A00569	$88.83
A00570	$96.32
A00571	$129.90
A00572	$134.25
A00573	$453.97
A00574	$366.26
A00576	$166.21
A00577	$156.09
A00578	$131.43
A00579	$187.07
A00580	$120.24
A00583	$146.46

A00584	$163.23
A00585	$107.50
A00586	$177.86
A00587	$252.27
A00588	$150.02
A00589	$192.68
A00590	$177.89
A00591	$136.83
A00592	$123.33
A00593	$122.74
A00594	$757.34
A00598	$137.26
A00599	$222.09
A00600	$246.66
A00601	$107.34
A00602	$177.17
A00603	$361.37
A00604	$272.45
A00605	$428.30
A00606	$137.32
A00607	$308.94
A00609	$396.69
A00610	$138.34
A00611	$1,165.10
A00612	$560.16
A00613	$1,574.02
A00616	$812.28
A00617	$306.16
A00618	$4,572.16
A00620	$12,016.03
A00624	$8,404.00
A00630	$3,078.93
A00630A	$560.16
A00630B	
A00630C	
A00631	$454.40
A00632	$306.61
A00633	$564.56
A00634	$1,006.88
A00635	$1,320.08
A00636	$1,204.80
A00636M	$0.00

A00637	$2,091.52
A00638	$1,059.52
A00639	$1,148.42
A00640A	$230.45
A00640B	$151.51
A00640C	$193.24
A00640D	$286.32
A00640E	$134.67
A00640F	$974.66
A00640H	$83.57
A00640I	$84.42
A00640J	$80.74
A00640K	$80.34
A00640L	$73.13
A00640M	$0.00
A00640N	$80.34
A00640O	$80.47
A00640P	$77.35
A00640Q	$76.34
A00640R	$73.76
A00640S	$78.07
A00640T	$73.73
A00640U	$71.04
A00640V	$77.71
A00641A	$181.37
A00641B	$169.53
A00641C	$171.17
A00641D	$243.25
A00641E	$292.96
A00641F	$269.42
A00641M	$0.00
A00642A	$591.12
A00642B	$625.80
A00642C	$82.16
A00642M	$0.00
A00643	$1,525.97
A00644	$1,648.00
A00645	$1,584.80
A00647	$1,688.63
A00648	$718.02
A00648A	$798.56
A00649	$1,112.58

A00650	$1,203.25
A00651	$2,158.02
A00652	$926.33
A00653	$452.62
A00654	$452.62
A00655	$1,672.45
A00656	$1,209.52
A00658	$203.23
A00659	$512.02
A00660	$224.08
A00663	$137.84
A00664	$352.34
A00665	$529.52
A00667	$818.63
A00671	$327.90
A00673	$223.71
A00676	$194.01
A00677	$137.26
A00678	$137.52
A00679	$169.65
A00740	$90.23
A00741	$155.14
A00742	$227.67
A00744	$154.68
A00745	$174.22
A00746	$259.24
A00747	$295.07
A00748	$109.73
A00749	$390.59
A00753	$441.62
A00755	$290.17
A00756	$583.02
A00757	$216.92
A00758	$444.68
A00759	$230.35
A00760	$274.25
A00762	$1,136.08
A00763	$482.05
A00765	$853.40
A00766	$615.87
A00768	$409.21
A00769	$335.17

A00770	$786.69
A00771	$1,267.90
A00773	$836.25
A00774	$1,424.29
A00775	$786.88
A00776	$1,337.04
A00778	$1,485.79
A00780	$617.22
A00781	$1,638.29
A00782	$525.91
A00783	$1,949.01
A00786	$1,097.64
A00787	$4,833.48
A00789A	$152.88
A00789B	$120.00
A00789C	$117.20
A00789D	$123.56
A00789E	$102.72
A00789F	$105.64
A00789G	$122.04
A00789H	$302.48
A00794B	$137.48
A00794C	$1,197.64
A00794D	$707.80
A00794M	$0.00
A00795	$8,917.16
A00796A	$146.88
A00796B	$330.80
A00796C	$61.58
A00796D	$158.76
A00796E	$62.43
A00796F	$150.48
A00796G	$161.24
A00796H	$57.66
A00796I	$57.66
A00796J	$57.66
A00796K	$55.81
A00796L	$57.66
A00796M	$0.00
A00796N	$57.66
A00796O	$58.45
A00796P	$58.45

A00796Q	$58.45
A00796R	$55.81
A00796S	$57.66
A00796T	$57.66
A00800	$0.00
A00801A	$253.03
A00804	$12,619.18
A00806	$1,610.57
A00807	$669.89
A00808	$554.05
A00809	$405.47
A00810	$1,359.63
A00811	$434.67
A00812	$480.55
A00813	$958.98
A00814	$1,223.77
A00815	$1,614.46
A00816	$2,044.86
A00817	$1,851.70
A00818	$613.05
A00820	$1,650.72
A00821	$576.17
A00822	$648.69
A00823	$792.13
A00824	$1,564.47
A00826	$1,777.23
A00827	$525.18
A00828	$671.18
A00830	$465.52
A00831	$508.78
A00832	$1,507.49
A00832A	$747.12
A00833	$1,576.48
A00834	$878.09
A00835	$1,816.29
A00836	$2,538.89
A00837	$2,964.48
A00838	$1,906.80
A00839	$4,313.87
A00840	$1,725.11
A00843	$250.64
A00844	$182.02

A00845	$194.28
A00846	$179.20
A00846A	$325.75
A00847	$124.01
A00849	$860.34
A00851	$379.68
A00854	$324.89
A00855A	$427.05
A00883	$829.98
A00884	$520.96
A00885	$361.66
A00886	$520.11
A00886A	$304.08
A00887	$405.55
A00888	$687.04
A00889	$408.07
A00891	$91.55
A00892	$322.56
A00894	$153.63
A00895	$174.07
A00896	$404.60
A00897	$279.23
A00900	$92.16
A00901	$92.16
A00902	$335.49
A00908	$158.09
A00909	$168.17
A00910	$134.71
A00911	$152.59
A00912	$102.79
A00913	$169.01
A00914	$160.77
A00915	$192.39
A00916	$158.37
A00917	$351.94
A00918	$451.94
A00920A	$62.79
A00920B	$62.79
A00920C	$59.16
A00920D	$59.00
A00920E	$58.37
A00920F	$61.12

A00920G	$62.79
A00920H	$62.76
A00920I	$59.59
A00920J	$58.31
A00920K	$59.18
A00920L	$58.42
A00920M	$0.00
A00921	$160.57
A00922	$146.67
A00923	$229.29
A00924	$221.37
A00925	$224.01
A00926	$133.32
A00927	$118.95
A00928	$254.23
A00931	$168.39
A00936	$639.57
A00939	$796.39
A00949	$4,628.33
A00953	$385.24
A00954	$95.43
A00956	$97.82
A00957	$233.38
A00959	$626.02
A00963	$166.98
A00964	$424.96
A00968	$333.53
A00970	$279.23
A00971	$560.46
A00976	$199.11
A00977	$134.71
A00981	$373.27
A00982	$286.66
A00985	$185.65
A00986	$92.87
A00987	$136.30
A00988	$170.00
A00995	$440.06
A01010	$263.67
A01012	$131.45
A01013	$134.71
A01014	$151.06

A01015	$147.05
A01019	$262.83
A01019A	$192.84
A01022	$324.78
A01024	$166.08
A01028	$621.63
A01030	$262.28
A01032	$220.10
A01035	$248.46
A01041	$556.38
A01043	$179.99
A01044	$96.81
A01045	$97.24
A01046	$130.23
A01047	$147.50
A01048	$139.56
A01049	$89.27
A01050	$95.12
A01057	$137.32
A01058	$141.70
A01059	$212.85
A01123	$241.97
A01124	$350.38
A01125	$151.32
A01131	$108.02
A01132	$88.40
A01133	$140.47
A01134	$96.14
A01135	$134.25
A01136A	$92.87
A01137	$174.94
A01138	$557.65
A01144	$178.75
A01145	$144.98
A01146	$134.25
A01147B	$271.24
A01151A	$244.08
A01152	$63.35
A01153	$129.64
A01155	$561.02
A01161	$212.40
A01163	$172.16

A01165	$322.14
A01168	$336.22
A01170	$206.16
A01171	$96.37
A01172	$145.22
A01180	$8,145.74
A01191	$261.20
A01191A	$92.16
A01192	$293.85
A01193	$139.52
A01194	$140.89
A01195	$72.24
A01195A	$75.75
A01196	$97.14
A01197	$233.12
A01198	$207.28
A01200	$148.66
A01201	$174.94
A01202	$92.87
A01203	$136.74
A01204	$134.25
A01205	$155.31
A01206	$134.25
A01207	$140.24
A01208	$141.02
A01209	$184.30
A01210A	$91.52
A01210B	$91.54
A01210C	$86.10
A01210D	$85.64
A01210M	$0.00
A01212	$664.23
A01218	$86.37
A01219	$64.30
A01220	$101.89
A01221	$96.68
A01222	$141.47
A01223	$96.14
A01224	$96.68
A01225	$142.96
A01226	$235.96
A01231	$104.25

A01232	$0.00
A01233	$134.71
A01234	$134.71
A01235	$102.04
A01236	$101.94
A01237	$142.75
A01238	$145.34
A01239	$92.87
A01240	$91.84
A01241	$134.25
A01242	$139.29
A01243	$0.00
A01245	$133.68
A01246	$1,272.62
A01249	$764.61
A01250	$171.92
A01251	$171.92
A01252	$171.92
A01253	$124.60
A01254	$111.22
A01256	$331.52
A01258	$265.24
A01259	$303.82
A01264	$139.67
A01266	$89.98
A01266A	$366.32
A01266B	$90.82
A01273	$183.81
A01274	$315.35
A01279	$288.94
A01280	$289.89
A01281	$196.22
A01283	$175.94
A01285	$269.65
A01287	$139.56
A01288	$121.74
A01289	$769.32
A01291	$359.15
A01292	$101.56
A01293	$670.13
A01294	$441.53
A01298	$128.42

A01299	$161.63
A01300	$193.01
A01301	$116.58
A01302	$146.79
A01303	$163.76
A01304	$382.96
A01305	$333.84
A01308	$88.13
A01309	$148.16
A01310	$151.25
A01311	$159.42
A01534	$657.64
A01539	$588.16
A01540	$276.35
A01541	$267.34
A01545	$262.83
A01548	$144.43
A01549	$167.96
A01550	$134.71
A01551	$166.66
A01552	$134.25
A01553	$134.25
A01554	$560.12
A01560	$783.87
A01567	$1,672.17
A01688	$8,704.65
A01689	$176.47
A01690	$135.25
A01691	$177.52
A01692	$245.88
A01694	$236.13
A01696	$899.69
A01699	$3,965.88
A01711	$397.94
A01909	$3,788.37
A01916	$239.84
A01918	$364.43
A01926	$682.39
A01932	$137.53
A01933	$93.46
A01933A	$379.92
A01933B	$919.00

A01935	$84.35
A01936	$143.88
A01937	$141.58
A01938	$120.91
A01939	$104.30
A01940	$62.99
A01941	$103.69
A01943	$304.30
A01944	$283.17
A01945	$238.37
A01946	$301.97
A01947	$267.93
A01951	$134.25
A01953	$134.25
A01954	$70.66
A01955	$71.51
A01956	$96.46
A01957	$65.87
A01958	$61.60
A01959	$85.47
A01960	$236.62
A01963	$179.22
A01963A	$412.20
A01964	$212.32
A01968	$785.71
A02005A	$4,826.84
A05968	$10,615.91
A07113	$487.32
A07115B	$197.21
A07115C	$313.24
A07115M	$0.00
A07116	$364.11
A07119	$205.46
A07120	$402.77
A07125	$785.89
A07129	$157.13
A07131	$4,555.44
A07141	$136.55
A07142	$487.51
A07149	$402.66
A07153	$285.77
A07155	$291.95

A07179	$310.31
A07180	$132.69
A07181	$189.94
A07182	$307.43
A07191	$139.91
A07192	$367.74
A07196	$344.02
A07201	$126.98
A07212	$585.54
A07225	$1,967.28
A07229	$164.52
A07230	$346.72
A07249	$1,375.32
A07258	$333.28
A07260	$262.74
A07262	$752.60
A07265	$131.78
A07266	$114.50
A07267	$169.47
A07272	$109.41
A07273	$256.04
A07273A	$79.51
A07276	$324.11
A07279	$226.77
A07281	$585.97
A07282	$138.62
A07283	$253.38
A07284	$157.80
A07285	$220.60
A07286	$150.79
A07287	$115.58
A07288	$166.86
A07290	$79.25
A07291	$196.21
A07293	$486.54
A07295	$183.37
A07296	$172.90
A07297	$256.21
A07317	$1,089.74
A07324	$1,211.97
A07331	$265.20
A07332	$136.79

A07332A	$182.49
A07333	$192.16
A07334	$463.39
A07335	$158.06
A07336	$158.06
A07337	$158.06
A07338	$161.18
A07339	$265.87
A07341A	$311.98
A07345	$3,460.73
A07348	$263.40
A07350	$318.90
A07352	$213.02
A07353	$316.99
A07355	$211.17
A07356	$178.48
A07356A	$457.50
A07357	$461.54
A07361	$216.81
A07363	$251.71
A07364	$1,393.01
A07366	$1,282.80
A07369	$228.09
A07370	$389.32
A07371A	$109.17
A07371B	$109.17
A07372	$1,958.81
A07376A	$79.09
A07376B	$83.12
A07376C	$83.08
A07376D	$0.00
A07376E	$85.21
A07376M	$137.34
A07376S	$60.28
A07376T	$61.81
A07376U	$61.81
A07376V	$60.80
A07376W	$62.83
A07379	$169.94
A07381	$258.62
A08170B	$1,856.37
A11334	$121.03

A11335	$229.27
A11336	$132.01
A11341	$241.69
A11351	$571.39
A11353	$135.99
A11354	$764.10
A11355	$166.86
A11543	$536.77
A11550	$1,548.04
A11554	$632.60
A11563	$126.48
A11564	$115.81
A11565	$8,509.10
A11583	$190.19
A11584	$113.57
A11585	$117.35
A11586	$134.44
A11587	$117.54
A11588	$135.88
A11589	$109.24
A11592	$392.00
A11605	$164.63
A11606	$109.29
A11608	$168.37
A11609	$0.00
A11610	$226.37
A11613	$108.48
A11614	$106.16
A11615	$129.97
A11630	$109.77
A11631	$256.84
A11635	$0.00
A11636	$108.34
A11638	$407.28
A12102	$2,232.89
A12146	$632.60
A12156	$108.67
A12157	$108.67
A12169	$3,210.69
A12176	$957.24
A12194	$134.09
A12201	$114.62

A12202	$109.71
A12203	$96.58
A12204	$109.49
A12205	$96.58
A12210	$1,823.66
A12216	$341.65
A12217	$109.17
A12218	$370.93
A12226	$1,367.27
A12229	$225.26
A12233	$1,332.85
A12241	$108.87
A12242	$109.46
A12243	$109.11
A12244	$109.72
A12245	$109.49
A12246	$168.58
A12248	$100.86
A12249	$109.34
A12250	$109.22
A12251	$109.46
A12252	$109.11
A12253	$109.11
A12254	$109.22
A12255	$109.11
A12256	$109.22
A12257	$109.11
A12258	$109.49
A12259	$109.17
A12260	$109.17
A12261	$109.29
A12262	$109.17
A12263	$109.29
A12264	$109.17
A16450	$7,769.40
A18733	$267.89
A18734	$162.91
A18735	$149.78
A18736	$152.31
A18737	$162.64
A18738	$257.22
A18740	$213.28

A18741	$144.34
A18742	$92.87
A18743	$165.75
A18744	$90.17
A18745	$1,684.80
A26786	$70.35
A26786M	$0.00
A26787	$70.34
A26788	$71.35
A26789	$71.70
A26790	$74.19
A26791	$60.93
A26792	$70.29
A26793	$71.29
A26794	$71.50
A26795	$74.19
A26796	$69.95
A26797	$70.26
A26798	$71.35
A26799	$71.50
A26800	$74.19
A27701	$132.79
A27701M	$0.00
A27702	$447.29
A29916A	$235.16
A29916B	$171.84
A29916C	$113.32
A29916D	$88.56
A29916E	$100.40
A29916F	$93.64
A29916G	$102.56
A29916H	$95.60
A29916I	$106.36
A29916J	$114.84
A29916K	$106.36
A29916L	$114.84
A29916M	$0.00
A29916N	$63.62
A29916O	$63.62
A29917	$3,936.56
A31251	$505.29
A33292	$80.80

A33796	$0.00
A33974	$1,489.81
A34212A	$319.56
A34212B	$71.24
A34212C	$89.88
A34212D	$52.15
A34212E	$54.41
A34212F	$52.13
A34212G	$52.72
A34212H	$52.71
A34212I	$52.97
A34212J	$52.67
A34212K	$0.00
A34212L	$52.20
A34212M	$52.48
A34212N	$54.38
A34212O	$55.85
A34212P	$54.39
A34212Q	$52.24
A34212R	$61.79
A34212S	$53.25
A34212T	$52.02
A34212U	$65.44
A34212V	$60.56
A34212W	$237.56
A34212X	$65.83
A34212Y	$77.29
A34225A	$57.82
A34225B	$57.82
A34225C	$57.82
A34225D	$57.48
A34225E	$57.48
A34225F	$57.48
A34225G	$57.82
A34225H	$57.82
A34225I	$57.82
A34225J	$57.82
A34225K	$57.82
A34225L	$57.82
A34225M	$0.00
A34225N	$57.82
A34225O	$57.82

A34225P	$57.82
A34225Q	$57.82
A34225R	$57.82
A34225S	$57.82
A34225T	$57.82
A34225U	$57.82
A34225V	$57.82
A34225W	$57.82
A34225X	$57.82
A34226A	$57.82
A34226B	$57.82
A34226C	$57.82
A34226D	$57.82
A34226E	$57.82
A34226F	$57.82
A34226G	$57.82
A34226H	$57.82
A34226I	$57.82
A34226J	$57.82
A34226K	$57.82
A34226L	$57.82
A34226M	$0.00
A34226N	$57.82
A34226O	$57.82
A34226P	$57.82
A34226R	$72.95
A34226S	$72.95
A34620	$968.50
A36413A	$73.48
A36413B	$74.25
A36413C	$70.19
A36413D	$77.01
A36413E	$74.13
A36413F	$72.99
A36413G	$73.07
A36413H	$75.05
A36413I	$75.03
A36413J	$79.44
A36413K	$50.00
A36413L	$82.22
A36413M	$0.00
A36413N	$267.89

D01207	$148.91
D05764	$470.27
D12010	$114.02
D12013	$104.03
D12013A	$124.00
D12014	$263.02
D12015	$216.09
D12017	$110.78
D12017A	$160.38
D12018	$132.80
D12018A	$77.62
D12021	$147.16
D12037	$157.44
D12039	$216.97
D12048	$308.18
D12049	$205.55
D12053	$144.24
D12055	$61.76
D12056	$58.89
D12267	$61.76
D12268	$66.75
D12269	$122.51
D12270	$82.32
D12271	$6,075.76
D12436	$78.27
D12514	$145.11
D13071	$125.46
D13072	$151.58
D13111	$144.53
D13113	$136.31
D13114	$116.07
D13139I	$52.22
D13144K	$604.14
D13144L	$2,922.75
D13144Z	$992.49
D13145	$247.19
D13145A	$336.33
D13145B	$50.00
D13145D	$205.54
D13145E	$244.25
D13145F	$6,206.89
D13145L	$236.63
D13161	$94.34

D13244	$167.66
D13578	$131.91
D13580	$86.42
D13583	$280.90
I00048	$112.83
I00063	$79.83
I00064	$62.51
I00078B	$67.57
I00140	$68.16
I00153	$115.63
I00154	$311.53
I00199	$114.45
I00203	$166.42
I00221	$76.62
I00227	$73.89
I00230	$94.98
I00234	$138.51
I00236	$151.44
I00241	$79.66
I00250B	$100.08
I00251	$175.14
I00251A	$89.19
I00254	$74.40
I00263	$200.12
I00270B	$50.51
I00270C	$50.23
I00272	$126.78
I00278	$75.34
I00282	$155.85
I00593	$199.10
I00593A	$146.56
I00602	$261.00
I00603	$1,270.43
I00621	$60.71
I00622	$80.67
I00623	$138.59
I00624	$122.54
I00635	$58.87
I00648	$76.17
I00649	$76.24
I00650	$90.35
I00651	$65.62
I00734	$55.89
I00763	$918.70

I00797	$657.84
I00877	$52.27
I01016	$51.10
I01060	$50.31
I01104	$182.93
I01149	$118.46
I01150	$50.25
I01160	$433.46
I01172	$182.19
I01249	$188.37
I01250	$155.34
I01251	$118.40
	$557,834.18

City Council Regular

Date:	07/28/2025
Title:	Second/Final Reading Ordinance amending Section 22-408, BMCC right-of-way obstructions
Presented by:	Daniela Pavuk, Assistant City Attorney
Department:	Legal
Presentation:	Yes
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

Staff recommends the City Council approve the second and final reading of the ordinance amending Billings, Montana City Code (BMCC), Section 22-408, right-of-way obstructions and blocking acces to entrances with the revision discussed during the first reading at the City Council Regular Business Meeting on July 14, 2025.

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

Billings Municipal Code § 22-408 has not been updated since Ordinance Number 10-5501 was enacted on January 11, 2010. In 2010, this section was revised to make a violation of this section into a Municipal Infraction.

Staff are proposing amendments to § 22-408 to create a safe and welcoming business environment, especially in the downtown business district. Revisions are also necessary to ensure compliance with the Americans with Disabilities Act. In the status quo, individuals and their property are obstructing entrances to businesses. This impedes business activities and makes it difficult for people with disabilities to access goods and services.

In drafting this proposed revision, staff exercised diligence and reviewed ordinances in the state of Montana and other states (including Missoula's Ordinance on Pedestrian Interference, Whitefish's Ordinance on blocking business entrances, and comparable ordinances in metropolitan areas in Iowa and Idaho.)

At its meeting on July 14, 2025, the City Council conducted a public hearing and approved the first reading of an ordinance amending BMCC Section 22-408 right-of-way obstructions and blocking access to entrances.

A red-lined and clean version of the amended curb cut ordinance is attached to this memo.

STAKEHOLDERS

Recommended by City staff, including the Code Enforcement Division and Legal. Staff presented the draft code to City Council on July 14, 2025. A legal ad was published for this public hearing.

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

Approval of all or some of the proposed amendments will have a negligible financial impact on the City's budget.

Attachments

Proposed Ordinance - Clean
Proposed Ordinance - Redline

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF BILLINGS,
PROVIDING THAT SECTION 22-408 OF THE BILLINGS,
MONTANA CITY CODE (BMCC) BE AMENDED**

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

Section 1. That Section 22-408 of the Billings, Montana City Code (BMCC) is amended to read as follows:

Section 22-408. Right-of-way Obstructions and Blocking Access to Entrances.

(1) No person shall obstruct any sidewalk, street, or alley, or fail to remove any obstruction placed in or upon any street, sidewalk, or alley. Whenever permission previously granted has been withdrawn by the city, the obstruction must be removed immediately.

(2) No person shall obstruct or hinder an entrance to a commercial building, interfere with ingress and egress, or otherwise occupy or impede the doorway to a commercial building by standing, sitting, lying, or sleeping on a street, sidewalk, or alley in front of the building's entrance.

Violations shall be subject to civil penalties as specified in section 18-1304.

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

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

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

PASSED by the City Council on first reading the _____ day of _____, 2025.

PASSED, ADOPTED and APPROVED on second reading this _____ day of _____, 2025.

CITY OF BILLINGS

BY:_____

William A. Cole, Mayor

Attest:

BY:_____

Denise R. Bohlman, City Clerk

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THAT SECTION 22-408 OF THE BILLINGS, MONTANA CITY CODE (BMCC) BE AMENDED

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

Section 1. That Section 22-408 of the Billings, Montana City Code (BMCC) is amended to read as follows:

Section 22-408. ~~Failure to remove obstructions.~~ Right-of-way Obstructions and Blocking Access to Entrances.

(1) ~~Any~~ No person ~~who~~ shall ~~willfully and unnecessarily~~ obstruct any sidewalk, street, or alley, or ~~without first obtaining permission of the city or who shall~~ fail to remove any obstruction placed in or upon any street, sidewalk, or alley. ~~w~~Whenever ~~any~~ permission previously granted ~~shall~~ ha~~s~~ve been withdrawn by the city, ~~or when notified to do so by the city,~~ the obstruction must be removed immediately.

(2) No person shall obstruct or hinder an entrance to a commercial building, interfere with ingress and egress, or otherwise occupy or impede the doorway to a commercial building by standing, sitting, lying, or sleeping on a street, sidewalk, or alley in front of the building's entrance.

Violations shall be subject to civil penalties as specified in section 18-1304.

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

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

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

PASSED by the City Council on first reading the _____ day of _____, 2025.

PASSED, ADOPTED and APPROVED on second reading this _____ day of _____, 2025.

CITY OF BILLINGS

BY:_____
William A. Cole, Mayor

Attest:

BY:_____
Denise R. Bohlman, City Clerk

City Council Regular

Date:	07/28/2025
Title:	Second/Final Reading Ordinance amending Section 24-601, BMCC parking of bicycle
Presented by:	Daniela Pavuk, Assistant City Attorney
Department:	Legal
Presentation:	Yes
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

Staff recommends the City Council approve the second and final reading of the ordinance amending Billings, Montana City Code (BMCC), Section 24-601 parking of bicycle.

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

Billings Municipal Code § 24-601 has not been updated since its 1967 iteration. This code does not reflect modern policing tactics, as it relates to bait bikes.

Currently, Billings code prohibits all individuals from leaving an unsecured bike in a public place. This restriction, while intended to promote bicycle security, inadvertently conflicts with the Billings Police Department's bait bike program--a proactive law enforcement strategy where bicycles are strategically placed in high-theft areas to catch bicycle thieves. Staff are proposing an exemption for law enforcement, consistent with § 24-602 which already exempts authorized law enforcement personnel from the prohibition on riding bikes on sidewalks in the business district. This amendment would eliminate any legal ambiguity regarding the bait bike program and strengthen the Billings Police Department's position during potential legal challenges in criminal cases.

At its meeting on July 14, 2025, the City Council conducted a public hearing and approved the first reading of an ordinance amending BMCC 24-601 parking of bicycle.

Red-lined and clean versions of the amendments to the ordinances are attached to this memo.

STAKEHOLDERS

Recommended by City staff, including the Billings Police Department and Legal.

Staff presented the draft code to City Council on July 14, 2025. A legal ad was published for this public hearing.

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

Approval of all or some of the proposed amendments will have a negligible financial impact on the City's budget.

Attachments

Proposed Ordinance - Clean
Proposed Ordinance - Redline

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF BILLINGS,
PROVIDING THAT SECTION 24-601 OF THE BILLINGS,
MONTANA CITY CODE (BMCC) BE AMENDED**

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

Section 1. That Section 24-601 of the Billings, Montana City Code (BMCC) is amended to read as follows:

Sec. 24-601. Parking.

(a) With the exception of authorized law enforcement personnel, no person shall park a bicycle upon a street, other than upon the roadway against the curb or upon the sidewalk in a rack to support the bicycle or against a building or at the curb, in such a manner as to afford the least obstruction to pedestrian traffic.

(b) With the exception of authorized law enforcement personnel, no person shall leave a bicycle unsecured in a public place.

(c) "Unsecured bicycle" shall be defined as an unattended bicycle which does not have an independent locking device affixed thereto in a manner so as to deter theft of the bicycle.

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

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

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

PASSED by the City Council on first reading the _____ day of _____, 2025.

PASSED, ADOPTED and APPROVED on second reading this _____ day of _____, 2025.

CITY OF BILLINGS

BY:_____
William A. Cole, Mayor

Attest:

BY:_____
Denise R. Bohlman, City Clerk

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF BILLINGS,
PROVIDING THAT SECTION 24-601 OF THE BILLINGS,
MONTANA CITY CODE (BMCC) BE AMENDED**

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

Section 1. That Section 24-601 of the Billings, Montana City Code (BMCC) is amended to read as follows:

Sec. 24-601. Parking.

(a) With the exception of authorized law enforcement personnel, ~~N~~no person shall park a bicycle upon a street, other than upon the roadway against the curb or upon the sidewalk in a rack to support the bicycle or against a building or at the curb, in such a manner as to afford the least obstruction to pedestrian traffic.

(b) With the exception of authorized law enforcement personnel, ~~N~~no person shall leave a bicycle unsecured in a public place.

(c) "Unsecured bicycle" shall be defined as an unattended bicycle which does not have an independent locking device affixed thereto in a manner so as to deter theft of the bicycle.

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

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

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

PASSED by the City Council on first reading the _____ day of _____, 2025.

PASSED, ADOPTED and APPROVED on second reading this _____ day of _____, 2025.

CITY OF BILLINGS

BY:_____
William A. Cole, Mayor

Attest:

BY:_____
Denise R. Bohlman, City Clerk

City Council Regular

Date:	07/28/2025
Title:	Payment of Claims for week of July 1st, 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 $2,051,319.68 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 07012025

Check Date	Check #	Name	Fund Name	Amount	Item Desc
07/01/2025	881388	A & E Architects	Public Safety	$ 16,591.50	Contract of design services for Fire Station #5 int design
07/01/2025	881389	Ace Electric	Water	$ 3,367.88	Control Work for Chlorine Alarm System
07/01/2025	881391	Advanced Engin and Enviro	Water	$ 32,307.60	WO 23-96 WTP Intake #2 Catwalk Renovations; Pmt 18
07/01/2025	881393	All Kinds of Blinds	Library	$ 8,950.00	Library - Children's west windows, blinds
07/01/2025	881398	Applied Control Equipment	Water	$ 4,259.23	Calibration services for Walter Zone 2E
07/01/2025	881400	Automatic Doors Of MT	Airport	$ 6,268.00	Invoice #7023. Window Frame Repairs on Ops Building
07/01/2025	881400	Automatic Doors Of MT	Parking	$ 405.00	i24812_Park 1 ADA button door
07/01/2025	881402	Axon Enterprise	Airport	$ 23,520.00	Airport Police Axon X26 Tasers
07/01/2025	881402	Axon Enterprise	Airport	$ 1,610.00	Airport Police Axon X26 Tasers
07/01/2025	881408	Billings Clinic	PD Program	$ 2,800.00	Strangulation Exams for March, April & May 2025.
07/01/2025	881409	Billings Clinic	Public Safety	$ 15,263.00	SANE exam, Non-fatal strang exams, legal blood draws
07/01/2025	881418	Century Link	Airport	$ 49.20	Airport Terminal Power M
07/01/2025	881418	Century Link	Airport	$ 45.66	Airport Alarm
07/01/2025	881418	Century Link	Airport	$ 45.19	Airport 1FB Line
07/01/2025	881418	Century Link	Airport	$ 83.58	Airport
07/01/2025	881418	Century Link	Airport	$ 45.19	Airport P9 Building
07/01/2025	881418	Century Link	Airport	$ 466.98	Airport -Charges for Airport phone fax alarm line
07/01/2025	881418	Century Link	Airport	$ 31.99	Bill Date: Aug 16, 2021. QTA Phone
07/01/2025	881418	Century Link	Engineering	$ 118.40	Measured Lines Depot 50/50
07/01/2025	881418	Century Link	EOC 911	$ 45.65	911
07/01/2025	881418	Century Link	EOC 911	$ 45.65	911
07/01/2025	881418	Century Link	EOC 911	$ 300.00	9-1-1 Center Landfill #2
07/01/2025	881418	Century Link	EOC 911	$ 311.26	9-1-1 Center Fox Reservoir #2
07/01/2025	881418	Century Link	EOC 911	$ 2,495.90	9-1-1 Center
07/01/2025	881418	Century Link	Fleet	$ 44.69	Motor Pool
07/01/2025	881418	Century Link	General	$ -	Cemetery Kenco Line
07/01/2025	881418	Century Link	IT Resources	$ 49.20	Kenco Security Alarm IT Alarm
07/01/2025	881418	Century Link	Library	$ 421.11	Library 6 lines
07/01/2025	881418	Century Link	P.W. Admin	$ 118.40	Measured Lines Depot 50/50
07/01/2025	881418	Century Link	Park Dist 1	$ 66.00	Parks
07/01/2025	881418	Century Link	Park Dist 1	$ 63.00	Stewart Park Batting Cages
07/01/2025	881418	Century Link	Park Dist 1	$ 46.00	Parks 3890 Stillwater
07/01/2025	881418	Century Link	Parking	$ 35.19	Park 2 Elevator Phone

Check Date	Check #	Name	Fund Name	Amount	Item Desc
07/01/2025	881418	Century Link	Parking	$ 49.20	Park 1 Elevator Phone
07/01/2025	881418	Century Link	Phone System	$ 118.08	Library 4 lines
07/01/2025	881418	Century Link	Phone System	$ 93.16	Library 4 lines
07/01/2025	881418	Century Link	Phone System	$ 115.86	Airport Measured Lines
07/01/2025	881418	Century Link	Phone System	$ 108.40	Met Measured Lines
07/01/2025	881418	Century Link	Phone System	$ 112.68	BOC Measured Lines
07/01/2025	881418	Century Link	Phone System	$ 108.40	PUD Measured Lines
07/01/2025	881418	Century Link	Phone System	$ 2,764.00	Main System Centrex
07/01/2025	881418	Century Link	Phone System	$ 848.83	Main System Centrex
07/01/2025	881418	Century Link	Phone System	$ 63.61	MET Fax and Kenco Fax
07/01/2025	881418	Century Link	Phone System	$ 49.53	Animal Control Fax
07/01/2025	881418	Century Link	Phone System	$ 61.85	Fire Alarm
07/01/2025	881418	Century Link	Phone System	$ 61.85	Four Dances
07/01/2025	881418	Century Link	Phone System	$ 57.73	Miller Building
07/01/2025	881418	Century Link	Phone System	$ 61.85	Pioneer Park
07/01/2025	881418	Century Link	Phone System	$ 63.61	Streets Fax
07/01/2025	881418	Century Link	Planning	$ 54.20	Planning Traffic Central Broadwater
07/01/2025	881418	Century Link	Planning	$ 54.20	Planning Traffic Central 9th
07/01/2025	881418	Century Link	Public Safety	$ 49.20	Fire Elevator
07/01/2025	881418	Century Link	Public Safety	$ 46.19	Crime Prevention Alarm
07/01/2025	881418	Century Link	Public Safety	$ 119.32	Fire
07/01/2025	881418	Century Link	Public Safety	$ 118.28	Fire RR Crossing Alarm
07/01/2025	881418	Century Link	Public Safety	$ 59.20	Fire 5 911 Line
07/01/2025	881418	Century Link	Public Safety	$ 35.19	Fire Maintenance Shop
07/01/2025	881418	Century Link	Radio	$ 311.26	Fire Airport Radio Tower WCK
07/01/2025	881418	Century Link	Radio	$ 311.26	Fire Airport Radio Tower Jellison
07/01/2025	881418	Century Link	Solid Waste	$ 84.38	Solid Waste Landfill
07/01/2025	881418	Century Link	Solid Waste	$ 187.10	SW Landfill
07/01/2025	881418	Century Link	Street/Traffic	$ 35.19	PW Traffic 3728 McDougall
07/01/2025	881418	Century Link	Street/Traffic	$ 49.20	406-652-8104 PW Traffic Signal 24 Central
07/01/2025	881418	Century Link	Wastewater	$ 56.33	406-259-2328 PUD Sahara Sand Lift Station
07/01/2025	881418	Century Link	Water	$ 39.44	PUD Alarm Water Tower
07/01/2025	881429	Colstrip Electric	Ballpark Donations	$ 2,678.78	dehler lights repairs - 43100

Check Date	Check #	Name	Fund Name	Amount	Item Desc
07/01/2025	881429	Colstrip Electric	Park Dist 1	$ 150.33	founders park lights - 43102
07/01/2025	881430	Community Solutions	Court Grants	$ 2,000.00	CSI Fees State Drug
07/01/2025	881430	Community Solutions	Court Grants	$ 5,000.00	FY 25 DUI Fees State
07/01/2025	881430	Community Solutions	Court Grants	$ 5,000.00	FY 25 MH Fees
07/01/2025	881440	Dakota Supply Group	Street/Traffic	$ 1,130.27	valve box/risers
07/01/2025	881440	Dakota Supply Group	Street/Traffic	$ 431.32	storm sewer pipe
07/01/2025	881440	Dakota Supply Group	Street/Traffic	$ 20.12	couplings for storm sewer
07/01/2025	881440	Dakota Supply Group	Water	$ 209.28	1" curb valve for water Service Repair
07/01/2025	881440	Dakota Supply Group	Water	$ (848.21)	5/14" HD DROP LID
07/01/2025	881440	Dakota Supply Group	Water	$ 3,418.42	6 " MJ GATE VALVE P/N: 24499
07/01/2025	881440	Dakota Supply Group	Water	$ 3,418.42	6 " MJ GATE VALVE P/N: 24499
07/01/2025	881440	Dakota Supply Group	Water	$ 623.97	6" GRIP RING ACCESSORY PACK - C 900 (RGRAPDIU)
07/01/2025	881440	Dakota Supply Group	Water	$ (3,418.42)	6" MJ RW GATE VALVE
07/01/2025	881440	Dakota Supply Group	Water	$ 2,418.46	6" X 15" C1 FC REPAIR CLAMP - F1-724 X 15 SH P/N: 405760
07/01/2025	881440	Dakota Supply Group	Water	$ 2,474.77	6" X 15" C1 FC REPAIR CLAMP - F1-724 X 15 SH P/N: 405760
07/01/2025	881440	Dakota Supply Group	Water	$ (2,474.77)	6X15 SS REPAIR SLEEVE
07/01/2025	881440	Dakota Supply Group	Water	$ 256.14	8" CLAY X PVC BANDED COUPLING - FLEX SEAL
07/01/2025	881440	Dakota Supply Group	Water	$ 270.15	8" CLAY X PVC BANDED COUPLING - FLEX SEAL
07/01/2025	881440	Dakota Supply Group	Water	$ (856.32)	8" GRIP RING ACC PACK
07/01/2025	881440	Dakota Supply Group	Water	$ 674.77	8" GRIP RING ACC PAK-ROMAC P/N: 403517
07/01/2025	881440	Dakota Supply Group	Water	$ 856.32	8" GRIP RING ACC PAK-ROMAC P/N: 403517
07/01/2025	881440	Dakota Supply Group	Water	$ (459.49)	8" MJ 22-1/2 BEND
07/01/2025	881440	Dakota Supply Group	Water	$ 459.49	8"X 22 1/2" MJ X MJ C153 DI 1/16 (22 1/2°)L/A P/N: 36622
07/01/2025	881440	Dakota Supply Group	Water	$ 465.78	8"X 22 1/2" MJ X MJ C153 DI 1/16 (22 1/2°)L/A P/N: 36622
07/01/2025	881440	Dakota Supply Group	Water	$ (270.15)	FERC 1002-88RC 8 FLEX CPLG
07/01/2025	881440	Dakota Supply Group	Water	$ 141.81	HYDRANT ADJUSTABLE WRENCH - (377-5960) P/N: 14068
07/01/2025	881440	Dakota Supply Group	Water	$ 35.48	Parts
07/01/2025	881440	Dakota Supply Group	Water	$ (121.12)	Returned 26" HD VALVE BOX TOP, P/N: 333-120-00100
07/01/2025	881440	Dakota Supply Group	Water	$ 836.67	TYLER 5-1/4" HD 12# DROP LID - WATER P/N: 365041
07/01/2025	881440	Dakota Supply Group	Water	$ 848.21	TYLER 5-1/4" HD 12# DROP LID - WATER P/N: 365041
07/01/2025	881441	Dell Computer L P	General	$ 1,843.10	Dell Pro Max 14, i7, 16GB ,1TB, Dock, 27" Monitor -Kim HR
07/01/2025	881441	Dell Computer L P	IT Resources	$ 2,397.25	XPS 13 9350 Laptop, i7, 32GB, 1TB 13.5" -Auras IT
07/01/2025	881441	Dell Computer L P	Public Safety	$ 354.77	Dell Pro Slim Plus, Monitor and Sound bar, i5 -Disptach

Check Date	Check #	Name	Fund Name	Amount	Item Desc
07/01/2025	881441	Dell Computer L P	Public Safety	$ 1,247.86	Dell Pro Slim Plus, Monitor and Sound bar, i5-Disptach
07/01/2025	881441	Dell Computer L P	Public Safety	$ 8,705.34	Fire 1-7 Station PCs. Dell Pro Slim Plus, i7, 16GB
07/01/2025	881443	Donnes	Street/Traffic	$ 4,062.50	cleaning of shiloh ditch
07/01/2025	881444	DOWL	Water	$ 7,122.50	WO2301 2023 Water and Sewer Main Replacement - Water
07/01/2025	881445	Downtown Billings Association	Park Dist 1	$ 10,833.00	placer a1 contract - 250834
07/01/2025	ACH	Eldorado National California	Transit	$ 205.08	90880743 brake lights
07/01/2025	ACH	Eldorado National California	Transit	$ 14.20	90880743 shipping
07/01/2025	ACH	Eldorado National California	Transit	$ 731.92	90880769 rear engine gauge communicator
07/01/2025	ACH	Eldorado National California	Transit	$ 17.28	90880769 shipping
07/01/2025	ACH	Eldorado National California	Transit	$ 191.70	90880770 rear leaf spring bushings
07/01/2025	ACH	Eldorado National California	Transit	$ 17.28	90880770 shipping
07/01/2025	ACH	Eldorado National California	Transit	$ 1,099.76	90880806 body panels
07/01/2025	ACH	Eldorado National California	Transit	$ 790.65	90880806 shipping
07/01/2025	ACH	Eldorado National California	Transit	$ 498.78	90880807 cross member- rear bumper
07/01/2025	ACH	Eldorado National California	Transit	$ 245.55	90880807 shipping (unit: 1830 WO: 2025-1158)
07/01/2025	ACH	Eldorado National California	Transit	$ 203.52	90880903 - driver side corner glass
07/01/2025	ACH	Eldorado National California	Transit	$ 27.17	90880903 - shipping
07/01/2025	ACH	Eldorado National California	Transit	$ 344.76	90880904 - Day/night switch W/O 2025-1202 Unit 1828
07/01/2025	ACH	Eldorado National California	Transit	$ 344.76	90880904 - Inventory Day/night switch
07/01/2025	ACH	Eldorado National California	Transit	$ 36.40	90880904 - shipping
07/01/2025	881451	Energy Laboratories	Wastewater	$ 436.00	Local Limits Testing
07/01/2025	881451	Energy Laboratories	Wastewater	$ 524.00	Local Limits Testing
07/01/2025	881451	Energy Laboratories	Wastewater	$ 527.00	Local Limits Testing
07/01/2025	881451	Energy Laboratories	Wastewater	$ 527.00	Local Limits Testing
07/01/2025	881451	Energy Laboratories	Wastewater	$ 1,054.00	Local Limits Testing
07/01/2025	881452	Engineering	Gas Tax	$ 9,575.50	WO 25-36 Rimrock Rd & 54th - 62nd...
07/01/2025	881452	Engineering	St Maint Dist	$ 11,754.50	WO 25-03 City Overlay Striping
07/01/2025	881452	Engineering	St Maint Dist	$ 20,183.50	WO 2599 Traffic Signal Replacement: Consultant Contract
07/01/2025	881458	Fisher Sand & Gravel	Street/Traffic	$ 1,831.68	asphalt
07/01/2025	881458	Fisher Sand & Gravel	Street/Traffic	$ 3,644.16	asphalt
07/01/2025	881458	Fisher Sand & Gravel	Street/Traffic	$ 8,904.89	asphalt
07/01/2025	881458	Fisher Sand & Gravel	Street/Traffic	$ 896.64	asphalt
07/01/2025	881458	Fisher Sand & Gravel	Street/Traffic	$ 2,700.80	asphalt

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07/01/2025	881458	Fisher Sand & Gravel	Street/Traffic	$ 2,528.64	asphalt
07/01/2025	881458	Fisher Sand & Gravel	Street/Traffic	$ 628.00	concrete for 1132 shiloh
07/01/2025	881459	Fisher's Technology	Central Services	$ 3,312.15	Contract Invoice: April, 2025
07/01/2025	881459	Fisher's Technology	Library	$ 11,713.22	Print Management: Printers Credit Memo: Library
07/01/2025	881462	Gillig Corporation	Transit	$ 1,371.28	41314670 Gillig airbags- front (1843- 1846)
07/01/2025	881462	Gillig Corporation	Transit	$ 962.72	41314670 Gillig airbags- rear (1843- 1846)
07/01/2025	881462	Gillig Corporation	Transit	$ 142.55	41314671 Front door valve solenoid
07/01/2025	881462	Gillig Corporation	Transit	$ 88.37	41318428 Horn Kit
07/01/2025	881462	Gillig Corporation	Transit	$ 98.92	41319393 Mirror switch (unit: 1843, WO: 2025-1175)
07/01/2025	881463	GMP Consultants	IT Resources	$ 6,500.00	IT Director Job Posting Invoice# 25-096 and 25-169
07/01/2025	881463	GMP Consultants	IT Resources	$ 6,500.00	IT Director Job Posting Invoice# 25-096 and 25-169
07/01/2025	881463	GMP Consultants	Public Safety	$ (6,500.00)	IT Director Job Posting Invoice# 25-096 and 25-169
07/01/2025	881464	Governmentjobs.com	General	$ 20,842.04	Inv. INV-136401 Onboard Subscription
07/01/2025	881465	Grainger Parts	Fleet	$ 49.20	9539530205
07/01/2025	881465	Grainger Parts	Fleet	$ 239.92	9542330395
07/01/2025	881465	Grainger Parts	Fleet	$ 11.55	9545858954
07/01/2025	881465	Grainger Parts	Fleet	$ 202.11	9551535157
07/01/2025	881465	Grainger Parts	Fleet	$ 5.52	Invoice # 9546653602, shop tools, bushing
07/01/2025	881465	Grainger Parts	Library	$ 2,462.72	1547050895 Lutron kits
07/01/2025	881465	Grainger Parts	Wastewater	$ 186.07	replacement PRV motor for SPS
07/01/2025	881465	Grainger Parts	Water	$ 78.00	CUT RESISTANT GLOVE - MEDIUM
07/01/2025	881465	Grainger Parts	Water	$ 36.24	LEATHER GLOVE SMALL P/N: 5PE81
07/01/2025	881465	Grainger Parts	Water	$ 29.76	MAGNETIC PICKUP TOOL P/N: 1VTX6
07/01/2025	881465	Grainger Parts	Water	$ 18.22	READER GLASSES +1.5 TINT P/N: 23Y639
07/01/2025	881465	Grainger Parts	Water	$ 243.62	SKULL SCREW EAR PLUG WITH CORD P/N: 1MCD8
07/01/2025	881466	Granite Peak Pump Service	Park Dist 1	$ 4,327.90	grandview park pump - 25138
07/01/2025	881466	Granite Peak Pump Service	Park Dist 1	$ 225.00	VETERANS PUMP - 25137
07/01/2025	881466	Granite Peak Pump Service	Park Dist 1	$ 1,508.96	veterans pump station - 25122
07/01/2025	881471	Hach Company	Water	$ 3,317.10	Replacement controller for Cl17
07/01/2025	881471	Hach Company	Water	$ 3,317.10	Replacement controller for online statio
07/01/2025	881475	Hardrives Construction	Wastewater	$ 3,320.20	Belknap Striping & Crackseal
07/01/2025	881475	Hardrives Construction	Water	$ 9,960.60	Belknap Striping & Crackseal
07/01/2025	881476	Hawkins	Park Dist 1	$ 5,619.24	chemicals for pools - 7108971

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07/01/2025	881476	Hawkins	Water	$ 19,000.00	Chlorine for process
07/01/2025	ACH	HDR	Engineering	$ 344.61	WO 20-33 Public Works GIS Services,; Pmt 64
07/01/2025	ACH	HDR	Light Maint	$ 89.19	WO 20-33 Public Works GIS Services,; Pmt 64
07/01/2025	ACH	HDR	P.W. Admin	$ 984.16	WO 20-33 Public Works GIS Services,; PMt 64
07/01/2025	ACH	HDR	Solid Waste	$ 401.37	WO 20-33 Public Works GIS Services,; Pmt 64
07/01/2025	ACH	HDR	Storm Sewer	$ 1,096.67	WO 20-33 Public Works GIS Services,; Pmt 64
07/01/2025	ACH	HDR	Street/Traffic	$ 1,351.07	WO 20-33 Public Works GIS Services,; Pmt 64
07/01/2025	ACH	HDR	Wastewater	$ 1,475.73	WO 20-33 Public Works GIS Services,; Pmt 64
07/01/2025	ACH	HDR	Water	$ 4,392.74	WO 20-33 Public Works GIS Services,; Pmt 64
07/01/2025	881479	HMW Hauling	Water	$ 4,200.00	Cleaning area around Mystic Park Homeles
07/01/2025	881479	HMW Hauling	Water	$ 4,150.00	Cleaning out of the Boris Bog
07/01/2025	881484	Ingram Library	Library	$ (11.20)	83446164
07/01/2025	881484	Ingram Library	Library	$ (10.61)	83890200
07/01/2025	881484	Ingram Library	Library	$ 0.15	88408691
07/01/2025	881484	Ingram Library	Library	$ 26.26	88408691
07/01/2025	881484	Ingram Library	Library	$ 1.22	88408692
07/01/2025	881484	Ingram Library	Library	$ 232.81	88408692
07/01/2025	881484	Ingram Library	Library	$ 0.65	88408693
07/01/2025	881484	Ingram Library	Library	$ 121.52	88408693
07/01/2025	881484	Ingram Library	Library	$ 0.98	88408694
07/01/2025	881484	Ingram Library	Library	$ 36.56	88408694
07/01/2025	881484	Ingram Library	Library	$ 35.98	88408694
07/01/2025	881484	Ingram Library	Library	$ 99.04	88408694
07/01/2025	881484	Ingram Library	Library	$ 1.73	88453682
07/01/2025	881484	Ingram Library	Library	$ 39.99	88453682
07/01/2025	881484	Ingram Library	Library	$ 1.27	88453683
07/01/2025	881484	Ingram Library	Library	$ 11.20	88453683
07/01/2025	881484	Ingram Library	Library	$ 0.96	88469017
07/01/2025	881484	Ingram Library	Library	$ 13.17	88469017
07/01/2025	881484	Ingram Library	Library	$ 28.19	88469017
07/01/2025	881484	Ingram Library	Library	$ 0.30	88469018
07/01/2025	881484	Ingram Library	Library	$ 16.51	88469018
07/01/2025	881484	Ingram Library	Library	$ 1.16	88469019

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07/01/2025	881484	Ingram Library	Library	$ 47.42	88469019
07/01/2025	881484	Ingram Library	Library	$ 6.49	88469019
07/01/2025	881484	Ingram Library	Library	$ 0.58	88469020
07/01/2025	881484	Ingram Library	Library	$ 29.50	88469020
07/01/2025	881484	Ingram Library	Library	$ 4.54	88469021
07/01/2025	881484	Ingram Library	Library	$ 3.00	88494428
07/01/2025	881484	Ingram Library	Library	$ 1,102.67	88494428
07/01/2025	881484	Ingram Library	Library	$ 1,041.39	88494428
07/01/2025	881484	Ingram Library	Library	$ 180.47	88494428
07/01/2025	881484	Ingram Library	Library	$ 112.70	88494428
07/01/2025	881484	Ingram Library	Library	$ 791.14	88494428
07/01/2025	881484	Ingram Library	Library	$ 276.18	88494428
07/01/2025	881484	Ingram Library	Library	$ 67.48	88494428
07/01/2025	881484	Ingram Library	Library	$ 0.42	88516798
07/01/2025	881484	Ingram Library	Library	$ 51.89	88516798
07/01/2025	881484	Ingram Library	Library	$ 10.79	88516798
07/01/2025	881484	Ingram Library	Library	$ 0.43	88516799
07/01/2025	881484	Ingram Library	Library	$ 70.20	88516799
07/01/2025	881484	Ingram Library	Library	$ 1.96	88516800
07/01/2025	881484	Ingram Library	Library	$ 263.06	88516800
07/01/2025	881484	Ingram Library	Library	$ 35.97	88516800
07/01/2025	881484	Ingram Library	Library	$ 0.19	88516801
07/01/2025	881484	Ingram Library	Library	$ 17.70	88516801
07/01/2025	881484	Ingram Library	Library	$ 11.79	88516801
07/01/2025	881484	Ingram Library	Library	$ 0.07	88529807
07/01/2025	881484	Ingram Library	Library	$ 11.37	88529807
07/01/2025	881484	Ingram Library	Library	$ 0.03	88529808
07/01/2025	881484	Ingram Library	Library	$ 19.24	88529808
07/01/2025	881484	Ingram Library	Library	$ 0.34	88529809
07/01/2025	881484	Ingram Library	Library	$ 38.42	88529809
07/01/2025	881484	Ingram Library	Library	$ 2.56	88529810
07/01/2025	881484	Ingram Library	Library	$ 179.69	88529810
07/01/2025	881484	Ingram Library	Library	$ 64.43	88529810

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07/01/2025	881484	Ingram Library	Library	$ 11.03	88529810
07/01/2025	881484	Ingram Library	Library	$ 19.24	88529810
07/01/2025	881484	Ingram Library	Library	$ 45.71	88529810
07/01/2025	881484	Ingram Library	Library	$ 18.28	88529810
07/01/2025	881484	Ingram Library	Library	$ 47.68	88529810
07/01/2025	881484	Ingram Library	Library	$ 65.67	88529811
07/01/2025	881484	Ingram Library	Library	$ 303.67	88529811
07/01/2025	881484	Ingram Library	Library	$ 40.50	88529811
07/01/2025	881484	Ingram Library	Library	$ 42.30	88529811
07/01/2025	881484	Ingram Library	Library	$ 12.59	88529811
07/01/2025	881484	Ingram Library	Library	$ 28.80	88529811
07/01/2025	881484	Ingram Library	Library	$ 0.19	88635314
07/01/2025	881484	Ingram Library	Library	$ 29.09	88635314
07/01/2025	881484	Ingram Library	Library	$ 0.44	88635315
07/01/2025	881484	Ingram Library	Library	$ 53.68	88635315
07/01/2025	881484	Ingram Library	Library	$ 1.00	88635316
07/01/2025	881484	Ingram Library	Library	$ 19.46	88635316
07/01/2025	881484	Ingram Library	Library	$ 46.79	88635316
07/01/2025	881484	Ingram Library	Library	$ 11.79	88635316
07/01/2025	881484	Ingram Library	Library	$ 28.46	88635316
07/01/2025	881484	Ingram Library	Library	$ 0.11	88635317
07/01/2025	881484	Ingram Library	Library	$ 17.99	88635317
07/01/2025	881484	Ingram Library	Library	$ 1.26	88635318
07/01/2025	881484	Ingram Library	Library	$ 70.74	88635318
07/01/2025	881484	Ingram Library	Library	$ 35.07	88635318
07/01/2025	881484	Ingram Library	Library	$ 28.87	88635318
07/01/2025	881484	Ingram Library	Library	$ 1.17	88740237
07/01/2025	881484	Ingram Library	Library	$ 121.52	88740237
07/01/2025	881484	Ingram Library	Library	$ 0.53	88740238
07/01/2025	881484	Ingram Library	Library	$ 11.40	88740238
07/01/2025	881484	Ingram Library	Library	$ 24.17	88740238
07/01/2025	881484	Ingram Library	Library	$ 11.20	88740238
07/01/2025	881484	Ingram Library	Library	$ 0.30	88740239

Check Date	Check #	Name	Fund Name	Amount	Item Desc
07/01/2025	881484	Ingram Library	Library	$ 12.97	88740239
07/01/2025	881484	Ingram Library	Library	$ 11.20	88740239
07/01/2025	881484	Ingram Library	Library	$ 1.00	88740240
07/01/2025	881484	Ingram Library	Library	$ 31.84	88740240
07/01/2025	881484	Ingram Library	Library	$ 34.78	88740240
07/01/2025	881484	Ingram Library	Library	$ 18.83	88740240
07/01/2025	881485	Insight Public Sector	General	$ 691.95	Qty. 3 MS Surface Pro 10, i7 16GB, 1TB -Court
07/01/2025	881485	Insight Public Sector	Public Safety	$ 90.36	Qty. 2 Surface Pro cellular 10, docks Qty. 1 Surface Pro 11
07/01/2025	881485	Insight Public Sector	Public Safety	$ 4,444.39	Qty. 2 Surface Pro cellular 10, docks Qty. 1 Surface Pro 11
07/01/2025	881485	Insight Public Sector	Public Safety	$ 2,433.38	Qty. 2 Surface Pro cellular 10, docks Qty. 1 Surface Pro 11
07/01/2025	881485	Insight Public Sector	Public Safety	$ 271.08	Qty. 2 Surface Pro cellular 10, docks Qty. 1 Surface Pro 11
07/01/2025	881485	Insight Public Sector	Public Safety	$ 1,517.38	Qty. 2 Surface Pro cellular 10, docks Qty. 1 Surface Pro 11
07/01/2025	881488	Invengo American	Library	$ 8,256.00	Inventory scanning wands
07/01/2025	881494	K2 Civil	Park Dist 1	$ 51,473.81	payment 3 & 4; Coulson Pk north & south improvements
07/01/2025	881494	K2 Civil	Park Dist 1	$ 6,138.00	payment 3 & 4; Coulson Pk north & south improvements
07/01/2025	881502	L N Curtis and Sons	Public Safety	$ 44,910.84	12 sets of structural firefighting gear. Coat and pants.
07/01/2025	881503	L P Anderson Tire	Fleet	$ 380.77	TIRE
07/01/2025	881503	L P Anderson Tire	Public Safety	$ 189.34	TIRE REPAIR; TIRE REPAIR
07/01/2025	881503	L P Anderson Tire	Public Safety	$ 256.00	TIRE REPAIR; TIRE REPAIR
07/01/2025	881503	L P Anderson Tire	Public Safety	$ 1,149.00	TIRES
07/01/2025	881503	L P Anderson Tire	Street/Traffic	$ 853.55	TIRE
07/01/2025	881503	L P Anderson Tire	Street/Traffic	$ 98.00	TIRE REPAIR; TIRE REPAIR
07/01/2025	881505	Laurel Chevrolet	Wastewater	$ 21,145.00	New 2025 Chevrolet Silverado1/2 ton
07/01/2025	881505	Laurel Chevrolet	Water	$ 21,145.00	New 2025 Chevrolet Silverado1/2 ton
07/01/2025	881516	Mead & Hunt	Airport	$ 3,505.00	Air Service Consulting Services
07/01/2025	881520	Midland West Manufacturing	Solid Waste	$ 3,722.50	CHAIN REPAIR
07/01/2025	881526	Montana CSED	Payroll Clearing	$ 5,032.22	Payroll Summary
07/01/2025	881528	Montana Dakota Utilities	Airport	$ 81.03	889 373 1000 6. Car Wash. June 2025
07/01/2025	881528	Montana Dakota Utilities	CDBG	$ 19.21	Act #766 804 8641 2 / FORECLOSURE Program St. Johns Ave
07/01/2025	881528	Montana Dakota Utilities	Facilities	$ 227.33	130 733 1000 8
07/01/2025	881528	Montana Dakota Utilities	Facilities	$ 2,649.75	375 963 4481 4
07/01/2025	881528	Montana Dakota Utilities	Facilities	$ 837.02	757 633 1000 2
07/01/2025	881528	Montana Dakota Utilities	Facilities	$ 29.38	799 152 1209 0

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07/01/2025	881528	Montana Dakota Utilities	Facilities	$ 1,368.07	929 780 1000 4	
07/01/2025	881528	Montana Dakota Utilities	Facilities	$ 109.03	993 733 1000 4	
07/01/2025	881528	Montana Dakota Utilities	Library	$ 840.98	219 924 4851 0	
07/01/2025	881528	Montana Dakota Utilities	Park Dist 1	$ 239.24	061 943 1000 6	
07/01/2025	881528	Montana Dakota Utilities	Park Dist 1	$ 32.54	371 101 1000 6	
07/01/2025	881528	Montana Dakota Utilities	Park Dist 1	$ 58.63	437 780 1000 9	
07/01/2025	881528	Montana Dakota Utilities	Park Dist 1	$ 51.78	571 295 3342 8	
07/01/2025	881528	Montana Dakota Utilities	Park Dist 1	$ 41.80	927 890 1000 3	
07/01/2025	881528	Montana Dakota Utilities	Parking	$ 29.38	717 353 1000 6	
07/01/2025	881528	Montana Dakota Utilities	Public Safety	$ 29.38	062 907 9494 7	
07/01/2025	881528	Montana Dakota Utilities	Public Safety	$ 472.33	169 233 1000 3	
07/01/2025	881528	Montana Dakota Utilities	Public Safety	$ 115.34	442 190 1000 4	
07/01/2025	881528	Montana Dakota Utilities	Public Safety	$ 29.38	514 117 0478 9	
07/01/2025	881528	Montana Dakota Utilities	Public Safety	$ 154.28	533 653 1000 1	
07/01/2025	881528	Montana Dakota Utilities	Public Safety	$ 83.83	602 589 7178 1	
07/01/2025	881528	Montana Dakota Utilities	Public Safety	$ 135.64	885 880 1000 4	
07/01/2025	881528	Montana Dakota Utilities	Solid Waste	$ 281.23	284 225 1320 1	
07/01/2025	881528	Montana Dakota Utilities	Solid Waste	$ 133.52	602 680 9335 2	
07/01/2025	881528	Montana Dakota Utilities	Solid Waste	$ 27.54	770 390 1000 2	
07/01/2025	881528	Montana Dakota Utilities	Transit	$ 375.73	962 880 1000 0	
07/01/2025	881528	Montana Dakota Utilities	Wastewater	$ 2,019.03	293 780 1000 2	
07/01/2025	881528	Montana Dakota Utilities	Wastewater	$ 4,038.04	293 780 1000 2	
07/01/2025	881528	Montana Dakota Utilities	Wastewater	$ 2,019.02	293 780 1000 2	
07/01/2025	881528	Montana Dakota Utilities	Wastewater	$ 69.61	310 490 1000 7	
07/01/2025	881528	Montana Dakota Utilities	Wastewater	$ 31.99	410 490 1000 6	
07/01/2025	881528	Montana Dakota Utilities	Wastewater	$ 86.39	735 453 1000 2	
07/01/2025	881528	Montana Dakota Utilities	Wastewater	$ 85.24	868 563 1000 7	
07/01/2025	881528	Montana Dakota Utilities	Water	$ 42.52	010 490 1000 0	
07/01/2025	881528	Montana Dakota Utilities	Water	$ 81.73	076 225 9180 3	
07/01/2025	881528	Montana Dakota Utilities	Water	$ 31.10	110 490 1000 9	
07/01/2025	881528	Montana Dakota Utilities	Water	$ 27.54	209 077 5055 6	
07/01/2025	881528	Montana Dakota Utilities	Water	$ 28.26	210 490 1000 8	
07/01/2025	881528	Montana Dakota Utilities	Water	$ 208.82	310 490 1000 7	

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07/01/2025	881528	Montana Dakota Utilities	Water	$ 95.95	410 490 1000 6
07/01/2025	881528	Montana Dakota Utilities	Water	$ 803.43	500 490 1000 7
07/01/2025	881528	Montana Dakota Utilities	Water	$ 28.97	510 490 1000 5
07/01/2025	881528	Montana Dakota Utilities	Water	$ 32.54	527 033 1000 4
07/01/2025	881528	Montana Dakota Utilities	Water	$ 27.54	566 923 1000 8
07/01/2025	881528	Montana Dakota Utilities	Water	$ 13.77	600 490 1000 6
07/01/2025	881528	Montana Dakota Utilities	Water	$ 13.77	600 490 1000 6
07/01/2025	881528	Montana Dakota Utilities	Water	$ 91.73	610 490 1000 4
07/01/2025	881528	Montana Dakota Utilities	Water	$ 28.97	666 923 1000 7
07/01/2025	881528	Montana Dakota Utilities	Water	$ 45.36	700 490 1000 5
07/01/2025	881528	Montana Dakota Utilities	Water	$ 80.34	800 490 1000 4
07/01/2025	881528	Montana Dakota Utilities	Water	$ 27.54	832 001 1000 1
07/01/2025	881528	Montana Dakota Utilities	Water	$ 246.23	900 490 1000 3
07/01/2025	881529	MFPE	Payroll Clearing	$ 2,969.77	Payroll Summary
07/01/2025	881530	MT First Responder Psych Svcs	Public Safety	$ 5,400.00	1038, pre employment evals
07/01/2025	881532	Montana Peterbilt	Fleet	$ 82.55	114077BL
07/01/2025	881532	Montana Peterbilt	Fleet	$ 165.87	117423BL
07/01/2025	881532	Montana Peterbilt	Fleet	$ 852.95	117543BL
07/01/2025	881532	Montana Peterbilt	Fleet	$ 1,182.06	117698BL
07/01/2025	881532	Montana Peterbilt	Fleet	$ 102.30	117701BL
07/01/2025	881532	Montana Peterbilt	Fleet	$ 48.25	117701BL
07/01/2025	881532	Montana Peterbilt	Fleet	$ 223.40	117701BL
07/01/2025	881532	Montana Peterbilt	Fleet	$ 352.87	117701BL
07/01/2025	881532	Montana Peterbilt	Fleet	$ 376.20	118067BL
07/01/2025	881532	Montana Peterbilt	Fleet	$ 12.48	118147BL
07/01/2025	881532	Montana Peterbilt	Fleet	$ 125.31	118160BL
07/01/2025	881532	Montana Peterbilt	Fleet	$ 49.14	118162BL
07/01/2025	881532	Montana Peterbilt	Fleet	$ 49.14	118198BL
07/01/2025	881532	Montana Peterbilt	Transit	$ 212.50	117909BL core deposit
07/01/2025	881532	Montana Peterbilt	Transit	$ 29.04	117909BL gaskets
07/01/2025	881532	Montana Peterbilt	Transit	$ 582.40	117909BL nox sensor
07/01/2025	881532	Montana Peterbilt	Transit	$ 223.25	117926BL water pump
07/01/2025	881532	Montana Peterbilt	Transit	$ (425.00)	CM117656BL core deposit credit

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07/01/2025	881534	MSFA	Payroll Clearing	$ 5,835.12	Payroll Summary
07/01/2025	881536	Morrison Maierle	Wastewater	$ 2,258.91	WO2401 2024 Sewer Main Repl Project Engineer Service
07/01/2025	881536	Morrison Maierle	Wastewater	$ 21,551.68	WO 25-01 Contract 2: 2025 Sewer Replacement Project
07/01/2025	881536	Morrison Maierle	Water	$ 2,803.00	WO 19-12 Reservoir Fill Area settlement Plate Survey
07/01/2025	881536	Morrison Maierle	Water	$ 514.00	WO 24-01 Cedar Park Water Main Replacement
07/01/2025	881536	Morrison Maierle	Water	$ 449.75	WO 24-41 Heights Water District Consolidation Study
07/01/2025	881536	Morrison Maierle	Water	$ 4,522.00	WO 25-01 Contract 3: Rosemont Way Water Main Replac
07/01/2025	881540	MPPA	Payroll Clearing	$ 3,957.66	Payroll Summary
07/01/2025	881542	MT Dept of Revenue-CGR2	Park Dist 1	$ 519.94	payment 3 & 4; business tax on the Coulson Pk improvs
07/01/2025	881542	MT Dept of Revenue-CGR2	Park Dist 1	$ 306.90	payment 3 & 4; business tax on the Coulson Pk improvs
07/01/2025	881542	MT Dept of Revenue-CGR2	St Maint Dist	$ 3,826.71	WO 25-03 Contract 2 Schedule 2 Crack Seal/Mastic
07/01/2025	881542	MT Dept of Revenue-CGR2	Water	$ 69.85	WO 24-27 2024 Water Service Repairs
07/01/2025	881543	Napa Auto Parts	Facilities	$ 6.24	CLEANER
07/01/2025	881543	Napa Auto Parts	Fleet	$ 169.79	668197
07/01/2025	881543	Napa Auto Parts	Fleet	$ 95.34	668197
07/01/2025	881543	Napa Auto Parts	Fleet	$ 9.54	668341
07/01/2025	881543	Napa Auto Parts	Fleet	$ 175.50	668460
07/01/2025	881543	Napa Auto Parts	Fleet	$ 12.36	668514
07/01/2025	881543	Napa Auto Parts	Fleet	$ 9.97	668514
07/01/2025	881543	Napa Auto Parts	Fleet	$ 31.63	668579
07/01/2025	881543	Napa Auto Parts	Fleet	$ 15.58	668579
07/01/2025	881543	Napa Auto Parts	Fleet	$ 14.62	668617
07/01/2025	881543	Napa Auto Parts	Fleet	$ 230.02	668617
07/01/2025	881543	Napa Auto Parts	Fleet	$ 67.86	668617
07/01/2025	881543	Napa Auto Parts	Fleet	$ 36.98	668733
07/01/2025	881543	Napa Auto Parts	Fleet	$ 13.02	668766
07/01/2025	881543	Napa Auto Parts	Fleet	$ 6.84	668806
07/01/2025	881543	Napa Auto Parts	Fleet	$ 351.00	668806
07/01/2025	881543	Napa Auto Parts	Fleet	$ 34.89	668868
07/01/2025	881543	Napa Auto Parts	Fleet	$ 12.44	668868
07/01/2025	881543	Napa Auto Parts	Fleet	$ (127.00)	668991
07/01/2025	881543	Napa Auto Parts	Fleet	$ 54.68	669002
07/01/2025	881543	Napa Auto Parts	Fleet	$ 13.60	669005

Check Date	Check #	Name	Fund Name	Amount	Item Desc
07/01/2025	881543	Napa Auto Parts	Fleet	$ 13.60	669029
07/01/2025	881543	Napa Auto Parts	Fleet	$ (87.75)	669085
07/01/2025	881543	Napa Auto Parts	Fleet	$ (13.60)	669085
07/01/2025	881543	Napa Auto Parts	Fleet	$ 55.65	669450
07/01/2025	881543	Napa Auto Parts	Fleet	$ 121.90	669450
07/01/2025	881543	Napa Auto Parts	Fleet	$ 16.56	669450
07/01/2025	881543	Napa Auto Parts	Fleet	$ 57.54	669507
07/01/2025	881543	Napa Auto Parts	Fleet	$ 3.43	669657
07/01/2025	881543	Napa Auto Parts	Fleet	$ 2.32	669657
07/01/2025	881543	Napa Auto Parts	Fleet	$ 2.32	669664
07/01/2025	881543	Napa Auto Parts	Fleet	$ 3.43	669664
07/01/2025	881543	Napa Auto Parts	Fleet	$ 51.57	669767
07/01/2025	881543	Napa Auto Parts	Fleet	$ 27.64	669865
07/01/2025	881543	Napa Auto Parts	Fleet	$ 3.82	669961
07/01/2025	881543	Napa Auto Parts	Fleet	$ 31.44	669983
07/01/2025	881543	Napa Auto Parts	Fleet	$ 121.00	670069
07/01/2025	881543	Napa Auto Parts	Fleet	$ 105.58	670079
07/01/2025	881543	Napa Auto Parts	Fleet	$ 3.43	670091
07/01/2025	881543	Napa Auto Parts	Fleet	$ 46.82	670218
07/01/2025	881543	Napa Auto Parts	Fleet	$ 16.50	670223
07/01/2025	881543	Napa Auto Parts	Fleet	$ 9.34	670252
07/01/2025	881543	Napa Auto Parts	Fleet	$ 7.00	670254
07/01/2025	881543	Napa Auto Parts	Fleet	$ 40.00	670277
07/01/2025	881543	Napa Auto Parts	Fleet	$ 79.88	670556
07/01/2025	881543	Napa Auto Parts	Fleet	$ 812.08	670763
07/01/2025	881543	Napa Auto Parts	Fleet	$ 30.28	670780
07/01/2025	881543	Napa Auto Parts	Fleet	$ 43.68	670912
07/01/2025	881543	Napa Auto Parts	Fleet	$ 177.42	671003
07/01/2025	881543	Napa Auto Parts	Fleet	$ 12.67	671424
07/01/2025	881543	Napa Auto Parts	Fleet	$ 27.79	671548
07/01/2025	881543	Napa Auto Parts	Fleet	$ 25.28	671664
07/01/2025	881543	Napa Auto Parts	Fleet	$ 24.56	671667
07/01/2025	881543	Napa Auto Parts	Fleet	$ 74.50	671669

Check Date	Check #	Name	Fund Name	Amount	Item Desc
07/01/2025	881543	Napa Auto Parts	Fleet	$ 34.02	671669
07/01/2025	881543	Napa Auto Parts	Fleet	$ 216.44	671669
07/01/2025	881543	Napa Auto Parts	Fleet	$ 8.00	671820
07/01/2025	881543	Napa Auto Parts	Fleet	$ 95.75	671828
07/01/2025	881543	Napa Auto Parts	Fleet	$ 23.40	671880
07/01/2025	881543	Napa Auto Parts	Fleet	$ 9.08	671882
07/01/2025	881543	Napa Auto Parts	Fleet	$ 41.10	671890
07/01/2025	881543	Napa Auto Parts	Fleet	$ 25.36	672028
07/01/2025	881543	Napa Auto Parts	Fleet	$ 41.03	672131
07/01/2025	881543	Napa Auto Parts	Fleet	$ 4.30	672131
07/01/2025	881543	Napa Auto Parts	Fleet	$ 11.11	672131
07/01/2025	881543	Napa Auto Parts	Fleet	$ 2.66	672131
07/01/2025	881543	Napa Auto Parts	Fleet	$ 22.68	672292
07/01/2025	881543	Napa Auto Parts	Fleet	$ 6.58	672347
07/01/2025	881543	Napa Auto Parts	Fleet	$ 45.18	672879
07/01/2025	881543	Napa Auto Parts	Fleet	$ 282.99	Battery pack
07/01/2025	881543	Napa Auto Parts	Fleet	$ 168.23	Invoice 672527 Videoscope
07/01/2025	881543	Napa Auto Parts	Fleet	$ 269.99	Jump Starter
07/01/2025	881543	Napa Auto Parts	Public Safety	$ 18.07	STEERING WHEEL
07/01/2025	881543	Napa Auto Parts	Public Safety	$ 18.07	STEERING WHEEL COVER
07/01/2025	881543	Napa Auto Parts	Solid Waste	$ 28.02	GROTE LIGHT
07/01/2025	881543	Napa Auto Parts	Solid Waste	$ 0.52	SEAL
07/01/2025	881549	North Coast Electric	Street/Traffic	$ 3,636.12	street light inventory
07/01/2025	881549	North Coast Electric	Street/Traffic	$ 50.41	tape measures for signals
07/01/2025	881549	North Coast Electric	Street/Traffic	$ 57.21	street light inventory
07/01/2025	881549	North Coast Electric	Street/Traffic	$ 337.66	street/light inventory
07/01/2025	881549	North Coast Electric	Street/Traffic	$ 176.89	cable for signals
07/01/2025	ACH	Northwest Pipe Fittings	Water	$ 73,543.00	R900 GATEWAY CELLULAR MODEM, 5/8" METERS, 5/8" X 3/4
07/01/2025	ACH	Northwest Pipe Fittings	Water	$ 11.40	SEAL PINS
07/01/2025	881551	NorthWestern Energy	Street/Traffic	$ 12,352.03	Signal Bills 01.22.2024
07/01/2025	881552	NS Corporation	Airport	$ 4,768.08	Inv #0127981-IN Repairs to CW#2 Caused by Enterprise
07/01/2025	881559	Peterson Office Furniture	CDBG	$ 366.86	Privacy Desk Panel
07/01/2025	881559	Peterson Office Furniture	Stillwater Const	$ 130,735.30	furniture procurement and installation Stillwater

Check Date	Check #	Name	Fund Name	Amount	Item Desc
07/01/2025	881565	Precision Plumbing & Heating	Water	$ 2,543.00	Lab Safety shower repair
07/01/2025	881567	Public Utilities	Facilities	$ 67.07	3080251
07/01/2025	881567	Public Utilities	Facilities	$ 70.27	3100365
07/01/2025	881567	Public Utilities	Park Dist 1	$ 587.10	3059048
07/01/2025	881567	Public Utilities	Park Dist 1	$ 100.67	3060453
07/01/2025	881567	Public Utilities	Park Dist 1	$ 22.65	3064232
07/01/2025	881567	Public Utilities	Park Dist 1	$ 202.23	3068144
07/01/2025	881567	Public Utilities	Park Dist 1	$ 25.12	3068144
07/01/2025	881567	Public Utilities	Park Dist 1	$ 5.01	3086379
07/01/2025	881567	Public Utilities	Park Dist 1	$ 5.01	3086384
07/01/2025	881567	Public Utilities	Park Dist 1	$ 15.97	3086387
07/01/2025	881567	Public Utilities	Park Dist 1	$ 156.51	3086388
07/01/2025	881567	Public Utilities	Park Dist 1	$ 93.59	3089293
07/01/2025	881567	Public Utilities	Park Dist 1	$ 86.57	3091164
07/01/2025	881567	Public Utilities	Park Dist 1	$ 195.59	3091164
07/01/2025	881567	Public Utilities	Park Dist 1	$ 639.48	3091294
07/01/2025	881567	Public Utilities	Park Dist 1	$ 13.76	3098105
07/01/2025	881567	Public Utilities	Park Dist 1	$ 5.01	3098113
07/01/2025	881567	Public Utilities	Park Dist 1	$ 606.34	3098119
07/01/2025	881567	Public Utilities	Park Dist 1	$ 35.15	3098205
07/01/2025	881567	Public Utilities	Park Dist 1	$ 12.56	3098205
07/01/2025	881567	Public Utilities	Park Dist 1	$ 5.01	3109445
07/01/2025	881567	Public Utilities	Park Dist 1	$ 13.35	3110120
07/01/2025	881567	Public Utilities	Park Dist 1	$ 60.32	3111950
07/01/2025	881567	Public Utilities	Park Dist 1	$ 1,212.68	3114277
07/01/2025	881567	Public Utilities	Parking	$ 11.25	3076980
07/01/2025	881567	Public Utilities	Parking	$ 110.68	3088608
07/01/2025	881567	Public Utilities	Parking	$ 352.83	3088641
07/01/2025	881567	Public Utilities	Parking	$ 74.55	3088641
07/01/2025	881567	Public Utilities	Parks Maint	$ 10.05	3061212
07/01/2025	881567	Public Utilities	Parks Maint	$ 61.78	3063384
07/01/2025	881567	Public Utilities	Parks Maint	$ 10.05	3064055
07/01/2025	881567	Public Utilities	Parks Maint	$ 13.35	3069969

Check Date	Check #	Name	Fund Name	Amount	Item Desc
07/01/2025	881567	Public Utilities	Parks Maint	$ 46.45	3072961
07/01/2025	881567	Public Utilities	Parks Maint	$ 11.25	3072990
07/01/2025	881567	Public Utilities	Parks Maint	$ 92.61	3073704
07/01/2025	881567	Public Utilities	Parks Maint	$ 11.25	3074748
07/01/2025	881567	Public Utilities	Parks Maint	$ 13.35	3074750
07/01/2025	881567	Public Utilities	Parks Maint	$ 16.93	3074751
07/01/2025	881567	Public Utilities	Parks Maint	$ 265.81	3075407
07/01/2025	881567	Public Utilities	Parks Maint	$ 10.05	3075860
07/01/2025	881567	Public Utilities	Parks Maint	$ 6.68	3075860
07/01/2025	881567	Public Utilities	Parks Maint	$ 18.13	3078687
07/01/2025	881567	Public Utilities	Parks Maint	$ 192.23	3081602
07/01/2025	881567	Public Utilities	Parks Maint	$ 11.25	3084220
07/01/2025	881567	Public Utilities	Parks Maint	$ 880.23	3086389
07/01/2025	881567	Public Utilities	Parks Maint	$ 1,284.42	3086390
07/01/2025	881567	Public Utilities	Parks Maint	$ 3,405.46	3086391
07/01/2025	881567	Public Utilities	Parks Maint	$ 61.51	3086392
07/01/2025	881567	Public Utilities	Parks Maint	$ 11.25	3086393
07/01/2025	881567	Public Utilities	Parks Maint	$ 29.38	3086929
07/01/2025	881567	Public Utilities	Parks Maint	$ 10.05	3087030
07/01/2025	881567	Public Utilities	Parks Maint	$ 18.50	3090572
07/01/2025	881567	Public Utilities	Parks Maint	$ 38.77	3095935
07/01/2025	881567	Public Utilities	Parks Maint	$ 3,001.98	3098116
07/01/2025	881567	Public Utilities	Parks Maint	$ 20.23	3098117
07/01/2025	881567	Public Utilities	Parks Maint	$ 10.05	3098999
07/01/2025	881567	Public Utilities	Parks Maint	$ 598.15	3107305
07/01/2025	881567	Public Utilities	Parks Maint	$ 44.08	3107704
07/01/2025	881567	Public Utilities	Parks Maint	$ 21.58	3107704
07/01/2025	881567	Public Utilities	Parks Maint	$ 1,151.26	3109457
07/01/2025	881567	Public Utilities	Parks Maint	$ 450.37	3109458
07/01/2025	881567	Public Utilities	Parks Maint	$ 10.05	3113693
07/01/2025	881567	Public Utilities	Parks Maint	$ 61.78	3113702
07/01/2025	881567	Public Utilities	Public Safety	$ 60.41	3058345
07/01/2025	881567	Public Utilities	Public Safety	$ 37.54	3058345

Check Date	Check #	Name	Fund Name	Amount	Item Desc
07/01/2025	881567	Public Utilities	Public Safety	$ 62.79	3063998
07/01/2025	881567	Public Utilities	Public Safety	$ 65.46	3065605
07/01/2025	881567	Public Utilities	Public Safety	$ 160.71	3065605
07/01/2025	881567	Public Utilities	Public Safety	$ 60.41	3072537
07/01/2025	881567	Public Utilities	Public Safety	$ 43.35	3072537
07/01/2025	881567	Public Utilities	Public Safety	$ 26.92	3085968
07/01/2025	881567	Public Utilities	Public Safety	$ 61.91	3085968
07/01/2025	881567	Public Utilities	Public Safety	$ 73.39	3088868
07/01/2025	881567	Public Utilities	Public Safety	$ 1.50	3110936
07/01/2025	881567	Public Utilities	Solid Waste	$ 16.02	3077970
07/01/2025	881567	Public Utilities	Street/Traffic	$ 1,785.36	3058560
07/01/2025	881567	Public Utilities	Street/Traffic	$ 18.93	3064068
07/01/2025	881567	Public Utilities	Street/Traffic	$ 1,621.97	3064069
07/01/2025	881567	Public Utilities	Street/Traffic	$ 1,202.29	3064449
07/01/2025	881567	Public Utilities	Street/Traffic	$ 27.52	3073579
07/01/2025	881567	Public Utilities	Street/Traffic	$ 12.05	3073598
07/01/2025	881567	Public Utilities	Street/Traffic	$ 1,021.68	3075421
07/01/2025	881567	Public Utilities	Street/Traffic	$ 9.95	3075422
07/01/2025	881567	Public Utilities	Street/Traffic	$ 2,502.61	3075775
07/01/2025	881567	Public Utilities	Street/Traffic	$ 431.73	3079239
07/01/2025	881567	Public Utilities	Street/Traffic	$ 17.77	3083177
07/01/2025	881567	Public Utilities	Street/Traffic	$ 12.05	3087053
07/01/2025	881567	Public Utilities	Street/Traffic	$ 106.27	3087054
07/01/2025	881567	Public Utilities	Street/Traffic	$ 12.05	3090825
07/01/2025	881567	Public Utilities	Street/Traffic	$ 1,346.77	3090876
07/01/2025	881567	Public Utilities	Street/Traffic	$ 1,351.92	3094347
07/01/2025	881567	Public Utilities	Street/Traffic	$ 1,202.29	3098792
07/01/2025	881567	Public Utilities	Street/Traffic	$ 163.41	3102621
07/01/2025	881567	Public Utilities	Street/Traffic	$ 12.05	3108265
07/01/2025	881567	Public Utilities	Street/Traffic	$ 837.65	3110133
07/01/2025	881567	Public Utilities	Street/Traffic	$ 120.03	3110134
07/01/2025	881567	Public Utilities	Street/Traffic	$ 192.64	3110138
07/01/2025	881567	Public Utilities	Street/Traffic	$ 12.05	3113989

Check Date	Check #	Name	Fund Name	Amount	Item Desc
07/01/2025	881567	Public Utilities	Transit	$ 69.14	3064066
07/01/2025	881567	Public Utilities	Transit	$ 47.11	3064066
07/01/2025	881567	Public Utilities	Wastewater	$ 3,499.19	3060439
07/01/2025	881567	Public Utilities	Wastewater	$ 11.29	3092611
07/01/2025	881571	Redline Systems	Wastewater	$ 4,649.00	Grit Conveyor Parts
07/01/2025	881579	Sanderson Stewart	Gas Tax	$ 4,432.00	WO 24-03 Contract 2 City Chip Seal; Pmt 3
07/01/2025	881583	Second Nature Consulting	Ballpark Donations	$ 87.50	admin services for protective netting at Dehler Park
07/01/2025	881583	Second Nature Consulting	Trl Donate	$ 2,520.04	change order to correct account number
07/01/2025	881583	Second Nature Consulting	Trl Donate	$ -	New Trail Extension-Big Ditch Trail
07/01/2025	881588	Sierra Container Group	Solid Waste	$ 41,418.00	Purchase residential refuse carts: 95-gallon black
07/01/2025	881588	Sierra Container Group	Solid Waste	$ 2,950.00	S/H
07/01/2025	881589	SIGNAL 88 FRANCHISE GROUP	Building	$ 17,323.64	Dedicated Security Officer - City Hall Dedicated Guards
07/01/2025	881592	Solid Waste Systems	Fleet	$ 16.40	235887
07/01/2025	881592	Solid Waste Systems	Fleet	$ 175.64	235887
07/01/2025	881592	Solid Waste Systems	Fleet	$ 2,480.32	P4263MON
07/01/2025	881592	Solid Waste Systems	Fleet	$ 640.49	P4263MON
07/01/2025	881592	Solid Waste Systems	Solid Waste	$ 415,331.00	2024 AutoCar ACX64 Unit: 0109
07/01/2025	881592	Solid Waste Systems	Solid Waste	$ 359,082.64	2025 Peterbilt 520 Unit: 0110
07/01/2025	881605	Tetra Tech	Solid Waste	$ 8,207.43	surface emission and groundwater monitoring reporting
07/01/2025	881608	Torgerson's	Fleet	$ 625.32	P11907
07/01/2025	881608	Torgerson's	Fleet	$ 2,630.48	P11907
07/01/2025	ACH	Town & Country Supply	Airport	$ 7,346.80	Invoice #446799. 2000 Gallons Unleaded for Operations
07/01/2025	ACH	Town & Country Supply	Transit	$ 17,965.79	447954 - 6001 gal dyed diesel#2
07/01/2025	ACH	Town & Country Supply	Wastewater	$ 2,574.72	Dyed # 2
07/01/2025	ACH	Tractor & Equipment	Solid Waste	$ (803.25)	BOLT, BAR, CONSUMABLES, ENVIRO FEE
07/01/2025	ACH	Tractor & Equipment	Solid Waste	$ 65.10	CONSUMABLES, ENVIRONMENTAL FEE
07/01/2025	ACH	Tractor & Equipment	Solid Waste	$ 176.34	ELEMENT AS-S
07/01/2025	ACH	Tractor & Equipment	Solid Waste	$ 333.00	ELEMENT FOR VEHICLE 0266
07/01/2025	ACH	Tractor & Equipment	Solid Waste	$ 276.18	ELEMENT SEC
07/01/2025	ACH	Tractor & Equipment	Solid Waste	$ 683.88	ELEMENT-ACL
07/01/2025	ACH	Tractor & Equipment	Solid Waste	$ 276.00	FILTER CAB
07/01/2025	ACH	Tractor & Equipment	Solid Waste	$ 563.07	GLASS AS-DOO, HOOK, CONSUMABLES, ENVIRO FEE
07/01/2025	ACH	Tractor & Equipment	Solid Waste	$ 930.00	INSTALL CLEANER BAR ON VEHICLE 0261

Check Date	Check #	Name	Fund Name	Amount	Item Desc
07/01/2025	ACH	Tractor & Equipment	Solid Waste	$ 233.70	MAIN ELEMENT FOR VEHICLE 0266
07/01/2025	ACH	Tractor & Equipment	Solid Waste	$ (1,488.00)	REMOVE AND INSTALL CLEAN BAR, VEHICLE 0262
07/01/2025	ACH	Tractor & Equipment	Solid Waste	$ 186.00	REMOVE AND INSTALL WINDOW GLASS ON VEHICLE 0201
07/01/2025	ACH	Tractor & Equipment	Street/Traffic	$ 215,489.26	backhoe loader per quote 295575-02with no trade
07/01/2025	ACH	Tractor & Equipment	Water	$ 150.00	Rental Excavator Pickup
07/01/2025	881615	Ultimate Training Munitions	PD Program	$ 7,848.71	Simulations.
07/01/2025	881615	Ultimate Training Munitions	PD Program	$ 5,801.00	Training munitions, jacket, ect.
07/01/2025	ACH	Wastequip Manufacturing	Fleet	$ 420.78	4080414
07/01/2025	ACH	Wastequip Manufacturing	Fleet	$ 469.38	4080414
07/01/2025	ACH	Wastequip Manufacturing	Fleet	$ 240.00	4080414
07/01/2025	ACH	Wastequip Manufacturing	Solid Waste	$ 5,860.96	Shipping.
07/01/2025	ACH	Wastequip Manufacturing	Solid Waste	$ 13,050.00	4 YD Rear Load Container - Stricker Box Installed: 10 Qty.
07/01/2025	881628	Wright Company MT	Wastewater	$ 3,200.00	2025 Ground Sterilant program around 2 s

Date:	07/28/2025
Title:	Payment of Claims for week of July 7th, 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 $1,613,699.63 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 07072025

Check Date	Check #	Name	Fund Name		Amount	Item Desc
07/07/2025	881638	A+ Electric Motor	Water	$	3,971.08	Thomas #4 Pump Rebuild
07/07/2025	881638	A+ Electric Motor	Water	$	2,700.00	Thomas Pump #4 Install
07/07/2025	881639	AAAE	Airport	$	3,000.00	2025 USCTA Membership
07/07/2025	881640	Advanced Employment	Building	$	315.00	6/22/25 Audit of scanned documents
07/07/2025	881640	Advanced Employment	Building	$	504.00	W.E. 6/15/25
07/07/2025	881640	Advanced Employment	Solid Waste	$	145.60	Contract Labor at Landfill for week endi
07/07/2025	881640	Advanced Employment	Solid Waste	$	37.86	Contract Labor Wk ending 06/13/2025
07/07/2025	881640	Advanced Employment	Solid Waste	$	490.00	Contract Labor Wk of 06/13/2025
07/07/2025	881640	Advanced Employment	Solid Waste	$	1,856.40	Temp Labor at LF for week ending 0
07/07/2025	881653	Avery Dennison	Street/Traffic	$	4,547.36	sheeting for signs
07/07/2025	881654	Baker Tilly US	2015 GO Refunding Bonds	$	150.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	Facilities	$	150.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	Lanfill Rev Bond	$	1,300.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	Library GO Debt	$	150.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	Series 2004A Street Imp	$	150.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	SID Fund	$	420.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	SID Fund	$	420.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	SID Fund	$	420.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	SID Fund	$	140.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	SID Fund	$	140.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	SID Fund	$	140.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	SID Fund	$	140.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	SID Fund	$	140.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	SID Fund	$	140.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	Sidewalk Debt Svc	$	140.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	Sidewalk Debt Svc	$	105.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	Sidewalk Debt Svc	$	30.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	Sidewalk Debt Svc	$	5.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	Sidewalk Debt Svc	$	140.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	Sidewalk Debt Svc	$	140.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	Sidewalk Debt Svc	$	140.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	Solid Waste	$	1,300.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	Storm Sewer Debt Svc	$	650.00	2025 Continuing Disclosure Services

07/07/2025	881654	Baker Tilly US	Storm Sewer Debt Svc	$	650.00	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	Tax Incrmnt E	$	433.33	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	Tax Incrmnt N27	$	433.34	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	Tax Incrmnt S	$	433.33	2025 Continuing Disclosure Services
07/07/2025	881654	Baker Tilly US	Wastewater Rev Bond	$	1,300.00	2025 Continuing Disclosure Services
07/07/2025	881655	Big Sky Linen	Solid Waste	$	62.00	Service date 06/06/2025
07/07/2025	881655	Big Sky Linen	Solid Waste	$	808.10	Service date 06/06/2025...Collection
07/07/2025	881655	Big Sky Linen	Solid Waste	$	62.00	Service date 06/06/2025
07/07/2025	881655	Big Sky Linen	Solid Waste	$	849.14	Service date 06/13/2025 Collection
07/07/2025	881655	Big Sky Linen	Solid Waste	$	849.14	Service date 06/20/2025..Collection
07/07/2025	881655	Big Sky Linen	Solid Waste	$	388.67	Service dated 06/10/2025...Landfill
07/07/2025	881655	Big Sky Linen	Solid Waste	$	62.00	Service dated 06/10/2025...Landfill...Br
07/07/2025	881655	Big Sky Linen	Solid Waste	$	62.00	Service dated 06/10/2025...Landfill...Jo
07/07/2025	881655	Big Sky Linen	Solid Waste	$	62.00	Service dated 06/10/2025...Landfill...Pe
07/07/2025	881655	Big Sky Linen	Solid Waste	$	15.00	Service Dated 06/10/2025..Landfill
07/07/2025	881655	Big Sky Linen	Solid Waste	$	450.23	Service dated 06/17/2025...Landfill
07/07/2025	881655	Big Sky Linen	Solid Waste	$	450.23	Service dated 06/24/2025...Landfill
07/07/2025	881655	Big Sky Linen	Solid Waste	$	849.14	service dated 06/27/2025...Collection
07/07/2025	881655	Big Sky Linen	Solid Waste	$	8.35	Service dated 06/27/2025 SW Collection
07/07/2025	881655	Big Sky Linen	Wastewater	$	356.35	Service date 04/25/2025...WWTP
07/07/2025	881655	Big Sky Linen	Wastewater	$	356.35	Service date 06/27/2025..WWTP
07/07/2025	881655	Big Sky Linen	Wastewater	$	166.65	Service dated 06/12/2025...D & C
07/07/2025	881655	Big Sky Linen	Wastewater	$	162.00	Service dated 06/19/2025...D & C
07/07/2025	881655	Big Sky Linen	Wastewater	$	356.35	Service dated 06/20/2025
07/07/2025	881655	Big Sky Linen	Wastewater	$	162.73	Service dated 06/26/2025...D & C
07/07/2025	881655	Big Sky Linen	Wastewater	$	29.59	Service dated 06/26/2025 Rugs for Belk
07/07/2025	881655	Big Sky Linen	Wastewater	$	29.59	Service for 06/12/2025 Rugs For Belkna
07/07/2025	881655	Big Sky Linen	Water	$	363.34	Service dated 06/12/2025
07/07/2025	881655	Big Sky Linen	Water	$	166.65	Service dated 06/12/2025...D & C
07/07/2025	881655	Big Sky Linen	Water	$	141.05	Service dated 06/19/2025
07/07/2025	881655	Big Sky Linen	Water	$	162.01	Service dated 06/19/2025...D & C
07/07/2025	881655	Big Sky Linen	Water	$	162.74	Service dated 06/26/2025...D & C
07/07/2025	881655	Big Sky Linen	Water	$	141.05	Service Dated 06/26/2025...Meter Shop
07/07/2025	881655	Big Sky Linen	Water	$	88.78	Service dated 06/26/2025 Rugs for Belk

07/07/2025	881655	Big Sky Linen	Water	$	363.34	Service Dated 06/26/2025...WTP
07/07/2025	881655	Big Sky Linen	Water	$	88.78	Service for 06/12/2025 Rugs For Belkna
07/07/2025	881655	Big Sky Linen	Water	$	141.05	Service invoice dated 06/12/2025
07/07/2025	881657	B.I.R.D.	Tax Incrmnt E	$	41,383.75	FY25 EBURD Operating Agreement
07/07/2025	881664	Cotter's Sewer	Airport	$	6,750.00	Blngs Clinic W Hangar Sewer Main Rep
07/07/2025	881664	Cotter's Sewer	Park Dist 1	$	230.00	portable toilet for skate park - 3854
07/07/2025	881664	Cotter's Sewer	Park Dist 1	$	110.00	toilet rental poly vista - 3887
07/07/2025	881665	Cnty Water District Blngs Heights	Park Dist 1	$	1,626.38	water charges for Arrowheaad - 13138
07/07/2025	881665	Cnty Water District Blngs Heights	Park Dist 1	$	21.00	water charges for arrowhead- 13137
07/07/2025	881665	Cnty Water District Blngs Heights	Park Dist 1	$	373.58	water charges for clevenger - June 2025
07/07/2025	881665	Cnty Water District Blngs Heights	Park Dist 1	$	3,766.27	water charges for hawthorne- 08163
07/07/2025	881665	Cnty Water District Blngs Heights	Park Dist 1	$	1,954.65	water charges for primrose - June 2025
07/07/2025	881665	Cnty Water District Blngs Heights	Parks Maint	$	2,013.14	water charges for Frances - 16219
07/07/2025	881665	Cnty Water District Blngs Heights	Parks Maint	$	511.73	water charges for luthern- 10112
07/07/2025	881665	Cnty Water District Blngs Heights	Parks Maint	$	796.05	water charges for rolling hills- 09174
07/07/2025	881665	Cnty Water District Blngs Heights	Parks Maint	$	2,978.10	water charges for twin oaks- 17196
07/07/2025	881665	Cnty Water District Blngs Heights	Parks Maint	$	2,338.58	water charges for unita- 17140
07/07/2025	881665	Cnty Water District Blngs Heights	Parks Maint	$	79.80	water charges for waldon grove - 30388
07/07/2025	881671	Deckard Technologies	Planning	$	12,285.00	Rentalscape ID & Monitoring
07/07/2025	881673	Downtown Billings Partnership	Tax Incrmnt N27	$	26,383.88	DT TIF Operating agreement for FY25
07/07/2025	ACH	Eldorado National California	Transit	$	14,151.35	rear door (unit: 1831, WO: 2025-739)
07/07/2025	ACH	Eldorado National California	Transit	$	327.88	shipping
07/07/2025	881678	EXOR	Wastewater	$	5,651.91	Replace OIT for WRF Secondary Pump
07/07/2025	881679	Farstad Oil Inc	Wastewater	$	3,028.23	Oil for MLR Pumps
07/07/2025	881681	Fisher Sand & Gravel	Street/Traffic	$	3,990.40	asphalt
07/07/2025	881681	Fisher Sand & Gravel	Street/Traffic	$	4,565.12	asphalt
07/07/2025	881681	Fisher Sand & Gravel	Street/Traffic	$	4,561.28	asphalt
07/07/2025	881681	Fisher Sand & Gravel	Street/Traffic	$	6,296.96	asphalt
07/07/2025	ACH	FlashParking	Parking	$	13,286.19	Software License, Empire Garage_ 2 Yr
07/07/2025	881685	Grainger Parts	Solid Waste	$	2,098.47	Socket set - Tool
07/07/2025	881685	Grainger Parts	Wastewater	$	146.32	isolation dampeners for HVAC Motors
07/07/2025	881685	Grainger Parts	Wastewater	$	46.24	replace capacitor for Electrical Off
07/07/2025	881685	Grainger Parts	Wastewater	$	351.46	replace motors for Scum Pump Station
07/07/2025	881688	Hauf Industries	Public Safety	$	3,020.50	Spring Maintenance: Wildland

07/07/2025	881689	Hawkins	Water	$	30,568.80	Coagulant for process
07/07/2025	881689	Hawkins	Water	$	149.10	Food grade acid for weed control
07/07/2025	881691	Hose & Rubber Supply	Fleet	$	44.07	2079487
07/07/2025	881691	Hose & Rubber Supply	Fleet	$	996.08	2079685
07/07/2025	881691	Hose & Rubber Supply	Fleet	$	178.45	636143
07/07/2025	881691	Hose & Rubber Supply	Fleet	$	193.98	636399
07/07/2025	881691	Hose & Rubber Supply	Solid Waste	$	3.88	attachment for water hose for cleaning
07/07/2025	881691	Hose & Rubber Supply	Solid Waste	$	278.80	fire hose for washing equip/water
07/07/2025	881691	Hose & Rubber Supply	Solid Waste	$	748.68	sprayer truck parts for sprayer
07/07/2025	881691	Hose & Rubber Supply	Wastewater	$	62.28	2-1/2" MILL HOSE and 3" 2 BAND 7917
07/07/2025	881691	Hose & Rubber Supply	Wastewater	$	51.83	Parts for Shop Pressure Washer
07/07/2025	881691	Hose & Rubber Supply	Wastewater	$	147.00	PETRO TRANSFER HOSE FOR 7610
07/07/2025	881691	Hose & Rubber Supply	Wastewater	$	24.60	SOCKET-HYDRAULIC FITTING FOR 7510
07/07/2025	881691	Hose & Rubber Supply	Water	$	62.28	2-1/2" MILL HOSE and 3" 2 BAND 7917
07/07/2025	881691	Hose & Rubber Supply	Water	$	51.84	Parts for Shop Pressure Washer
07/07/2025	881691	Hose & Rubber Supply	Water	$	147.00	PETRO TRANSFER HOSE FOR 7610
07/07/2025	881691	Hose & Rubber Supply	Water	$	24.61	SOCKET-HYDRAULIC FITTING FOR 7510
07/07/2025	881692	Hydrotech MT	Water	$	14,300.00	N 29th ST. PBD036
07/07/2025	881695	Inland Truck Parts	Fleet	$	2,999.51	2556155
07/07/2025	881695	Inland Truck Parts	Fleet	$	461.81	2557621
07/07/2025	ACH	Joe Johnson Equipment	Fleet	$	97.40	P02966
07/07/2025	ACH	Joe Johnson Equipment	Fleet	$	202.59	P02966
07/07/2025	ACH	Joe Johnson Equipment	Fleet	$	11.86	P02966
07/07/2025	ACH	Joe Johnson Equipment	Fleet	$	27.12	P02966
07/07/2025	ACH	Joe Johnson Equipment	Fleet	$	53.62	P02966
07/07/2025	ACH	Joe Johnson Equipment	Fleet	$	1,230.00	P02966
07/07/2025	ACH	Joe Johnson Equipment	Fleet	$	1,250.00	P02966
07/07/2025	ACH	Joe Johnson Equipment	Fleet	$	2,988.00	P02966
07/07/2025	ACH	Joe Johnson Equipment	Fleet	$	633.00	P02977
07/07/2025	ACH	Joe Johnson Equipment	Wastewater	$	255.24	P02966
07/07/2025	ACH	Joe Johnson Equipment	Wastewater	$	29.22	RUBBER GASKETS 7912, 7917, 7997
07/07/2025	ACH	Joe Johnson Equipment	Water	$	29.22	RUBBER GASKETS 7912, 7917, 7997
07/07/2025	881700	Khera	Airport	$	8,000.00	Travel Expense Reimbursement
07/07/2025	881704	Kittelson & Associates	Planning	$	6,557.14	Prof Svc Blngs 21st St Railroad Underpa

07/07/2025	881707	KUEPER NORTH AMERICA	Street/Traffic	$	3,983.58	cutting edges
07/07/2025	881709	L N Curtis and Sons	Public Safety	$	4,339.61	Structural firefighting equipment
07/07/2025	881712	Life-Assist	Public Safety	$	5,561.52	EMS Med Supplies
07/07/2025	881714	M-B Companies	Airport	$	639,069.24	Heavy Duty Pieces Snow Removal Equip
07/07/2025	881723	Mocan Inc	Public Safety	$	5,000.00	20' container for training
07/07/2025	881725	Morrison Maierle Inc	Wastewater	$	22,288.30	Retainage Release 2
07/07/2025	881725	Morrison Maierle Inc	Water	$	20,385.00	Retainage Release 2 Final
07/07/2025	881726	MT Dept of Revenue-CGR2	St Maint Dist	$	3,826.71	WO 25-03 Crack Seal/Mastic
07/07/2025	881726	MT Dept of Revenue-CGR2	Storm Sewer	$	3,885.48	WO 24-38 Wicks Lane Storm
07/07/2025	881726	MT Dept of Revenue-CGR2	Water	$	69.85	WO 24-27 2024 Water Service Repairs
07/07/2025	881728	Napa Auto Parts	Fleet	$	17.07	672365
07/07/2025	881728	Napa Auto Parts	Fleet	$	66.68	672435
07/07/2025	881728	Napa Auto Parts	Fleet	$	24.59	672582
07/07/2025	881728	Napa Auto Parts	Fleet	$	29.65	672615
07/07/2025	881728	Napa Auto Parts	Fleet	$	10.80	673306
07/07/2025	881728	Napa Auto Parts	Fleet	$	4.37	673437
07/07/2025	881728	Napa Auto Parts	Fleet	$	2.75	673437
07/07/2025	881728	Napa Auto Parts	Fleet	$	27.22	673444
07/07/2025	881728	Napa Auto Parts	Fleet	$	28.44	673466
07/07/2025	881728	Napa Auto Parts	Fleet	$	28.14	Invoice 672093 Suction Gun
07/07/2025	881728	Napa Auto Parts	Fleet	$	4,300.00	Invoice 672150 Antifreeze Exc
07/07/2025	881731	North Coast Electric	Street/Traffic	$	3,000.00	street light inventory
07/07/2025	881732	NorthWestern Energy	Airport	$	34,656.32	0100482-9. Vault Main Account. Jun 25
07/07/2025	ACH	RDO Equipment	Fleet	$	31.01	P4703112
07/07/2025	ACH	RDO Equipment	Fleet	$	2.43	P4703112
07/07/2025	ACH	RDO Equipment	Solid Waste	$	585.20	DIAGNOSTIC: CHECK ENGINE FAN
07/07/2025	ACH	RDO Equipment	Solid Waste	$	516.93	FAN, FAN ASSEMBLY
07/07/2025	ACH	RDO Equipment	Solid Waste	$	2,508.86	FILTER ELEMENTS, AIR FILTERS
07/07/2025	ACH	RDO Equipment	Solid Waste	$	74.40	GREASE TY6341
07/07/2025	ACH	Rexel USA	Wastewater	$	300.91	materials for Admin Bldg Exit SIgns
07/07/2025	ACH	Rexel USA	Wastewater	$	4,339.35	WO 24-29 Circuit Breaker Replace parts
07/07/2025	881738	Rinker Materials	Street/Traffic	$	4,366.28	Linked to PO 24-000841..Per Tyler W
07/07/2025	881742	Safran Trusted 4D	Wastewater	$	4,405.00	Replacement Time Server WRF FY25 TRP
07/07/2025	881743	Sanderson Stewart	Trl Donate	$	6,258.04	Retainage Release 2...WO 21-38

07/07/2025	881748	Solid Waste Systems	Fleet	$	857.37	P2670MON
07/07/2025	881748	Solid Waste Systems	Fleet	$	763.46	P2670MON
07/07/2025	881748	Solid Waste Systems	Fleet	$	18.37	P2670MON
07/07/2025	881748	Solid Waste Systems	Fleet	$	1,376.68	P2673MON
07/07/2025	881748	Solid Waste Systems	Fleet	$	28.03	P5586MON
07/07/2025	881748	Solid Waste Systems	Fleet	$	3,161.03	P5586MON
07/07/2025	881748	Solid Waste Systems	Fleet	$	205.90	P6224SPO
07/07/2025	881748	Solid Waste Systems	Fleet	$	1,905.62	P6224SPO
07/07/2025	881748	Solid Waste Systems	Fleet	$	28.92	P6738MON
07/07/2025	881748	Solid Waste Systems	Fleet	$	208.52	P6738MON
07/07/2025	881755	Sundown Security	Airport	$	4,556.00	Aviation Workers Screening Services
07/07/2025	881755	Sundown Security	General	$	396.29	Courier Services: June, 2025
07/07/2025	881755	Sundown Security	P.W. Admin	$	411.70	Courier Services: June, 2025
07/07/2025	881756	Sunset Excavation	Water	$	6,915.15	WO 24-27 2024 Water Service Repairs
07/07/2025	881763	Thomas Schleder Estate	Wastewater	$	11,104.84	Lab Dishwasher Replacement TRPREP
07/07/2025	ACH	Town & Country Supply	Fleet	$	5,610.15	447271
07/07/2025	ACH	Town & Country Supply	Fleet	$	8,016.56	447271
07/07/2025	ACH	Town & Country Supply	Fleet	$	6,330.44	447271
07/07/2025	ACH	Town & Country Supply	Fleet	$	11,622.75	447271
07/07/2025	ACH	Town & Country Supply	Fleet	$	6,874.80	447539
07/07/2025	ACH	Town & Country Supply	Fleet	$	2.69	447539
07/07/2025	ACH	Town & Country Supply	Fleet	$	4,995.69	447539
07/07/2025	ACH	Town & Country Supply	Fleet	$	6,112.07	447959
07/07/2025	ACH	Town & Country Supply	Fleet	$	12,102.73	447959
07/07/2025	ACH	Town & Country Supply	Public Safety	$	3,696.75	Diesel and unleaded fuel for stations.
07/07/2025	ACH	Town & Country Supply	Transit	$	5,835.43	447428 unleaded (2002 gal.)
07/07/2025	ACH	Tractor & Equipment	Fleet	$	88.63	BLCS0864980
07/07/2025	ACH	Tractor & Equipment	Fleet	$	39.30	BLCS0864980
07/07/2025	ACH	Tractor & Equipment	Fleet	$	39.47	BLCS0864980
07/07/2025	ACH	Tractor & Equipment	Fleet	$	68.54	BLCS0864981
07/07/2025	ACH	Tractor & Equipment	Fleet	$	336.33	BLCS0864982
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	1,430.00	500 SERVICE HOUR MAINTENANCE 0201
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	803.25	BOLT BAR, CONSUMABLES, ENVIRO FEE
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	803.25	BOLT, BAR, CONSUMABLES, ENVIRO

07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	616.14	BOLT, NUT PLATE, WASHER, SLEEVE, BE
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	956.33	BOLT, NUT, END EDGE, EDGE CUTTING
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	7,694.12	BRUSH CUTTER FOR 264, 265, & 266
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	3,881.07	CAPSCREW, GOVENOR A, WASHER, HOS
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	26.04	CONSUMABLES & ENVIRONMENTAL FEE
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	95.34	CONSUMABLES & ENVIRONMENTAL FEE
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	56.28	CONSUMABLES AND ENVIRO FEE
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	190.05	CONSUMABLES, ENVIRONMENTAL FEE
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	203.07	CONSUMABLES, ENVIRONMENTAL FEE
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	552.35	CONSUMABLES, ENVIRONMENTAL FEE
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	176.40	CONSUMABLES. ENVIRO FEE
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	206.26	ELBOW-90, CONSUMABLES, ENVIRO FEE
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	1,846.88	END EDGE, NUT, BOLT, EDGE, CONSUM
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	2,901.00	FABRICATE HOSES AND LINES FOR 0270
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	2,715.00	FABRICATE HOSES AND LINES FOR 0271
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	4,638.50	FABRICATE HOSES AND LINES FOR 0272
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	1,752.71	FASTENER, CONTOL GP-E, CONSUMAB
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	639.41	FILTER KIT, CAP&PROBE, KIT FILTER, KIT
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	1,195.89	GASKET, MOTOR GP ELE, CORE CHARGE
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	990.00	INSTALL CONTROL CONSOLE: LEFT CO
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	372.00	INSTALL TRACK ASSEMBLY
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	1,991.20	PUMP GP-DEF, CORE CHARGE, CORE RE
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	804.00	REMOVE & INSTALL CUTTING EDGE
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	2,520.00	REMOVE/INSTALL BOTTOM GUARD 0262
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	1,488.00	REMOVE/INSTALL CLEANER BAR 0262
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	1,488.00	REMOVE/INSTALL CLEANER BAR 0262
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	1,455.00	REMOVE/INSTALL CUTTING EDGE 0255
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	1,674.00	REMOVE/INSTALL ELECTRIC MTR 0243
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	1,641.00	REM/INSTALL FNDR&LADDER STEP 0260
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	558.00	REMOVE/INSTALL LADDER 0243
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	3,873.00	REMOVE/INSTALL TRANS&HOOD 0243
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	222.11	SCREW, SPRING, PIN, SPACER,NEARING
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	2,691.00	TROUBLESHOOT CAMERA ON 0266
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	1,734.00	TROUBLESHOOT ENGINE COOLING 0262

07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	3,282.00	TROUBLESHOOT FAULT CODE 0262
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	3,315.00	TROUBLESHOOT FAULT CODE 0254
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	2,366.75	WASHER, NUT, LOCKNUT, FENDER AS
07/07/2025	ACH	Tractor & Equipment	Solid Waste	$	1,362.00	WELD BUCKET
07/07/2025	881769	Vermeer Mountain West	Solid Waste	$	474.78	Parts for Shredder. Invoice dated 02/13
07/07/2025	881769	Vermeer Mountain West	Solid Waste	$	1,930.44	shredder Rental parts
07/07/2025	881769	Vermeer Mountain West	Solid Waste	$	458.64	Shredder Rental Parts
07/07/2025	881775	Wharton Asphalt	Airport	$	4,447.00	Patch Asphalt Pkng Lot Postal Building
07/07/2025	881777	Yellowstone County Weed District	Park Dist 1	$	8,766.96	weed control in parks - BCP 2024/25
07/07/2025	881778	Z and Z Seal Coating	St Maint Dist	$	378,844.54	WO 25-03 Crack Seal/Mastic

City Council Regular

Date:	07/28/2025
Title:	EBURD Tax Increment Assistance - 1617 1st Avenue North - Montana Tire
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 $634,185 from the EBURD tax increment finance district funds to Montana Tire (MBA Properties, LLC) to assist in construction of a new automotive tire shop on the full block along the north side of 1st Avenue North between 16th Street and 17th Street. 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 $634,185 in tax increment finance funds (TIF) from the East Billings Urban Renewal District (EBURD) to provide financial assistance to Montana Tire (MBA Properties, LLC) for the construction of a new automotive tire shop. The funds would be focused on site work, including landscaping, public right-of-way improvements, storm drainage, street lighting, utility connections to the property and signage.

The property is located on the north side of 1st Avenue North on the block between 16th Street and 17th Street. The subject property is vacant and the project will be all new construction. The application was initially submitted to the BIRD on May 13, 2025. The BIRD Review Committee considered this application on June 9 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 June 11.

2019 TIF Award for Demolition

The subject property was awarded $66,004 in EBURD TIF funds by the City Council in 2019 for demolition of a large commercial building that was on the property after a fire severely damaged the building and forced tenants to evacuate the structure (See attached Council Memo and Action Summary from the 10/28/19 Council meeting). The owner at the time of the demolition was J & S Properties and the total demolition cost was estimated at $198,670. If the current TIF award is granted for this property, a total of $700,189 in TIF funding will have been invested in the property for redevelopment in the past 6 years. An estimated $4 million of private funds will have been invested in the property redevelopment during that same time.

New Project Costs and BIRD Recommendation

The property has since changed hands and the new owner, MT Tire, is planning to redevelopment the site with a new tire shop. The total cost for the MT Tire project is $4,507,743. This does not include the land acquisition price of $1.5 million. 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, property redevelopment, infrastructure improvements, and supporting commercial business in the District.

The BIRD Board's recommendation of $634,185 toward the improvements results in about a 7:1 investment in private to public funds for the project based on a total project cost of $4,507,743. This ratio exceeds the 5:1 recommended ratio in the City's TIF Policy. The TIF contribution also represents a 14% contribution toward the total project cost, 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 just under 14 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
Site Work (demolition, sidewalk repair/replacement, curb work, storm drain modifications, parking striping, landscaping, street lighting) Fire suppression system and connections, sewer service connections	$528,796 $105,387	Section 1(b)(c)	Section 2 (I) Business Programs and Projects Section 2 (IV) Infrastructure Improvements	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, renewed for one year on April 22, 2024, and extended until October 1, 2025 on June 23, 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.

FISCAL EFFECTS

The current award recommendation is for a total of up to a maximum of $634,185 to be reimbursed to Montana Tire (MBA Properties, LLC) 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 late FY26 and reimbursement will occur starting in FY27. There is not sufficient budget available in the FY26 Budget.

Attachments

MT Tire TIF Application
BIRD Recommendation Letter
Financial Recommendation Summary
Site Photos
Previous TIF Award Council Memo
Previous TIF Award Council Meeting Action
City TIF Policy
EBURD URD Plan

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.

Billings Industrial Revitalization District

BILLINGS INDUSTRIAL REVITALIZATION DISTRICT, INC.
EBURD APPLICATION

Project Name: 1617 1st Ave N. Overhead Removal Date Submitted: 5/13/2025

APPLICANT INFORMATION

1. Name: MBA Properties LLC
2. Address: 3365 La Paz Dr.
3. Telephone Number: 406-425-3369 Cell# 406-425-3369

PROJECT INFORMATION

1. Building Address: No Current Building-Vacant Lot
2. Legal Description: Billings Original Townsite, BLK 81, Lots 1-24 & Vac Alley
3. Ownership: J&S Properties

   Address: PO Box 31292

4. If property is not owned by the APPLICANT, list leasehold interests (Attach evidentiary materials.)

   Name: MBA Properties LLC

   Address: 3365 La Paz. Dr.

5. Existing/Proposed Business: Vacant Lot/Montana Tire

   Business Description: Tire Service Center

6. Employment: Existing FTE Jobs 8

   New Permanent FTE Jobs created by project 8 Construction FTE Jobs _____

7. Architectural Firm: EEC Inc.

   Address: 6602 Wagon Trail

Architect: Kody Johnson

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

Land and Site Improvements (Itemized)

SEE ATTACHED SCHEDULE OF VALUES

1.	Land Purchase	$ 1,500,000.00
2.	Demo	$ 41,295.10
3.	ROW Site Improvements	$ 330,705.10
4.	Interior Property Site Improvements	$ 649,577.00
5.	Utilities	$ 248,050.00
	Subtotal	$ 2,769,627.20

Construction/Rehabilitation Costs (Use general construction trade divisions)

SEE ATTACHED SCHEDULE OF VALUES

1. Div. 1- General Conditions	$ 178,357.90
2. Div. 3- Concrete	$ 338,518.11
3. Div. 5- Metals	$ 1,126,027.40
4. Div. 6- Wood & Plastic	$ 55,455.38
5. Div. 7- Thermal & Moisture Protection	$ 128,761.80
6. Div. 8- Doors & Windows	$ 301,180.00
7. Div 9- Finishes	$ 176,533.31
8. Div 10- Specialties	$ 4,266.00
9. Div 15.1 Plumbing Systems	$ 152,615.00
10. Div 15.2 Fire Sprinklers & Alarm	$ 177,891.20
11. Div 15.3 Heating, Ventilation & AC	$ 135,125.00
12. Div 16- Electrical, LV& Security	$221,950.00
Subtotal	$ 2,996,701.10

Fees

1. Architectural/Engineering	$ 220,465.00
2. Permits _____	$ 20,971.27
3. _____	$ _____
Subtotal	$ 241,436.27
Total Project Development Costs	**$** 6,007,764.57

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

A. Applicant Equity

Cash Invested	$1,500,000.00
Land & Buildings (if value is more that State of Montana valuation then a current appraisal must be submitted)	$ _____
Other _____	$ _____
_____	$ _____
A. Subtotal Applicant Equity	$1,500,000.00

B. Lender Commitments (Attach Bank Loan Commitment letter, Letters of Credit or other documentation.)

Lender	Loan Amount	Interest	Term	Payment/Period
First Federal Bank	$4,506,000.00	7%	20 yrs	$25,000.00/Month
_____	$ _____	_____%	____yrs	$ _____/Month
	B. Total Loan Amount		$4,506,000.00	

C. TIFD request for funds for eligible public improvements. MCA Statute (office use only)

Demolition.....$41,295.10
Site improvements within ROW on
south end of property (MT Tire).....$119,398.40
Site Improvements within ROW on
North end of Property (Future Lots).....$150,586.70
New Stop Signs..... $3,300.00
EBURD Approved Street Lighting.....$57,420.00
Landscaping.....$126,489.50
Utilities:
Stormwater.....$164,180.50
Water Service & Fire Service.....$32,831.70
Sewer Main Extension & Service.....$26,260.30
Dry Utilities - Power, Gas, Comm.....$24,777.50
Fire Sprinkler System & Fire Alarm.....$177,891.20
Security & Camera System.....$36,225.00

C. Subtotal TIFD Funds Requested $ 960,655.90

D. Other Source of Funding _____
_____ $_____

Sources of Funds Summary (Post totals from above.)

A. Applicant Equity	$ 1,500,000.00
B. Lender Commitments	$ _____
C. TIFD Funds Request	$ 960,655.90
D. Other Funds	$ _____
Total Project Financing	**$ 3,545,344.10**

APPLICANT STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

APPLICANT

1. Name: _ MBA Properties LLC

   Address: 3365 La Paz. Dr.

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. ____✓____ corporation/LLC.

   _____ nonprofit or charitable institution

   _____ partnership known as _____

   _____ Other (explain): _____

   Date of organization: __ May 16, 2025

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
Leslie Anderson 3365 La Paz. Dr. Billings, MT 59101	Member

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 ✓ 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 ✓ 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: EEC INC.

   Address: 6602 Wagon Trail, Billings MT, 59106

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 ✓ 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.

CERTIFICATION

I (we), _ MBA Properties 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. 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 Member Title Member

Address 3365 La Paz. Dr Address 3365 La Paz Dr.

Billings, MT 59101 Billings, MT 59101

Date _____ Date _____

Addendums to the EBURD Application for 1617 1st Ave. N.

8. Description of Project:

The project at 1617 1st Ave. North, Billings, Montana 59101 (Lots 1-24, Block 81, Billings Original Township) is designed to serve as a new Retail Tire Service Center for Montana Tire. Montana Tire Distributors has been in business for over 20 years and proudly provides the most reliable and high-quality tire services in the Billings, Montana area. From tire installation to inspection and brake service, they handle it all. Montana Tire Distributors is a locally owned and operated and their expert team performs tire and auto repair services on a variety of makes and models, which allows them to have a car or truck repaired and back on the road in no time. Since opening their doors, they have focused on excellence, quality and customer satisfaction

The project entails complete redevelopment of the existing Right of Way Improvements on the vacant city block located between North 16th and North 17th Street and 1st and 2nd Avenue North. The entirety of the existing 10' sidewalk along with the Curb and Gutter along N. 17th, N. 16th, and 2nd Ave N, will be removed and replaced with new Boulevard Sidewalk and curbing conforming to City Standards and including bulb outs & stormwater modifications as required to allow for both parallel and back in parking along the adjacent streets. The existing curbing along 1st Ave North is to remain. The Boulevard area is to be landscaped with crushed limestone over weed barrier and contains 25 trees and 165 shrubs to meet currenting zoning requirements. In addition to the ROW concrete, landscaping & surfacing improvements new utilities will be brough to the site to serve the new building. These utilities include installing 170 feet of new 8" Public Sewer Main extending south into the property from the existing manhole on north of 2nd Ave North, a new 8" Fire line and 1" water service to serve the new building from N. 16th Street, a new 3 phase electrical service, new natural gas service, and new communication services to the building.

The building will be constructed utilizing a Pre-Engineered Metal Building with a footprint of 13,007 SF and 2nd floor office and storage mezzanine space consisting of 3,031 SF, bringing the total building to 16,038 SF. The building will have 5 Vehicle Tire Service Bays, 1 light mechanic/repair bay, 1-alignment bay, and 2 pull through Truck & Trailer Bays. In addition to Service Bays the building will have a large showroom with public restrooms, a service counter and coffee bar. There will also be 4 total offices, 2 employee bathrooms, one containing a shower, an employee breakroom, and 2,222 SF of mezzanine storage space. The building will be equipped throughout with an Automatic Fire Suppression System.

The site layout has been designed to ensure safe vehicle and pedestrian traffic by utilizing larger drive aisles and separating the larger truck & trailer traffic from smaller light vehicle traffic. The parking and drive aisles will consist of both 6" reinforced concrete and 3" asphalt surfacing. There are a total of 36 on-site parking spaces provided. The site has also been designed to capture the required 50-year storm event via inlets and piping and convey this stormwater to an onsite boulder pit that will store and infiltrate the stormwater as required by the City of Billings Stormwater Management Manual. The boulder pit will have a discharge designed and extended towards 1st Ave North, however a connection to the existing storm drain located within 1st Ave. North is not planned until the reconstruction of this street takes place. A portion of the roof water will be collected via downspout leaders and conveyed to 2 -3,000 gallon

storage tanks that will be utilized as landscape irrigation. The developed area of the parcel will include all required Buffer and Parking Lot Landscaping as required by the City of Billings Zoning Regulations.

Please see attached plans for more details on the building and site improvements described above.

10. Project Schedule:

The project is planned as a 12-14 Month Permitting & Build Schedule. We anticipate a foundation permit being approved and beginning demo, sitework, and Founation work in August/September 2025. Construction of the building will continue through the winter. The remaining sitework will be completed in the spring of 2026 and building occupancy is anticipated prior to July 1st 2026.

EEC Inc.

ESTIMATE 01

PROJECT:	**Montana Tire**
LOCATION:	**1617 1st Avenue North**
MAIN FLOOR SF:	13,007
STORAGE MEZZANINE SF:	2,223
2ND FLOOR OFFICE	808
TOTAL SF:	**16038**

ESTIMATE SUMMARY

DESCRIPTION	TOTAL MATERIAL COST	TOTAL SUBS	LABOR TOTAL	TOTAL MATERIAL & LABOR	COST PER SF
Division 1.0 - General	$29,771.27	$167,484.90	$222,538.00	**$419,794.17**	**$26.17**
Division 2.0 - Demo - Site work	$0.00	$41,295.10	$0.00	**$41,295.10**	**$2.57**
Division 2.1 - Right of Way - Site work	$0.00	$330,705.10	$0.00	**$330,705.10**	**$20.62**
Division 2.2 - Interior Property - Site work	$44,232.00	$595,485.00	$9,860.00	**$649,577.00**	**$40.50**
Division 2.3 - Utilities	$0.00	$248,050.00	$0.00	**$248,050.00**	**$15.47**
Division 3.0 - Concrete	$196,270.25	$112,477.86	$29,770.00	**$338,518.11**	**$21.11**
Division 5.1 - Metals	$871,054.80	$6,177.60	$248,795.00	**$1,126,027.40**	**$70.21**
Division 6.1 - Wood & Plastic	$22,305.38	$0.00	$33,150.00	**$55,455.38**	**$3.46**
Division 7.1 - Thermal & Moisture Protection	$65,650.00	$15,661.80	$47,450.00	**$128,761.80**	**$8.03**
Division 8.1 - Doors & Windows	$59,335.00	$228,390.00	$13,455.00	**$301,180.00**	**$18.78**
Division 9.0 - Finishes	$15,004.90	$150,758.41	$10,790.00	**$176,553.31**	**$11.01**
Division 10.0 - Specialties	$3,421.00	$0.00	$845.00	**$4,266.00**	**$0.27**
Division 15.1 - Plumbing Systems	$19,890.00	$125,925.00	$6,800.00	**$152,615.00**	**$9.52**
Division 15.2 - Fire Sprinklers	$0.00	$177,891.20	$0.00	**$177,891.20**	**$11.09**
Division 15.3 - Heating, Ventilation & AC	$0.00	$135,125.00	$0.00	**$135,125.00**	**$8.43**
Division 16.1 - Electrical	$0.00	$221,950.00	$0.00	**$221,950.00**	**$13.84**
TOTAL BUILDING CONSTRUCTION COST	**$1,326,934.60**	**$2,557,376.97**	**$623,453.00**	**$4,507,764.57**	**$281.07**

	LAND PURCHASE PRICE	**$1,500,000.00**
	TOTAL PROJECT COST	**$6,007,764.57**
TIF	**15% TIF FUNDS**	**$901,164.69**
TIF	**TOTAL OF TIF ELEGIBLE CONSTRUCTION COSTS**	**$960,655.90**

Unfunded TIF Elegible Costs	$59,491.21

TOTAL PROJECT COST AFTER FULL TIF REIMBURSEMENT	**$5,106,599.89**

ITEMS NOT INCLUDED

Window Treatments
Signage - Building or Monument
Tire Equipment, Air Compressor, Lifts, Alignment Rack
Appliances

EEC Inc.

PROJECT: **Montana Tire**

LOCATION: **1617 1st Avenue North**

MAIN FLOOR SF:	13,007
STORAGE MEZZANIN	2,223
2ND FLOOR OFFICE	808
TOTAL SF:	**16,038**

13-May-25

ESTIMATE01

1.0 GENERAL

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
PERMITS & FEES							
Building Permit Fees ($3,200,000 BLDG Valuation)	1	LS	$8,918.53	$8,918.53	$0.00	$0.00	**8,918.53**
Plan Review Fees	1	LS	$5,797.04	$5,797.04	$0.00	$0.00	**5,797.04**
Engineering Plan Review Fee	1	LS	$1,100.00	$1,100.00	$0.00	$0.00	**1,100.00**
Utility Excavation Permit	2	e	$313.50	$627.00	$0.00	$0.00	**627.00**
Sidewalk/Curb/Boulevard ROW Fees	1	LS	$1,815.00	$1,815.00	$0.00	$0.00	**1,815.00**
Misc ROW Permits	1	LS	$1,650.00	$1,650.00	$0.00	$0.00	**1,650.00**
Water Tapping Fee	1	LS	$401.50	$401.50	$0.00	$0.00	**401.50**
Water Connection Fee	2	EA	$148.50	$297.00	$0.00	$0.00	**297.00**
ROW Fee for Water & Sewer Street Work	1	e	$365.20	$365.20	$0.00	$0.00	**365.20**
System Development Fees Water-Site had Exsiting 2" Service	1	LS	$0.00	$0.00	$0.00	$0.00	**0.00**
System Development Fees Sewer-Site had Existing Service	1	LS	$0.00	$0.00	$0.00	$0.00	**0.00**
ENGINEERING & DESIGN							
Geotech Investigation & Report-Already Completed	1	LS	$7,590.00	$0.00	$7,590.00	$0.00	**7,590.00**
Landscape Design	1	LS	$6,050.00	$0.00	$6,050.00	$0.00	**6,050.00**
DEQ Sewer Main Design & Submittal	1	LS	$0.00	$0.00	$0.00	$9,000.00	**9,000.00**
Survey & Civil Design	1	LS	$0.00	$0.00	$0.00	$42,000.00	**42,000.00**
Architectural Design	1	LS	$0.00	$0.00	$0.00	$52,500.00	**52,500.00**
Structural Design	1	LS	$0.00	$0.00	$0.00	$28,000.00	**28,000.00**
Mechanical Design	1	LS	$23,650.00	$0.00	$23,650.00	$0.00	**$23,650.00**
Plumbing Design	1	LS	$14,025.00	$0.00	$14,025.00	$0.00	**$14,025.00**
Electrical Design	1	LS	$28,050.00	$0.00	$28,050.00	$0.00	**$28,050.00**
Variance & EBURD Application & Meetings	1	LS	$0.00	$0.00	$0.00	$9,600.00	**$9,600.00**
MOBILIZATION							
Misc. Mobilization	1	LS	$5,500.00	$5,500.00	$0.00	$0.00	**5,500.00**
Misc. Consumables	1	LS	$3,300.00	$3,300.00	$0.00	$0.00	**3,300.00**
Traffic Control	1	LS	$5,500.00	$0.00	$5,500.00	$0.00	**5,500.00**
SURVEY & INSPECTIONS							
Construction Staking BY EEC	80	Hours	$125.00	$0.00	$0.00	$10,000.00	**10,000.00**
Special Inspections/Material Testing	1	LS	$9,350.00	$0.00	$9,350.00	$0.00	**9,350.00**
TEMP POWER & HEAT							
Temp Power & Heat	1	LS	$4,400.00	$0.00	$4,400.00	$0.00	**$4,400.00**
WASTE MANAGEMENT							
Porta Potty Rental	12	Month	$143.00	$0.00	$1,716.00	$0.00	**$1,716.00**
Deliver Roll Off Dumpster	1	Job	$93.50	$0.00	$93.50	$0.00	**$93.50**
Dumpster Rental per day	180	Days	$5.83	$0.00	$1,049.40	$0.00	**$1,049.40**
Haul off Dumpster	5	EA	$275.00	$0.00	$1,375.00	$0.00	**$1,375.00**
Landfill Dump Charge per Ton	40	Tons	$38.78	$0.00	$1,551.00	$0.00	**1,551.00**
CA							
Project Management & Construction Administration	180	HRS	$154.00	$0.00	$0.00	$27,720.00	**$27,720.00**
Onsite Superintendent	340	HRS	$115.50	$0.00	$0.00	$39,270.00	**$39,270.00**
As-Builts & O&M Manual	16	Hours	$115.50	$0.00	$0.00	$1,848.00	**$1,848.00**
INSURANCE							
Builders Risk Insurance	4,600	Per $1,000	$2.48	$0.00	$11,385.00	$0.00	**11,385.00**
General Liability Insurance	4,600	Per $1,000	$9.90	$0.00	$45,540.00	$0.00	**45,540.00**
CLEANING SERVICES							
Routine Cleaning	1	LS	$0.00	$0.00	$0.00	$2,600.00	**2,600.00**
Final Construction Cleaning	16000	SF	$0.39	$0.00	$6,160.00	$0.00	**6,160.00**
Division 1.0 - General				**$29,771.27**	**$167,484.90**	**$222,538.00**	**$419,794.17**

2.0 DEMO

	Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
	RIGHT OF WAY DEMO							
TIF	Demo & Haul of Asphalt, Bollards, light poles	1	LS	$11,751.30	$0.00	$11,751.30	$0.00	**$11,751.30**
	Demo of Concrete Sidewalks & Curb included in ROW Improvements Below	0	SF	$0.00	$0.00	$0.00	$0.00	**$0.00**
	ONSITE DEMO							
TIF	Demo & Haul off of Exising Asphalt and Concrete withing Property Boundries	1	LS	$29,543.80	$0.00	$29,543.80	$0.00	**$29,543.80**
	RELOCATION OF OVERHEAD POWER LINE & COMMUNITIONS - PREVIOUS TIF APPLICATION FOR OH POWER							
	Northwestern Energy Power Relocation-Separate Contract	1	LS	$0.00	$0.00	$0.00	$0.00	**$0.00**
	Lumen Relocation & Pole Removal -Separate Contract	1	LS	$0.00	$0.00	$0.00	$0.00	**$0.00**
	Charter Communications Relocation of OH Lines -Separate Contract	1	LS	$0.00	$0.00	$0.00	$0.00	**$0.00**
	Division 2.0 - Demo - Site work				**$0.00**	**$41,295.10**	**$0.00**	**$41,295.10**

2.1 RIGHT OF WAY SITEWORK

	Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
	SOUTH PORTION OF PROPERTY (MT TIRE)							
TIF	Mobilization, Staking, General Requirements, Traffic Control, Demo, Sideswalks, Curbing, Storm Water Modifications, Asphalt, Parking Striping	1	LS	$119,398.40	$0.00	$119,398.40	$0.00	**$119,398.40**
	NORTH PORTION OF PROPERTY (PHASE 2-FUTURE DEVELOPMENT)							
TIF	Mobilization, Staking, General Requirements, Traffic Control, Demo Sideswalks, Curbing, Storm Water Modifications, Asphalt, Parking Striping	1	LS	$150,586.70	$0.00	$150,586.70	$0.00	**$150,586.70**
	SIGNAGE							
TIF	Stop Signs with Breakaway Posts	2	EA	$1,650.00	$0.00	$3,300.00	$0.00	**$3,300.00**
	STREET LIGHTS							
TIF	EBURD Approved Street Lights & Installation	6	EA	$9,570.00	$0.00	$57,420.00	$0.00	**$57,420.00**
	Division 2.1 - Right of Way - Site work				**$0.00**	**$330,705.10**	**$0.00**	**$330,705.10**

2.2 INTERIOR PROPERTY SITEWORK

	Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
	MOBILIZATION, SWPPP, EARTHWORK							
	Mobilization, Staking, General Requirements, SWPPP	1	LS	$26,371.40	$0.00	$26,371.40	$0.00	**$26,371.40**
	EARTHWORK							
	Site Grading, Haul off of excess, final grading	1	LS	$31,728.40	$0.00	$31,728.40	$0.00	**$31,728.40**
	BUILDING PREP							
	Excavation, Backfill, Structrual Fill & 6" of Base gravel under Slab	1	LS	$103,314.20	$0.00	$103,314.20	$0.00	**$103,314.20**
	SURFACINGS							
	3" & 4" Asphalt Paving & Base Gravels	1	LS	$129,340.20	$0.00	$129,340.20	$0.00	**$129,340.20**
	Concrete Bumper Stops	3	EA	$220.00	$0.00	$660.00	$0.00	**$660.00**
	Parking Lot Painting Included Above	1	LS	$0.00	$0.00	$0.00	$0.00	**$0.00**
	CONCRETE							
	6" Reinforced Exterior Concrete per Plan, Includes 34 pipe bollards	1	LS	$114,964.30	$0.00	$114,964.30	$0.00	**$114,964.30**
	Additional 6" Concrete in replace of 4" asphalt (6907 SF)	1	LS	$29,480.00	$0.00	$29,480.00	$0.00	**$29,480.00**
	Concrete Curb & Gutter	1	LS	$29,728.60	$1.00	$29,728.60	$0.00	**$29,729.60**
	DUMPSTER ENCLOSURES							
	CMU Tire Dumpster Enclosure	432	SF	30.25	$13,068.00	$0.00	$2,600.00	**$15,668.00**
	CMU Trash Dumpster Enclosure	288	SF	30.25	$8,712.00	$0.00	$1,040.00	**$9,752.00**
	Tire Dumpster Gate	1	LS	$6,050.00	$6,050.00	$0.00	$0.00	**$6,050.00**
	Dumpster Enclosure Gate	1	LS	$3,300.00	$3,300.00	$0.00	$0.00	**$3,300.00**
	LANDSCAPING							
TIF	Landscaping	1	LS	$104,835.50	$0.00	$104,835.50	$0.00	**$104,835.50**
TIF	Rain Water Collection Tank	2	EA	$5,335.00	$10,670.00	$0.00	$5,440.00	**$16,110.00**
TIF	4" Irrigation Sleeves	360	LF	$15.40	$0.00	$5,544.00	$0.00	**$5,544.00**
	Decorative 4' Fencing -NOT INCLUDED (Variance Item to Eliminate)	1	LS	$0.00	$0.00	$0.00	$0.00	**$0.00**
	LIGHTING							
	Parking Lot Light Poles-Included in Electrical	4	EA	$0.00	$0.00	$0.00	$0.00	**$0.00**
	MISC							
	Parking Lot Striping, Signs & Posts, 34 Pipe Bollards	1	EA	$18,583.40	$0.00	$18,583.40	$0.00	**$18,583.40**
	Bollard Sleeves	34	EA	$71.50	$2,431.00	$0.00	$780.00	**$3,211.00**
	Bike Rack	1	EA	$935.00	$0.00	$935.00	$0.00	**$935.00**
	Division 2.2 - Interior Property - Site work				**$44,232.00**	**$595,485.00**	**$9,860.00**	**$649,577.00**

2.3 UTILITIES

	Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
	STORMWATER							
TIF	Storm Drain Inlets, & Piping	1	LS	$83,620.90	$0.00	$83,620.90	$0.00	**$83,620.90**
TIF	Boulder Pit(24,252 CF)	1	LS	$64,059.60	$0.00	$64,059.60	$0.00	**$64,059.60**
TIF	Storm Drain Piping & Modifications @ Intersection Bulb Outs	1	LS	$16,500.00	$0.00	$16,500.00	$0.00	**$16,500.00**
	WATER & FIRE SERVICE							
TIF	New 8" Fire Line & Water Service to Building from 16th	1	LS	$27,881.70	$0.00	$27,881.70	$0.00	**$27,881.70**
TIF	Cast Iron Fire Riser Up into Building Slab	1	LS	$4,950.00	$0.00	$4,950.00	$0.00	**$4,950.00**
	SEWER							
TIF	Sewer Main Extension	1	LS	$20,872.50	$0.00	$20,872.50	$0.00	**$20,872.50**
TIF	Sewer Service	1	LS	$5,387.80	$0.00	$5,387.80	$0.00	**$5,387.80**
	DRY UTILITIES							
TIF	3-Phase Electrical Service to BLDG	265	LF	$71.50	$0.00	$18,947.50	$0.00	**$18,947.50**
TIF	Gas Service to BLDG	265	LF	$11.00	$0.00	$2,915.00	$0.00	**$2,915.00**
TIF	Communications to BLDG	265	LF	$11.00	$0.00	$2,915.00	$0.00	**$2,915.00**
	Division 2.3 - Utilities				**$0.00**	**$248,050.00**	**$0.00**	**$248,050.00**

3.0 CONCRETE & MASONRY

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
FOOTINGS (6-8'X8, 18-6'x6', 15-5'x5' PADS W/16" CONT FTG)							
Concrete Ready Mix; 4500 PSI Pad Footings	53	CY	177.10	$9,386.30	$0.00	$0.00	**$9,386.30**
Concrete Ready Mix; 4500 PSI Cont. Footings	28	CY	177.10	$4,958.80	$0.00	$0.00	**$4,958.80**
Concrete Fuel Surcharge	9	Trucks	11.00	$99.00	$0.00	$0.00	**$99.00**
Forming Materials (2x10-16')	70	EA	33.00	$2,310.00	$0.00	$0.00	**$2,310.00**
Form, Tie, Rebar, Pour & Finish Pad Footings	39	EA	385.00	$0.00	$15,015.00	$0.00	**$15,015.00**
Form, Tie, Rebar, Pour & Finish Continuous Footings	564	LF	13.20	$0.00	$7,444.80	$0.00	**$7,444.80**
#4 Rebar in Continuous Footing (2-Rows)	70	EA	14.30	$1,001.00	$0.00	$0.00	**$1,001.00**
#5 Rebar in Pad Footings	170	Sticks	19.80	$3,366.00	$0.00	$0.00	**$3,366.00**
#5 Rebar L's in Piers (10 per Pier)	120	Sticks	19.80	$2,376.00	$0.00	$0.00	**$2,376.00**
#4 Rebar L's @ 24" O.C.	90	Sticks	13.20	$1,188.00	$0.00	$0.00	**$1,188.00**
Pump Truck (Includes Fuel Surcharge of $25/Hour)	8	Hours	275	$0.00	$2,200.00	$0.00	**$2,200.00**
Yards of Concrete Pumped	81	Yards	4.4	$0.00	$356.40	$0.00	**$356.40**
FOUNDATION WALLS & PIERS							
Concrete Ready Mix; 4500 PSI Walls	56	CY	177.10	$9,917.60	$0.00	$0.00	**$9,917.60**
Concrete Ready Mix; 4500 PSI Piers	25	CY	177.10	$4,427.50	$0.00	$0.00	**$4,427.50**
Form, Tie, Rebar, Pour & Finish 4' Walls	564	LF	39.60	$0.00	$22,334.40	$0.00	**$22,334.40**
Pier Charge	39	EA	440.00	$0.00	$17,160.00	$0.00	**$17,160.00**
OH Door Block Out	11	EA	110.00	$0.00	$1,210.00	$0.00	**$1,210.00**
Pier Block Out	15	EA	110.00	$0.00	$1,650.00	$0.00	**$1,650.00**
Man Door Block Out	6	EA	110.00	$0.00	$660.00	$0.00	**$660.00**
Misc. Block outs/Rebar Labor Tying	1	LS	2750.00	$0.00	$2,750.00	$0.00	**$2,750.00**
#4 Horizontals - 3 Rows	105	Sticks	13.20	$1,386.00	$0.00	$0.00	**$1,386.00**
#3 Hoops in Piers (7 per)	275	EA	6.60	$1,815.00	$0.00	$0.00	**$1,815.00**
Pump Truck (Includes Fuel Surcharge of $25/Hour)	8	Hours	275	$0.00	$2,200.00	$0.00	**$2,200.00**
Yards of Concrete Pumped	81	Yards	4.4	$0.00	$356.40	$0.00	**$356.40**

6" REINFORCED BUILDING SLAB							
Concrete Ready Mix; 6" Building Slab (4500 PSI)	253	CY	177.10	$44,806.30	$0.00	$0.00	**$44,806.30**
Concrete Fuel Surcharge	29	Trucks	16.50	$478.50	$0.00	$0.00	**$478.50**
Vapor Barrier	13006	SF	0.55	$7,153.30	$0.00	$0.00	**$7,153.30**
Find Grade & Compact after Ground Rough	1	LS	0.00	$0.00	$0.00	$1,560.00	**$1,560.00**
Form Slab @ Doors & Pour Break Bulkhead	1	LS	0.00	$0.00	$0.00	$10,400.00	**$10,400.00**
Tie Rebar In Slab	1	LS	0.00	$0.00	$0.00	$9,750.00	**$9,750.00**
Pour & Finish Slab	13006	SF	1.49	$0.00	$19,313.91	$0.00	**$19,313.91**
#4 Rebar @ 18" O.C. E. W.	1200	EA	13.20	$15,840.00	$0.00	$0.00	**$15,840.00**
#5 Hair Pin Ties	12	EA	16.50	$198.00	$0.00	$0.00	**$198.00**
Cure & Seal	6	EA	165.00	$990.00	$0.00	$0.00	**$990.00**
Fill Saw Cut Control Joints	2440	LF	2.48	$0.00	$6,039.00	$0.00	**$6,039.00**
Pump Truck (Includes Fuel Surcharge of $25/Hour)	16	Hours	275	$0.00	$4,400.00	$0.00	**$4,400.00**
Yards of Concrete Pumped	253	Yards	4.4	$0.00	$1,113.20	$0.00	**$1,113.20**
4" MEZZANINE SLAB (3,030 SF)							
Concrete Ready Mix; 4500PSI Slab	42	CY	177.10	$7,438.20	$0.00	$0.00	**$7,438.20**
6x6 WWF Reinforcing	3202	SF	1.38	$4,402.75	$0.00	$0.00	**$4,402.75**
Pour & Finish Mezzanine Slab - Included Above	3030	SF	2.20	$0.00	$6,666.00	$0.00	**$6,666.00**
Joint Fill Saw Cut Control Joints on Mezzanines	650	LF	2.48	$0.00	$1,608.75	$0.00	**$1,608.75**
INTERIOR PIPE BOLLARDS							
Pipe Bollards @ OH Doors	22	EA	880.00	$19,360.00	$0.00	$0.00	**$19,360.00**
Pipe Bollards @ Fire Riser in Place of Room	3	EA	880.00	$2,640.00	$0.00	$0.00	**$2,640.00**
TRENCH DRIAN & SAND OIL SEPERATOR							
Base Footing @ Trench Drains	4	CY	172.70	$690.80	$0.00	$0.00	**$690.80**
Excavation, Forming & Pouring of Footing	1	LS	0.00	$0.00	$0.00	$2,600.00	**$2,600.00**
6' Steel & PC Trench Drain & Bar Grating	4	EA	1925.00	$7,700.00	$0.00	$1,040.00	**$8,740.00**
2'x2' Sump @ Tire Wash	1	EA	2750.00	$2,750.00	$0.00	$260.00	**$3,010.00**
Concrete Ready Mix for Thickened Edge	6	CY	172.70	$1,036.20	$0.00	$0.00	**$1,036.20**
250 Gallon H20 Sand Oil Separator	1	EA	3795.00	$3,795.00	$0.00	$0.00	**$3,795.00**
Excavation & Install of S/O Separator	1	LS	0.00	$0.00	$0.00	$2,080.00	**$2,080.00**
1500 Gallon Septic Tank-Holding Tank	1	EA	2310.00	$2,310.00	$0.00	$0.00	**$2,310.00**
Excavation & Install of Septic Tank	1	LS	0.00	$0.00	$0.00	$2,080.00	**$2,080.00**
Piping By Plumber	1	LS	0.00	$0.00	$0.00	$0.00	**$0.00**
MASONRY							
CMU Masonry Walls @ Tire Wash	100	SF	27.50	$2,750.00	$0.00	$0.00	**$2,750.00**
Brick Wainscot @ OH Doors & Entry	900	SF	33.00	$29,700.00	$0.00	$0.00	**$29,700.00**
Division 3.0 - Concrete				**$196,270.25**	**$112,477.86**	**$29,770.00**	**$338,518.11**

5.1 METALS

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
PEMB							
Pre-Engineered Metal Building Package	1	LS	$749,929.40	$749,929.40	$0.00	$0.00	**$749,929.40**
Building Erection	1	LS	$0.00	$0.00	$0.00	$169,000.00	**$169,000.00**
Additional Labor for Soffit & Parapets	1	LS	$0.00	$0.00	$0.00	$11,375.00	**$11,375.00**
Roof Seamer	1	LS	$1,650.00	$1,650.00	$0.00	$1,560.00	**$3,210.00**
8" Channel for OH Door Operator & Spring Pad Mounts	220	LF	$14.30	$3,146.00	$0.00	$2,860.00	**$6,006.00**
Allowance for Siding Upgrade to 7.2 Panel	5360	SF	$4.40	$23,584.00	$0.00	$0.00	**$23,584.00**
Mezzanine Erection, Welding of Joists & Install of Decking	1	LS	$0.00	$0.00	$0.00	$29,900.00	**$29,900.00**
Equipment for Building Erection	1	LS	$16,500.00	$16,500.00	$0.00	$0.00	**$16,500.00**
ANCHOR BOLTS							
1" Anchor Bolts	96	EA	$19.80	$1,900.80	$0.00	$0.00	**$1,900.80**
5/8" Anchor Bolts	104	LS	$13.20	$1,372.80	$0.00	$0.00	**$1,372.80**
Template & Set Anchor Bolts	1	LS	$0.00	$0.00	$0.00	$2,380.00	**$2,380.00**
1/2" Anchors for Base Channel	250	EA	$3.30	$825.00	$0.00	$0.00	**$825.00**
INTERIOR METAL LINER PANEL							
29 Ga. White Liner Panel @ back side of Mezzanine	1200	SF	$2.20	$2,640.00	$0.00	$2,340.00	**$4,980.00**
Roof To Wall Trim	100	LF	$4.40	$440.00	$0.00	$2,340.00	**$2,780.00**
J-trims	40	LF	$2.20	$88.00	$0.00	$1,040.00	**$1,128.00**
Sill Flashing	100	LF	$4.40	$440.00	$0.00	$2,340.00	**$2,780.00**
29 Ga. White Liner Panel over Plywood on Showroom/Shop Wall & Mech Bays	1320	SF	$2.20	$2,904.00	$0.00	$1,040.00	**$3,944.00**
Roof To Wall Trim	80	LF	$4.40	$352.00	$0.00	$2,340.00	**$2,692.00**
J-Trim	60	EA	$2.20	$132.00	$0.00	$0.00	**$132.00**
Z-Trim Over Plywood	80	LF	$3.30	$264.00	$0.00	$2,340.00	**$2,604.00**
Inside Corner	20	LF	$4.40	$88.00	$0.00	$0.00	**$88.00**
Fasteners	2520	SF	$0.14	$360.36	$0.00	$0.00	**$360.36**
RAILING							
Fabrication & Powder Coating Storage Mezzanine Guardrail	122	LF	$99.00	$12,078.00	$0.00	$0.00	**$12,078.00**
Storage Mezzanine Gate	1	LS	$3,025.00	$3,025.00	$0.00	$0.00	**$3,025.00**
Fabrication & Powder Coating of Showroom Railing	30	LF	$220.00	$6,600.00	$0.00	$0.00	**$6,600.00**
Installation & Misc. Fasteners for Railing	1	LS	$825.00	$825.00	$0.00	$3,900.00	**$4,725.00**
STAIRS							
Fabrication & Powder Coating Mezzanine Stairs & Handrails	2	EA	$15,400.00	$30,800.00	$0.00	$0.00	**$30,800.00**
Installation & Misc. Hardware for Stairs	1	LS	$660.00	$660.00	$0.00	$4,160.00	**$4,820.00**
INTERIOR WOOD LINER PANEL							
3/4 Finished Plywood to 8' & Installation Perimeter Walls	92	EA	$77.00	$7,084.00	$0.00	$7,800.00	**$14,884.00**
3/4 Finished Plywood to 8' & Installation @ Mezzanine Wall	25	EA	$77.00	$1,925.00	$0.00	$2,080.00	**$4,005.00**
Laquer Plywood	3744	SF	$1.65	$0.00	$6,177.60	$0.00	**$6,177.60**
Plywood Fasteners	3744	SF	$0.39	$1,441.44	$0.00	$0.00	**$1,441.44**
Division 5.1 - Metals				**$871,054.80**	**$6,177.60**	**$248,795.00**	**$1,126,027.40**

6.1 FRAMING

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
SHOWROOM FUR OUT FRAMING							
Framing Labor	1	LS	$0.00	$0.00	$0.00	$7,800.00	**$7,800.00**
6" Track (600T150-43)	105	LS	$1.94	$204.12	$0.00	$0.00	**$204.12**
6" Slip Track (600SLT250-43)	105	LF	$2.81	$294.84	$0.00	$0.00	**$294.84**
6" Steel Studs (600S162-43)	3000	LF	$2.10	$6,300.00	$0.00	$0.00	**$6,300.00**
Wall Bracing -4 Rows (150U150-54)	420	LF	$0.66	$277.20	$0.00	$0.00	**$277.20**
Bridge Clips (LSU3.25-R150) Box of 150	2	EA	$126.61	$253.22	$0.00	$0.00	**$253.22**
Fasteners & Hardware	1	LS	$600.00	$600.00	$0.00	$0.00	**$600.00**
Anchor Bolts	35	EA	$2.40	$84.00	$0.00	$0.00	**$84.00**
Electric Lift	1	LS	$600.00	$600.00	$0.00	$0.00	**$600.00**

MAIN FLOOR FRAMING							
Framing Labor	1	LS	$0.00	$0.00	$0.00	$15,600.00	**$15,600.00**
2x6-16' Treated Sill Plate	16	EA	$33.60	$537.60	$0.00	$0.00	**$537.60**
2x6-16' DBL Top Plate	32	EA	$20.40	$652.80	$0.00	$0.00	**$652.80**
2x6-12' Studs	256	EA	$15.60	$3,993.60	$0.00	$0.00	**$3,993.60**
2x4-16' Treated Sill Plate	10	EA	$22.80	$228.00	$0.00	$0.00	**$228.00**
2x4-16' DBL Top Plate	20	EA	$13.20	$264.00	$0.00	$0.00	**$264.00**
2x4-12' Studs	160	EA	$9.60	$1,536.00	$0.00	$0.00	**$1,536.00**
2x4-16' Sill Plate (Reception Counter)	3	EA	$22.80	$68.40	$0.00	$0.00	**$68.40**
2x4-16' Double Top Plate (Reception Counter)	6	EA	$13.20	$79.20	$0.00	$0.00	**$79.20**
2x4-16' Studs& Blocking (Reception Counter)	20	EA	$13.20	$264.00	$0.00	$0.00	**$264.00**
2x6-16' (Headers)	5	EA	$20.40	$102.00	$0.00	$0.00	**$102.00**
2x8-16' (Bathroom Blocking)	4	EA	$38.40	$153.60	$0.00	$0.00	**$153.60**
2x4-16' Blocking Between Joists for wall Parrell	25	EA	$13.20	$330.00	$0.00	$0.00	**$330.00**
4x8-3/4" Plywood Communications Board	1	EA	$84.00	$84.00	$0.00	$0.00	**$84.00**
Anchor Bolts	150	EA	$2.40	$360.00	$0.00	$0.00	**$360.00**
Misc. Fasteners & Hardware	1	LS	$600.00	$600.00	$0.00	$0.00	**$600.00**
2ND FLOOR OFFICE FRAMING							
Framing Labor	1	LS	$0.00	$0.00	$0.00	$9,750.00	**$9,750.00**
2x6-16' Treated Sill Plate	2	EA	$33.60	$67.20	$0.00	$0.00	**$67.20**
2x6-16' DBL Top Plate	4	EA	$20.40	$81.60	$0.00	$0.00	**$81.60**
2x6-14' Studs	32	EA	$18.00	$576.00	$0.00	$0.00	**$576.00**
2x4-16' Treated Sill Plate	12	EA	$22.80	$273.60	$0.00	$0.00	**$273.60**
2x4-16' DBL Top Plate	24	EA	$13.20	$316.80	$0.00	$0.00	**$316.80**
2x4-14' Studs	192	EA	$10.80	$2,073.60	$0.00	$0.00	**$2,073.60**
2x4-16' Blocking Between Roof Purlins for Wall Attachment	25	EA	$13.20	$330.00	$0.00	$0.00	**$330.00**
2x6-16' (Headers)	4	EA	$20.40	$81.60	$0.00	$0.00	**$81.60**
2x8-16' (Bathroom Blocking)	1	EA	$38.40	$38.40	$0.00	$0.00	**$38.40**
Anchor Bolts	75	EA	$2.40	$180.00	$0.00	$0.00	**$180.00**
Misc. Fasteners & Hardware	1	LS	$420.00	$420.00	$0.00	$0.00	**$420.00**
Division 6.1 - Wood & Plastic				**$22,305.38**	**$0.00**	**$33,150.00**	**$55,455.38**

7.1 THERMAL & MOISTURE PROTECTION

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
BUILDING INSULATION							
Insulation Package (R-38Roof VB/Banding, R-25 Walls) & Install	1	LS	$55,200.00	$55,200.00	$0.00	$42,250.00	**97,450.00**
Insulation Consumables - Spray Glue, Patch Tape	1	LS	$2,750.00	$2,750.00	$0.00	$0.00	**2,750.00**
Interior Wall Insulation	8136	SF	$1.93	$0.00	$15,661.80	$0.00	**15,661.80**
Electric Lifts	1	LS	$2,750.00	$2,750.00	$0.00	$0.00	**$2,750.00**
FOUNDATION INSULATION							
2" Rigid Foundation Insulation	75	EA	$66.00	$4,950.00	$0.00	$5,200.00	**10,150.00**
Division 7.1 - Thermal & Moisture Protection				**$65,650.00**	**$15,661.80**	**$47,450.00**	**$128,761.80**

8.1 DOORS & WINDOWS

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
STOREFRONT WINDOWS & DOORS							
Storefront Door from Showroom to Shop	1	EA	$4,600.00	$0.00	$4,600.00	$0.00	**$4,600.00**
Main Entrance Door & Windows	1	EA	$10,350.00	$0.00	$10,350.00	$0.00	**$10,350.00**
10'x15' Windows	2	EA	$17,250.00	$0.00	$34,500.00	$0.00	**$34,500.00**
10'x10' Windows	2	EA	$11,500.00	$0.00	$23,000.00	$0.00	**$23,000.00**
6.5'x10' Windows	2	EA	$7,475.00	$0.00	$14,950.00	$0.00	**$14,950.00**
10'x7' Windows	2	EA	$8,050.00	$0.00	$16,100.00	$0.00	**$16,100.00**
6.5'x7' Window	1	EA	$5,232.50	$0.00	$5,232.50	$0.00	**$5,232.50**
10'x6' Window	1	EA	$6,900.00	$0.00	$6,900.00	$0.00	**$6,900.00**
6.5'x6' Windows	2	EA	$4,485.00	$0.00	$8,970.00	$0.00	**$8,970.00**
TRANSOM WINDOWS							
5'x2' Fixed Transom Windows	9	EA	$715.00	$6,435.00	$0.00	$1,755.00	**$8,190.00**
MAN DOORS							
Exterior Hollow Metal Doors & Frames	6	EA	$1,725.00	$10,350.00	$0.00	$3,120.00	**$13,470.00**
Interior HM Door & Frame in Shop	6	LS	$1,725.00	$10,350.00	$0.00	$3,120.00	**$13,470.00**
Interior Hollow Metal Frame with Wood Door in Showroom & Offices	8	EA	$1,725.00	$13,800.00	$0.00	$4,160.00	**$17,960.00**
Interior & Exterior Door Hardware	20	EA	$690.00	$13,800.00	$0.00	$1,300.00	**$15,100.00**
Painting/Standing of Doors	20	EA	$230.00	$4,600.00	$0.00	$0.00	**$4,600.00**
OH DOORS							
12'x12' OH Doors w/3' High lift, Operator & Brush Seals	7	EA	$7,762.50	$0.00	$54,337.50	$0.00	**$54,337.50**
12'x16' OH Doors w/3' High lift, Operator & Brush Seals	4	EA	$12,362.50	$0.00	$49,450.00	$0.00	**$49,450.00**
Division 8.1 - Doors & Windows				**$59,335.00**	**$228,390.00**	**$13,455.00**	**$301,180.00**

9.0 FINISHES

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
DRYWALL & PAINT SHOWROOM							
4'x12'-5/8" Drywall Walls	54	EA	$24.20	$1,306.80	$0.00	$0.00	**$1,306.80**
Drywall Delivery & Stocking	54	EA	$2.20	$118.80	$0.00	$0.00	**$118.80**
Hanging of Sheetrock	2592	SF	$0.86	$0.00	$2,235.60	$0.00	**$2,235.60**
Tape, Texture, and pre-prime	2592	SF	$1.15	$0.00	$2,980.80	$0.00	**$2,980.80**
L Metal & Corner Beads	75	EA	$16.50	$0.00	$1,237.50	$0.00	**$1,237.50**
Drywall Return Windows	1	LS	$2,750.00	$0.00	$2,750.00	$0.00	**$2,750.00**
Painting	2592	SF	$2.59	$0.00	$6,706.80	$0.00	**$6,706.80**
DRYWALL & PAINT MAIN FLOOR							
4'x12'-5/8" Drywall Walls -12'	126	EA	$24.20	$3,049.20	$0.00	$0.00	**$3,049.20**
Drywall Delivery & Stocking	126	EA	$2.20	$277.20	$0.00	$0.00	**$277.20**
Hanging of Sheetrock	6048	SF	$0.75	$0.00	$4,520.88	$0.00	**$4,520.88**
Tape, Texture, and pre-prime	6048	SF	$1.04	$0.00	$6,259.68	$0.00	**$6,259.68**
L Metal & Corner Beads	40	EA	$16.50	$0.00	$660.00	$0.00	**$660.00**
Drywall Return Windows (3-sides)	5	EA	$55.00	$0.00	$275.00	$0.00	**$275.00**
Painting	6048	SF	$2.30	$0.00	$13,910.40	$0.00	**$13,910.40**

	DRYWALL & PAINT 2nd FLOOR							
	4'x12'-5/8" Drywall Walls -14'	60	EA	$24.20	$1,452.00	$0.00	$0.00	**$1,452.00**
	Drywall Delivery & Stocking	60	EA	$2.20	$132.00	$0.00	$0.00	**$132.00**
	Hanging of Sheetrock	2880	SF	$0.75	$0.00	$2,152.80	$0.00	**$2,152.80**
	Tape, Texture, and pre-prime	2880	SF	$1.04	$0.00	$2,980.80	$0.00	**$2,980.80**
	L Metal & Corner Beads	40	EA	$16.50	$0.00	$660.00	$0.00	**$660.00**
	Drywall Return Windows (3-sides)	5	EA	$55.00	$0.00	$275.00	$0.00	**$275.00**
	Painting	2880	SF	$2.30	$0.00	$6,624.00	$0.00	**$6,624.00**
	MILLWORK							
	Reception Cabinets /Counter tops- Allowance	1	LS	$18,150.00	$0.00	$18,150.00	$0.00	**$18,150.00**
	Coffee Bar Cabinets & Countertop- Allowance	1	LS	$8,250.00	$0.00	$8,250.00	$0.00	**$8,250.00**
	Breakroom Cabinets & Countertops - Allowance	1	LS	$13,750.00	$0.00	$13,750.00	$0.00	**$13,750.00**
	10" Cabinet over Toliets	4	EA	$412.50	$0.00	$1,650.00	$0.00	**$1,650.00**
	Quartz Window Sills	4	EA	$825.00	$0.00	$3,300.00	$0.00	**$3,300.00**
	Stained Wood Base Throughout Show Room and Office	900	LF	$6.60	$5,940.00	$0.00	$6,500.00	**$12,440.00**
	FLOORING							
	Polish Showroom	2250	SF	$5.75	$0.00	$12,937.50	$0.00	**$12,937.50**
	Polish 2nd Floor Offices	800	SF	$5.75	$0.00	$4,600.00	$0.00	**$4,600.00**
	Golilox Flooring Protector	3050	SF	$2.30	$0.00	$7,015.00	$0.00	**$7,015.00**
	Tile in 4 Baths	324	SF	$20.70	$1.00	$6,706.80	$0.00	**$6,707.80**
	Tile Wainscot to 4'	256	SF	$28.75	$1.00	$7,360.00	$0.00	**$7,361.00**
	Burnish & Petrox Shop Floor	10750	SF	$0.86	$0.00	$9,271.88	$0.00	**$9,271.88**
	Burnish & Harden Storage Mezzanine	2222	SF	$0.86	$0.00	$1,916.48	$0.00	**$1,916.48**
	Vinyl Base Throughout Shop @ Exterior Wall Plywood	470	LF	$3.45	$0.00	$1,621.50	$0.00	**$1,621.50**
	FRP & BATH ACCESSORIES							
	Shower Rod & Curtain & Towel Bar	1	LS	$137.50	$137.50	$0.00	$130.00	**$267.50**
	FRP in Restrooms	240	SF	$3.03	$726.00	$0.00	$2,600.00	**$3,326.00**
	Adhesive for FRP	2	EA	$93.50	$187.00	$0.00	$0.00	**$187.00**
	FRP Trims	16	EA	$4.95	$79.20	$0.00	$0.00	**$79.20**
	Bathroom Signs	4	EA	$41.80	$167.20	$0.00	$0.00	**$167.20**
	Grab Bars, TP Holder, Mirrors	4	Sets	$357.50	$1,430.00	$0.00	$0.00	**$1,430.00**
	Install Bathroom Accessories	1	LS	$0.00	$0.00	$0.00	$1,560.00	**$1,560.00**
	Division 9.0 - Finishes				**$15,004.90**	**$150,758.41**	**$10,790.00**	**$176,553.31**

10.0 SPECIALTIES

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
Address #'s & Bay #'s	1	LS	$825.00	$825.00	$0.00	$390.00	**$1,215.00**
Knox Box	1	LS	$880.00	$880.00	$0.00	$130.00	**$1,010.00**
Fire Extinguisher -Cabinets	2	EA	$220.00	$440.00	$0.00	$0.00	**$440.00**
Fire Extinguisher	8	EA	$159.50	$1,276.00	$0.00	$325.00	**$1,601.00**
Division 10.0 - Specialties				**$3,421.00**	**$0.00**	**$845.00**	**$4,266.00**

15.1 PLUMBING SYSTEMS

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
PVC Waste, Drain & Venting	1	LS	$23,000.00	$0.00	$23,000.00	$0.00	**$23,000.00**
Water Lines in Copper	1	LS	$31,625.00	$0.00	$31,625.00	$0.00	**$31,625.00**
Water Line Insualtion	1	LS	$8,050.00	$0.00	$8,050.00	$0.00	**$8,050.00**
Gase Lines	1	LS	$18,400.00	$0.00	$18,400.00	$0.00	**$18,400.00**
Trench Drains- INCLUDED IN CONCRETE	1	LS	$0.00	$0.00	$0.00	$0.00	**$0.00**
Trench Drain Labor & PVC	1	LS	$9,200.00	$0.00	$9,200.00	$0.00	**$9,200.00**
Fixtures & Final Trim out	1	LS	$32,200.00	$0.00	$32,200.00	$0.00	**$32,200.00**
Permits, Lifts & Rentals	1	LS	$3,450.00	$0.00	$3,450.00	$0.00	**$3,450.00**
AIR LINES							
Air Line-Allowance	1	LS	$17,250.00	$17,250.00	$0.00	$0.00	**$17,250.00**
EXCAVATION/BACKFILL							
Bedding Gravel	150	Tons	$17.60	$2,640.00	$0.00	$0.00	**$2,640.00**
Excavation & Backfill for Plumbing	1	LS	$0.00	$0.00	$0.00	$6,800.00	**$6,800.00**
Division 15.1 - Plumbing Systems				**$19,890.00**	**$125,925.00**	**$6,800.00**	**$152,615.00**

15.2 FIRE SPRINKLERS

	Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
	FIRE SUPPRESSION SYSTEM							
TIF	Fire Sprinklers & Install	1	LS	$135,732.20	$0.00	$135,732.20	$0.00	**$135,732.20**
	FIRE ALARM SYSTEM							
TIF	Fire Alarm System	1	LS	$42,159.00	$0.00	$42,159.00	$0.00	**$42,159.00**
	Division 15.2 - Fire Sprinklers				**$0.00**	**$177,891.20**	**$0.00**	**$177,891.20**

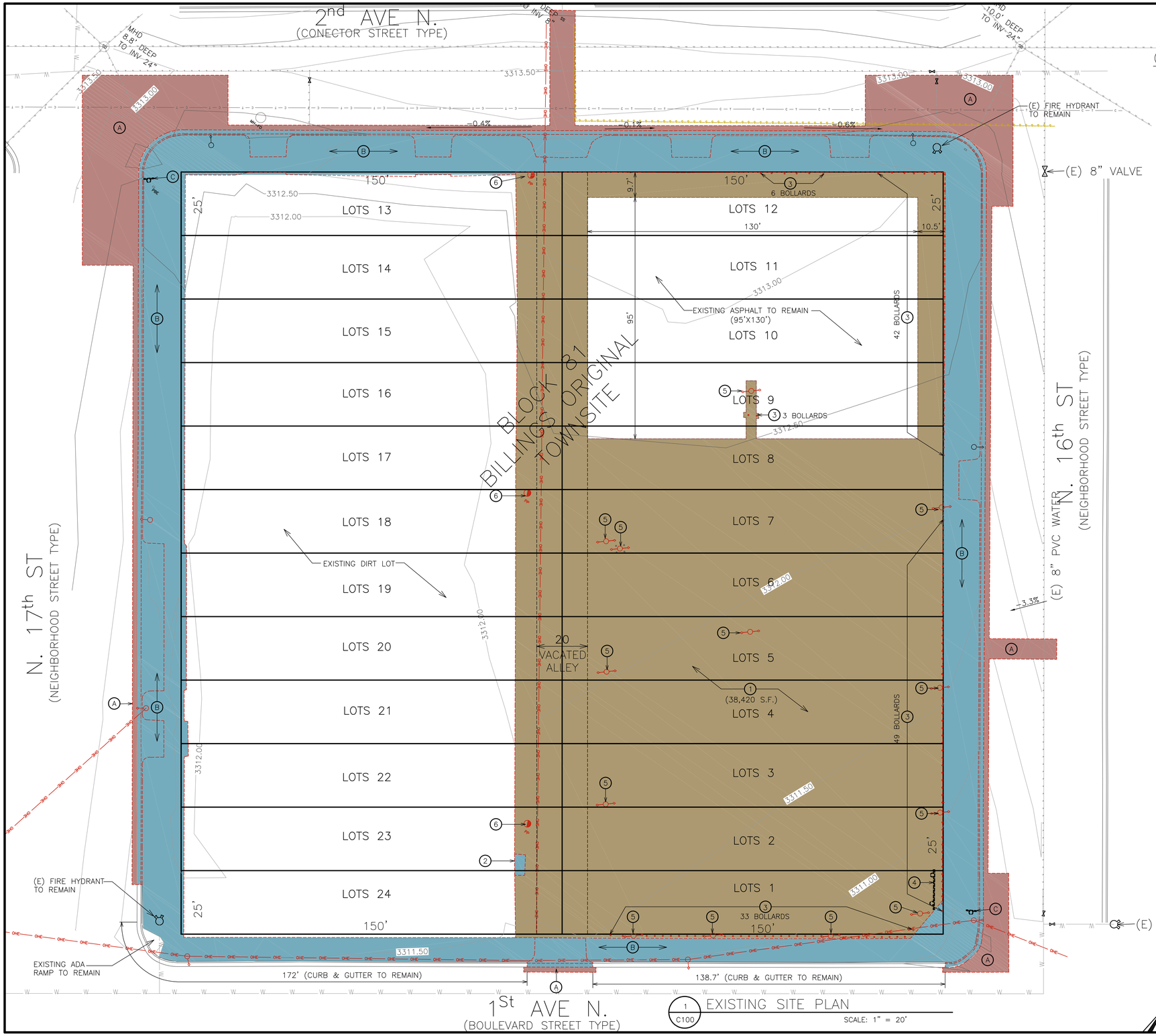
15.3 HEATING VENTILATION & A/C

Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
90% Condenstating Unit Heaters in Shop Area	4	EA	$9,775.00	$0.00	$39,100.00	$0.00	**$39,100.00**
Exhaust fan for Air Compressor	1	EA	$5,750.00	$0.00	$5,750.00	$0.00	**$5,750.00**
Exhaust Fan & Motorized Damper in Shop	2	EA	$10,925.00	$0.00	$21,850.00	$0.00	**$21,850.00**
Dryer Exhaust, Fart Fans	1	LS	$5,175.00	$0.00	$5,175.00	$0.00	**$5,175.00**
Furnace & AC for Showroom	1	LS	$31,625.00	$0.00	$31,625.00	$0.00	**$31,625.00**
Furnace & AC for Offices, Baths, Break Room	1	LS	$31,625.00	$0.00	$31,625.00	$0.00	**$31,625.00**
Division 15.3 - Heating, Ventilation & AC				**$0.00**	**$135,125.00**	**$0.00**	**$135,125.00**

16.1 ELECTRICAL

	Item Description	Material Quantity	Units	Material Cost Per Unit	Total Material Cost	Subcontractor Cost	EEC Labor Total	TOTAL MATERIAL & LABOR
	Electrical	1	LS	$178,250.00	$0.00	$178,250.00	$0.00	**$178,250.00**
	Fire Alarm-Included in Fire Sprinkler Heading	0	EA	$0.00	$0.00	$0.00	$0.00	**$0.00**
	Low Voltage Termination & Patch Down - Wire Pull in Electrical	1	LS	$7,475.00	$0.00	$7,475.00	$0.00	**$7,475.00**
TIF	Access Control on Exterior Doors	7	EA	$2,300.00	$0.00	$16,100.00	$0.00	**$16,100.00**
TIF	Security & Camera System	1	LS	$20,125.00	$0.00	$20,125.00	$0.00	**$20,125.00**
	Division 16.1 - Electrical				**$0.00**	**$221,950.00**	**0.00**	**$221,950.00**

	Total Material Cost	Subcontractor Cost	Total Labor Cost	TOTAL MATERIAL & LABOR
TOTAL BUILDING CONSTRUCTION COSTS	**$1,326,934.60**	**$2,557,376.97**	**$623,453.00**	**$4,507,764.57**



1 C100 EXISTING SITE PLAN

SCALE: 1" = 20'

GENERAL SITE NOTES:

1. ALL EXISTING UNDERGROUND INSTALLATIONS & PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. SERVICE LINES (WATER, POWER, GAS, STORM, SEWER, PHONE & TV) MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THE PLANS. CONTRACTOR SHALL CALL FOR UTILITY LOCATES BEFORE EXCAVATION FOR EXACT LOCATIONS. EXISTING CIVIL AS-BUILT PLANS ARE AVAILABLE TO DOWNLOAD FROM THE INVITATION TO BID FILE LINK.
2. SITE WORK CONTRACTORS SHOULD UTILIZE PRIVATE LOCATE SERVICES WHEN WORKING IN AREAS OF KNOW PRIVATE UTILITIES. .
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE STANDARDS FOR PUBLIC IMPROVEMENTS FOR THE CITY OF BILLINGS, CURRENT EDITION OR THE MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS (MPWSS) CURRENT EDITION.
4. ALL TRADE CONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATION.
5. ALL TRADE CONTRACTORS TO PROTECT ALL EXISTING UTILITIES, CITY ROADS AND STREETS IMPROVED OR UNIMPROVED, SIGNS, AND EXISTING STRUCTURE TO REMAIN. REPAIR BACK TO ORIGINAL CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
6. ALL TRADE CONTRACTORS SHALL PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY NOTED.
7. EXISTING UTILITIES ARE ASSUMED TO BE IN A STRAIGHT LINE, FIELD VERIFY EXISTING.
8. PROVIDE INLET PROTECTION ON ALL EXISTING & NEW STORM WATER INLETS DURING CONSTRUCTION.

ONSITE DEMOLITION NOTES (X)

1. DEMO 38,420 S.F. OF EXISTING ONSITE ASPHALT.
2. DEMO 4'X8' CONCRETE PAD.
3. DEMO PIPE BOLLARDS & CONCRETE BASE, SEE PLAN FOR QUANTITIES.
4. DEMO MONUMENT SIGN, POSTS & FOOTINGS.
5. DEMO LIGHT POLE & CONCRETE BASE
6. COORDINATE REMOVAL OF EXISTING OVERHEAD POWER LINES AND POWER POLES IN VACATED ALLEY WITH NORTHWESTERN ENERGY.
7. -
8. -

R.O.W. DEMOLITION NOTES

- A. DEMO 6,820 S.F. OF EXISTING R.O.W. ASPHALT.
- B. DEMO 19,090 S.F. OF EXISTING CONCRETE SIDEWALK, CONCRETE APPROACHES ALONG WITH CURB & GUTTER.
- C. REMOVE STOP SIGN AND SAVE FOR RELOCATION.
- D. -
- D. -

PRELIMNARY
4-03-2025

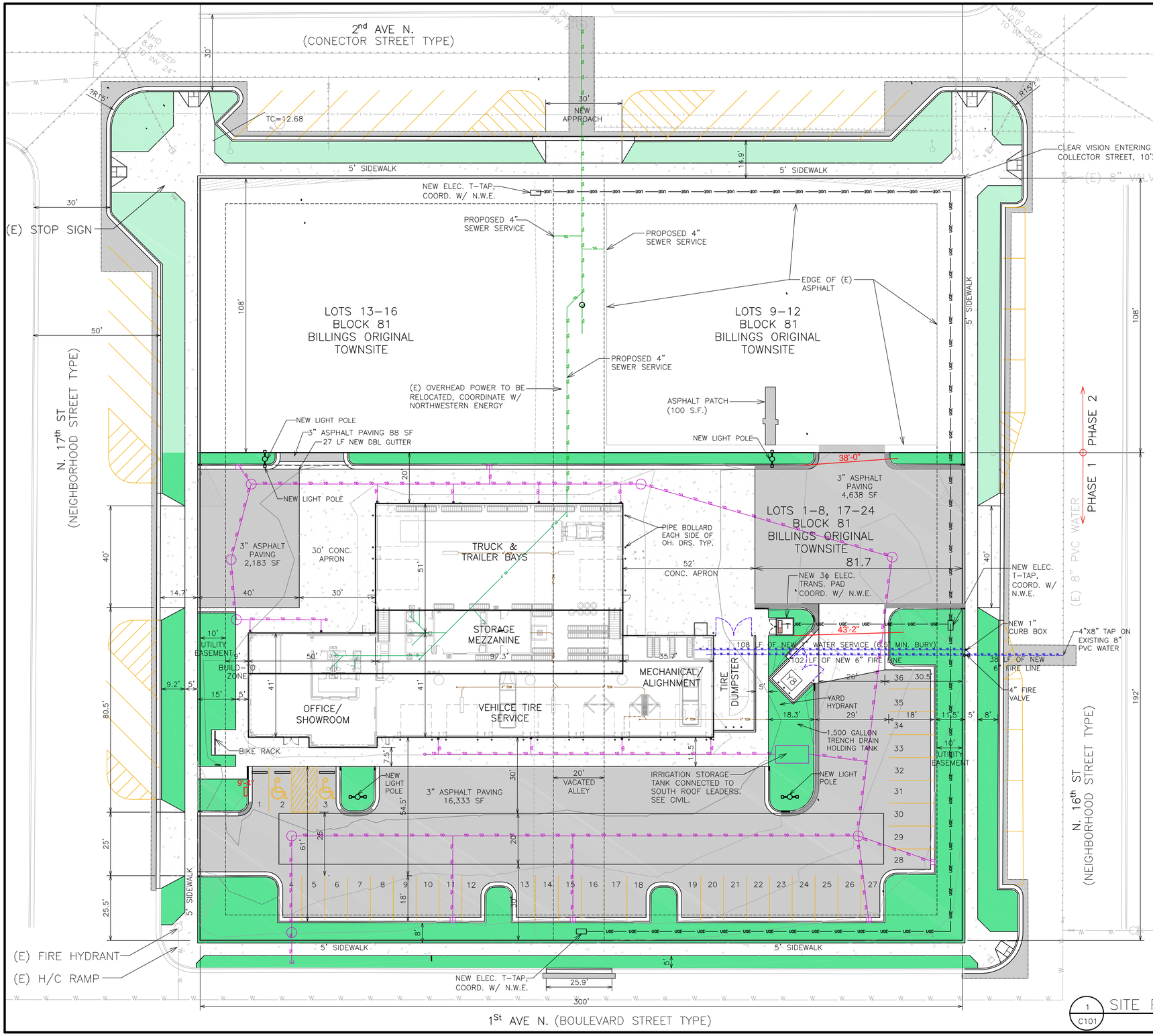
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SERVICE CENTER
1617 1ST AVE NORTH
BILLINGS, MT 59101
LOTS 13-24, BLOCK 81
BILLINGS ORIGINAL TOWNSITE

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Drawn By: KL
Checked By: CH
Date: 04-03-2025
Project #: Mt Tire
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SECTION 27-901-C

CLEAR VISION ENTERING COLLECTOR STREET, 10'X75'

(MINIMUM 5 POINTS REQUIRED FROM THE LIST BELOW)

- CERTIFIED GREEN BUILDING – (3 POSSIBLE)
- [x] BUILDING ENERGY EFFICIENCY – (2 POINTS POSSIBLE)
- BUILDING WATER EFFICIENCY – (2 POINTS POSSIBLE)
- [x] WATER-EFFICIENT LANDSCAPE – (2 POINTS POSSIBLE)
- RENEWABLE ENERGY SOURCES – (2 POINTS POSSIBLE)
- GREEN ROOF MEASURES – (2 POINTS POSSIBLE)
- HEAT ISLAND REDUCTION MEASURES – (2 POINTS POSSIBLE)
- PERVIOUS PAVEMENT MEASURES – (2 POINTS POSSIBLE)
- [x] ENHANCED BICYLE AMENITIES – (1 POINT POSSIBLE)

ZONING:

ZONED: EBURD-CW (EAST BILLINGS CENTRAL WORKS

FRONTAGE TYPES ALLOWED IN – CENTRAL WORKS DISTRICT

1. GENERAL STOOP
2. STOREFRONT
3. LIMITED BAY
4. COMMERCE (PERMITTED ON BOULEVARD STREET TYPE)
5. CIVIC FRONTAGE
6. COMMERCIAL OUTDOOR SITE

TABLE 27-1300.1 OFF-STREET PARKING STANDARDS

-NOT REQUIRED
-SPACES PROVIDED = 40

TABLE 27-1300.5 BICYCLE PARKING

NMU ZONING – SHORT TERM BICYCLE RACK
(REQUIRED TO BE WITHIN 50' OF MAIN ENTRY)

SITE QUANTITIES – PHASE 1

PHASE 1 PROPERTY AREA	57,600 S.F.
3" ASPHALT	23,242 S.F.
6" REINFORCED EXTERIOR CONCRETE	10,550 S.F.
6" DUMPSTER PAD & APRON CONC.	1,072 S.F.
CONCRETE CURB & GUTTER	1,046 L.F.
CONCRETE DOUBLE GUTTER	27 L.F.
CONC. ELEC. TRANSFORMER PAD	50 S.F.
PIPE BOLLARDS AT DUMPSTERS	6 EA.
PIPE BOLLARDS AT O.H. DOORS (EXTERIOR)	22 E.A.
PIPE BOLLARDS AT GATES	4 EA.
H/C PARKING SIGN & B-AWAY POST	2 EA.

R.O.W. IMPROVEMENTS:

CITY SIDEWALK & 5 ADA RAMPS	8,108 S.F.
CONCRETE APPROACH	1,715 S.F.
CURB & GUTTER (R.O.W.)	931 L.F.
ASPHALT PATCH IN R.O.W.	3,581 S.F.
ADA RAMP WITH DETECTABLE PANELS	5 EA
STOP SIGNS W/ BREAK AWAY POSTS	2

0' 5' 20' 40'

SCALE: 1" = 20'

1 C101 SITE PLAN

SCALE: 1" = 20'

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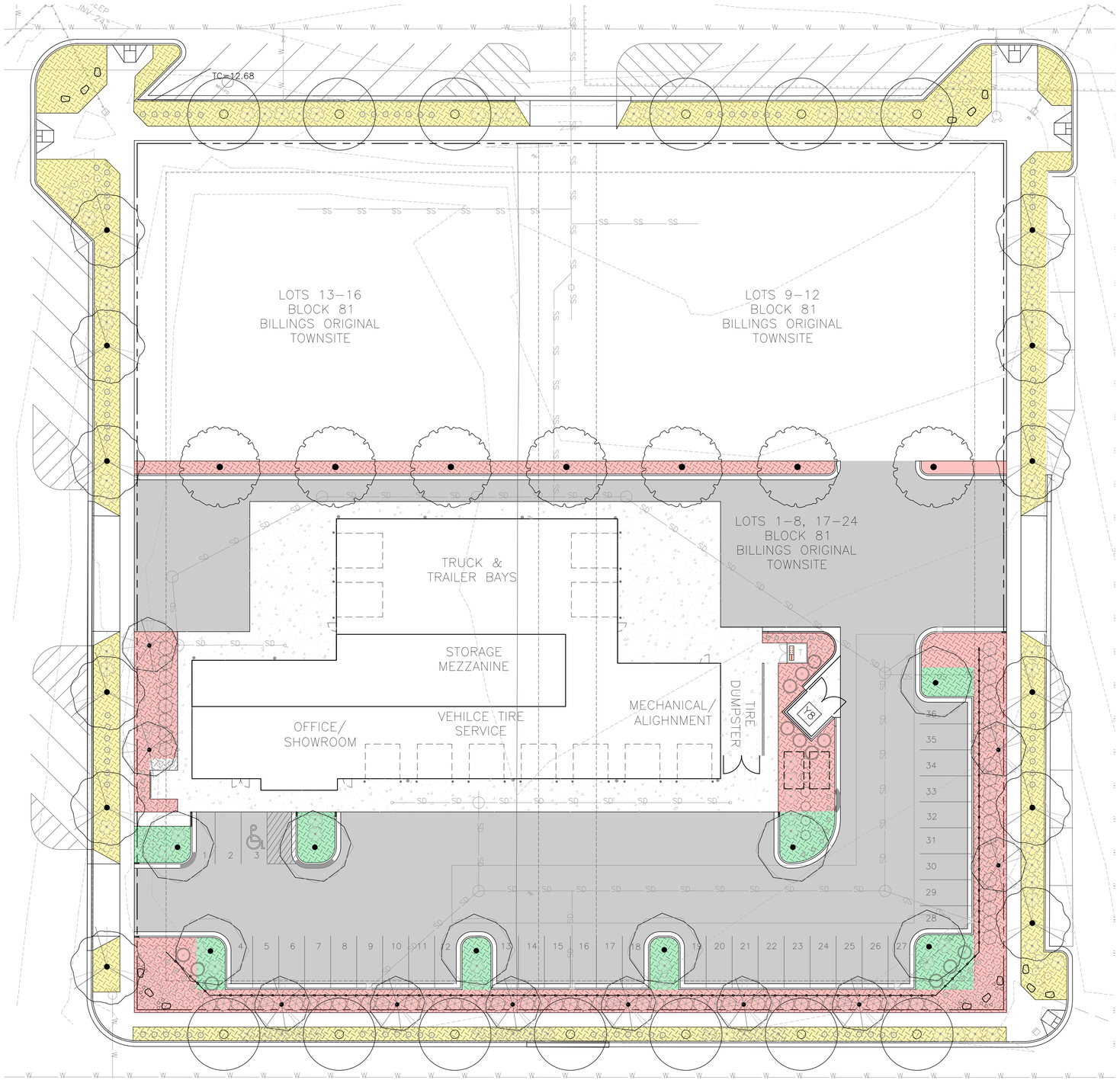
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LANDSCAPE CODE ANALYSIS

27-905 - LANDSCAPING STANDARDS

C(1) - ONE TREE FOR EVERY 2,500 SF OF LANDSCAPE AREA (266 SF PROVIDED)

C(2) - FENCES AND WALLS - MAX HEIGHT OF 8'-0" (CENTRAL WORKS DISTRICT) WITH APPROVED MATERIALS, MAX OPACITY OF 50%

C(3) - BUFFERS - REQUIRED ALONG STREET SIDE & REAR YARD

D - FRONTAGE BUFFER - REQUIRED ALONG STREET SIDE & REAR YARD
MEDIUM OR LARGE TREE EVERY 40' AND CONTINUOUS HEDGE ROW
3'-4' HEIGHT FENCE LOCATED 2' FROM CURB

E - INTERIOR PARKING LOT LANDSCAPING - ONE TREE PER ISLAND. NO MORE THAN INTERNAL AREAS NOT DEDICATED TO PARKING LOT LANDSCAPING SHALL HAVE ONE TREE PER FIRST 150 SF, THEN ONE TREE PER 650 SF

F - SIDE AND REAR BUFFER - PROPERTY SURROUNDED BY RIGHT OF WAY AND NO TRANSITION IS REQUIRED BETWEEN THIS PROPERTY AND ANY NEIGHBORING DISTRICT
STREET TREES PROVIDED AT 40' (EACH PROPERTY LINE IS 300')

27-906 - STREET TYPE STANDARDS

A - GENERAL REQUIREMENTS - PROVIDE COMPLETE STREETS, INCLUDING SIDEWALKS, AND STREETS THAT ARE APPROPRIATE FOR THEIR CONTEXT

B - GENERAL STREET TYPE STANDARDS - PROVIDE APPROPRIATE STREET DESIGN AND RIGHT OF WAY ELEMENTS, INCLUDING BICYCLE FACILITIES, ON-STREET PARKING, AND STORM WATER MANAGEMENT

2ND AVENUE NORTH = CONNECTOR STREET (STREET 2)

1ST AVENUE NORTH = BOULEVARD STREET (MAJOR TRAFFIC)

16TH & 17TH STREET = NEIGHBORHOOD STREET (STREET 1)

ZONING CODE ANALYSIS

STREET FRONTAGE
LANDSCAPE AREA

PARKING LOT
LANDSCAPE AREA

BUFFER FRONTAGE -
INTERIOR LANDSCAPE AREA

LANDSCAPE CODE PLAN

SCALE: 1" = 20'

0 20' 40'
SCALE IN FEET

LA
STAMP

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LANDSCAPE ARCHITECTURE & PLANNING
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REVISIONS

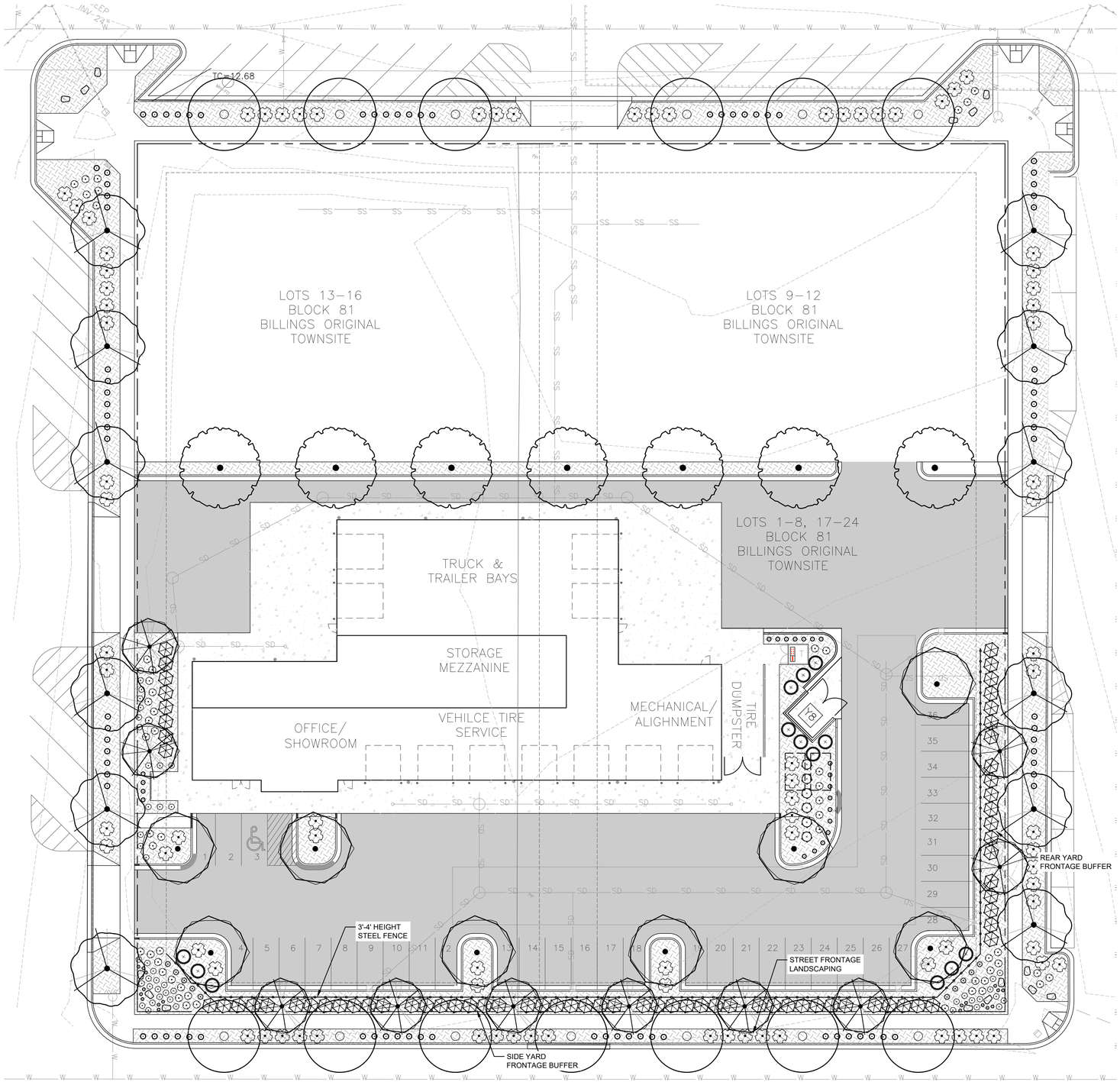
MONTANA TIRE
ADDRESS
CITY STATE ZIP

EBURD LANDSCAPE CODE PLAN

251002

DRAWN BY	SNC
APPROVED	NRK
DATE	03-28-2025

L0.1



LANDSCAPE PLAN

SCALE: 1" = 20'

0 20' 40'
SCALE IN FEET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES						
	AF	Acer freemanii `Autumn Blaze`	Autumn Blaze Maple	2" Cal.	B&B	8
	AC	Acer grandidentatum x saccharum 'Hipzam'	Highland Park® Maple	1" Cal.	Pot	10
	QB	Quercus bicolor	Swamp White Oak	2" Cal.	B&B	13
	TA	Tilia americana `Boulevard`	Boulevard Linden	2" Cal.	B&B	12
	TC	Tilia cordata	Littleleaf Linden	2" Cal.	B&B	7
SHRUBS						
	CS	Cornus sericea `Alleman`s Compact`	Dwarf Red Twig Dogwood	2 gal.	Pot	7
	EA	Euonymus alatus `Compactus`	Compact Burning Bush	5 gal.	Pot	72
	MC	Pinus mugo 'Compacta'	Dwarf Mugo Pine	5 gal.	Pot	13
	RT	Rhus aromatica `Gro Low`	Skunkbush Sumac	5 gal.	Pot	86
	RX	Rosa x 'Meizorland' TM	White Drift Groundcover Rose	5 gal.	Pot	52
GRASSES						
	CX	Calamagrostis x acutiflora `Avalanche`	Feather Reed Grass	1 gal.		21
	CA	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 gal.		85
	MP	Miscanthus purpurascens	Flame Grass	1 gal.	Pot	10
PERENNIALS						
	AM	Achillea millefolium `Terracotta`	Terracotta Yarrow	1 gal.	Pot	18
	HH	Heliopsis helianthoides scabra `Summer Sun`	False Sunflower	1 gal.	Pot	15
	NC	Nepeta x `Cat`s Pajamas`	Cat`s Pajamas Catmint	1 gal.	Pot	30
GROUND COVERS						
	CR2	Rock Mulch	Crushed Limestone	5/8" Chip		14,430 sf

FENCING SCHEDULE

TYPE ONE: FRONTAGE BUFFER
SQUARE STEEL DECORATIVE
4'-0" HEIGHT

LANDSCAPING NOTES:

GENERAL PLANTING REQUIREMENTS

1. SEE DETAIL SHEETS FOR PLANTING DETAILS & SEE PROJECT MANUAL FOR LANDSCAPE SPECIFICATIONS.
2. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION. SOURCE OF BASE SHEETS IS PROJECT ARCHITECTS AND ENGINEERS. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION OR THE INADVERTENT OMISSION OF ANY SUCH INFORMATION. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE LOCATORS AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION FOR MARKOUTS OF EXISTING UNDERGROUND FACILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO ANY UTILITIES CAUSED BY HIS/HER PROJECT OPERATIONS. NO CONSTRUCTION SHALL COMMENCE WITHOUT PRIOR APPROVAL OF THE SUPERVISING LANDSCAPE ARCHITECT, ENGINEER OR ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN REASONABLE ACCESS TO ALL PRIVATE DRIVEWAYS, PARKING AREAS AND AREAS THAT REQUIRE PUBLIC ACCESS DURING CONSTRUCTION.
5. REFER TO CIVIL ENGINEER'S UTILITY PLANS FOR UTILITY LOCATION AND GRADING AND DRAINAGE PLANS FOR STORM WATER MANAGEMENT INFORMATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS OR IF THERE ARE DISCREPANCIES BETWEEN THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.
6. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
7. IF SPECIFIED MATERIAL IS NOT OBTAINABLE, SUBMIT TO LANDSCAPE ARCHITECT PROOF OF NON-AVAILABILITY AND A PROPOSAL FOR SUBSTITUTION OF EQUIVALENT MATERIAL. SUBMIT PHOTOGRAPHS OF ALTERNATIVE CHOICES OF PLANT MATERIAL FOR SELECTION BY LANDSCAPE ARCHITECT. INCLUDED WITH THESE PHOTOGRAPHS SHOULD BE CLEAR, WRITTEN DESCRIPTION OF THE TYPE, SIZE, CONDITION, AND GENERAL CHARACTER OF THE PLANT MATERIAL.

TOP SOIL & AMENDMENTS - SOIL CONDITIONING

8. PLANTING SOIL WILL NEED TO BE IMPORTED TO THE SITE. PROVIDE SCIENTIFIC SOIL ANALYSIS OF IMPORTED SOILS. RECOMMENDATIONS FOR TYPES AND AMOUNTS OF SOIL AMENDMENTS MUST ACCOMPANY THE SOIL ANALYSIS. PROVIDE FULLY MIXED PLANTING SOIL AS DESCRIBED IN SOIL ANALYSIS.
9. IN AREAS OF COMPACTED SOILS, UTILIZE EQUIPMENT CAPABLE OF BREAKING UP THE SOIL HARD PAN. RIP AND SCARIFY ALL COMPACTED SOILS PRIOR TO PLACEMENT OF PLANTING SOILS.
10. ALL PLANTING AREAS TO RECEIVE AT LEAST 6" OF AMENDED TOP SOIL.
11. ALL TREE & SHRUB PLANTINGS ARE REQUIRED TO OVER EXCAVATE PLANTING PITS AND PROVIDE PLANTING SOIL AS SHOWN IN PLANTING DETAILS.

PLANTING

12. QUANTITIES SHOWN IN THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR & FOR OWNER INFORMATION. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE QUANTITY OF PLANTS SHOWN GRAPHICALLY ON THE PLANS. IN THE CASE OF A DISCREPANCY THE PLANS SHALL OVERRULE THE LEGEND, EXCEPT PLANTS SPECIFICALLY NOTED AS "NOT SHOWN ON PLAN." VERIFY PLANT COUNTS AND SQUARE FOOTAGES.
13. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
14. TREES SHALL BEAR SAME RELATION TO FINISHED GRADE AND SOLAR ORIENTATION AS THEY BORE IN THE NURSERY BEFORE TRANSPLANTING.
15. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
16. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
17. FINISH GRADES OF PLANTER AREAS SHALL BE 2 INCHES BELOW ADJACENT PAVING OR TOP OF CURB UNLESS OTHERWISE NOTED.
18. REMOVE ENTIRE WIRE CAGE FROM ROOTBALL. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL.
19. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
20. PLACE ROCK MULCH IN A MANNER THAT MINIMIZES RISK TO PLANTED MATERIAL. DAMAGE FROM MULCH PLACEMENT WILL REQUIRE REPLACEMENT OF DAMAGED MATERIAL.
21. GENERAL CONTRACTOR TO PROVIDE CURRENTLY AVAILABLE COLOR SAMPLES OF SITE AMENITIES (PAVER STONES, TRASH RECEPTACLES, BIKE RACKS, PLANTERS, AND BENCHES) TO OWNER AND LANDSCAPE ARCHITECT FOR SELECTION PRIOR TO PROCUREMENT.

LA STAMP

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REVISIONS

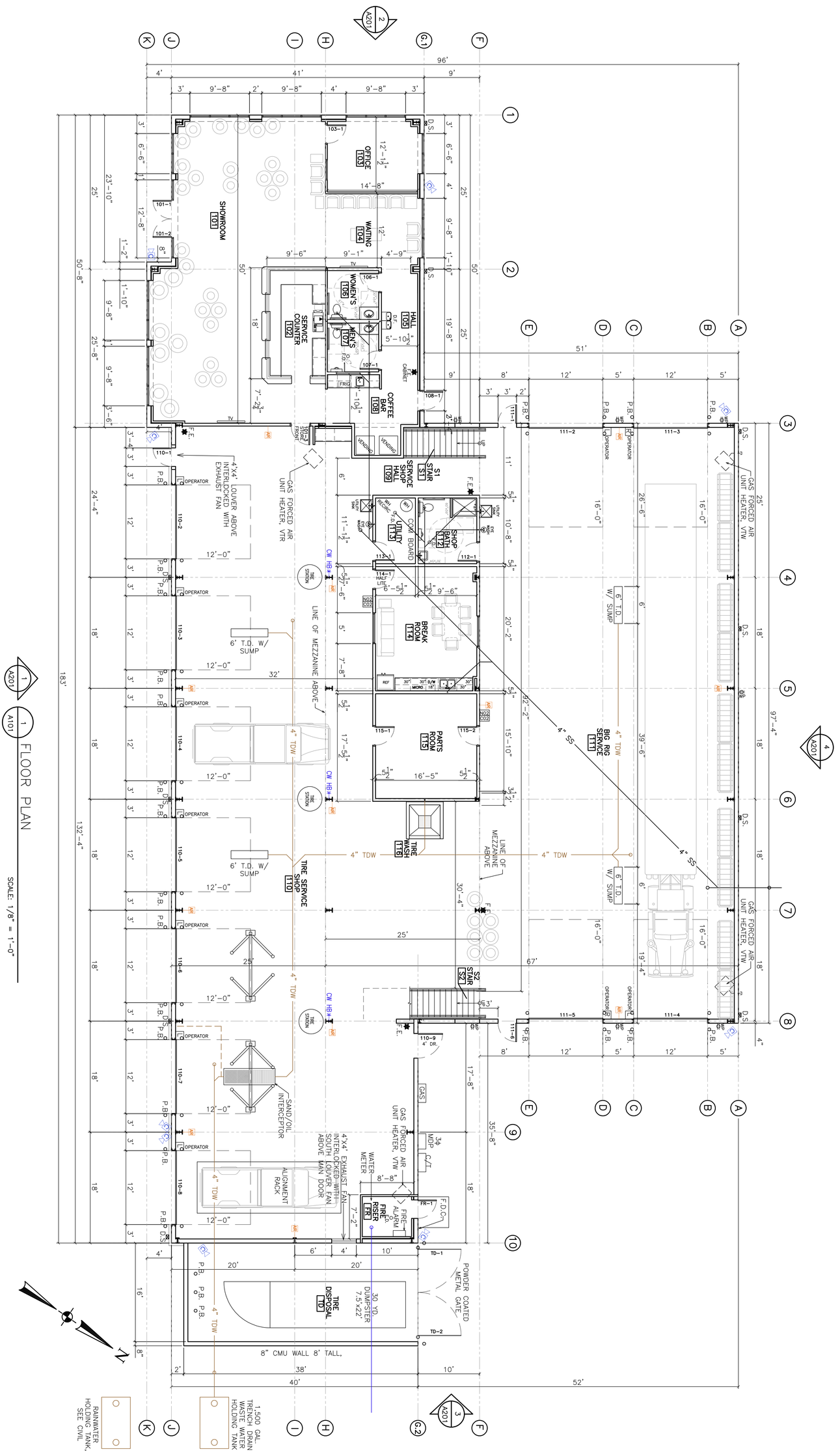
MONTANA TIRE
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LANDSCAPE PLAN

251002

DRAWN BY	SNC
APPROVED	NRK
DATE	03-28-2025

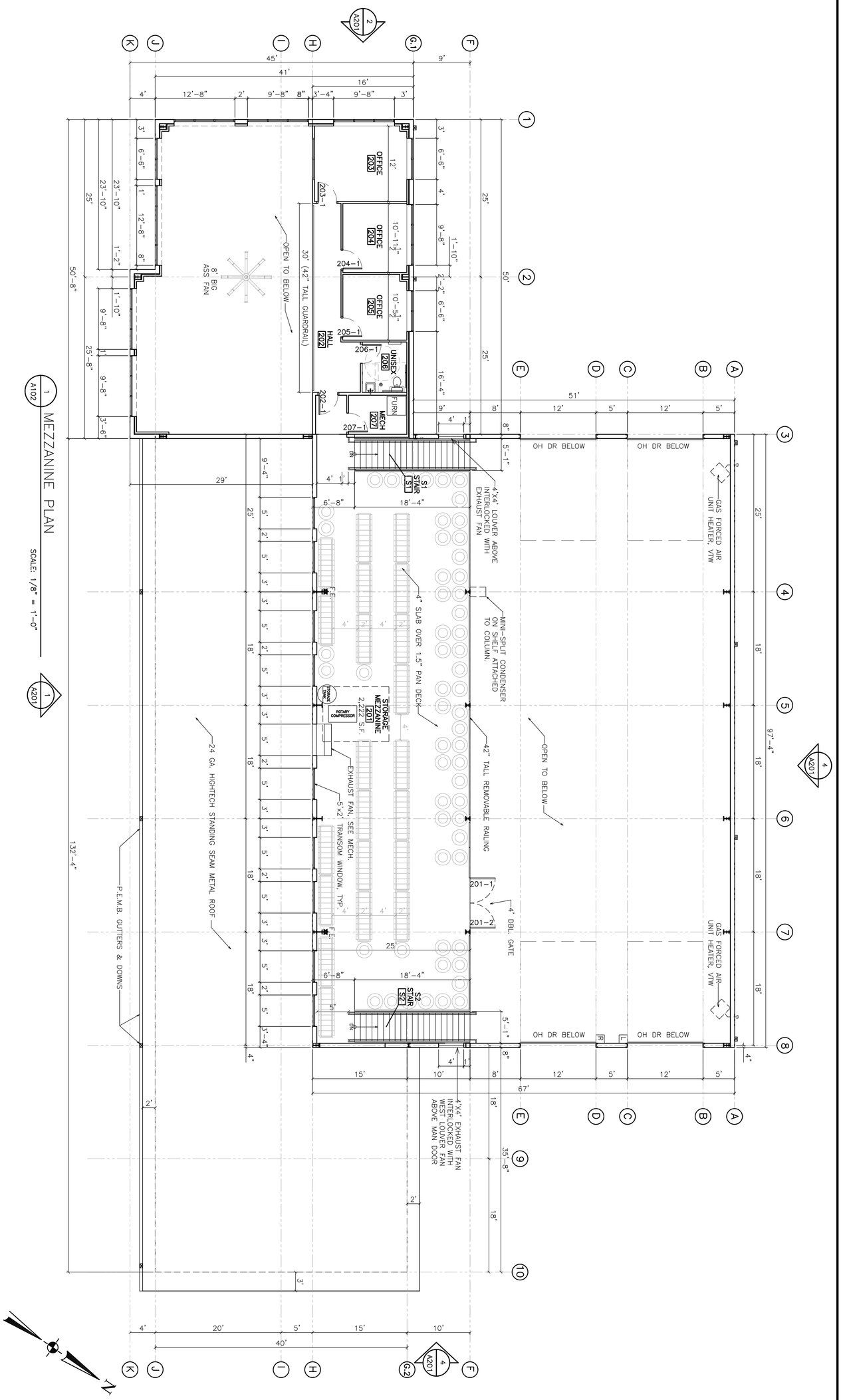
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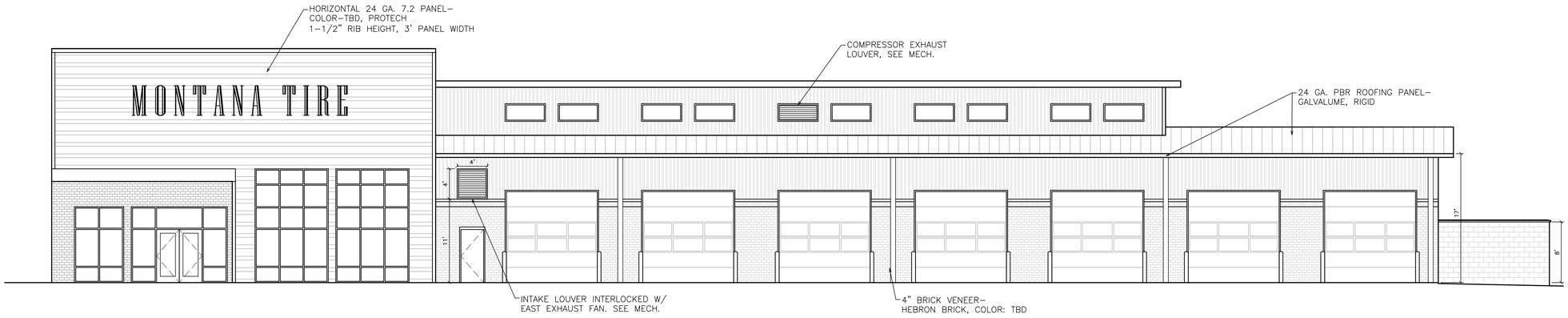
FLOOR PLAN

SCALE: 1/8" = 1'-0"

Drawn By: KL Checked By: CH Date: 04-03-2025 Project #: Mt Tire Cadd file:		**EEC Inc.** 6602 WAGON TRAIL BILLINGS, MT 59106 OFFICE: 406-839-9151 FAX: 406-839-9150 www.eecmt.com	MONTANA TIRE SERVICE CENTER 1617 1ST AVE NORTH BILLINGS, MT 59101 LOTS 13-24, BLOCK 81 BILLINGS ORIGINAL TOWNSITE	PRELIMNARY 4-03-2025	SHEET#: A101

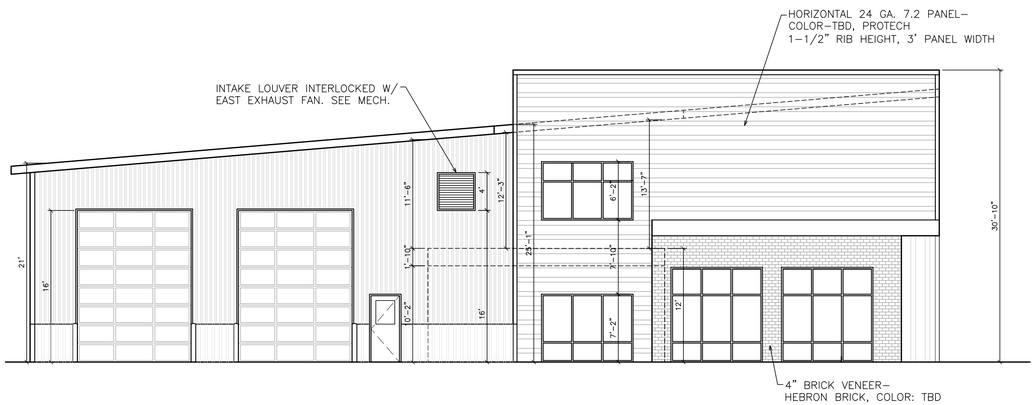


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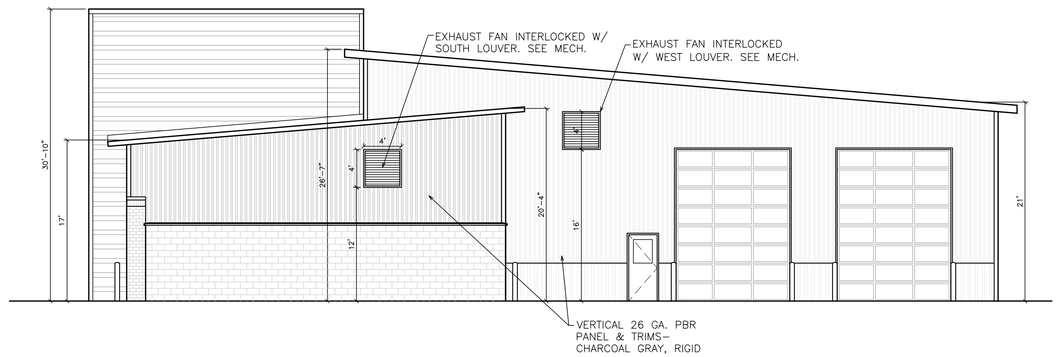
1 A201 SOUTH ELEVATION

SCALE (22X34): 1/8"=1'–0"
SCALE (11X17): 1/16"=1'–0"



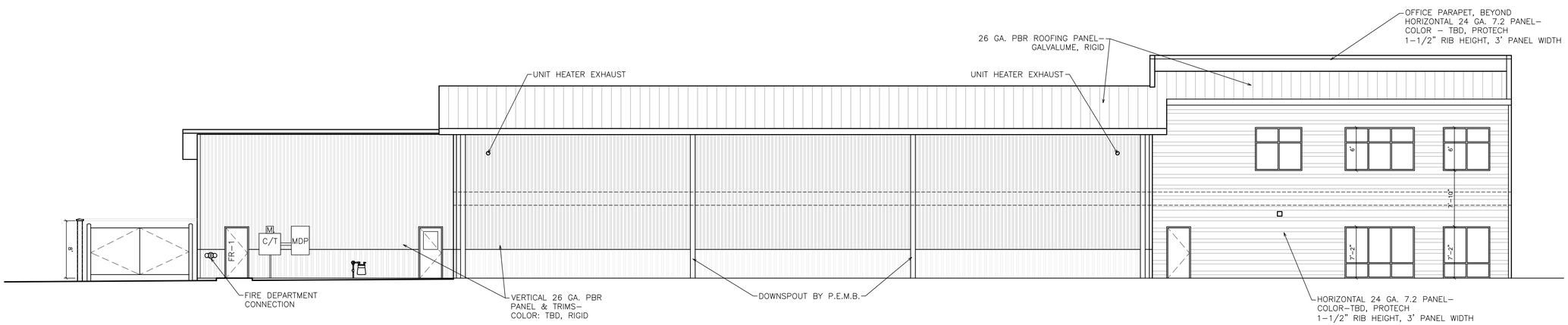
2 A201 WEST ELEVATION

SCALE (22X34): 1/8"=1'–0"
SCALE (11X17): 1/16"=1'–0"



3 A201 EAST ELEVATION

SCALE (22X34): 1/8"=1'–0"
SCALE (11X17): 1/16"=1'–0"



4 A201 NORTH ELEVATION

SCALE (22X34): 1/8"=1'–0"
SCALE (11X17): 1/16"=1'–0"

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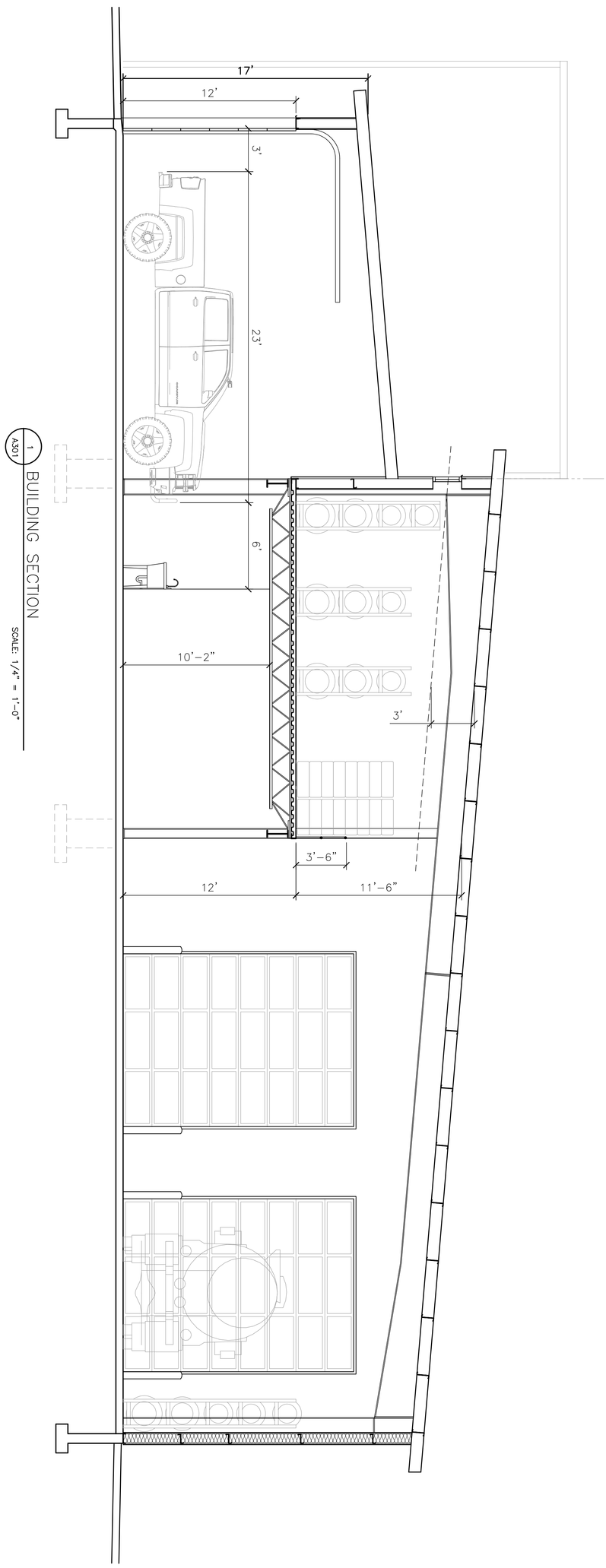
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Checked By: CH
Date: 04-03-2025
Project #: Mt Tire
Cadd file:



1 A301 BUILDING SECTION

SCALE: 1/4" = 1'-0"

Drawn By: KL Checked By: CH Date: 04-03-2025 Project #: Mt Tire Cadd file:		EEC Inc. ENGINEERS • ARCHITECTS • SURVEYORS • BUILDERS	**EEC Inc.** 6602 WAGON TRAIL BILLINGS, MT 59106 OFFICE: 406-839-9151 FAX: 406-839-9150 www.eecmt.com	MONTANA TIRE SERVICE CENTER 1617 1ST AVE NORTH BILLINGS, MT 59101 LOTS 13-24, BLOCK 81 BILLINGS ORIGINAL TOWNSITE	PRELIMNARY 4-03-2025 SHEET#: A301


MONTANA TIRE

FIRST FEDERAL BANK & TRUST

BUSINESS BANK: 1575 SHILOH RD, SUITE F, BILLINGS, MT 59106
PHONE (406)652-3381 / www.efirstfederal.bank

Financing Pre-Qualification Letter

May 15, 2025

Borrower: MBA Properties, LLC

Property: 1617 1st Ave N, Billings, MT 59101

Loan Amount: $4,506,000
Loan Term: 312 Months
Loan Program: 5/1 ARM Commercial Loan Program
Interest Rate: 7.00% initial rate

To Whom It May Concern:

Based on the information received at application and the credit information received, the above referenced applicant qualifies for a loan at the terms as stated above

This prequalification is based on the current market interest rates and does not constitute loan approval or commitment to rate, fees or terms. Any misrepresentation in the loan application or adverse change in your financial position may void this prequalification. This prequalification expires **09/15/2025.**

This prequalification does not intend or purport to confer any rights or privileges upon any third parties including, but not limited to, sellers of real property, real estate brokers, or their agents.

Sincerely,

Lee Kahm

Lee Kahm
NMLS #733719
Vice President/Commercial Loan Officer
First Federal Bank & Trust
406-503-0110

BIRD works

City of Billings Planning and Community Services
Attn: Wyeth Friday
PO Box 1178
Billings, MT 59103-1178
Request for TIF Fund Assistance – Montana Tire

June 11, 2025

Dear Wyeth,

The BIRD is submitting a request for Tax Increment Financing (TIF) assistance on behalf of Montana Tire for a significant redevelopment project located within the East Billings Urban Renewal District (EBURD). The proposed project involves the transformation of a currently vacant full city block—located on 1st Street, Billings Original Townsite, ELK 81, Lots 1–24 and the vacated alley—into a new Montana Tire facility. The development will activate long-underutilized land and bring new commercial activity and infrastructure improvements to the area.

The total project cost is $6,007,764, including a land purchase price of $1,500,000. On May 13, 2025, the applicant submitted their TIF application to BIRD. The application was reviewed by the BIRD TIF Review Committee and approved on June 9, 2025, for $634,185 in TIF-eligible expenses—representing 14% of the project cost without including the land purchase of $1,500,000

The BIRD Board subsequently approved the project in full alignment with the Review Committee's recommendation on June 11, 2025.

This is a major investment in the district, aligning with the EBURD Master Plan goals of fostering economic development, redeveloping underutilized land, and enhancing infrastructure in key growth areas.
We respectfully request placement for review by the Billings City Council at an upcoming work session.
Thank you for your continued support and assistance.

Thank you for your assistance,
Heather Doty
heather doty

Project Name							
Tax Increment Application Analysis-Summary							
Montana Tire							
	Per		**Allowability**			
	General Contractor	**Project Total**	**MT Code 7-15-4233**	**MT Code 7-15-4288**	**Total Allowability**	**TIF Total**
Admin	$ 419,794.17	$ 419,794	$ -		$ -	
Site Improvements	620,935.10	$ 620,935	620,935.1(	$ -	$ 620,935	$ 487,503
Building	$ -	$ -	$ -	$ -	$ -	$ -
Site Work	$ 564,383	$ 564,383	41,295.10	$ -	$ 41,295	$ 41,295
Concrete	338,518.11	$ 338,518	$ -	$ -	$ -	
Metals	1,126,027.40	$ 1,126,027	$ -	$ -	$ -	
Wood & Plastic	$ 55,455	$ 55,455	$ -	$ -	$ -	
Thermal & Moisture Protection	128,761.00	$ 128,761	$ -	$ -	$ -	
Doors & Windows	301,180.00	$ 301,180	$ -	$ -	$ -	$ -
Finishes	$ 176,553	$ 176,553	$ -	$ -	$ -	
Specialties	$ 4,266	$ 4,266	$ -	$ -	$ -	
Special Construction	230,883.90	$ 230,884	$230,884	$ -	$ 230,884	$ 100,000
Mechanical	$ 314,000	$ 314,000	$ 26,260	$ -	$ 26,260	5,387
Electrical	$ 226,603	$ 226,603	$ 40,877	$ -	$ 40,877	
Site Overhead	$ -	$ -	$ -	$ -	$ -	
Land	$ 1,500,000		$ -	$ -	$ -	
Building Overhead	$ -	$ -	$ -	$ -	$ -	
Total Project Cost	$ 6,007,359	$ 4,507,359	$960,251	$ -	$ 960,251	$ 634,185
Total Project Cost exculding land		$ 4,507,359				
Maximum TIF Assistance (16.67% of Total Project Cost)		$ 751,377				
Requested TIF Assistance		**$ 634,185**				
Payback Period:						
Expected Increase in Taxable Value (80% of Project Cost)		$ 3,605,887				
Commercial Tax Rate (1.89%)		$ 68,151				
Annual Tax Increment (69 mills)		$ 47,024				
Payback Period (years)		13.5				



Looking Northwest at the Subject Property from 1st Avenue North.



Looking East at the Subject Property from 16th Street.

Consent 1. F.

Regular City Council Meeting

Meeting Date: 10/28/2019

TITLE: EBURD Tax Increment Assistance – Commerial Demolition at 1617 1st Avenue North

PRESENTED BY: Wyeth Friday

Department: Planning & Community Services

Presentation: No

PROBLEM/ISSUE STATEMENT

The Billings Industrial Revitalization District (BIRD) Board of Directors is presenting this recommendation to the City Council for allocating $66,004.00 in tax increment finance funds (TIF) from the East Billings Urban Renewal District (EBURD) to provide financial assistance to J & S Properties for demolition of a large commercial building at 1617 1st Avenue North. The applicant is requesting TIF funding to assist in the demolition on the property after a fire severely damaged the existing building and forced tenants to vacate the structure. Demolition has already started on the property and J & S Properties would like to complete removal of the structure and prepare the site for future redevelopment. The total costs to demolish the structure is $198,670. The expenses recommended are eligible as per Section 7-15-4233 (m)(n), MCA and Section 7-15-4288 (2), MCA (See BIRD Recommendation attached).

The BIRD Board of Directors discussed support for funding of this application at its meeting on September 10, 2019, and then conditionally approved it pending additional insurance documents supplied by the applicant. Final approval was completed on September 23. 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. recently renewed and approved by the City Council on May 13, 2019.

ALTERNATIVES ANALYZED

The City Council is the final authority in disbursing TIF funding. This proposed use of TIF funds appears to conform to the City's TIF Policy. The City Council may:

- Approve the recommendation from the BIRD Board for the expenditure of these TIF funds, or;
- Disapprove the recommendation from the BIRD Board for the expenditure of these TIF funds.

FINANCIAL IMPACT

The request is for a total of $66,004 to be reimbursed to J & S Properties only upon completion of the demolition and submittal of the invoices for the cost incurred. There is $100,000 in the FY20 EBURD miscellaneous projects budget for payment of TIF assistance, so there is budget available for this project if it is approved by the City Council.

RECOMMENDATION

The Billings Industrial Revitalization District (BIRD) Board of Directors recommends that the City Council approve reimbursement of $66,004 from the EBURD tax increment finance district funds to J & S Properties for demolition of the commercial structure at 1617 1st Avenue North to prepare the property for future redevelopment.

APPROVED BY CITY ADMINISTRATOR

Attachments

J & S Properties TIF Application
Property Photos
BIRD TIF Funding Recommendation

COUNCIL ACTION SUMMARY

CITY OF BILLINGS

CITY OF BILLINGS VISION STATEMENT:

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

AGENDA

COUNCIL CHAMBERS October 28, 2019 5:30 P.M.

CALL TO ORDER: Mayor Cole

PLEDGE OF ALLEGIANCE: Mayor Cole

INVOCATION: Councilmember Yakawich

ROLL CALL: Councilmembers present on roll call were: ☑ Cromley, ☑ Yakawich, ☑ Neese, ☑ Ewalt, ☑ Joy, ☑ Friedel, ☑ Gibbs, ☑ Ronning, ☑ Clark, ☑ Brown

MINUTES: October 15, 2019 – **APPROVED**

COURTESIES:

- Girl Scout Troop 2116 was in attendance.

PROCLAMATIONS:

- Extra Mile Day - November 1, 2019
- National Runaway Prevention Month - November

COUNCIL REPORTS:

- None

ADMINISTRATOR REPORTS - CHRIS KUKULSKI:

- City Administrator's Annual Performance Evaluation will be during an Executive Session with Councilmembers only on November 12th at 4:00 PM, in the City Hall Conference Room. Council to provide their evaluations to Wynnette Maddox no later than 8:00 AM on Monday, November 4th.
- There were no exparte communications.

- Gave an update concerning the status of the Mustangs baseball. Three of the four teams are under the cut list, however, Mustangs and Dehler Park met every MLB standard. There will be no impact to the 2020 season.
- Gave an update concerning Laredo Place Rockslide –three estimates recommended taking the rest of the rock down at a lesser cost and that was being considered.
- Reminded Council that the November 4th Work Session Meeting would be held in the School District's Board Room at the Lincoln Center.
- Confirmed that the dry hydrants in the Cherry Creek area were not the City's, but were privately owned.

PUBLIC COMMENT on "NON-PUBLIC HEARING" Agenda Items: 1 and 4b ONLY. Speaker sign-in required. (Comments are limited to three (3) minutes. 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: 1F, 1H1 and 1H2

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

1.

	Name	Board/Commission	Term	
			Begins	Ends
1	No Applications	Board of Appeals - Electrical Contr.	10/28/19	12/31/21
2	No Applications	Board of Appeals - At Large	10/28/19	12/31/22
3	No Applications	Board of Appeals - Engineer	10/28/19	12/31/22
4	No Applications	Community Development - Lod Mod*	10/28/19	12/31/19
5	No Applications	Community Development - Lod Mod	10/28/19	12/31/22
6	Kristen Prewitt	Human Relations Commission*	10/28/19	12/31/20
7	Larry Brewster	Parks, Recreation & Cemetery Board*	10/28/19	12/31/21
8	Shelli Mann	Tourism BID Board	10/28/19	10/01/23
9	Lori Walker	Tourism BID Board	10/28/19	10/01/23
10	No Applications	Traffic Control Board	10/28/19	12/31/22

* 4 Unexpired term of Rebecca Bey
* 6 Unexpired term of Lita Pepion
* 7 Unexpired term of Richard Lorenz

APPROVED

B. Bid Awards:

2. City Vehicles. (Opened 10/15/19) Recommend: Schedule 1 with trade and Schedule 7 without trade to Denny Menholt Chevrolet, $114,453.81; Schedules 2, 3, 5, 10 and 13 with trades and Schedules 6, 8, 11, 12 and 14 without trades, to Billion Auto Group, $467,536.00; Schedule 4 without trades to Yellowstone Country Motors, $150,432.00; and Schedule 9 without trade to Bison Motor Co., $57,516.52. **APPROVED**

3. One New Current Model Forklift. (Opened 10/15/19) Recommend Tractor & Equipment Co.; $98,662. **APPROVED**

4. W.O. 19-01: Schedule 1, 1st Avenue North Water Main Replacement. (Opened 10/15/19) Recommend COP Construction, LLC; $3,344,550. **APPROVED**

C. Donation to the Billings Police Department from Phillips 66 for training and equipment purposes; $31,000. **APPROVED**

D. Donation to the Billings Fire Department from Alpha Omega Disaster Restoration for kids fire helmets; $700 retail value. **APPROVED**

E. Grant from Healthy by Design to the Planning Department to support active transportation efforts; $500. **APPROVED**

F. Tax Increment Financing Assistance from East Billings Urban Renewal District (EBURD) Tax Increment Funds to J & S Properties for demolition of the commercial structure at 1617 1st Avenue North to prepare the property for future redevelopment; $66,004. **APPROVED, 10-1, NEESE OPPOSED**

G. Final Plat of Annafeld Subdivision, 2nd Filing. APPROVED

H. Bills for the Weeks of:

1. September 23, 2019 **APPROVED, 10-0 BROWN ABSTAINED**
2. September 30, 2019 **APPROVED, 10-0 BROWN ABSTAINED**

REGULAR AGENDA:

2. **PUBLIC HEARING AND SPECIAL REVIEW 979:** a special review to allow co-location for a T-Mobile antennae on an existing cell tower, increasing the tower height to 66 feet, on Lot 1, Block 4, Cloverdale Subdivision, on the 900 square foot leased tower site within the 43,913 square foot parcel of land, generally located at 702 Dunham Ave. WW Holding Company, Inc, owner; Amanda Nations, of Crown Castle, agent for T-Mobile. Zoning Commission recommends conditional approval and adoption of the findings of the 3 criteria. (Action: approval or disapproval of Zoning Commission recommendation.) **APPROVED**

3. **PUBLIC HEARING AND FIRST READING ORDINANCE FOR ZONE CHANGE 973:** a zone change from Residential Professional (RP***)*** to Neighborhood Commercial (NC), on Lot 7A Amended, South 150' of Lots 6 and 7, of Arnold Subdivision 2nd Filing, a 30,772 square foot parcel of land, generally located at 2335 Lewis Ave. Ed Sermon, owner; Scott Aspenlieder, Performance Engineers, agent. Zoning Commission made **NO** recommendation on a vote of 0 in favor and 4 opposed to a motion to recommend approval and adoption of the findings of the 10 criteria. (Action: approval or disapproval of zone change). **APPROVED 7-4, YAKAWICH, NEESE, GIBBS and CLARK OPPOSED**

4. **BARRETT ROAD, LLC:**

   a. **PUBLIC HEARING AND RESOLUTION FOR ANNEXATION 19-02:** property described as Tract 1-A of Amended Tract 1 of Corrected Certificate of Survey No. 840, 2nd Amended, totaling approximately 12.053 gross acres, generally located east of Kiwanis Trail and southeast of the intersection of Barrett Road and West Echo Drive. Barrett Road, LLC, owner and petitioner. Staff recommends conditional approval. (Action: approval or disapproval of staff recommendation.) **APPROVED**

   b. **DEVELOPMENT AGREEMENT** with Barrett Road, LLC, for infrastructure improvements along Barrett Road, east of Medicine Crow Middle School. Staff recommends approval. (Action: approval or disapproval of staff recommendation.) **APPROVED with corrections to Paragraph 3.**

   c. **PUBLIC HEARING AND FIRST READING ORDINANCE** expanding the boundaries of Ward II to include recently annexed property in Annexation 19-02: an approximate 12.053 gross acre parcel of land, more particularly described as Tract 1-A of Amended Tract 1 of the Corrected Certificate of Survey No. 840, Second Amended, generally located east of Kiwanis Trail and southeast of the intersection of Barrett Road and West Echo Drive. Barrett Road, LLC, owner. Staff recommends conditional approval. (Action: approval or disapproval of staff recommendation.) **APPROVED**

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

COUNCIL INITIATIVES:

- None

ADJOURN: 10:00 PM

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.

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

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

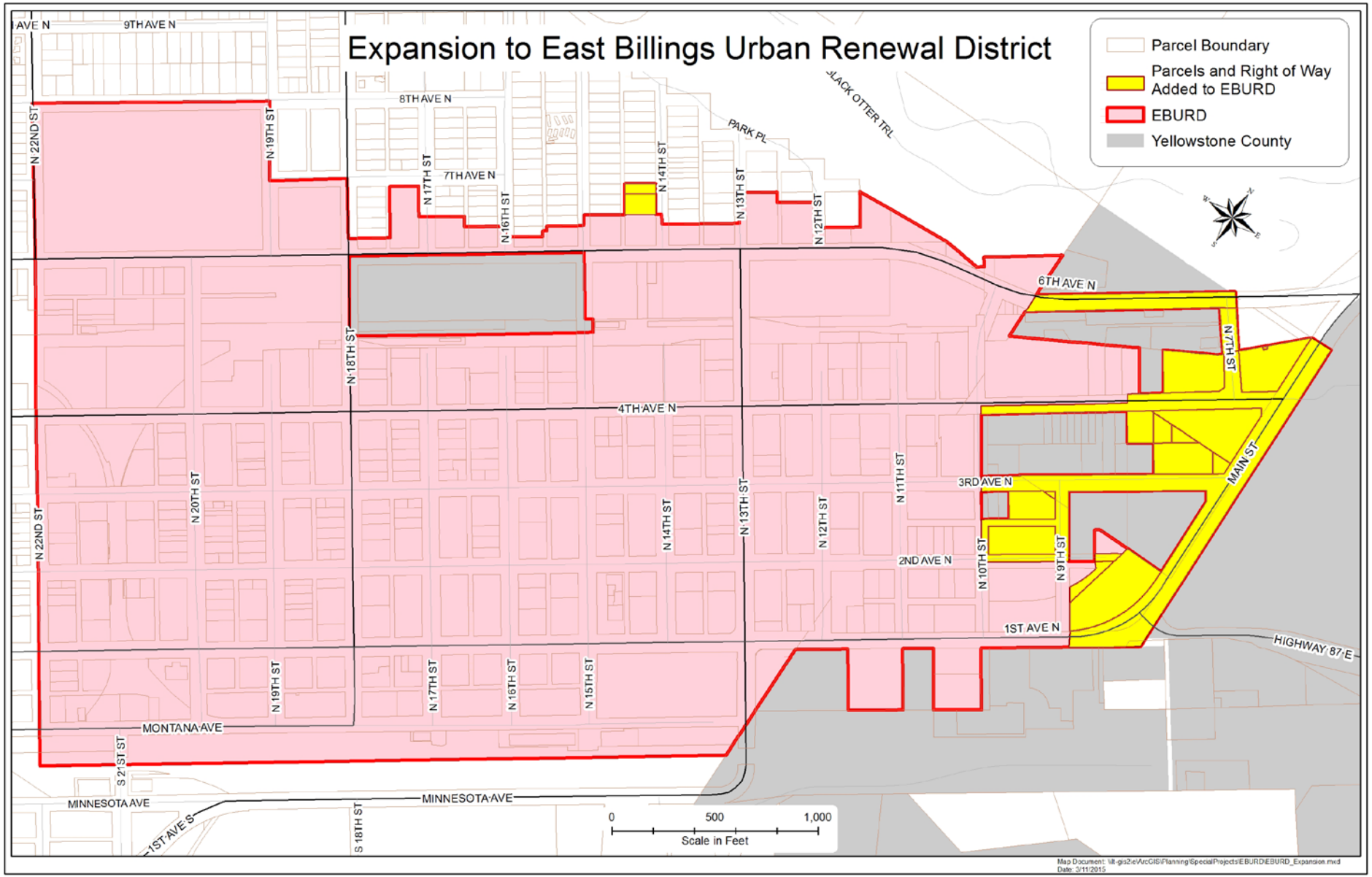
The Expanded EBURD occupies the center of the City of Billings, adjacent to the Downtown Central Business District and the medical corridor to the west; connecting to the Billings Heights area via Main Street to the northeast; welcoming visitors from Lockwood and beyond via 1st Avenue North to the southeast; 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 (15^{th}) 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