

****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.



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

**CITY COUNCIL
REGULAR BUSINESS MEETING**

**AGENDA
NOVEMBER 24, 2025**

5:30 P.M.

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

CALL TO ORDER: Mayor Cole

PLEDGE OF ALLEGIANCE: Mayor Cole

INVOCATION: Councilmember Rupsis

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

MINUTES: November 10, 2025

COURTESIES:

PROCLAMATIONS: November 25th - December 10th - 16 Days of Activism Against Gender Violence

COUNCIL REPORTS:

ADMINISTRATOR REPORTS - CHRIS KUKULSKI

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

1. **CONSENT AGENDA** -- Separations:
 - A. **Bid Awards:** None
 - B. **Short-Term Services Agreement** with Yellowstone Valley Animal Shelter (YVAS) until June 30, 2026.
 - C. **Purchase** of FY26 Solid Waste Vehicles from Billings Peterbilt, Inc.
 - D. **Purchase** of FY26 Solid Waste Containers from Cascade Engineering.
 - E. **State Highway Traffic Safety DUI Grant** for traffic enforcement to the Police Department.
 - F. **In-kind Donation** from Trail Net for installation of bicycle repair station in Coulson Park.
 - G. **Exempt Plat** of Popelka Commerce Center Subdivision, 2nd Filing. *Quasi-Judicial
 - H. **Final Major Plat** of Trails West Subdivision, 6th Filing. *Quasi-Judicial
 - I. **Second/Final Reading Ordinance** for Zone Change 1071, Clearwater Estates Subdivision, Lots 2 and 3.
 - J. **Second/Final Reading Ordinance** for Zone Change 1072, Clearwater Estates Subdivision, Lots 1, 4 and 5.

K. Bills for the Weeks of:

1. October 20, 2025
2. October 27, 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. JOINT PUBLIC HEARING FOR ANNEXATION 25-05 AND ZONE CHANGE 1073:
Sunny Cove Fruit Farms Lot 7

- a. **RESOLUTION APPROVING ANNEXATION 25-05:** generally located south of Rimrock Road and east of 62nd Street West, and legally described as Lot 7 of Sunny Cove Fruit Farms. Staff recommends conditional approval. ***Quasi-Judicial**

Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve a Resolution conditionally approving Annexation 25-05, as recommended by staff.

- b. **RESOLUTION APPROVING ZONE CHANGE 1073:** An 8.95 acre parcel of land, more or less, generally located on the Southwest corner of Rimrock Road and 60th Street West, legally described as Lot 7 of Sunny Cove Fruit Farms. Zoning Commission recommends approval and adoption of the 10 review criteria. ***Quasi-Judicial**

Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve a resolution approving Zone Change 1073 and adopting the findings of the 10 review criteria, as recommended by the Zoning Commission.

3. PUBLIC HEARING AND FIRST READING ORDINANCE expanding the boundaries of Ward IV to include recently annexed property in Annexation 25-05: generally located south of Rimrock Road and east of 62nd Street West, and legally described as Lot 7 of Sunny Cove Fruit Farms. Staff recommends approval.

Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve the First Reading Ordinance expanding the boundaries of Ward IV, as recommended by staff.

4. JOINT PUBLIC HEARING FOR ANNEXATION 25-06 AND ZONE CHANGE 1074:
Central Avenue Subdivision

- a. **RESOLUTION APPROVING ANNEXATION 25-06:** generally located north of Central Avenue, south of Broadwater Avenue, and west of 44th Street West, legally described as Lot 3 of Barber Farm Subdivision. Staff recommends conditional approval. ***Quasi-Judicial**

Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve a Resolution conditionally approving Annexation 25-06, as recommended by staff.

- b. **RESOLUTION APPROVING ZONE CHANGE 1074:** a 55.46 acre parcel of land, more or less, generally located north of Central Avenue between 44th Street West and 48th Street West, legally described as Lot 3 of Barber Farm Subdivision. Zoning Commission recommends approval and adoption of the 10 review criteria. ***Quasi-Judicial**

Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve a resolution approving Zone Change 1074 and adopting the findings of the 10 review criteria, as recommended by the Zoning Commission.

- c. **ANNEXATION AGREEMENT** with Donna Barber-Schneider, Diana Browne, and Karin Barber. Staff recommends approval.

Recommended Motion: I move to approve the annexation agreement with Donna Barber-Schneider, Diana Browne, and Karin Barber, as recommended by staff.

- 5. **PUBLIC HEARING AND FIRST READING ORDINANCE** expanding the boundaries of Ward IV to include recently annexed property in Annexation 25-06: generally located north of Central Avenue, south of Broadwater Avenue, and west of 44th Street West, legally described as Lot 3 of Barber Farm Subdivision. Staff recommends approval.

Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve the First Reading Ordinance expanding the boundaries of Ward IV, as recommended by staff.

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.

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

**City Council Regular**

**Date:** 11/24/2025  
**Title:** Yellowstone Valley Animal Shelter short-term services agreement  
**Presented by:** Gina Dahl  
**Department:** Legal  
**Presentation:** No  
**Legal Review:** Yes  
**Project Number:** N/A

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**RECOMMENDATION**

Staff recommends Council approve the short-term agreement with Yellowstone Valley Animal Shelter (YVAS).

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

On October 15, 2025, YVAS terminated the lease and shelter services contract with the City based on allegations of breach of contract and failure to cure. However, YVAS also indicated a willingness to enter into a short-term agreement with the City to provide services through January 2026 as previously provided under the terminated agreement. The previous agreement would have expired January 31, 2026, and the proposed new short-term agreement would replace the previous agreement.

On August 21, 2025, the City issued an RFP for shelter services with a deadline for submitting proposals of December 5, 2025, and it was anticipated YVAS would submit a proposal in response. After further discussion with YVAS about the proposed short-term agreement for services, they requested the agreement be extended through June 30, 2026. They have also asked the City to reissue the RFP for shelter services in six months because YVAS staff will be moving and focused on getting settled in their new location. They will be in a better position to submit a proposal if given some additional time to adjust to these changes.

City policy requires that the City solicit proposals through a competitive process for services in excess of \$50,000. Given the unique circumstances, City staff believe it would be in the best interest of all stakeholders to enter into this short-term agreement until an RFP can be reissued.

**STAKEHOLDERS**

City residents  
Yellowstone Valley Animal Shelter  
City of Billings, Police Department, and Animal Control

**ALTERNATIVES**

City Council may:

- Approve; or,
- Not Approve

**FISCAL EFFECTS**

The original agreement required a payment of \$30,038.75 per month by the City to YVAS for the services provided and YVAS paid \$2,000 per month for leasing the City facility. The proposed short-term agreement requires the City to pay YVAS \$30,038.75 per month for the services, but there is no longer a lease payment since YVAS has relocated. For details about the specific services, see the attached agreement. The services are essentially the same without substantive change.

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**Attachments**

Agreement

## AGREEMENT

**THIS AGREEMENT** is made and entered into 11/24/2025, by and between the **CITY OF BILLINGS, MONTANA**, a municipal corporation organized and existing under the laws of the State of Montana, P.O. Box 1178, Billings, Montana 59103, hereinafter referred to as "**CITY**," and **YELLOWSTONE VALLEY ANIMAL SHELTER, INC. ("YVAS")** of PO Box 20920, Billings, Montana 59104, hereinafter referred to as "**CONTRACTOR**."

### RECITALS:

**WHEREAS**, the **CITY** requires animal shelter services for the purpose of impounding and caring for the animals found in violation of City ordinances; and,

**WHEREAS**, **CONTRACTOR** serves to care for animals found or abandoned in locations within the City limits; and,

**WHEREAS**, the **CITY** has a financial responsibility to pay for reasonable costs at a rate consistent with the amount of impact from animals located or impounded within the City limits; and,

**WHEREAS**, the **CONTRACTOR** maintains and operates an animal shelter; and,

**WHEREAS**, these agreements consider the best interests of the animals, operations of the **CONTRACTOR** and operations of the **CITY**.

### **IT IS HEREBY AGREED AS FOLLOWS:**

1. **TERM:** This **AGREEMENT** is effective November 24, 2025, and will terminate on June 30, 2026.
2. **PAYMENT:** For the services provided in this **AGREEMENT**, the **CITY** shall pay **CONTRACTOR** a monthly fee of Thirty Thousand Thirty-Eight dollars and seventy-five cents (\$30,038.75) for the term of this **AGREEMENT**. Payment is due by the 10<sup>th</sup> day of each month for that month.
3. **OTHER FEES:**
  - a. For impounded animals, **CONTRACTOR** may collect daily boarding/reclaim fees from the owner at the time the animal is reclaimed. The boarding and reclaim fees will be set by **CONTRACTOR**.
  - b. In addition to all other fees allowed by this **AGREEMENT**, if City Animal Control (CAC) brings ten (10) or more animals to **CONTRACTOR** from any one given situation, the **CITY** will pay an additional fee of Three Hundred and no/100 Dollars (\$300.00) to the **CONTRACTOR** as emergency funding for each group of ten (10) animals.
  - c. In addition to the foregoing, the **CITY** will pay **CONTRACTOR** the cost of

additional veterinary services requested by the **CITY** for any impounded animal authorized by the **CITY** before the veterinarian services are performed. If any veterinarian fees are incurred without the **CITY's** prior authorization, those fees will be the responsibility of **CONTRACTOR**.

- d. **CONTRACTOR** will bill the **CITY** monthly for all fees due under this Agreement, and such fees are due and payable within 30 days of receipt of the bill. **CONTRACTOR** may add finance charges for any bill not paid within 30 days, and the **CITY** agrees to pay such charges.
- e. **CONTRACTOR** agrees to sell **CITY** licenses to any Billings City resident who wishes to purchase a license for an existing cat or dog, or mandatorily as part of any **CONTRACTOR** site adoption by a Billings City resident of any dog or cat with a current rabies vaccination.
  - i. The **CITY** agrees to provide necessary license documents and tags for issuance.
  - ii. **CONTRACTOR** will always hold to the **CITY** policies regarding vaccination and spay/neuter documentation and pricing for licensure.
  - iii. **CONTRACTOR** will submit a quarterly report to the **CITY** detailing the license fees collected and to be credited against fees due from the **CITY**.
  - iv. **CONTRACTOR** will collect all license fees. Fifty percent (50%) of the fees will go to the **CITY**.
- f. **CONTRACTOR** will pay the **CITY** a euthanasia and disposal fee of \$10.00 per animal, with exception of animals that are not eligible for adoption prior to being impounded.
- g. **CONTRACTOR** will charge the **CITY** a daily fee of \$20.00 for all aggressive animals involved in court cases that have been in the custody of **CONTRACTOR** for over ten (10) days. **CONTRACTOR** will charge the **CITY** a daily fee of \$10.00 for all non-aggressive animals involved in court cases that have been in the custody of **CONTRACTOR** for over ten (10) days. The **CITY** will be responsible to seek restitution in such court cases for these expenses. **CONTRACTOR** will make available to the **CITY** an individual employed by **CONTRACTOR** that is knowledgeable and who will testify about the expenses incurred for animals involved in court cases for purposes of restitution. **CONTRACTOR** will not be paid for preparation and/or testimony of this individual.
- h. For animals impounded and involved in court cases in which the Court, pursuant to a written order, authorizes the impounded animal to be placed into a foster home, such placement may be coordinated through the **CONTRACTOR's** established fostering program, subject to foster care availability. For animals placed into **CONTRACTOR's** fostering program, the **CITY** will reimburse **CONTRACTOR** for the supplies customarily provided to the foster caregiver in its fostering program, as well as reasonable and necessary veterinary care, in lieu of the daily impound rate set forth above for the dates that the impounded animal

resides outside of **CONTRACTOR's** facility. Standard impound fees will apply for dates that the impounded animal resides in **CONTRACTOR's** facility.

4. **CONTRACTOR RESPONSIBILITIES:**

- a. **Animals at Large:** **CONTRACTOR** agrees to admit and to accept responsibility for the care and custody of all animals impounded at the **CONTRACTOR** facility by personnel of the CAC and within the City limits exclusively for running at large, subject to the limitations in Section iii below. The **CONTRACTOR** agrees to take reasonable care of such animals in a manner consistent with good standard practices of animal shelters to include, but not be limited to, providing proper food, water and shelter.
  - i. If **CONTRACTOR** determines that such animals require any vaccinations or other treatment in order to protect the greater population of animals, the **CONTRACTOR** may administer such treatment. With the verbal authorization of the **CITY**, the **CONTRACTOR** may also administer additional veterinary care to reduce the suffering of a sick or injured animal. If any veterinarian fees are incurred without the **CITY's** prior authorization, those fees will be the responsibility of **CONTRACTOR**.
  - ii. Any such animals that are not reclaimed by an owner within 48-72 hours, and not subject to a court case, shall become the property of the **CONTRACTOR**.
  - iii. For purposes of this **AGREEMENT**, "animals at large" shall mean domestic dogs and/or puppies, cats and/or kittens that are "at large" as that term is defined by Billings City Code § 4-401.
- b. **All Other Impounds:** This section applies to all impounds completed by personnel of the CAC other than impounds of animals at large governed by Section 4(a) above:
  - i. **CONTRACTOR** agrees to admit and accept responsibility for the care and custody of all animals impounded at the **CONTRACTOR** facility by the **CITY** for any reasons other than or in addition to running at large, subject to the limitations in Sections iii and iv below. **CONTRACTOR** agrees to take reasonable care of such animals in a manner consistent with good standard practices of animal shelters to include, but not be limited to, providing proper food, water and shelter.
  - ii. Payment of all boarding fees and surgery costs shall initially be the responsibility of the animal owner. If the animal is not reclaimed within 48 hours, **CONTRACTOR** will notify the **CITY** and the animal will be placed for adoption and the unpaid boarding fees and surgery costs shall then be borne by the **CITY**.
  - iii. If **CONTRACTOR** determines that such animals require any vaccinations or other treatment to protect the greater population of animals, **CONTRACTOR** may administer such treatment. With the oral

authorization of the **CITY**, **CONTRACTOR** may also administer additional veterinary care to reduce the suffering of a sick or injured animal. If any veterinarian fees are incurred without the **CITY**'s prior authorization, those fees will be the responsibility of **CONTRACTOR**.

- iv. Any such animal impounded for rabies quarantine will be held 10 days from the time of the bite or whatever time is required by the Yellowstone County Health Department, whichever is longer. The **CITY** may authorize an earlier release to the owner. No animal will be released from quarantine without a signed Rabies Quarantine Release Form that is provided by the **CITY**.
- v. All other animals impounded pursuant to this section will be held by the **CONTRACTOR** until they are released to **CONTRACTOR** by a signed release from the owner, the owner's legal representative, or by a court of law. The animal may be released to the owner with a release signed by the **CITY**. If the owner does not respond within 48 hours, the **CONTRACTOR** assumes ownership of the animal.

- c. **Limitation:** **CONTRACTOR** will not accept any more than 10 animals from one incident from CAC, or any other entity, without prior notification. CAC (or other entity) shall reasonably communicate with **CONTRACTOR** when CAC receives a report of an incident which could result in bringing more than 10 animals to **CONTRACTOR**. Further, CAC shall communicate and coordinate with **CONTRACTOR** regarding non-emergency incidents involving more than 10 animals pursuant to Section 5(c), below.
- d. **Euthanasia During Impound Period:** The **CONTRACTOR** shall only euthanize an animal during the impound period within 48-72 hours upon written request by the **CITY**, order of a court of law, or if such animal is seriously injured, hopelessly sick or injured beyond any reasonable chance of recovery, or any kitten weighing under one pound or any puppy under four weeks of age brought in without a mother.

**5. CITY ANIMAL CONTROL ("CAC") DUTIES:**

- a. CAC will not house any animal and will make every reasonable effort to locate the animal's owner before transporting the animal to **CONTRACTOR**.
- b. The CAC and **CONTRACTOR** agree to work together to ensure the well-being of animals. The CAC will promptly notify **CONTRACTOR** if they anticipate having more than 10 animals. **CONTRACTOR** will make every possible effort to accept all the animals within a reasonable time frame. However, in situations where **CONTRACTOR** cannot accommodate all the animals due to capacity constraints or other valid reasons, they will communicate openly with the CAC. Both parties will collaborate to explore viable solutions for the unaccepted animals. This may involve finding alternative care options. It's essential for the CAC and the **CONTRACTOR** to maintain transparent communication and a cooperative approach throughout the process. By working together, they can ensure that the

animals are appropriately cared for and that any challenges are addressed effectively.

- c. CAC shall perform any necessary euthanasia and disposal of animals released to the facility by CAC or the public. Euthanasia requests accepted in the field will be paid for by the **CITY**.
- d. CAC will clean all equipment used in carrying out their duties, including equipment owned by the **CONTRACTOR**, when used to carry out their duties.
- e. CAC will not accept owner surrenders in the field. Persons surrendering an animal must make arrangements with **CONTRACTOR**.
- f. CAC will hold bodies of any dead animals brought in by CAC Officers for seven (7) days in case an owner comes in to identify the animal. CAC will cremate animals.

6. **JOINT RESPONSIBILITIES:** **CONTRACTOR** and CAC shall maintain joint access to the Chameleon database, and each shall be responsible for updates. Chameleon data is designated "For Official Use Only," and shall not be used for marketing purposes. Annual maintenance fees for the Chameleon software shall be shared equally by each using agency (Current annual fee is approximately \$1,250.00). Repair and replacement cost of the server and supporting hardware shall be shared equally by the users. However, **CONTRACTOR** may not have access to certain areas of the database, such as saved criminal information. The database programmer/vendor will work with the **CONTRACTOR** to ensure compliance.

7. **RECORDS:**

- a. The CAC upon impounding an animal, will provide a written record to the **CONTRACTOR** to include:
  - i. The date and time the animal was impounded;
  - ii. A description of the animal by breed, gender, physical characteristics, collar and/or tags and assigned identification number;
  - iii. Location where the animal was found and reason for impoundment;
  - iv. Name, address, telephone number and location of the animal's owner, if known; and,
  - v. Name and badge number of the officer impounding the animal.
- b. **CONTRACTOR** will provide upon request a written record of the disposition of all animals impounded by the CAC, to include:
  - i. Disposition, date and time of same;
  - ii. Name, address and phone number of owners reclaiming their animal;

- iii. Name, current address and telephone number of any citizen turning an animal into CONTRACTOR and logged in under the City account;
  - iv. Name of the **CONTRACTOR** representative releasing or euthanizing the animal; and
  - v. A monthly itemized account of all animals impounded within the City limits and any additional charges for related services.
- c. **CONTRACTOR** agrees to attempt to verify the identity of the citizen by confirming identification with a photo identification card and making appropriate notations regarding such verification. And, with the individuals' consent, may photocopy that identification for use by the **CITY**.

8. **OWNERSHIP OF DOCUMENTS:** All documents, data, drawings, specifications, software applications and other products or materials produced by the **CONTRACTOR** in connection with the services rendered under this **AGREEMENT** shall be of the property of the **CITY** whether the project for which they are made is executed or not. All such documents, products and materials shall be forwarded to the **CITY** at its request and may be used by the **CITY** as it sees fit.

The **CITY** agrees that if the documents, products and materials prepared by the **CONTRACTOR** are used for purposes other than those intended by the Agreement, the **CITY** does so at its sole risk and agrees to hold the **CONTRACTOR** harmless for such use. All or any portions of materials, products and documents produced under this **AGREEMENT** may be used by the **CONTRACTOR** upon confirmations from the **CITY** that they are "Public Records" and subject to disclosure under Montana Law.

All services performed under the **AGREEMENT** may be conducted solely for the benefit of the **CITY** and will not be used for any other purpose without written consent of the **CITY**. Any information relating to the services will not be released without the written permission of the **CITY**. The **CONTRACTOR** shall preserve the confidentiality of all **CITY** documents and data accessed for use in the **CONTRACTOR's** work product.

9. **INDEPENDENT CONTRACTOR STATUS/LABOR RELATIONS:** The parties agree that **CONTRACTOR** is an independent contractor for purposes of this **AGREEMENT** and is not to be considered an employee of the **CITY** for any purpose. **CONTRACTOR** is not subject to the terms and provisions of the **CITY's** personnel policies handbook and may not be considered a **CITY** employee for workers' compensation or any other purpose. **CONTRACTOR** is not authorized to represent the **CITY** or otherwise bind the **CITY** in any dealings between **CONTRACTOR** and any third parties. Billings. **CONTRACTOR** shall comply with the applicable requirements of the Workers' Compensation Act, Title 39, Chapter 71, MCA, and the Occupational Disease Act of Montana, Title 39, Chapter 71, MCA. **CONTRACTOR** shall maintain workers' compensation coverage for all employees of **CONTRACTOR's** organization, except for those who are exempted by law.

10. **INDEMNITY:**

The **CONTRACTOR** SHALL:

- a. Indemnify, defend and save **CITY**, its officers, agents and employees harmless from any and all losses, damage and liability occasioned by, growing out of, or in any way arising or resulting from any intentional or negligent act on the part of **CONTRACTOR** or its agents or employees.
- b. Not indemnify, defend, save and hold the **CITY** harmless from claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses or attorneys' fees and costs arising from wrongful or negligent acts, error or omission solely of the **CITY** occurring during the course of or as a result of the performance of the **AGREEMENT**.
- c. Where claims, lawsuits or liability, including attorneys' fees and costs arise from wrongful or negligent act of both the **CITY** and the **CONTRACTOR**, the **CONTRACTOR** shall indemnify, defend, save, and hold the **CITY** harmless from only that portion of claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses including attorneys' fees and costs, which result from the **CONTRACTOR'S** or any subcontractor's wrongful or negligent acts occurring as a result from the **CONTRACTOR'S** performance pursuant to this **AGREEMENT**.

The **CITY** SHALL:

- d. Indemnify, defend and save **CONTRACTOR**, its officers, agents and employees harmless from any and all losses, damage and liability occasioned by, growing out of, or in any way arising or resulting from any intentional or negligent act on the part of **CITY** or its agents or employees.
- e. Not indemnify, defend, save and hold the **CONTRACTOR** harmless from claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses or attorneys' fees and costs arising from wrongful or negligent acts, error or omission solely of the **CONTRACTOR** occurring during the course of or as a result of the performance of the **AGREEMENT**.
- f. Where claims, lawsuits or liability, including attorneys' fees and costs arise from wrongful or negligent act of both the **CONTRACTOR** and the **CITY**, the **CITY** shall indemnify, defend, save, 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, which result from the **CITY'S** or any subcontractor's wrongful or negligent acts occurring as a result from the **CITY'S** performance pursuant to this **AGREEMENT**.

**11. INSURANCE: CONTRACTOR** shall maintain in good standing the insurance described in this Section. Before rendering any services under this **AGREEMENT**, the **CONTRACTOR** shall furnish the **CITY** with proof of insurance in accordance with this Section.

The **CONTRACTOR** shall provide the following insurance:

- Workers' compensation and employer's liability coverage as required by Montana law.
- Commercial general liability, including contractual and personal injury coverage's -- \$750,000 per claim and \$1,500,000 per occurrence.
- Automobile liability -- \$1,500,000 per accident.

Each policy of insurance required by this Section shall provide for no less than 30 days' advance written notice to the **CITY** prior to cancellation. The **CITY** shall be listed as an additional insured on all policies except Worker's Compensation Policies.

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

**CONTRACTOR** shall furnish **CITY** with copies showing one of the following: **(1)** proof of independent contractor exemption certification under Title 39, Chapter 71, Part 4 MCA; **(2)** a binder for workers' compensation coverage by an insurer licensed and authorized to provide workers' compensation insurance in the State of Montana; or **(3)** proof of exemption from workers' compensation granted by law for independent contractors.

12. **COMPLIANCE WITH LAWS:** **CONTRACTOR** agrees to operate in accordance with local, state and federal laws, ordinances, rules, and regulations, and national standards. **CITY** agrees to comply with all local, state and federal laws, ordinances, rules and regulations.

a. **Bond Enforcement:** The above requirement includes compliance with 2019 amendments to Mont. Code Ann. § 27-1-434, as enacted by SB 320 (2019), regarding animal welfare hearings, certain costs of animal's care be paid, petition of hearing, and placement of animal.

b. **Nondiscrimination:** **CONTRACTOR** agrees that all hiring by **CONTRACTOR** of persons performing this **AGREEMENT** will be on the basis of merit and qualification and will not discriminate on the basis of race, color, religion, creed, political ideas, sex, age, marital status, physical or mental disability, or national origin.

**CONTRACTOR** agrees not to discriminate either in employment or in the delivery of services or benefits in the fulfillment of this **AGREEMENT** on the basis of actual or perceived race, color, religion, national origin, sex, gender identity (as defined in paragraph 249(c)(4) of title 18, United States Code), actual or perceived sexual orientation, or disability.

**CONTRACTOR** agrees to take reasonable steps to ensure that persons with limited English proficiency or hearing impairment have meaningful access to a translator and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans and individuals with disabilities.

13. **LIAISON:** **CITY's** designated liaison with **CONTRACTOR** is Tom Stinchfield, City Animal Control Supervisor, and **CONTRACTOR's** designated liaison with **CITY** is Triniti Halverson, Yellowstone Valley Animal Shelter Executive Director.

14. **DEFAULT AND TERMINATION:** If either party fails to comply with any condition of this **AGREEMENT** at the time or in the manner provided for, other party may, at its option, terminate this **AGREEMENT** and be released from all obligations if the default is not cured with thirty (30) days after written notice is provided to the defaulting party. Said notice shall set forth the items to be cured. Subject to Section 18 of this **AGREEMENT**, 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**.
15. **NON-WAIVER:** A waiver by either party, any default or breach by the other party of any terms or conditions of this **AGREEMENT** does not limit the other party's right to enforce such term or conditions or to pursue any available legal or equitable rights in the event of any subsequent default or breach.
16. **DISPUTE RESOLUTION:** Any claim, controversy, or dispute between the parties, their agents, employees, or representatives shall be resolved first by negotiation between senior-level personnel from each party duly authorized to execute settlement agreements. Upon mutual agreement of the parties, the parties may invite an independent, disinterested mediator to assist in the negotiated settlement discussions. If the parties are unable to resolve the dispute within thirty (30) days from the date the dispute was first raised, then such dispute may only be resolved in a court of competent jurisdiction in compliance with this **AGREEMENT**.
17. **GOVERNING LAW AND VENUE:** This **AGREEMENT** shall be construed and enforced in accordance with the laws of the State of Montana. Venue for any suit between the parties arising out of this **AGREEMENT** shall be the Montana Thirteenth Judicial District Court, Yellowstone County.
18. **ATTORNEY'S FEES AND COSTS:** The prevailing party in any action to compel compliance with this **AGREEMENT** shall be entitled to recover reasonable attorney fees and costs.
19. **BINDING EFFECT:** This **AGREEMENT** is binding upon and inures to the benefit of the heirs, legal representatives, successors, and assigns of the parties.
20. **NO ASSIGNMENT:** Neither the **CITY** nor the **CONTRACTOR** shall assign, transfer or encumber any rights, duties or interests accruing from this **AGREEMENT** without written consent of the other.
21. **NO THIRD-PARTY BENEFICIARY:** This **AGREEMENT** is for the exclusive benefit of the parties, does not constitute a third-party beneficiary agreement, and may not be relied upon or enforced by a third party.
22. **HEADINGS:** The headings used in this **AGREEMENT** are for convenience only and are not be construed as a part of the **AGREEMENT** or as a limitation on the scope of the particular paragraphs to which they refer.
23. **SEVERABILITY:** If any portion of this **AGREEMENT** is held to be void or unenforceable,

the balance thereof shall continue in effect.

24. **REPORTS/ACCOUNTABILITY/PUBLIC INFORMATION:** Both parties agree to develop and/or provide documentation as reasonably requested by the **CITY** or **CONTRACTOR** demonstrating both parties' compliance with the requirements of this **AGREEMENT**.
25. **COUNTERPARTS:** This **AGREEMENT** may be executed in counterparts, which together constitute one instrument.
26. **INTEGRATION:** This **AGREEMENT** constitutes the entire agreement of the parties. There are no understandings between the parties other than as set forth in this **AGREEMENT**. All communications, either verbal or written, made prior to the date of this **AGREEMENT** are withdrawn unless specifically made a part of this **AGREEMENT**.

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

CITY OF BILLINGS, MONTANA

YELLOWSTONE VALLEY ANIMAL SHELTER

---

WILLIAM A. COLE,  
MAYOR

---

TRINITY HALVERSON,  
EXECUTIVE DIRECTOR

ATTEST:

---

DENISE R. BOHLMAN  
CITY CLERK

APPROVED AS TO FORM:

---

GINA DAHL,  
CITY ATTORNEY

**City Council Regular**

**Date:** 11/24/2025  
**Title:** Purchase of FY26 Solid Waste Vehicles  
**Presented by:** Debi Meling  
**Department:** Public Works  
**Presentation:** No  
**Legal Review:** Not Applicable  
**Project Number:** N/A

**RECOMMENDATION**

Staff recommends that Council approve the purchase of nine vehicles from Billings Peterbilt, Inc. in the amount of \$3,439,116.

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

There are nine vehicles budgeted in FY26 for Solid Waste; 4 side load trucks, 4 rear load trucks, and 1 rolloff truck. Staff requested Sourcewell quotes from both Billings Peterbilt and Floyd's Truck Center. Both quotes included trade-ins, but staff determined that the City could get more for the trucks through an auction instead of accepting the trade-in offers. One of the side load trucks is an addition to the fleet to accommodate the additional yard waste route. The other trucks are replacements for vehicles that are old and starting to have maintenance issues.

**ALTERNATIVES**

City Council may:

- Approve; or,
- Not approve. If not approved, maintenance costs will increase as well as downtime for vehicles resulting in delayed garbage collection.

**FISCAL EFFECTS**

The following Sourcewell quotes were received for the vehicles:

| Truck             | Billings Peterbilt, Inc |           |                    |                    | Floyd's Truck Center |           |                    |                    |
|-------------------|-------------------------|-----------|--------------------|--------------------|----------------------|-----------|--------------------|--------------------|
|                   | Quantity                | Per unit  | Warranty per truck | Total              | Quantity             | Per unit  | Warranty per truck | Total              |
| Side load         | 4                       | \$421,140 | \$4,640            | \$1,703,120        | 4                    | \$432,619 | \$0                | \$1,730,476        |
| Rear load - 20 yd | 2                       | \$354,632 | \$4,640            | \$718,544          |                      |           |                    |                    |
| Rear load - 25 yd | 2                       | \$364,716 | \$4,640            | \$738,712          | 4                    | \$402,652 | \$0                | \$1,610,608        |
| Rolloff           | 1                       | \$274,100 | \$4,640            | \$278,740          | 1                    | \$291,903 | \$0                | \$291,903          |
|                   |                         |           |                    | <b>\$3,439,116</b> |                      |           |                    | <b>\$3,632,987</b> |

The FY26 budget included \$3,670,000 for these nine trucks. There is sufficient budget to purchase these trucks.

**City Council Regular**

**Date:** 11/24/2025  
**Title:** Purchase of FY26 Residential Solid Waste Containers  
**Presented by:** Debi Meling  
**Department:** Public Works  
**Presentation:** No  
**Legal Review:** Not Applicable  
**Project Number:** N/A

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**RECOMMENDATION**

Staff recommends that Council approve the purchase of residential solid waste containers from Cascade Engineering in the amount not to exceed \$500,000.

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

The Solid Waste Division purchases residential containers annually for new customers as well as replacements for damaged containers. Staff compared prices from suppliers using the Sourcewell Cooperative agreement. Cascade Engineering has the lowest price for residential containers that meet our specifications.

**ALTERNATIVES**

City Council may:

- Approve; or,
- Not approve. If not approved, there will not be containers available for new customers or to replace broken or damaged containers.

**FISCAL EFFECTS**

The FY26 budget has \$880,000 available for containers. While the exact number of containers needed for FY26 is not known at this time, staff is asking for approval to purchase containers from Cascade Engineering in an amount not to exceed \$500,000. Containers are \$49.50 per container. There is sufficient funding to purchase these containers. Remaining funds will be used to purchase commercial and rolloff containers.

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**City Council Regular**

**Date:** 11/24/2025  
**Title:** Approval of State Highway Traffic Safety DUI Grant in the Amount of \$135,000  
**Presented by:** Rich St. John, Police Chief  
**Department:** Police  
**Presentation:** No  
**Legal Review:** No  
**Project Number:** N/A

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**RECOMMENDATION**

Staff recommends that City Council approve and accept the State Highway Traffic Safety Billings DUI Program grant in the amount of \$135,000 for the period of October 1, 2025, to September 30, 2026.

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

The State of Montana, State Highway Traffic Safety Division, has awarded the City a \$135,000 grant to fund a DUI officer. The grant begins on October 1, 2025, and ends September 30, 2026. \$115,000 will be used to pay salary and benefits for a full-time DUI patrol officer. \$20,000 will be used to pay for overtime costs for DUI details and patrols.

**ALTERNATIVES**

City Council may:

- Approve the State Highway Traffic Safety DUI Grant in the Amount of \$135,000 for traffic enforcement funding; or,
- Not Approve the State Highway Traffic Safety DUI Grant in the Amount of \$135,000, which would eliminate the DUI funding and provide further direction to staff.

**FISCAL EFFECTS**

There is no financial impact on the general fund.

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## City Council Regular

**Date:** 11/24/2025  
**Title:** Trail Net in-kind donation and installation of bicycle repair station in Coulson Park  
**Presented by:** Brad Wright  
**Department:** Parks/Rec/Public Lands  
**Presentation:** No  
**Legal Review:** Not Applicable  
**Project Number:** N/A

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### RECOMMENDATION

PRPL seeks City Council's consent to accept and utilize the in-kind donation and installation of a bicycle repair station from Billings Trail Net. The project's donation value is at \$2,500.00. The repair station is to be installed at Coulson Park.

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

Billings Trail Net purchased 3 repair stations. Two (2) have already been donated to the City and installed on Skyline Trail and Dover Park. The third is to be installed at Coulson Park near the newly constructed shade structure.

### STAKEHOLDERS

City of Billings  
PRPL department  
Park Users  
Billings Trail Net

### ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

### FISCAL EFFECTS

This donation and installation come at no cost to the City of Billings or PRPL. PRPL does not anticipate any increase to the current maintenance budget for this amenity.

### SUMMARY

Billings Trail Net has donated a bicycle repair station valued at \$2,500 for installation at Coulson Park, adjacent to the new shade structure. This is the third repair station purchased by Trail Net; the first two have already been successfully installed on the Skyline Trail and at Dover Park.

The donation requires no City funding, and the Parks, Recreation & Public Lands Department does not anticipate any additional maintenance costs associated with this amenity. The project aligns with ongoing efforts to enhance park user experience and support alternative transportation infrastructure.

City Council approval is requested to formally accept and allow installation of the donated repair station.

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**City Council Regular**

**Date:** 11/24/2025  
**Title:** Popelka Commerce Center Subdivision - Exempt Plat  
**Presented by:** Hunter Kelly, Planner 1  
**Department:** Planning & Community Services  
**Presentation:** No  
**Legal Review:** Not Applicable  
**Project Number:** PZX-25-00041

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**RECOMMENDATION**

City staff recommends the City Council approve the Amended Plat of Lots 3A-1A, 3A-4, and 3A-5, Block 1 of Popelka Commerce Center Subdivision, Second Filing.

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

On October 14, 2025, Sanbell, on behalf of the City of Billings submitted an exempt plat to the City Planning Division to relocate boundaries between Lots 3A-1A, 3A-4, & 3A-5 of Block 1 of Popelka Commerce Center Subdivision, 2nd Filing. The subject property is generally located on the northwest corner of the intersection of South Billings Boulevard and King Avenue East. Exempt plats do not typically require approval from City Council. Due to the vacation of easements and creation of additional easements as well as the City owning the property, it is required for the Mayor to sign the plat and associated easement documents. The request is not for City Council to determine whether the boundary line relocation is acceptable, but rather agree to vacation of the utility easement and trail easement, as well as establishment of the no-build easement and the new utility easement.

The relocation of the boundary lines is required in order to define the area being leased by Yellowstone Ice for the Signal Peak Energy Arena.

The No-Build Easements are required to extend 60' from all exterior walls of the courts building and the ice arena to meet the building code requirements for an 'unlimited area building.' To achieve the square-footages for these buildings, there must be 60' open yards maintained around the entire building (this is to create defensible space for fire-fighting access and reduce risk of fire spreading to the structure). Because there is less than 60' to the property line, the 60' no-build easement that extends onto the adjoining property meets the code intent. Alternatives would be to relocate the property line to 60' from the buildings or move the buildings 60' away from the property lines. After discussion with City Administration and the design team, the no-build easement was determined to be the most efficient solution.

The exempt plat also depicts the vacation of a utility easement and creation of a new utility easement. This aligns with the layout of the building and where the main water and sewer lines will run through the property. The relocation has been approved by the City Engineering Division.

Existing trail easements that aligned with the utility easement will be vacated. The layout of the new buildings along with existing sidewalk provides connectivity throughout the campus to the adjacent park. The vacation of the trail easement has been approved by the Parks Department.

The exempt plat has been reviewed and approved by City staff and meets the requirements of the exempt plat process outline in the Montana Subdivision and Platting Act, MCA 76-3-207(1)(d). These documents are appropriate as to form for filing with the Clerk and Recorder.

**STAKEHOLDERS**

A public hearing is not required for an exempt plat, as they are exempt from subdivision regulations. However, the City Council meeting is public and members of the public may attend the meeting and speak on this item during the public comment period.

**ALTERNATIVES**

The City Council may approve or deny the exempt plat displaying the boundary line relocation of Lots 3A-1A, 3A-4, & 3A-5 of Amended Plat of Lots 3A-1A, 3A-4, and 3A-5, Block 1 of Popelka Commerce Center Subdivision, Second Filing

If the City Council chooses to deny the exempt plat, the denial must be because the criteria is Section 76-3-207, MCA are not met. The criteria are as follows:

*MCA 76-3-207(1) Except as provided in subsection (2), unless the method of disposition is adopted for the purpose of evading this chapter, the following divisions or aggregations of tracts of record of any size, regardless of the resulting size of any lot created by the division or aggregation, are not subdivisions under this chapter but are subject to the surveying requirements of 76-3-401 for divisions or aggregations of land other than subdivisions and are subject to applicable zoning regulations adopted under Title 76, chapter 2:*

*(d) for five or fewer lots within a platted subdivision, the relocation of common boundaries*

Staff findings are that the exempt plat is not evading the Montana Subdivision and Platting Act. The relocation of the lots is an acceptable use of the exemption and would not create a zoning violation.

#### **FISCAL EFFECTS**

Approval or denial of the exempt plat will have no financial impact on the Planning Division.

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#### **Attachments**

Exempt Plat

Termination of Trail Easements

Declaration of No-Build Easement

# AMENDED PLAT OF LOTS 3A-1A, 3A-4, & 3A-5, BLOCK 1 OF POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING

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

PREPARED FOR : CITY OF BILLINGS

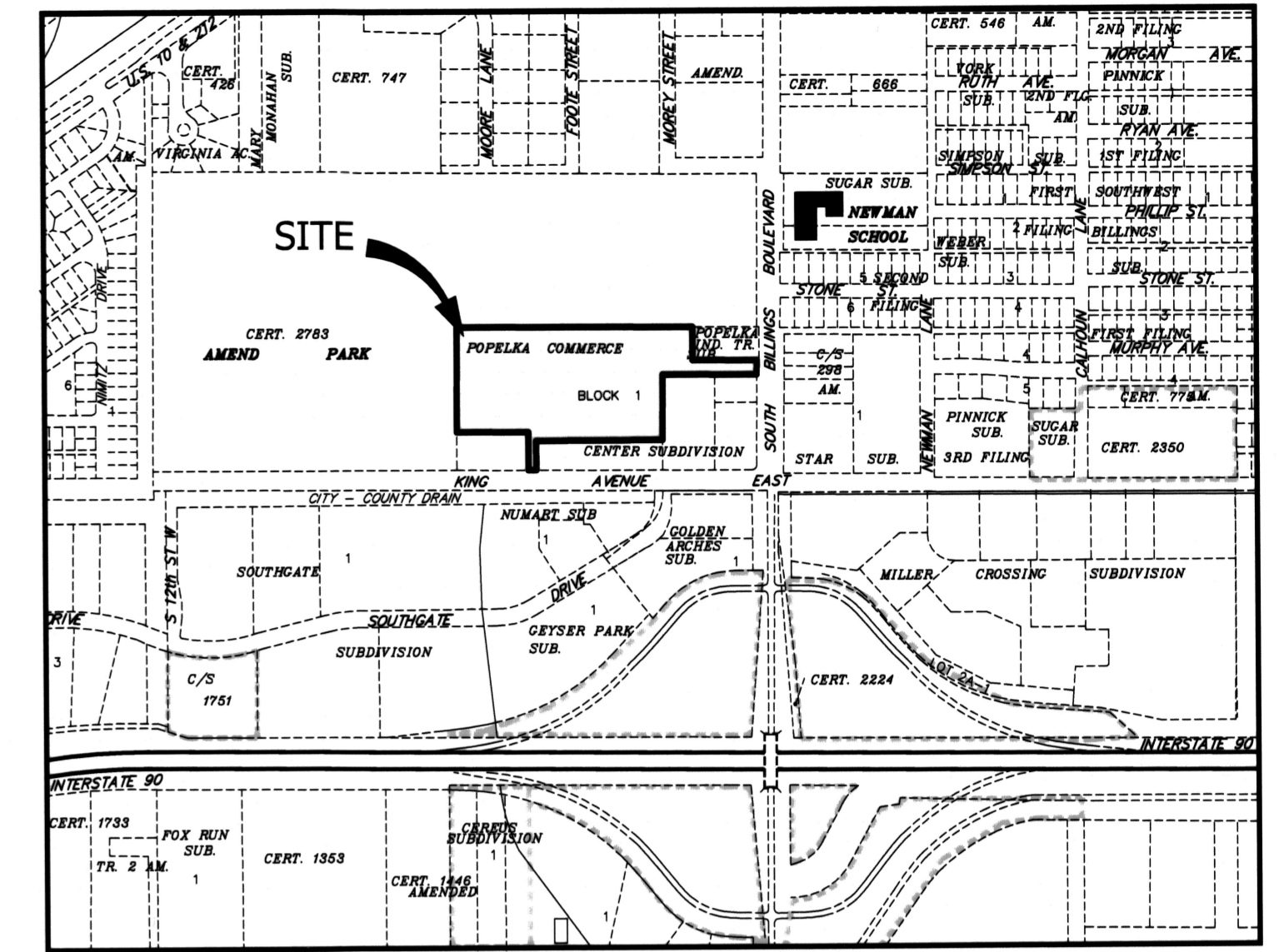
FEBRUARY, 2025

PREPARED BY : **sanbell**

BILLINGS, MONTANA



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



VICINITY MAP  
NOT TO SCALE

**BASIS OF BEARING:** THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS (AS PUBLISHED IN THE ROCKY MOUNTAIN COORDINATE REFERENCE SYSTEM HANDBOOK); HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. THE GRID TO GROUND COMBINED SCALE FACTOR AT THE NORTHEAST CORNER TRACT 2A-1A, A 3/4" O.D. IRON PIPE, IS 0.9999943210; THE CONVERGENCE ANGLE IS -0°12'46". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

⊗ FOUND PLSS SECTION CORNER, AS NOTED

○ FOUND SURVEY MONUMENT, A YELLOW PLASTIC CAP MARKED "SANDERSON STEWART 15273LS", OR AS NOTED

● SET 5/8" X 18" LONG REBAR WITH YELLOW PLASTIC CAP MARKED "SANBELL B7940LS"

**NOTE:** AT TIME OF SURVEY, THE SITE WAS UNDER CONSTRUCTION AND ANY MONUMENTATION SET MOST LIKELY WILL NOT SURVIVE, PER ARM 24-183.1101(1)(d) THE NEW CORNER MONUMENTS WILL BE SET ON OR BEFORE MARCH 30TH, 2026 AFTER MOST OF THE CONSTRUCTION OF IMPROVEMENTS HAS TAKEN PLACE.

**RECORD INFO:**

- R = RECORD DISTANCE F = FOUND MEASUREMENT
- R1: POPELKA INDUSTRIAL TRACTS SUB, 1ST FILING (O'BRIEN 613ES, 1967)
- R1: C.O.S. 2783 (KNAPP 8377LS, 1992)
- R2: POPELKA COMMERCE CENTER SUB (KNAPP 8377LS, 2001)
- R3: POPELKA COMMERCE CENTER SUB, 2ND FILING (BERTRAM 18972LS, 2014)
- R4: POPELKA COMMERCE CENTER SUB, 2ND FILING AMENDING 3A-1 & 3A-3 (KNAPP 8377LS, 2015)

**PURPOSE OF SURVEY: RELOCATION OF BOUNDARY LINES**

The undersigned owners hereby certify that the purpose of this survey is to relocate the common boundary lines between adjoining properties within a platted subdivision, that five (5) or fewer lots are being affected, and that no additional tracts are being hereby created. Therefore this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), M.C.A., "(d) for five or fewer lots within a platted subdivision, the relocation of common boundaries"

Pursuant to ARM 24.183.1104(1)(f)(iii)(C), "The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with Lots 3A-4 & 3A-5, BLOCK 1, POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING & LOT 3A-1A, BLOCK 1, OF THE AMENDED PLAT OF POPELKA COMMERCE CENTER SUBDIVISION on which said area is described, unless said area is included with or excluded from adjoining tracts of record."

LOTS 3A-1A2, 3A-4A, & 3A-5A are excluded from sanitation review by the Department of Environmental Quality pursuant to 76-4-125(d)(iii), M.C.A., as certified pursuant to MCA 76-4-127 as a division or previously divided parcels of land that are exempt from the Montana Platting Act review under 76-3-207(1)(d).

OWNER: LOTS 3A-4 & 3A-5, BLOCK 1, POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING, & LOT 3A-1A, BLOCK 1, OF THE AMENDED PLAT OF POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING

CITY OF BILLINGS

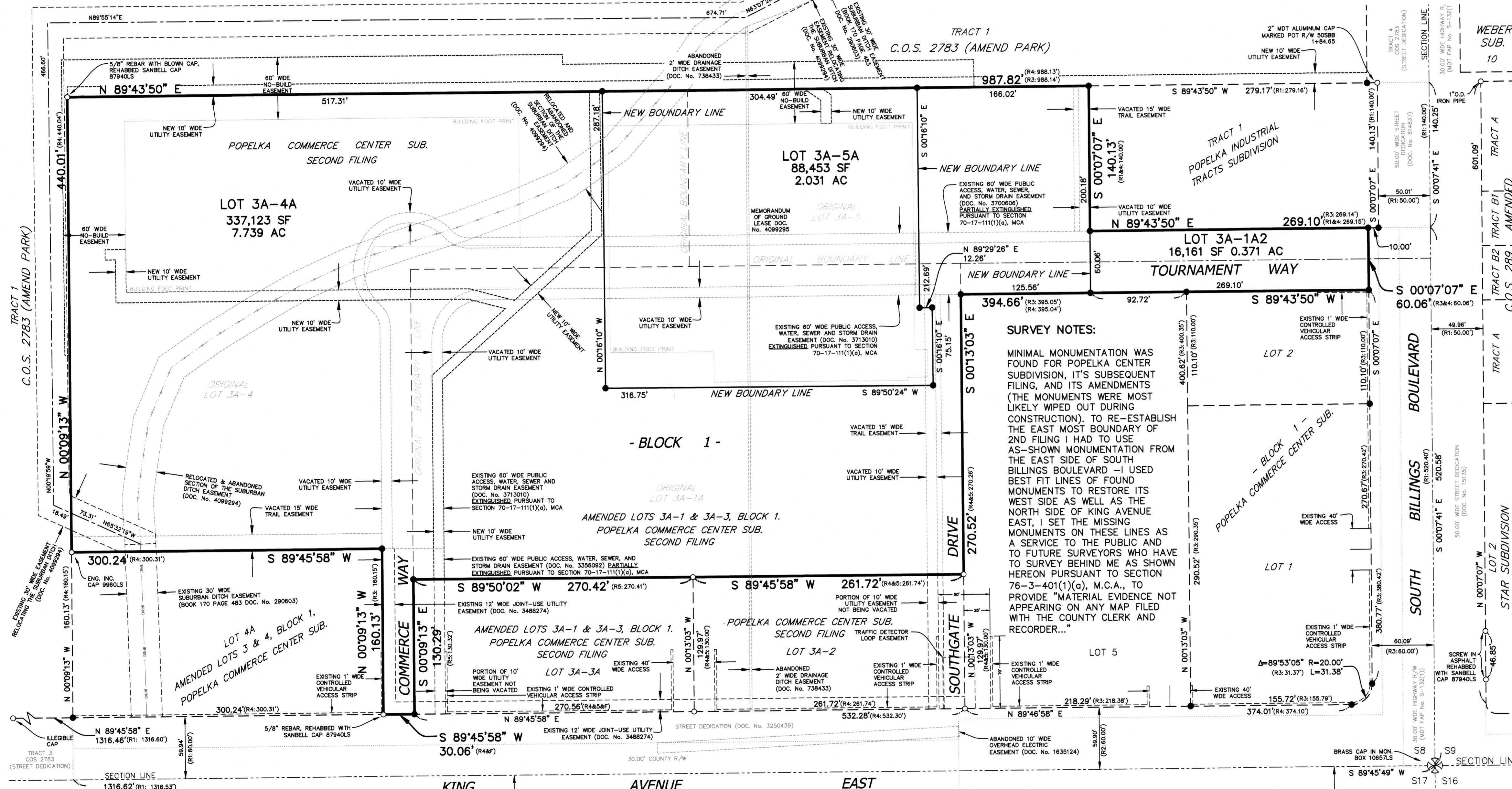
By: WILLIAM A. COLE

Title: MAYOR

STATE OF MONTANA )  
County of Yellowstone ) ss

On this \_\_\_ day of \_\_\_, 20\_\_\_, before me, the undersigned Notary Public for the State of Montana, personally appeared William A. Cole, known to me to be the persons who signed the foregoing instrument as Mayor of the City of Billings, 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 Montana



**CERTIFICATE OF SURVEYOR**

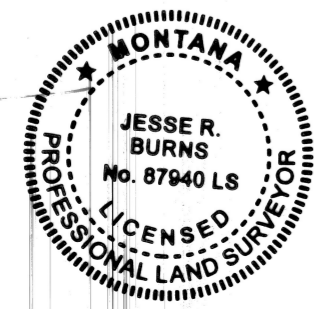
STATE OF MONTANA )  
County of Yellowstone ) ss

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the months of December, 2024 & January, 2025, a survey was performed under his supervision of a tract of land situated in southeast 1/4 of Section 8, T. 1 S., R. 26 E., P.M.M. in the City of Billings, Yellowstone County, Montana being more particularly described as follows, to wit:

Lots 3A-4 and 3A-5, Block 1, POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING, & LOT 3A-1A, Block 1, of the AMENDED PLAT OF POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING filed respectively under Document No.'s 3713010 and 3766027 at the Office of the Clerk and Recorder of Yellowstone County.

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

SANBELL  
By: Jesse R. Burns  
JESSE R. BURNS  
No. 87940 LS  
Montana License No. 87940LS  
Date: 10/14/25



**VACATION OF EXISTING UTILITY EASEMENTS**

DOC. No. \_\_\_\_\_  
DOC. No. \_\_\_\_\_

**VACATION OF EXISTING TRAIL EASEMENTS VACATION**

DOC. No. \_\_\_\_\_  
DOC. No. \_\_\_\_\_

**CERTIFICATE OF CITY ATTORNEY**

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

Date: \_\_\_\_\_  
Reviewed by: \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**

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

Date: \_\_\_\_\_  
Yellowstone County Treasurer  
By: \_\_\_\_\_  
Deputy

**GRANT OF EASEMENT FOR THE RELOCATION OF THE SUBURBAN DITCH**

DOC. No. 4099294

**DECLARATION OF NO-BUILD EASEMENT**

DOC. No. \_\_\_\_\_

**CERTIFICATE OF RIVERSTONE HEALTH**

This survey plat has been reviewed and approved by Riverstone Health.

Health Officer or Authorized Representative  
Yellowstone City/County Health Department  
dba Riverstone Health

**Return to:**  
**City Clerk**  
**City of Billings**  
**PO Box 1178,**  
**Billings, MT 59103**

## **TERMINATION OF TRAIL EASEMENTS**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, The City of Billings, Montana, a Montana Municipal Corporation, (the “City”) hereby terminates, vacates, nullifies, and extinguishes all those trail easements dedicated to the city as shown and described as “NEW 15’ TRAIL EASEMENT” on the plat of Popelka Commerce Center Subdivision, Second Filing filed under Document No. 3713010, in the Office of the Clerk and Recorder of Yellowstone County, Montana.

OWNER: Lots 3A-4 and 3A-5 of Block 1 of Popelka Commerce Center Subdivision, Second Filing and Lot 3A-1A of Block 1 of Popelka Commerce Center Subdivision, Second Filing Amending Lots 3A-1 and 3A-3 of Block 1

CITY OF BILLINGS

By: \_\_\_\_\_  
WILLIAM A. COLE

Title: \_\_\_\_\_  
MAYOR

STATE OF MONTANA )

:ss

County of Yellowstone )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned Notary Public for the State of Montana, personally appeared William A. Cole, known to me to be the person who signed the foregoing instrument as Mayor of the City of Billings, 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 Montana

**Return to:**  
**City Clerk**  
**City of Billings**  
**PO Box 1178,**  
**Billings, MT 59103**

## **DECLARATION OF NO-BUILD EASEMENT**

This No-Build Declaration (“Declaration”) is made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by The City of Billings, Montana, a Montana Municipal Corporation, (the “City”), the Owner and Developer of the real property described herein.

### RECITALS

- A. The City is the owner of Tract 1 of Certificate of Survey No. 2783, situated in the SE1/4 of Section 8, Township 1 South, Range 26 East, P.M.M. within the City of Billings, Yellowstone County, Montana, filed respectively under Document No. 1708248 at the Office of the Clerk and Recorder of said county. Tract 1 shall hereinafter be referred to as “Amend Park”.
  
- B. The City is also the owner of lots 3A-4A and 3A-5A of the Amended Plat of Popelka Commerce Center Subdivision, Second Filing, situated in the SE1/4 of Section 8, Township 1 South, Range 26 East, P.M.M. within the City of Billings, Yellowstone County, Montana, filed respectively under Document No. \_\_\_\_\_ at the Office of the Clerk and Recorder of said county. The City intends to construct a building for an indoor ice rink on lot 3A-5A and a building for an indoor sport complex on lot 3A-4A. Lots 3A-4A and 3A-5A shall hereinafter be referred to as “Amend Park Recreation Center”.

WHEREFORE, the City makes the following declaration:

1. The City executes this No-Build Declaration in order to ensure that there will be a 60 foot wide No-Build Area between the proposed structures within the Amend Park Recreation Center and any future developments within Amend Park as shown on the Amended Plat of Popelka Commerce Center Subdivision, Second Filing and labeled as “60’ WIDE NO-BUILD EASEMENT”. No building or other structure shall be erected, constructed, or permitted within the sixty-foot No-Build Area so long as the buildings remain EXCEPTING parking lots, roadways, sidewalks or trails, underground utility lines and other typical common area improvements and facilities on those portions of the properties with the No-Build Area.
  
2. The purpose of these restrictions is for the limited purpose of establishing a restricted area of development in conformity with the Uniform Building Codes applicable to the construction of the buildings proposed as shown on the Amended Plat of Popelka Commerce Center Subdivision, Second Filing. Subsequent changes in the governmental regulations shall not obligate the City or any subsequent developers or owners to modify or alter an existing building.
  
3. The City declares that this No-Build Declaration shall be recorded against the real property described herein and henceforth shall be binding against the City and its successors and assigns. All future owners of Tract 1, lot 3A-4A, and lot 3A-5A shall accept ownership subject to this No-Build Declaration.



**City Council Regular**

**Date:** 11/24/2025  
**Title:** Trails West Subdivision, 6th Filing, Final Major Plat  
**Presented by:** David Green  
**Department:** Planning & Community Services  
**Presentation:** No  
**Legal Review:** Not Applicable  
**Project Number:** PZ-19-00167

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**RECOMMENDATION**

Staff recommends the City Council approve the final plat of Trails West Subdivision, 6th Filing.

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

On October 30, 2025, Sanbell engineering applied for final plat approval for Trails West Subdivision, 6th Filing. The subject property is generally located on the south side of Grand Avenue, west of 56th Street West. The property is zoned Suburban Neighborhood (N3). This plat received preliminary approval on December 16, 2019. The applicant applied for a two year extension on November 28, 2022. This request was granted, extending the preliminary plat conditional approval until December 16, 2024. The applicant applied for an additional one year extension on October 14, 2024. This extension request was granted, extending preliminary plat conditional approval until December 16, 2025. The applicant submitted the final plat documents to the Planning Division on October 30, 2025. This is the final filing of the Trails West Subdivision.

**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 Trails West Subdivision, 6th Filing. 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.

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**Attachments**

Final Plat  
Final SIA  
Conditions of approval  
Second Extension Letter approval

PLAT OF  
**TRAILS WEST SUBDIVISION, SIXTH FILING**  
BEING LOT 9, BLOCK 12 OF TRAILS WEST SUBDIVISION, FIFTH FILING,  
SITUATED IN THE NE1/4 OF SECTION 5, T. 1 S., R. 25 E., P.M.M.  
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : TRAILS WEST HOMES, LLC.

SEPTEMBER, 2025

PREPARED BY : **sanbell**

BILLINGS, MONTANA

**NOTICE OF APPROVAL**

STATE OF MONTANA )  
                                  : ss  
County of Yellowstone )

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

\_\_\_\_\_  
Date                      President  
  
\_\_\_\_\_  
Executive Secretary

**CERTIFICATE OF CITY ENGINEER'S OFFICE**

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(1)(d), M.C.A., for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Engineer's Office

**ERRORS AND OMISSIONS REVIEW**

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

\_\_\_\_\_  
Examining Land Surveyor                      Date

**CERTIFICATE OF CITY ATTORNEY**

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

Date: \_\_\_\_\_  
Reviewed by: \_\_\_\_\_

**CERTIFICATE OF CITY COUNCIL APPROVAL**

STATE OF MONTANA )  
                                  : ss  
County of Yellowstone )

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

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

CITY OF BILLINGS, MONTANA

By: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

**CERTIFICATE OF COUNTY TREASURER**

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

Date: \_\_\_\_\_

Yellowstone County Treasurer

By: \_\_\_\_\_  
Deputy

**SUBDIVISION IMPROVEMENT AGREEMENT**

Document No. \_\_\_\_\_

**CONSENT TO PLATTING**

Document No. \_\_\_\_\_

**CERTIFICATE OF DEDICATION**

STATE OF MONTANA )  
                                  : ss  
County of Yellowstone )

KNOW ALL MEN BY THESE PRESENTS: That the undersigned owners of the following described tract of land, do hereby certify that they have caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the NE1/4 of Section 5, T. 1 S., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Lot 9 in Block 12 of Trails West Subdivision, Fifth Filing, according to the official plat on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3998601.

Pursuant to Section 76-3-621(1)(a), M.C.A., the park requirement for this subdivision has been met by a cash-in-lieu donation in the amount of \$30,778.55.

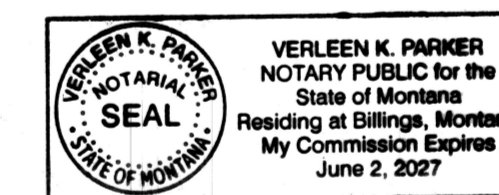
The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever. Said tract to be known and designated as "TRAILS WEST SUBDIVISION, SIXTH FILING, and the lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever.

TRAILS WEST HOMES, LLC.,  
a Montana limited liability company

By: [Signature] Title: MEMBER AGENT

STATE OF MONTANA )  
                                  : ss  
County of Yellowstone )

On this 22nd day of October, 2025, before me, the undersigned Notary Public for the State of Montana, personally appeared [Signature], known to me to be the persons who signed the foregoing instrument as Member Agent of TRAILS WEST HOMES, LLC., and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.



[Signature]  
Notary Public in and for the State of Montana

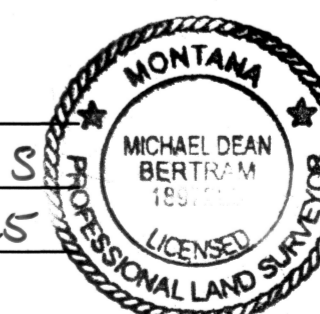
**CERTIFICATE OF SURVEYOR**

STATE OF MONTANA )  
                                  : ss  
County of Yellowstone )

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of September 2024, a survey was performed under his supervision of a tract of land to be known as TRAILS WEST SUBDIVISION, SIXTH FILING, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and set are of the character and occupy the positions shown hereon and that the gross area is 9.1637 acres (399,172 square feet) and the net area is 5.457 acres (237,727 square feet).

SANBELL

By: [Signature]  
Montana License No. 18972 LS  
Date: October 20, 2025



PLAT OF  
**TRAILS WEST SUBDIVISION, SIXTH FILING**  
 BEING LOT 9, BLOCK 12 OF TRAILS WEST SUBDIVISION, FIFTH FILING,  
 SITUATED IN THE NE1/4 OF SECTION 5, T. 1 S., R. 25 E., P.M.M.  
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : TRAILS WEST HOMES, LLC.

SEPTEMBER, 2025

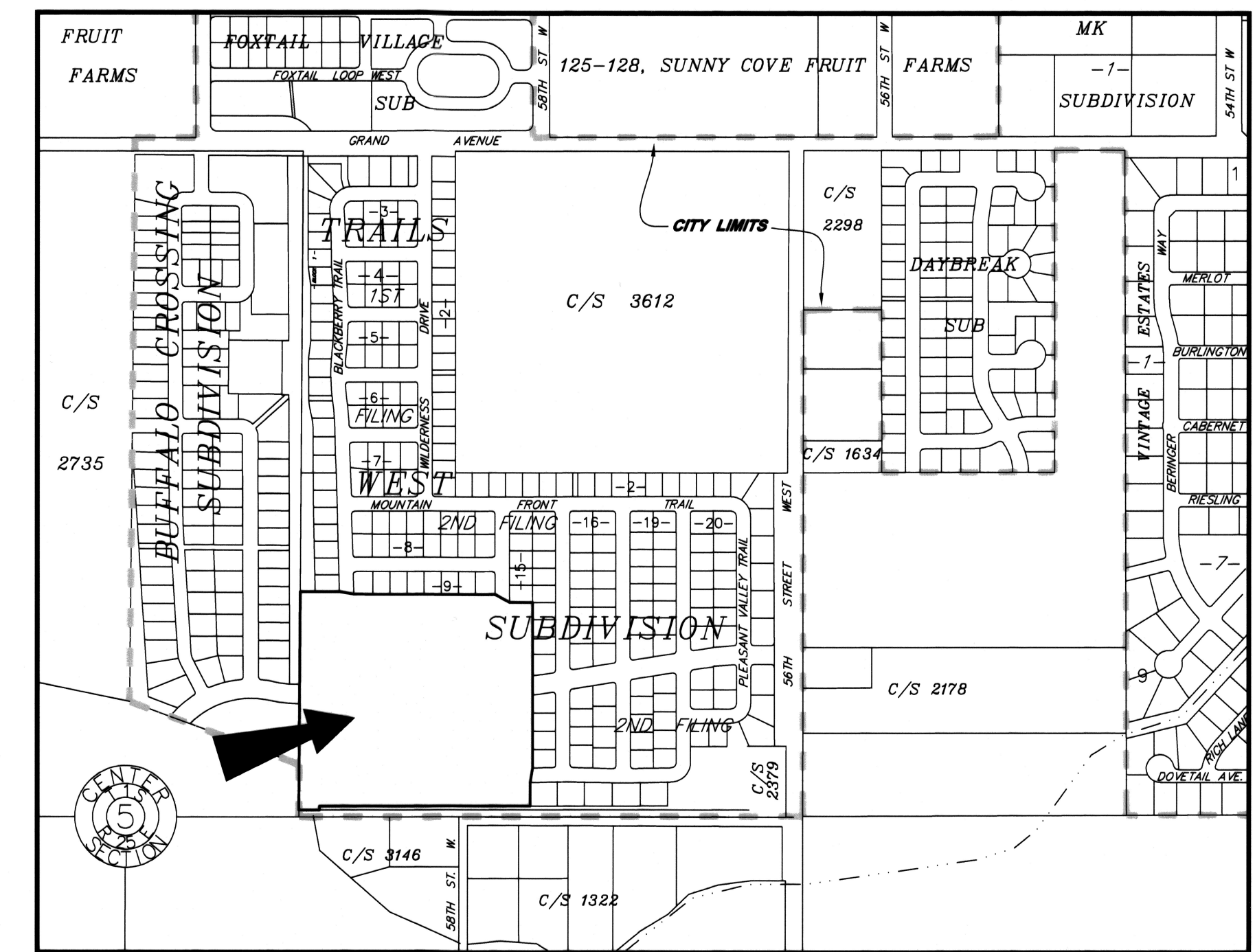
PREPARED BY : **sanbell**

BILLINGS, MONTANA

BASIS OF BEARING: THE PLAT OF TRAILS WEST SUBDIVISION,  
 5TH FILING.

- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART"
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANBELL"
- SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANBELL BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

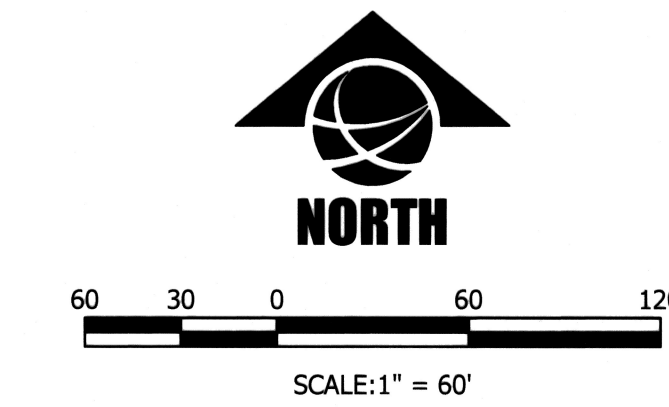
NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.



**VICINITY MAP**  
 NOT TO SCALE

**AREA DATA**

|                             |          |
|-----------------------------|----------|
| NET AREA (30 LOTS)          | 5.457 AC |
| RIGHT-OF-WAY                | 0.074 AC |
| BIRELY DRAIN R/W DEDICATION | 1.027 AC |
| STREET DEDICATION           | 2.606 AC |
| GROSS AREA                  | 9.164 AC |



**CURVE TABLE**

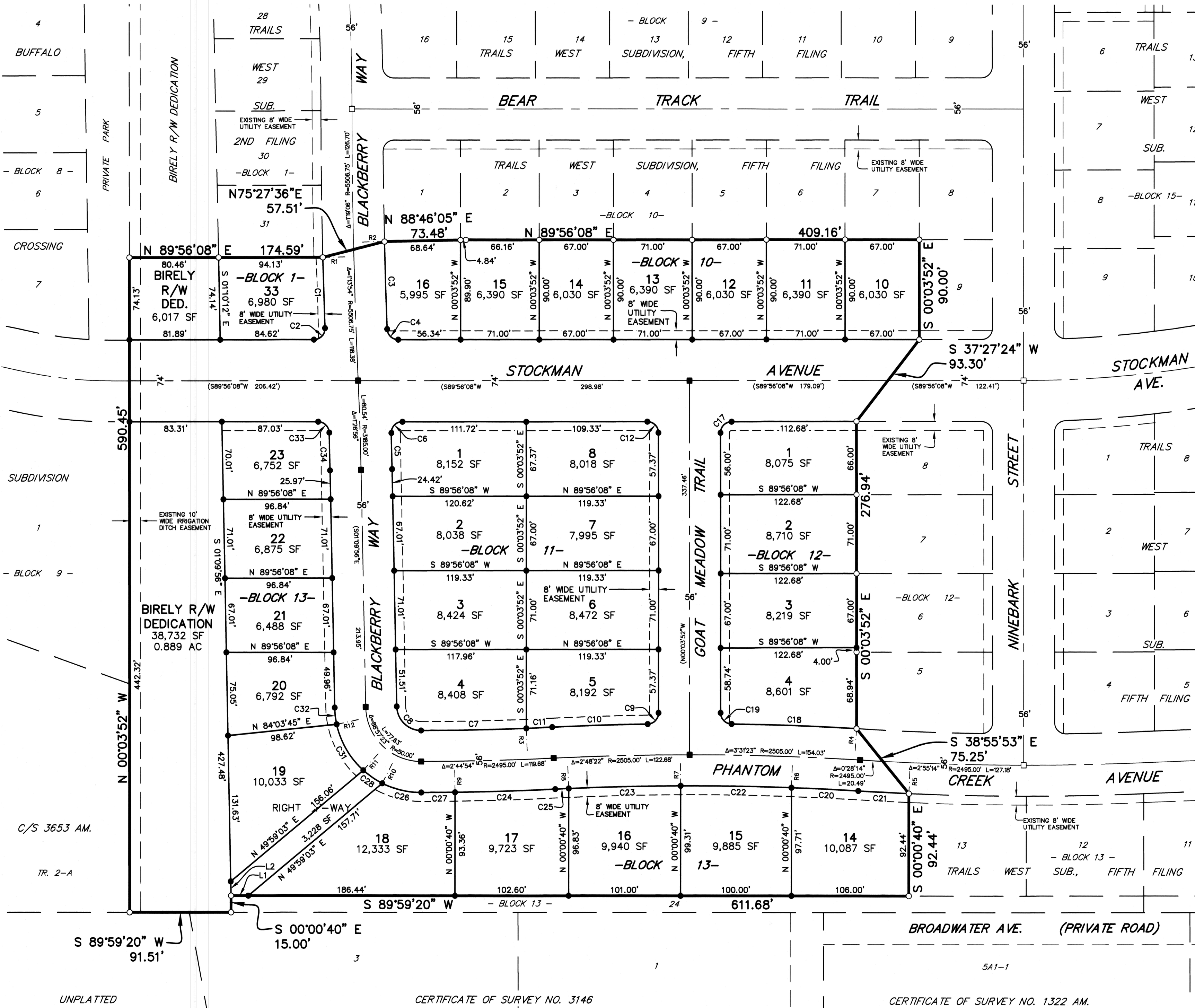
| Curve # | Delta     | Radius   | Length  |
|---------|-----------|----------|---------|
| C1      | 0°39'38"  | 5534.75' | 63.80'  |
| C2      | 92°02'47" | 10.00'   | 16.07'  |
| C3      | 0°49'30"  | 5478.75' | 78.90'  |
| C4      | 87°55'31" | 10.00'   | 15.35'  |
| C5      | 0°34'58"  | 3213.00' | 32.67'  |
| C6      | 92°36'26" | 10.00'   | 16.16'  |
| C7      | 2°12'21"  | 2467.00' | 94.98'  |
| C8      | 88°57'23" | 22.00'   | 34.16'  |
| C9      | 89°08'38" | 10.00'   | 15.56'  |
| C10     | 1°56'59"  | 2533.00' | 86.20'  |
| C11     | 0°32'33"  | 2467.00' | 23.35'  |
| C12     | 90°00'00" | 10.00'   | 15.71'  |
| C13     | 90°00'00" | 10.00'   | 15.71'  |
| C14     | 2°33'15"  | 2533.00' | 112.91' |
| C15     | 89°08'38" | 10.00'   | 15.56'  |
| C16     | 1°23'48"  | 2477.00' | 60.38'  |
| C17     | 1°02'20"  | 2523.00' | 45.75'  |
| C18     | 2°18'49"  | 2477.00' | 100.02' |
| C19     | 2°20'14"  | 2477.00' | 101.04' |
| C20     | 2°03'18"  | 2523.00' | 90.49'  |
| C21     | 0°16'53"  | 2477.00' | 12.17'  |
| C22     | 26°44'15" | 78.00'   | 36.40'  |
| C23     | 0°41'36"  | 2523.00' | 30.53'  |
| C24     | 15°18'26" | 78.00'   | 20.84'  |
| C25     | 35°48'16" | 78.00'   | 48.74'  |
| C26     | 11°06'27" | 78.00'   | 15.12'  |
| C27     | 87°13'05" | 10.00'   | 15.22'  |
| C28     | 0°37'24"  | 3157.00' | 34.35'  |

**LINE TABLE**

| Line # | Bearing       | Distance |
|--------|---------------|----------|
| L1     | S 89°59'20" W | 15.64'   |
| L2     | N 01°09'56" W | 12.77'   |

**RADIAL LINE TABLE**

| Line # | Bearing       |
|--------|---------------|
| R1     | N 88°32'59" E |
| R2     | N 88°41'09" E |
| R3     | N 02°19'41" W |
| R4     | S 03°20'45" W |
| R5     | N 02°25'11" E |
| R6     | S 02°03'43" W |
| R7     | S 00°15'06" E |
| R8     | S 02°35'20" E |
| R9     | N 00°48'55" W |
| R10    | N 26°36'56" E |
| R11    | N 41°55'21" E |
| R12    | N 77°43'38" E |



**SUBDIVISION IMPROVEMENTS AGREEMENT  
& WAIVER OF RIGHT TO PROTEST FUTURE SPECIAL  
IMPROVEMENT DISTRICTS  
TRAILS WEST SUBDIVISION, SIXTH FILING**

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Return to:  
Sanbell  
1300 North Transtech Way  
Billings, MT 59102

**SUBDIVISION IMPROVEMENTS AGREEMENT  
& WAIVER OF RIGHT TO PROTEST FUTURE SPECIAL  
IMPROVEMENT DISTRICTS  
TRAILS WEST SUBDIVISION, SIXTH FILING**

**THIS AGREEMENT** is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **TRAILS WEST HOMES, LLC**, whose address for the purpose of this agreement is 115 Shiloh Road, Suite 2, Billings, Montana 59102, hereinafter referred to as "Subdivider," and the **CITY OF BILLINGS**, Montana, hereinafter referred to as "City."

**WITNESSETH:**

**WHEREAS**, the preliminary plat of Trails West Subdivision, Sixth Filing, located in the City of Billings, Yellowstone County, Montana, was submitted to the Planning and Community Services Department which recommended its approval to the Yellowstone County Board of Planning; and

**WHEREAS**, at a meeting held on the 26th day of November, 2019, by the Yellowstone County Board of Planning, the Board recommended for approval, subject to certain conditions, an area known as Trails West Subdivision, Sixth Filing, and

**WHEREAS**, at a regular meeting held on the 16th day of December, 2019, the City Council approved, subject to certain conditions, a preliminary plat of Trails West Subdivision, Sixth Filing, and

**WHEREAS**, a Subdivision Improvements Agreement is required by the City prior to approval of the final plat; and

**WHEREAS**, the provisions of this agreement shall be effective and applicable to the plat of Trails West Subdivision, Sixth Filing, upon 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 requests no variances.

**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. Lot owners should be aware that the United States Postal Service mail delivery will be made only to centralized delivery locations. Such locations shall consist of from 8 to 16 mailboxes per location. The location of each centralized mailbox setting is shown on the overall development plan and the private contract construction plans. Subdivider shall install the mailboxes within the private contract for Sixth Filing.
- G. Lot owners should be aware that agricultural activities could be present on surrounding properties. Any impacts associated with agricultural activities and any issue arising therefrom is the responsibility of the lot owners.
- H. Individual lot owners should be aware that Best Management Practices for stormwater control shall be required for any construction on lots. Best Management Practices are defined within Section 28-201, BMCC and detailed in the Billings Stormwater Management Manual.
- I. The developer and subsequent contractors/builders acknowledge that there is a Stormwater Pollution Prevention Plan (SWPPP) filed with the City and State Department of Environmental Quality (DEQ). This SWPPP shall be adhered to during all phases of construction and shall be updated as required by DEQ under the General Permit for Stormwater Discharges Associated with Construction Activity, Chapter 28, BMCC and the Billings Stormwater Management Manual.
- J. Lot owners should be aware that the installation of an EOne Grinder Pump (or hydraulically comparable grinder pump) will be required at each home at time of lot development. Lot owners

should be aware that there is the possibility of periodic maintenance and replacement of the grinder pumps.

- K. The lowest finished floor elevation (which includes the garage) shall be a minimum of 18-inches higher than the top of curb measured from the highest location along the lot frontage.
- L. The lowest openings on each home (window well, walk-out basement doors, and equivalent openings) shall be located outside drainage paths. If this is not possible, the homebuilder and lot owners must take necessary measures to protect these openings from being inundated from surface water flows. Allow enough space between window wells and property lines to provide sufficient swales and drainage away from window wells and meet applicable building codes for drainage requirements.

### III. TRANSPORTATION

#### A. Streets

1. Blackberry Way, Goat Meadow Trail and Phantom Creek Avenue shall be 34 feet back of curb to back of curb within 56-foot right-of-ways. These internal access roads shall be built to grade with a satisfactory subbase, base course, curb and gutter, and asphalt surface. All streets shall be built in accordance with the City of Billings site development ordinance, subdivision regulations, and Uniform Zoning Code.
2. Stockman Avenue shall be 39 feet back of curb to back of curb within a 74-foot right-of-way. This road shall be built to grade with a satisfactory subbase, base course, curb and gutter, and asphalt surface. All streets shall be built in accordance with the City of Billings site development ordinance, subdivision regulations, and Uniform Zoning Code.
3. Per the original Traffic Impact Study (TIS), the warrant criteria for a northbound left-turn lane at the intersection of Stockman Avenue and 56th Street West was found to be satisfied by a narrow margin at the time of Sixth Filing build-out and that additional analysis would be required to

determine if the improvements would be required. Since then, a TIS was performed on the neighboring property to the west (Buffalo Crossing Subdivision) as well as an updated TIS for Trails West Subdivision, 6<sup>th</sup> Filing. Both studies indicated the construction of the northbound left-turn lane at 56<sup>th</sup> Street West and Stockman Avenue is not required. However, the updated TIS identified Trails West Subdivision will be required to provide a cash contribution for their proportionate share of future 56<sup>th</sup> Street West and Stockman Avenue intersection improvements. The amount of this cash contribution is detailed in section D Traffic Control Devices.

4. Developer is responsible for half of the construction of Stockman Avenue across the Birely Drain. Full build out includes the construction of the culvert, water main, street paving, curb, and gutter, and either 5-foot-wide boulevard or 7-foot-wide curb walk along both sides of the street and any safety improvements that may be necessary. Half of the construction shall include construction of the culvert, water main, and gravel surfacing.

If a portion of the crossing constructed by any other development, Developer is responsible to construct any improvement not complete.

## **B. Sidewalks**

City and Subdivider agree that the developer will install handicap accessibility ramps at the time of private contract construction. The City and the Subdivider also agree that the developer will install a 5-foot wide sidewalk along the west boundary of the subdivision in the proposed Birely Drain right of way at the time of private contract construction. The developer will also install a 10-foot-wide sidewalk, or asphalt path, between lots 18 and 19, Block 13 of Trails West Subdivision, 6<sup>th</sup> Filing that will connect to the 5-foot wide sidewalk along the Birely Drain right of way at the time of private contract construction. No other sidewalks will be installed by the developer as part of construction improvements.

Individual lot owners will be responsible for the construction of the sidewalks adjacent to their lot at the time of lot construction. Sidewalks shall be 5-foot-wide with a 5-foot boulevard.

**C. Street Lighting**

Construction or installation of street lights shall not be required at this time. If street lights are installed in the future, a street light maintenance district will be formed for the entire subdivision to accommodate maintenance of the street lights.

**D. Traffic Control Devices**

The Subdivider shall furnish and install all necessary traffic control devices within and adjacent to the subdivision. Traffic control devices shall include all necessary signing, striping, and channelization devices to properly complete the implementation of the proposed street construction. All traffic control devices shall be subject to review and approval by the City Engineering office.

The updated traffic impact study has been completed for Trails West Subdivision, 6<sup>th</sup> Filing. All required intersection improvement contributions identified therein shall be completed by the Subdivider at the Subdividers expense. The percent of traffic contributions to the following shall be in accordance with the updated traffic accessibility study.

|                                      |       |
|--------------------------------------|-------|
| 56th Street West and Grand Avenue    | 0.92% |
| 54th Street West and Grand Avenue    | 0.96% |
| 56th Street West and Central Avenue  | 0.25% |
| 56th Street West and Stockman Avenue | 6.67% |

The cash contributions shall be based on the percent of traffic contributions to the intersections on the total cost of an intersection as determined by Engineering for the year in which the contribution is made. The cash contribution shall be made prior to final plat approval.

**E. Access**

Access will be provided for the subdivision by extending Blackberry Way, Phantom Creek Avenue, and Stockman Avenue. These street

connections will connect to the existing subdivision accesses to Grand Avenue and 56th Street West. The streets within the subdivision shall be subject to review and approval by the City Engineering office.

**F. Billings Area Bikeway and Trail Master Plan**

The Billings Area Bikeway and Trail Master Plan identifies Grand Avenue, adjacent to the site, as an arterial bikeway. The developer will construct a 10-foot wide multi-use path on the south side of Stockman Avenue at the time of private contract construction. Therefore, the City and Subdivider agree that trail requirements are being met for the subdivision.

**G. Public Transit**

There are no MET Transit routes that service this subdivision at this time. No improvements with regard to MET Transit vehicles are anticipated at this time.

**IV. EMERGENCY SERVICES**

Access is provided to this subdivision from Blackberry Way, Phantom Creek Avenue and Stockman Avenue. Fire hydrants shall be provided at each street intersection, and at intermediate locations where distances exceed 500 feet. Appropriate turn arounds will be located on any street in excess of 150 feet.

Construction of buildings made of combustible materials shall have adequate fire apparatus access roads and fire hydrant(s) 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 an approved route.

- The access roads are required to support fire apparatus vehicle loading (40 tons) during all weather conditions and shall be a minimum of 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 affect the current minimum subdivision requirements for fire apparatus access and water supply.

**V. STORM DRAINAGE**

- A.** The storm drainage system for Trails West Subdivision, Sixth Filing will consist of a curb and gutter surface collection and curb inlets that drain into storm drainage piping, as well as surface conveyance. The storm drain piping will discharge into existing storm drain piping and to an existing mechanical stormwater filtration manhole, and to an existing stormwater detention facility located on Lot 4, Block 13 Trails West Subdivision, 3rd Filing, with a discharge to the Birely Drain. The existing mechanical stormwater filtration manhole and stormwater storage volume were designed to include Trails West Subdivision, Sixth Filing. All drainage improvements shall comply with the provisions of the City of Billings Stormwater Management Manual and Chapter 28, BMCC.
- B.** The stormwater detention area is located on a private lot (Lot 4, Block 13 of Trails West Subdivision, Third Filing) and will be maintained by the homeowners' association (HOA) established for this subdivision. The mechanical stormwater filtration manhole is existing, and associated improvements are also privately owned and maintained by the HOA. Trails West Subdivision, Sixth Filing will be included in the HOA that is responsible for maintaining these facilities. O&M requirements and HOA maintenance and fiscal responsibilities have been outlined within the Trails West Subdivision, Third O&M Manual.
- C.** The elevation of residential dwellings must be established in recognition of the City's policy that storm runoff flows are allowed to a depth of 18-inches in the gutter flowline of adjacent streets during the major storm.

- D. Individual lot owners should be aware that Best Management Practices for stormwater control shall be required for any construction on lots. Best Management Practices are defined within Chapter 28, BMCC and detailed in the City of Billings Stormwater Management Manual.
- E. The Subdivider and subsequent contractors/builders acknowledge that there is a Stormwater Pollution Prevention Plan (SWPPP) filed with the City and the State Department of Environmental Quality (DEQ). This SWPPP shall be adhered to during all phases of construction and shall be updated as required by DEQ under the General Permit for Stormwater discharges Associated with Construction Activity, Chapter 28, BMCC and the City of Billings Stormwater Management Manual.

## 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 Fees in effect at the time new water and/or sanitary sewer service connections are made.

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

### A. **Water**

Service to the subdivision will be provided from the existing water main stubs in Blackberry Way, Phantom Creek Avenue, and Stockman Avenue. Connecting these mains will provide a looped system for the subdivision. Appropriately sized mains and services

in the internal streets will provide service to the individual lots within the subdivision. It is anticipated that each lot shall be provided with its own separate water service. All water construction improvements shall be installed in conformance with the design standards, specifications, and rules and regulations of the City of Billings and Montana Department of Environmental Quality and will be approved by the Public Works Department.

**B. Sanitary Sewer**

Service to the subdivision will be provided from an existing sanitary sewer main stubs in Blackberry Way and Phantom Creek Avenue. City and Subdivider agree that sanitary sewer service to the Sixth Filing of the subdivision will be provided through low-pressure sanitary sewer mains. Appropriately sized mains and services in the internal streets will provide service to the individual lots within the subdivision. It is anticipated that each lot shall be provided with its own separate low-pressure sanitary sewer service and each lot will need to use an EOne Grinder Pump (or hydraulically comparable grinder pump). All sanitary sewer construction improvements shall be installed in conformance with the design standards, specifications, and rules and regulations of the City of Billings and Montana Department of Environmental Quality, and will be approved by the Public Works Department, Distribution, and Collection Division.

**C. Power, Telephone, Gas, and Cable Television**

All telephone, gas, electrical power, and cable television lines shall be placed in designated easements outside of the right-of-way and shall be installed underground prior to surface improvements. The location of all such facilities shall be subject to approval of the City Engineer.

**VII. PARKS/OPEN SPACE**

Section 76-3-621 of the Montana Code Annotated covers the park dedication requirement. Additionally, Section 23-1002. B.1 of the City of Billings municipal code covers parkland dedication of major subdivisions. The Sixth Filing has a total of 30 lots, requiring a parkland dedication of 0.600 acres. The Subdivider and City agree that this parkland dedication will be met through a cash-in-lieu payment to the

development of Cottonwood Park. City and Subdivider agree the cash payment in lieu of parkland dedication shall be made prior to final plat approval. A comparative market analysis, or other approved method to determine raw land value, shall be used to determine the parkland dedication amount in accordance with Section 23-1006, BMCC.

**VIII. SOILS/GEOTECHNICAL STUDY**

A geotechnical report was performed with the area of this subdivision and submitted with the preliminary plat. This geotechnical report for Trails West Subdivision was performed by Rimrock Engineering and completed on August 11, 2008. Since then, a newer geotechnical report has been completed by Rimrock Engineering, dated July 23, 2025.

It is recommended that owners, purchasers, realtors, builders and developers fully familiarize themselves with the information contained in these reports prior to design or construction.

**IX. FINANCIAL GUARANTEES**

Except as otherwise provided, Subdivider shall install, and construct said required improvements with cash or by utilizing the mechanics of a special improvement district or private contracts 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 special improvement district or private contract, and the improvements shall be installed as approved by the City Engineer and Utility Department Manager.

**X. LEGAL PROVISIONS APPLYING TO SUBDIVIDER**

- A. Subdivider agrees to guarantee all public improvements for a period of two year from the date of final acceptance by the City of Billings.
- B. The owners of the properties involved in this proposed Subdivision by signature subscribed herein below agree, consent, and shall be bound by the provisions of this Agreement.
- C. The covenants, agreements, and all statements in this Agreement 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"

TRAILS WEST HOMES, LLC

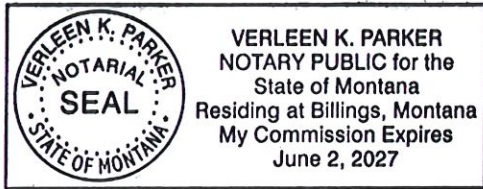
By: Rod Wilson

Its: MEMBER AGENT

STATE OF MONTANA        )  
                                          : ss  
County of Yellowstone    )

On this 22<sup>nd</sup> day of October, 2025, before me, a Notary Public in and for the State of Montana, personally appeared Rod Wilson, known to me to be the person who signed the foregoing instrument as the member agent of TRAILS WEST HOMES, LLC, and who acknowledged to me that said company executed the same.

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



Verleen K. Parker  
Notary Public in and for the State of Montana  
Printed name: Verleen K. Parker  
Residing at: Billings, MT  
My commission expires: 6/2/27

This Agreement is hereby approved and accepted by City of Billings, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

“CITY”

CITY OF BILLINGS, MONTANA

By: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

STATE OF MONTANA)

County of Yellowstone ) : ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public 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.

Montana

\_\_\_\_\_  
Notary Public in and for the State of

Printed name: \_\_\_\_\_

Residing at: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
City Attorney

**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:

*Trails West Subdivision, Sixth Filing*

Signed and dated this 22 day of OCTOBER, 2025.

"SUBDIVIDER"

**TRAILS WEST HOMES, LLC**

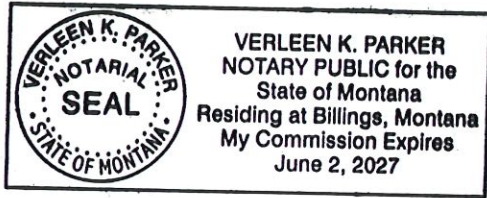
*Asd Wulin MZMBEED 6205*

STATE OF MONTANA)

: SS

County of Yellowstone)

On this 22<sup>nd</sup> day of October, 2025, before me, a Notary Public in and for the State of Montana, personally appeared Rod Wilson, known to me to be member agent of **Trails West Homes, LLC**, the person who executed the forgoing instrument and acknowledged to me that said company executed the same.



Verleen K. Parker

Notary Public in and for the State of Montana

Printed Name: Verleen K. Parker

Residing at: Billings, MT

My commission expires: 6/2/27



# CITY OF BILLINGS

WILLIAM A. COLE, MAYOR

P. O. BOX 1178  
BILLINGS, MONTANA 59103  
(406) 687-8296  
FAX (406) 657-8390

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December 16, 2019

Dorn-Wilson Development, LLC  
100 Emerald Drive  
Billings, MT 59105

Dear Applicant:

On December 16, 2019, the Billings City Council conditionally approved the preliminary plat of Trails West Subdivision, 6<sup>th</sup> Filing, subject to the following conditions of approval:

1. To protect public health and safety with increased area traffic, prior to final plat approval, the applicant will submit all necessary information required by City of Billings Engineering Division to update TIS information for this filing for review and approval.
2. To minimize the effects on local service, prior to final plat approval, the applicant will coordinate with the USPS for locating and providing the correct amount of space for safely delivering the mail to the residents.
3. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
4. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

Should you have questions please contact Dave Green at (406) 247-8666 or by email at [greend@billingsmt.gov](mailto:greend@billingsmt.gov)

Sincerely,

William A. Cole, Mayor

pc: Sanderson Stewart



Bill Cole, Mayor  
P.O. Box 1178  
Billings, MT 59103  
P 406.657.8296  
F 406.657.8390

Dorn-Wilson Development LLC  
825 North Fork Trail  
Billings, MT 59102

October 14, 2024

*Rod:*  
~~Mr. Wilson;~~

This letter is to inform you that your request to extend the preliminary plat approval for Trails West Subdivision, 6<sup>th</sup> Filing, for one additional year has been approved. The Billings City Council granted your request at their meeting on October 14, 2024, and extended the conditional approval of the preliminary plat until December 16, 2025.

If you have any questions, call Dave Green at 247-8666.

October 14, 2024

Sincerely,

  
\_\_\_\_\_  
William A. Cole, Mayor

**City Council Regular**

**Date:** 11/24/2025  
**Title:** City Zone Change 1071- Lots 2 &3 Clearwater Estates Subdivision - Second Reading  
**Presented by:** Karen Husman  
**Department:** Planning & Community Services  
**Presentation:** No  
**Legal Review:** Not Applicable  
**Project Number:** PZX-25-00150

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**RECOMMENDATION**

The Zoning Commission recommends approval and adoption of the findings of the 10 review criteria for Zone Change 1071. The City Council approved the zone change on first reading on October 27, 2025. A second reading of the ordinance is required.

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

This application is a request to amend the zoning layout established under Planned Neighborhood Development (PND) Zone Change 1045, which was approved and annexed in April 2024. The subject property is located south of Central Avenue and west of the Twin Pines and Legends West urban neighborhoods. The request applies to the south 1.775 acres of Lot 2 and all of Lot 3, Clearwater Estates Subdivision, comprising 9.676 acres, representing the westerly portion of the original PND. The applicant proposes a zone change from Mixed Residential 1 & 2 (NX1 & NX2) and Mid-Century Neighborhood (N2) to Suburban Neighborhood Residential (N3).

The original zoning plan included a grid street layout designed to accommodate a variety of housing types and neighborhood services. Permitted uses included single-family dwellings, two-family units, multi-family buildings ranging from three to eight units, and mixed-use developments providing neighborhood-scale services. The plan met the requirements of Section 27-800 for Planned Neighborhood Development applications, including block design, district mix, open space allocations, and district placement standards. The proposed modification to the zoning layout continues to uphold the intent and objectives of the approved PND.

This portion of Billings has experienced significant growth and development over the past decade, including several Planned Development zones with customized mixed-use and residential patterns, along with medical facilities. Housing demand continues to exceed supply across all types. Local planning and growth policy documents, dating back more than twenty years, identified the need for diverse housing options, particularly independent living units for aging residents, townhomes, and apartments.

Census data underscores these needs. The 2010 Census recorded a decline in household size to 2.3 persons, while the 2020 Census reported a modest increase to 2.8 persons, with 17.5% of the city's population aged 65 or older. These demographic shifts, combined with rising housing costs, have increased demand for apartments, townhomes, and smaller multi-family products. Developers have responded with significant multi-family projects in the Lenhardt Square area, including the InterUrban, Interpointe, and KWO Apartments, along with new projects underway. Additional multi-family developments near King Avenue West and Shiloh Road have further expanded the housing supply, yet demand remains strong, particularly for housing in proximity to schools, shopping, and recreation.

Urban development at the city's edge presents challenges, particularly the need to ensure appropriate transitions between county and city development. These transitions do not imply uniformity between jurisdictions but require thoughtful buffering, connectivity, and coordinated planning.

The proposed zone change is consistent with the goals and policies of the 2016 Billings Growth Policy and the 2001 West Billings Neighborhood Plan. Both documents emphasize the importance of compatible land use, diverse housing choices, and a range of development densities. The Growth Policy specifically supports housing diversity, walkable neighborhoods, improved connectivity, and the creation of public spaces that strengthen community fabric. The proposed amendment to the zoning layout aligns with these objectives.

**APPLICATION DATA**

**OWNERS:** Brown Development, LLC  
**AGENT:** Craig Dalton, PE, Performance Engineering  
**PURPOSE:** Change zoning layout from NX1 & 2 & N2 to N3

LEGAL DESCRIPTION: Clearwater Estates Sub, Lots 2 & 3  
ADDRESS: south of 4524 Central Ave.  
EXISTING LAND USE: Undeveloped  
PROPOSED LAND USE: Residential single-family and multi-family  
EXISTING ZONING: NX1 &2, & N2  
SIZE OF PARCEL: 9.676 acres

### **SURROUNDING ZONING & LAND USE**

NORTH: CMU1  
Land Use: Undeveloped  
SOUTH: AG  
Land Use: Residential & Agriculture  
EAST: NX1  
Land Use: Undeveloped (Current subdivision pending "44 West Sub.")  
WEST: N2  
Land Use: Undeveloped

### **STAKEHOLDERS**

The applicant conducted a pre-application neighborhood meeting on July 30, 2025, at 6:00 p.m. at Grace Montessori School, 4809 Grand Avenue. Five members of the public attended.

The meeting opened with Craig Dalton providing an overview of the property. He explained the previous zone change that occurred approximately 18 months ago in conjunction with annexation and the Planned Neighborhood Development process. Mr. Dalton also discussed ongoing infrastructure construction to serve the Clearwater Estates Subdivision, 2nd Filing, which has received preliminary plat approval from the City Council.

The discussion was generally informal and focused on development along the Central Avenue corridor. One specific question raised by attendees concerned potential improvements or widening of Central Avenue. In response, the following information was shared:

- A Traffic Impact Study (TIS) was completed as part of the subdivision application. The study analyzed the Central Avenue corridor between 48th Street West and Shiloh Road, as well as major intersections within one mile of the development.
- The TIS concluded that turn lanes into the development will eventually be warranted. In addition, if the property north of Central Avenue develops, a traffic signal may be considered.
- Currently, the City does not have a Central Avenue improvement project in its Capital Improvement Plan (CIP). However, as arterial corridors continue to develop, their priority for future City-led roadway projects typically increases.
- Improvements to Central Avenue will only occur as part of a City project driven by City development activity. Historically, the County has not constructed major roadway improvements along corridors located at or near the City limits.

Planning staff did not receive any written comments or phone calls from surrounding property owners prior to preparation of this report and recommendation. City departments and reviewing agencies submitted no negative comments regarding the proposed zoning plan.

### **CITY ZONING COMMISSION MEETING**

The Zoning Commission conducted a public hearing on October 7, 2025. Staff presented the recommendation, followed by testimony from the applicant's representative, Craig Dalton. Mr. Dalton provided additional information regarding the proposed project and noted that a subdivision application is currently under review. The preliminary plat proposes the creation of 41 new lots.

Commissioner Brooks stated that although the proposed zone change appears to meet the review criteria, he questioned why the applicant chose to pursue a zoning designation with lower development density, given the current demand for housing.

Mr. Dalton explained that several high-density residential developments in the area are nearing completion, and with these projects coming online simultaneously, it has been challenging to evaluate construction costs and market absorption. The applicant determined that pursuing a lower-density development would allow for the construction of smaller, more affordable homes. Development under the proposed N3 zoning would result in approximately 10% less density compared to the existing zoning.

Public comment was then opened, and no members of the public offered testimony.

Following the close of the public hearing, the Commission held discussion. Commissioner Goss expressed concern regarding the reduction in density amid an ongoing housing shortage. Commissioner Megorden then made a motion to forward a recommendation of approval for Zone Change 1071, including adoption of the review criteria as findings of fact. The motion was seconded by Commissioner Mulvaney and passed unanimously on a 4-0 vote, with Commissioner McCall recusing himself from the decision.

### **CITY COUNCIL MEETING AND FIRST READING**

On October 27, 2025, City Council held a public hearing and first reading of Ordinance for Zone Change 1071. Staff gave a brief presentation. Craig Dalton of Performance Engineering, representing the developer, provided a brief overview of the project's progression since its original annexation and PND approval in 2023. At that time, the development was under a single ownership structure. The current application reflects a change in builders and a request for minor adjustments to accommodate their specific housing product. Mr. Dalton emphasized that overall project density and land use intensity remain consistent with prior approvals. The proposed zone change is primarily intended to allow flexibility for single-family construction while maintaining the general design and density standards of the approved PND.

Council discussion focused on the timeline of the development, the importance of efficiency in future zoning amendments, and considerations related to housing affordability. Council members expressed a desire to minimize repeated zoning amendments to ensure predictability for both developers and the public. It was noted that the builder's product is designed for single-family homes, with no significant increase in overall density.

Following the staff presentation and developer comments, the public hearing for Zone Change 1071 was opened. No public comments were received, and the hearing was subsequently closed. The Council approved the zone change on first reading.

The Council then deliberated on the ordinance approving the first reading of Zone Change 1071 and adopting the findings of the ten review criteria as recommended by the Zoning Commission. A motion to approve was made by Councilmember Kennedy and seconded by Councilmember Tidswell. Council discussion prior to the vote included concerns regarding infrastructure support, tax base implications of lower-density development, and the need for clearer visual representations of PND boundaries and changes in future staff reports. The motion passed 10-0, with Councilmember Aspenlieder absent.

### **ALTERNATIVES**

The City Council may:

- Approve and adopt the findings of the ten review criteria for Zone Change 1071; or,
- Deny and adopt different findings of the ten review criteria for Zone Change 1071; or,
- Delay action on the zone change request for up to 30 days; or,
- Allow the applicant to withdraw the zone change request.

### **FISCAL EFFECTS**

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

### **SUMMARY**

Before making a determination, City Council shall consider the following findings of the ten review criteria:

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

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

The West Billings Neighborhood Plan goals and objectives stated the need to locate compatible uses and offer a range of housing choices and development densities. The West Billings Plan adopted a number of Goals, Policies, and Implementation Strategies. The proposed zone change for the property is consistent with the following adopted Policies of Planned Growth

Goal 1: Establish Development Patterns that Use Land More Efficiently

Policy R "Encourage innovative land-use planning techniques to be used in building higher density and mixed-use developments as well as infill developments."

The proposed zoning is compatible with goals of the West Billings Neighborhood Plan. The proposed zone change will

accommodate uses that are compatible in a mixed-use environment.

**The proposed zone change is in line with the adopted 2016 Growth Policy goals for:  
Strong Neighborhoods:**

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

**Home Base:**

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

The proposed layout for the property will allow higher density housing to be located on the west and south of the property and the dwellings adjacent to the agricultural uses to the west will be a lower density. The proposed zoning plan will have urban development adjacent to county agricultural land to the west and south. The property to the south may be an addition to the city in the near future if this development is successful.

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

The zoning requires minimum setbacks, open and landscaped areas and building separations. The zoning assembly is designed to secure the development from fire and other dangers.

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

Public health and public safety will be promoted by the proposed change. Approval of the zone change will provide certainty both for the property owner and the surrounding owners. Provision of public health and safety services from the city will promote the general welfare of the area.

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

**Transportation:** A Traffic Impact Study (TIS) was completed as part of the subdivision application. The study analyzed the Central Avenue corridor between 48th Street West and Shiloh Road, as well as major intersections within one mile of the development. The TIS concluded that turn lanes into the development will eventually be warranted. In addition, if the property north of Central Avenue develops, a traffic signal may be considered.

**Water and Sewer:** The City will provide water and sewer for the property. There will be no additional impacts on the system from the proposed changes.

**Schools and Parks:** Schools and parks may be affected by the proposed zone change and development of a new city neighborhood. SD #2 did not provide any comments. The developer has provided parkland to meet the minimum required by subdivision regulations (11% of net area).

**Fire and Police:** The subject property will be served by city public safety services. The Police and Fire Departments had no concerns about the zone change.

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

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

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

Non-motorized travel -- walking and biking -- is an essential part of the traffic plan for this development. The developers may have the option to purchase the 50 acres to the south. If this area is developed, a clear vehicle and pedestrian connection can be made to the urban neighborhoods of Lenhardt Square, the Vista West development and the St. Vincent's Healthcare subdivision, as well as a connection to Shiloh Road. Central Avenue is a principal arterial street. Most of the development west of Shiloh Road with access to Central Avenue is rural residential neighborhoods that are still actively used for agricultural purposes. The average daily traffic count just west of Shiloh road is less

than 6,500 trips per day. The 2016 West End Multi-Modal Traffic Study (city/County) indicated long-term projects for Central Avenue from Shiloh Road to 48th St West would include completion of a three-lane section (one lane each direction with a center turn lane) and a traffic control option (signal or roundabout) at 48th St W and Central Avenue. The existing conditions, according to the 2016 study, indicated a low level of service for traffic entering or leaving Central Avenue during peak hours between Shiloh Road and about 44th St West. The level of service is based on wait time for making safe left or right turns onto Central Avenue or off of Central Avenue. The south side of Central Avenue is on the list of arterial streets with a multi-use path on the south side of the right of way. There is no continuous city-controlled right of way on Central Avenue west of Shiloh. The developer will be required to contribute to the future construction of the multi-use path.

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

The proposed overall development density is compatible with urban growth and the provision of city-level services for new residents. The proposed zone district boundaries are consistent with the urban growth in this area and will be compatible with the surrounding neighborhoods.

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

The proposed zoning does consider the character of the district and the suitability of the property for the proposed use. This area between Central Avenue and King Ave West is undergoing rapid urban development and growth. Demand for new housing choices, including townhomes and apartments, is increasing. Providing a wide range of housing types is suitable for this area.

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

The property is an undeveloped parcel. Approval of the zone change will provide certainty for surrounding landowners and may help to maintain property values of adjacent buildings.

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

The proposed zone change modification to the previous PND zoning will encourage the most appropriate use of this land in Billings.

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**Attachments**

Ordinance

ORDINANCE 25-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF BILLINGS,  
PROVIDING THE ZONE CLASSIFICATION OF LOT 2 AND  
LOT 3, CLEARWATER ESTATES SUBDIVISION, BE  
AMENDED

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

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

**Section 2. DESCRIPTION.** the south 1.775 acres of Lot 2 & all of lot 3, CLEARWATER ESTATES SUBDIVISION, is presently zoned **Mixed Residential 1 & 2 (NX1 & NX2)** and **Mid-Century Neighborhood (N2)** and is shown on the official zoning map within this zone.

**Section 3. ZONE DISTRICT AMENDMENT.** The official zoning map is hereby amended and the zoning for **the south 1.775 acres of Lot 2 & all of Lot 3, CLEARWATER ESTATES SUBDIVISION,** is hereby changed from **Mixed Residential 1 & 2 (NX1 & NX2)** and **Mid-Century Neighborhood (N2),** to **Neighborhood Residential (N3)** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Neighborhood Residential (N3),** as set out in the Billings, Montana City Code.

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

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

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

PASSED by the City Council on first reading this 27<sup>th</sup> day of October, 2025.

PASSED, ADOPTED and APPROVED on second reading this 24<sup>th</sup> day of November, 2025.

CITY OF BILLINGS

BY: \_\_\_\_\_

William A. Cole, Mayor

Attest:

BY: \_\_\_\_\_

Denise R. Bohlman, City Clerk

Zone Change 1071- Lots 2 & 3 of Clearwater Estates Subdivision

# PROPOSED ZONING EXHIBIT FOR LOTS 2 & 3 OF CLEARWATER ESTATES SUBDIVISION

LOCATED NW 1/4 OF SECTION 10, T 01 S, R 25 E, P.M.M.  
YELLOWSTONE COUNTY, MT

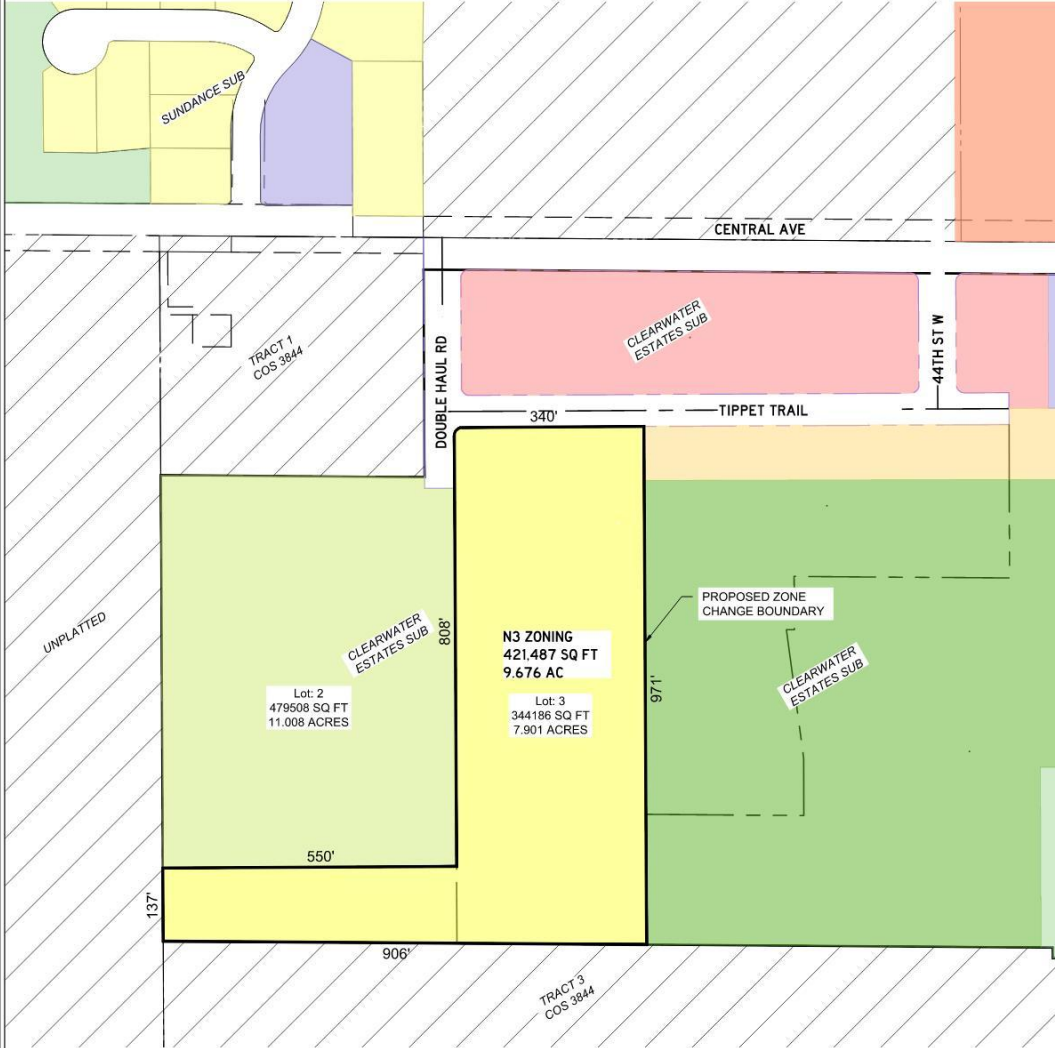
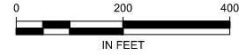
### SITE AND STRUCTURE REGULATIONS

CITY OF BILLINGS ZONING CODE, ARTICLE  
27-300, SECTION 27-308 & ARTICLE 27-400,  
SECTION 27-400-1  
**TABLE 27-300.9 & 27-300.10 & 27-400-5**

PROPOSED ZONE CHANGE BOUNDARY

ON-SITE LOT BOUNDARY

| BUILDING SITING                  | N3 |
|----------------------------------|----|
| MIN LOT WIDTH (FT)               | 65 |
| MAXIMUM BUILDING COVERAGE (%)    | 40 |
| FRONT SETBACK (FT)               | 20 |
| STREET-SIDE SETBACK (FT)         | 10 |
| OVERALL MAXIMUM HEIGHT (STORIES) | 3  |



### ZONING LEGEND

- CMU 1 - COMMERCIAL MIXED USE 1
- N2 - 1 TO 2 DWELLING UNITS/STRUCTURE
- NX1 - 1 TO 4 DWELLING UNITS/STRUCTURE
- N3 - 1 DWELLING UNIT/STRUCTURE
- RR1 - RURAL RESIDENTIAL 1
- RR3 - RURAL RESIDENTIAL 3
- NX2 - 2 TO 8 DWELLING UNITS/STRUCTURE
- N4 - LARGE LOT SUBURBAN
- P1 - OPEN SPACE
- AO - AGRICULTURAL OPEN

|                                               |                                 |                                 |                                   |                                                |                 |  |
|-----------------------------------------------|---------------------------------|---------------------------------|-----------------------------------|------------------------------------------------|-----------------|--|
| <b>EXA</b><br><small>COPYRIGHT 2025 ©</small> | DRAWING NUMBER<br><b>1 OF 1</b> | SHEET NUMBER<br><b>2022-067</b> | PROJECT NUMBER<br><b>2022-067</b> | SHEET TITLE<br><b>PROPOSED ZONE CHANGE MAP</b> | CWE ZONE CHANGE |  |
|                                               | DRAWING NUMBER<br><b>1 OF 1</b> | SHEET NUMBER<br><b>2022-067</b> | PROJECT NUMBER<br><b>2022-067</b> | SHEET TITLE<br><b>PROPOSED ZONE CHANGE MAP</b> | CWE ZONE CHANGE |  |

| DESIGNED BY | DATE | REVISED BY | DATE | QUANTITY ASSURANCE | DATE |
|-------------|------|------------|------|--------------------|------|
|             |      |            |      |                    |      |
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CLEARWATER ESTATES SUB BILLINGS, MT

**City Council Regular**

**Date:** 11/24/2025  
**Title:** City Zone Change 1072 - Lots 1, 4, and 5 of Clearwater Estates Sub - CMU1, NMU, NX1, NX2 & P1 to CMU1, NX1, NX2, & P2- Second Reading  
**Presented by:** Karen Husman  
**Department:** Planning & Community Services  
**Presentation:** No  
**Legal Review:** Not Applicable  
**Project Number:** PZX-25-00160

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**RECOMMENDATION**

The Zoning Commission recommends approval and adoption of the findings of the 10 review criteria for Zone Change 1072. The City Council approved the zone change on first reading on October 27, 2025. A second reading of the ordinance is required.

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

This application is a request to amend the zoning layout established under Planned Neighborhood Development (PND) Zone Change 1045, which was approved and annexed in April 2024. The subject property is located south of Central Avenue and west of the Twin Pines and Legends West urban neighborhoods. This is a zone change request from Corridor Mixed Use 1 (CMU1), Neighborhood Mixed Use (NMU), Mixed Residential 1 & 2 (NX1 & NX2) and Open Space Parks Recreation (P1) to Corridor Mixed Use 1 (CMU1), Mixed Residential 1 & 2 (NX1 & NX2) & Public-Civic, Institutional (P2) on approximately 3 acres of Lot 1, all of Lot 4 and approximately 14 acres of Lot 5, of Clearwater Estates Sub.

The original zoning plan included a grid street layout designed to accommodate a variety of housing types and neighborhood services. Permitted uses included single-family dwellings, two-family units, multi-family buildings ranging from three to eight units, and mixed-use developments providing neighborhood-scale services. The plan met the requirements of Section 27-800 for Planned Neighborhood Development applications, including block design, district mix, open space allocations, and district placement standards. The proposed modification to the zoning layout continues to uphold the intent and objectives of the approved PND.

This portion of Billings has experienced significant growth and development over the past decade, including several Planned Development zones with customized mixed-use and residential patterns, along with medical facilities. Housing demand continues to exceed supply across all types. Local planning and growth policy documents, dating back more than twenty years, identified the need for diverse housing options, particularly independent living units for aging residents, townhomes, and apartments.

Census data underscores these needs. The 2010 Census recorded a decline in household size to 2.3 persons, while the 2020 Census reported a modest increase to 2.8 persons, with 17.5% of the city's population aged 65 or older. These demographic shifts, combined with rising housing costs, have increased demand for apartments, townhomes, and smaller multi-family products. Developers have responded with significant multi-family projects in the Lenhardt Square area, including the InterUrban, Interpointe, and KWO Apartments, along with new projects underway. Additional multi-family developments near King Avenue West and Shiloh Road have further expanded the housing supply, yet demand remains strong, particularly for housing in proximity to schools, shopping, and recreation.

Urban development at the city's edge presents challenges, particularly the need to ensure appropriate transitions between county and city development. These transitions do not imply uniformity between jurisdictions but require thoughtful buffering, connectivity, and coordinated planning.

The proposed zone change is consistent with the goals and policies of the 2016 Billings Growth Policy and the 2001 West Billings Neighborhood Plan. Both documents emphasize the importance of compatible land use, diverse housing choices, and a range of development densities. The Growth Policy specifically supports housing diversity, walkable neighborhoods, improved connectivity, and the creation of public spaces that strengthen community fabric. The proposed amendment to the zoning layout aligns with these objectives.

**APPLICATION DATA**

**OWNERS:** 44 West Development, LLC  
**AGENT:** Dennis Randal

LEGAL DESCRIPTION: Clearwater Estates Sub, Lots  
ADDRESS: south of 4524 Central Ave.  
EXISTING LAND USE: Undeveloped  
PROPOSED LAND USE: Residential single-family and multi-family  
EXISTING ZONING: CMU1, NMU, NX1, NX2, and P1  
PROPOSED ZONING: CMU1, NX1, NX2, and P2  
SIZE OF PARCEL: 24.668 acres

### **SURROUNDING ZONING & LAND USE**

NORTH: AG  
Land Use: Residential & Agriculture  
SOUTH: AG  
Land Use: Residential & Agriculture  
EAST: AG  
Land Use: Residential & Agriculture  
WEST: N2 (proposed N3)  
Land Use: Undeveloped

### **STAKEHOLDERS**

The applicant conducted a pre-application neighborhood meeting that was held on August 26, 2025, at 6pm at Grace Montessori School. Six individuals were present. The proposed zoning area 44 West Subdivision (currently the easterly portion of Clearwater Estates Subdivision) is currently in its final plat status.

- Growth in the area: Several attendees expressed they have enjoyed the lack of development in this location and would prefer that it remain unchanged.
- Traffic impacts: Concerns were raised about the additional traffic that new housing could bring to the neighborhood.
- Housing type and density: Two attendees stated they would only be supportive of low-density single-family housing. Others, while cautious, acknowledged the need for more affordable home options in Billings.

During the meeting, it was explained that the intent of the proposed zoning change is to adjust the zoning boundaries to better fit the finalized neighborhood design, which in fact reduces some of the zoning districts originally anticipated. To provide additional clarity, I shared a neighborhood rendering illustrating our vision for 44 West. This visual helped residents understand our intentions for the subdivision. While some attendees remained opposed to any change beyond low-density single-family housing, others were open and understanding of the city's need to provide diverse and affordable housing options.

Planning staff did not receive any written comments or phone calls from surrounding property owners prior to preparation of this report and recommendation. City departments and reviewing agencies submitted no negative comments regarding the proposed zoning plan.

### **CITY ZONING COMMISSION MEETING**

The Zoning Commission conducted a public hearing on October 7, 2025. Staff presented the recommendation, followed by testimony from the applicant's representative, Greg McCall. Mr. McCall provided additional details regarding the proposed project and noted that a subdivision application is currently under review.

He explained that modifying the zoning areas in the original Planned Neighborhood Development (PND) is being requested due to the complexity of preparing a PND and annexation concurrently. While the requirement for multiple zoning districts within a PND encourages a mix of uses and supports balanced community growth, determining the appropriate placement of each zoning district can be difficult until development and construction planning are underway. Mr. McCall further stated that considerations such as utility connections, easements, and road dedications all influence how the subdivision is ultimately designed. In this case, the proposal does not alter the overall concept of the PND but rather adjusts the zoning layout to better align with the most effective development pattern.

Commissioner Goss asked how the proposed development compares in density to Mr. McCall's other projects.

Mr. McCall responded that the density would be similar to the Josephine Crossing development, accommodating approximately 400 to 600 new homes.

Public comment was then opened, and no members of the public provided testimony.

Following the close of the public hearing, the Commission deliberated briefly. Commissioner Megorden made a motion to forward a recommendation of approval for Zone Change 1072, including adoption of the review criteria as findings

of fact. The motion was seconded by Commissioner Mulvaney and approved unanimously on a 4-0 vote, with Commissioner McCall recusing himself from the decision.

## **CITY COUNCIL MEETING FIRST READING**

On October 27, 2025, City Council held a public hearing and first reading of Ordinance for Zone Change 1072. Staff gave a brief presentation. Staff and the applicant noted that aligning zoning designations with evolving site and infrastructure plans has occasionally required amendments after initial approval. In this case, minor adjustments are proposed to better match the realities of site design and infrastructure layout. The development originally included multiple zoning districts to allow flexibility, but as engineering and road design progressed, some modifications were needed to accommodate roadway alignments, park placement, and utility infrastructure. These adjustments are considered refinements rather than substantive changes to the overall development intent.

Greg McCall, applicant, explained that the primary revision involves a slight downzoning of certain areas to better reflect anticipated residential use and market demand. The need for CMU-1 zoning at this location was reevaluated, given the proximity to existing commercial services at Shiloh Commons. A small portion of CMU-1 zoning will be retained near the intersection to allow for potential small-scale business or service uses in the future, while the remaining areas are expected to be residential. Mr. McCall explained the open space, questions were raised prior to the meeting about the private park area shown on the final plat. The developer confirmed that the "T-shaped" park area will remain designated as a private park within the NX-1 zoning district, which allows such use. The proposed P2 area will accommodate a civic building that will serve as a visual and functional focal point for the community, potentially housing postal boxes and a small public gathering space.

Connectivity continues to be a key focus of this development and the Council asked questions related to connectivity in the area. While Bell Avenue is not currently planned to connect through the subdivision, Engineering staff and the developer are coordinating to ensure effective traffic management and pedestrian linkages. Bell Avenue will not extend as a continuous roadway but will be designed with traffic-calming features to direct vehicles toward Central Avenue and enhance safety. Pedestrian and neighborhood connectivity will remain a priority as the area develops.

Following the staff presentation and developer comments, the public hearing for Zone Change 1072 was opened. No public comments were received, and the hearing was subsequently closed. Council Member Rupsis made a motion to approve Zone Change 107. The motion was seconded by Council Member Neese. The motion passed 10-0 with Council Member Aspenlieder absent.

## **ALTERNATIVES**

The City Council may:

- Approve and adoption of the findings of the ten review criteria for Zone Change 1072; or,
- Deny and adopt different findings of the ten review criteria for Zone Change 1072; or,
- Delay action on the zone change request for up to 30 days; or,
- Allow the applicant to withdraw the zone change request.

## **FISCAL EFFECTS**

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

## **SUMMARY**

Before taking action the City Council shall consider the following findings of the ten review criteria:

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

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

**The West Billings Neighborhood Plan goals and objectives** stated the need to locate compatible uses and offer a range of housing choices and development densities. The West Billings Plan adopted a number of Goals, Policies, and Implementation Strategies. The proposed zone change for the property is consistent with the following adopted Policies of Planned Growth

Goal 1: Establish Development Patterns that Use Land More Efficiently

Policy R "Encourage innovative land-use planning techniques to be used in building higher density and mixed-use developments as well as infill developments."

The proposed zoning is compatible with goals of the West Billings Neighborhood Plan. The proposed zone change will

accommodate uses that are compatible in a mixed-use environment.

**The proposed zone change is in line with the adopted 2016 Growth Policy goals for:**

**Strong Neighborhoods:**

Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels. Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, goodwill and social interaction.

Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, pedestrian-scale streetlights, street trees and walkable access to public spaces.

Neighborhoods that are safe and attractive and provide essential services are much desired. Implementation of the Infill Policy is important to encourage development of underutilized properties.

**Home Base:**

A mix of housing types that meet the needs of a diverse population is important.

The Housing Needs Assessment is an important tool to ensure Billings recognizes and meets the demands of future development. Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe.

Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings. Public safety and emergency service response are critical to the well-being of Billings' residents.

Homes that are safe and sound support a healthy community.

The proposed layout for the property will allow higher density housing to be located on the west and south of the property and the dwellings adjacent to the agricultural uses to the west will be a lower density. The proposed zoning plan will have urban development adjacent to county agricultural land to the west and south. The property to the south may be an addition to the city in the near future if this development is successful.

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

The zoning requires minimum setbacks, open and landscaped areas and building separations. The zoning assembly is designed to secure the development from fire and other dangers.

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

Public health and public safety will be promoted by the proposed change. Approval of the zone change will provide certainty both for the property owner and the surrounding owners. Provision of public health and safety services from the city will promote the general welfare of the area.

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

**Transportation:** A Traffic Impact Study (TIS) was completed as part of the subdivision application. The study analyzed the Central Avenue corridor between 48th Street West and Shiloh Road, as well as major intersections within one mile of the development. The TIS concluded that turn lanes into the development will eventually be warranted. In addition, if the property north of Central Avenue develops, a traffic signal may be considered.

**Water and Sewer:** The City will provide water and sewer for the property. There will be no additional impacts on the system from the proposed changes.

**Schools and Parks:** Schools and parks may be affected by the proposed zone change and development of a new city neighborhood. SD #2 did not provide any comments. The developer has provided parkland to meet the minimum required by subdivision regulations (11% of net area).

**Fire and Police:** The subject property will be served by city public safety services. The Police and Fire Departments had no concerns about the zone change.

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

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

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

Non-motorized travel -- walking and biking -- is an essential part of the traffic plan for this development. The developers may have the option to purchase the 50 acres to the south. If this area is developed, a clear vehicle and pedestrian connection can be made to the urban neighborhoods of Lenhardt Square, the Vista West development and the St. Vincent's Healthcare subdivision, as well as a connection to Shiloh Road. Central Avenue is a principal arterial street. Most of the development west of Shiloh Road with access to Central Avenue is rural residential neighborhoods that are still actively used for agricultural purposes. The average daily traffic count just west of Shiloh road is less than 6,500 trips per day. The 2016 West End Multi-Modal Traffic Study (city/County) indicated long-term projects for Central Avenue from Shiloh Road to 48th St West would include completion of a three-lane section (one lane each direction with a center turn lane) and a traffic control option (signal or roundabout) at 48th St W and Central Avenue. The existing conditions, according to the 2016 study, indicated a low level of service for traffic entering or leaving Central Avenue during peak hours between Shiloh Road and about 44th St West. The level of service is based on wait

time for making safe left or right turns onto Central Avenue or off of Central Avenue. The south side of Central Avenue is on the list of arterial streets with a multi-use path on the south side of the right of way. There is no continuous city-controlled right of way on Central Avenue west of Shiloh. The developer will be required to contribute to the future construction of the multi-use path.

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

The proposed overall development density is compatible with urban growth and the provision of city-level services for new residents. The proposed zone district boundaries are consistent with the urban growth in this area and will be compatible with the surrounding neighborhoods.

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

The proposed zoning does consider the character of the district and the suitability of the property for the proposed use. This area between Central Avenue and King Ave West is undergoing rapid urban development and growth. Demand for new housing choices, including townhomes and apartments, is increasing. Providing a wide range of housing types is suitable for this area.

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

The property is an undeveloped parcel. Approval of the zone change will provide certainty for surrounding landowners and may help to maintain property values of adjacent buildings.

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

The proposed zone change modification to the previous PND zoning will encourage the most appropriate use of this land in Billings.

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**Attachments**

Ordinance

ORDINANCE 25-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF BILLINGS,  
PROVIDING THE ZONE CLASSIFICATION OF LOTS 1, 4  
AND 5, CLEARWATER ESTATES SUBDIVISION,  
BE AMENDED

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

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

**Section 2. DESCRIPTION.** **3 acres of Lot 1, all of Lot 4 and 14 acres of Lot 5, of CLEARWATER ESTATES SUBDIVISION,** is presently zoned **Corridor Mixed Use 1 (CMU1), Neighborhood Mixed Use (NMU), Mixed Residential 1 & 2 (NX1 & NX2) and Open Space Parks Recreation (P-1)** and is shown on the official zoning map within this zone.

**Section 3. ZONE DISTRICT AMENDMENT.** The official zoning map is hereby amended and the zoning for **3 acres of Lot 1, all of Lot 4 and 14 acres of Lot 5, of CLEARWATER ESTATES SUBDIVISION,** is hereby changed from **Corridor Mixed Use 1 (CMU1), Neighborhood Mixed Use (NMU), Mixed Residential 1 & 2 (NX1 & NX2) and Open Space Parks Recreation (P-1)** to , **Corridor Mixed Use 1 (CMU1), Mixed Residential 1 & 2 (NX1 & NX2) & Public-Civic, Institutional (P-2)** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Corridor Mixed Use 1 (CMU1), Mixed Residential 1 & 2 (NX1 & NX2) & Public-Civic, Institutional (P-2),** as set out in the Billings, Montana City Code.

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

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

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

PASSED by the City Council on first reading this 27<sup>th</sup> day of October, 2025.

PASSED, ADOPTED and APPROVED on second reading this 24<sup>th</sup> day of November, 2025.

CITY OF BILLINGS

BY: \_\_\_\_\_

William A. Cole, Mayor

Attest:

BY: \_\_\_\_\_

Denise R. Bohlman, City Clerk

Zone Change 1072- Lots 1, 4, and 5, Clearwater Estates Sub

8/11/2023 11:54:00 AM  
 RE: COLLECT B

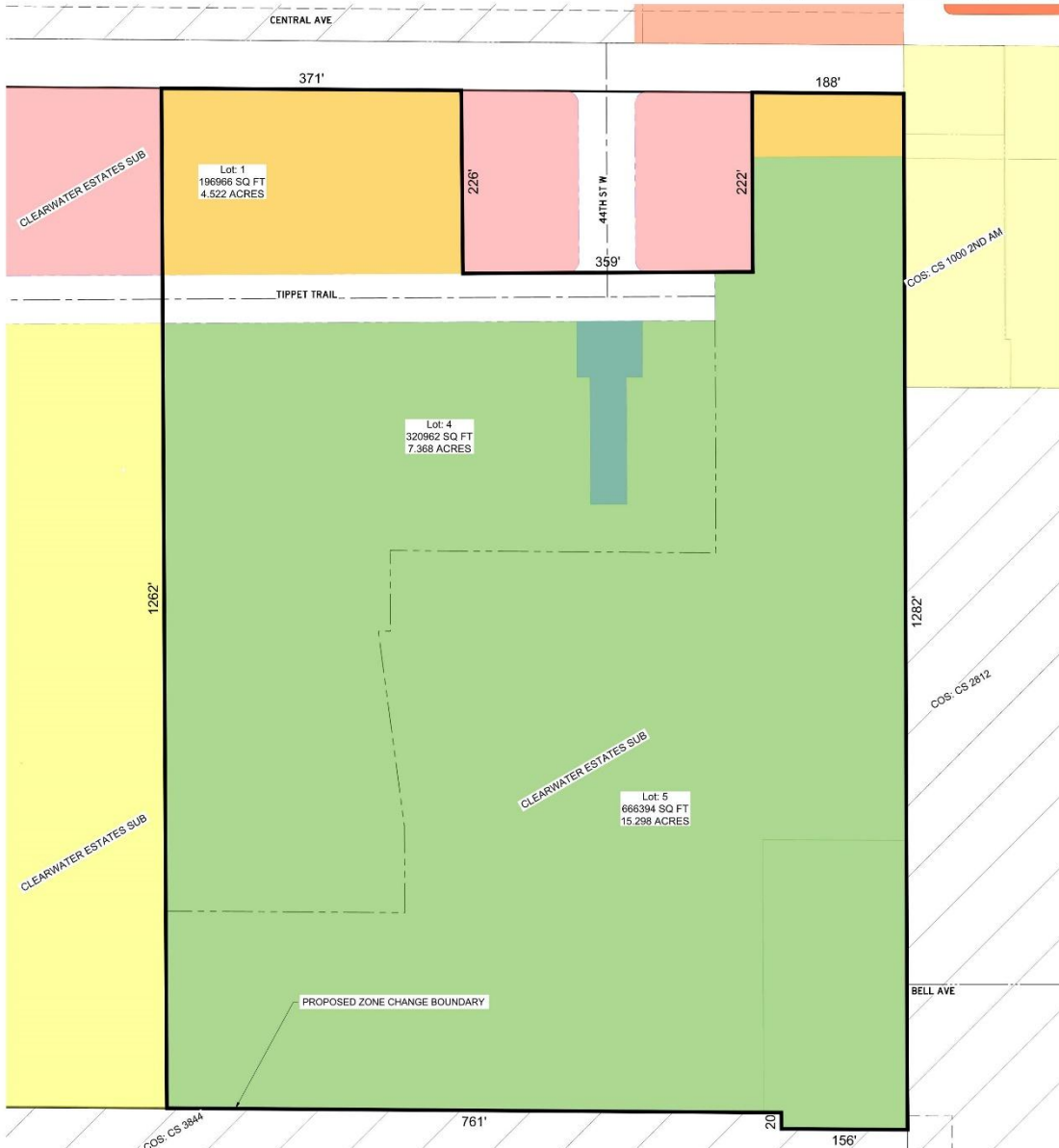
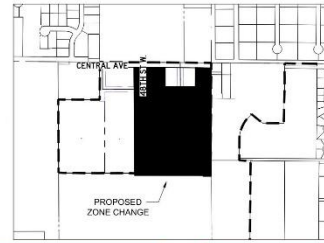
PROPOSED ZONING EXHIBIT FOR  
**LOTS 1, 4 & 5 OF CLEARWATER ESTATES  
 SUBDIVISION**

LOCATED NW 1/4 OF SECTION 10, T 01 S, R 25 E, P.M.M.  
 YELLOWSTONE COUNTY, MT



PREPARED FOR: 44 WEST DEVELOPMENT, LLC  
 PREPARED BY: PERFORMANCE ENGINEERING, LLC

| ZONING INFORMATION |        |            |
|--------------------|--------|------------|
| ZONING DISTRICT    | ACRES  | PERCENTAGE |
| NX1                | 21.294 | 89.2       |
| NX2                | 2.291  | 9.6        |
| P2                 | 0.292  | 1.2        |
| TOTAL              | 23.877 | 100.0      |



**ZONING LEGEND**

|                                       |                                       |                                 |
|---------------------------------------|---------------------------------------|---------------------------------|
| CMU 1 - COMMERCIAL MIXED USE 1        | RR1 - RURAL RESIDENTIAL 1             | P2 - PUBLIC-CIVIL-INSTITUTIONAL |
| N2 - 1 TO 2 DWELLING UNITS/STRUCTURE  | RR3 - RURAL RESIDENTIAL 3             | AO - AGRICULTURAL OPEN          |
| NX1 - 1 TO 4 DWELLING UNITS/STRUCTURE | NX2 - 2 TO 8 DWELLING UNITS/STRUCTURE | N3 - SUBURBAN NEIGHBORHOOD      |
| NMU - NEIGHBORHOOD MIXED USE          | N4 - LARGE LOT SUBURBAN               |                                 |



Z:\Brow\2023\08\_Clearwater\_Subdivision\2307\_CWE-44 West Zoning.dwg



**Date:** 11/24/2025  
**Title:** Payment of Claims for week of October 20th, 2025  
**Presented by:** Erin Watterud  
**Department:** Finance  
**Presentation:** No  
**Legal Review:** Not Applicable  
**Project Number:** N/A

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**RECOMMENDATION**

Staff recommends Council approve the Payment of Claims

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

Claims in the amount of \$676,927.17 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.

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**Attachments**

CouncilMemo wk of 10202025

| Check Date | Check  | Name                         | Fund Name      | Amount      | Item Desc                                                  |
|------------|--------|------------------------------|----------------|-------------|------------------------------------------------------------|
| 10/20/2025 | 884427 | 2M Company                   | Street/Traffic | \$ (448.52) | credit for sprinkler return                                |
| 10/20/2025 | 884427 | 2M Company                   | Street/Traffic | \$ 15.95    | irrigation parts                                           |
| 10/20/2025 | 884427 | 2M Company                   | Street/Traffic | \$ 21.41    | Irrigation parts                                           |
| 10/20/2025 | 884427 | 2M Company                   | Street/Traffic | \$ 61.53    | Irrigation Parts                                           |
| 10/20/2025 | 884427 | 2M Company                   | Street/Traffic | \$ 265.90   | irrigation parts                                           |
| 10/20/2025 | 884427 | 2M Company                   | Street/Traffic | \$ 374.56   | irrigaton parts                                            |
| 10/20/2025 | 884427 | 2M Company                   | Street/Traffic | \$ 49.72    | irrigaton sprinklers                                       |
| 10/20/2025 | 884427 | 2M Company                   | Street/Traffic | \$ 28.90    | PVC Glue for electrical conduit                            |
| 10/20/2025 | 884428 | 4 MT HOMES                   | Water          | \$ 7.25     | MAR Refund...4 MT Homes Inc...Acct # 3117147               |
| 10/20/2025 | 884431 | 5 MT HOMES                   | Water          | \$ 186.16   | MAR Refund...4 MT Homes Inc...Acct # 3118947               |
| 10/20/2025 | 884429 | 6 MT HOMES                   | Water          | \$ 19.20    | MAR Refund...4 MT Homes Inc..Acct # 3116847                |
| 10/20/2025 | 884430 | 7 MT HOMES                   | Water          | \$ 217.50   | MAR Refund...4 MT Homes Inc.Acct # 3115996                 |
| 10/20/2025 | 884432 | Abel                         | Public Safety  | \$ 61.00    | visor tint for detective car approved by detective command |
| 10/20/2025 | 884433 | Ace Electric                 | Wastewater     | \$ 151.62   | Belknap Service Station HVAC Maint 2025                    |
| 10/20/2025 | 884433 | Ace Electric                 | Water          | \$ 454.88   | Belknap Service Station HVAC Maint 2025                    |
| 10/20/2025 | 884434 | AD Creative Group            | Airport        | \$ 1,200.00 | Invoice #001900. BSJ Fall 2025 & Digital Banners           |
| 10/20/2025 | 884436 | Advanced Employment Services | P.W. Admin     | \$ 1,120.00 | Contract Labor for week oending 09/12/20                   |
| 10/20/2025 | 884436 | Advanced Employment Services | P.W. Admin     | \$ 896.00   | Contract Labor for week of 09/19/2025.A                    |
| 10/20/2025 | 884435 | Advanced Employment Services | Public Safety  | \$ 210.00   | office cleaning                                            |
| 10/20/2025 | 884436 | Advanced Employment Services | Solid Waste    | \$ 1,141.00 | Contract Labor for 09/09/2025                              |
| 10/20/2025 | 884436 | Advanced Employment Services | Solid Waste    | \$ 1,064.00 | Contract Labor for week of 09/19/2025                      |
| 10/20/2025 | 884437 | ALEXANDER MATTHEW SACHAR     | General        | \$ 12.00    | 9.18.25 Jury Witness                                       |
| 10/20/2025 | 884438 | Alternatives                 | Court Grants   | \$ 30.00    | 25 Sept. CSVp BAMTC                                        |
| 10/20/2025 | 884439 | AMANDA MICHELLE BARBER       | General        | \$ 12.00    | 9.18.25 Jury Witness                                       |
| 10/20/2025 | 884440 | American Medical Response    | Airport        | \$ 1,637.27 | Invoice #9802214. Suction Machines For Jump Kits           |
| 10/20/2025 | 884441 | American Welding & Gas       | Wastewater     | \$ 170.93   | Cylinder Rental Invoice for September 20                   |
| 10/20/2025 | 884441 | American Welding & Gas       | Water          | \$ 58.82    | Cylinder Rental for Sept 2025                              |
| 10/20/2025 | 884442 | Andersen Sewer               | Solid Waste    | \$ 1,320.00 | pump Tanks for Shop at Landfill                            |
| 10/20/2025 | 884443 | ANTHONY G ROSS               | General        | \$ 12.00    | 9.18.25 Jury Witness                                       |
| 10/20/2025 | 884444 | Archie Cochrane              | Fleet          | \$ 236.53   | 5594857                                                    |
| 10/20/2025 | 884444 | Archie Cochrane              | Fleet          | \$ 12.16    | 5594857                                                    |
| 10/20/2025 | 884444 | Archie Cochrane              | Fleet          | \$ 1.37     | 5594872                                                    |
| 10/20/2025 | 884444 | Archie Cochrane              | Fleet          | \$ 3.64     | 5594872                                                    |

| Check Date | Check  | Name            | Fund Name | Amount      | Item Desc |
|------------|--------|-----------------|-----------|-------------|-----------|
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 1.95     | 5594872   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 1.04     | 5594872   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 5.74     | 5594872   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 243.32   | 5594872   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 3.18     | 5594872   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 18.51    | 5594872   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 145.33   | 5594872   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 383.96   | 5594872   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 184.34   | 5594943   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 136.92   | 5594943   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 495.58   | 5594994   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 553.29   | 5594994   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 172.40   | 5594994   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 68.25    | 5594994   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 495.55   | 5594994   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 222.63   | 5594994   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 47.20    | 5595004   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 171.86   | 5595147   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 98.92    | 5595508   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 222.63   | 5595508   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 189.44   | 5595508   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 455.28   | 5595508   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 20.32    | 5595520   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 211.24   | 5595520   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 400.00   | 5595520   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 911.15   | 5595520   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 1,254.00 | 5595520   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 21.74    | 5595579   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 101.98   | 5595971   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 10.80    | 5596183   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 6.36     | 5596495   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 235.07   | 5596495   |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet     | \$ 159.67   | 5596495   |

| Check Date | Check  | Name            | Fund Name    | Amount    | Item Desc                        |
|------------|--------|-----------------|--------------|-----------|----------------------------------|
| 10/20/2025 | 884444 | Archie Cochrane | Fleet        | \$ 233.97 | 5596809                          |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet        | \$ 92.15  | 5596809                          |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet        | \$ 15.20  | 5596857                          |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet        | \$ 92.80  | 5596857                          |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet        | \$ 28.12  | 5596857                          |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet        | \$ 120.24 | 5596903                          |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet        | \$ 284.61 | 5596904                          |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet        | \$ 47.20  | 5597617                          |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet        | \$ 132.00 | 5597617                          |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet        | \$ 131.88 | 5597617                          |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet        | \$ 344.40 | 5597692                          |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet        | \$ 65.94  | 5598320                          |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet        | \$ 185.80 | 5598320                          |
| 10/20/2025 | 884444 | Archie Cochrane | Fleet        | \$ 70.85  | 5598320                          |
| 10/20/2025 | 884445 | AT & T Corp     | Airport      | \$ 789.84 | Airport -                        |
| 10/20/2025 | 884445 | AT & T Corp     | Building     | \$ 547.76 | Building Cell Phones             |
| 10/20/2025 | 884445 | AT & T Corp     | Building     | \$ 41.25  | Building Manager                 |
| 10/20/2025 | 884445 | AT & T Corp     | Building     | \$ 296.10 | Building Surfaces                |
| 10/20/2025 | 884445 | AT & T Corp     | CDBG         | \$ 127.81 | Comm Dev                         |
| 10/20/2025 | 884445 | AT & T Corp     | Court Grants | \$ 41.25  | Muni Court DC                    |
| 10/20/2025 | 884445 | AT & T Corp     | Engineering  | \$ 239.06 | Engineering Cell Phones and MiFi |
| 10/20/2025 | 884445 | AT & T Corp     | Engineering  | \$ 183.59 | Engineering Tablets              |
| 10/20/2025 | 884445 | AT & T Corp     | Facilities   | \$ 41.25  | Doug and Christian and Larry     |
| 10/20/2025 | 884445 | AT & T Corp     | Facilities   | \$ 82.50  | Doug and Christian and Larry     |
| 10/20/2025 | 884445 | AT & T Corp     | Facilities   | \$ -      | Eric and Skip                    |
| 10/20/2025 | 884445 | AT & T Corp     | Facilities   | \$ -      | Facilities City Hall             |
| 10/20/2025 | 884445 | AT & T Corp     | Facilities   | \$ 82.50  | Facilities Managers              |
| 10/20/2025 | 884445 | AT & T Corp     | Fleet        | \$ 82.50  | FLEET                            |
| 10/20/2025 | 884445 | AT & T Corp     | General      | \$ 339.79 | Code Enforcement                 |
| 10/20/2025 | 884445 | AT & T Corp     | General      | \$ 41.25  | Finance purchasing agent         |
| 10/20/2025 | 884445 | AT & T Corp     | General      | \$ 279.67 | Legal Dept -Domestic Violence -  |
| 10/20/2025 | 884445 | AT & T Corp     | General      | \$ -      | Legal                            |
| 10/20/2025 | 884445 | AT & T Corp     | IT Resources | \$ 79.96  | IT Department -On call Phone -   |

| Check Date | Check  | Name        | Fund Name     | Amount      | Item Desc                            |
|------------|--------|-------------|---------------|-------------|--------------------------------------|
| 10/20/2025 | 884445 | AT & T Corp | Library       | \$ 430.24   | Library                              |
| 10/20/2025 | 884445 | AT & T Corp | Library       | \$ 114.61   | Library Out Reach                    |
| 10/20/2025 | 884445 | AT & T Corp | P.W. Admin    | \$ -        | PWBLKNP OFFICE -50/50                |
| 10/20/2025 | 884445 | AT & T Corp | Park Dist 1   | \$ 413.20   | Parks Dept.                          |
| 10/20/2025 | 884445 | AT & T Corp | Park Dist 1   | \$ 53.22    | Parks Seasonal                       |
| 10/20/2025 | 884445 | AT & T Corp | Park Dist 1   | \$ 438.88   | Parks Tablets                        |
| 10/20/2025 | 884445 | AT & T Corp | Park Dist 1   | \$ 165.00   | PRPL - Recreation Division           |
| 10/20/2025 | 884445 | AT & T Corp | Park Dist 1   | \$ 41.25    | PRPL - Recreation Division           |
| 10/20/2025 | 884445 | AT & T Corp | Park Dist 1   | \$ 59.64    | REC Seasonal                         |
| 10/20/2025 | 884445 | AT & T Corp | Parking       | \$ 288.75   | Parking Phones and scanner           |
| 10/20/2025 | 884445 | AT & T Corp | Parking       | \$ 266.52   | Parking Phones and scanner           |
| 10/20/2025 | 884445 | AT & T Corp | PD Program    | \$ 45.63    | POLICE -DOM. VIOLENCE                |
| 10/20/2025 | 884445 | AT & T Corp | Phone Systerr | \$ 70.02    | IT iPads                             |
| 10/20/2025 | 884445 | AT & T Corp | Phone Systerr | \$ 4.40     | IT iPads                             |
| 10/20/2025 | 884445 | AT & T Corp | Phone Systerr | \$ 43.28    | TeleComm Manager Doug                |
| 10/20/2025 | 884445 | AT & T Corp | Planning      | \$ 43.28    | -PLANNING ANNA VICKERS               |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety | \$ 269.40   | Animal Control Cell Phones           |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety | \$ 180.84   | Animal Control -MDT                  |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety | \$ 55.02    | Assistant chiefs                     |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety | \$ 91.26    | Assistant chiefs                     |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety | \$ 60.28    | CCSIU Toughbook                      |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety | \$ 306.49   | Comm. Center 9-1-1 Cell and Surfaces |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety | \$ 54.98    | Comm. Center 9-1-1 Cell and Surfaces |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety | \$ 30.14    | Detective Chartier -Toughbook        |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety | \$ 364.13   | FIRE CRADLEPOINT AND DRONES          |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety | \$ 100.43   | FIRE CRADLEPOINT AND DRONES          |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety | \$ 1,293.35 | Fire Department Cell Phones          |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety | \$ 242.40   | FIRE EMS                             |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety | \$ 165.00   | Fire EMS Cell Phone                  |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety | \$ 146.72   | FIRE INSPECTIONS                     |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety | \$ 44.52    | Fire iPads and Surfaces              |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety | \$ 30.14    | Fire iPads and Surfaces              |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety | \$ 165.06   | Fire iPads and Surfaces              |

| Check Date | Check  | Name        | Fund Name      | Amount      | Item Desc                                               |
|------------|--------|-------------|----------------|-------------|---------------------------------------------------------|
| 10/20/2025 | 884445 | AT & T Corp | Public Safety  | \$ 79.07    | Fire iPads and Surfaces                                 |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety  | \$ -        | Fire iPads -on wrong account                            |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety  | \$ 366.80   | Fire Station iPads                                      |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety  | \$ 14.01    | Fire Training Laptops                                   |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety  | \$ 331.54   | MDT Fire                                                |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety  | \$ 63.39    | POLICE CRADLEPOINT                                      |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety  | \$ 104.99   | POLICE CSO                                              |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety  | \$ 3,647.16 | Police Department Cell Phone                            |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety  | \$ 43.28    | Police -Drone                                           |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety  | \$ 30.14    | POLICE -ICAC                                            |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety  | \$ 3,728.40 | Police MDT Toughbooks and Loaner MDT's                  |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety  | \$ 150.70   | Police MDT Toughbooks and Loaner MDT's                  |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety  | \$ 143.34   | SRO Richter Hot Spot CPC Tablets                        |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety  | \$ 52.02    | SRO Richter Hot Spot CPC Tablets                        |
| 10/20/2025 | 884445 | AT & T Corp | Public Safety  | \$ 217.20   | Yellowstone County Cellular Charges -Three cradlepoints |
| 10/20/2025 | 884445 | AT & T Corp | Solid Waste    | \$ 468.21   | SOLID WASTE Cell and iPads                              |
| 10/20/2025 | 884445 | AT & T Corp | Solid Waste    | \$ 536.76   | SOLID WASTE Cell and iPads                              |
| 10/20/2025 | 884445 | AT & T Corp | Solid Waste    | \$ 33.02    | SOLID WASTE CRADLE POINT                                |
| 10/20/2025 | 884445 | AT & T Corp | Street/Traffic | \$ 55.35    | School Flashers                                         |
| 10/20/2025 | 884445 | AT & T Corp | Street/Traffic | \$ 572.84   | Street Traffic iPads and Derick Surface                 |
| 10/20/2025 | 884445 | AT & T Corp | Transit        | \$ 43.28    | MET                                                     |
| 10/20/2025 | 884445 | AT & T Corp | Transit        | \$ 43.29    | MET                                                     |
| 10/20/2025 | 884445 | AT & T Corp | Transit        | \$ 41.25    | MET                                                     |
| 10/20/2025 | 884445 | AT & T Corp | Transit        | \$ 20.06    | MET                                                     |
| 10/20/2025 | 884445 | AT & T Corp | Transit        | \$ 43.28    | MET                                                     |
| 10/20/2025 | 884445 | AT & T Corp | Transit        | \$ 25.97    | MET                                                     |
| 10/20/2025 | 884445 | AT & T Corp | Transit        | \$ 43.28    | MET                                                     |
| 10/20/2025 | 884445 | AT & T Corp | Transit        | \$ 6.58     | MET                                                     |
| 10/20/2025 | 884445 | AT & T Corp | Transit        | \$ 32.16    | MET                                                     |
| 10/20/2025 | 884445 | AT & T Corp | Transit        | \$ 26.32    | MET                                                     |
| 10/20/2025 | 884445 | AT & T Corp | Transit        | \$ 20.63    | MET                                                     |
| 10/20/2025 | 884445 | AT & T Corp | Transit        | \$ 44.26    | MET                                                     |
| 10/20/2025 | 884445 | AT & T Corp | Transit        | \$ 43.84    | MET                                                     |

| Check Date | Check  | Name                         | Fund Name      | Amount       | Item Desc                                                    |
|------------|--------|------------------------------|----------------|--------------|--------------------------------------------------------------|
| 10/20/2025 | 884445 | AT & T Corp                  | Transit        | \$ 17.31     | MET                                                          |
| 10/20/2025 | 884445 | AT & T Corp                  | Transit        | \$ 418.03    | MET Transit Tablets                                          |
| 10/20/2025 | 884445 | AT & T Corp                  | Transit        | \$ 277.56    | MET Transit Tablets                                          |
| 10/20/2025 | 884445 | AT & T Corp                  | Wastewater     | \$ 172.31    | PW Environmental                                             |
| 10/20/2025 | 884445 | AT & T Corp                  | Wastewater     | \$ 278.32    | PWBELKNAP-DIST COLL CELL PHONES 50/50                        |
| 10/20/2025 | 884445 | AT & T Corp                  | Wastewater     | \$ 434.16    | PWBLKNP Electricians -Phones                                 |
| 10/20/2025 | 884445 | AT & T Corp                  | Wastewater     | \$ -         | PWBLKNP STORES -75/25                                        |
| 10/20/2025 | 884445 | AT & T Corp                  | Wastewater     | \$ 14.69     | PWBLKNP STORES -75/25                                        |
| 10/20/2025 | 884445 | AT & T Corp                  | Wastewater     | \$ 834.05    | PWBLNP-WWTRMNT1 Wastewater Treatment Plant and iPads         |
| 10/20/2025 | 884445 | AT & T Corp                  | Wastewater     | \$ 116.70    | PWBLNP-WWTRMNT1 Wastewater Treatment Plant and iPads         |
| 10/20/2025 | 884445 | AT & T Corp                  | Wastewater     | \$ -         | PW-Distribution Collection Tablets 50/50                     |
| 10/20/2025 | 884445 | AT & T Corp                  | Wastewater     | \$ 260.93    | PW-Distribution Collection Tablets 50/50                     |
| 10/20/2025 | 884445 | AT & T Corp                  | Wastewater     | \$ 107.14    | PW-Environmental                                             |
| 10/20/2025 | 884445 | AT & T Corp                  | Water          | \$ 278.32    | PWBELKNAP-DIST COLL CELL PHONES 50/50                        |
| 10/20/2025 | 884445 | AT & T Corp                  | Water          | \$ -         | PWBELKNAP-DIST COLL CELL PHONES 50/50                        |
| 10/20/2025 | 884445 | AT & T Corp                  | Water          | \$ 969.24    | PWBELKNAP-WT Water Treatment                                 |
| 10/20/2025 | 884445 | AT & T Corp                  | Water          | \$ 391.21    | PWBLKNP COMM-METER CityWorks/Neptune                         |
| 10/20/2025 | 884445 | AT & T Corp                  | Water          | \$ 377.66    | PWBLKNP MTRSHOP CELL PHONE AND IPADS                         |
| 10/20/2025 | 884445 | AT & T Corp                  | Water          | \$ 224.60    | PWBLKNP MTRSHOP CELL PHONE AND IPADS                         |
| 10/20/2025 | 884445 | AT & T Corp                  | Water          | \$ 44.08     | PWBLKNP STORES -75/25                                        |
| 10/20/2025 | 884445 | AT & T Corp                  | Water          | \$ 260.92    | PW-Distribution Collection Tablets 50/50                     |
| 10/20/2025 | 884446 | Baldwin                      | Wastewater     | \$ 44.62     | Todd Baldwin...DOT Physical Reimbursemen                     |
| 10/20/2025 | 884446 | Baldwin                      | Water          | \$ 44.63     | Todd Baldwin...DOT Physical Reimbursemen                     |
| 10/20/2025 | 884447 | Bargreen Ellingson           | Library        | \$ 47.53     | 012109501                                                    |
| 10/20/2025 | 884448 | Bargstadt                    | Water          | \$ 89.25     | Chad Bargstadt..DOT Physical                                 |
| 10/20/2025 | 884449 | Beartooth Fire Protection    | Airport        | \$ 942.00    | Invoice #7193. Annual Recert for Terminal Fire Extinguishers |
| 10/20/2025 | 884450 | Betts                        | Transit        | \$ 41.72     | Cary Betts CDL renewal                                       |
| 10/20/2025 | 884451 | Bighorn Boot Co              | Wastewater     | \$ 189.00    | Brandon Corey...Safety Boots..FY26...WWT                     |
| 10/20/2025 | 884451 | Bighorn Boot Co              | Wastewater     | \$ 94.50     | Ken Christiansen..Safety Boots...FY26...                     |
| 10/20/2025 | 884451 | Bighorn Boot Co              | Water          | \$ 94.50     | Ken Christiansen..Safety Boots...FY26...                     |
| 10/20/2025 | 884452 | Billings Mustangs            | Ballpark Dona  | \$ 12,642.04 | 2025 Dehler Park Use-31 games played by Legion baseball      |
| 10/20/2025 | 884453 | Billings Precast Enterprises | Street/Traffic | \$ 3,480.00  | manhole covers/riser for storm                               |
| 10/20/2025 | 884454 | Billings Times               | Public Safety  | \$ 318.00    | Police Crime Prev- 1000 warning abandoned vehicle stickers   |

| Check Date | Check  | Name                             | Fund Name       | Amount      | Item Desc                                                |
|------------|--------|----------------------------------|-----------------|-------------|----------------------------------------------------------|
| 10/20/2025 | 884455 | BNSF Railway Company             | Storm Sewer     | \$ 100.00   | Contract # LC242310...11/16/2025-11/15/2                 |
| 10/20/2025 | 884455 | BNSF Railway Company             | Storm Sewer     | \$ 100.00   | Contract # LC242313...11/16/2025-11/15/2                 |
| 10/20/2025 | 884455 | BNSF Railway Company             | Storm Sewer     | \$ 100.00   | Contract # LC242314...11/16/2025-11/15/2                 |
| 10/20/2025 | 884455 | BNSF Railway Company             | Water           | \$ 200.00   | Contract MR217134...11/01/2025-10/31/202                 |
| 10/20/2025 | 884456 | Boomers Garage N Shop Supplies   | Street/Traffic  | \$ 5,592.30 | Reflective posts for Signs                               |
| 10/20/2025 | ACH    | Border States Electric           | Wastewater      | \$ 1,215.89 | ` spare/replacement VFD Cards                            |
| 10/20/2025 | ACH    | Border States Electric           | Wastewater      | \$ 889.34   | electrical materials for AFT air compres                 |
| 10/20/2025 | ACH    | Border States Electric           | Wastewater      | \$ 355.44   | fuse holders for Lift Station HMI Instal                 |
| 10/20/2025 | ACH    | Border States Electric           | Wastewater      | \$ 1,284.72 | JOA switches for AFT air compressor, Sah                 |
| 10/20/2025 | ACH    | Border States Electric           | Wastewater      | \$ 2,182.06 | replacement control boards for SPS VFD's                 |
| 10/20/2025 | ACH    | Border States Electric           | Wastewater      | \$ 225.64   | Replacement power back-up module for PLC                 |
| 10/20/2025 | ACH    | Border States Electric           | Wastewater      | \$ (824.66) | returned VFD control card (wrong Card)                   |
| 10/20/2025 | ACH    | Border States Electric           | Wastewater      | \$ (824.66) | returned VFD control card (wrong card)                   |
| 10/20/2025 | ACH    | Border States Electric           | Wastewater      | \$ 824.66   | spare VFD control board                                  |
| 10/20/2025 | ACH    | Border States Electric           | Water           | \$ 109.99   | calibration equipment                                    |
| 10/20/2025 | ACH    | Border States Electric           | Water           | \$ 19.94    | materials for commons tower cabinet                      |
| 10/20/2025 | ACH    | Border States Electric           | Water           | \$ 6,937.17 | Purchase Staples Pump Station Replacement Soft Starts    |
| 10/20/2025 | ACH    | Border States Electric           | Water           | \$ 339.53   | WO 25-12 Landfill Tower Cabinet                          |
| 10/20/2025 | 884457 | Brown                            | Public Safety   | \$ 1,108.24 | Kathy Brown reimbursement for trip to TN for backgrounds |
| 10/20/2025 | 884458 | Brownlee                         | Engineering     | \$ 89.25    | Darrin Brownlee...DOT Reimbursement                      |
| 10/20/2025 | 884459 | C&B Operations LLC               | Fleet           | \$ 10.41    | 13462649                                                 |
| 10/20/2025 | 884459 | C&B Operations LLC               | Fleet           | \$ 10.20    | 13462649                                                 |
| 10/20/2025 | 884459 | C&B Operations LLC               | Fleet           | \$ 23.43    | 13462649                                                 |
| 10/20/2025 | 884459 | C&B Operations LLC               | Fleet           | \$ 4.55     | 13462649                                                 |
| 10/20/2025 | 884459 | C&B Operations LLC               | Fleet           | \$ 23.88    | 13462649                                                 |
| 10/20/2025 | 884460 | California CSED                  | Payroll Clearin | \$ 1,314.12 | Child support                                            |
| 10/20/2025 | 884461 | CARLA S CRTALIC                  | General         | \$ 25.00    | 9.18.25 Jury Served                                      |
| 10/20/2025 | 884462 | Carolina Software, Inc.          | Solid Waste     | \$ 650.00   | WasteWorks Software support Quarter Endi                 |
| 10/20/2025 | 884463 | CATIE, BYRD                      | Water           | \$ 197.30   | MAR ...Catie Byrd..acct # 3061304                        |
| 10/20/2025 | 884464 | Century Link                     | Phone System    | \$ 57.91    | 406.259.7121 CPC33809777                                 |
| 10/20/2025 | 884464 | Century Link                     | Phone System    | \$ 504.85   | 406.259.7214 CH334061455                                 |
| 10/20/2025 | 884464 | Century Link                     | Phone System    | \$ 57.91    | 406.259.7752 PRPL334061456                               |
| 10/20/2025 | 884466 | Charter Communications Operating | Park Dist 1     | \$ 159.99   | Internet charges -Rose Park                              |

| Check Date | Check  | Name                             | Fund Name       | Amount       | Item Desc                                            |
|------------|--------|----------------------------------|-----------------|--------------|------------------------------------------------------|
| 10/20/2025 | 884469 | Charter Communications Operating | PD Program      | \$ 709.38    | CCSIU Internet Charges                               |
| 10/20/2025 | 884467 | Charter Communications Operating | Phone System    | \$ 1,215.45  | 316 N26th St APT EVPL Circuit ID 40.L1XX.009472.CHTR |
| 10/20/2025 | 884468 | Charter Communications Operating | Phone System    | \$ 1,244.04  | Managed Fiber ELAN 5GB Fire                          |
| 10/20/2025 | 884465 | Charter Communications Operating | Public Safety   | \$ 159.99    | Fire#8 8313 20 002 0442944                           |
| 10/20/2025 | 884470 | CHELSEY DAWN KNOWLES             | General         | \$ 12.00     | 9.18.25 Jury Witness                                 |
| 10/20/2025 | 884471 | Child Support Services           | Payroll Clearin | \$ 123.00    | Payroll Summary                                      |
| 10/20/2025 | 884472 | CINDY E OSTERMILLER              | General         | \$ 12.00     | 9.18.25 Jury Witness                                 |
| 10/20/2025 | 884473 | Clean Start of Montana           | General         | \$ 162.00    | 25 July BMC Subsidy                                  |
| 10/20/2025 | 884474 | CM Tree Service and Removal      | Wastewater      | \$ 6,725.00  | tree removal at WRF blogas flare                     |
| 10/20/2025 | 884475 | Consolidated Electrical Distri   | Wastewater      | \$ 25.00     | Impact Step Bit                                      |
| 10/20/2025 | 884475 | Consolidated Electrical Distri   | Wastewater      | \$ 26.51     | wire for PSP Control Panel UPS replaceme             |
| 10/20/2025 | 884475 | Consolidated Electrical Distri   | Water           | \$ 101.84    | materials for L Structure Mixer 32 VFD r             |
| 10/20/2025 | 884475 | Consolidated Electrical Distri   | Water           | \$ 8.92      | materirlas for Willett Cold Temp Thermos             |
| 10/20/2025 | 884476 | Cotter's Sewer Service           | Park Dist 1     | \$ 110.00    | toilet rental for amend - 9554                       |
| 10/20/2025 | 884477 | Creative Monograms               | Street/Traffic  | \$ 5,454.00  | Winter Gear Streets                                  |
| 10/20/2025 | 884477 | Creative Monograms               | Wastewater      | \$ 1,533.50  | Winter Gear WRF                                      |
| 10/20/2025 | 884477 | Creative Monograms               | Water           | \$ 1,035.50  | Meter Winter Gear                                    |
| 10/20/2025 | 884477 | Creative Monograms               | Water           | \$ 1,635.00  | WTP Winter Gear                                      |
| 10/20/2025 | 884478 | Credit Service Co. Inc           | Payroll Clearin | \$ 598.51    | Payroll Summary                                      |
| 10/20/2025 | 884479 | CRYSTAL LYNN BALZER              | General         | \$ 12.00     | 9.18.25 Jury Witness                                 |
| 10/20/2025 | 884480 | Cummins Inc - Rocky Mountain     | Transit         | \$ 1,233.54  | 38-251022361 fuel filter housing                     |
| 10/20/2025 | 884480 | Cummins Inc - Rocky Mountain     | Transit         | \$ 8.69      | 38-251022674 oil pressure sensor (1829, WO: 277)     |
| 10/20/2025 | 884481 | Dakota Supply Group              | Street/Traffic  | \$ 68.77     | rubber boots for storm sewer pipe                    |
| 10/20/2025 | 884481 | Dakota Supply Group              | Street/Traffic  | \$ 34.79     | storm pipe fitting                                   |
| 10/20/2025 | 884481 | Dakota Supply Group              | Water           | \$ 123.65    | copper pipe tool                                     |
| 10/20/2025 | 884481 | Dakota Supply Group              | Water           | \$ 214.37    | pipe descaler Stl Chain, deburring tool              |
| 10/20/2025 | 884481 | Dakota Supply Group              | Water           | \$ 4,105.60  | Pipe saw, air powered belly saw                      |
| 10/20/2025 | 884482 | DARLENE R WYSTUB                 | General         | \$ 12.00     | 9.18.25 Jury Witness                                 |
| 10/20/2025 | 884483 | DAVID LOUIS BEST                 | General         | \$ 12.00     | 9.18.25 Jury Witness                                 |
| 10/20/2025 | 884484 | Dell Computer                    | CDBG            | \$ 59.50     | Dell Laptop Charging cord -Carly Collins             |
| 10/20/2025 | 884485 | Derks                            | Transit         | \$ 42.47     | Duffy Derks CDL renewal                              |
| 10/20/2025 | 884486 | Downtown Billings Partnership    | Tax Incrmnt N   | \$ 27,175.42 | FY26 DT TIF Operating Agreement.                     |
| 10/20/2025 | 884487 | DREW THOMAS STENSLAND            | General         | \$ 12.00     | 9.18.25 Jury Witness                                 |

| Check Date | Check  | Name                       | Fund Name       | Amount       | Item Desc                                  |
|------------|--------|----------------------------|-----------------|--------------|--------------------------------------------|
| 10/20/2025 | 884488 | Farstad Oil Inc            | Wastewater      | \$ 1,553.66  | Equipment Lubricants                       |
| 10/20/2025 | 884489 | Ferguson Enterprises       | Wastewater      | \$ 68.19     | Raptor, Soc Ratchet                        |
| 10/20/2025 | 884489 | Ferguson Enterprises       | Water           | \$ 68.19     | Raptor, Soc Ratchet                        |
| 10/20/2025 | 884490 | Firemaster Mountain Region | Water           | \$ 2,205.50  | Fire Ext Service                           |
| 10/20/2025 | 884491 | Firepac                    | Payroll Clearin | \$ 363.62    | Payroll Summary                            |
| 10/20/2025 | 884492 | Fisher Sand & Gravel       | Street/Traffic  | \$ 211.20    | asphalt for storm line replacement         |
| 10/20/2025 | 884492 | Fisher Sand & Gravel       | Street/Traffic  | \$ 72.32     | Asphalt for storm sewer Pipe Replacement   |
| 10/20/2025 | 884492 | Fisher Sand & Gravel       | Street/Traffic  | \$ 4,300.16  | Asphalt used in street repair.2nd Ave N    |
| 10/20/2025 | 884492 | Fisher Sand & Gravel       | Street/Traffic  | \$ 2,695.04  | street re[air @ Kenneth Drive              |
| 10/20/2025 | 884492 | Fisher Sand & Gravel       | Street/Traffic  | \$ 2,251.52  | Street Repair                              |
| 10/20/2025 | 884492 | Fisher Sand & Gravel       | Street/Traffic  | \$ 1,790.72  | Street Repair @ Shady Lanes                |
| 10/20/2025 | 884492 | Fisher Sand & Gravel       | Street/Traffic  | \$ 2,992.00  | street repairs Shady Lane                  |
| 10/20/2025 | 884493 | Friday                     | General         | \$ 36.61     | 9_2025 Mileage Reimbursement               |
| 10/20/2025 | 884494 | Friedel Clinic             | General         | \$ 333.00    | 25 July BMC Subsidy                        |
| 10/20/2025 | 884495 | Geveko Markings            | Street/Traffic  | \$ 6,156.42  | Heat Tape                                  |
| 10/20/2025 | ACH    | Grainger Parts             | Wastewater      | \$ 13.16     | Grainger 9666707030                        |
| 10/20/2025 | ACH    | Grainger Parts             | Wastewater      | \$ 21.15     | replacement pulley for SPV PRV 5 motor r   |
| 10/20/2025 | ACH    | Grainger Parts             | Wastewater      | \$ 203.69    | replacement Scum Bldg Blower Motor         |
| 10/20/2025 | ACH    | Grainger Parts             | Wastewater      | \$ 385.13    | replacement SPB PRV 5 Motor                |
| 10/20/2025 | ACH    | Grainger Parts             | Wastewater      | \$ 410.36    | utility cart                               |
| 10/20/2025 | ACH    | Grainger Parts             | Water           | \$ 84.93     | replacement photo cells for service cent   |
| 10/20/2025 | ACH    | Grainger Parts             | Water           | \$ 40.65     | replacement thermostat for Willett PS co   |
| 10/20/2025 | 884496 | Hawkins Inc.               | Water           | \$ 1,380.00  | Chapple chlorine gas                       |
| 10/20/2025 | 884496 | Hawkins Inc.               | Water           | \$ (15.00)   | deposits for chlorine jugs PBD-036         |
| 10/20/2025 | 884496 | Hawkins Inc.               | Water           | \$ 31,161.00 | PACL/Chemical Aqua hawkins                 |
| 10/20/2025 | ACH    | HDR, Inc.                  | Engineering     | \$ 295.74    | WO 20-33 Public Works GIS Services, Pmt 68 |
| 10/20/2025 | ACH    | HDR, Inc.                  | Light Maint     | \$ 76.54     | WO 20-33 Public Works GIS Services, Pmt 68 |
| 10/20/2025 | ACH    | HDR, Inc.                  | P.W. Admin      | \$ 844.60    | WO 20-33 Public Works GIS Services, Pmt 68 |
| 10/20/2025 | ACH    | HDR, Inc.                  | Solid Waste     | \$ 344.45    | WO 20-33 Public Works GIS Services, Pmt 68 |
| 10/20/2025 | ACH    | HDR, Inc.                  | Storm Sewer     | \$ 941.15    | WO 20-33 Public Works GIS Services, Pmt 68 |
| 10/20/2025 | ACH    | HDR, Inc.                  | Street/Traffic  | \$ 1,159.47  | WO 20-33 Public Works GIS Services, Pmt 68 |
| 10/20/2025 | ACH    | HDR, Inc.                  | Wastewater      | \$ 1,266.46  | WO 20-33 Public Works GIS Services, Pmt 68 |
| 10/20/2025 | ACH    | HDR, Inc.                  | Water           | \$ 3,769.81  | WO 20-33 Public Works GIS Services, Pmt 68 |

| Check Date | Check  | Name                    | Fund Name      | Amount       | Item Desc                                                  |
|------------|--------|-------------------------|----------------|--------------|------------------------------------------------------------|
| 10/20/2025 | 884497 | Hi-Country Dock & Door  | Facilities     | \$ 685.00    | Service on Police Wash Bay at BOD. Center door not closing |
| 10/20/2025 | 884498 | High Point Networks     | IT Resources   | \$ 30,324.00 | Annual Mitel Gold Renewal thru 10/29/2026                  |
| 10/20/2025 | 884498 | High Point Networks     | IT Resources   | \$ 5,520.00  | the Active Directory Upgrade                               |
| 10/20/2025 | 884499 | Hose & Rubber Supply    | Fleet          | \$ 280.50    | 2123409                                                    |
| 10/20/2025 | 884499 | Hose & Rubber Supply    | Solid Waste    | \$ 85.70     | air line /passenger Rear Brake Can                         |
| 10/20/2025 | 884499 | Hose & Rubber Supply    | Street/Traffic | \$ 10.09     | fitting for jack hammer                                    |
| 10/20/2025 | 884499 | Hose & Rubber Supply    | Street/Traffic | \$ 77.86     | HOSE, BAND                                                 |
| 10/20/2025 | 884500 | Hughes Fire Equipment   | Fleet          | \$ 75.41     | 630177                                                     |
| 10/20/2025 | 884500 | Hughes Fire Equipment   | Fleet          | \$ 21.62     | 630177                                                     |
| 10/20/2025 | 884500 | Hughes Fire Equipment   | Fleet          | \$ 110.06    | 630177                                                     |
| 10/20/2025 | 884500 | Hughes Fire Equipment   | Public Safety  | \$ 1,655.39  | NONE; MONITOR, AERIAL ALIGN                                |
| 10/20/2025 | 884502 | ICMA                    | General        | \$ 1,200.00  | Iffland ICMA Dues                                          |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 0.22      | 90973622                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 26.96     | 90973622                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 1.47      | 90973623                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 131.33    | 90973623                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 49.15     | 90973623                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 55.72     | 90973623                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 0.46      | 90973624                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 10.19     | 90973624                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 38.26     | 90973624                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 11.20     | 90973624                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 0.25      | 90973625                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 57.22     | 90973625                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 0.11      | 90973626                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 26.97     | 90973626                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 0.15      | 90973627                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 17.70     | 90973627                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 0.34      | 90973628                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 73.78     | 90973628                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 0.22      | 91059623                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 236.16    | 91059623                                                   |
| 10/20/2025 | 884503 | Ingram Library Services | Library        | \$ 34.80     | 91059623                                                   |

| Check Date | Check  | Name                    | Fund Name | Amount      | Item Desc |
|------------|--------|-------------------------|-----------|-------------|-----------|
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 0.01     | 91059624  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 17.10    | 91059624  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 2.77     | 91059625  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 287.09   | 91059625  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 902.84   | 91059625  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 35.40    | 91059625  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 1,178.10 | 91059625  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 17.70    | 91059626  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 2.73     | 91059627  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 115.02   | 91059627  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 0.27     | 91059628  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 11.79    | 91059628  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 0.09     | 91083636  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 41.23    | 91083636  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 0.21     | 91083637  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 6.49     | 91083637  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 33.56    | 91083637  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 31.54    | 91083637  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 0.10     | 91083638  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 39.99    | 91083638  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 1.26     | 91083639  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 15.38    | 91083639  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 79.59    | 91083639  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 96.62    | 91083639  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 1.34     | 91083640  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 134.05   | 91083640  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 3.00     | 91118651  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 28.50    | 91118651  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 76.84    | 91143500  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 189.73   | 91143500  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 0.45     | 91147667  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 69.28    | 91147667  |
| 10/20/2025 | 884503 | Ingram Library Services | Library   | \$ 0.24     | 91147668  |

| Check Date | Check  | Name                    | Fund Name     | Amount      | Item Desc                                                     |
|------------|--------|-------------------------|---------------|-------------|---------------------------------------------------------------|
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 22.17    | 91147668                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 0.41     | 91147669                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 46.19    | 91147669                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 0.24     | 91147670                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 10.20    | 91147670                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 15.68    | 91147670                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 0.71     | 91147671                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 16.52    | 91147671                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 42.52    | 91147671                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 0.40     | 91147672                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 16.17    | 91147672                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 17.61    | 91147672                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 0.46     | 91147673                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 67.48    | 91147673                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 0.09     | 91147674                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 6.49     | 91147674                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 3.00     | 91147675                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 35.39    | 91147675                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 3.00     | 91147676                                                      |
| 10/20/2025 | 884503 | Ingram Library Services | Library       | \$ 11.40    | 91147676                                                      |
| 10/20/2025 | 884504 | Inland Truck Parts      | Fleet         | \$ 1,398.52 | 1877286                                                       |
| 10/20/2025 | 884504 | Inland Truck Parts      | Fleet         | \$ 93.17    | 1877286                                                       |
| 10/20/2025 | 884504 | Inland Truck Parts      | Fleet         | \$ 148.11   | 1877286                                                       |
| 10/20/2025 | 884504 | Inland Truck Parts      | Fleet         | \$ 380.18   | 1877286                                                       |
| 10/20/2025 | 884505 | Insight Public Sector   | General       | \$ 92.35    | Surface Pro 11, dock, keyboard cover, warranty -Kevin Iffland |
| 10/20/2025 | 884506 | Interstate Batteries    | Fleet         | \$ 114.56   | 52040104                                                      |
| 10/20/2025 | 884506 | Interstate Batteries    | Fleet         | \$ 247.90   | 52040104                                                      |
| 10/20/2025 | 884506 | Interstate Batteries    | Fleet         | \$ 579.75   | 52040104                                                      |
| 10/20/2025 | 884506 | Interstate Batteries    | Fleet         | \$ 140.16   | 52040104                                                      |
| 10/20/2025 | 884507 | Invoice Cloud           | Building      | \$ 27.93    | Biller Portal Access Fee - Sept 2025                          |
| 10/20/2025 | 884507 | Invoice Cloud           | City Ins Fund | \$ 24.45    | Biller Portal Access Fee - Sept 2025                          |
| 10/20/2025 | 884507 | Invoice Cloud           | Parking       | \$ 24.44    | Biller Portal Access Fee - Sept 2025                          |
| 10/20/2025 | 884507 | Invoice Cloud           | Solid Waste   | \$ 7,251.97 | Biller Portal Access Fee - Payment Proce                      |

| Check Date | Check  | Name                           | Fund Name      | Amount       | Item Desc                                             |
|------------|--------|--------------------------------|----------------|--------------|-------------------------------------------------------|
| 10/20/2025 | 884507 | Invoice Cloud                  | Solid Waste    | \$ 621.55    | Biller Portal Access Fee - Sept 2025                  |
| 10/20/2025 | 884507 | Invoice Cloud                  | Storm Sewer    | \$ 3,223.10  | Biller Portal Access Fee - Payment Proce              |
| 10/20/2025 | 884507 | Invoice Cloud                  | Wastewater     | \$ 12,489.50 | Biller Portal Access Fee - Payment Proce              |
| 10/20/2025 | 884507 | Invoice Cloud                  | Water          | \$ 17,324.13 | Biller Portal Access Fee - Payment Proce              |
| 10/20/2025 | 884501 | I-State Truck                  | Fleet          | \$ 200.69    | C251400605.01                                         |
| 10/20/2025 | 884501 | I-State Truck                  | Fleet          | \$ 200.69    | C251400605.01                                         |
| 10/20/2025 | 884501 | I-State Truck                  | Fleet          | \$ 203.66    | C251400722.01                                         |
| 10/20/2025 | 884508 | J & M Tire                     | Wastewater     | \$ 32.50     | FLAT REPAIR                                           |
| 10/20/2025 | 884508 | J & M Tire                     | Water          | \$ 32.50     | FLAT REPAIR                                           |
| 10/20/2025 | 884508 | J & M Tire                     | Water          | \$ 20.00     | FLAT REPAIR ON 7119                                   |
| 10/20/2025 | 884509 | Jen Tech                       | Street/Traffic | \$ 710.00    | stencils for crosswalk paintings                      |
| 10/20/2025 | ACH    | Joe Johnson Equipment          | Fleet          | \$ 1,344.00  | P03244                                                |
| 10/20/2025 | 884510 | JOHN PANNELL                   | General        | \$ 12.00     | 9.18.25 Jury Witness                                  |
| 10/20/2025 | 884511 | Johnstone Supply               | Street/Traffic | \$ 14.40     | parts for pump & Grand Peaks Storm Reten              |
| 10/20/2025 | 884512 | Jones                          | Airport        | \$ 75.00     | Jeff Jones Alterations & Tailoring - Patches          |
| 10/20/2025 | 884513 | JOSEPH R NANCE                 | General        | \$ 12.00     | 9.18.25 Jury Witness                                  |
| 10/20/2025 | 884514 | KAREN and ARTHUR, COATS        | Water          | \$ 231.82    | MAR Refund...Karen Arthur Coats..Acct # 3066253       |
| 10/20/2025 | 884515 | Kaufman                        | Street/Traffic | \$ 199.99    | Michel Kaufman...Streets...Safety Boot R              |
| 10/20/2025 | 884516 | KEVIN GILLEN                   | General        | \$ 12.00     | 9.18.25 Jury Witness                                  |
| 10/20/2025 | 884517 | King's Ace Hardware State Inc. | Public Safety  | \$ 8.98      | KEY                                                   |
| 10/20/2025 | 884518 | Kittelsohn & Associates Inc    | Planning       | \$ 16,023.76 | Prof Svcs through October 31, 2025; 211st St Railroad |
| 10/20/2025 | 884519 | Knife River                    | Street/Traffic | \$ 227.76    | Street Repair - Bitterroot & Natalie                  |
| 10/20/2025 | 884519 | Knife River                    | Water          | \$ 7,419.20  | 3/4 " BEDDING ROCK - (102)                            |
| 10/20/2025 | 884519 | Knife River                    | Water          | \$ 4,444.38  | ROAD MIX 3/4"---1-1 - /2TON = 1 YARD                  |
| 10/20/2025 | 884520 | KOBE TYLER FRENCH              | General        | \$ 12.00     | 9.18.25 Jury Witness                                  |
| 10/20/2025 | 884521 | Kolar                          | General        | \$ 583.00    | 25 Fall COLJ Reimbursement                            |
| 10/20/2025 | 884522 | L P Anderson Tire              | Fleet          | \$ 76.20     | 175960                                                |
| 10/20/2025 | 884522 | L P Anderson Tire              | Fleet          | \$ 2,182.95  | 188358                                                |
| 10/20/2025 | 884522 | L P Anderson Tire              | Fleet          | \$ 3,052.00  | 188377                                                |
| 10/20/2025 | 884522 | L P Anderson Tire              | Street/Traffic | \$ 210.00    | --; TIRE; TIRE SWITCH                                 |
| 10/20/2025 | 884522 | L P Anderson Tire              | Street/Traffic | \$ 60.00     | FLAT REPAIR ON 1251                                   |
| 10/20/2025 | 884522 | L P Anderson Tire              | Street/Traffic | \$ 110.00    | TIRE REPAIR; TIRE REPAIR                              |
| 10/20/2025 | 884522 | L P Anderson Tire              | Street/Traffic | \$ 210.00    | TIRE REPAIR; TIRE REPAIR                              |

| Check Date | Check  | Name                      | Fund Name      | Amount       | Item Desc                                              |
|------------|--------|---------------------------|----------------|--------------|--------------------------------------------------------|
| 10/20/2025 | 884522 | L P Anderson Tire         | Street/Traffic | \$ 238.00    | TIRE REPAIR; TIRE REPAIR                               |
| 10/20/2025 | 884522 | L P Anderson Tire         | Street/Traffic | \$ 276.00    | TIRE REPAIR; TIRE REPAIR                               |
| 10/20/2025 | 884522 | L P Anderson Tire         | Street/Traffic | \$ 374.00    | TIRE REPAIR; TIRE REPAIR                               |
| 10/20/2025 | 884522 | L P Anderson Tire         | Street/Traffic | \$ 482.00    | TIRE REPAIR; TIRE REPAIR                               |
| 10/20/2025 | 884522 | L P Anderson Tire         | Street/Traffic | \$ (210.00)  | TIRE REPAIR; TIRE REPAIR                               |
| 10/20/2025 | 884522 | L P Anderson Tire         | Street/Traffic | \$ 210.00    | TIRE REPAIR; TIRE REPAIR                               |
| 10/20/2025 | 884522 | L P Anderson Tire         | Transit        | \$ 710.00    | 203221 mount/ dismount tires                           |
| 10/20/2025 | 884523 | LANCE E JOHNSON           | General        | \$ 12.00     | 9.18.25 Jury Witness                                   |
| 10/20/2025 | 884523 | LANCE E JOHNSON           | General        | \$ 15.00     | Jury Parking 9.18.25                                   |
| 10/20/2025 | 884524 | Lesman Iron Works         | Light Maint    | \$ 1,253.00  | Repair streetlight pole                                |
| 10/20/2025 | 884524 | Lesman Iron Works         | Water          | \$ 84.00     | brackets for L-Structure Mixer 2 VFD rep               |
| 10/20/2025 | 884524 | Lesman Iron Works         | Water          | \$ 126.00    | L-Structure Miser 2 VFD replacement brac               |
| 10/20/2025 | 884525 | Liberty Title and Land    | CDBG           | \$ 10,000.00 | FTHB - Jade & Miklo Crow - 3254 Granger Ave E. Unit F6 |
| 10/20/2025 | 884526 | Library Petty Cash        | Library        | \$ 4.80      | Children's program supplies                            |
| 10/20/2025 | 884526 | Library Petty Cash        | Library        | \$ 19.99     | Co+Lab E-spinner supplies                              |
| 10/20/2025 | 884526 | Library Petty Cash        | Library        | \$ 14.96     | FNF craft night supplies, team 3                       |
| 10/20/2025 | 884526 | Library Petty Cash        | Library        | \$ 14.72     | FNF Oreo Tasting night, Team 4                         |
| 10/20/2025 | 884526 | Library Petty Cash        | Library        | \$ 58.45     | Keane, book locker mileage reimbursement               |
| 10/20/2025 | 884527 | LINC CORNELL THOMAS       | General        | \$ 12.00     | 9.18.25 Jury Witness                                   |
| 10/20/2025 | 884528 | LINDA M SCHICKTANZ        | General        | \$ 12.00     | 9.18.25 Jury Witness                                   |
| 10/20/2025 | 884529 | LYNNE DIANE MCQUISTON     | General        | \$ 25.00     | 9.18.25 Jury Served                                    |
| 10/20/2025 | 884530 | MARGARET CUNNINGHAM       | General        | \$ 12.00     | 9.18.25 Jury Witness                                   |
| 10/20/2025 | 884531 | MARIE SCHARFE             | General        | \$ 7.60      | 9.18.25 Jury Parking Fee                               |
| 10/20/2025 | 884531 | MARIE SCHARFE             | General        | \$ 25.00     | 9.18.25 Jury Served                                    |
| 10/20/2025 | 884532 | MARK EVAN DWORKIN         | General        | \$ 25.00     | 9.18.25 Jury Served                                    |
| 10/20/2025 | 884533 | Mark Rite Lines Equipment | Street/Traffic | \$ 1,596.76  | parts for 1307                                         |
| 10/20/2025 | 884534 | MARTIN S YANG             | General        | \$ 12.00     | 9.18.25 Jury Witness                                   |
| 10/20/2025 | 884535 | Matthew Roberts Concrete  | Water          | \$ 2,500.00  | concrete for Hydrant replacement @ 3221                |
| 10/20/2025 | 884536 | MCKENNA SUE SMYLE         | General        | \$ 12.00     | 9.18.25 Jury Witness                                   |
| 10/20/2025 | 884537 | Meadow Green Sales        | Street/Traffic | \$ 122.12    | trimmer repair                                         |
| 10/20/2025 | 884538 | MICHAEL ANTHONY GALLEGOS  | General        | \$ 25.00     | 9.18.25 Jury Served                                    |
| 10/20/2025 | 884539 | Midwest Tape              | Library        | \$ 11.24     | 507829930                                              |
| 10/20/2025 | 884539 | Midwest Tape              | Library        | \$ 20.98     | 507829931                                              |

| Check Date | Check  | Name                  | Fund Name       | Amount      | Item Desc                                                  |
|------------|--------|-----------------------|-----------------|-------------|------------------------------------------------------------|
| 10/20/2025 | 884539 | Midwest Tape          | Library         | \$ 57.72    | 507829932                                                  |
| 10/20/2025 | 884539 | Midwest Tape          | Library         | \$ 46.48    | 507862445                                                  |
| 10/20/2025 | 884539 | Midwest Tape          | Library         | \$ 96.71    | 507862446                                                  |
| 10/20/2025 | 884539 | Midwest Tape          | Library         | \$ 52.48    | 507862446                                                  |
| 10/20/2025 | 884540 | Milam                 | Public Safety   | \$ 135.00   | Ben Milam reimbursement for trip to DC for NTOA conference |
| 10/20/2025 | 884540 | Milam                 | Public Safety   | \$ 135.00   | Ben Milam reimbursement for trip to DC for NTOA conference |
| 10/20/2025 | 884541 | Montana CSED          | Payroll Clearir | \$ 7,096.14 | Payroll Summary                                            |
| 10/20/2025 | 884542 | Montana DOC           | Payroll Clearir | \$ 12.50    | Payroll Summary                                            |
| 10/20/2025 | 884543 | MFPE                  | Payroll Clearir | \$ 3,043.04 | Payroll Summary                                            |
| 10/20/2025 | 884544 | MLEA                  | Public Safety   | \$ 970.00   | 25348, Flammang and Shaffer to MLEA for defensive tactics  |
| 10/20/2025 | 884545 | Montana Peterbilt     | Fleet           | \$ 543.96   | 123584BL                                                   |
| 10/20/2025 | 884545 | Montana Peterbilt     | Fleet           | \$ 77.23    | 123807BL                                                   |
| 10/20/2025 | 884545 | Montana Peterbilt     | Fleet           | \$ 6.48     | 123956BL                                                   |
| 10/20/2025 | 884545 | Montana Peterbilt     | Fleet           | \$ 143.52   | 124383BL                                                   |
| 10/20/2025 | 884545 | Montana Peterbilt     | Fleet           | \$ 402.20   | 124383BL                                                   |
| 10/20/2025 | 884545 | Montana Peterbilt     | Fleet           | \$ 62.79    | 124383BL                                                   |
| 10/20/2025 | 884545 | Montana Peterbilt     | Fleet           | \$ 199.90   | 124384BL                                                   |
| 10/20/2025 | 884546 | MSFA                  | Payroll Clearir | \$ 6,183.94 | Payroll Summary                                            |
| 10/20/2025 | 884547 | Morrison Maierle      | Airport         | \$ 801.00   | Amendment #25 to Assist The Airport With Purchasing Land   |
| 10/20/2025 | 884548 | Motor Power Equipment | Fleet           | \$ 82.50    | 01B1576322                                                 |
| 10/20/2025 | 884548 | Motor Power Equipment | Fleet           | \$ 739.77   | 01B1576322                                                 |
| 10/20/2025 | 884548 | Motor Power Equipment | Fleet           | \$ (82.50)  | 01B1576332                                                 |
| 10/20/2025 | 884548 | Motor Power Equipment | Fleet           | \$ 67.80    | 01B1576859                                                 |
| 10/20/2025 | 884548 | Motor Power Equipment | Fleet           | \$ 334.67   | 01B1576932                                                 |
| 10/20/2025 | 884548 | Motor Power Equipment | Fleet           | \$ 334.67   | 01B1576934                                                 |
| 10/20/2025 | 884549 | Moulton Bellingham PC | General         | \$ 2,520.00 | Moulton Bellingham Invoice #162529 (\$2,520.00)            |
| 10/20/2025 | 884550 | MPPA                  | Payroll Clearir | \$ 4,006.52 | Payroll Summary                                            |
| 10/20/2025 | 884551 | MT Dept of Revenue    | Payroll Clearir | \$ 896.94   | Payroll Summary                                            |
| 10/20/2025 | 884552 | Napa Auto Parts       | Fleet           | \$ (38.74)  | 693391                                                     |
| 10/20/2025 | 884552 | Napa Auto Parts       | Fleet           | \$ (62.73)  | 693786                                                     |
| 10/20/2025 | 884552 | Napa Auto Parts       | Fleet           | \$ 53.11    | 694736                                                     |
| 10/20/2025 | 884552 | Napa Auto Parts       | Fleet           | \$ 45.42    | 694757                                                     |
| 10/20/2025 | 884552 | Napa Auto Parts       | Fleet           | \$ 13.63    | 694810                                                     |

| Check Date | Check  | Name            | Fund Name | Amount    | Item Desc |
|------------|--------|-----------------|-----------|-----------|-----------|
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 35.94  | 695003    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 55.74  | 695114    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 35.96  | 695256    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 24.05  | 695277    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 31.20  | 695343    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 68.90  | 695485    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 247.74 | 695544    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 37.56  | 695622    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 24.05  | 695622    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 27.20  | 695758    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 25.82  | 695779    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 34.50  | 695808    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 32.64  | 695946    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 36.68  | 695993    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 56.68  | 696738    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 208.80 | 696738    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 73.75  | 696738    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 11.44  | 696738    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 35.00  | 696765    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 4.64   | 696765    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 27.82  | 696765    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 18.29  | 696765    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 18.94  | 696765    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 34.35  | 696781    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 11.16  | 696831    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 11.16  | 696846    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 64.55  | 696895    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 228.50 | 696901    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 328.30 | 696902    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 8.60   | 698597    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 16.62  | 698685    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 18.40  | 698685    |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet     | \$ 25.20  | 698685    |

| Check Date | Check  | Name            | Fund Name      | Amount    | Item Desc                                   |
|------------|--------|-----------------|----------------|-----------|---------------------------------------------|
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet          | \$ 74.20  | 698769                                      |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet          | \$ 30.50  | 698769                                      |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet          | \$ 43.68  | 699098                                      |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet          | \$ 29.33  | 699175                                      |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet          | \$ 103.14 | 699175                                      |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet          | \$ 30.50  | 699175                                      |
| 10/20/2025 | 884552 | Napa Auto Parts | Fleet          | \$ 121.89 | 699884                                      |
| 10/20/2025 | 884552 | Napa Auto Parts | Street/Traffic | \$ 13.55  | Atlas Compressor Plug Adapter               |
| 10/20/2025 | 884552 | Napa Auto Parts | Street/Traffic | \$ 42.39  | tools for sweeper cabinet                   |
| 10/20/2025 | 884552 | Napa Auto Parts | Wastewater     | \$ 1.80   | HEADLIGHT FOR 7997                          |
| 10/20/2025 | 884552 | Napa Auto Parts | Water          | \$ 1.80   | HEADLIGHT FOR 7997                          |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 21.96  | 698649 window tool                          |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 144.00 | 698650 cores                                |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 242.99 | 698650 replace battery (1828, WO: 2026-263) |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 242.99 | 698650 stock                                |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 25.47  | 6986561 primer                              |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 1.84   | 6986561 primer daubers                      |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 36.78  | 6986561 sealer                              |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 10.92  | 6986561 sealer cartgun                      |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 3.95   | 6986561 split leather palm                  |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 34.83  | 698973 arm heat sleeve                      |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 7.04   | 698973 wiring                               |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 7.04   | 698973 wiring                               |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 36.78  | 699055 window weld (1839, WO: 2026-264)     |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 12.24  | 699065 adapter                              |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 7.78   | 699363 key fob battery                      |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 122.00 | 700088 AD9                                  |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 37.50  | 700088 cap screws                           |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 152.00 | 700088 core deposit                         |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 26.40  | 700088 fitting                              |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 24.66  | 700124 fitting                              |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 15.30  | 700124 fitting                              |
| 10/20/2025 | 884553 | Napa-MET        | Transit        | \$ 20.43  | 700127 gloves                               |

| Check Date | Check  | Name                    | Fund Name      | Amount       | Item Desc                                                  |
|------------|--------|-------------------------|----------------|--------------|------------------------------------------------------------|
| 10/20/2025 | 884553 | Napa-MET                | Transit        | \$ 91.50     | 700132 AD9                                                 |
| 10/20/2025 | 884553 | Napa-MET                | Transit        | \$ 114.00    | 700132 AD9 cores                                           |
| 10/20/2025 | 884554 | NearMap US              | IT Resources   | \$ 17,108.64 | One Year ariel imagery subscription thru 10/11/2026        |
| 10/20/2025 | 884555 | Newman Traffic Signs    | Street/Traffic | \$ 1,213.30  | traffic sign blanks                                        |
| 10/20/2025 | ACH    | NorMont Equipment       | Street/Traffic | \$ 3,150.00  | Patcheroil unit 1228                                       |
| 10/20/2025 | 884556 | North Coast Electric    | Street/Traffic | \$ 316.01    | parts for street lights                                    |
| 10/20/2025 | 884556 | North Coast Electric    | Street/Traffic | \$ (65.43)   | parts for street lights - returned                         |
| 10/20/2025 | 884556 | North Coast Electric    | Street/Traffic | \$ 1,037.51  | parts for streetlight inventory                            |
| 10/20/2025 | 884556 | North Coast Electric    | Street/Traffic | \$ 93.06     | parts to repair street lights                              |
| 10/20/2025 | 884556 | North Coast Electric    | Street/Traffic | \$ 49.64     | parts to repair street lights                              |
| 10/20/2025 | 884556 | North Coast Electric    | Street/Traffic | \$ 139.97    | street light items for inventory                           |
| 10/20/2025 | 884556 | North Coast Electric    | Street/Traffic | \$ 39.70     | Tape for label maker                                       |
| 10/20/2025 | 884557 | Northwest Fuel Systems  | Transit        | \$ 235.95    | INV564321 lift inspection                                  |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Street/Traffic | \$ 37.08     | pipe insulation for 1307                                   |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Wastewater     | \$ 32.18     | gauges to test natural gas pressure                        |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Wastewater     | \$ 1,626.12  | Primary Digester UV and Shop plumbing p                    |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Wastewater     | \$ 265.02    | Primary Digester ga Compressor repair pa                   |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Wastewater     | \$ 310.40    | Primary Digester gas compressor repair p                   |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Wastewater     | \$ 470.42    | Primary Digester gas Compressor repair p                   |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Wastewater     | \$ 496.38    | Primary Digester gas Compressor repair p                   |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Wastewater     | \$ 594.46    | Primary pumps repair                                       |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Wastewater     | \$ 150.00    | replacement hole saw kit                                   |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Wastewater     | \$ 79.05     | UV bldg sight glass repair fittings                        |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Water          | \$ 55.90     | 1 INCH GALVANIZED CAP - P/N: 111-275-02270                 |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Water          | \$ 20.28     | 1-1/2" TD T-10 STRAINERS N - 0-9084-001 P/N: 111-265-00020 |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Water          | \$ 30.42     | 1-1/2" TD T-10 STRAINERS N - 0-9084-001 P/N: 111-265-00020 |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Water          | \$ 348.92    | 2" MEASURING CHAMBER COMPLETE - 9600-015 (2032408)         |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Water          | \$ 498.45    | 2" MEASURING CHAMBER COMPLETE - 9600-015 (2032408)         |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Water          | \$ 22.45     | 2" T-10 STRAINER - 9084-002 P/N: 111-265-00090             |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Water          | \$ 1,078.65  | 2" TURBINE METER - CU FT ARB-REG/FLGS P/N: 202NS62276      |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Water          | \$ 41.88     | 41.88                                                      |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Water          | \$ 94.30     | BLACK COUPLING 1-1/4" P/N: 0320060                         |
| 10/20/2025 | ACH    | Northwest Pipe Fittings | Water          | \$ 70.70     | boiler repair parts                                        |

| Check Date | Check  | Name                       | Fund Name       | Amount       | Item Desc                                                 |
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| 10/20/2025 | ACH    | Northwest Pipe Fittings    | Water           | \$ 77.80     | CAST IRON CURB BOX PLUG 1-1/4" P/N: 2175728               |
| 10/20/2025 | ACH    | Northwest Pipe Fittings    | Water           | \$ 657.20    | CURB BOX LID W/PLUG 1-1/4"#89375 P/N: 2175605             |
| 10/20/2025 | ACH    | Northwest Pipe Fittings    | Water           | \$ 13,716.00 | R-900 ENHANCED WALL RR - MIU P/N: 2030905                 |
| 10/20/2025 | ACH    | Northwest Pipe Fittings    | Water           | \$ 23.56     | THRUST WASHER #K-8106 FOR - K-81 HYDRANT                  |
| 10/20/2025 | ACH    | Northwest Pipe Fittings    | Water           | \$ 3,814.10  | WO 23-21 HSPS Zone 2 Piping Modification                  |
| 10/20/2025 | 884558 | NorthWestern Energy        | Wastewater      | \$ 222.96    | 389 62nd St Lift Sept 2025                                |
| 10/20/2025 | 884558 | NorthWestern Energy        | Water           | \$ 928.33    | 5809 Canyonwoods Dr...Sept 2025                           |
| 10/20/2025 | 884559 | Olympic Sales Inc          | Fleet           | \$ 48.98     | 15994                                                     |
| 10/20/2025 | 884559 | Olympic Sales Inc          | Fleet           | \$ 1,121.20  | 15994                                                     |
| 10/20/2025 | 884559 | Olympic Sales Inc          | Fleet           | \$ 12,473.28 | 16006                                                     |
| 10/20/2025 | 884559 | Olympic Sales Inc          | Fleet           | \$ 553.41    | 16006                                                     |
| 10/20/2025 | 884560 | Onsite Gutters             | Water           | \$ 1,879.80  | Operations Bldg Gutter Replacement                        |
| 10/20/2025 | 884561 | PAUL ALVIN FOOTTIT         | General         | \$ 12.00     | 9.18.25 Jury Witness                                      |
| 10/20/2025 | 884562 | Portable Restroom Service  | Transit         | \$ 50.00     | 19517 Heights portable toilet maintenance                 |
| 10/20/2025 | 884564 | Precise MRM                | Street/Traffic  | \$ 4,875.00  | Hot/Cold Pot Hole patching locations sen                  |
| 10/20/2025 | 884563 | Pre-Paid Legal Casualty    | Payroll Clearin | \$ 211.98    | Payroll Summary                                           |
| 10/20/2025 | 884565 | Prorover                   | General         | \$ 1,027.80  | #7 10_14_2025 INVOICE                                     |
| 10/20/2025 | 884566 | Puckett                    | Public Safety   | \$ 25.54     | Sam Puckett reimbursement for trip to Helena              |
| 10/20/2025 | 884567 | REBECCA E NEWTON           | General         | \$ 12.00     | 9.18.25 Jury Parking                                      |
| 10/20/2025 | 884567 | REBECCA E NEWTON           | General         | \$ 25.00     | 9.18.25 Jury Served                                       |
| 10/20/2025 | 884568 | Red Wing Brands of America | Airport         | \$ 200.00    | Inv. #998ST1-1122483. Steve Pincolini FY26 Shoe Allowance |
| 10/20/2025 | 884568 | Red Wing Brands of America | Street/Traffic  | \$ 200.00    | Kevin Wellard..Safety Boots FY26...Stree                  |
| 10/20/2025 | 884569 | Reid                       | Airport         | \$ 150.00    | FY26 Shoe Allowance - Clyde Reid                          |
| 10/20/2025 | 884570 | Reid                       | Public Safety   | \$ 240.00    | Hope Reid reimbursement for trip to TN for backgrounds    |
| 10/20/2025 | ACH    | Rexel USA                  | Wastewater      | \$ 398.42    | materials for AFT air compressor project                  |
| 10/20/2025 | ACH    | Rexel USA                  | Wastewater      | \$ 118.61    | supplies for Lift Station control upgrad                  |
| 10/20/2025 | ACH    | Rexel USA                  | Water           | \$ 160.73    | materials for Bulk Chemical lighting rep                  |
| 10/20/2025 | ACH    | Rexel USA                  | Water           | \$ 347.19    | materials for Bulk Chemical Lighting rep                  |
| 10/20/2025 | ACH    | Rexel USA                  | Water           | \$ 20.46     | screwdriver                                               |
| 10/20/2025 | 884571 | RICHARD L KIETZMAN         | General         | \$ 12.00     | 9.18.25 Jury Witness                                      |
| 10/20/2025 | 884572 | Rimrock Foundation         | Court Grants    | \$ 30.00     | 25 Sept. Rimrock AG                                       |
| 10/20/2025 | 884573 | Rimrock Pest Control       | Library         | \$ 155.00    | 7588 October 2025 insect spraying                         |
| 10/20/2025 | 884574 | ROBERT B LOUGH             | General         | \$ 25.00     | 9.18.25 Jury Served                                       |

| Check Date | Check  | Name                         | Fund Name       | Amount       | Item Desc                                                   |
|------------|--------|------------------------------|-----------------|--------------|-------------------------------------------------------------|
| 10/20/2025 | 884575 | Robert Drummond              | Payroll Clearin | \$ 375.00    | Payroll Summary                                             |
| 10/20/2025 | 884576 | Romaine Electric Corporation | Transit         | \$ 3,545.59  | 10-082160 VGT Act                                           |
| 10/20/2025 | 884577 | Roto-Rooter Plumbing         | Facilities      | \$ 228.50    | Ran trench drain line for southeast dog kennel room         |
| 10/20/2025 | 884578 | Safety Kleen                 | Wastewater      | \$ 229.42    | Parts Washer Rental...Oct 2025                              |
| 10/20/2025 | 884579 | Selbys                       | Street/Traffic  | \$ 74.28     | marking paint                                               |
| 10/20/2025 | 884579 | Selbys                       | Wastewater      | \$ 135.13    | Ink Cartridges, gray & Yellow                               |
| 10/20/2025 | 884579 | Selbys                       | Water           | \$ 135.13    | Ink Cartridges, gray & Yellow                               |
| 10/20/2025 | 884580 | SHANNON J UNRUH              | General         | \$ 12.00     | 9.18.25 Jury Witness                                        |
| 10/20/2025 | 884581 | Sherwin Williams             | Water           | \$ 101.18    | painting tips                                               |
| 10/20/2025 | 884582 | Sign Pro                     | Transit         | \$ 95.00     | HUB2102 front decal (1826, WO: 2025-1040)                   |
| 10/20/2025 | 884583 | Simply Family Magazine       | Park Dist 1     | \$ 3,388.00  | simply local insert and full page - 7929                    |
| 10/20/2025 | 884584 | Sky Dine Billings            | Airport         | \$ 138.00    | Invoice #AR000818. October Aviation & Transit Board Meeting |
| 10/20/2025 | 884585 | Solid Waste Systems          | Fleet           | \$ 1,029.51  | P14525SPO                                                   |
| 10/20/2025 | 884586 | Speedy Auto Glass            | Street/Traffic  | \$ 646.89    | --; WINDSHIELD                                              |
| 10/20/2025 | ACH    | Spencer Fluid Power          | Fleet           | \$ 2,651.94  | 32839821                                                    |
| 10/20/2025 | ACH    | Spencer Fluid Power          | Fleet           | \$ 3,422.78  | 32839836                                                    |
| 10/20/2025 | ACH    | Spencer Fluid Power          | Fleet           | \$ 3,597.81  | 32839844                                                    |
| 10/20/2025 | ACH    | Spencer Fluid Power          | Wastewater      | \$ 426.79    | chain saw blade                                             |
| 10/20/2025 | ACH    | Spencer Fluid Power          | Water           | \$ 426.80    | chain saw blade426                                          |
| 10/20/2025 | 884587 | SRF Consulting Group         | Transit         | \$ 11,034.63 | Financial Sustainability & Governance Study                 |
| 10/20/2025 | 884588 | State Bar Of Montana         | General         | \$ 255.00    | State Bar of MT - 2026 Lawyers Deskbooks (\$255.00)         |
| 10/20/2025 | 884589 | State Of Montana             | IT Resources    | \$ 80.89     | Remote WAN Connection WAN Circuit Pass Through              |
| 10/20/2025 | 884589 | State Of Montana             | Public Safety   | \$ 118.11    | Remote WAN Connection Remote Network Access                 |
| 10/20/2025 | 884590 | State of MT MVD              | Solid Waste     | \$ 20.01     | 2 CDL Tablet Wifi Fee                                       |
| 10/20/2025 | 884590 | State of MT MVD              | Street/Traffic  | \$ 10.00     | 2 CDL Tablet WIFI Fee...Oct 2025                            |
| 10/20/2025 | 884590 | State of MT MVD              | Transit         | \$ 40.01     | 2 CDL Tablet WIFI Fee...Oct 2025                            |
| 10/20/2025 | 884590 | State of MT MVD              | Wastewater      | \$ 5.00      | 2 CDL Tablet WIFI Fee...Oct 2025                            |
| 10/20/2025 | 884590 | State of MT MVD              | Water           | \$ 5.00      | 2 CDL Tablet WIFI Fee...Oct 2025                            |
| 10/20/2025 | 884591 | STEVE ARNESON                | General         | \$ 12.00     | 9.18.25 Jury Witness                                        |
| 10/20/2025 | 884592 | Steve Schilling              | Water           | \$ 800.00    | 570 Chinook, Service Line Repair Reimbu                     |
| 10/20/2025 | 884593 | Summit Utility Services      | Phone Systerr   | \$ 8.10      | Week of 9/27/25 Locates                                     |
| 10/20/2025 | 884594 | Tacoma Screw Products        | Fleet           | \$ 18.17     | 270181462-00                                                |
| 10/20/2025 | 884594 | Tacoma Screw Products        | Fleet           | \$ 29.52     | 270181462-00                                                |

| Check Date | Check  | Name                      | Fund Name      | Amount      | Item Desc                                                 |
|------------|--------|---------------------------|----------------|-------------|-----------------------------------------------------------|
| 10/20/2025 | 884594 | Tacoma Screw Products     | Fleet          | \$ 31.51    | 270181462-00                                              |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Fleet          | \$ 23.51    | 270181462-00                                              |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Fleet          | \$ 11.32    | 270181462-00                                              |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Fleet          | \$ 36.11    | 270181462-00                                              |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Fleet          | \$ 39.10    | 270181462-00                                              |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Fleet          | \$ 31.05    | 270181462-00                                              |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Fleet          | \$ 6.83     | 270181462-00                                              |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Fleet          | \$ 5.77     | 270181462-00                                              |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Fleet          | \$ 12.52    | 270181462-00                                              |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Fleet          | \$ 8.76     | 270181462-00                                              |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Fleet          | \$ 6.50     | 270181462-00                                              |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Fleet          | \$ 21.83    | 270181462-00                                              |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Fleet          | \$ 16.57    | 270181462-00                                              |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Fleet          | \$ 8.24     | 270181462-00                                              |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Fleet          | \$ 3.96     | 270181462-00                                              |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Street/Traffic | \$ 113.06   | Super sawzxall blade, cut-off wheel for                   |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Street/Traffic | \$ 176.74   | Tools                                                     |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Wastewater     | \$ 120.55   | hand cleaner, circuit board cleaner                       |
| 10/20/2025 | 884594 | Tacoma Screw Products     | Water          | \$ 170.93   | materials for Bulk Chemical lighting rep                  |
| 10/20/2025 | 884595 | Terracon Consultants Inc. | Gas Tax        | \$ 310.00   | WO 25-28 Concrete Testing...Safe Routes                   |
| 10/20/2025 | 884595 | Terracon Consultants Inc. | St Maint Dist  | \$ 760.00   | WO 25-99 Concrete Testing Lewis Ave & 1                   |
| 10/20/2025 | 884595 | Terracon Consultants Inc. | St Maint Dist  | \$ 4,090.00 | WO 26-03 Asphalt Cores, Analysis                          |
| 10/20/2025 | 884595 | Terracon Consultants Inc. | Trl Donate     | \$ 1,702.50 | WO 25-08 Rose Park Trail. Density Testi                   |
| 10/20/2025 | 884596 | Tetra Tech, Inc.          | Solid Waste    | \$ 6,137.50 | surface emission and groundwater monitoring and reporting |
| 10/20/2025 | 884597 | Thermax Insulation LLC    | Solid Waste    | \$ 3,778.00 | Removable insulation blankets for valves                  |
| 10/20/2025 | 884598 | THOMAS S MORRIS           | General        | \$ 12.00    | 9.18.25 Jury Witness                                      |
| 10/20/2025 | 884599 | Tire-Rama                 | Solid Waste    | \$ 690.78   | 2 NEW TIRES FOR VEHICLE 0061                              |
| 10/20/2025 | 884599 | Tire-Rama                 | Solid Waste    | \$ 1,611.00 | 55 gal drum @ BOC (Jason Card)                            |
| 10/20/2025 | 884599 | Tire-Rama                 | Solid Waste    | \$ 537.00   | 55 gal drum @ BOC (Jason Card)                            |
| 10/20/2025 | 884599 | Tire-Rama                 | Solid Waste    | \$ 1,128.50 | back stock of tires                                       |
| 10/20/2025 | 884599 | Tire-Rama                 | Solid Waste    | \$ 4,630.95 | back stock tires                                          |
| 10/20/2025 | 884599 | Tire-Rama                 | Solid Waste    | \$ 240.00   | DISMOUNT, MOUNT, ROTATION                                 |
| 10/20/2025 | 884599 | Tire-Rama                 | Solid Waste    | \$ 780.00   | DISMOUNT, MOUNT, ROTATION                                 |

| Check Date | Check  | Name                  | Fund Name   | Amount       | Item Desc                                           |
|------------|--------|-----------------------|-------------|--------------|-----------------------------------------------------|
| 10/20/2025 | 884599 | Tire-Rama             | Solid Waste | \$ 130.00    | DISMOUNT, MOUNT, ROTATION                           |
| 10/20/2025 | 884599 | Tire-Rama             | Solid Waste | \$ 250.00    | DISMOUNT, MOUNT, ROTATION                           |
| 10/20/2025 | 884599 | Tire-Rama             | Solid Waste | \$ 459.96    | NEW TIRES                                           |
| 10/20/2025 | 884599 | Tire-Rama             | Solid Waste | \$ 20.00     | TIRE ROTATION                                       |
| 10/20/2025 | 884599 | Tire-Rama             | Solid Waste | \$ 40.00     | TIRE ROTATION                                       |
| 10/20/2025 | 884599 | Tire-Rama             | Solid Waste | \$ 20.00     | TIRE ROTATION                                       |
| 10/20/2025 | 884599 | Tire-Rama             | Solid Waste | \$ 20.00     | TIRE ROTATION                                       |
| 10/20/2025 | 884599 | Tire-Rama             | Solid Waste | \$ 25.00     | TIRE ROTATION                                       |
| 10/20/2025 | 884599 | Tire-Rama             | Solid Waste | \$ 5.00      | TIRE ROTATION                                       |
| 10/20/2025 | 884599 | Tire-Rama             | Solid Waste | \$ 5.00      | TIRE ROTATION                                       |
| 10/20/2025 | 884599 | Tire-Rama             | Solid Waste | \$ 115.00    | TIRE ROTATIONS                                      |
| 10/20/2025 | 884599 | Tire-Rama             | Solid Waste | \$ 1,135.00  | TIRE ROTATIONS, DISMOUNT, MOUNT                     |
| 10/20/2025 | 884599 | Tire-Rama             | Solid Waste | \$ 4,046.70  | Tire-Rama 105-34470                                 |
| 10/20/2025 | ACH    | Town & Country Supply | Fleet       | \$ 5,600.26  | 449609                                              |
| 10/20/2025 | ACH    | Town & Country Supply | Fleet       | \$ 6,341.66  | 449609                                              |
| 10/20/2025 | ACH    | Town & Country Supply | Fleet       | \$ 13,937.28 | 449611                                              |
| 10/20/2025 | ACH    | Town & Country Supply | Fleet       | \$ 6,488.83  | 449611                                              |
| 10/20/2025 | ACH    | Town & Country Supply | Solid Waste | \$ 18,776.80 | 448571                                              |
| 10/20/2025 | ACH    | Town & Country Supply | Water       | \$ 11,179.52 | UNLEADED FUEL FOR BELKNAP                           |
| 10/20/2025 | ACH    | Tractor & Equipment   | Solid Waste | \$ 88.12     | 15-40 ENG OIL, 10WT HYD OIL                         |
| 10/20/2025 | ACH    | Tractor & Equipment   | Solid Waste | \$ 445.86    | BOLT, GASKET, WASHER, SENDER                        |
| 10/20/2025 | ACH    | Tractor & Equipment   | Solid Waste | \$ 2,226.95  | CAMERA, CONTROL                                     |
| 10/20/2025 | ACH    | Tractor & Equipment   | Solid Waste | \$ 127.89    | CONSUMABLES, ENVIRONMENTAL FEE                      |
| 10/20/2025 | ACH    | Tractor & Equipment   | Solid Waste | \$ 215.71    | FILTER-LUBE, AIR FILTER SEAL KIT                    |
| 10/20/2025 | ACH    | Tractor & Equipment   | Solid Waste | \$ 1,116.00  | INSTALLED COUNTERWEIGHT                             |
| 10/20/2025 | ACH    | Tractor & Equipment   | Solid Waste | \$ 1,488.00  | PERFORM 1000 HOUR SERVICE MAINTENANCE               |
| 10/20/2025 | ACH    | Tractor & Equipment   | Solid Waste | \$ 2,043.00  | REMOVE AND INSTALL HYDRAULIC HOSES 7 LINES          |
| 10/20/2025 | ACH    | Tractor & Equipment   | Solid Waste | \$ 291.62    | SEAL, PLUG, FILTER WRENCH ELEMENT                   |
| 10/20/2025 | ACH    | Tractor & Equipment   | Solid Waste | \$ 2,048.37  | SEAL, SEAL ORING, HOSE,WASHER, BOLT BRACKET         |
| 10/20/2025 | ACH    | Tractor & Equipment   | Solid Waste | \$ 1,827.00  | TROUBLESHOOT AND CLEAN EMISSIONS MODULE             |
| 10/20/2025 | ACH    | Tractor & Equipment   | Solid Waste | \$ 1,176.00  | TROUBLESHOOT CAMERA                                 |
| 10/20/2025 | ACH    | Tractor & Equipment   | Solid Waste | \$ 1,176.00  | TROUBLESHOOT FUEL SYSTEM, LEVEL NOT READING CORRECT |
| 10/20/2025 | ACH    | Tractor & Equipment   | Solid Waste | \$ 856.52    | WASHER, BOLT, COUNTERWEIGHT                         |

| Check Date | Check  | Name                               | Fund Name       | Amount       | Item Desc                                    |
|------------|--------|------------------------------------|-----------------|--------------|----------------------------------------------|
| 10/20/2025 | 884600 | Tristate Equipment                 | Fleet           | \$ 44.34     | 01P48506                                     |
| 10/20/2025 | 884601 | Tru Pipe                           | Wastewater      | \$ 38,337.00 | Root Killing in Sewer Lines; Invoice 2753    |
| 10/20/2025 | 884602 | Tyler Technologies                 | Public Safety   | \$ 7,500.00  | Qty. 50 mobile mapping licenses -Police      |
| 10/20/2025 | 884603 | United Way Of Billings             | Payroll Clearin | \$ 185.00    | Payroll Summary                              |
| 10/20/2025 | 884604 | Utilities Underground Location Ctr | Storm Sewer     | \$ 1,291.50  | Utiliitiy Locates for Sept 2025 = 2952       |
| 10/20/2025 | 884604 | Utilities Underground Location Ctr | Street/Traffic  | \$ 1,291.50  | Utiliitiy Locates for Sept 2025 = 2952       |
| 10/20/2025 | 884604 | Utilities Underground Location Ctr | Street/Traffic  | \$ 1,291.50  | Utiliitiy Locates for Sept 2025 = 2952       |
| 10/20/2025 | 884604 | Utilities Underground Location Ctr | Wastewater      | \$ 645.75    | Utiliitiy Locates for Sept 2025 = 2952       |
| 10/20/2025 | 884604 | Utilities Underground Location Ctr | Water           | \$ 645.75    | Utiliitiy Locates for Sept 2025 = 2952       |
| 10/20/2025 | 884605 | Van Arsdale Construction           | CDBG            | \$ 1,165.00  | New concrete pad for bus bench               |
| 10/20/2025 | 884606 | Verizon Wireless                   | Engineering     | \$ 67.33     | PW-Engineering                               |
| 10/20/2025 | 884606 | Verizon Wireless                   | Engineering     | \$ 67.33     | PW-Engineering                               |
| 10/20/2025 | 884606 | Verizon Wireless                   | Fleet           | \$ 42.71     | Motor Pool                                   |
| 10/20/2025 | 884606 | Verizon Wireless                   | Fleet           | \$ 42.87     | Motor Pool                                   |
| 10/20/2025 | 884606 | Verizon Wireless                   | General         | \$ 154.57    | City Administrator                           |
| 10/20/2025 | 884606 | Verizon Wireless                   | General         | \$ 214.68    | City Administrator                           |
| 10/20/2025 | 884606 | Verizon Wireless                   | General         | \$ 10.02     | Code Enf. Tina Hoeger Laptop                 |
| 10/20/2025 | 884606 | Verizon Wireless                   | General         | \$ 10.02     | Code Enf. Tina Hoeger Laptop and Cell Phones |
| 10/20/2025 | 884606 | Verizon Wireless                   | General         | \$ 445.34    | Code Enf. Tina Hoeger Laptop and Cell Phones |
| 10/20/2025 | 884606 | Verizon Wireless                   | General         | \$ 40.01     | Code Enforcement Laptop -Todd Morgan         |
| 10/20/2025 | 884606 | Verizon Wireless                   | General         | \$ 40.01     | Code Enforcement Laptop -Todd Morgan         |
| 10/20/2025 | 884606 | Verizon Wireless                   | General         | \$ 27.32     | Victoria Hill Laptop                         |
| 10/20/2025 | 884606 | Verizon Wireless                   | General         | \$ (20.93)   | Victoria Hill -Laptop                        |
| 10/20/2025 | 884606 | Verizon Wireless                   | Library         | \$ 38.64     | Library                                      |
| 10/20/2025 | 884606 | Verizon Wireless                   | Library         | \$ 38.65     | Library                                      |
| 10/20/2025 | 884606 | Verizon Wireless                   | Parking         | \$ 150.95    | Parking                                      |
| 10/20/2025 | 884606 | Verizon Wireless                   | Parking         | \$ 198.32    | Parking                                      |
| 10/20/2025 | 884606 | Verizon Wireless                   | PD Program      | \$ 375.47    | CCSIU Cel/PTT                                |
| 10/20/2025 | 884606 | Verizon Wireless                   | PD Program      | \$ 400.17    | CCSIU Cel/PTT                                |
| 10/20/2025 | 884606 | Verizon Wireless                   | PD Program      | \$ 80.02     | CCSIU RAVEN                                  |
| 10/20/2025 | 884606 | Verizon Wireless                   | PD Program      | \$ 80.02     | CCSIU RAVEN                                  |
| 10/20/2025 | 884606 | Verizon Wireless                   | Phone System    | \$ 20.02     | Andy iPad                                    |
| 10/20/2025 | 884606 | Verizon Wireless                   | Phone System    | \$ 20.02     | Andy iPad                                    |

| Check Date | Check  | Name             | Fund Name      | Amount      | Item Desc                             |
|------------|--------|------------------|----------------|-------------|---------------------------------------|
| 10/20/2025 | 884606 | Verizon Wireless | Phone Systerr  | \$ 80.02    | WRF Cradle Point Belknap Cradle Point |
| 10/20/2025 | 884606 | Verizon Wireless | Phone Systerr  | \$ 80.02    | WRF Cradle Point Belknap Cradle Point |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 40.01    | Bait Car                              |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 40.01    | Bait Car                              |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 40.01    | Fire Drone Hotspot                    |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 40.01    | Fire Drone Hotspot                    |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 40.01    | Fire MDT                              |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 40.01    | Fire MDT                              |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 20.02    | Fire MDT / Test Verizon iPad          |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ (30.66)  | Fire MDT / Test Verizon iPad          |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 40.04    | Fire MDT / Test Verizon iPad          |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 40.01    | Fire MDT / Test Verizon iPad          |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 320.08   | MDT Toughbooks                        |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 20.02    | MDT Toughbooks                        |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 320.08   | MDT Toughbooks                        |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 40.04    | MDT Toughbooks                        |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 78.66    | Police Bait Car and SRO Boeckel       |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 99.85    | Police Bait Car and SRO Boeckel       |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 40.01    | Police iPad St John                   |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 40.01    | Police iPad St John                   |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ (27.99)  | Police MiFi                           |
| 10/20/2025 | 884606 | Verizon Wireless | Public Safety  | \$ 35.01    | Police MiFi                           |
| 10/20/2025 | 884606 | Verizon Wireless | Solid Waste    | \$ 24.28    | PW-SW-ON CALL Solid Waste On Call     |
| 10/20/2025 | 884606 | Verizon Wireless | Solid Waste    | \$ 24.37    | PW-SW-ON CALL Solid Waste On Call     |
| 10/20/2025 | 884606 | Verizon Wireless | Street/Traffic | \$ 174.67   | PW-Streets iPad, Street Cameras       |
| 10/20/2025 | 884606 | Verizon Wireless | Street/Traffic | \$ 174.67   | PW-Streets iPad, Street Cameras       |
| 10/20/2025 | 884606 | Verizon Wireless | Street/Traffic | \$ 244.57   | PW-STRT TRFC Streets                  |
| 10/20/2025 | 884606 | Verizon Wireless | Street/Traffic | \$ 244.62   | PW-STRT TRFC Streets                  |
| 10/20/2025 | 884606 | Verizon Wireless | Transit        | \$ 309.02   | MET AVL                               |
| 10/20/2025 | 884606 | Verizon Wireless | Transit        | \$ 309.02   | MET AVL                               |
| 10/20/2025 | 884606 | Verizon Wireless | Transit        | \$ 970.38   | MET Max Transit                       |
| 10/20/2025 | 884606 | Verizon Wireless | Transit        | \$ 1,120.28 | MET Max Transit                       |
| 10/20/2025 | 884606 | Verizon Wireless | Transit        | \$ 970.41   | MET Max Transit                       |

| Check Date | Check  | Name                              | Fund Name       | Amount      | Item Desc                            |
|------------|--------|-----------------------------------|-----------------|-------------|--------------------------------------|
| 10/20/2025 | 884606 | Verizon Wireless                  | Transit         | \$ 1,120.28 | MET Max Transit                      |
| 10/20/2025 | 884606 | Verizon Wireless                  | Transit         | \$ 280.19   | MET Transit                          |
| 10/20/2025 | 884606 | Verizon Wireless                  | Transit         | \$ 280.42   | MET Transit                          |
| 10/20/2025 | 884606 | Verizon Wireless                  | Wastewater      | \$ 520.13   | MET Tablets                          |
| 10/20/2025 | 884606 | Verizon Wireless                  | Wastewater      | \$ 520.13   | MET Tablets                          |
| 10/20/2025 | 884606 | Verizon Wireless                  | Water           | \$ (6.37)   | PWBLKNP Water Treatment              |
| 10/20/2025 | 884606 | Verizon Wireless                  | Water           | \$ 27.32    | PWBLKNP Water Treatment              |
| 10/20/2025 | 884606 | Verizon Wireless                  | Water           | \$ 40.01    | PWBLNP Comm-Meter CityWorks/Neptune  |
| 10/20/2025 | 884606 | Verizon Wireless                  | Water           | \$ 40.01    | PWBLNP Comm-Meter CityWorks/Neptune  |
| 10/20/2025 | 884606 | Verizon Wireless                  | Water           | \$ 67.33    | PWBLNP Comm-Meter CityWorks/Neptune  |
| 10/20/2025 | 884606 | Verizon Wireless                  | Water           | \$ 67.33    | PWBLNP Comm-Meter CityWorks/Neptune  |
| 10/20/2025 | 884607 | Vermeer Mountain West             | Park Dist 1     | \$ 3,488.79 | chipper repairs - 07031767           |
| 10/20/2025 | 884608 | Washington State Support Registry | Payroll Clearin | \$ 825.75   | Payroll Summary                      |
| 10/20/2025 | ACH    | Wastequip Manufacturing           | Fleet           | \$ 348.28   | 4132766                              |
| 10/20/2025 | 884609 | White Heating & Air Conditioning  | Solid Waste     | \$ 573.00   | add supply vent to office            |
| 10/20/2025 | 884610 | Williams Investigations           | General         | \$ 80.00    | 137 Terry Process Service            |
| 10/20/2025 | 884610 | Williams Investigations           | Payroll Clearin | \$ 651.25   | Payroll Summary                      |
| 10/20/2025 | 884611 | Yellowstone County                | General         | \$ 5.00     | Receipt 25-21566 Resolution 25-11304 |
| 10/20/2025 | 884612 | Yellowstone County Weed District  | Park Dist 1     | \$ 1,727.80 | noxious weed control - CPD 25/26     |
| 10/20/2025 | 884612 | Yellowstone County Weed District  | Street/Traffic  | \$ 1,091.38 | Weed Spraying City Streets           |
| 10/20/2025 | 884613 | Yellowstone E-Waste Solutions     | Solid Waste     | \$ 516.00   | E-waste recycling picked up Oct 1st. |

**City Council Regular**

**Date:** 11/24/2025  
**Title:** Payment of Claims for week of October 27th, 2025  
**Presented by:** Erin Watterud  
**Department:** Finance  
**Presentation:** No  
**Legal Review:** Not Applicable  
**Project Number:** N/A

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**RECOMMENDATION**

Staff recommends Council approve the Payment of Claims

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

Claims in the amount of \$9,219,116.71 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.

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**Attachments**

CouncilMemo wk of 10272025

| Check Date | Check # | Name                  | Fund Name     | Amount          | Item Desc                                             |
|------------|---------|-----------------------|---------------|-----------------|-------------------------------------------------------|
| 10/27/2025 | 884617  | A & E Architects      | Public Safety | \$ 2,175.00     | additional services outside of PO scope for Station 5 |
| 10/27/2025 | 884618  | Ace Electric          | Library       | \$ 1,608.00     | 23042 Chiller lockout issue                           |
| 10/27/2025 | 884619  | Advanced Employment   | Building      | \$ 522.90       | Temp Employee                                         |
| 10/27/2025 | 884619  | Advanced Employment   | Building      | \$ 737.10       | Temp Employee                                         |
| 10/27/2025 | 884619  | Advanced Employment   | Building      | \$ 711.90       | Temp Employee                                         |
| 10/27/2025 | 884619  | Advanced Employment   | P.W. Admin    | \$ 1,120.00     | Services for 09/22-09/26/2025..A. Broadh              |
| 10/27/2025 | 884619  | Advanced Employment   | Public Safety | \$ 70.00        | 1360100222, cleaning PD3                              |
| 10/27/2025 | 884619  | Advanced Employment   | Public Safety | \$ 70.00        | 1360100304, cleaning PD3                              |
| 10/27/2025 | 884619  | Advanced Employment   | Solid Waste   | \$ 273.00       | Contract Labor for 09/26/2025...SW Landf              |
| 10/27/2025 | 884619  | Advanced Employment   | Solid Waste   | \$ 574.00       | Contract labor for week ending 09/28/202              |
| 10/27/2025 | 884619  | Advanced Employment   | Solid Waste   | \$ 182.00       | Contract Labor...09/25/2025...Collection              |
| 10/27/2025 | 884620  | Air Controls-Billings | Airport       | \$ 12,517.00    | Invoice #55305. IP-9 New HVAC                         |
| 10/27/2025 | 884621  | ALBERT LARANCE        | Parking       | \$ 100.00       | REFUND PARKING VIOLATION PAYMENT                      |
| 10/27/2025 | 884622  | Alma Costa            | Park Dist 1   | \$ 150.00       | cleaning key refund                                   |
| 10/27/2025 | 884623  | Als Bootery           | Water         | \$ 189.95       | Ed Pierson....Safety Boots...TY26                     |
| 10/27/2025 | 884624  | Alsco-American Linen  | Airport       | \$ 97.61        | September 2025 Uniform & Building Maintenance         |
| 10/27/2025 | 884624  | Alsco-American Linen  | Airport       | \$ 16.04        | Laundry Service Operations - September 2025           |
| 10/27/2025 | 884624  | Alsco-American Linen  | Airport       | \$ 87.61        | September 2025 Uniform & Building Maintenance         |
| 10/27/2025 | 884624  | Alsco-American Linen  | Airport       | \$ 108.17       | September 2025 Laundry Service - Operations           |
| 10/27/2025 | 884624  | Alsco-American Linen  | Airport       | \$ 88.99        | September 2025 Uniform & Building Maintenance         |
| 10/27/2025 | 884624  | Alsco-American Linen  | Airport       | \$ 16.04        | September 2025 Laundry Service - Operations           |
| 10/27/2025 | 884624  | Alsco-American Linen  | Airport       | \$ 89.27        | September 2025 Uniform & Building Maintenance         |
| 10/27/2025 | 884624  | Alsco-American Linen  | Airport       | \$ 16.04        | September 2025 Laundry Service - Operations           |
| 10/27/2025 | 884624  | Alsco-American Linen  | Airport       | \$ (140.25)     | September 2025 Uniform & Building Maintenance         |
| 10/27/2025 | 884625  | Alternatives          | General       | \$ 189.00       | Invoice # 2025-08-14 BMC Misd. Subsidy 25-July        |
| 10/27/2025 | 884626  | American Plumbing     | Public Safety | \$ 250.00       | Sewer Camera Station 4                                |
| 10/27/2025 | 884627  | Archie Cochrane       | Fleet         | \$ 70.85        | 5598659                                               |
| 10/27/2025 | 884627  | Archie Cochrane       | Fleet         | \$ 185.80       | 5598659                                               |
| 10/27/2025 | 884627  | Archie Cochrane       | Fleet         | \$ 70.85        | 5598873                                               |
| 10/27/2025 | 884627  | Archie Cochrane       | Fleet         | \$ 185.80       | 5598873                                               |
| 10/27/2025 | ACH     | Askin Construction    | Airport       | \$ 1,368,048.35 | Runway 7/25 Reconstruction & Extension Proj - Fed     |
| 10/27/2025 | ACH     | Askin Construction    | Airport       | \$ 72,002.54    | Runway 7/25 Reconstruction & Extension Proj - Local   |
| 10/27/2025 | ACH     | Askin Construction    | Gas Tax       | \$ 201,885.75   | WO25-28 Safe Routes to School Projects -              |

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|------------|---------|------------------------------|----------------|---------------|-------------------------------------------------------|
| 10/27/2025 | ACH     | Askin Construction           | Wastewater     | \$ 948,849.66 | WO 25-36 Contract 2 2025 Sewer Main Replacement       |
| 10/27/2025 | 884628  | Bargreen Ellingson           | Public Safety  | \$ 254.31     | Coffee filters, Cooking Supplies                      |
| 10/27/2025 | 884629  | Batteries Plus GTM           | Water          | \$ 18.00      | batteries for flashlights                             |
| 10/27/2025 | 884630  | Big Sky Economic Development | General        | \$ 1,000.00   | Annual Member Investment - Builder Level              |
| 10/27/2025 | 884631  | Big Sky Irrigation           | Park Dist 1    | \$ 1,418.50   | lillis pump repairs - 1994M                           |
| 10/27/2025 | 884632  | Bighorn Boot                 | Solid Waste    | \$ 200.00     | Allan Woodward...SW Collections...Safety              |
| 10/27/2025 | 884632  | Bighorn Boot                 | Solid Waste    | \$ 194.00     | Justin Nelson...SW Coll...Safety Boots F              |
| 10/27/2025 | 884632  | Bighorn Boot                 | Solid Waste    | \$ 200.00     | Robert Gookin....SW ...Safety Boots...FY              |
| 10/27/2025 | 884632  | Bighorn Boot                 | Wastewater     | \$ 189.00     | Chans Arce...Safety Boots FY26...Environ              |
| 10/27/2025 | 884633  | Billedeaux                   | Airport        | \$ 200.00     | FY26 Shoe Allowance - Lincoln Billedeaux              |
| 10/27/2025 | 884634  | Billings Clinic              | Public Safety  | \$ 225.00     | SWAT 071525, trauma training                          |
| 10/27/2025 | 884635  | Billings Construction        | Park Dist 1    | \$ 117.31     | TIOLET RENTAL FOR CENTENNIAL - 19855                  |
| 10/27/2025 | 884635  | Billings Construction        | Park Dist 1    | \$ 170.46     | toilet rental for castle rock park - 19224            |
| 10/27/2025 | 884635  | Billings Construction        | Park Dist 1    | \$ 162.04     | toilet rental for castlerock - 19228                  |
| 10/27/2025 | 884635  | Billings Construction        | Park Dist 1    | \$ 121.02     | toilet rental for Centennial - 19357                  |
| 10/27/2025 | 884635  | Billings Construction        | Park Dist 1    | \$ 147.30     | TOILET RENTAL FOR KIWANIS BIKE TRAIL - 19834          |
| 10/27/2025 | 884635  | Billings Construction        | Park Dist 1    | \$ 172.17     | toilet rental for mary street - 19336                 |
| 10/27/2025 | 884635  | Billings Construction        | Park Dist 1    | \$ 780.00     | toilet rental skatepark - invoice 19235               |
| 10/27/2025 | 884635  | Billings Construction        | Public Safety  | \$ 114.02     | Generic Toilet and Sink - August Services             |
| 10/27/2025 | 884635  | Billings Construction        | Public Safety  | \$ 110.31     | September Services -Generic Toilet and Double Sink    |
| 10/27/2025 | 884635  | Billings Construction        | Solid Waste    | \$ 116.59     | Landfill Toilet Rental Aug 2025                       |
| 10/27/2025 | 884635  | Billings Construction        | Solid Waste    | \$ 219.19     | Landfill Toilet Rental....Aug 2025                    |
| 10/27/2025 | 884635  | Billings Construction        | Solid Waste    | \$ 519.05     | Safety Equipment                                      |
| 10/27/2025 | 884635  | Billings Construction        | Solid Waste    | \$ 113.03     | Toilet Rental..SW Landfill...09/01-09/30              |
| 10/27/2025 | 884635  | Billings Construction        | Solid Waste    | \$ 212.16     | Toilet Rental..SW landfill09/01-09/30/20              |
| 10/27/2025 | 884635  | Billings Construction        | Street/Traffic | \$ 185.00     | asphalt cutting blade used in street rep              |
| 10/27/2025 | 884635  | Billings Construction        | Street/Traffic | \$ 60.30      | Pre-Mix fuel for saw to cut asphalt                   |
| 10/27/2025 | 884635  | Billings Construction        | Street/Traffic | \$ 83.85      | Traffic cones                                         |
| 10/27/2025 | 884635  | Billings Construction        | Wastewater     | \$ 108.17     | Billings Rod & Gun Club...09/01-09/30/20              |
| 10/27/2025 | 884635  | Billings Construction        | Wastewater     | \$ 111.81     | Rod & Gun Club Toilet Rental Aug 2025                 |
| 10/27/2025 | 884636  | BILLINGS LODGING WEST        | Water          | \$ 17,982.78  | MAR Refund. Billings Lodging West LLC. Acct # 3117380 |
| 10/27/2025 | 884637  | Billings Tourism             | Tourism BID #  | \$ 67,635.81  | TBID: Paid September Distributed October, 2025        |
| 10/27/2025 | 884638  | Binns                        | Water          | \$ 60.00      | Cell phone reimbursement Aug Sept Oct                 |

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|------------|---------|----------------------------------|---------------|---------------|-------------------------------------------------------|
| 10/27/2025 | 884639  | BNSF Railway Company             | Storm Sewer   | \$ 100.00     | Contract # LC242311...11/16/2025-11/15/2              |
| 10/27/2025 | 884639  | BNSF Railway Company             | Storm Sewer   | \$ 100.00     | Contract # LC242312...11/16/2025-11/15/               |
| 10/27/2025 | 884640  | Bohlman                          | General       | \$ 80.00      | Cell phone stipend September - October 2025           |
| 10/27/2025 | 884641  | Brianna Olvera                   | CDBG          | \$ 100.00     | VISTA - Housing Allowance Incentive Reimb - October   |
| 10/27/2025 | 884642  | Brown                            | Park Dist 1   | \$ 90.00      | Governors conference travel expense-2025              |
| 10/27/2025 | 884643  | Bruco Inc                        | Airport       | \$ 195.87     | Invoice #434838. Janitorial Supplies                  |
| 10/27/2025 | 884643  | Bruco Inc                        | Airport       | \$ 319.11     | Invoice #434838-1. Janitorial Supplies                |
| 10/27/2025 | ACH     | Burns & McDonnell Engineering    | Water         | \$ 149,604.30 | WO 19-42 West End Water Treatment Plant Project       |
| 10/27/2025 | 884644  | Carahsoft Technology             | Building      | \$ 42,429.58  | 35 - eplansoft REVIEW subscription licenses           |
| 10/27/2025 | 884645  | Cellebrite USA Corp              | PD Program    | \$ 6,534.93   | UFED 4 pc subscription.                               |
| 10/27/2025 | 884646  | Century Link                     | Park Dist 1   | \$ 71.74      | Monthly charges - account 333180294 (Oct. 2025)       |
| 10/27/2025 | 884646  | Century Link                     | Phone System  | \$ 163.89     | PRPL -Fax and Senior center fax                       |
| 10/27/2025 | 884646  | Century Link                     | Phone System  | \$ 186.09     | BOC Alarms                                            |
| 10/27/2025 | 884646  | Century Link                     | Phone System  | \$ 62.03      | South Park                                            |
| 10/27/2025 | 884646  | Century Link                     | Phone System  | \$ 191.37     | WWTP Conference Room                                  |
| 10/27/2025 | 884646  | Century Link                     | Water         | \$ 186.09     | Water Department Alarm                                |
| 10/27/2025 | 884648  | Charter Communications Operating | EOC 911       | \$ 495.97     | 911 Center & Master Monthly Services for Sept and Oct |
| 10/27/2025 | 884647  | Charter Communications Operating | Library       | \$ 1,454.00   | Spectrum Wi-Fi 172686701 October 2025                 |
| 10/27/2025 | 884649  | Chartier                         | Public Safety | \$ 132.50     | Chartier reimbfor trip to Helena firearms instructing |
| 10/27/2025 | 884650  | Christina Beeman                 | Park Dist 1   | \$ 150.00     | cleaning key refund                                   |
| 10/27/2025 | 884651  | CityServiceValcon                | Airport       | \$ 75.00      | Invoice #W265634. Training Prop Propane Tank Rent     |
| 10/27/2025 | 884652  | CivicSmart Parking               | Parking       | \$ 171.96     | DPT050258_CC TRANSACITON FEE SEPT 2025                |
| 10/27/2025 | 884652  | CivicSmart Parking               | Parking       | \$ 1,281.50   | DPT050258_LIBERTY METER PEMs OCT 2025                 |
| 10/27/2025 | 884653  | Clark Thomas                     | CDBG          | \$ 100.00     | VISTA - Housing Incentive Reimbursement - October     |
| 10/27/2025 | 884655  | Community Seven                  | General       | \$ 513.25     | FY26 Qtr 1 TDS PEG Fees                               |
| 10/27/2025 | 884654  | Community Seven                  | General       | \$ 13,854.05  | PEG Fees July 1, 2025, to Sept 30, 2025; FY26 Qtr 1   |
| 10/27/2025 | 884656  | Consolidated Electrical          | Water         | \$ 600.00     | vault for Landfill Radio Tower Site                   |
| 10/27/2025 | 884657  | Cop Construction                 | Wastewater    | \$ 15,667.84  | WO 24-01 Contract 2..Emergency Sewer Ser              |
| 10/27/2025 | 884657  | Cop Construction                 | Water         | \$ 543,079.65 | WO 25-01 Contract 1 Grand Ave Water Main Replac       |
| 10/27/2025 | 884658  | Copy Right                       | Library       | \$ 576.22     | 63825 Newsletter                                      |
| 10/27/2025 | 884659  | Creative Monograms               | Wastewater    | \$ 41.25      | Quincy, Max Safety Tees W/ Logo                       |
| 10/27/2025 | 884659  | Creative Monograms               | Water         | \$ 41.25      | Quincy, Max Safety Tees W/ Logo                       |
| 10/27/2025 | 884660  | Cummins Inc - Rocky Mountain     | Fleet         | \$ 16.80      | 38-251022317                                          |

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|------------|---------|------------------------------------|---------------|-----------------|-----------------------------------------------------|
| 10/27/2025 | 884660  | Cummins Inc - Rocky Mountain       | Fleet         | \$ 354.00       | 38-251022410                                        |
| 10/27/2025 | 884660  | Cummins Inc - Rocky Mountain       | Fleet         | \$ 949.42       | 38-251022433                                        |
| 10/27/2025 | 884660  | Cummins Inc - Rocky Mountain       | Fleet         | \$ 67.50        | 38-251022433                                        |
| 10/27/2025 | 884660  | Cummins Inc - Rocky Mountain       | Fleet         | \$ 101.68       | 38-251022462                                        |
| 10/27/2025 | 884660  | Cummins Inc - Rocky Mountain       | Fleet         | \$ (67.50)      | 38-251022486                                        |
| 10/27/2025 | 884660  | Cummins Inc - Rocky Mountain       | Solid Waste   | \$ 651.47       | DPF & GASKETS                                       |
| 10/27/2025 | 884661  | D & D Transport Refrigeration      | Transit       | \$ 170.66       | SB12250 shipping                                    |
| 10/27/2025 | 884661  | D & D Transport Refrigeration      | Transit       | \$ 2,353.83     | SB12250 clutch- Thermo King parts                   |
| 10/27/2025 | 884661  | D & D Transport Refrigeration      | Transit       | \$ 1,087.07     | SB12250 hose- Thermo King parts                     |
| 10/27/2025 | 884662  | Dell Computer L P                  | General       | \$ 127.74       | 24" Regular Monitor -Brittania, Court               |
| 10/27/2025 | 884662  | Dell Computer L P                  | General       | \$ 26.03        | Laptop charging cord -Candice - Finance             |
| 10/27/2025 | 884663  | Denny Menholt Frontier Chevrolet   | Property Ins  | \$ 465.80       | Inv. 509692 Repairs to BPD car #1486 #2025-119      |
| 10/27/2025 | 884663  | Denny Menholt Frontier Chevrolet   | Property Ins  | \$ 2,622.19     | Inv. 510178 Repairs to BPD Car 1582. #2025-119      |
| 10/27/2025 | 884663  | Denny Menholt Frontier Chevrolet   | Property Ins  | \$ 470.80       | Inv. 510678 Repairs to BPD car #1568. #2025-134     |
| 10/27/2025 | ACH     | Dick Anderson Construction         | Water         | \$ -            | WO 19-12 West End Reservoir Const Services Contract |
| 10/27/2025 | ACH     | Dick Anderson Construction         | Water         | \$ 1,265,945.72 | WO 19-12 West End Reservoir Const Services Contract |
| 10/27/2025 | ACH     | Dick Anderson Construction         | Water         | \$ 284,128.02   | WO 23-96 Dick Anderson Const Water Treatment Plant  |
| 10/27/2025 | 884664  | Diekemper                          | Park Dist 1   | \$ 20.00        | PARTCIAL PHONE STIPEND-STARTED MID-OCT              |
| 10/27/2025 | 884665  | Dominic Deanda                     | CDBG          | \$ 100.00       | VISTA - Housing Incentive Reimbursement - October   |
| 10/27/2025 | 884666  | DOWL                               | Planning      | \$ 1,688.75     | Services from August 31, 2025 to October 4, 2025    |
| 10/27/2025 | 884666  | DOWL                               | St Maint Dist | \$ 1,703.98     | WO 23-11 Downtown 2-Way Street Conversion           |
| 10/27/2025 | 884666  | DOWL                               | Storm Sewer   | \$ 53,031.30    | 02/10/2025...Approved by CC Engineer                |
| 10/27/2025 | 884666  | DOWL                               | Storm Sewer   | \$ 9,164.50     | WO 20-24 West End Storm System Improvements         |
| 10/27/2025 | 884666  | DOWL                               | Tax Incrmnt N | \$ 13,786.78    | WO 23-11 Downtown 2-Way Street Conversion           |
| 10/27/2025 | 884667  | Downtown Billings BID              | Downtown Bll  | \$ 144.59       | BID Assessment: Paid Sept Distributed Oct, 2025     |
| 10/27/2025 | 884668  | Downtown Billings Partnership      | Tax Incrmnt N | \$ 12,855.65    | Draw 2 MT-MMS-CG-25-0001                            |
| 10/27/2025 | 884669  | Earth First Aid Curbside Recycling | Solid Waste   | \$ 2,247.00     | Sept 2025... Cardboard Recycling                    |
| 10/27/2025 | 884670  | Earth Movers Excavation            | Storm Sewer   | \$ 94,032.97    | WO 25-13 Storm Drain Rehab; Pmt 1                   |
| 10/27/2025 | 884671  | Econo Print                        | General       | \$ 2,443.76     | Printing of Vendor Payment Checks                   |
| 10/27/2025 | ACH     | Eldorado National California       | Transit       | \$ 405.21       | 90883169 TPMS sensor                                |
| 10/27/2025 | 884672  | Empire Garage Owner's Association  | Parking       | \$ 9,099.74     | IN001753_CITY OF BILLINGS OCTOBER ASSESSMENT        |
| 10/27/2025 | 884673  | End2End Public Safety              | Parking       | \$ 1,813.25     | 25-005670-Q3 2025 ORIS QUARTER                      |
| 10/27/2025 | 884674  | Energy Laboratories Inc            | Solid Waste   | \$ 488.00       | Contaminated Soil Analysis - Landfill               |

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|------------|---------|-------------------------------|---------------|---------------|---------------------------------------------------|
| 10/27/2025 | 884674  | Energy Laboratories Inc       | Wastewater    | \$ 1,944.00   | Stormwater compliance sampling                    |
| 10/27/2025 | 884674  | Energy Laboratories Inc       | Wastewater    | \$ 234.00     | WRF Oil & Grease Samples                          |
| 10/27/2025 | 884674  | Energy Laboratories Inc       | Water         | \$ 647.00     | Contract Lab Services B25090014                   |
| 10/27/2025 | 884675  | Engineering Inc               | Gas Tax       | \$ 57,757.60  | WO 25-36 Rimrock Road 54th - 62nd                 |
| 10/27/2025 | 884675  | Engineering Inc               | St Maint Dist | \$ 818.00     | WO 25-99 Traffic Signal Replacement               |
| 10/27/2025 | 884676  | Environmental Resource Assoc  | Water         | \$ 3,541.62   | Semi-Annual PT Study                              |
| 10/27/2025 | 884676  | Environmental Resource Assoc  | Water         | \$ 512.15     | Standards, Turbidity, Inorganics                  |
| 10/27/2025 | 884677  | Eurofins Eaton Analytical     | Water         | \$ 500.00     | PFAS Analysis                                     |
| 10/27/2025 | 884678  | Farstad Oil Inc               | Fleet         | \$ 113.08     | 881682-25                                         |
| 10/27/2025 | 884678  | Farstad Oil Inc               | Transit       | \$ 537.42     | IN-919933-25 DEF (318 gal.)                       |
| 10/27/2025 | 884678  | Farstad Oil Inc               | Transit       | \$ 4.99       | IN-919933-25 environmental fee                    |
| 10/27/2025 | 884679  | FCS                           | Storm Sewer   | \$ 2,708.63   | WO 20-37 Stormwater Utility Development; Pmt 57   |
| 10/27/2025 | 884680  | Firemaster Mountain Region    | Public Safety | \$ 94.75      | Annual Extinguisher Maintenance                   |
| 10/27/2025 | 884681  | Gillig Corporation            | Transit       | \$ 827.76     | 41363157 bumper bracket                           |
| 10/27/2025 | 884681  | Gillig Corporation            | Transit       | \$ 17.44      | 41363670 lock                                     |
| 10/27/2025 | 884681  | Gillig Corporation            | Transit       | \$ 64.76      | 41363670 tech center lock/ latches                |
| 10/27/2025 | 884682  | Grade A Civil LLC             | Water         | \$ 742,019.17 | WO 23-12 Zone 4 Pump Station & Waterline Improvs  |
| 10/27/2025 | 884682  | Grade A Civil LLC             | Water         | \$ -          | WO 23-29 Grand Avenue Waterline Replacement       |
| 10/27/2025 | ACH     | Grainger Parts                | Fleet         | \$ 90.88      | 9665339694                                        |
| 10/27/2025 | ACH     | Grainger Parts                | Fleet         | \$ 153.68     | 9667362413                                        |
| 10/27/2025 | ACH     | Grainger Parts                | Water         | \$ 23.60      | 3/4 FEMALE HOSE X 3/4 MALE PIPE GARDEN HOSE END   |
| 10/27/2025 | ACH     | Grainger Parts                | Water         | \$ 127.08     | NEOPRENE CHEM RESIST GLOVE-XL P/N: 4T432          |
| 10/27/2025 | ACH     | Grainger Parts                | Water         | \$ 240.58     | SKULL SCREW EAR PLUG WITH CORD P/N: 1MCD8         |
| 10/27/2025 | ACH     | Grainger Parts                | Water         | \$ 137.76     | V-GARD HARD HAT - WHITE P/N: 3RRL5                |
| 10/27/2025 | 884683  | Granite Peak Pump Service Inc | Parks Maint   | \$ 45,455.00  | replacement pump station at Ironwood              |
| 10/27/2025 | 884684  | Graphic Imprints Inc.         | Park Dist 1   | \$ 1,117.88   | clothing and hats with logos - 123926             |
| 10/27/2025 | 884684  | Graphic Imprints Inc.         | Park Dist 1   | \$ 2,525.00   | patriot run shirts - 123882                       |
| 10/27/2025 | ACH     | Great West Engineering, Inc   | Solid Waste   | \$ 1,461.00   | WO 25-07 Horizontal Landfill Gas Collector Constr |
| 10/27/2025 | 884685  | Guaraglia                     | Park Dist 1   | \$ 103.85     | Reimburse for clothing purchase                   |
| 10/27/2025 | 884686  | Gustin                        | P.W. Admin    | \$ 60.00      | Gustin Cell Phone Aug Sept Oct                    |
| 10/27/2025 | 884687  | Hansers Wrecker Service       | Fleet         | \$ 150.00     | BIL38920                                          |
| 10/27/2025 | 884687  | Hansers Wrecker Service       | Fleet         | \$ 450.00     | BIL38937                                          |
| 10/27/2025 | 884687  | Hansers Wrecker Service       | Fleet         | \$ 100.00     | BIL38986                                          |

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|------------|---------|--------------------------------------|---------------|---------------|-------------------------------------------------------|
| 10/27/2025 | 884688  | Hardrives Construction Inc           | St Maint Dist | \$ 323,369.34 | WO 25-03 Contract 3..City Chip Seal/Scrub Seal; Pmt 3 |
| 10/27/2025 | ACH     | HDR, Inc.                            | Trl Donate    | \$ -          | WO 24-37 Stagecoach Trail                             |
| 10/27/2025 | ACH     | HDR, Inc.                            | Wastewater    | \$ 5,354.88   | WO 26-08 WRF Digester Gas Piping Replacement Engin    |
| 10/27/2025 | ACH     | HDR, Inc.                            | Wastewater    | \$ 17,022.23  | Yellowstone River Water Quality Study 2025; Pmt 1     |
| 10/27/2025 | ACH     | HDR, Inc.                            | Wastewater    | \$ 15,459.39  | Yellowstone River Water Quality Study 2025; Pmt 2     |
| 10/27/2025 | ACH     | HDR, Inc.                            | Water         | \$ 29,544.59  | WO 23-12 Zone 4 Pump Station & Waterline Improvs      |
| 10/27/2025 | ACH     | HDR, Inc.                            | SID Const     | \$ 40,743.58  | WO 24-37 Stagecoach Trail; Pmt 7                      |
| 10/27/2025 | 884689  | Hi-Country Dock & Door LLC           | Public Safety | \$ 1,345.00   | FS4 door not closing w/ no power at photo sensors     |
| 10/27/2025 | 884690  | Home Builders Association Of Billing | Building      | \$ 517.00     | HBA Membership Dues                                   |
| 10/27/2025 | 884691  | Hose & Rubber Supply Inc             | Fleet         | \$ 72.33      | 2120140                                               |
| 10/27/2025 | 884691  | Hose & Rubber Supply Inc             | Fleet         | \$ 50.69      | 2120292                                               |
| 10/27/2025 | 884691  | Hose & Rubber Supply Inc             | Fleet         | \$ 10.08      | 2120310                                               |
| 10/27/2025 | 884691  | Hose & Rubber Supply Inc             | Fleet         | \$ 802.45     | 2120648                                               |
| 10/27/2025 | 884691  | Hose & Rubber Supply Inc             | Fleet         | \$ 314.40     | 2120833                                               |
| 10/27/2025 | 884691  | Hose & Rubber Supply Inc             | Fleet         | \$ 301.12     | 2120915                                               |
| 10/27/2025 | 884691  | Hose & Rubber Supply Inc             | Fleet         | \$ 352.40     | 2120915                                               |
| 10/27/2025 | 884691  | Hose & Rubber Supply Inc             | Fleet         | \$ 26.45      | 2125141                                               |
| 10/27/2025 | 884691  | Hose & Rubber Supply Inc             | Fleet         | \$ 26.80      | 2125141                                               |
| 10/27/2025 | 884691  | Hose & Rubber Supply Inc             | Fleet         | \$ 32.65      | 2125141                                               |
| 10/27/2025 | 884691  | Hose & Rubber Supply Inc             | Fleet         | \$ 31.70      | 2125141                                               |
| 10/27/2025 | 884691  | Hose & Rubber Supply Inc             | Fleet         | \$ 26.20      | 2125141                                               |
| 10/27/2025 | 884691  | Hose & Rubber Supply Inc             | Fleet         | \$ 34.25      | 2125141                                               |
| 10/27/2025 | 884691  | Hose & Rubber Supply Inc             | Solid Waste   | \$ 209.07     | Parts / landfill trk # 271                            |
| 10/27/2025 | 884692  | Hughes Fire Equipment Inc            | Public Safety | \$ 1,979.10   | --; COMPRESSOR                                        |
| 10/27/2025 | 884692  | Hughes Fire Equipment Inc            | Public Safety | \$ 107.25     | SHIPPING                                              |
| 10/27/2025 | 884693  | InfoSend Inc                         | P.W. Admin    | \$ 1,300.00   | Programming fee 07/30/2025                            |
| 10/27/2025 | 884693  | InfoSend Inc                         | P.W. Admin    | \$ 14,449.90  | Services for 07/31-08/27/2025                         |
| 10/27/2025 | 884693  | InfoSend Inc                         | P.W. Admin    | \$ 4,262.27   | Services for 07/31-08/27/2025                         |
| 10/27/2025 | 884693  | InfoSend Inc                         | P.W. Admin    | \$ 14,584.39  | Services for 08/29/2025-09/29/2025                    |
| 10/27/2025 | 884693  | InfoSend Inc                         | P.W. Admin    | \$ 4,294.30   | Services for 08/29/2025-09/29/2025                    |
| 10/27/2025 | 884694  | Ingram Library Services              | Library       | \$ 0.27       | 91221685                                              |
| 10/27/2025 | 884694  | Ingram Library Services              | Library       | \$ 49.21      | 91221685                                              |
| 10/27/2025 | 884694  | Ingram Library Services              | Library       | \$ 0.29       | 91221686                                              |

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| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 37.76    | 91221686            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 1.70     | 91221687            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 180.12   | 91221687            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 31.17    | 91221687            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 9.74     | 91221687            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 0.21     | 91221688            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 15.90    | 91221688            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 11.79    | 91221688            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 0.17     | 91221689            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 35.38    | 91221689            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 0.30     | 91221690            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 14.40    | 91221690            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 19.28    | 91221690            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 0.06     | 91221691            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 10.39    | 91221691            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 0.42     | 91221692            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 20.40    | 91221692            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 1.69     | 91221693            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 105.19   | 91221693            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 0.59     | 91221694            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 21.24    | 91221694            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 0.30     | 91221695            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 11.79    | 91221695            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 3.00     | 91221696            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 12.39    | 91221696            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 3.00     | 91260154            |
| 10/27/2025 | 884694  | Ingram Library Services | Library   | \$ 16.52    | 91260154            |
| 10/27/2025 | 884695  | Interstate Batteries    | Fleet     | \$ 432.32   | 1196439             |
| 10/27/2025 | 884695  | Interstate Batteries    | Fleet     | \$ 625.16   | 1196464             |
| 10/27/2025 | 884695  | Interstate Batteries    | Fleet     | \$ 1,043.55 | 1196664             |
| 10/27/2025 | 884695  | Interstate Batteries    | Fleet     | \$ 347.85   | 52040156            |
| 10/27/2025 | 884695  | Interstate Batteries    | Fleet     | \$ 140.16   | 52040156            |
| 10/27/2025 | 884696  | J & M Tire LLC          | Water     | \$ 20.00    | FLAT REPAIR ON 7327 |

| Check Date | Check # | Name                      | Fund Name       | Amount        | Item Desc                                                |
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| 10/27/2025 | 884697  | Jacob Zeiler              | Park Dist 1     | \$ 150.00     | cleaning key deposit refund                              |
| 10/27/2025 | 884698  | Jenasea Hott              | CDBG            | \$ 100.00     | VISTA - Housing Incentive Reimbursement - October        |
| 10/27/2025 | 884699  | Jim Nyquist               | City Ins Fund   | \$ 151.80     | canceling retiree elections as of 11/1/2025              |
| 10/27/2025 | 884699  | Jim Nyquist               | City Ins Fund   | \$ 1,722.19   | canceling retiree elections as of 11/1/2025              |
| 10/27/2025 | 884699  | Jim Nyquist               | Payroll Clearin | \$ 28.86      | canceling retiree elections as of 11/1/2025              |
| 10/27/2025 | 884700  | JOAN E and SONJA, HOLT    | Water           | \$ 151.51     | Joan & Sonja Holt...Acct # 3074983                       |
| 10/27/2025 | ACH     | Joe Johnson Equipment     | Wastewater      | \$ 28.01      | GREASE, ADAPTER, STR PUSH LOCK                           |
| 10/27/2025 | ACH     | Joe Johnson Equipment     | Water           | \$ 28.01      | GREASE, ADAPTER, STR PUSH LOCK                           |
| 10/27/2025 | 884701  | Jonah Casale              | CDBG            | \$ 100.00     | VISTA - Housing Incentive Reimbursement - October        |
| 10/27/2025 | 884702  | Kamlack Tesfa             | CDBG            | \$ 100.00     | VISTA - Housing Incentive Reimbursement - October        |
| 10/27/2025 | 884703  | Karlee Labuff             | Park Dist 1     | \$ 210.00     | refund for food tickets given out at skatepark event Aug |
| 10/27/2025 | 884704  | KB Commercial Products    | Water           | \$ 126.04     | MARKVIII DEGREASER CLEANER P/N: CST2985-5                |
| 10/27/2025 | 884704  | KB Commercial Products    | Water           | \$ 126.04     | MARKVIII DEGREASER CLEANER P/N: CST2985-5                |
| 10/27/2025 | 884705  | Knife River               | St Maint Dist   | \$ 847,404.40 | WO 26-03 Contract 1 City Overlay; Pmt 2                  |
| 10/27/2025 | 884706  | L P Anderson Tire         | Fleet           | \$ 230.00     | 183057                                                   |
| 10/27/2025 | 884706  | L P Anderson Tire         | Fleet           | \$ 278.00     | 194297                                                   |
| 10/27/2025 | 884706  | L P Anderson Tire         | Fleet           | \$ 295.00     | 199885                                                   |
| 10/27/2025 | 884706  | L P Anderson Tire         | Fleet           | \$ 2,070.00   | 205151                                                   |
| 10/27/2025 | 884706  | L P Anderson Tire         | Library         | \$ 140.40     | NONE; ALIGNMENT                                          |
| 10/27/2025 | 884706  | L P Anderson Tire         | Public Safety   | \$ 65.00      | NONE; ALIGNMENT                                          |
| 10/27/2025 | 884706  | L P Anderson Tire         | Public Safety   | \$ 1,158.06   | TIRE                                                     |
| 10/27/2025 | 884706  | L P Anderson Tire         | Street/Traffic  | \$ 380.40     | TIRE REPAIR; TIRE REPAIR                                 |
| 10/27/2025 | 884707  | Lamar Companies           | Planning        | \$ 3,490.00   | Billings 2045 Posters                                    |
| 10/27/2025 | 884708  | Lee Newspaper Enterprises | Planning        | \$ 270.95     | Publication of Notices - Zoning                          |
| 10/27/2025 | 884709  | Lennick                   | Public Safety   | \$ 50.00      | FBINAA conference 10/12/25-10/15/25                      |
| 10/27/2025 | 884710  | Magnet Forensics          | Public Safety   | \$ 34,760.00  | #SIN086508, GrayKey License 11/7/25-11/6/26              |
| 10/27/2025 | 884711  | Matthew Benowitz          | CDBG            | \$ 400.00     | VISTA Leader - Housing Allowance Incentive Reimb         |
| 10/27/2025 | 884712  | Mayo                      | Public Safety   | \$ 50.00      | FBINAA Conference 10/12/25-10/15/25                      |
| 10/27/2025 | 884713  | Mead & Hunt Inc           | Airport         | \$ 8,091.08   | Air Service Consulting Services                          |
| 10/27/2025 | 884714  | Melanie Phelps            | CDBG            | \$ 100.00     | VISTA - Housing Incentive Reimbursement - October        |
| 10/27/2025 | 884715  | Michael J McCarthy        | Public Safety   | \$ 5,500.00   | 25-04, instructor development                            |
| 10/27/2025 | 884716  | Montana Boiler Service    | Public Safety   | \$ 825.95     | Station 2 Boiler Air line leak thermocouple              |
| 10/27/2025 | 884717  | Montana Dakota Utilities  | Airport         | \$ 255.03     | 129 573 1000 1. Mud Wash. October 2025                   |

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| 10/27/2025 | 884717  | Montana Dakota Utilities     | Airport       | \$ 40.36      | 160 723 3573 6. USDA. October 2025                     |
| 10/27/2025 | 884717  | Montana Dakota Utilities     | Airport       | \$ 1,526.56   | 179 053 7751 5. New Terminal. October 2025             |
| 10/27/2025 | 884717  | Montana Dakota Utilities     | Airport       | \$ 52.04      | 185 580 1000 7. TSA. October 2025                      |
| 10/27/2025 | 884717  | Montana Dakota Utilities     | Airport       | \$ 37.41      | 229 573 1000 0. Detail Bay 1 Hertz. October 2025       |
| 10/27/2025 | 884717  | Montana Dakota Utilities     | Airport       | \$ 79.79      | 283 116 0655 3. IP-12 Alpine. October 2025             |
| 10/27/2025 | 884717  | Montana Dakota Utilities     | Airport       | \$ 31.55      | 295 580 1000 4. Aero Interiors. October 2025           |
| 10/27/2025 | 884717  | Montana Dakota Utilities     | Airport       | \$ 39.61      | 329 573 1000 9. Detail Bay 3 Enterprise. Oct 2025      |
| 10/27/2025 | 884717  | Montana Dakota Utilities     | Airport       | \$ 34.49      | 429 573 1000 8. Detail Bay 4 Avis/Budget. Oct 2025     |
| 10/27/2025 | 884717  | Montana Dakota Utilities     | Airport       | \$ 32.31      | 529 573 1000 7. Detail Bay 5 Thrifty/Dollar. Oct 2025  |
| 10/27/2025 | 884717  | Montana Dakota Utilities     | Airport       | \$ 38.13      | 629 573 1000 6. Detail Bay 2 National/Alamo. Oct 2025  |
| 10/27/2025 | 884717  | Montana Dakota Utilities     | Airport       | \$ 762.38     | 788 689 5644 8. Concourse Kitchen. October 2025        |
| 10/27/2025 | 884717  | Montana Dakota Utilities     | Airport       | \$ 86.39      | 889 373 1000 6. Car Wash. October 2025                 |
| 10/27/2025 | 884717  | Montana Dakota Utilities     | CDBG          | \$ 18.61      | 1709 St. John's Foreclosure Acquisition Rehab          |
| 10/27/2025 | 884717  | Montana Dakota Utilities     | Public Safety | \$ 74.07      | 911 Center - Generator October Services                |
| 10/27/2025 | 884718  | Montana Dept Of Justice Cjin | EOC 911       | \$ 16,047.23  | CJIN - Transactions, Omnixx, Terminal                  |
| 10/27/2025 | 884718  | Montana Dept Of Justice Cjin | Public Safety | \$ 64,359.13  | BPD CJIN Transaction Fees and License                  |
| 10/27/2025 | 884719  | Montana Peterbilt LLC        | Fleet         | \$ 117.82     | 124851BL                                               |
| 10/27/2025 | 884719  | Montana Peterbilt LLC        | Fleet         | \$ 62.79      | 124851BL                                               |
| 10/27/2025 | 884719  | Montana Peterbilt LLC        | Transit       | \$ 1,642.80   | 10545BL check rear differential noise                  |
| 10/27/2025 | 884720  | Morrison Maierle Inc         | Airport       | \$ 39,999.96  | Airport Master Plan Update - Federal Share             |
| 10/27/2025 | 884720  | Morrison Maierle Inc         | Airport       | \$ 4,444.44   | Airport Master Plan Update - Local Share               |
| 10/27/2025 | 884720  | Morrison Maierle Inc         | Airport       | \$ 909.59     | Amendment #13 Terminal Expansion Project - Federal     |
| 10/27/2025 | 884720  | Morrison Maierle Inc         | Airport       | \$ 85.50      | Amendment #13 Terminal Expansion Project - Inelig      |
| 10/27/2025 | 884720  | Morrison Maierle Inc         | Airport       | \$ 101.07     | Amendment #13 Terminal Expansion Project - Local       |
| 10/27/2025 | 884720  | Morrison Maierle Inc         | Airport       | \$ 919.89     | Amendment #24 Overlook Road Rehabilitation - Fed       |
| 10/27/2025 | 884720  | Morrison Maierle Inc         | Airport       | \$ 48.42      | Amendment #24 Overlook Road Rehabilitation - Local     |
| 10/27/2025 | 884720  | Morrison Maierle Inc         | Airport       | \$ 2,184.00   | to Assist The Airport With Purchasing Land             |
| 10/27/2025 | 884720  | Morrison Maierle Inc         | Airport       | \$ 1,417.38   | Amendment 23 Pavement Condition Index Survey Fed       |
| 10/27/2025 | 884720  | Morrison Maierle Inc         | Airport       | \$ 74.60      | Amendment 23 Pavement Condition Index Survey Local     |
| 10/27/2025 | 884720  | Morrison Maierle Inc         | Airport       | \$ 164,615.53 | Ticketing Area & New In-Line Baggage Belt Sys - Fed    |
| 10/27/2025 | 884720  | Morrison Maierle Inc         | Airport       | \$ 8,652.30   | Ticketing Area & New In-Line Baggage Belt Sys - Local  |
| 10/27/2025 | 884720  | Morrison Maierle Inc         | Airport       | \$ 48,585.98  | Ticketing Area & New In-Line Baggage Belt Sys - Non El |
| 10/27/2025 | 884720  | Morrison Maierle Inc         | Airport       | \$ 75,773.39  | Runway Reconstruction & Extension Project - Fed        |

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|------------|---------|------------------------------------|---------------|---------------|------------------------------------------------------|
| 10/27/2025 | 884720  | Morrison Maierle Inc               | Airport       | \$ 3,988.07   | Runway Reconstruction & Extension Project - Local    |
| 10/27/2025 | 884720  | Morrison Maierle Inc               | Transit       | \$ 2,146.16   | Amendment #20 MET Bus Wash Equipment Upgrade         |
| 10/27/2025 | 884720  | Morrison Maierle Inc               | Water         | \$ 14,162.28  | WO 25-01 Rosemont Way Water Main Replacement         |
| 10/27/2025 | 884721  | Motorola Solutions Inc             | EOC 911       | \$ 119,283.78 | 911 Center VESTA refresh                             |
| 10/27/2025 | 884722  | Mountain Alarm                     | Park Dist 1   | \$ 185.00     | replace screws in door strike -7188559               |
| 10/27/2025 | 884723  | Mountain West Medical & Laboratory | Water         | \$ 600.00     | Autoclave Certification/Maintenance                  |
| 10/27/2025 | 884724  | MSU Fire Services Training School  | Public Safety | \$ 950.00     | Firefighter I certifications                         |
| 10/27/2025 | 884725  | MT Dept of Revenue-CGR2            | Airport       | \$ 4.72       | AIP-77 Terminal Expansion (GMP) - Federal Share      |
| 10/27/2025 | 884725  | MT Dept of Revenue-CGR2            | Airport       | \$ 0.44       | AIP-77 Terminal Expansion (GMP) - Ineligible Local   |
| 10/27/2025 | 884725  | MT Dept of Revenue-CGR2            | Airport       | \$ 0.52       | AIP-77 Terminal Expansion (GMP) - Local Share        |
| 10/27/2025 | 884725  | MT Dept of Revenue-CGR2            | Airport       | \$ 494.32     | Retainage Release                                    |
| 10/27/2025 | 884725  | MT Dept of Revenue-CGR2            | Airport       | \$ 13,818.67  | Runway 7/25 Reconstruction & Extension Project - Fed |
| 10/27/2025 | 884725  | MT Dept of Revenue-CGR2            | Airport       | \$ 727.30     | Runway 7/25 Reconstruction & Extension Proj - Local  |
| 10/27/2025 | 884725  | MT Dept of Revenue-CGR2            | Gas Tax       | \$ 2,039.25   | WO 25-28 Safe Routes to School Proj - Const Contract |
| 10/27/2025 | 884725  | MT Dept of Revenue-CGR2            | St Maint Dist | \$ 3,266.36   | WO 25-03 Contract 3 - City Chip Seal/Scrub Seal      |
| 10/27/2025 | 884725  | MT Dept of Revenue-CGR2            | St Maint Dist | \$ 8,559.64   | WO 26-03 Contract 1 City Overlay; Pmt 2              |
| 10/27/2025 | 884725  | MT Dept of Revenue-CGR2            | Storm Sewer   | \$ 949.83     | WO 25-13 Storm Drain Rehab; Pmt 1                    |
| 10/27/2025 | 884725  | MT Dept of Revenue-CGR2            | Wastewater    | \$ 9,584.34   | WO 25-01 Contract 2 2025 Sewer Main Replacement      |
| 10/27/2025 | 884725  | MT Dept of Revenue-CGR2            | Water         | \$ -          | WO 19-12 West End Reservoir Const Services Contract  |
| 10/27/2025 | 884725  | MT Dept of Revenue-CGR2            | Water         | \$ 12,787.33  | WO 19-12 West End Reservoir Project; Pmt 8           |
| 10/27/2025 | 884725  | MT Dept of Revenue-CGR2            | Water         | \$ 7,495.14   | WO 23-12 Zone 4 Pump Station & Waterline Improvs     |
| 10/27/2025 | 884725  | MT Dept of Revenue-CGR2            | Water         | \$ -          | WO 23-29 Grand Avenue Waterline Replacement          |
| 10/27/2025 | 884725  | MT Dept of Revenue-CGR2            | Water         | \$ 2,869.98   | WO 23-96 WTP Intake #2 Catwalk Repairs and Improvs   |
| 10/27/2025 | 884725  | MT Dept of Revenue-CGR2            | Water         | \$ 5,485.65   | WO 25-01 Grand Ave Water Main Replacement; Pmt 3     |
| 10/27/2025 | 884726  | Napa Auto Parts                    | Fleet         | \$ 26.00      | 697047                                               |
| 10/27/2025 | 884726  | Napa Auto Parts                    | Fleet         | \$ 28.47      | 697063                                               |
| 10/27/2025 | 884726  | Napa Auto Parts                    | Fleet         | \$ 57.84      | 697323                                               |
| 10/27/2025 | 884726  | Napa Auto Parts                    | Fleet         | \$ 8.24       | 697360                                               |
| 10/27/2025 | 884726  | Napa Auto Parts                    | Fleet         | \$ 161.86     | 697360                                               |
| 10/27/2025 | 884726  | Napa Auto Parts                    | Fleet         | \$ 22.80      | 697370                                               |
| 10/27/2025 | 884726  | Napa Auto Parts                    | Fleet         | \$ 71.51      | 697409                                               |
| 10/27/2025 | 884726  | Napa Auto Parts                    | Fleet         | \$ 43.23      | 697478                                               |
| 10/27/2025 | 884726  | Napa Auto Parts                    | Fleet         | \$ 5.84       | 697686                                               |

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| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 182.48   | 697750                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 21.93    | 698301                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 21.93    | 698352                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 25.35    | 698418                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 25.35    | 698436                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 25.76    | 698440                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 12.21    | 698461                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 5.13     | 698486                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 4.51     | 698486                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 13.10    | 700277                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 10.70    | 700277                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 10.60    | 700277                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 11.60    | 700277                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 11.15    | 700277                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 19.00    | 700277                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 15.70    | 700277                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 15.70    | 700277                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 10.60    | 700277                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 10.60    | 700277                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 17.60    | 700277                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 292.04   | 700864                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 304.53   | 700864                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 30.50    | 700864                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 4.79     | 700864                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 68.25    | 700864                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 51.84    | 700864                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 43.68    | 700864                         |
| 10/27/2025 | 884726  | Napa Auto Parts | Fleet     | \$ 401.04   | 701861                         |
| 10/27/2025 | 884727  | NAPA-AIRPORT    | Airport   | \$ 1,085.18 | September 2025 Parts Statement |
| 10/27/2025 | 884728  | Napa-MET        | Transit   | \$ 67.56    | 481532 AD9 kit                 |
| 10/27/2025 | 884728  | Napa-MET        | Transit   | \$ 38.00    | 481532 core                    |
| 10/27/2025 | 884728  | Napa-MET        | Transit   | \$ 238.18   | 699375 filters                 |
| 10/27/2025 | 884728  | Napa-MET        | Transit   | \$ 97.08    | 699890 filters                 |

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| 10/27/2025 | 884728  | Napa-MET                    | Transit        | \$ 152.50   | 700404 cartridges                                    |
| 10/27/2025 | 884728  | Napa-MET                    | Transit        | \$ 190.00   | 700404 core deposit                                  |
| 10/27/2025 | 884728  | Napa-MET                    | Transit        | \$ 85.00    | 700421 locknut                                       |
| 10/27/2025 | 884728  | Napa-MET                    | Transit        | \$ 38.50    | 700870 hose (1873, WO: 2026-413)                     |
| 10/27/2025 | 884728  | Napa-MET                    | Transit        | \$ 8.16     | 700870 hose clamp (1873, WO: 2026-413)               |
| 10/27/2025 | 884728  | Napa-MET                    | Transit        | \$ 19.36    | 700870 hose connectors (1873, WO: 2026-413)          |
| 10/27/2025 | 884728  | Napa-MET                    | Transit        | \$ 221.52   | 700880 heater hose repair                            |
| 10/27/2025 | 884728  | Napa-MET                    | Transit        | \$ 27.62    | 700881 spray foam                                    |
| 10/27/2025 | 884728  | Napa-MET                    | Transit        | \$ 34.68    | 701030 hose splice (3/4")                            |
| 10/27/2025 | 884728  | Napa-MET                    | Transit        | \$ 90.46    | 701093 lift support                                  |
| 10/27/2025 | 884729  | Nash                        | Public Safety  | \$ 1,182.00 | 75% reimbursement of Summer, 2025 Tuition.           |
| 10/27/2025 | 884730  | Network Information Systems | Parking        | \$ 3,460.00 | NETWORKING PART AND CABLE FOR EMPIRE GARAGE          |
| 10/27/2025 | 884731  | Norco Inc                   | Street/Traffic | \$ 83.29    | Oxy & Acetylene for Sign Truck                       |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 1,947.84 | 0100483-7. Runway Lights. October 2025               |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 1,546.08 | 0100484-5. ARFF Facility. October 2025               |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 345.94   | 0712792-1. IP-7. October 2025                        |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 1,164.93 | 0712800-2. IP-9. October 2025                        |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 48.49    | 1138926-9. Aero Interiors. October 2025              |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 37.86    | 1647695-4. De Icer. October 2025                     |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 667.12   | 1669567-8. TSA. October 2025                         |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 1,613.83 | 1993430-6. Car Wash. October 2025                    |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 357.42   | 2001846-1. Mud Wash. October 2025                    |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 370.43   | 2001848-7. Detail Bay 1 Hertz. October 2025          |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 300.72   | 2001855-2. Detail Bay 2 National/Alamo. October 2025 |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 112.82   | 2001862-8. Detail Bay 3 Enterprise. October 2025     |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 231.11   | 2001865-1 Detail Bay 4 Avis/Budget. October 2025     |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 57.82    | 2001867-7. Detail Bay 5 Thrifty/Dollar. October 2025 |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 87.72    | 3085107-5. Employee Parking. October 2025            |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 226.61   | 3446396-8. USDA. October 2025                        |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 1,343.65 | 3477231-9. Parking Zone. October 2025                |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 62.54    | 3733186-5. Airport Storage. October 2025             |
| 10/27/2025 | 884732  | NorthWestern Energy         | Airport        | \$ 27.61    | 4318482-9. Airline Support Facility. October 2025    |
| 10/27/2025 | 884732  | NorthWestern Energy         | Building       | \$ 32.31    | 1569631-3                                            |

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| 10/27/2025 | 884732  | NorthWestern Energy | CDBG        | \$ 23.95     | 1709 St. John's Avenue Foreclosure Acquisition Rehab |
| 10/27/2025 | 884732  | NorthWestern Energy | Facilities  | \$ 555.34    | 0720829-1                                            |
| 10/27/2025 | 884732  | NorthWestern Energy | Facilities  | \$ 1,888.66  | 0975808-7                                            |
| 10/27/2025 | 884732  | NorthWestern Energy | Facilities  | \$ 817.43    | 1160802-3                                            |
| 10/27/2025 | 884732  | NorthWestern Energy | Facilities  | \$ 1,605.33  | 1160804-9                                            |
| 10/27/2025 | 884732  | NorthWestern Energy | Facilities  | \$ 3,039.89  | 1269391-7                                            |
| 10/27/2025 | 884732  | NorthWestern Energy | Facilities  | \$ 26.48     | 3866815-8                                            |
| 10/27/2025 | 884732  | NorthWestern Energy | Facilities  | \$ 165.67    | 3922089-2                                            |
| 10/27/2025 | 884732  | NorthWestern Energy | Facilities  | \$ 18,701.82 | 3927205-9                                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,341.71  | SILMD 10 Acct# 0712546-1                             |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 2,526.36  | SILMD 100 Acct# 0712559-4                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 2,052.47  | SILMD 107 Acct# 0712560-2                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 5,147.47  | SILMD 109 Acct# 0712561-0                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 277.91    | SILMD 113 Acct# 0712562-8                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,107.69  | SILMD 114 Acct# 0712563-6                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 260.63    | SILMD 115 Acct# 0712564-4                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 684.15    | SILMD 116 Acct# 0712565-1                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 3,736.96  | SILMD 117 Acct# 0712566-9                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 242.99    | SILMD 118 Acct# 0712567-7                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 149.77    | SILMD 119 Acct# 0712568-5                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 2,932.11  | SILMD 121 Acct# 0712570-1                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 220.23    | SILMD 122 Acct# 0712571-9                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 390.94    | SILMD 123 Acct# 0712572-7                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,140.27  | SILMD 124 Acct# 0712573-5                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 456.09    | SILMD 125 Acct# 0712574-3                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 228.07    | SILMD 126 Acct# 0712575-0                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 825.88    | SILMD 127 Acct# 0712576-8                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 578.10    | SILMD 128 Acct# 0712577-6                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 390.94    | SILMD 129 Acct# 0712578-4                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 5,754.45  | SILMD 13 Acct# 0721276-4                             |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 33.84     | SILMD 13 Acct# 4255370-1                             |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 140.85    | SILMD 130 Acct# 0712579-2                            |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,009.95  | SILMD 131 Acct# 0712580-0                            |

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| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 603.55   | SILMD 134 Acct# 0712582-6 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 605.64   | SILMD 135 Acct# 0712583-4 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 553.84   | SILMD 136 Acct# 0712584-2 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 456.15   | SILMD 137 Acct# 0712585-9 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 879.63   | SILMD 138 Acct# 0712586-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 293.20   | SILMD 139 Acct# 0712587-5 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 3,001.17 | SILMD 14 Acct# 0721277-2  |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 44.74    | SILMD 14 Acct# 4167204-9  |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 684.15   | SILMD 143 Acct# 0712588-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 32.54    | SILMD 144 Acct# 0712589-1 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 550.56   | SILMD 145 Acct# 0712590-9 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 423.52   | SILMD 146 Acct# 0712591-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 520.49   | SILMD 147 Acct# 0712592-5 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 2,016.51 | SILMD 149 Acct# 0712593-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 880.92   | SILMD 150 Acct# 0712594-1 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 749.30   | SILMD 151 Acct# 0712595-8 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 5,058.23 | SILMD 152 Acct# 0712596-6 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 633.15   | SILMD 153 Acct# 0712597-4 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,431.51 | SILMD 154 Acct# 0712598-2 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 586.43   | SILMD 155 Acct# 0712599-0 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,073.63 | SILMD 157 Acct# 0712600-6 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 944.78   | SILMD 158 Acct# 0712601-4 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,163.32 | SILMD 159 Acct# 0712602-2 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 847.06   | SILMD 160 Acct# 0712603-0 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,238.80 | SILMD 161 Acct# 0712604-8 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 57.55    | SILMD 162 Acct# 0712605-5 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,020.24 | SILMD 163 Acct# 0712606-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 440.47   | SILMD 164 Acct# 0712607-1 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,042.52 | SILMD 165 Acct# 0712608-9 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 275.30   | SILMD 167 Acct# 0712609-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,368.46 | SILMD 17 Acct# 0712553-7  |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 660.69   | SILMD 171 Acct# 0712610-5 |

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| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 603.58   | SILMD 172 Acct# 0712611-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,376.44 | SILMD 173 Acct# 0712612-1 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,156.20 | SILMD 174 Acct# 0712613-9 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 385.39   | SILMD 175 Acct# 0712614-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 41.09    | SILMD 176 Acct# 0712615-4 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 302.81   | SILMD 178 Acct# 0712616-2 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 605.64   | SILMD 179 Acct# 0712617-0 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 412.94   | SILMD 180 Acct# 0712618-8 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,987.31 | SILMD 181 Acct# 0712619-6 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 688.23   | SILMD 182 Acct# 0712620-4 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,376.44 | SILMD 183 Acct# 0712621-2 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 440.47   | SILMD 184 Acct# 0712622-0 |
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| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 925.06   | SILMD 186 Acct# 0712624-6 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 275.30   | SILMD 187 Acct# 0712625-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 330.34   | SILMD 188 Acct# 0712626-1 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 275.30   | SILMD 189 Acct# 0712627-9 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,431.51 | SILMD 190 Acct# 0712628-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 491.39   | SILMD 191 Acct# 0712629-5 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 357.87   | SILMD 192 Acct# 0712630-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 880.92   | SILMD 193 Acct# 0712631-1 |
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| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 330.36   | SILMD 195 Acct# 0712633-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 105.17   | SILMD 196 Acct# 0712634-5 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 105.17   | SILMD 197 Acct# 0712635-2 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 137.64   | SILMD 198 Acct# 0712636-0 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 76.29    | SILMD 200 Acct# 0712637-8 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 578.10   | SILMD 201 Acct# 0712638-6 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,011.29 | SILMD 202 Acct# 0712639-4 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 28.04    | SILMD 203 Acct# 0712640-2 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 561.84   | SILMD 204 Acct# 0712641-0 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 32.87    | SILMD 205 Acct# 0712642-8 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 385.39   | SILMD 206 Acct# 0712643-6 |

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| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 440.47   | SILMD 207 Acct# 0712644-4 |
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| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 126.20   | SILMD 210 Acct# 0712647-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 70.12    | SILMD 211 Acct# 0712648-5 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 70.12    | SILMD 212 Acct# 0712649-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 42.08    | SILMD 213 Acct# 0712650-1 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 450.15   | SILMD 214 Acct# 0712651-9 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 165.17   | SILMD 216 Acct# 0712652-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 536.92   | SILMD 217 Acct# 0712653-5 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 371.70   | SILMD 220 Acct# 0712654-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 8.21     | SILMD 221 Acct# 0712655-0 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 111.39   | SILMD 222 Acct# 0712656-8 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 168.26   | SILMD 223 Acct# 0712657-6 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,747.32 | SILMD 224 Acct# 0712658-4 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 544.24   | SILMD 225 Acct# 0712659-2 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 311.55   | SILMD 226 Acct# 0712660-0 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 852.26   | SILMD 227 Acct# 0712661-8 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 944.78   | SILMD 228 Acct# 0712662-6 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 488.69   | SILMD 229 Acct# 0712663-4 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,140.26 | SILMD 230 Acct# 0712664-2 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 684.15   | SILMD 231 Acct# 0712665-9 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 2,964.68 | SILMD 232 Acct# 0712666-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,232.50 | SILMD 233 Acct# 0712667-5 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 671.17   | SILMD 234 Acct# 0712668-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 780.61   | SILMD 235 Acct# 0712669-1 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 247.77   | SILMD 236 Acct# 0712670-9 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 467.99   | SILMD 237 Acct# 0712671-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 16.44    | SILMD 238 Acct# 0712672-5 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 110.11   | SILMD 239 Acct# 0712673-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 594.69   | SILMD 240 Acct# 0712674-1 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 695.71   | SILMD 241 Acct# 0712675-8 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 97.74    | SILMD 242 Acct# 0712676-6 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 130.31   | SILMD 244 Acct# 0712677-4 |

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| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,184.60 | SILMD 247 Acct# 0712680-8 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 3,225.30 | SILMD 249 Acct# 0718734-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 297.35   | SILMD 250 Acct# 0719001-0 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 4,578.54 | SILMD 251 Acct# 0718801-4 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 651.56   | SILMD 252 Acct# 0719162-0 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 2,167.31 | SILMD 253 Acct# 0719644-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 222.76   | SILMD 254 Acct# 0719763-5 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 182.50   | SILMD 255 Acct# 0720813-5 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,327.84 | SILMD 257 Acct# 0720360-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 3,108.21 | SILMD 258 Acct# 0720606-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,997.30 | SILMD 259 Acct# 0720810-1 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 586.43   | SILMD 261 Acct# 0720705-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 3,654.51 | SILMD 262 Acct# 0720937-2 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,397.35 | SILMD 263 Acct# 0720716-0 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 243.00   | SILMD 264 Acct# 0721427-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 426.14   | SILMD 265 Acct# 0721556-9 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 68.20    | SILMD 266 Acct# 0721684-9 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 182.77   | SILMD 270 Acct# 0906944-4 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 113.85   | SILMD 270 Acct# 0907777-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 78.92    | SILMD 270 Acct# 4262276-1 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 110.27   | SILMD 270 Acct# 4262277-9 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 76.82    | SILMD 270 Acct# 4262278-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 130.69   | SILMD 270 Acct# 4262282-9 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,138.38 | SILMD 271 Acct# 0995095-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 3,328.95 | SILMD 272 Acct# 0905005-5 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 241.86   | SILMD 273 Acct# 0926386-4 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 708.31   | SILMD 276 Acct# 0961926-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,001.16 | SILMD 277 Acct# 1058710-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 313.86   | SILMD 278 Acct# 1087619-1 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 70.23    | SILMD 279 Acct# 1124127-0 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 858.99   | SILMD 280 Acct# 1045653-1 |

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| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 387.61   | SILMD 285 Acct# 1206985-2 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 287.31   | SILMD 286 Acct# 1296582-8 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 2,180.44 | SILMD 288 Acct# 1303978-9 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 220.96   | SILMD 289 Acct# 1685375-6 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 105.29   | SILMD 289 Acct# 4185749-1 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 184.87   | SILMD 290 Acct# 1433921-2 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 716.74   | SILMD 292 Acct# 1481532-8 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 275.30   | SILMD 293 Acct# 1481534-4 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 550.56   | SILMD 294 Acct# 1481535-1 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 130.31   | SILMD 295 Acct# 1481536-9 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,459.02 | SILMD 296 Acct# 1481537-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 247.75   | SILMD 297 Acct# 1481539-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 220.23   | SILMD 298 Acct# 1481540-1 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 481.42   | SILMD 300 Acct# 1662840-6 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 6,077.07 | SILMD 301 Acct# 1687005-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 394.69   | SILMD 302 Acct# 1607534-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,191.59 | SILMD 305 Acct# 1695873-8 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 280.20   | SILMD 306 Acct# 1740353-6 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 3,642.52 | SILMD 307 Acct# 2049005-8 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 319.23   | SILMD 308 Acct# 2072459-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 432.06   | SILMD 309 Acct# 2001311-6 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 100.14   | SILMD 310 Acct# 2060519-2 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 331.88   | SILMD 311 Acct# 3014475-2 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 310.98   | SILMD 312 Acct# 3146127-0 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 545.65   | SILMD 315 Acct# 3305804-1 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,348.38 | SILMD 316 Acct# 3291842-7 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 112.41   | SILMD 317 Acct# 3253826-6 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 954.78   | SILMD 318 Acct# 3372018-6 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 80.70    | SILMD 320 Acct# 0712569-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 522.99   | SILMD 321 Acct# 3338917-2 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 107.93   | SILMD 322 Acct# 3402033-9 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 888.29   | SILMD 323 Acct# 3597170-4 |

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|------------|---------|---------------------|-------------|--------------|---------------------------|
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 412.57    | SILMD 324 Acct# 1246537-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 305.36    | SILMD 325 Acct# 3587598-8 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 137.10    | SILMD 326 Acct# 3840455-4 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 220.23    | SILMD 327 Acct# 3810801-5 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 808.74    | SILMD 328 Acct# 3894879-0 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 103.63    | SILMD 329 Acct# 3939032-3 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 313.35    | SILMD 330 Acct# 3951594-5 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 42.63     | SILMD 331 Acct# 0712645-1 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 15.18     | SILMD 331 Acct# 4174590-2 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 46.13     | SILMD 331 Acct# 4174591-0 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 36.05     | SILMD 331 Acct# 4174593-6 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 31.83     | SILMD 331 Acct# 4176340-0 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 175.56    | SILMD 332 Acct# 4093467-1 |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 470.92    | SILMD 8 Acct# 0712544-6   |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 430.21    | SILMD 9 Acct# 0712545-3   |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 661.94    | SILMD 95 Acct# 0712556-0  |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 11,653.43 | SILMD 97 Acct# 0712557-8  |
| 10/27/2025 | 884733  | NorthWestern Energy | Light Maint | \$ 1,369.94  | SILMD 99 Acct# 0712558-6  |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 45.86     | 0712387-0                 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 161.25    | 0712536-2                 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 1,454.82  | 0712538-8                 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 76.86     | 0712539-6                 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 227.53    | 0712683-2                 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 44.74     | 0720818-4                 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 1,296.75  | 0720821-8                 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 1,384.07  | 0720841-6                 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 26.04     | 0722237-5                 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 22.59     | 0722247-4                 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 336.86    | 0722251-6                 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 22.19     | 0722253-2                 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 0.12      | 0722254-0                 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 105.83    | 0722255-7                 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 221.82    | 0722256-5                 |

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|------------|---------|---------------------|-------------|-------------|-----------|
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 366.18   | 0722257-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 24.65    | 0722258-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 31.26    | 0722259-9 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 571.38   | 0722260-7 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 25.65    | 0722261-5 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 30.94    | 0722262-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 20.27    | 0722263-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 129.21   | 0722265-6 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 146.96   | 0722266-4 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 6.71     | 0722268-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 33.04    | 0722269-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 10.45    | 0722272-2 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 47.62    | 0722273-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 11.17    | 0722274-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 105.60   | 0722275-5 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 34.88    | 0722277-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 35.53    | 0722278-9 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 15.74    | 0722279-7 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 22.19    | 0722280-5 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 22.19    | 0722281-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 22.19    | 0722283-9 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 22.19    | 0722284-7 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 1,423.89 | 0722287-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 12.66    | 0722292-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 63.97    | 0722293-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 15.74    | 0722808-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 25.32    | 0722852-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 24.65    | 0722862-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 61.60    | 0722901-6 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 31.86    | 0722905-7 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 146.32   | 0722933-9 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 23.05    | 0722976-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 166.08   | 0722995-8 |

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|------------|---------|---------------------|-------------|-------------|-----------|
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 93.63    | 0723005-5 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 22.19    | 0723025-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 13.02    | 0723027-9 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 115.93   | 0723035-2 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 23.05    | 0723036-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 238.57   | 0723037-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 6.59     | 0723039-4 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 51.17    | 0723042-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 412.71   | 0723044-4 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 1,042.63 | 0723045-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 22.05    | 0723046-9 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 39.75    | 0723049-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 29.24    | 0723051-9 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 289.18   | 0723054-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 22.33    | 0723055-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 37.48    | 0723056-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 24.61    | 0723057-6 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 38.01    | 0723058-4 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 35.98    | 0723064-2 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 35.98    | 0723065-9 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 32.00    | 0723090-7 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 22.05    | 0723162-4 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 1,082.20 | 0723170-7 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 27.66    | 0723391-9 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 87.59    | 0723884-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 35.98    | 0723887-6 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 46.22    | 0789437-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 157.35   | 0793134-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 74.59    | 0813489-2 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 6.00     | 0831702-6 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 48.89    | 0920801-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 391.76   | 0925496-2 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 48.04    | 0978917-3 |

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|------------|---------|---------------------|-------------|-------------|-----------|
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 157.37   | 0999807-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 612.72   | 1141284-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 22.33    | 1156527-2 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 1,854.88 | 1160780-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 564.99   | 1191404-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 22.33    | 1230066-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ -        | 1409394-2 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 22.05    | 1588262-4 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 54.10    | 1635289-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 47.10    | 1692666-9 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 28.89    | 1836666-6 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 18.99    | 1849408-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 22.78    | 1902257-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 23.57    | 1904944-4 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 56.18    | 1941243-6 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 31.49    | 3020837-5 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 22.05    | 3178260-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 89.44    | 3241436-9 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 22.05    | 3477233-5 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 27.34    | 3771457-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 151.24   | 3999603-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ -        | 4086220-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 183.59   | 4089118-6 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 59.47    | 4148708-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 120.67   | 4177819-2 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 148.14   | 4204010-5 |
| 10/27/2025 | 884732  | NorthWestern Energy | Park Dist 1 | \$ 62.24    | 4307764-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parking     | \$ 1,340.55 | 1569636-2 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parking     | \$ 1,401.04 | 1594282-4 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parking     | \$ 137.25   | 3835890-9 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 6.98     | 0722272-2 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 22.19    | 0723384-4 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 24.23    | 0723385-1 |

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|------------|---------|---------------------|-------------|-----------|-----------|
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 24.23  | 0723386-9 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 24.23  | 0723387-7 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 24.23  | 0723388-5 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 18.44  | 0723391-9 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 0.72   | 0723392-7 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 22.62  | 0723393-5 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 22.19  | 0723394-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 22.19  | 0723395-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 22.19  | 0723396-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 22.19  | 0723397-6 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 22.19  | 0723398-4 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 22.19  | 0723835-5 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 24.65  | 0723836-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 22.33  | 0723840-5 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 382.11 | 0723879-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 22.62  | 0723883-5 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 0.13   | 0723885-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 23.34  | 0881455-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 0.61   | 0971824-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 0.61   | 1029192-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 58.51  | 1045813-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 0.83   | 1265177-4 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 0.61   | 1312707-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 0.84   | 1396192-5 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 0.60   | 1425364-5 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 83.57  | 1513796-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 99.48  | 1513800-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 24.61  | 1513802-7 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 22.05  | 1513804-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 22.90  | 1514388-6 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 23.05  | 1564209-3 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 0.83   | 1948667-9 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint | \$ 0.97   | 2041362-1 |

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|------------|---------|---------------------|----------------|-------------|-----------|
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint    | \$ 5.17     | 2055817-7 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint    | \$ 14.03    | 3707234-5 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint    | \$ 29.47    | 3707235-2 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint    | \$ 28.53    | 3707236-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint    | \$ 50.79    | 4103439-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Parks Maint    | \$ 250.86   | 4299970-6 |
| 10/27/2025 | 884732  | NorthWestern Energy | Public Safety  | \$ 25.63    | 0712532-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Public Safety  | \$ 603.37   | 0712537-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Public Safety  | \$ 563.21   | 0720817-6 |
| 10/27/2025 | 884732  | NorthWestern Energy | Public Safety  | \$ 505.27   | 0720840-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Public Safety  | \$ 1,071.12 | 0871546-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Public Safety  | \$ 1,818.00 | 1183483-5 |
| 10/27/2025 | 884732  | NorthWestern Energy | Public Safety  | \$ 122.23   | 1984150-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Public Safety  | \$ 320.37   | 1984155-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Public Safety  | \$ 3,713.22 | 3448739-7 |
| 10/27/2025 | 884732  | NorthWestern Energy | Public Safety  | \$ 469.00   | 4045328-4 |
| 10/27/2025 | 884732  | NorthWestern Energy | Radio          | \$ 393.21   | 0721580-9 |
| 10/27/2025 | 884732  | NorthWestern Energy | Radio          | \$ 253.89   | 1006915-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Solid Waste    | \$ 1,085.65 | 3252194-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 22.05    | 0723645-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 22.90    | 0855404-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 8.75     | 1045820-6 |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 79.44    | 1738989-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 0.72     | 1740357-7 |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 0.72     | 1748896-6 |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 1.77     | 1797828-9 |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 35.04    | 2047000-1 |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 24.06    | 2047007-6 |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 24.34    | 2047010-0 |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 23.61    | 2047011-8 |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 23.76    | 2047013-4 |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 23.76    | 2047017-5 |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 23.76    | 2047018-3 |

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|------------|---------|---------------------|----------------|---------------|------------------------|
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 23.61      | 2047019-1              |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 2.70       | 3088038-9              |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 0.83       | 3590004-2              |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 54.18      | 3648861-7              |
| 10/27/2025 | 884732  | NorthWestern Energy | Street/Traffic | \$ 26.04      | 3660075-7              |
| 10/27/2025 | 884733  | NorthWestern Energy | Street/Traffic | \$ 15,506.99  | Signal Bills 10.20.25  |
| 10/27/2025 | 884732  | NorthWestern Energy | Transit        | \$ 43.22      | 0712764-0              |
| 10/27/2025 | 884732  | NorthWestern Energy | Transit        | \$ 299.74     | 0719225-5              |
| 10/27/2025 | 884732  | NorthWestern Energy | Transit        | \$ 5,760.56   | 4270013-8              |
| 10/27/2025 | 884732  | NorthWestern Energy | Wastewater     | \$ 78,696.42  | 0100591-7              |
| 10/27/2025 | 884732  | NorthWestern Energy | Wastewater     | \$ 1,858.81   | 0100606-3              |
| 10/27/2025 | 884732  | NorthWestern Energy | Wastewater     | \$ 161.81     | 0723383-6              |
| 10/27/2025 | 884732  | NorthWestern Energy | Wastewater     | \$ 429.68     | 0723878-5              |
| 10/27/2025 | 884732  | NorthWestern Energy | Wastewater     | \$ 27.48      | 1704025-4              |
| 10/27/2025 | 884732  | NorthWestern Energy | Wastewater     | \$ 82.58      | 1704030-4              |
| 10/27/2025 | 884732  | NorthWestern Energy | Wastewater     | \$ 2,841.05   | 2132749-9              |
| 10/27/2025 | 884732  | NorthWestern Energy | Wastewater     | \$ 331.77     | 822 Shiloh...Sept 2025 |
| 10/27/2025 | 884732  | NorthWestern Energy | Water          | \$ 1,777.22   | 0100478-7              |
| 10/27/2025 | 884732  | NorthWestern Energy | Water          | \$ 1,519.72   | 0100485-2              |
| 10/27/2025 | 884732  | NorthWestern Energy | Water          | \$ 141,268.91 | 0100606-3              |
| 10/27/2025 | 884732  | NorthWestern Energy | Water          | \$ 5,576.40   | 0100606-3              |
| 10/27/2025 | 884732  | NorthWestern Energy | Water          | \$ 26.26      | 0722249-0              |
| 10/27/2025 | 884732  | NorthWestern Energy | Water          | \$ 1,835.75   | 0722252-4              |
| 10/27/2025 | 884732  | NorthWestern Energy | Water          | \$ 16,099.27  | 0722264-9              |
| 10/27/2025 | 884732  | NorthWestern Energy | Water          | \$ 6,757.40   | 0722270-6              |
| 10/27/2025 | 884732  | NorthWestern Energy | Water          | \$ 11,830.93  | 0723040-2              |
| 10/27/2025 | 884732  | NorthWestern Energy | Water          | \$ 6,743.65   | 0723043-6              |
| 10/27/2025 | 884732  | NorthWestern Energy | Water          | \$ 22.05      | 0723059-2              |
| 10/27/2025 | 884732  | NorthWestern Energy | Water          | \$ 1,018.50   | 1116452-2              |
| 10/27/2025 | 884732  | NorthWestern Energy | Water          | \$ 169.67     | 1142253-2              |
| 10/27/2025 | 884732  | NorthWestern Energy | Water          | \$ 79.16      | 1160807-2              |
| 10/27/2025 | 884732  | NorthWestern Energy | Water          | \$ 33.09      | 1346673-5              |
| 10/27/2025 | 884732  | NorthWestern Energy | Water          | \$ 34.62      | 1867265-9              |

| Check Date | Check # | Name                           | Fund Name       | Amount        | Item Desc                                           |
|------------|---------|--------------------------------|-----------------|---------------|-----------------------------------------------------|
| 10/27/2025 | 884734  | Pacific Steel                  | Facilities      | \$ 153.51     | Inv. 9114396 16 Ga. 48x120 Galv sheet for gutters   |
| 10/27/2025 | 884735  | Proforce Law Enforcement       | PD Program      | \$ 4,079.25   | 585506, training taser cartridges                   |
| 10/27/2025 | 884735  | Proforce Law Enforcement       | Public Safety   | \$ 3,118.75   | 585506, training taser cartridges                   |
| 10/27/2025 | 884736  | Public Utilities               | CDBG            | \$ 71.05      | 1302 Parkhill Foreclosure Acquisition Rehab Program |
| 10/27/2025 | 884737  | Purvis Industries              | Fleet           | \$ 102.21     | 32258661                                            |
| 10/27/2025 | 884738  | Reliable Mechanical & Controls | Facilities      | \$ 5,438.00   | Inv. #R24074 COB Evidence DDC Integration           |
| 10/27/2025 | ACH     | Rexel USA Inc                  | Wastewater      | \$ 27.11      | KO seals for Shilo Crossing Lift Station            |
| 10/27/2025 | 884739  | Roach                          | Airport         | \$ 1,674.32   | AAAE National Airports Conference and USCTA Meeting |
| 10/27/2025 | 884739  | Roach                          | Airport         | \$ 63.00      | September 2025 Mileage Reimbursement                |
| 10/27/2025 | 884740  | Romero                         | Public Safety   | \$ 340.00     | Reimbursement for Sniper Scope Rings.               |
| 10/27/2025 | 884741  | Ross                           | Airport         | \$ 139.99     | FY26 Cold Weather Gear.                             |
| 10/27/2025 | 884742  | Rubich                         | Library         | \$ 429.25     | Rubich, Kelsie MLA 2025 Fall Retreat                |
| 10/27/2025 | 884743  | Samantha Murphy                | CDBG            | \$ 100.00     | VISTA - Housing Incentive Reimbursement - October   |
| 10/27/2025 | 884744  | Scott Conrad                   | City Ins Fund   | \$ 43.59      | Changes for the end of Oct taken out of Nov premium |
| 10/27/2025 | 884744  | Scott Conrad                   | City Ins Fund   | \$ 558.24     | Changes for the end of Oct taken out of Nov premium |
| 10/27/2025 | 884744  | Scott Conrad                   | Payroll Clearin | \$ 10.79      | Changes for the end of Oct taken out of Nov premium |
| 10/27/2025 | 884745  | Selbys                         | Building        | \$ 81.50      | 20 lb. Inkjet Bond-92 Bright 36" x 300' - 2" core   |
| 10/27/2025 | 884745  | Selbys                         | Water           | \$ 286.08     | BLUE MARKING PAINT P/N: 203                         |
| 10/27/2025 | 884745  | Selbys                         | Water           | \$ 214.56     | MARKING PAINT GREEN - GREEN SPRAYON #3631           |
| 10/27/2025 | 884746  | Sherwin Williams               | Street/Traffic  | \$ 7,631.06   | grinding teeth for # 13016                          |
| 10/27/2025 | 884746  | Sherwin Williams               | Street/Traffic  | \$ 55.28      | Parts for 1392                                      |
| 10/27/2025 | 884746  | Sherwin Williams               | Water           | \$ 15.15      | o-rings for paint sprayer                           |
| 10/27/2025 | 884746  | Sherwin Williams               | Water           | \$ 58.49      | PAINT THINNER - 1 GALLON P/N: 5940333               |
| 10/27/2025 | 884746  | Sherwin Williams               | Water           | \$ 190.90     | RED PAINT IND URE ALKYD SF - RED 6403-84178         |
| 10/27/2025 | 884747  | SHI International Corp         | Building        | \$ 48.30      | CC approved 3 year agreement -Microsoft annual rene |
| 10/27/2025 | 884747  | SHI International Corp         | Engineering     | \$ 96.77      | Qty. 4 CoPilot Licenses, 3-IT 1-Engineering         |
| 10/27/2025 | 884747  | SHI International Corp         | IT Resources    | \$ 163,370.50 | CC approved 3 year agreement -Microsoft annual rene |
| 10/27/2025 | 884747  | SHI International Corp         | IT Resources    | \$ 1,116.59   | FRSecure Cybersecurity Services                     |
| 10/27/2025 | 884747  | SHI International Corp         | IT Resources    | \$ 12,393.16  | Annual Veeam Renewal 10/23/25-12/26-26              |
| 10/27/2025 | 884747  | SHI International Corp         | IT Resources    | \$ 22,114.14  | Veeam Backup and license 12/27/25-12/26/26          |
| 10/27/2025 | 884747  | SHI International Corp         | IT Resources    | \$ 520.00     | Qty. 10 Win10 extended security 2025 per device     |
| 10/27/2025 | 884747  | SHI International Corp         | IT Resources    | \$ 290.31     | Qty. 4 CoPilot Licenses, 3-IT 1-Engineering         |
| 10/27/2025 | 884747  | SHI International Corp         | IT Resources    | \$ 45,467.07  | CTR060028 Wasabi 650TB Hot Cloud Storage renewal    |

| Check Date | Check # | Name                   | Fund Name     | Amount       | Item Desc                                              |
|------------|---------|------------------------|---------------|--------------|--------------------------------------------------------|
| 10/27/2025 | 884747  | SHI International Corp | Public Safety | \$ 139.95    | August Wasabi Overage                                  |
| 10/27/2025 | 884747  | SHI International Corp | Public Safety | \$ 1,936.52  | July Wasabi Overage -Evidence                          |
| 10/27/2025 | 884747  | SHI International Corp | Public Safety | \$ 1,625.11  | May Evidence Wasabi Overage                            |
| 10/27/2025 | 884747  | SHI International Corp | Public Safety | \$ 1,721.27  | Police Wasabi Overage                                  |
| 10/27/2025 | 884748  | Skyline Services       | Facilities    | \$ 2,880.00  | Exterior window cleaning of floors 205 west side of CH |
| 10/27/2025 | 884749  | Slade                  | Airport       | \$ 30.00     | Alterations to Uniform                                 |
| 10/27/2025 | 884750  | Sletten Construction   | Airport       | \$ 466.98    | AIP-77 Terminal Expansion (GMP) - Federal Share        |
| 10/27/2025 | 884750  | Sletten Construction   | Airport       | \$ 43.89     | AIP-77 Terminal Expansion (GMP) - Ineligible Local     |
| 10/27/2025 | 884750  | Sletten Construction   | Airport       | \$ 51.89     | AIP-77 Terminal Expansion (GMP) - Local Share          |
| 10/27/2025 | 884750  | Sletten Construction   | Airport       | \$ 48,937.24 | Retainage Release                                      |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 245.03    | P10721SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 26.21     | P10721SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 1,571.57  | P10721SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 1,732.28  | P11717SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 33.58     | P11717SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 19.78     | P12718SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 472.64    | P12718SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 795.73    | P13394SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 9.05      | P13394SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 795.73    | P13394SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 9.05      | P13394SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 24.03     | P13799SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 399.66    | P13799SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 333.76    | P13802SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 1,499.67  | P13965SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 797.67    | P13965SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 893.88    | P13965SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 124.30    | P13965SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 22.22     | P13969SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 111.40    | P13969SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 181.30    | P13969SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 1,591.46  | P14069SPO                                              |
| 10/27/2025 | 884751  | Solid Waste Systems    | Fleet         | \$ 18.09     | P14069SPO                                              |

| Check Date | Check # | Name                            | Fund Name      | Amount       | Item Desc                                            |
|------------|---------|---------------------------------|----------------|--------------|------------------------------------------------------|
| 10/27/2025 | 884751  | Solid Waste Systems             | Fleet          | \$ 644.70    | P9611SPO                                             |
| 10/27/2025 | 884751  | Solid Waste Systems             | Fleet          | \$ 23.05     | P9611SPO                                             |
| 10/27/2025 | 884752  | Speedy Auto Glass               | Public Safety  | \$ 557.72    | --; WINDSHIELD                                       |
| 10/27/2025 | 884752  | Speedy Auto Glass               | Public Safety  | \$ 636.06    | --; WINDSHIELD                                       |
| 10/27/2025 | 884752  | Speedy Auto Glass               | Public Safety  | \$ 873.58    | --; WINDSHIELD                                       |
| 10/27/2025 | 884752  | Speedy Auto Glass               | Solid Waste    | \$ 150.00    | INSTALL WINDSHIELD                                   |
| 10/27/2025 | 884753  | Sprock                          | IT Resources   | \$ 102.00    | Manager meeting working thru lunch                   |
| 10/27/2025 | 884754  | Stahly Engineering & Associates | Engineering    | \$ 1,387.50  | Mylar review                                         |
| 10/27/2025 | 884755  | Summit Fire & Security LLC      | Library        | \$ 671.00    | 3594279 Quarterly sprinkler inspection               |
| 10/27/2025 | 884757  | Tacoma Screw Products           | Fleet          | \$ 23.89     | 270180503                                            |
| 10/27/2025 | 884757  | Tacoma Screw Products           | Fleet          | \$ 32.41     | 270180666                                            |
| 10/27/2025 | 884757  | Tacoma Screw Products           | Fleet          | \$ 41.95     | 270181291                                            |
| 10/27/2025 | 884757  | Tacoma Screw Products           | Fleet          | \$ 110.10    | 270181391                                            |
| 10/27/2025 | 884758  | Taja Cantu                      | Park Dist 1    | \$ 150.00    | cleaning key refund                                  |
| 10/27/2025 | 884759  | Tapco                           | Street/Traffic | \$ 419.90    | parts for signs                                      |
| 10/27/2025 | 884760  | Tel Net Systems, Inc.           | Transit        | \$ 1,384.00  | W/O T-1337. 200 access control cards                 |
| 10/27/2025 | 884761  | Tetra Tech, Inc.                | Public Safety  | \$ 3,033.00  | Station 5 remodel- Asbestos Inspections & Clearances |
| 10/27/2025 | 884756  | T-Mobile USA Inc                | Library        | \$ 1,048.07  | 972246182 Hot spots October 2025                     |
| 10/27/2025 | ACH     | Town & Country Supply           | Airport        | \$ 2,202.75  | Invoice #449630. QTA Car Rental Fuel                 |
| 10/27/2025 | ACH     | Town & Country Supply           | Fleet          | \$ 4,419.31  | 449625                                               |
| 10/27/2025 | ACH     | Town & Country Supply           | Fleet          | \$ 6,168.89  | 449625                                               |
| 10/27/2025 | ACH     | Town & Country Supply           | Fleet          | \$ 2.79      | 449626                                               |
| 10/27/2025 | ACH     | Town & Country Supply           | Fleet          | \$ 7,220.93  | 449626                                               |
| 10/27/2025 | ACH     | Town & Country Supply           | Fleet          | \$ 12,521.75 | 449626                                               |
| 10/27/2025 | ACH     | Town & Country Supply           | Public Safety  | \$ 2,119.80  | Unleaded fuel and diesel for stations                |
| 10/27/2025 | ACH     | Town & Country Supply           | Transit        | \$ 15,425.23 | 448577 diesel fuel (5999 gal.)                       |
| 10/27/2025 | ACH     | Tractor & Equipment             | Fleet          | \$ 34.16     | SGCS0150393                                          |
| 10/27/2025 | ACH     | Tractor & Equipment             | Fleet          | \$ 55.36     | SGCS0150393                                          |
| 10/27/2025 | ACH     | Tractor & Equipment             | Fleet          | \$ 315.36    | SGCS0150393                                          |
| 10/27/2025 | ACH     | Tractor & Equipment             | Fleet          | \$ 427.00    | SGCS0150393                                          |
| 10/27/2025 | ACH     | Tractor & Equipment             | Solid Waste    | \$ 300.03    | FILTER LUBE, FILTER AIR, PLUG                        |
| 10/27/2025 | ACH     | Tractor & Equipment             | Solid Waste    | \$ 1,358.00  | 1000 HOUR SERVICE MAINTENANCE ON 0261                |
| 10/27/2025 | ACH     | Tractor & Equipment             | Solid Waste    | \$ 869.52    | 15-40 ENGINE OIL, 10WT HYDR OIL, 30W TDTO OIL        |

| Check Date | Check # | Name                                  | Fund Name       | Amount       | Item Desc                                                 |
|------------|---------|---------------------------------------|-----------------|--------------|-----------------------------------------------------------|
| 10/27/2025 | ACH     | Tractor & Equipment                   | Solid Waste     | \$ 478.75    | CAP& PROBE, KIT FILTER, EMEMENT FUEL, ELEMENT             |
| 10/27/2025 | ACH     | Tractor & Equipment                   | Solid Waste     | \$ 816.51    | ELEMENT, FILTER                                           |
| 10/27/2025 | ACH     | Tractor & Equipment                   | Solid Waste     | \$ 946.87    | ELEMENT, FILTERS                                          |
| 10/27/2025 | ACH     | Tractor & Equipment                   | Solid Waste     | \$ 573.93    | ELEMENTS                                                  |
| 10/27/2025 | ACH     | Tractor & Equipment                   | Solid Waste     | \$ 957.00    | MAINTENANCE, OIL CHANGE, FILTER, DRIVE OILS               |
| 10/27/2025 | ACH     | Tractor & Equipment                   | Solid Waste     | \$ 804.00    | REMOVE AND INSTALL HYDRAULIC HOSES AND LINES              |
| 10/27/2025 | ACH     | Tractor & Equipment                   | Solid Waste     | \$ 744.00    | REMOVE AND INSTALL GREASE LINES                           |
| 10/27/2025 | ACH     | Tractor & Equipment                   | Solid Waste     | \$ 1,734.00  | REMOVE AND INSTALL HYDRAULIC HOSES AND LINES              |
| 10/27/2025 | ACH     | Tractor & Equipment                   | Solid Waste     | \$ 1,050.00  | REMOVE AND INSTALL MIRROR                                 |
| 10/27/2025 | ACH     | Tractor & Equipment                   | Solid Waste     | \$ 1,761.23  | SEAL, ELBOW, TIE, SEAL ORING,HOSE, SWIVEL                 |
| 10/27/2025 | ACH     | Tractor & Equipment                   | Solid Waste     | \$ 174.63    | SEAL, ORING, HOSE                                         |
| 10/27/2025 | ACH     | Tractor & Equipment                   | Solid Waste     | \$ 161.90    | TEE PIPE, NUT, SLEEVE, ADAPT                              |
| 10/27/2025 | ACH     | Tractor & Equipment                   | Solid Waste     | \$ 315.41    | TIE, MIRROR                                               |
| 10/27/2025 | 884762  | Trans Union Llc                       | Public Safety   | \$ 223.08    | 09528938, backgrounds                                     |
| 10/27/2025 | 884763  | Trimbo                                | Public Safety   | \$ 80.00     | reimbursement for clothing allowance purchase             |
| 10/27/2025 | 884764  | Tristate Equipment                    | Fleet           | \$ 124.70    | 01P48298                                                  |
| 10/27/2025 | 884765  | Tyler Technologies Inc                | EOC 911         | \$ 2,480.00  | CAD Export Interface Installation Fee -Comm Center        |
| 10/27/2025 | 884765  | Tyler Technologies Inc                | Public Safety   | \$ 131.25    | Qty. 50 mobile mapping licenses -Police                   |
| 10/27/2025 | 884765  | Tyler Technologies Inc                | Public Safety   | \$ 1,575.00  | Qty. 50 mobile mapping licenses -Police                   |
| 10/27/2025 | 884766  | Unemployment Ins Contributions Bureau | Payroll Clearir | \$ 56,233.29 | 2025 3rd Quarter Unemployment                             |
| 10/27/2025 | ACH     | VertexOne Software LLC                | P.W. Admin      | \$ 3,837.36  | VXcis Overage Rate September 2025                         |
| 10/27/2025 | 884767  | Wheeler                               | Wastewater      | \$ 21.26     | Union MEtal Industries Corp - PO Request                  |
| 10/27/2025 | 884767  | Wheeler                               | Water           | \$ 21.27     | Union MEtal Industries Corp - PO Request                  |
| 10/27/2025 | 884768  | Wicklander- Zulawski & Associates     | Public Safety   | \$ 2,133.00  | Criminal Level I Investigative Interviewing Techn Mar 25  |
| 10/27/2025 | 884768  | Wicklander- Zulawski & Associates     | Public Safety   | \$ 4,626.00  | Criminal Level I Investigative Interviewing Techn Mar 25  |
| 10/27/2025 | 884768  | Wicklander- Zulawski & Associates     | Public Safety   | \$ 2,133.00  | Criminal Levels I and II investigative interviewing techn |
| 10/27/2025 | 884768  | Wicklander- Zulawski & Associates     | Public Safety   | \$ 4,626.00  | Criminal Levels I and II investigative interviewing techn |
| 10/27/2025 | 884769  | Wilbur Ellis Co                       | Park Dist 1     | \$ 788.00    | FERTILIZER - INVOICE 17120810 SPRAYING                    |
| 10/27/2025 | 884769  | Wilbur Ellis Co                       | Park Dist 1     | \$ 1,735.00  | FERTILIZER - INVOICE 17139553 CEMETERY SPRAYING           |
| 10/27/2025 | 884769  | Wilbur Ellis Co                       | Park Dist 1     | \$ 700.50    | FERTILIZER - INVOICE 17139553 SPRAYING                    |
| 10/27/2025 | 884769  | Wilbur Ellis Co                       | Park Dist 1     | \$ 175.00    | FERTILIZER - INVOICE 17167249                             |
| 10/27/2025 | 884769  | Wilbur Ellis Co                       | Park Dist 1     | \$ 175.00    | FERTILIZER - INVOICE 17202971                             |
| 10/27/2025 | 884769  | Wilbur Ellis Co                       | Park Dist 1     | \$ 175.00    | FERTILIZER - INVOICE 17227046                             |

| Check Date | Check # | Name                               | Fund Name      | Amount      | Item Desc                                                 |
|------------|---------|------------------------------------|----------------|-------------|-----------------------------------------------------------|
| 10/27/2025 | 884769  | Wilbur Ellis Co                    | Park Dist 1    | \$ 700.50   | FERTILIZER - INVOICE 17230413                             |
| 10/27/2025 | 884769  | Wilbur Ellis Co                    | Park Dist 1    | \$ 175.00   | FERTILIZER - INVOICE 17234017                             |
| 10/27/2025 | 884769  | Wilbur Ellis Co                    | Park Dist 1    | \$ 3,826.00 | FERTILIZER - INVOICE 17253194                             |
| 10/27/2025 | 884769  | Wilbur Ellis Co                    | Park Dist 1    | \$ 262.50   | FERTILIZER - INVOICE 17253790                             |
| 10/27/2025 | 884769  | Wilbur Ellis Co                    | Park Dist 1    | \$ 1,364.00 | FERTILIZER - INVOICE 17333653                             |
| 10/27/2025 | 884769  | Wilbur Ellis Co                    | Park Dist 1    | \$ 402.25   | FERTILIZER - INVOICE 17369794                             |
| 10/27/2025 | 884769  | Wilbur Ellis Co                    | Park Dist 1    | \$ 381.50   | FERTILIZER - INVOICE 17399039                             |
| 10/27/2025 | 884769  | Wilbur Ellis Co                    | Park Dist 1    | \$ 225.00   | FERTILIZER - INVOICE 17411451                             |
| 10/27/2025 | 884769  | Wilbur Ellis Co                    | Park Dist 1    | \$ 643.63   | FERTILIZER - INVOICE 17417045                             |
| 10/27/2025 | 884769  | Wilbur Ellis Co                    | Park Dist 1    | \$ 643.63   | FERTILIZER - INVOICE 17421934                             |
| 10/27/2025 | 884769  | Wilbur Ellis Co                    | Park Dist 1    | \$ 643.63   | FERTILIZER - INVOICE 17440492                             |
| 10/27/2025 | 884769  | Wilbur Ellis Co                    | Park Dist 1    | \$ 1,051.00 | FERTILIZER - INVOICE 17464334                             |
| 10/27/2025 | 884769  | Wilbur Ellis Co                    | Park Dist 1    | \$ 539.00   | FERTILIZER - INVOICE 17464359                             |
| 10/27/2025 | 884770  | Wooley                             | Public Safety  | \$ 50.00    | FBINAA conference 10/12/25-10/15/25                       |
| 10/27/2025 | 884771  | Yellowstone County Finance Dpt     | Parking        | \$ 2,339.10 | JULY_2025 COUNTY METERS                                   |
| 10/27/2025 | 884772  | Yellowstone County Sheriffs Office | PD Program     | \$ 1,000.00 | Reimb 2023 JAG Grant Expense for quarter end 9/30/25      |
| 10/27/2025 | 884772  | Yellowstone County Sheriffs Office | PD Program     | \$ 4,552.52 | Reimb 2024 JAG Grant Expense for quarter end 9/30/25      |
| 10/27/2025 | 884773  | Yellowstone Ice & Water            | Public Safety  | \$ 841.80   | Ice & Water for Stations                                  |
| 10/27/2025 | 884774  | Yellowstone Valley Elec            | Light Maint    | \$ 364.67   | SILMD 299 Vintage Estates; 4179014 10.20.25               |
| 10/27/2025 | 884774  | Yellowstone Valley Elec            | Light Maint    | \$ 665.82   | SILMD 313 Vintage Estates Sub Phase II; 4179017           |
| 10/27/2025 | 884774  | Yellowstone Valley Elec            | Street/Traffic | \$ 57.95    | 4799 Grand Ave Traffic Signal; 4179019 10.20.25           |
| 10/27/2025 | 884774  | Yellowstone Valley Elec            | Street/Traffic | \$ 57.72    | 54th St W & Grand Signal; 4179019 10.20.25                |
| 10/27/2025 | 884774  | Yellowstone Valley Elec            | Street/Traffic | \$ 93.36    | 54th St W & Rimrock - Street Light & Traffic Sig; 4179019 |
| 10/27/2025 | 884774  | Yellowstone Valley Elec            | Street/Traffic | \$ 73.02    | Alkali Cr Rd & Interbelt Loop lights; 4179018 10.20.25    |
| 10/27/2025 | 884774  | Yellowstone Valley Elec            | Street/Traffic | \$ 39.61    | Ben Steele School - 56th St W; 4179020 10.20.25           |
| 10/27/2025 | 884775  | Zee Creative Inc                   | Public Safety  | \$ 1,300.00 | Chief Banfield vehicle graphics                           |

**City Council Regular**

**Date:** 11/24/2025  
**Title:** Annexation 25-05, Resolution to Annex Lot 7, Sunny Cove Fruit Farms  
**Presented by:** Hunter Kelly, Planner 1  
**Department:** Planning & Community Services  
**Presentation:** Yes  
**Legal Review:** Not Applicable  
**Project Number:** PZX-25-00189

**RECOMMENDATION**

Staff recommends the City Council hold a public hearing on the annexation. Upon completion of the hearing, staff recommends the City annex the petitioned property.

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

Performance Engineering, on behalf of LMO Investment, LLC submitted a petition to annex land using the provisions of Section 7-2-4600, MCA. The property is located south of Rimrock Road, to which it is adjacent, and east of 62nd Street West. The land being annexed is described as being Lot 7 of Sunny Cove Fruit Farms situated in the NW 1/4 of the NW 1/4 of Section 31, Township 01 North, Range 25 East, P.M.M., Yellowstone County, Montana, more particularly described as follows: Beginning at the northwest corner of said Section 31; thence 585°05'42"E a distance of 668.50 feet to the northeast corner of the Tule Ridge Subdivision, said point being the Point of Beginning; thence N89° 45'20"E following the southern boundary of the right-of-way for Rimrock Road a distance of 351.25 feet; thence N78°26'44"E following the southern boundary of the right-of-way for Rimrock Road a distance of 50.99 feet; thence N89°45'20"E following the southern boundary of the right-of-way for Rimrock Road a distance of 238.08 feet; thence S00°04'43"W following the western boundary of the right-of-way for 60th Street West a distance of 616.35 feet; thence 589°49'29"W a distance of 639.13 feet following the northern boundary of Lot 26 of Sunny Cove Fruit Farms subdivision; thence N00°03'55"E following the eastern boundary of the Tule Ridge Subdivision a distance of 605.57 feet back to the Point of Beginning, including all adjacent Rights-of-Way. Said annexation contains a net and gross area of 8.95 acres, more or less.

The property is zoned Rural Residential 3 (RR3). This is not a zoning district recognized by the City. This annexation is being done in conjunction with a zone change request from Rural Residential 3 (RR3) to Corridor Mixed Use 1 and 2 (CMU1 & CMU2).

It is the City's custom to have staff prepare a brief analysis of predicted impacts to services and facilities. Staff finds the proposed annexation complies with the adopted Annexation Policy criteria as follows:

1. The area must be located within Zone 1 or Zone 3 of the Limits of Annexation map.
  - The area lies within Zone 1 of the Limits of Annexation Map, as demonstrated in the attached "Limits of Annexation" exhibit.
2. The City must be able to provide adequate city services at a cost acceptable to the City within a time period mutually agreed to by the property owners requesting annexation and the City.
  - The City will provide city services as stipulated in the Subdivision Improvement Agreement of Copper Square Subdivision, which will be heard at a future meeting.
3. Existing or proposed public improvements within the area to be annexed must meet City standards;
  - Existing or proposed public improvements within the area to be annexed will meet City standards, as stipulated in the Subdivision Improvement Agreement of Copper Square Subdivision, which will be heard at a future meeting.
4. All property owners within the area to be annexed must sign a Waiver of Right to Protest the creation of Special Improvement Districts;
  - A Waiver of Right to Protest the creation of Special Improvement Districts is included in the Subdivision Improvement Agreement of Copper Square Subdivision, which will be heard at a future meeting.

5. All residential property owners within the area to be annexed must create or join an existing park maintenance district.

- This criterion does not apply, as there is no residential property within the annexation area.

6. Residential densities planned for development within the area to be annexed must meet an overall average minimum density of primary dwelling units per acre as per the current City of Billings Growth Policy or similar planning documents.

- This criterion does not apply, as future development is intended to be commercial in nature.

7. The proposed land use within the area to be annexed must conform to the goals of the Adopted City of Billings Growth Policy.

- Essential Investments:
  - Infill development and development near existing City infrastructure may be the most cost-effective.
  - Neighborhoods that are safe and attractive and provide essential services are much desired.
- Prosperity:
  - Community investments that attract and retain a strong, skilled, and diverse workforce also attract businesses.

**Departmental Response:** City and County Departments were given the opportunity to comment on this annexation. City departments responded favorably and detailed responses are provided below. The County Public Works Department did not respond to this annexation request.

- *Water and Sanitary Sewer:* Public water and sanitary sewer service is available to the property proposed for annexation. The Developer will be responsible for the design and construction of a sanitary sewer main and a water main in Rimrock Road along the frontage of the above-described property.
- *Stormwater:* Any development will be compliant with the adopted Stormwater Management Manual.
- *Transportation:* The Developer Tract will be accessed from Rimrock Road. The public right-of-way along Rimrock Road will be dedicated to the City of Billings.
- *Fire Stations:* The Billings Fire Department currently serves the subject property through the Billings Urban Fire Service Area agreement. The Billings Fire Department will continue to serve the property upon annexation. As this and additional annexations are built out, additional fire department resources will be needed to meet and maintain our high level of service due to the increased call volume and burden on our department these annexations create. The nearest fire station is Station #7, approximately 1.73 road miles or 3 minutes driving time to the subject property.
- *Parks:* No parkland or trails will be required as part of this annexation.
- *School facilities:* School District #2 did not respond to requests to review of this proposal.

**General City Services:** These are the City services that are provided to all residents and businesses in the City, such as police and fire protection, street and storm drain maintenance, and garbage collection and disposal. The service providers that responded did not object to the annexation of this property.

- *Transit:* The annexed area is not directly serviced by a MET Route. A fixed route stop is approximately 2.5 miles east from the proposed annexation at the intersection of Rimrock Road & Shiloh Road.
- *Police:* This proposed development is adjacent to established city limits and will not require an adjustment in schedules or staffing at this time. There is sufficient ingress/egress to the area. Despite recent passage of a safety levy, continued annexation and development will affect our ability to deliver service without commensurate resources.
- *Public Utilities:* The Public Works--Distribution and Collection Division had no concerns with the annexation request.
- *Public Works-Street and Traffic Division:* The Street and Traffic Division stated that it has no concerns with serving the property.
- *Public Works-Solid Waste:* The Solid Waste Division had no concerns with annexing the property, but pointed out that State Law allows the property owner to choose what garbage hauler may service the property after it is in the City.
- *Ambulance Service:* The City does not provide ambulance service, however it does dictate the level of service provided by American Medical Response (AMR). By City ordinance, 90% of ambulance calls must be answered within 8 minutes. Depending on factors at any given time such as traffic and congestion, this property may be within the area of acceptable response time.
- *Legal and Finance:* General Fund services, such as the Legal and Finance Departments should not be negatively impacted by this annexation.

- Other Departments: City/County services including Library, Planning, and Environmental Health are only slightly affected by the annexation since they will continue to serve the property whether it is in the City or the County. The Planning Division staff supports the annexation because it is consistent with the Limits of Annexation map and the criteria of the annexation policy has been met. Further, coordination with other departments does not raise concerns that cannot be mitigated.

These decisions have a cumulative affect, therefore, City Council is being provided with a recommendation of approval.

### **STAKEHOLDERS**

Annexation by petition does not require notification of adjoining landowners; however, it does require that the City Council conduct a public hearing, advertise the hearing, and post the property with information on the annexation petition and public hearing. Notice of the public hearing was posted on the property and was advertised in the Yellowstone County News.

### **ALTERNATIVES**

The City Council may

- Approve,
- Conditionally approve or
- Deny the petition for annexation.

Denial of the petition will mean the City Council cannot consider other agenda items related to this property regarding the zone change and ward boundary ordinance. On October 1, 2025, the annexation petition was submitted to the Planning Division by the owner's agent. On November 24, 2025, the City Council is scheduled to take action on the petition.

### **FISCAL EFFECTS**

This application has no financial impact on the Planning Division Budget.

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## **Attachments**

Annexation Resolution 25-05  
Limits of Annexation

## RESOLUTION NO. 25 -

### A RESOLUTION APPROVING PETITION FOR ANNEXATION AND ANNEXING TERRITORY TO THE CITY.

WHEREAS, one hundred percent (100%) of the freeholders who constitute more than fifty percent (50%) of the resident freeholder electors have petitioned the City for annexation of the territory hereinafter described; and

WHEREAS, the territory was described in the Petition as required by law; and

WHEREAS, annexation of said territory would be in the best interest of the City.

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

1. TERRITORY ANNEXED. Pursuant to Petition filed as provided M.C.A., Title 7, Chapter 2, Part 46, the following territory is hereby annexed to the City of Billings:

Lot 7 of Sunny Cove Fruit Farms situated in the NW 1/4 of the NW 1/4 of Section 31, Township 01 North, Range 25 East, P.M.M., Yellowstone County, Montana, more particularly described as follows: Beginning at the northwest corner of said Section 31; thence 585°05'42"E a distance of 668.50 feet to the northeast corner of the Tule Ridge Subdivision, said point being the Point of Beginning; thence N89° 45'20"E following the southern boundary of the right-of-way for Rimrock Road a distance of 351.25 feet; thence N78°26'44"E following the southern boundary of the right-of-way for Rimrock Road a distance of 50.99 feet; thence N89°45'20"E following the southern boundary of the right-of-way for Rimrock Road a distance of 238.08 feet; thence S00°04'43"W following the western boundary of the right-of-way for 60th Street West a distance of 616.35 feet; thence 589°49'29"W a distance of 639.13 feet following the northern boundary of Lot 26 of Sunny Cove Fruit Farms subdivision; thence N00°03'55"E following the eastern boundary of the Tule Ridge Subdivision a distance of 605.57 feet back to the Point of Beginning., including all adjacent Rights-of-Way.

Said Annexation containing 8.95 acres net and gross, more or less.

(# 25-05) See Exhibit "A" Attached

2. CONDITIONS. The annexation is approved, subject to the following conditions:

- Within 45 working days and prior to site development, a mutually acceptable Subdivision Improvement Agreement shall be executed between the owner(s) and the City that shall stipulate, among other things, specific infrastructure improvements and right-of-way dedication, provide guarantees for said improvements, and include a Waiver of Right to Protest the creation of special improvement districts which will be recorded with the Yellowstone County Clerk and Recorder.

If the above conditions are not satisfied as set forth herein, the annexation will not be effective and any subsequent requests for annexation of the property legally described within this resolution shall be processed as a new petition for annexation.

3. EFFECTIVE DATE. This resolution to annex the above-described territory shall be effective immediately upon satisfaction of all conditions. If the above condition(s) are not satisfied, this resolution shall be null and void and shall have no effect.
4. PROCEDURE. All procedures as required under M.C.A., Title 7, Chapter 2, Part 46, have been duly and properly followed and taken.

ADOPTED AND APPROVED by the City Council of the City of Billings, Montana, on the 24<sup>th</sup> day of November, 2025.

CITY OF BILLINGS:

BY: \_\_\_\_\_

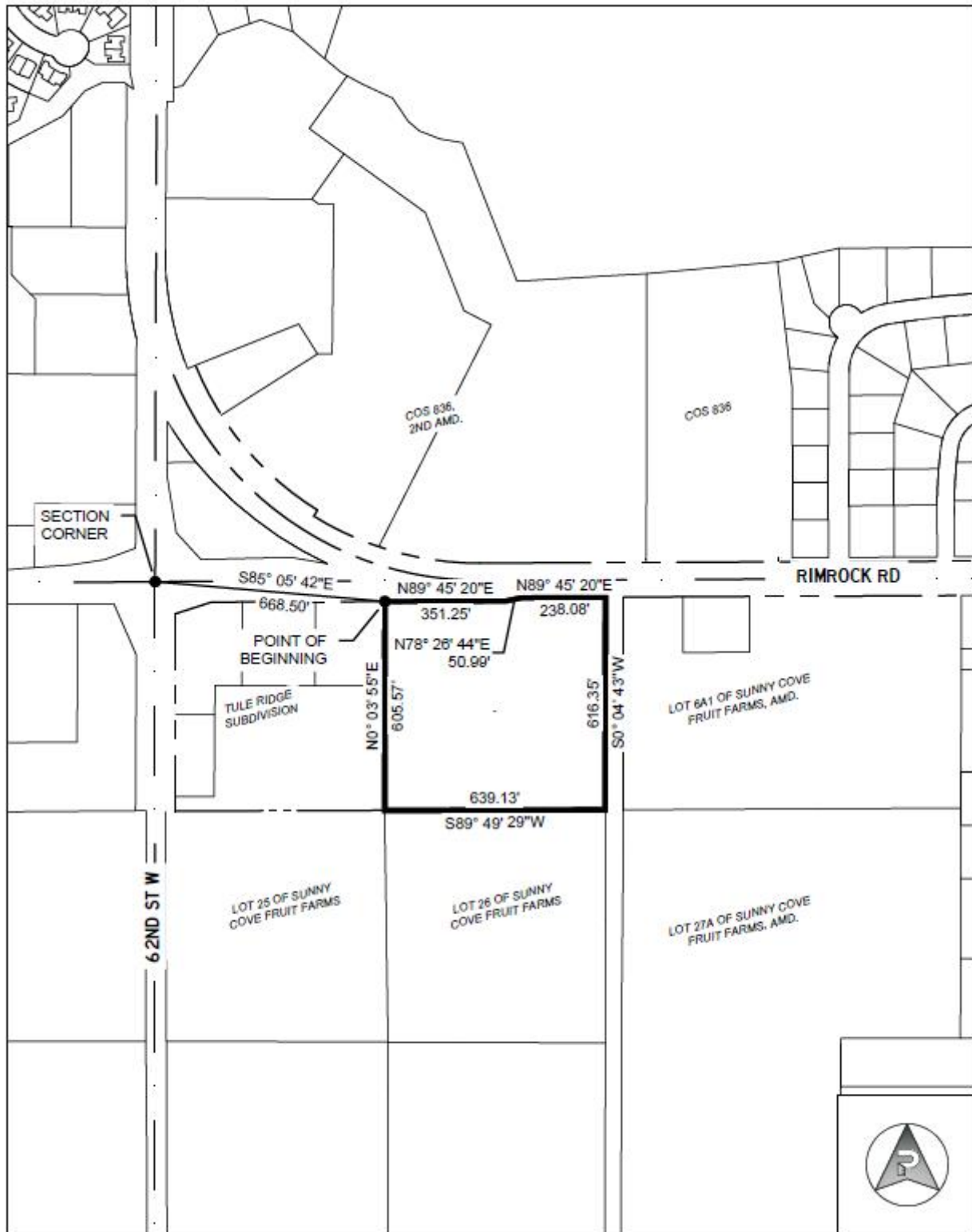
William A. Cole, Mayor

ATTEST:

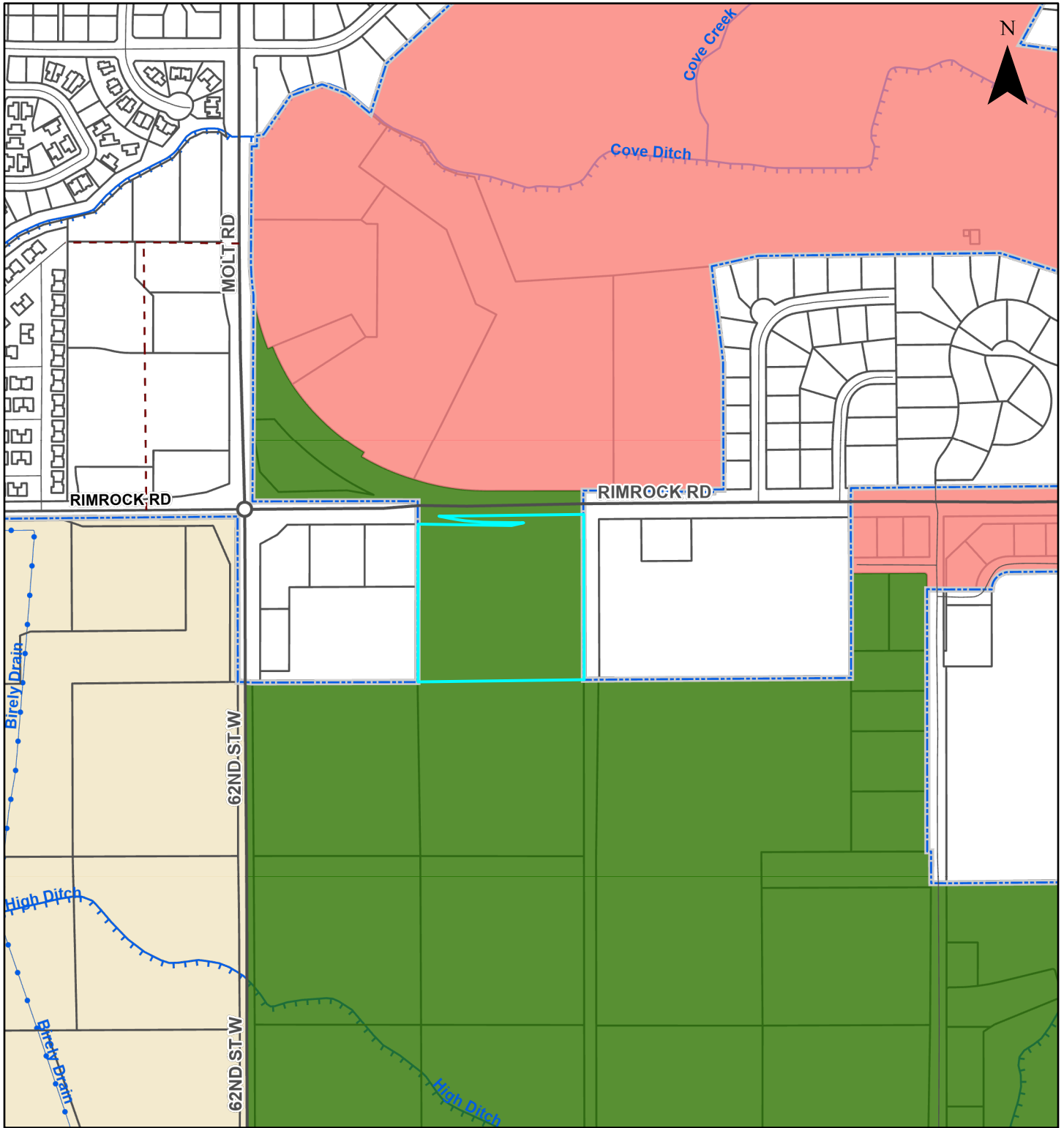
BY: \_\_\_\_\_

Denise R. Bohlman, City Clerk  
(# 25-05)

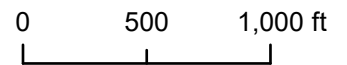
# EXHIBIT "A"



# ArcGIS Web Map



| Legend                       |                                 |                      |                           |
|------------------------------|---------------------------------|----------------------|---------------------------|
| <b>Limits of Annexation</b>  | <b>Streams, Ditches, Canals</b> | <b>Water Body</b>    | <b>Road Centerline</b>    |
| <b>AlternateName</b>         | Canal or Ditch                  | Water Body           | INTERSTATE                |
| Zone 1 Petition Area         | Concrete Box Culvert            | Castlerock Reservoir | INTERSTATE RAMP           |
| Zone 2 Long Range Area       | Creek or Slough                 | Tax Parcels          | US ROUTE or STATE HIGHWAY |
| Zone 3 County Developed Area | Drain                           | Billings City Limits | ARTERIAL                  |
|                              | Pipe                            | Airport Hard Surface | COLLECTOR                 |
|                              | Other                           |                      | STREET                    |
|                              |                                 |                      | PROPOSED ROAD             |
|                              |                                 |                      | UNDEVELOPED ROAD          |
|                              |                                 |                      | PLACEHOLDER               |



Date: 10/29/2025

**City Council Regular**

**Date:** 11/24/2025  
**Title:** Zone Change 1073- Lot 7 of Sunny Cove Fruit Farms-SW Corner Rimrock & 60th St. W - RR3 to CMU1 & 2  
**Presented by:** Karen Husman  
**Department:** Planning & Community Services  
**Presentation:** Yes  
**Legal Review:** Not Applicable  
**Project Number:** PZX-25-00190

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**RECOMMENDATION**

The Zoning Commission held a public hearing on November 4, 2025, and is forwarding a recommendation of approval and adoption of the findings of the 10 review criteria for Zone Change 1073.

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

Zone Change 1073 is a zone change request from Rural Residential 3 (RR3), a county zoning district, to Corridor Mixed Use 1 and 2 (CMU1 & CMU2) on Lot 7 of Sunny Cove Fruit Farms, an approximate 8.95 acre parcel of land. This application is being submitted with a concurrent annexation petition. A pre-application neighborhood meeting was held on September 23, 2025 at 5:30 pm, at Grace Montessori, 4809 Grand Ave.

The proposed zoning of CMU 1 and 2 would facilitate mixed commercial development. The CMU1 district is intended to accommodate commercial and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. Commercial uses in the CMU1 district may be somewhat larger in scale and more flexible than the neighborhood mixed-use district, including more auto-oriented uses such as gas stations. While ground stories along streets are intended for commercial uses, any story could accommodate residential and/or office uses. CMU2 district is similar in intent to CMU1, supporting commercial and any story residential and/or office use along transportation corridors. However, CMU2 differs from CMU1 as it is meant to accommodate larger-scale commercial, warehouse-style buildings, and other uses in multiple buildings on larger, deeper parcels along corridors.

This property is within the City of Billings' (City) Limits of Annexation Area Zone 1, allowing a petition for annexation.

The land around the subject property is currently used for farming activity, fallow land, and residential uses. Parcels adjacent to the west and east are annexed into the City. Existing within Rimrock Rd at the property's frontage is a 20" water main and 24" sewer main. Heading west on Rimrock is Signal Peak Townhomes and Copper Ridge.

The proposed zoning complies with the 2016 City of Billings Growth Policy, which identifies three growth scenarios for the Billings West End, High Density Growth Scenario, Low Density Growth Scenario, and Preferred Growth Scenario. In all three of these scenarios, the area surrounding the intersection of Rimrock Road and 62nd Street West included commercially zoned districts. The West Billings Neighborhood Plan identified the public desire to limit larger community commercial centers to appropriate intersections of arterial streets. Commercial centers should be compatible with the surrounding area and designed to serve the overall West Billings community. These commercial nodes may vary in size based on special circumstances such as topography and adjacent uses. Rimrock Road is identified as an arterial street. Additionally, the roundabout at 62nd Street and Rimrock Road recently completed construction.

The adjacent property, Tule Ridge Subdivision, to the west is zoned Corridor Mixed Use 1. Nearby northwest of the intersection of Highway 3 and Rimrock Rd., Coal Creek Subdivision contains some parcels zoned Corridor Mixed Use 2. The proposed zoning of this property as a mix of Corridor Mixed Use 1 and Corridor Mixed Use 2 creates a commercial node in the West Billings area. The nearest commercial node being at 54th and Grand Avenue. The West End Plan also states that large commercial nodes should be no closer than 1 mile apart. This proposed rezone is approximately 2 miles from the 54th and Grand intersection, further complying with the growth policy.

Planning Staff recommended approval based on the compatibility of location, and adjacent zoning. The proposed zoning is in conformance with both the 2016 Growth Policy and the West Billings Neighborhood Plan.

City Zoning Commission held their public hearing on November 2, 2025, and is forwarding a recommendation of approval based on the proposed findings of the review criteria within the Summary section of this report.

## APPLICATION DATA

APPLICANT: LMO Investments, LLC  
AGENT: Taylor Kasperick, Performance Engineering  
LEGAL DESCRIPTION: Lot 7, Sunny Cove Fruit Farm  
ADDRESS: N/A  
CURRENT ZONING: RR3  
PROPOSED ZONING: CMU1 & CMU2  
EXISTING LAND USE: Agriculture/Vacant  
PROPOSED LAND USE: Commercial Mixed Use  
SIZE OF PARCEL(S): 8.95 acres

## SURROUNDING LAND USE & ZONING:

NORTH Zoning: Large Lot Suburban Neighborhood - N4  
NORTH Land Use: Vacant /Ag- Residential  
SOUTH Zoning: RR3  
SOUTH Land Use: Vacant/Ag  
EAST Zoning: Suburban Neighborhood - N3  
EAST Land Use: Residential  
WEST Zoning: Corridor Mixed Use 1 - CMU1  
WEST Land Use: Vacant

## STAKEHOLDERS

Planning staff provided public notice of the application in accordance with zoning regulations, including notification to surrounding property owners, publication of a legal advertisement, and posting of the subject property. As of the date of this report, no written correspondence has been received from surrounding property owners regarding the proposed zone change.

The applicant conducted a pre-application neighborhood meeting on September 23, 2025, at 5:30 p.m. at Grace Montessori Academy, located at 4809 Grand Avenue. Nine individuals signed the attendance sheet. Discussion topics included the types of uses permitted under the proposed zoning, potential impacts to existing irrigation ditches and groundwater, stormwater runoff and retention, site access, and anticipated traffic. Meeting notes, a detailed summary of the discussion, and the attendance sheet are attached.

## ZONING COMMISSION PUBLIC HEARING NOVEMBER 4, 2025

The Zoning Commission held a public hearing on November 4, 2025, where staff provided a brief presentation outlining the request. Based on the proposed findings related to the zone change review criteria, Planning staff recommended approval of the application. Chairperson Dan Brooks opened the public hearing and invited the applicant's agent to speak.

Craig Dalton, agent for the applicant, concurred with staff's recommendation and findings of the review criteria. He said the site is located near the intersection of 62nd Street West and Rimrock Road, identified in the West Billings Plan as a preferred location for neighborhood commercial and community convenience uses and the proposed zone change would support the development of small-scale retail, office, and entertainment uses serving the surrounding residential areas. Due to floodplain constraints and existing detention ponds, other corners of this intersection are limited for commercial use. The applicant's proposal would therefore help introduce essential neighborhood services to an area that currently lacks nearby commercial amenities. The proposed CMU2 area in the southwest corner of the property is intended for an indoor recreational facility such as pickleball courts, requiring the more intensive CMU2 classification to accommodate the larger building footprint and outdoor recreation component.

Two surrounding property owners spoke in opposition to Zone Change 1073. Primary concerns involved increased traffic on Rimrock Road (particularly between 50th and 60th Streets), pedestrian and bicycle safety due to lack of shoulders, and potential impacts on emergency response access.

Staff clarified that the City is planning Rimrock Road widening improvements between fiscal years 2027 and 2029, with design and engineering under review, but did not have a timeline for completion.

Mr. Dalton was offered an opportunity for rebuttal and added that the proposed zoning meets the intent of the City of Billings Growth Policy by promoting strong neighborhoods, essential investments, and prosperity. It is compatible with adjacent and nearby land uses and zoning districts. He said it would help reduce long vehicle trips by providing services closer to residential neighborhoods. Any development producing more than 1,000 daily trips or 100 peak-hour trips will require a Traffic Impact Study (TIS) and proportional contributions toward roadway and intersection

improvements during the subdivision process. The project will comply with city standards for buffering between commercial and residential districts.

Chairmerson Brooks closed the public hearing. A motion was made by Commissioner McCall, seconded by Commissioner Megorden, and passed by a 4-0 voice vote to forward a recommendation for approval and adoption of the proposed review criteria.

## ALTERNATIVES

The City Council may take one of the following actions:

- Approve and adopt the findings of the ten review criteria for Zone Change 1073; or,
- Deny and adopt different findings of the ten review criteria for Zone Change 1073; or,
- Delay action on the zone change request to a certain date not more than 60 days in the future; or,
- Allow the applicant to withdraw the zone change request

The applicant has not asked to delay or withdraw the application as of the drafting of this memo.

## FISCAL EFFECTS

Approval or denial of the proposed zone change will not have a financial impact on the Planning Division budget.

## SUMMARY

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

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

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

#### *Strong Neighborhoods;*

- Neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools, and public gathering spaces foster health, goodwill and social interaction.
- Neighborhoods that are safe and attractive and provide essential services are much desired. Implementation of the Infill Policy is important to encourage the development of underutilized properties.

#### *Prosperity and Essential Investments;*

- Infill development and development near existing City infrastructure may be the most cost-effective.
- A diversity of available jobs can ensure a strong Billings' economy.
- Retaining and supporting existing businesses helps sustain a healthy economy.

The proposed zoning aligns with the West Billings Plan with public desire to limit large community commercial centers to appropriate intersections of arterial streets. Commercial centers should be compatible with the surrounding area and designed to serve the overall West Billings community. The proposed zoning district would allow compatible uses to the CMU zone to the west and expanding the commercial node at the corner of 62nd Street and Rimrock Rd.

The West Billings Plan also states that with the intent of preventing strip commercial development, the West Billings planning area should contain large commercial nodes of varying sizes located at the intersections of arterial streets. These commercial nodes may vary in size based on special circumstances such as topography and adjacent uses. Commercial nodes should be comprised of, as much as possible, a diverse range of commercial, business office, and entertainment facilities.

The proposed zoning is also in line with North West Shiloh Area Plan. This plan was developed by the City of Billings and discusses development as it is annexed into the city as a supplement to the West Billings Plan. The North West Shiloh Area Plan identifies 'Commercial Nodes' at different intersections on the west end. One is identified at the intersection of 62nd Street West and Rimrock Road. It identifies a small area on each corner of the intersection for community conveniences which are also referenced in the West Billings Plan.

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

The new zoning requires minimum setbacks, open and landscaped areas, and building separations. The new zoning, as do all zoning districts, provides adequate building separations and density limits to provide security from fire and other dangers. Additionally, the annexation of the property provides for municipal water service for the site. Any new construction on the site will follow applicable building codes. There will be new fire hydrants located an adequate distance throughout the interior of the development with spacing at the approval of the City of Billings Fire Marshal

meeting all City of Billings Fire Codes. These new hydrants will be in addition to the existing hydrants located along Rimrock Road and 62nd Street West, north and west of the proposed zone change. This ensures that any business that may be in this subdivision is adequately secure from fire. This site is also located outside of the floodplain, per LOMR 22\_08\_0233P in effect on March 23, 2023.

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

New construction on the site will follow building code requirements to ensure and promote public health, public safety, and general welfare. The proposed zone change will create a commercial mixed-use district in an area lacking existing commercial development. While the nearby Coal Creek subdivision at Highway 3 and Rimrock, as well as the adjacent Tule Ridge Subdivision, both have commercial mixed-use zoning designations of Corridor Mixed Use 2 and Corridor Mixed Use 1, respectively, neither development has submitted a building permit as of the writing of this report. The subject property is proposed to be subdivided by the developer. As part of the subdivision process, a Traffic Impact Study (TIS) will be required if the proposed development will generate more than 100 peak-hour trips or 1,000 trips per day. If the TIS is required, intersections identified to be impacted will require a proportionate share contribution. These contributions would be put towards projects that would help ease traffic flow in the area and enhance traffic control at the intersections, creating safer roadways for drivers and pedestrians.

The zoning application is concurrent with a petition for annexation. Rimrock Road currently has a 20" water main and 24" sewer main. The use of adjacent City utility services promotes public health and general welfare.

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

#### ***Transportation:***

The proposed zoning and new development will increase traffic on the adjacent street network. Similar to criteria 3, as part of the subdivision process, a TIS will be required if the proposed development will generate more than 100 peak-hour trips or 1,000 trips per day. The TIS will help identify intersections that would be affected by the development and would then require the developer to pay a proportionate share contribution towards the intersection for improvement. These contributions would be put towards projects that would help ease traffic flow in the area and enhance traffic control at the intersections, creating safer roadways for drivers and pedestrians. The City is working on plans to widen Rimrock Road to three lanes, which will help mitigate existing traffic concerns. As part of annexation and development, it is anticipated the owner will be required to contribute to the cost of this project.

#### ***Water and Sewer:***

The City will provide water and sewer services to the property. As part of this project, water and sanitary sewer mains will be extended throughout the property with existing water and sewer mains currently within Rimrock Road. The proposed zoning facilitates the development of a lot that has two adjacent lots annexed into the City.

#### ***Schools and Parks:***

Schools may be impacted by the proposed zoning, as both CMU1 and CMU2 allow for residential use; however, the developer is proposing to use the lots for commercial purposes. Parks should not be negatively affected by the proposed zoning, as all new subdivisions with residential development are required to join a park maintenance district. Since this development is proposed to be commercial, the impact on parks is expected to be minimal.

#### ***Fire and Police:***

The subject property will be served by the City of Billings Police Department and the Billings Fire Department. The nearest fire station is Fire Station 7 which is located approximately 1.7 road miles away. New fire hydrants will be provided throughout the development in accordance with Building and Fire Codes.

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

Similar to Criteria 2 and 3, the proposed zone requires build to zones, side and rear setbacks, and adequate separation between structures, which provides for adequate light and air. This parcel is presently vacant. Therefore, any new structure(s) will be required to meet setback/build-to, height, building separation, and Building Code requirements. Additionally, when abutting an neighborhood zoning larger setbacks are required to provide transition between uses.

### **6. Will the new zoning affect motorized and non-motorized transportation?**

The new zoning itself will not impact motorized and non-motorized transportation. The proposed zoning and subsequent new development will increase traffic on the adjacent street network. Similar to criteria 3 and 4, as part of the subdivision process, a TIS (TIS) may be required. The TIS will help identify intersections that would be affected by the development and would then require the developer to pay contributions towards the intersection for improvement. These contributions would be put towards projects that would help ease traffic flow in the area and enhance traffic control at the intersections.

**7. Will the new zoning promote compatible urban growth?**

The proposed zoning does promote compatible urban growth. Directly east of the subject property is N3 zoning, and it has a single-family residential dwelling. The N3 zoning allows for single-family homes or duplexes. The property to the south is currently Rural Residential 3 (RR3) and is a vacant parcel of land. When the subject property is developed it will be required to have the minimum bufferyard specified for adjacent residential uses. The proposed CMU1 and CMU2 zone districts are compatible with the subdivision to the west in the CMU1 zone district. The City Growth Policy proposes commercial districts along principal arterials which is beneficial for both commercial businesses and provides services for residential areas. Keeping commercial traffic off of local residential streets and on high traffic volume arterial streets additionally helps with the urban growth in the area.

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

The proposed zoning does consider the character of the district and the suitability of the property for proposed uses. The proposed zoning will allow commercial and residential development. The proposed zoning is compatible with the adjacent zoning and existing development and uses in the vicinity, as mentioned in Criteria 7. Further, this use is compatible with the character of the surrounding district and the suitability of the property for future uses. Possible uses include residential single and multifamily as well as commercial uses including but not limited to schools, health care facilities, amusement/recreation facilities, small animal veterinary clinics, restaurants and retail stores. The proximity of the zoning to an arterial intersection and the alignment with the 2016 Growth Policy and West Billings Plan encourages the character of the district.

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

The property and surrounding properties are currently vacant. The new zoning will not have an impact on the value of buildings for the parcel. Any new structures will need to be in compliance with zoning and building codes.

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

Similar to Criteria 8, the proposed zoning will allow commercial and residential development. The proposed zoning is compatible with the adjacent zoning and existing development and uses in the vicinity, as mentioned in Criteria 7. Further, this use is compatible with the character of the surrounding district and the suitability of the property for future uses. Possible uses include residential single and multifamily as well as commercial uses including but not limited to schools, health care facilities, amusement/recreation facilities, small animal veterinary clinics, restaurants and retail stores. The proximity of the zoning to an arterial intersection and the alignment with the 2016 Growth Policy and West Billings Plan encourages an appropriate use of the land.

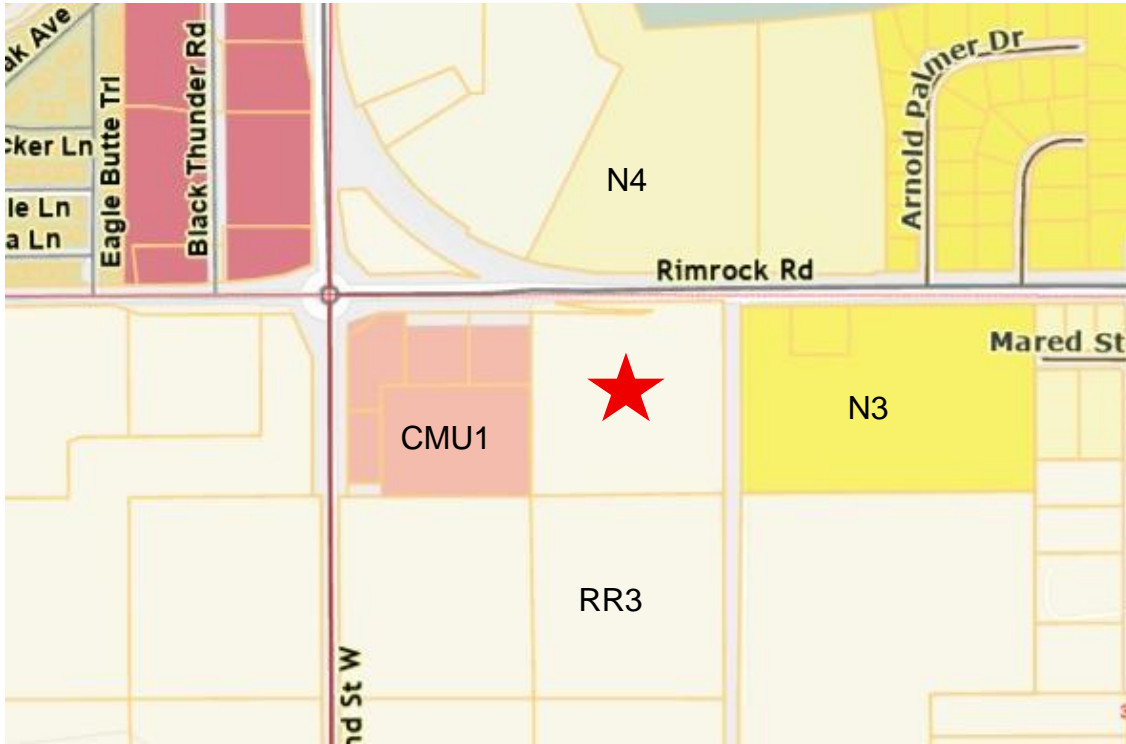
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**Attachments**

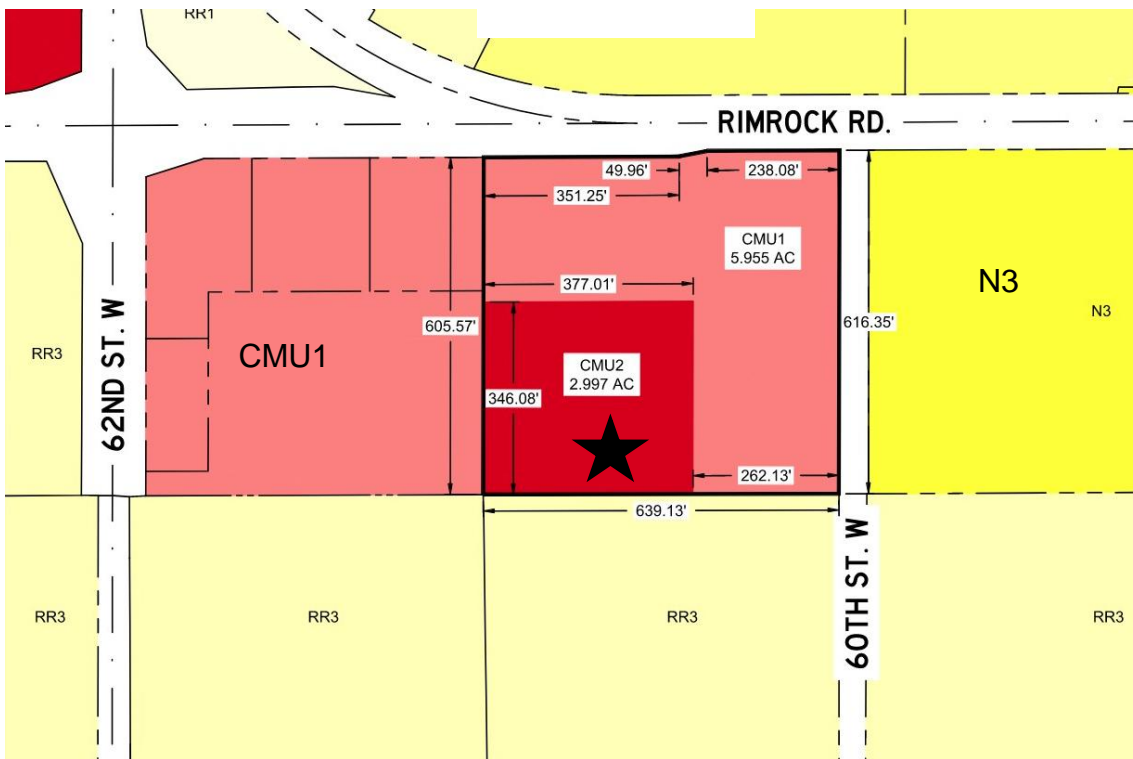
Zoning Map & Site Photos  
Application & Applicant Letter  
Neighborhood Meeting Info.  
History  
Resolution

Zone Change 1073 Attachments

Zoning Map & Site Photos



Existing zoning



Proposed zoning



Site Photos



Looking South



Looking West



Looking North



Looking East

# Application & Applicant Letter

## CITY ZONE CHANGE APPLICATION FORM

**CITY ZONE CHANGE** Billings Zone Change # 1073 Project # 25-00190

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

Present Zoning Rural Residential 3 - RR3

Proposed Zoning: CMU-1 and CMU-2

PARCEL TAX ID# D04653 CITY ELECTION WARD 4

Legal Description of Property: Lot 7 of Sunny Cove Fruit Farms, less right-of-way

Address or General Location (If unknown, contact City Engineering): SW corner of Rimrock Road and 60th Street West

Size of Parcel (Area square feet or acres): 8.95 acres

Present Land-Use: Agricultural

Proposed Land-Use: Commercial Mixed Use

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

Owner(s) LMO Investments, LLC

(Record Owner)

590 Garden Avenue, Billings, MT 59101

(Address)

406-670-5457

(Phone Number)

James Duran / jcd@gmail.com

(email)

Agent(s): Taylor Kasperick, Performance Engineering

(Name)

3412 Colton Boulevard, Suite 202, Billings, MT 59102

(Address)

406-384-0080

(Phone Number)

taylor@performance-ec.com

(Email)

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

Signature:  Date: 9/28/2025

(Record Owner – Digital Signature Allowed)



3412 Colton Blvd., Suite 202 • Billings, MT 59102 • 406-384-0080

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### Zone Change Questions

Lots 7 of Sunny Cove Fruit Farms, Yellowstone County, Montana.  
Having a total area of approximately 8.95 acres

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

Essential Investments – The proposed project is located southwest of the Rimrock Road and 60<sup>th</sup> Street West right-of-way intersection. The development will extend city mains through the subdivision from the existing mains located within Rimrock Road. This is in line with the Essential Investments growth guideline by developing property near existing City infrastructure. This helps the city more efficiently expand their tax base without significantly growing their infrastructure, making it more cost-effective to maintain. Said adjacent water main and sewer main in Rimrock Road has been in place since its construction in 2002, meaning this property has been planned for annexation and zoning since that time.

Strong Neighborhoods – The proposed zoning will create a commercially zoned district in an area with limited to no commercial development. Near the intersection of two principal arterials, this is an ideal location for new businesses, which will afford the expanding residential population in northwest Billings services that are currently farther away. This area of Billings is severely lacking commercial amenities for the surrounding neighborhoods, with the nearest existing commercial businesses being over one mile away (Albertsons, Diamond X, etc.) at 54<sup>th</sup> and Grande. By zoning commercial districts at this important intersection, the surrounding neighborhoods will have a much shorter commute to these possible amenities and potentially could walk instead of drive. By locating commercial districts such as this closer to expanding residential development, the traffic pressure going further into the City can be lessened by providing services closer to where people live.

Growth Scenarios – The City of Billings Growth Policy identifies three growth scenarios for the Billings West End, public preferred, high density and low density. In all three of these scenarios, the area surrounding the intersection of Rimrock Road and 62<sup>nd</sup> Street West included commercially zoned districts. This development would follow these scenarios to a tee, providing the public with the exact feedback that was given during the growth planning study.

2. Explain how the proposed project meets the 10 zone change criteria.
- a. **Is the new zoning designed in accordance with the growth policy?**  
As mentioned previously, the proposed zoning follows the growth policy to a tee. Proposing commercially zoned districts directly adjacent to principal arterials and in an area identified as a desirable location by all three growth scenarios, public preferred, low- and high-density growth scenarios in the City of Billings Growth Policy.
  - b. **Is the new zoning designed to secure from fire and other dangers?**  
There will be new fire hydrants located an adequate distance throughout the interior of the development with a maximum spacing of 300-ft, meeting all City of Billings Fire Codes. These new hydrants will be in addition to the existing hydrants located along Rimrock Road and 62<sup>nd</sup> Street West, north and west of the proposed zone change. This ensures that any business that may be in this subdivision is adequately secure from fire. This site is also located outside of any floodplain.
  - c. **Will the new zoning promote public health, public safety, and general welfare?**  
The proposed zone change will create a commercial district in an area lacking an existing commercial development. The subject property will be subdivided as part of this project. As part of the subdivision process, a Traffic Impact Study (TIS) will be required. The TIS will help identify intersections that would be affected by the development and would then require the developer to pay contributions towards the intersection for improvement. These contributions would be put towards projects that would help ease traffic flow in the area and enhance traffic control at the intersections, creating safer roadways for drivers and pedestrians. Additionally, the City is making necessary investments to Rimrock Road to widen the principal arterial to three lanes, which will help mitigate existing traffic concerns and issues. As part of annexation and development, it is anticipated the owner will be required to contribute to the cost of this project.
  - d. **Will the new zoning facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements?**  
As discussed previously, traffic impact contributions would be collected by the city for impacts made by the development to intersections. These contributions would directly go towards enhancing traffic control at the intersections creating safer roadways for drivers and pedestrians. Additionally, as part of this project, water and sanitary sewer mains will be extended through private roadways within the subdivision to serve up to eleven new commercial lots. At full build-out of the development, 60<sup>th</sup> Street West will be extended from Rimrock Road to the southern boundary of the property, extending this local road will open new property up to be developed. As this is a fully commercial development, no parkland is required or proposed to be dedicated as part of this

zoning, and no impacts to the school district are anticipated given commercial use.

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

The proposed zone change will have some impact on light and air as the property will move from agricultural use to commercial. Any improvements to the land must adhere to the requirements for lighting laid out by the City's Zoning Code which directly addresses open areas and light.

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

As this project proposes the conversion of agricultural land to commercial, additional trips will be generated by the development, which will in turn impact motorized and nonmotorized transportation. The proposed zoning is currently being studied and a Traffic Impact Study (TIS) will be submitted in conjunction with the subdivision. The developer, will contribute to intersection impacts in the area identified by City Public Works to mitigate any negative impact from the development. As noted previously, by providing commercial services in a previously underserved area of town, local residents will have services closer to their homes and everyday commute rather than needed to travel to other areas of town to utilize the same or similar services.

**g. Will the new zoning promote compatible urban growth?**

The proposed zoning will promote compatible urban growth as is desired by the city. It proposes commercial districts along principal arterials which is beneficial for both commercial businesses as well as any residential developments, as it will keep commercial traffic off local residential streets and on the high traffic volume arterials. Additional commercial districts will also promote new residential development to the area with the close proximity to amenities. The proposed zoning is closely in line with the City of Billings Growth Policy scenarios as it was desired for the intersection of Rimrock Road and 62<sup>nd</sup> Street West to be primarily high density commercial.

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

The area of the proposed development is primarily surrounded by undeveloped land, varying in zoning districts that include CMU1, N3, N4 and RR3. Commercial districts have been identified as being desired in the area of Rimrock Road, as has been seen with commercially zoned, but undeveloped land, on the NW and SE corners of 62<sup>nd</sup> Street West and Rimrock Road. Due to the area being primarily undeveloped breaking ground on a new project could help spur more businesses to come to the area, creating new amenities for the surrounding neighborhoods.

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

The proposed zoning will conserve the value of buildings in the area by creating new amenities for nearby subdivisions while not intruding upon them. There is no evidence that suggests the addition of just below ten additional acres of commercial zoning will do harm to the value of buildings in the area.

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

The proposed zoning will encourage the most appropriate use of land by placing higher density commercial districts close to principal arterial roadways, in particular those that already have water, sewer, and roadway adjacent to them. With the extension of 60<sup>th</sup> Street West to the south, this allows for the possibility in "stepping back" zoning districts with commercial located along the arterials, higher density residential behind and then lower density residential towards the interior of blocks.

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

The new zoning closely resembles the existing zoning directly to the west of the proposed development, and kiddy corner on 62<sup>nd</sup> and Rimrock on the NW quadrant. The new zoning expands the potential commercial area at the intersection of Rimrock Road and 62<sup>nd</sup> Street West and will provide amenities to the surrounding neighborhoods when developed.

## Neighborhood Meeting information

### **CITY ZONE CHANGE Pre-Application Statement of Owner(s) and Agent(s)**

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

1. **Present Zoning:** Rural Residential -3 (RR3) \_\_\_\_\_

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

Change the underlying zoning of Lot 7 of Sunny Cove Fruit Farms from the current County AG district to a mix of CMU-1 and CMU-2 concurrently with annexation into the City.

3. **Legal Description of Property:**

Lot 7 of Sunny Cove Fruit Farms, less right of way. \_\_\_\_\_

4. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force

West End Task Force \_\_\_\_\_

5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to on line application

6. **A brief synopsis of the meeting results including any written minutes or audio recording.**

please attach to on line application

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

1) The pre-application neighborhood meeting was held on the 23rd, day of September 2025

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

Owner (s):

LMO Investments, LLC Telephone: 406-670-5457

Address:

590 Garden Avenue, Billings, MT 59101 Email: James.Ouren.lgc@gmail.com

Agent (s):

Taylor Kasperick, Performance Engineering Telephone: 406-384-0080

Address: 3412 Colton Boulevard, Suite 202 Email: taylor@performance-ec.com

Complete this form and upload to your on-line Zone Change application

City Pre-app statement 2024-2025



3412 Colton Boulevard, Suite 202 • Billings, MT 59102 • 406-384-0080

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September 16, 2025

Dear Interested Neighbor,

On behalf of LMO Investments, LLC., and The Paddy Shack, LLC. (owners under contract) Performance Engineering, LLC., is writing to inform you of a zoning pre-application neighborhood meeting being held on Tuesday, September 23<sup>rd</sup> at 5:30 PM at Grace Montessori Academy (4809 Grand Avenue, Billings, MT, 59106). The meeting is being held to discuss a proposed zone change regarding the existing property located southwest of the intersection of Rimrock Road and 60<sup>th</sup> Street West. The owner is requesting that the property shown on the attached exhibit and described below be re-zoned to accommodate future development:

**Lot 7 of Sunny Cove Fruit Farms, S31, T01N, R25E in the City of Billings, Yellowstone County, Montana totaling 8.952 acres.**

The intent of the meeting is to make neighboring property owners aware of the proposed zoning change for the subject property, discuss the potential for redevelopment, and to answer questions about the project. The property is currently zoned as RR3, Rural Residential 3, a County Zone District that allows for single family residential homes with a minimum lot size of 3 acres up to 10 acres.

The zoning proposal to be presented to the City of Billings will be to change the zoning of the land described above from RR3 to a mix of CMU1 (Corridor Mixed-Use 1) and CMU2 (Corridor Mixed-Use 2) to facilitate a commercial development suitable for a variety of businesses. A total of 8.952 acres is included in the proposed zone change.

Representatives for Performance Engineering, LLC. will be present at the meeting to answer questions from those who attend. For those unable to attend the meeting, written letters can be directed to Performance Engineering, LLC. at 3412 Colton Blvd., Suite 202, Billings, MT 59102, attention Taylor Kasperick, or emails may be sent to [taylor@performance-ec.com](mailto:taylor@performance-ec.com). We look forward to discussing the proposed zoning change with you and hope to see you on Tuesday September 23<sup>rd</sup> at 5:30 PM at Grace Montessori Academy.

Thank you,  
Taylor Kasperick, PE









3412 Colton Blvd., Suite 202 • Billings, MT 59102 • (406) 384-0080

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## Lot 7 of Sunny Cove Fruit Farms

Section 31, T01N, R25E, Yellowstone County, Montana

### Zone Change Neighborhood Meeting Notes

The meeting was conducted from 5:30-7:00 PM on September 23, 2025 at the Grace Montessori Academy. The meeting was hosted by Taylor Kasperick of Performance Engineering (agent) and Grant Scelzi (developer).

There were approximately 15 public participants for the meeting with only 9 attendees providing name and contact information on the provided sign-in sheet at the meeting.

The meeting began with Taylor Kasperick giving an overview of the property and the proposed zoning districts, being CMU1 and CMU2. Taylor discussed these zone districts are being proposed due to the location of the property being near Intersections of principal arterial roadways in Rimrock Road and 62<sup>nd</sup> Street West. As noted in the City's Zoning Code, zone districts of CMU 1 and 2 are required to be within 1,320 feet and 660 feet, respectively, of arterial roadways in the Planned Neighborhood Development process. While that process is not being utilized with this application, the general intent is still being utilized. Taylor discussed the allowed uses permitted in both CMU1 and CMU2 and stated the CMU2 parcel would be utilized by Paddy Shack (developer). This is due to the development being most appropriately applied to the use type of "Large (1 acre or more) outdoor, amusement and recreation".

After Taylor's overview of the zoning of the proposed development, Grant was brought up to discuss Paddy Shack, the business spurring the development. He gave a background of the area and discussed the vision he and the other members of the development group have for the property. They envision the development being a place where anyone from the neighborhood can come to socialize over drinks with the feel of a lounge/social club. Not only that, but the development has plans to include an indoor playground, multiple indoor pickleball courts as well as outdoor courts. They plan to have ground they will lease out to food trucks and hope to bring a local coffee shop into the subdivision.

Following Taylor and Grant's overview, the floor was opened for participants to ask questions.

Questions from individuals and subsequent responses are shown below:

- **What types of developments would be allowed in the commercial zoned districts?**

*CMU 1 & 2 districts allow for a variety of commercial use types including healthcare offices and outpatient surgical services, restaurants, financial services, business offices, retail stores, and many more. A full list of the permitted use types can be*

found in the City of Billings' Zoning Code. Typically, the most contentious use types for these districts are "Bar or Tavern" with full service or Beer and Wine License and "Casino". It was noted during the meeting if either of these use types want to build in this development the developer will be required to undergo a special review. The special review process is similar to the zone change process, meaning, if a developer wants to build either of these use types in the area, another neighborhood meeting would be required. In this neighborhood meeting, residents in the area would be able to voice their opinions/opposition to a development.

- **What will happen to the existing irrigation ditches in and around the property?**

*Any irrigation ditch that only serves the subject property will be abandoned. If there are downstream users that utilize the irrigation ditches running through the property, they will be rerouted to ensure the use is not discontinued. Any ditch that does not run through the property will not be modified in any way.*

- **What will the development do to manage stormwater? Will this add to the drainage/flooding problems that are already present in the area?**

*The development will plan to utilize and expand upon the shared stormwater management facility dedicated for Tule Ridge Subdivision (southeast of Rimrock Road and 62<sup>nd</sup> Street West). The existing pond on the southern portion of the existing subdivision will be expanded and utilized by the proposed development to store the runoff generated from the required storm event. Due to the shallow elevations of clays and shale in the area, infiltrating the design storm in the required amount of time is not possible. With this being the case, an outfall will be constructed to pump water from the pond at a controlled rate to the existing City detention ponds west of 62<sup>nd</sup> Street West. The existing development would not affect any of the existing city infrastructure in the area, any current problems with the storm system are not caused by this development.*

- **Will removing the irrigation ditches or construction of more impervious surfacing dry up our wells?**

*No, rerouting the irrigation ditches will not dry up wells. The major ditch running through the property will be rerouted if it is found downstream farms utilize the ditch. Any irrigation ditch serving only the subject property will be removed, this will cause extremely minimal effects on the aquifer recharge. It should be noted, this will only affect the aquifer located above the shale layer identified in the geotechnical report conducted for the Tule Ridge Subdivision. Any wells that utilize the aquifer above the shale layer do not comply with Montana Department of Environmental Quality requirements for drinking water wells. These requirements state wells must have unperforated casing to a minimum depth of 25'. If these wells are not below the shale layer, which has been identified at a depth of less than 25', it is not suggested this water be utilized as drinking water.*

*As was previously discussed, water already has a difficult time infiltrating in the area, as is seen by the flooding/drainage problems. This is due to the presence of lean clays and shales near ground level. Replacing farmland with impervious surfacing will have minimal impact on the recharge of groundwater for the less than 10-acre site, not all of which will be impervious. Additionally, other public comment indicated that high groundwater is an issue, which is counter to the concern regarding water availability in surrounding wells.*

- **How will the property be accessed?**

*The project will be broken into two phases. Phase 1 will construct a private roadway off of Rimrock Road. The development will utilize an existing access created with the platting of Tule Ridge Subdivision, shifting the access 22' to bisect the common property line of the existing subdivision (Tule Ridge Subdivision) and the proposed development. Phase 2 of the development will construct 60<sup>th</sup> Street West in the dedicated right-of-way from Rimrock Road to the southern boundary of the subject property. A continuation of the private road within the subdivision will connect to 60<sup>th</sup> Street West, providing the subdivision with two access points at full build-out.*

- **What is going to be done to address the increase in traffic in the area?**  
Atteendees stated they already have issues of congestion along Rimrock Road and problems with speeding along 62<sup>nd</sup> Street West.

*A Traffic Impact Study (TIS) has been contracted and is being compiled currently. The TIS will analyze the Rimrock Road corridor as well as any other major intersections that may be affected by the development. The TIS will provide findings and recommendations for areas that may need improvements or modifications to accommodate increased loads produced by the development.*

*The City currently has a road improvement project proposed for Rimrock Road from Clearview Drive to 62<sup>nd</sup> Street West between fiscal years 2026-2027. This project will construct Rimrock Road to full arterial street standards and should help ease traffic in the area. Based on preliminary design, it is anticipated the road widening will include a center turn lane, which will help alleviate current traffic concerns and accommodate the proposed development.*

- **Will there be any screening from existing residential houses to the proposed development.**

*As required by the City of Billings Zoning Code, commercial zone districts adjacent to residential districts will be required to screen their development. Screening typically involves the use of opaque fencing, trees, shrubs, etc. Due to the proposed development being non-residential, with the surrounding parcels currently zoned for residential, bufferyard B3 will be utilized. B3 contains the most stringent bufferyard requirements with the most trees required along common property lines, as well as opaque screen fencing.*

- **Will there be lighting and noise that would be a nuisance to neighboring homes?**

*The City of Billings Zoning Code contains stringent requirements for commercial developments regardless of location. This section of the code states that any outdoor lighting shall have full cutoff shields and that no part of the fixture extends below this shield. This prevents exterior lighting from proposed developments affecting neighboring properties. It also states, no exterior light poles can be above 15 feet in height. These regulations, in conjunction with bufferyard requirements, help ensure that there is no impact due to exterior lighting to other properties. This section of the code also states that no outdoor announcement system or music system is allowed. These requirements ensure that precautions are being taken to limit the amount of disturbance done to adjacent properties.*

- **How will the development be serviced by utilities?**

*While this project is not an "infill" development, it is as close as you can come without being considered "infill". The property is directly adjacent to both water and sanitary sewer mains, located in the Rimrock Road right-of-way. As part of this project, it is proposed to extend mains through a public utility easement, beneath private roadways and tap services from these new mains.*

- **Will the construction of 60<sup>th</sup> Street West create more development in the area?**

*While it is not the intention of this developer to develop more land in the area, the construction of 60<sup>th</sup> Street West could create more desirable land in the area. This could include more commercial or mixed use developments along Rimrock Road or residential subdivisions that could access off of 60<sup>th</sup> Street West. As has been seen in recent zone change applications, this area is desirable for developers based on proximity to a principal arterials, being Rimrock Road and 62<sup>nd</sup> Street West, as well as close access to existing sanitary sewer and water mains.*

Zoning History for City ZC 1073

| <b>SUBJECT PROPERTY</b>                             | <b>Zone Change</b> | <b>DATE</b>       | <b>FOR</b>                                             | <b>APPROVED (Y/N)</b> | <b>ADDITIONAL DATA</b>                                                      |
|-----------------------------------------------------|--------------------|-------------------|--------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------|
| None.                                               |                    |                   |                                                        |                       |                                                                             |
|                                                     |                    |                   |                                                        |                       |                                                                             |
| <b>SURROUNDING PROPERTY</b>                         | <b>Zone Change</b> | <b>DATE</b>       | <b>FOR</b>                                             | <b>APPROVED (Y/N)</b> | <b>ADDITIONAL DATA</b>                                                      |
|                                                     |                    |                   |                                                        |                       |                                                                             |
| Sunny Cove Fruit Farm Lots66A1 & 67A1               | <b>1070</b>        | <b>10/13/2025</b> | MU PND- N1, NX1, CMU1 & P1                             | Y                     |                                                                             |
| Wild Rose Subdivision                               | <b>998</b>         | <b>9/21/21</b>    | N4 to (MR-PND) consisting of N1, N2, N3, NX1 and P1    | Y                     | Formerly Sweetgrass Subdivision                                             |
| Skyview Ridge Subdivision                           | 788                | 12/5/2006         | A to CC, NC, RP, RMF-R, R60, R70, R70R, R96 and Public | Withdrawn             | Zone districts updated 2021 to CMU1, NMU, NO, NX3, NX2, N2, N3 and Public 1 |
| Skyview Ridge Subdivision                           | 814                | 7/23/2007         | R96 to R70R, R60, RMF-R, RP, NC, CC and Public         | Yes                   |                                                                             |
| Zimmerman Home Place                                | 1038               | 10/3/2023         | NX1 to NX2 & Nx3                                       | Y                     |                                                                             |
| Michelloti Sawyer                                   | 1020               | 10/24/2022        | A to NX1 and NX3                                       | Yes                   | Steward Land townhomes                                                      |
| ZHP 3 <sup>rd</sup> Filing Zimmerman Trail frontage | 1019               | 1/9/2023          | NO to CMU1                                             | Withdrawn             |                                                                             |
| Cardwell Ranch PD                                   | 986                | 10/26/2020        | Update to PD                                           | Y                     |                                                                             |
| 733 S 31 <sup>st</sup> St. W                        | 999                | 10/25/2021        | CMU1 to CMU2                                           | Y                     |                                                                             |
| E.D. King Sub                                       | 782                | 7/10/2006         | A-1 to CC                                              | Y                     | Country Meadow Apts 1997                                                    |
| 1501 Zimmerman Trail                                | 807                | 7/9/2007          | R-60-R to CC & RP                                      | Y                     | Ace Hardware & Offices                                                      |
| 3737 Grand Ave                                      | 779                | 6/26/2006         | RP to NC                                               | Y                     | Multi-tenant office/retail                                                  |
| 1500 Golden Blvd                                    | 572                | 2/28/1994         | A-1 to RMF                                             | Y                     | Carriage Homes 1997                                                         |
| 3155 Avenue C                                       | 413                | 10/25/1983        | R-96 to RMF-R                                          | Y                     | Aspen Meadows 2005                                                          |
| 2291 Avenue C                                       | 68                 | 8/26/1974         | PD to R-60                                             | Y                     | Rosepark Plaza Apts 1981                                                    |
|                                                     |                    |                   |                                                        |                       |                                                                             |

**RESOLUTION 25- \_\_\_\_\_**

**A RESOLUTION OF THE CITY OF BILLINGS APPROVING AN AMENDMENT TO  
THE OFFICIAL ZONING MAP FOR PROPERTY LOCATED AT SUNNY COVE FRUIT  
FARMS SUBDIVISION, LOT 7 IN S31, T01 N, R25 E**

WHEREAS, LMO Investments, LLC ("the Applicant") filed an application for a zone change on October 1, 2025, to amend the Official Zoning Map; and

WHEREAS, the property is legally described as: Lot 7, SUNNY COVE FRUIT FARMS SUBDIVISION in S31, T01 N, R25 E; the property is currently zoned as Rural Residential 3 (RR3); the Applicant proposes to change the zoning to Corridor Mixed Use 1 (CMU1) and Corridor Mixed Use 2 (CMU2); and

WHEREAS, a public hearing was held on November 4, 2025, before the Zoning Commission to consider the application, with all interested parties given an opportunity to be heard; the Zoning Commission has made findings of fact and recommended approval of the zone change, as reflected in the staff report dated November 4, 2025; and

WHEREAS, the City Council has reviewed the application, the staff report, the findings of the Zoning Commission, and held a public hearing on November 24, 2025, and considered public testimony; and

WHEREAS, the City Council has determined that the proposed Zone Change 1073 is consistent with the City Growth Policy, will promote public health, safety, and general welfare, and is suitable for the area.

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

1. MAP AMENDMENT APPROVAL. That the zone change application to amend the Official Zoning Map for the property legally described above is hereby APPROVED.
2. AMENDMENT. That the zoning designation for the property located at on Lot 7, SUNNY COVE FRUIT FARMS SUBDIVISION in S31, T01 N, R25 E, is hereby changed from Rural Residential 3 (RR3) to Corridor Mixed Use 1 (CMU1) and Corridor Mixed Use 2 (CMU2), per Exhibit A.
3. ZONING MAP. That the Official Zoning Map of City of Billings shall be amended to reflect this change.
4. NOTICE OF HEARING. On Monday, November 24, 2025, at 5:30 o'clock p.m., or as soon thereafter as the matter could be considered on the agenda in the Council Chambers of the City Hall, Billings, Montana, the City Council heard public testimony before considering adoption of this resolution. The City

Clerk published notice of the public hearing twice, at least six (6) days separating each publication in a newspaper of general paid circulation with a periodicals mailing permit as provided in Section 7-11-4127, MCA

5. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED by the City Council on the 24<sup>th</sup> day of November 2025.

CITY OF BILLINGS

BY: \_\_\_\_\_

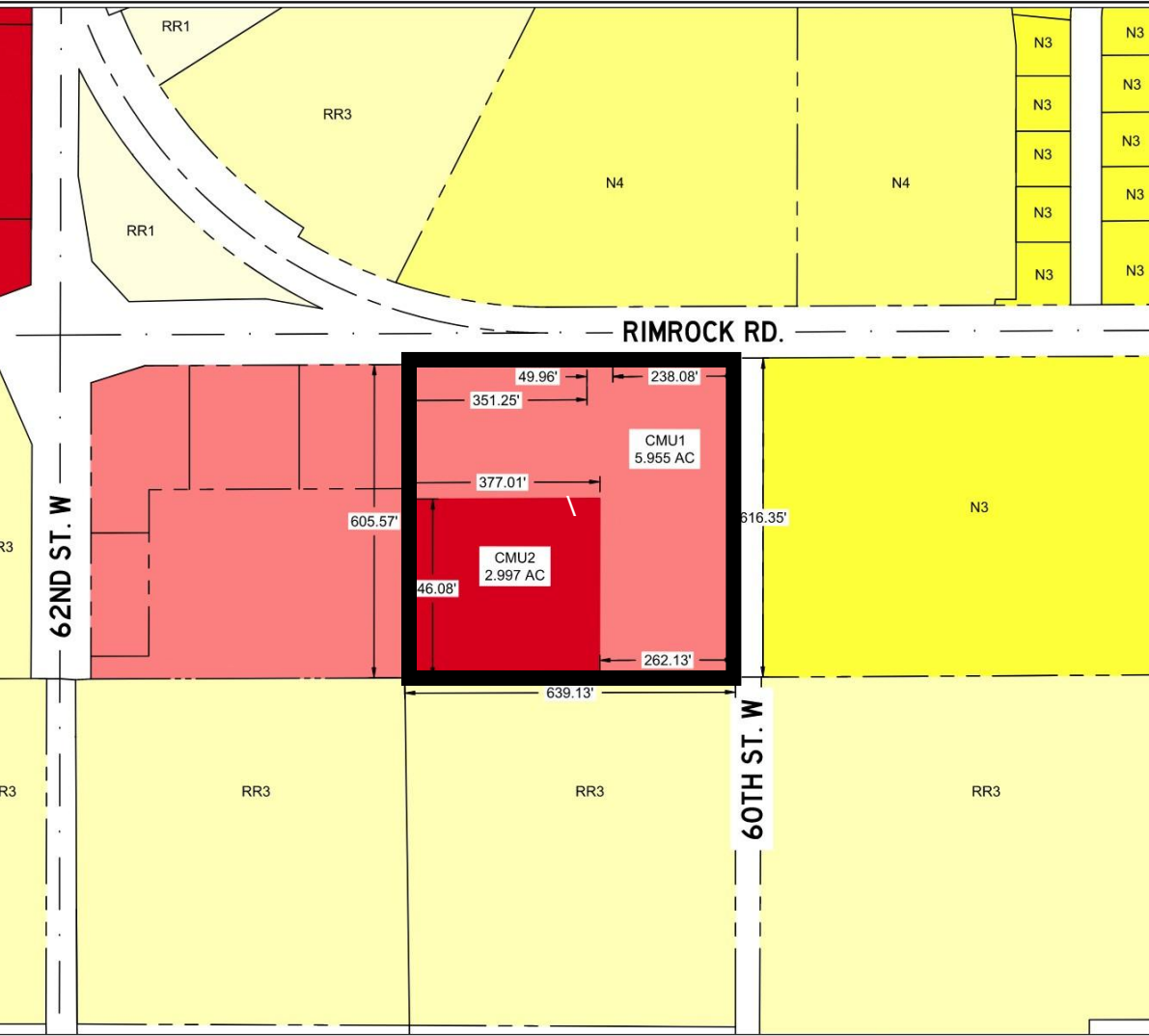
William A. Cole, Mayor

Attest:

BY: \_\_\_\_\_

Denise R. Bohlman, City Clerk

# EXHIBIT A



## LEGAL DESCRIPTION

LOT 7 OF SUNNY COVE FRUIT FARMS SUBDIVISION

## ZONING LEGEND

- CMU1 - Corridor Mixed- Use
- CMU2 - Corridor Mixed-Use & Commercial Centers
- N3 - Suburban Neighborhood
- N4 - Large Lot Suburban Neighborhood
- RR1 - Rural Residential (1 to 2.99 acres)
- RR3 - Rural Residential (3 to 9.99 acres)

PROPOSED ZONE CHANGE BOUNDARY



PADDY SHACK DEV.

|             |      |         |      |
|-------------|------|---------|------|
| DESIGNED BY | DATE | SCALE   | DATE |
| DRAWN BY    | DATE | CHECKED | DATE |
| APPROVED    | DATE |         |      |

SHEET TITLE  
**PADDY SHACK  
 ZONE CHANGE MAP**

PROJECT NUMBER  
2025-053

SHEET NUMBER  
1 OF 1

DRAWING NUMBER  
**EX A**

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**City Council Regular**

**Date:** 11/24/2025  
**Title:** Annexation 25-05, Ward Boundary Ordinance  
**Presented by:** Hunter Kelly, Planner 1  
**Department:** Planning & Community Services  
**Presentation:** No  
**Legal Review:** Not Applicable  
**Project Number:** PZX-25-00189

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**RECOMMENDATION**

Staff recommends the City Council hold a public hearing and approve this ordinance on first reading, adding recently annexed property to Ward IV.

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

Performance Engineering, on behalf of LMO Investment, LLC submitted a petition to annex land using the provisions of Section 7-2-4600, MCA. The property is located at Rimrock Road and east of 62nd Street West. The land being annexed is described as being Lot 7 of Sunny Cove Fruit Farms situated in the NW 1/4 of the NW 1/4 of Section 31, Township 01 North, Range 25 East, P.M.M., Yellowstone County, Montana, more particularly described as follows: Beginning at the northwest corner of said Section 31; thence 585°05'42"E a distance of 668.50 feet to the northeast corner of the Tule Ridge Subdivision, said point being the Point of Beginning; thence N89° 45'20"E following the southern boundary of the right-of-way for Rimrock Road a distance of 351.25 feet; thence N78°26'44"E following the southern boundary of the right-of-way for Rimrock Road a distance of 50.99 feet; thence N89°45'20"E following the southern boundary of the right-of-way for Rimrock Road a distance of 238.08 feet; thence S00°04'43"W following the western boundary of the right-of-way for 60th Street West a distance of 616.35 feet; thence 589°49'29"W a distance of 639.13 feet following the northern boundary of Lot 26 of Sunny Cove Fruit Farms subdivision; thence N00°03'55"E following the eastern boundary of the Tule Ridge Subdivision a distance of 605.57 feet back to the Point of Beginning, including all adjacent Rights-of-Way.

Said annexation contains a net and gross area of 8.95 acres, more or less.

Upon Council approval, this annexation requires a change in the boundaries of Ward IV. Two readings are required for this action. The first reading and public hearing is scheduled for this meeting. If approved, the second reading will occur December 8, 2025.

**ALTERNATIVES**

City Council may:

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

**FISCAL EFFECTS**

This application has no financial impact on the Planning Division Budget.

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**Attachments**

Ward Boundary Ordinance

**ORDINANCE NO. 25-\_\_\_\_\_**

AN ORDINANCE OF THE CITY OF BILLINGS, AMENDING BILLINGS MUNICIPAL CODE, CHAPTER 11, ELECTIONS, IN PARTICULAR, SECTION 11-102(c), WARD BOUNDARIES; AND CHANGING THE WARD BOUNDARIES ESTABLISHED THEREIN BY ADDING CERTAIN NEWLY ANNEXED REAL PROPERTY TO WARD IV PROVIDING FOR CERTIFICATION AND REPEALING OF ALL ORDINANCES AND RESOLUTIONS INCONSISTENT THEREWITH.

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

1. AMENDMENT. Pursuant to Billings Municipal Code, Section 11-102(c) and the State Law, Billings Municipal Code, Section 11-102(c) Ward Boundaries is hereby amended by adding to Ward IV the following described real property:

Lot 7 of Sunny Cove Fruit Farms situated in the NW 1/4 of the NW 1/4 of Section 31, Township 01 North, Range 25 East, P.M.M., Yellowstone County, Montana, more particularly described as follows: Beginning at the northwest corner of said Section 31; thence 585°05'42"E a distance of 668.50 feet to the northeast corner of the Tule Ridge Subdivision, said point being the Point of Beginning; thence N89° 45'20"E following the southern boundary of the right-of-way for Rimrock Road a distance of 351.25 feet; thence N78°26'44"E following the southern boundary of the right-of-way for Rimrock Road a distance of 50.99 feet; thence N89°45'20"E following the southern boundary of the right-of-way for Rimrock Road a distance of 238.08 feet; thence S00°04'43"W following the western boundary of the right-of-way for 60th Street West a distance of 616.35 feet; thence 589°49'29"W a distance of 639.13 feet following the northern boundary of Lot 26 of Sunny Cove Fruit Farms subdivision; thence N00°03'55"E following the eastern boundary of the Tule Ridge Subdivision a distance of 605.57 feet back to the Point of Beginning., including all adjacent Rights-of-Way.

Said Annexation containing 8.95 acres net and gross, more or less.

(# 25-05) See Exhibit "A" Attached

2. EFFECTIVE DATE. This ordinance shall be effective either thirty (30) days after second reading and final adoption as provided by law, or upon the effective date of Resolution No. 25-\_\_\_\_\_ approving the annexation of the above territory, whichever date is later.
3. REPEALER. All other ordinances, sections of the Billings Municipal Code and ordinances inconsistent herewith are hereby repealed.

4. CERTIFICATION. Pursuant to M.C.A. Section 13-3-103, the above change and alteration is hereby certified to the election administrator by the City Council, and the City Administrator or his designee is hereby directed to certify the changes and alterations and to deliver a map showing the boundaries of the ward, the streets, avenues and alleys by name and the ward by number, to the election administrator not more than ten (10) days after the effective date of this ordinance.

PASSED by the City Council on the first reading this 24<sup>th</sup> day of November, 2025.

PASSED by the City Council on the second reading this 8<sup>th</sup> day of December, 2025.

THE CITY OF BILLINGS:

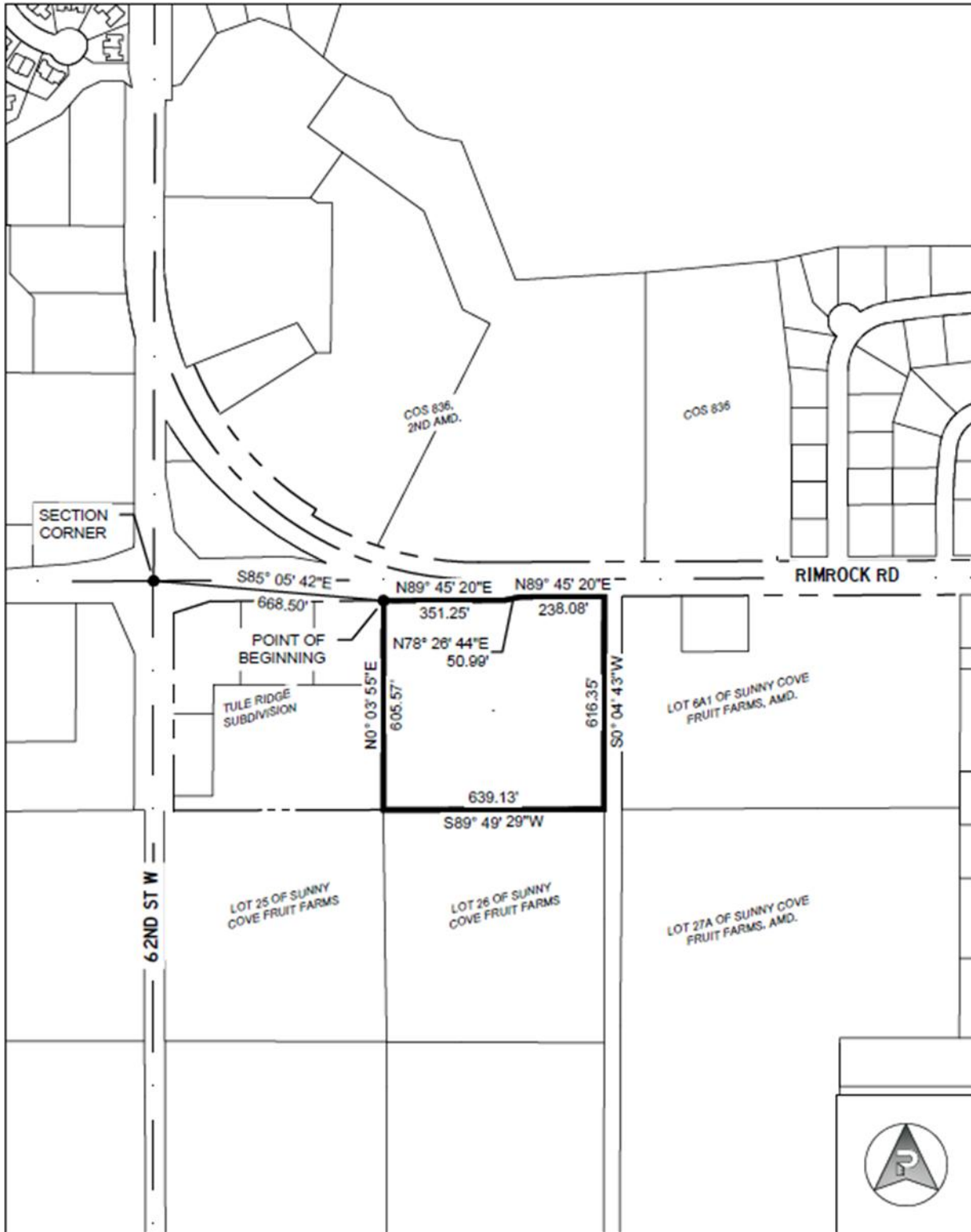
\_\_\_\_\_  
William A. Cole, MAYOR

ATTEST:

BY: \_\_\_\_\_  
Denise Bohlman, CITY CLERK

(#25-05)

# EXHIBIT "A"



**City Council Regular**

**Date:** 11/24/2025  
**Title:** Annexation 25-06, Resolution to Annex Lots 3 and 4 Barber Farm Subdivision  
**Presented by:** Hunter Kelly, Planner 1  
**Department:** Planning & Community Services  
**Presentation:** Yes  
**Legal Review:** Not Applicable  
**Project Number:** PZX-25-00064

**RECOMMENDATION**

Staff recommends the City Council hold a public hearing on the annexation. Upon completion of the hearing, staff recommends the City annex the petitioned property with the staff recommended conditions of approval.

Note: Although a joint hearing is held on the annexation and zone change, the Council is required to take two separate actions.

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

Performance Engineering, on behalf of Donna Maria Barber-Schneider, Diana Lynee Browne, and Karin Ellen Barber, submitted a petition to annex land using the provisions of Section 7-2-4600, MCA. The property is located north of Central Avenue, south of Broadwater Avenue, and west of 44th Street West. The land proposed to be annexed through a phased annexation process is described as being Lot 3 and Lot 4 of Barber Farm Subdivision situated in the E 1/2 of the SW 1/4 of Section 03, Township 01 South, Range 25 East, P.M.M., Yellowstone County, Montana, more particularly described as follows:

Beginning at the south quarter corner of said Section 03; thence N77° 45'51"W a distance of 341.83 feet, said point being the Point of Beginning; thence N00°10'29"W following the eastern boundary of the subdivision a distance of 2485.83 feet; thence N89° 39'13"W following the southern boundary of the right-of-way for Broadwater Avenue a distance of 1003.01 feet; thence S00°18'05"E following the eastern boundary of Sundance Subdivision a distance of 2484.62 feet; thence 589°34'51"E following the northern boundary of the right-of-way for Central Avenue a distance of 462.61 feet; thence N00°11'49"W a distance of 260.74 feet following the western boundary of Lot 1 of Barber Farm Subdivision; thence 589°34'51"E following the northern boundary of Lots 1 and 2 of Barber Farm Subdivision a distance of 267.35 feet; thence S00°11'49"E along the eastern boundary of Lot 2 of Barber Farm Subdivision a distance of 260.74 feet; thence 589°34'51"E along the northern boundary of the right-of-way for Central Avenue a distance of 267.57 feet back to the Point of Beginning, including all adjacent rights-of-way. Said Annexation containing 55.46 acres net more or less.

The property is zoned A - Agriculture. This is not a zoning district recognized by the City. This annexation petition is being filed in conjunction with a Planned Neighborhood Development (PND), Zone Change 1074 from A to CMU1, NX1, N2 and P1- A zone change request from Agriculture (A) to Corridor Mixed Use 1 (CMU1), Mixed Residential 1 (NX1), Mid-Century Residential (N2) and Parks and open space 1 (P1). This annexation and zone change are being done in conjunction with major subdivision (Central Avenue Subdivision), which will appear before city council at a later date.

It is the City's custom to have staff prepare a brief analysis of predicted impacts to services and facilities. Staff finds the proposed annexation complies with the adopted Annexation Policy criteria as follows:

1. The area must be located within Zone 1 or Zone 3 of the Limits of Annexation map.  
The area is located within Zone 1 of the Limits of Annexation Map, as demonstrated in the attached, "Limits of Annexation" exhibit.
2. The City must be able to provide adequate city services at a cost acceptable to the City within a time period mutually agreed to by the property owners requesting annexation and the City.  
The City will provide adequate city services at a cost mutually agreed to by the property owners requesting annexation and the City, as stipulated in the Annexation Agreement, which will be heard at this meeting and further outlined in the Subdivision Improvement Agreement of Central Avenue Subdivision, which will be heard at a future meeting.
3. Existing or proposed public improvements within the area to be annexed must meet City standards;  
Existing or proposed public improvements within the area to be annexed will meet City standards as stipulated in the Annexation Agreement, which will be heard at this meeting and further outlined in the Subdivision Improvement Agreement of Central Avenue Subdivision, which will be heard at a future meeting.

4. All property owners within the area to be annexed must sign a Waiver of Right to Protest the creation of Special Improvement Districts;

All property owners within the area to be annexed will sign a Waiver of Right to Protest the creation of Special Improvement Districts, which is included in the Annexation Agreement.

5. All residential property owners within the area to be annexed must create or join an existing park maintenance district. The residential property owners will join an existing park maintenance district. The proposed annexation falls within the 1.5 mile "Benefited Area" of Cottonwood Park. A contribution to fund the development and/or maintenance of Cottonwood Park may be added as a condition of annexation by the City Council per the Charitable Gift and Cottonwood Park Development Agreement.

6. Residential densities planned for development within the area to be annexed must meet an overall average minimum density of primary dwelling units per acre as per the current City of Billings Growth Policy or similar planning documents.

The 2016 Growth Policy identifies three growth scenarios: High Density, Low Density, and Public Preferred. The High Density scenario envisions up to 16 dwelling units per acre, while the Low Density scenario identifies approximately 5 dwelling units per acre. The Public Preferred scenario targets roughly 9 dwelling units per acre. The proposed development includes 370 dwelling units on approximately 55.46 acres, resulting in 6.67 dwelling units/acre, which is closer to the Low Density scenario but aligns with the growth policy and is appropriate for adjacent county neighborhoods.

7. The proposed land use within the area to be annexed must conform to the goals of the Adopted City of Billings Growth Policy.

*Essential Investments:*

- Infill development and development near existing City infrastructure may be the most cost-effective.
- Neighborhoods that are safe and attractive and provide essential services are much desired.
- Mobility and Access (transportation choices in places where goods and services are accessible to all).

*Prosperity:*

- Community investments that attract and retain a strong, skilled, and diverse workforce also attracts businesses.

*Strong Neighborhoods*

- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools, and public gathering spaces foster health, goodwill and social interaction.
  - Neighborhoods that are safe and attractive and provide essential services are much desired.
- Implementation of the Infill Policy is important to encourage the development of underutilized properties.

**Departmental Response:** City and County Departments were given the opportunity to comment on this annexation. City departments responded favorably and detailed responses are provided below.

- Water and Sanitary Sewer: Public water and sanitary sewer service is available to the property proposed for annexation. The Developer will be responsible for the design and construction of a sanitary sewer main and a water main in Central Avenue along the frontage of the above-described property.
- Storm water: Any development will be compliant with the adopted Stormwater Management Manual.
- Transportation: The Developer Tract will be accessed from Central Avenue & Broadwater Avenue. The public right-of-way along Central Avenue & Broadwater Avenue will be dedicated to the City of Billings.
- Fire Stations: The Billings Fire Department currently serves the subject property through the Billings Urban Fire Service Area agreement. The Billings Fire Department will continue to serve the property upon annexation. As this and additional annexations are built out, additional fire department resources will be needed to meet and maintain our high level of service due to the increased call volume and burden on our department these annexations create. The nearest fire station is Station #7 approximately 2.20 road miles or 5 minutes driving time to the subject property.
- Parks: No parkland or trails will be required as part of this annexation.
- School facilities: Meadowlark Elementary School will provide educational services for elementary students, with 644 enrolled students out of a capacity of 460 students. Ben Steele Middle School will provide educational services for middle school students, with 738 enrolled students out of a capacity of 750 students. West End high school will provide education services for high school students, with 2176 enrolled students out of a capacity of 1731 students.

**General City Services:** These are the City services that are provided to all residents and businesses in the City, such as police and fire protection, street and storm drain maintenance, and garbage collection and disposal. The service providers that responded did not object to the annexation of this property.

- Transit: The annexed area is not directly serviced by a MET Route. The nearest route is .75 miles away at the intersection of Shiloh Road and Central Avenue, which is the nearest accessible point to the property.
- Police: This proposed development is adjacent to established city limits and will not require an adjustment in schedules or staffing at this time. There is sufficient ingress/egress to the area. Despite recent passage of a safety levy, continued annexation and development will affect our ability to deliver service without commensurate resources.
- Public Utilities: The Public Works-- Distribution and Collection Division had no concerns with the annexation request.
- Public Works -Street and Traffic Division: The Street and Traffic Division stated that it has no concerns with serving the property.
- Public Works-Solid Waste: The Solid Waste Division had no concerns with annexing the property, but pointed out that State Law allows the property owner to choose what garbage hauler may service the property after it is in the City.
- Ambulance Service: The City does not provide ambulance service, however it does dictate the level of service provided by American Medical Response (AMR). By City ordinance, 90% of ambulance calls must be answered within 8 minutes. Depending on factors at any given time such as traffic and congestion, this property may be within the area of acceptable response time.
- Legal and Finance: General Fund services, such as the Legal and Finance Departments should not be negatively impacted by this annexation.
- Other Departments: City/County services including Library, Planning, and Environmental Health are only slightly affected by the annexation since they will continue to serve the property whether it is in the City or the County. The Planning Division staff supports the annexation because it is consistent with the Limits of Annexation map and the criteria of the annexation policy has been met. Further, coordination with other departments does not raise concerns that cannot be mitigated.

These decisions have a cumulative effect, therefore, City Council is being provided with a recommendation of approval.

## STAKEHOLDERS

Annexation by petition does not require notification of adjoining landowners; however, it does require that the City Council conduct a public hearing, advertise the hearing, and post the property with information on the annexation petition and public hearing. Notice of the public hearing was posted on the property and was advertised in the Yellowstone County News.

## ALTERNATIVES

The City Council may

- Approve,
- Conditionally approve or
- Deny the petition for annexation.

Denial of the petition will mean the City Council cannot consider other agenda items related to this property regarding the development agreement and ward boundary ordinance. On October 1st, 2025, the annexation petition was submitted to the Planning Division by the owner's agent. On November 24th, 2025, the City Council is scheduled to take action on the petition.

Action tonight approves the annexation plan in whole, however, as designed by the PND and Subdivision Improvement Agreement (SIA), the annexation is also phased. Council action approves an all-encompassing annexation and zoning plan. As specifically designed by the PND and SIA, the annexation approval does not annex immediately all involved parcels, but rather identifies two phases for annexation.

Phase 1 consists of a portion of Lot 3 of Barber Farm Subdivision situated in the E 1/2 of the SW 1/4 of Section 03, Township 01 South, Range 25 East, P.M.M., Yellowstone County, Montana, more particularly described as follows: Commencing at the south quarter corner of said Section 3, said point being the Point of Commencement; thence N89°34'51"W following the section line common to Section 3 and Section 10 a distance of 333.31 feet; thence N89°34'51"W following the same line a distance of 70.42 feet; thence N00°25'09"E a distance of 40.00 feet, to Point of Beginning #1; thence S89°34'51"E following the north right-of-way line for Central Avenue a distance of 70.00 feet; thence N00°10'29"W following the eastern boundary of Barber Farm Subdivision a distance of 1434.08 feet; thence S89°45'43"W a distance of 126.75 feet; thence S00°14'17"E a distance of 28.85 feet; thence S89°47'16"W a distance of 749.65 feet; thence N00°14'17"W a distance of 17.21 feet; thence S89°45'43"W a distance of 124.21 feet; thence S00°18'05"E following the eastern boundary of Sundance Subdivision a distance of 1411.34 feet; thence S89°34'51"E following the north right-of-way line for Central Avenue a distance of 70.01

feet; thence N00°18'05"W a distance of 279.51 feet; thence N44°41'55"E a distance of 14.14 feet; thence N89°41'55"E a distance of 838.12 feet; thence S45°14'17"E a distance of 14.13 feet; thence S00°10'29"E a distance of 290.30, back to Point of Beginning #1; Including all adjacent rights-of-way.

This annexation and zone change are being done in conjunction with a major subdivision (Central Avenue Subdivision). It is anticipated that Central Avenue Subdivision will be in front of Council for preliminary plat approval in the coming months. Phase 2 conditions of approval are part of the associated Subdivision Improvement Agreement.

It is anticipated the forthcoming subdivision will employ the use of phases. If the subdivision phases do not align with the legal description for phase 1, the resolution will have to be amended by City Council to align the phases. Staff will monitor this through the process.

#### **FISCAL EFFECTS**

This application has no financial impact on the Planning Division Budget.

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#### **Attachments**

Resolution  
Limits of Annexation

## RESOLUTION NO. 25 -

### A RESOLUTION APPROVING PETITION FOR ANNEXATION AND ANNEXING TERRITORY TO THE CITY.

WHEREAS, one hundred percent (100%) of the freeholders who constitute more than fifty percent (50%) of the resident freeholder electors have petitioned the City for annexation of the territory hereinafter described; and

WHEREAS, the territory was described in the Petition as required by law; and

WHEREAS, annexation of said territory would be in the best interest of the City.

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

1. TERRITORY EFFECTIVELY ANNEXED. Pursuant to Petition filed as provided M.C.A., Title 7, Chapter 2, Part 46, the following territory is hereby annexed to the City of Billings:

A portion of Lot 3 of Barber Farm Subdivision situated in the E 1/2 of the SW 1/4 of Section 03, Township 01 South, Range 25 East, P.M.M., Yellowstone County, Montana, more particularly described as follows:

#### **Phase I**

Commencing at the south quarter corner of said Section 3, said point being the Point of Commencement; thence N89°34'51"W following the section line common to Section 3 and Section 10 a distance of 333.31 feet; thence N89°34'51"W following the same line a distance of 70.42 feet; thence N00°25'09"E a distance of 40.00 feet, to Point of Beginning #1; thence S89°34'51"E following the north right-of-way line for Central Avenue a distance of 70.00 feet; thence N00°10'29"W following the eastern boundary of Barber Farm Subdivision a distance of 1434.08 feet; thence S89°45'43"W a distance of 126.75 feet; thence S00°14'17"E a distance of 28.85 feet; thence S89°47'16"W a distance of 749.65 feet; thence N00°14'17"W a distance of 17.21 feet; thence S89°45'43"W a distance of 124.21 feet; thence S00°18'05"E following the eastern boundary of Sundance Subdivision a distance of 1411.34 feet; thence S89°34'51"E following the north right-of-way line for Central Avenue a distance of 70.01 feet; thence N00°18'05"W a distance of 279.51 feet; thence N44°41'55"E a distance of 14.14 feet; thence N89°41'55"E a distance of 838.12 feet; thence S45°14'17"E a distance of 14.13 feet; thence S00°10'29"E a distance of 290.30, back to Point of

Beginning #1. Including all adjacent-rights-of-way. Said annexation boundary contains a net area of 26.43 acres, more or less.

2. TERRITORY TO BE ANNEXED. Pursuant to conditions being met with the or Subdivision Improvement Agreement:

Portions of Lot 3 and all of Lot 4 of Barber Farm Subdivision situated in the E 1/2 of the SW 1/4 of Section 03, Township 01 South, Range 25 East, P.M.M., Yellowstone County, Montana, more particularly described as follows:

Phase II (South):

Commencing at the south quarter corner of said Section 3, said point being the Point of Commencement; thence N89°34'51"W following the section line common to Section 3 and Section 10 a distance of 333.31 feet; thence N89°34'51"W following the same line a distance of 70.42 feet; thence N00°25'09"E a distance of 40.00 feet, to Point of Beginning #1; thence N89°34'51"W following the northern boundary of the right-of-way for Central Avenue a distance of 197.57 feet; thence N00°11'49"W following the eastern boundary of Lot 2 of Barber Farm Subdivision a distance of 260.74 feet; thence N89°34'51"W following the northern boundary of Lots 1 and 2 of Barber Farm Subdivision a distance of 267.35 feet; thence S00°11'49"E following the western boundary of Lot 1 of Barber Farm Subdivision a distance of 260.74 feet; thence N89°34'51"W following the northern boundary of the right-of-way for Central Avenue a distance of 392.61 feet; thence N00°18'05"W a distance of 279.51 feet; thence N44°41'55"E a distance of 14.14 feet; thence N89°41'55"E a distance of 838.12 feet; thence S45°14'17"E a distance of 14.13 feet; thence S00°10'29"E a distance of 290.30 feet back to Point of Beginning #1. Including all adjacent-Rights-of-way. Said annexation boundary contains a net area of 4.20 acres, more or less.

Phase II (North):

Commencing at the south quarter corner of said Section 3, said point being the Point of Commencement; thence N89°34'51"W following the section line common to Section 3 and Section 10 a distance of 333.31 feet; thence N00°10'29"W a distance of 40.00 feet; thence N00°10'29"W a distance of 1434.08 feet following the eastern boundary of Barber Farm Subdivision, said point being Point of Beginning #2; thence S89°45'43"W a distance of 126.75 feet; thence S00°14'17"E a distance of 28.85 feet; thence S89°47'16"W a distance of 749.65 feet; thence N00°14'17"W a distance of 17.21 feet; thence S89°45'43"W a distance of 124.21 feet; thence N00°18'05"W following the eastern boundary of Sundance Subdivision a distance of 1189.24 feet; thence S89°39'24"E following the northern boundary of Broadwater Avenue right-of-way a distance of 1003.27 feet; thence S00°10'29"E following the eastern boundary of Barber Farm Subdivision a distance of 1167.76 feet, back to said Point of Beginning #2. Including all adjacent-rights-of-way. Said annexation boundary contains a a net area of 25.66 acres, more or less.

3. PHASED DEVELOPMENT. This annexation and development is phased. The required Subdivision Improvement Agreement provides guidance on subsequent processes required to finalize Phase 2 legally described in Section 2 of this Resolution.
  
4. CONDITIONS. The annexation is approved, subject to the following conditions:
  - Within 45 working days and prior to site development, a mutually acceptable Subdivision Improvement Agreement shall be executed between the owner(s) and the City that shall stipulate, among other things, specific infrastructure improvements and right-of-way dedication, provide guarantees for said improvements, and include a Waiver of Right to Protest the creation of special improvement districts which will be recorded with the Yellowstone County Clerk and Recorder.

If the above conditions are not satisfied as set forth herein, the annexation will not be effective and any subsequent requests for annexation of the property legally described within this resolution shall be processed as a new petition for annexation.

3. EFFECTIVE DATE. This resolution to annex the above-described territory shall be effective immediately upon satisfaction of all conditions. If the above condition(s) are not satisfied, this resolution shall be null and void and shall have no effect.
  
4. PROCEDURE. All procedures as required under M.C.A., Title 7, Chapter 2, Part 46, have been duly and properly followed and taken.

ADOPTED AND APPROVED by the City Council of the City of Billings, Montana, on the 24<sup>th</sup> day of November, 2025.

CITY OF BILLINGS:

BY: \_\_\_\_\_

William A. Cole, Mayor

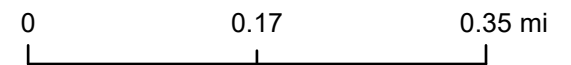
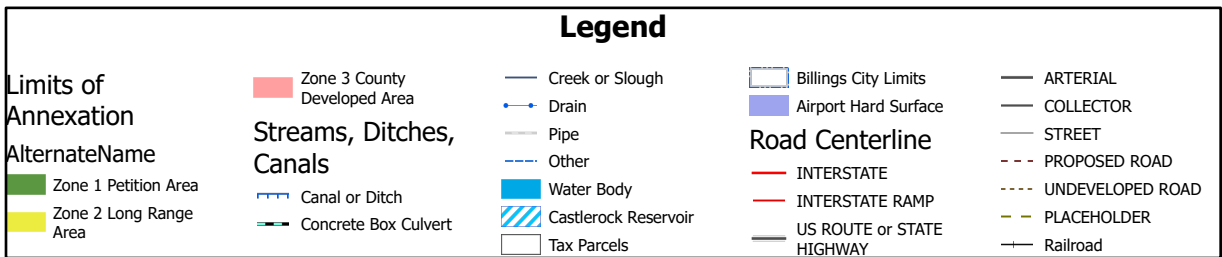
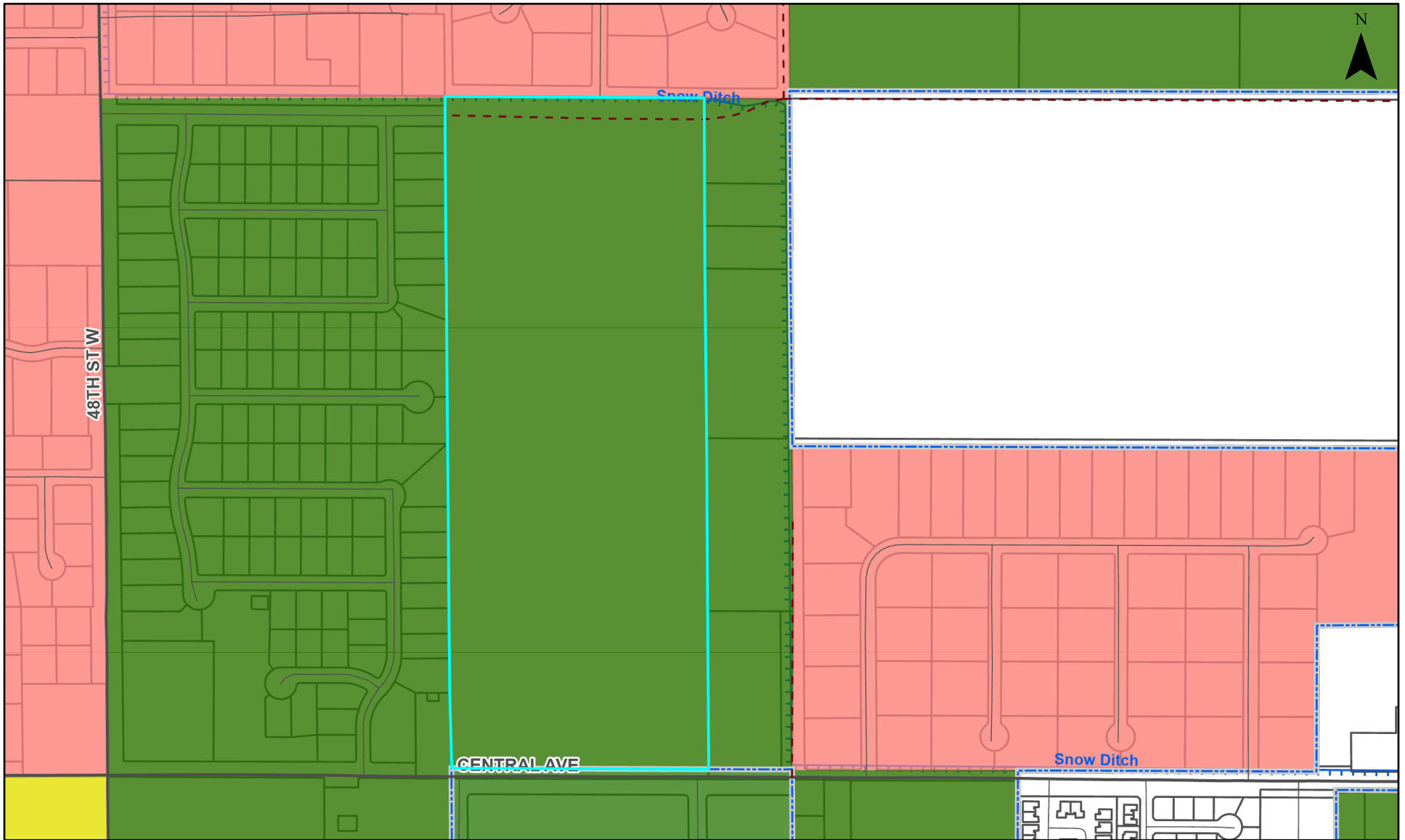
ATTEST:

BY: \_\_\_\_\_

Denise R. Bohlman, City Clerk  
(# 25-06)



# Limits of Annexation



Date: 11/3/2025



**City Council Regular**

**Date:** 11/24/2025  
**Title:** City Zone Change 1074- Lot 3 of Barber Farm Sub- Ag to CMU1, NX1, N2 and P1- PND-MU  
**Presented by:** Karen Husman  
**Department:** Planning & Community Services  
**Presentation:** Yes  
**Legal Review:** Not Applicable  
**Project Number:** PZX-25-00063

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**RECOMMENDATION**

The Zoning Commission held a public hearing on November 4, 2025, and is forwarding a recommendation of approval and adoption of the findings of the 10 review criteria for Zone Change 1074.

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

This is a zone change request for a using the Planned Neighborhood Development (PND) zone change process for a proposed annexation of about 55 acres of land generally located north of Central Avenue between 44th St. West and 48th Street West, from county zoning of Agriculture (A) to Corridor Mixed-Use 1 (CMU1), Mixed Residential 1 (NX1), Mid-Century Residential (N2) and Parks and Open Space 1 (P1). A pre-application neighborhood meeting was held on September 22, 2025, at 5:30 pm, at the Emmanuel Baptist Church. The PND process allows developers to process all the zoning with the City Council, phase the annexation of the property (if necessary), and coordinate both of these processes with subdivision or master site plan review. This tool applies a level of certainty to all stakeholders, including the surrounding property owners. The proposed Mixed-Use PND will include 3.46 acres of CMU1 on the Central Avenue frontage, 3.25 acres of NX1, 41.17 acres of N2, and 1.12 acres of P1. These acreage amounts reflect net areas exclusive of rights-of-way.

This area of Billings has experienced a great deal of growth and development over the past decade. Housing demand has reached a high level while supply of all types of housing choices has not kept up with the demand. Development on the edge of the City of Billings presents challenges, including addressing transitions between adjacent county properties and new urban neighborhoods. While these transitions do not require homogeneity, the development plan will include buffering, connectivity that supports the planned network in the neighborhood, and existing and needed ROW dedications.

The 2016 Billings Growth Policy and the 2001 West Billings Neighborhood Plan both support the intent of the proposed Mixed Use PND zoning. The West Billings Neighborhood Plan goals and objectives emphasize locating compatible land uses and providing a range of housing choices and development densities, goals supported by the proposed zone change. Similarly, the 2016 Billings Growth Policy supports a broad range of housing choices, encourages more walkable neighborhoods with connectivity to other transportation options and neighborhood services, and building the community fabric through urban designed public spaces -- objectives also supported by the proposed zoning. Providing commercial zoning along Central Avenue, with medium density residential development north into the interior of the property fits well with providing urban services and housing choices.

The property is located within the Limits of Annexation, Zone 1 with the annexation petition running concurrently with the zone change. Following the annexation and zoning process, the property will undergo subdivision review to evaluate traffic impacts, connectivity, and public utilities among other design requirements. Once more lots are created, the development of multiple structures on each lot will require Master Site Plan approval. The Master Site Plan review will address the overall layout of the planned development, including but not limited to private and public roadway design, building placement and design, landscaping, and public utilities. Although the property is located at the edge of the city, the extension of City services in this area began in 2024 across Central Avenue with the annexation of a 48.49 acre property, making this property positioned for coordinated development within the City. The City also had long-range plans for City infrastructure and more annexation of property along 48th Street West both north and south over time and connections of utilities and roadways in the area.

**APPLICATION DATA:**

**APPLICANT:** Diane Brown, Donna Barber-Schneider, Karin Barber  
**AGENT:** Taylor Kasperick, Performance Engineering  
**LEGAL DESCRIPTION:** Parcel 1A of COS 2007; undergoing county subdivision as Lot 3 of Barber Farm Subdivision located in S03, T01 S, R25 E

ADDRESS: N/A  
CURRENT ZONING: Agricultural (Ag)  
PROPOSED ZONING: CMU1, NX1, N2 and P1  
EXISTING LAND USE: Agriculture/Vacant  
PROPOSED LAND USE: Mixed Use  
SIZE OF PARCEL(S): 55.46 acres

**SURROUNDING LAND USE & ZONING:**

NORTH Zoning: Rural Residential 1 (RR1, County)  
NORTH Land Use: Residential  
SOUTH Zoning: Corridor Mixed-Use 1 (CMU1), Mixed Residential 2 (NX2), and Large Lot Suburban Neighborhood Residential (N4, County)  
SOUTH Land Use: Vacant land directly across Central Avenue with existing residential development further south.  
EAST Zoning: Rural Residential 3 (RR3, County) and RR1  
EAST Land Use: Residential  
WEST Zoning: N4  
WEST Land Use: Residential

**STAKEHOLDERS**

The applicant conducted a pre-application neighborhood meeting on September 22, 2025, at 5:30 p.m. at Emmanuel Baptist Church, 328 Shiloh Road. Forty-eight (48) people attended the meeting. The required notification area for all new PND zone changes is 1/4-mile from the property boundary. In this case, over 230 individual property owners and interested parties were notified of the pending zoning application. In general, the questions from the surrounding owners included interest in the number of new dwelling units. Attendees asked about the traffic impacts and access to surrounding existing streets. The agent stated they have a contract to do a full traffic impact study based on the proposed zoning. There were additional questions about why the property was not developed in the county. The agent stated the Yellowstone County Subdivision Regulations and Department of Environmental Quality require any subdivision within 500 feet of a public sanitary sewer or water system must connect to those systems rather than having onsite water and sewer. From a City standpoint (not what the applicant stated), it does not make sense as far as the City's Limits of Annexation Map and long-term plans for this area to have further county development, especially when some of the adjacent development in the county will end up in the City in the future due to water and sewer challenges. The summary of the meeting is included in the attachments.

At the time of writing this report, 54 emails and letters expressing opposition to the proposed PND zone change have been received by Planning staff. These emails are within the attachments. The primary concerns raised were increased traffic and the compatibility of housing with surrounding agricultural and large lot residential county properties. Many of the objections were related to potential traffic increases, raising safety concerns. Opponents also expressed doubts about the compatibility of the proposed development with neighboring county properties and traffic safety concerns. While neighboring property owners may provide written and spoken testimony about this zone change either before or at the Zoning Commission hearing, State Law changed in 2025 and a valid protest is no longer an option for neighboring properties.

**ZONING COMMISSION PUBLIC HEARING NOVEMBER 4, 2025**

The Zoning Commission held a public hearing on November 4, 2025, where staff provided a brief presentation outlining the request. Based on the proposed findings related to the zone change review criteria, Planning staff recommended approval of the application. Chairperson Dan Brooks opened the public hearing and invited the applicants' agent to speak.

Craig Dalton, agent for the applicant, concurred with staff's recommendation and findings of the review criteria. The applicant has requested annexation and zoning approval for the Barber Farm property, an approximately 55-acre parcel located on the West End of Billings. The proposal included with the Planned Neighborhood Development (PND) consists primarily of duplex residential development with commercial along the Central Avenue frontage. Approximately 80% of the development is intended for residential use, with the balance designated for neighborhood commercial and open space. He said that the City has identified Central Avenue as an important east-west connector between Shiloh Road and 48th Street West. Significant public investment has already occurred in this corridor, including the extension of municipal utilities and roadway improvements intended to support future urban development. The property lies within 500 feet of existing municipal utilities and is therefore appropriate for city services. He also noted that state law now requires that all residential zoning districts at a minimum permit single- and two-family dwellings.

Fifteen surrounding property owners spoke in opposition to Zone Change 1074. A representative of the Sundance Subdivision spoke on behalf of multiple residents within that subdivision, and another representative spoke for several

residents of the Cloverleaf Subdivision. Both representatives, along with other speakers, expressed strong concerns regarding the proposed zone change and potential future development.

The public generally felt that the proposal was not compatible with the existing County subdivisions and would not align with the established neighborhood character. Common concerns included the introduction of rental housing adjacent to single-family neighborhoods, insufficient school capacity in the West End area, inadequate infrastructure to support increased traffic, neighborhood safety, and the declining underground aquifer serving nearby wells. Additionally, concerns were raised regarding the ability of emergency services to adequately serve both the existing residents and the potential increase in population resulting from the proposed development. Overall, the public expressed that the potential scale and intensity of future development could negatively impact schools, streets, and the aquifer, and shared a consensus that necessary infrastructure improvements should be in place prior to any development occurring.

Mr. Dalton explained the Barber Farm proposal is consistent with the City's long-range growth objectives for the West End, which identify this area as Urban Residential. The plan advances several goals from the 2016 Growth Policy, including infill development, efficient use of existing infrastructure, and housing diversity. While neighborhood compatibility remains a key issue, the proposed PND framework allows for design flexibility and buffering to address adjacent residential concerns. He acknowledged that traffic, school capacity, and service delivery are important considerations. However, these impacts are typical of growth in this sector and can be mitigated through coordination with the City's Capital Improvement Plan (CIP) and the ongoing West End infrastructure improvements.

Commissioner Mergorden asked staff for clarification on if Central Avenue is in the Capital Improvements Plan (CIP) currently. Staff stated that Central Avenue is not currently in the CIP.

Chairperson Brooks closed the public hearing. Several Zoning Commission members stated their appreciation for the concerns of the neighbors and the challenges that change creates as the community grows. Commission Chairman Brooks stated that the need for housing in general and housing options was a critical need in the community. He said while there was a large turnout at the Zoning Commission Meeting, there are thousands of people seeking housing in Billings. Mr. Brooks said he found the proposal meets the 10 criteria for zone changes. Commissioner Goss noted that growth continues to occur and the community has challenges with growth and housing costs, but the MT Legislature has made it clear it wants to see communities address housing needs and this is the kind of development that helps. A motion was made by Commissioner Goss, seconded by Commissioner Mergorden, and passed by a 4-0 voice vote to forward a recommendation for approval and adoption of the proposed review criteria.

## **ALTERNATIVES**

The City Council may take one of the following actions:

- Approve and adopt the findings of the ten review criteria for Zone Change 1074; or,
- Deny and adopt different findings of the ten review criteria for Zone Change 1074; or,
- Delay action on the zone change request to a certain date not more than 60 days in the future; or,
- Allow the applicant to withdraw the zone change request

The applicant has not asked to delay or withdraw the application as of the drafting of this memo.

## **FISCAL EFFECTS**

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

## **SUMMARY**

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

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

The proposed Mixed-Use Planned Neighborhood Development (MU-PND) zoning is consistent with the 2016 Billings Growth Policy. The development supports the City's goals for housing diversity, walkable and safe neighborhoods, efficient use of infrastructure, and long-term economic vitality. The following sections summarize key Growth Policy goals.

#### *Strong Neighborhoods:*

- Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels in neighborhood areas
- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, goodwill and social interaction
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets,

- connectivity, pedestrian-scale streetlights, street trees and walkable access to public spaces
- Neighborhoods that are safe and attractive and provide essential services are much desired

*Home Base:*

- A mix of housing types that meet the needs of a diverse population is important
- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe
- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings
- Homes that are safe and sound support a healthy community

*Essential Investments*

- Infill development and development near existing City infrastructure may be the most cost-effective.
- Neighborhoods that are safe and attractive and provide essential services are much desired.
- Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve environmental quality far into the future (i.e., energy efficient) are desirable.

The proposed zoning supports these objectives by providing a mix of residential types (duplex and multi-family units) to meet diverse housing needs. The inclusion of CMU1 commercial uses creates convenient neighborhood destinations, fostering walkability and social interaction. Subdivision design standards will incorporate complete streets and pedestrian-scale lighting, ensuring safe streetscapes. By locating development near existing city infrastructure, the project uses public services efficiently and promotes orderly growth. Commercial and residential integration also contributes to long-term economic activity.

The 2016 Growth Policy identifies three growth scenarios: High Density, Low Density, and Public Preferred. The High Density scenario envisions up to 16 dwelling units per acre, while the Low Density scenario identifies approximately 5 dwelling units per acre. The Public Preferred scenario targets roughly 9 dwelling units per acre. The proposed development includes 370 dwelling units on 55.46 acres, resulting in 6.67 dwelling units/acre, which is closer to the Low Density scenario, reflecting a balanced approach to neighborhood scale and intensity.

**The West Billings Neighborhood Plan** goals and objectives stated the need to locate compatible uses and offer a range of housing choices and development densities. The West Billings Plan adopted a number of Goals, Policies, and Implementation Strategies. The proposed MU-PND for the property is consistent with the following adopted Policies of Planned Growth.

*Goal 1: Establish Development Patterns that Use Land More Efficiently*

- Policy E Commercial nodes should contain business development sites of various sizes to accommodate a variety of businesses.
- Policy M Development in the West Billings planning area shall provide for a variety of residential types and densities.
- Policy R Encourage innovative land-use planning techniques to be used in building higher density and mixed-use developments as well as infill developments.

The proposed zoning supports these policies by creating a smaller commercial node that includes approximately 2 acres of CMU1 across Central Avenue, paired with 3.46 acres of CMU1 within the project site. This provides space for a variety of businesses while maintaining compatibility with surrounding uses. The mix of housing types allowed within N2, NX1, and CMU1 ranges from 1 to 9+ dwelling units per structure, offering a variety of residential options that align with Policy M. Adjacent county residential areas, including Cloverleaf and Sundance Subdivisions, have densities ranging from just under 1 to 2.28 dwelling units per acre. Nearby City developments, such as 44 West and Clearwater, have densities of 9.42 dwelling units per acre, and Twin Pines Condos has a density of 5.94 dwelling units per acre. The proposed MU-PND provides approximately 6.67 dwelling units per acre, striking a balanced middle ground that respects the character of surrounding neighborhoods while meeting the plan's goals for a range of housing types and densities.

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

All zoning districts within the project—including CMU1, NX1, N2, and P1—are subject to established setbacks/build-to, height restrictions, and building codes, which help maintain safe separation between structures and minimize fire and other hazards. Subdivision and Master Site Plan reviews ensure that streets and access points are designed to provide adequate emergency vehicle access throughout the development. Building design and materials will comply with the International Building Code and International Fire Code, which regulate safe egress and hydrant location.

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

The mix of residential and commercial uses encourages walkable neighborhoods, providing convenient access to parks, open spaces and services. This supports physical activity and social interaction, contributing to overall public health. As mentioned in Criteria 2, the proposed zoning complies with setbacks/build to zones, building separation requirements, and height restrictions, which help reduce fire risk and other hazards. Master Site Plan and subdivision reviews ensure streets, sidewalks, and access points are designed for emergency vehicle access, safe circulation for all users in the neighborhood area, and utility lines with fire hydrants will meet City standards to ensure reliable emergency response.

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

**Transportation:** The applicant has started the process of developing a traffic impact study (TIS) as part of the subdivision process. The TIS identifies intersections within proximity to the development to evaluate their current level of service and the development's impact on each intersection. If impacts are determined the developer is required to contribute their proportionate share contribution. This contribution is then used to improve intersections in the area. Based on preliminary analysis of this subdivision as well as adjacent Traffic Impact Studies, it is anticipated that necessary improvements will be required along the Central Avenue corridor based on current traffic and background growth.

**Water and Sewer:** The subdivisions of 44 West and Clearwater Estates to the south will be extending a 16" water main along Central Avenue, as well as a 10" sanitary sewer main. As part of the annexation agreement, the City evaluates water and sewer sizing for the proposed development while anticipating future development. Adequate provision of water and sewer are addressed within the agreement.

**Schools and Parks:** The proposed zoning itself will have no impact on schools or parks, but the development will. Schools and parks will be affected by the new residential housing units. SD #2 was contacted for comments. At the time of writing this report, no comments were received.

**Fire and Police:** The subject property will be served by city public safety services. The Police and Fire Departments were both contacted for comments on the proposed zone change. The police department responded with no concerns. As of writing this report, no comments were received from the fire department.

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

The proposed zoning is designed to maintain adequate light, air, and openness for all residents and adjacent properties. Each zoning district--CMU1, NX1, N2, and P1--has established setbacks/build-to, height limits, and will regulate building placement and separation. These standards prevent overcrowding, ensure sunlight reaches streets and open spaces, and allow airflow throughout the development.

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

Central Avenue is a principal arterial street. Most of the development west of Shiloh Road with access to Central Avenue is rural residential neighborhoods that are still actively used for agricultural purposes and large lot single family residential. The average daily traffic count just west of Shiloh Road is less than 6,500 trips per day. The 2016 West End Multi-Modal Traffic Study (City/County) indicated long-term projects for Central Avenue from Shiloh Road to 48th St West would include completion of a three-lane section (one lane each direction with a center turn lane) and a traffic control option (signal or roundabout) at 48th St W and Central Avenue. Sidewalks and a multi-use side path along Central Avenue also will be part of the future improvements. As of now, this project is not identified within the City's Capital Improvements Plan.

Streets will be designed in accordance with City standards, ensuring safe access for cars, buses, pedestrians and emergency vehicles. Subdivision and Master Site Plan reviews will evaluate traffic circulation, intersections, and connections to the surrounding street network to minimize congestion and maintain smooth vehicular flow.

### **7) Will the new zoning promote compatible urban growth?**

The proposed zoning is designed to encourage compatible urban growth by providing a mix of residential and commercial uses that integrate with surrounding neighborhoods. The combination of N2, NX1, and CMU1 zoning allows a range of housing types--from single-family and duplex units to multi-family units in mixed-use buildings providing housing variety. The proposed density of approximately 6.67 dwelling units per acre serves as a middle ground between lower-density county subdivisions to the north, east, and west, and higher-density city developments to the south. The commercial nodes are strategically located along Central Avenue to concentrate activity and reduce impacts on adjacent residential areas. The project will utilize existing streets, utilities, and city services efficiently, ensuring that growth occurs in an orderly manner without overextending public resources.

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

The proposed zoning considers the character of the district and the suitability of the property for the proposed uses. This area is experiencing rapid urban growth, with increasing demand for a variety of housing types, including

townhomes, apartments, single family and attached homes, as well as local neighborhood and commercial services. The proposed CMU1 zoning along Central Avenue provides an appropriate location for neighborhood serving commercial uses, concentrating activity along a major corridor while minimizing impacts on adjacent residential areas by its location on an arterial street. The mix of residential zones (NX1 and N2) offers a range of housing choices and densities that transition smoothly from lower-density county subdivisions to the north and west to higher-density city developments to the south.

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

The proposed zoning utilizes setbacks, build-to zones, building orientation, and height restrictions to minimize impacts on adjacent properties and maintain the overall character of the surrounding area, while transitioning to a city development.

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

The proposed Mixed Used PND with N2, NX1, CMU1 and Public 1 zoning will encourage the most appropriate use of this land. The property is within the City's Limits of Annexation and is planned for urban development. Utilizing this land for a mix of residential and commercial uses leverages existing streets, utilities, and city services. As mentioned in prior criteria, the development provides a range of housing types and neighborhood-serving commercial spaces. This balance ensures the land supports multiple community needs while maintaining compatibility with surrounding properties.

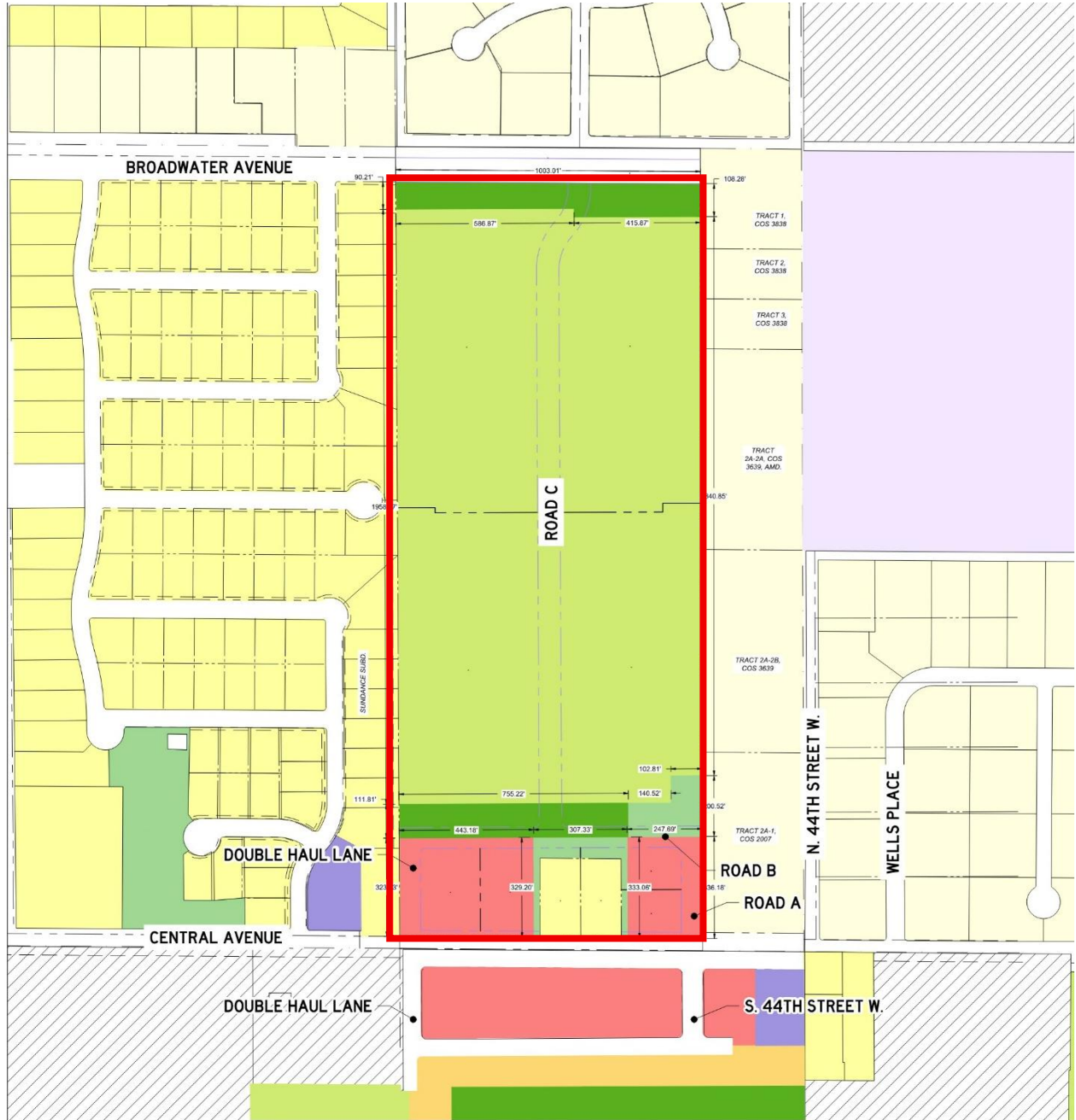
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**Attachments**

Zoning Map & Site Photos  
Application and Applicant Letter  
Site Plan  
Neighborhood Meeting Info.  
History  
Opposition  
Resolution



# Zone Change 1074 Attachments



Proposed Zoning



Zone Change 1074 Attachments



Looking North & West

Zone Change 1074 Attachments



Looking North & East



Looking North & West

Zone Change 1074 Attachments



Looking East

**CITY ZONE CHANGE APPLICATION FORM**

**CITY ZONE CHANGE** Billings Zone Change # \_\_\_\_\_ Project # \_\_\_\_\_

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

Present Zoning A - Agriculture

Proposed Zoning: CMU1, NX1, N2 and P1

PARCEL TAX ID# D00349 CITY ELECTION WARD Ward 5

Legal Description of Property: Proposed Lot 3 of Barber Farm Subdivision. The land is being subdivided.

Address or General Location (If unknown, contact City Engineering): North of Central Avenue between 48th St and 44th St

Size of Parcel (Area square feet or acres): 55.46 ac

Present Land-Use: Agriculture/Undeveloped

Proposed Land-Use: Commercial & Multi-Family

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

Owner(s) Diana Lynne Browne, Donna Marie Barber-Schneider, Karin Ellen Barber

(Record Owner)

(Address)

(406) 399-5971

dbrowne16@aol.com

(Phone Number)

(email)

Agent(s): Taylor Kasperick, PE

(Name)

3412 Colton Blvd., Suite 202

(Address)

(406) 384 - 0080

taylor@performance-ec.com

(Phone Number)

(Email)

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

Signature: Diana Browne 09/26/25 Date: \_\_\_\_\_

(Record Owner – Digital Signature Allowed)

Authentisign

Donna Barber-Schneider

09/26/25

Authentisign

Karen Barber

09/26/25



3412 Colton Blvd., Suite 202 • Billings, MT 59102 • 406-384-0080

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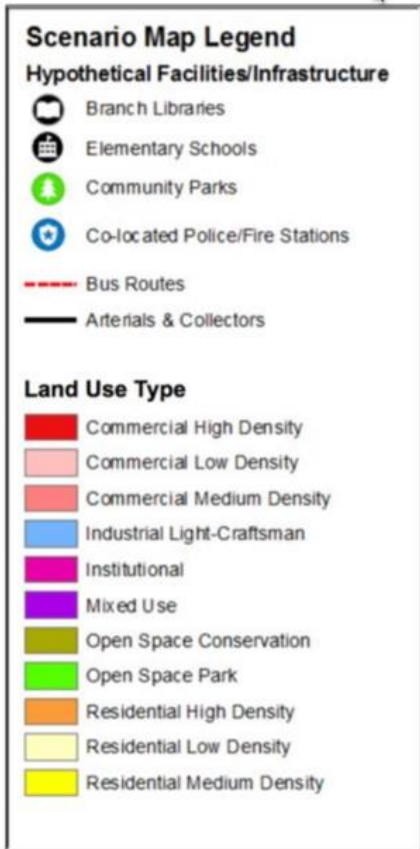
### Zone Change Questions

Lots 3 of Barber Farm Subdivision, Yellowstone County, Montana.  
Having a total area of approximately 55.46 acres

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

Essential Investments – The proposed project is located north of Central Avenue which is a critical corridor for growth of the City. The development will utilize city services south of Central Avenue which have just been extended by a previous project. Development of property near existing infrastructure is more cost effective and falls in line with the Essential Investment growth guideline. As part of this project, a north/south collector road will be constructed improving the transportation system in the area. This collector will connect Central Avenue to Broadwater Avenue between the two principal arterials in the area, Shiloh Avenue and 48<sup>th</sup> Street West. The proposed zoning has the potential to bring a mix of single-family housing, duplexes and even up to fourplexes in a small portion of the project. This provides several options for residents looking to relocate to the area and has the potential to help add to the City tax base. Additionally, as part of the development of this project Broadwater Avenue will be extended, moving one step closer to providing an additional east-west roadway, and a 24” water transmission line be extended through the subdivision to provide service for the greater West Billings area.

Strong Neighborhoods – The proposed zoning will help develop a stronger neighborhood for the area with zoning that helps allow for a mixture of housing types, as mentioned from single-family housing potential, up to fourplexes in some areas. This will help provide housing options for all age groups and income levels within the area as well as providing the opportunity for businesses to utilize the commercial districts along Central Avenue. The combination of housing choices as well as the potential for commercial businesses will help create a stronger community for the neighborhood, and has been promoted in all growth scenarios within the Growth Policy. It should be noted that the anticipated density of residential dwellings for the proposed development is approximately 8.15 units/acre. This falls in between the low and medium densities outlined in the 2016 Growth Policy, and is not “high density”. Excerpts from the 2016 Growth Policy reflecting the “public preferred” scenario are included below, which call for medium density housing in the subject area.



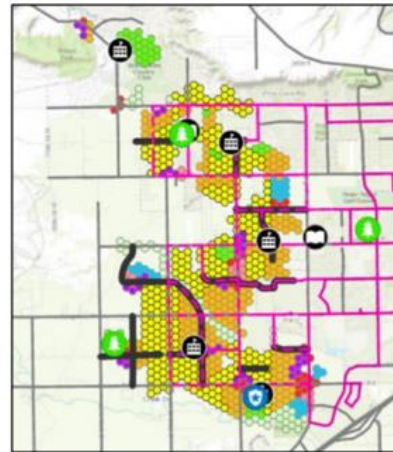
1 hexagon = 5.739 acres or approximately  
2.8 city blocks

Residential high & mixed use density = 16 d.u./acre

Residential medium density = 9 d.u./acre

Residential low density = 5 d.u./acre

WEST PUBLIC PREFERRED (WPP)



Home Base – As mentioned, this zone change will expand on the mix of housing options offered in the area. From single-family homes to the north, west and east as well as the mix of housing options to be available in the new development to the south, this project will provide housing options that the Growth Policy identifies as just below medium density. Not only does this help diversify an area that is predominantly single family residential, low-density development, but it helps the City more affordably expand the infrastructure to a larger number of potential users due to the lower cost of service. The Home Base growth guideline also emphasizes walkable neighborhoods, with the development of this property, walkways will be constructed connecting Central Avenue to Broadwater Avenue allowing pedestrian access through the project.

2. Explain how the proposed project meets the 10 zone change criteria.
  - a. Is the new zoning designed in accordance with the growth policy?
 

The new zoning adheres to the City of Billings growth policy through its expansion of mixed community uses by following Planned Neighborhood Development (PND) guidelines with residential diversity incorporated into the development. The project incorporates multi-modal components with access to trails and parks included to give residents options. The use of commercially zoned districts along principal arterials allows businesses to secure ideal properties and keeps residential homes away from busy roadways.

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

There will be fire hydrants located an adequate distance throughout the interior of the development with a maximum spacing of 500-ft, meeting all City of Billings Fire Codes. Additionally, the project will bring fire services with hydrants to an area of the West End that only operated on dry hydrants within the BUFSA or didn't have close fire suppression availability at all. Construction of the site will comply with building regulations and zoning code to allow for appropriate separation of buildings and proper lighting for public safety and security. The site is also located outside of any floodplain.

**c. Will the new zoning promote public health, public safety, and general welfare?**

The proposed zone change will diversify the surrounding neighborhood and create opportunities for housing in what is now considered the "missing middle" within the Billings West End. Buildout of this vacant land will bring more public eyes to the area to help keep watch on public safety. This zone change also requires landscaped or natural open areas to be incorporated within the development which will improve the general well-being of the neighborhood and encourage residents to use services within walking distance to their residence in the neighborhood.

Traffic impacts from the new zoning are currently being studied. Based on preliminary analysis of this subdivision as well as adjacent Traffic Impact Studies, it is anticipated that necessary improvements will be required along the Central Avenue corridor based on current traffic and background growth by 2029. Based on preliminary discussions with Yellowstone County, plans to install a traffic signal at 48<sup>th</sup> and Central are being contemplated which would help in mitigating a lot of the concerns voiced by residents of the area.

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

The change in zone will require the development to extend water and sewer mains from the existing mains located in Central Avenue. The development is not particularly close to MET transportation, however, this development has the potential to be utilized by MET due to the ongoing development in the area and bus stops being located at Shiloh and Central. Additionally, the commercial districts being proposed have the potential to bring services into the neighborhood that previously would have been much farther from the existing neighborhoods. As part of the PND process a minimum of 2% of the land will be required to be dedicated as parkland. While the minimum 2% will be dedicated and proposed, it is anticipated more than this will be utilized as park abed on final layout of the development.

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

The proposed zone change will have some impact on light and air as the property will move from agricultural use to residential, however, the open space requirements will allow for adequate lighting and air for the property and surrounding area. Any improvements to the land must adhere to the zoning requirements for lighting laid out by the City's Zoning Code which directly addresses open areas and light.

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

As this project proposes the conversion of agricultural land to residential, additional residents will move into the area which will in turn impact motorized and nonmotorized transportation in the area. The proposed zoning is currently being studied and a Traffic Impact Study (TIS) will be submitted in conjunction with the subdivision. The developer, will contribute to intersection impacts in the area identified by City Public Works to mitigate any negative impact from the development. Additional recommendation coming out of the TIS, including potential turn lanes, would need to be constructed at the time of development which would help facilitate traffic operations within acceptable levels of service.

g. **Will the new zoning promote compatible urban growth?**

The proposed zoning will promote compatible urban growth as it is nestled between low density residential on the north, east and west sides and medium density residential immediately to the south of the project area. High density residential is located even further south, further indicating the proposed mix of residential uses will act a medium density housing option between high density further to the south and low density north of the development. This zoning will allow for new residents to move into a thriving and safe neighborhood that can easily meet most of their needs in the immediate area. The proposed zone change provides the desired step-back in density placing commercial along the arterial corridor (Central Ave.) and stepping back to mix density residential to the north. The proposed mix in commercial and residential, is what both City Council and urban growth policies ask for in new neighborhood development. The proposed plan will introduce new housing variety and density to this area of the Billings West End while creating walkable neighborhoods with commercial designations to service the surrounding areas.

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

The area of the proposed development is currently surrounded by single-family, residential subdivisions on the north, east and west sides of the property. South of Central Avenue, directly across from the proposed development, the city has already approved annexation and zoning for a similar medium-density development. The zoning south of

Central closely matches what is proposed for this development with commercial districts located near the principal arterial (Central Avenue) stepping back to a medium density mixed-residential area. It should be noted the anticipated dwelling density of the proposed development is approximately 8.15 units/acre, which is below the value for medium density housing the Growth Policy, but above low density housing. The proposed project follows a similar setup with different zone districts for residential. Utilizing a mixed-residential north of the proposed commercial district with lower density residential on the interior of the development and additional mixed residential uses on the north side of the property, adjacent to Broadwater Avenue which is a collector roadway.

- i. Will the new zoning conserve the value of buildings?**  
The proposed zoning will conserve the value of buildings in the area by creating new amenities for nearby subdivisions while not intruding upon them. There is no known evidence that development of low to medium density housing options will have an impact on surrounding buildings.
  - j. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?**  
By proposing zone districts that allow for single-family residential, duplexes and fourplexes in the development, the project adheres to the City of Billings initiative to lower cost of service to the City, making the development the most appropriate use of the land and providing a necessary mix of housing alternatives to existing large lot single family residences and the high-density residential apartments being constructed south of the project area. The proposed development provides commercial uses along the principal arterial (Central Avenue) on the south side and mixed-residential options along the future collector (Broadwater Avenue) and steps density back towards the interior of the lot. This helps provide a mixture of housing options and keeps potential higher density areas closer to the arterial and collector roadways.
- 3. Does the new zoning fit with the existing or planned developments within the area?**  
The new zoning has a similar proposed density and zoning districts to the development located directly south across Central Avenue, and southeast in Twin Pine Townhome development, largely consisting of duplex residential dwellings. Additionally, the proposed development density of roughly 8.15 units/acre is in line with the West Public Preferred (WPP) scenario from the 2016 Growth Policy, which has the subject area identified for medium density housing (9 dwellings per acre). Proposing a mixture of housing options in this area of town helps provide the “missing middle” medium density housing that will fit alongside the existing large lot single-family residential, county subdivisions, and those higher density uses south of the area near Monad Road. The commercial districts will allow the development to provide neighborhood

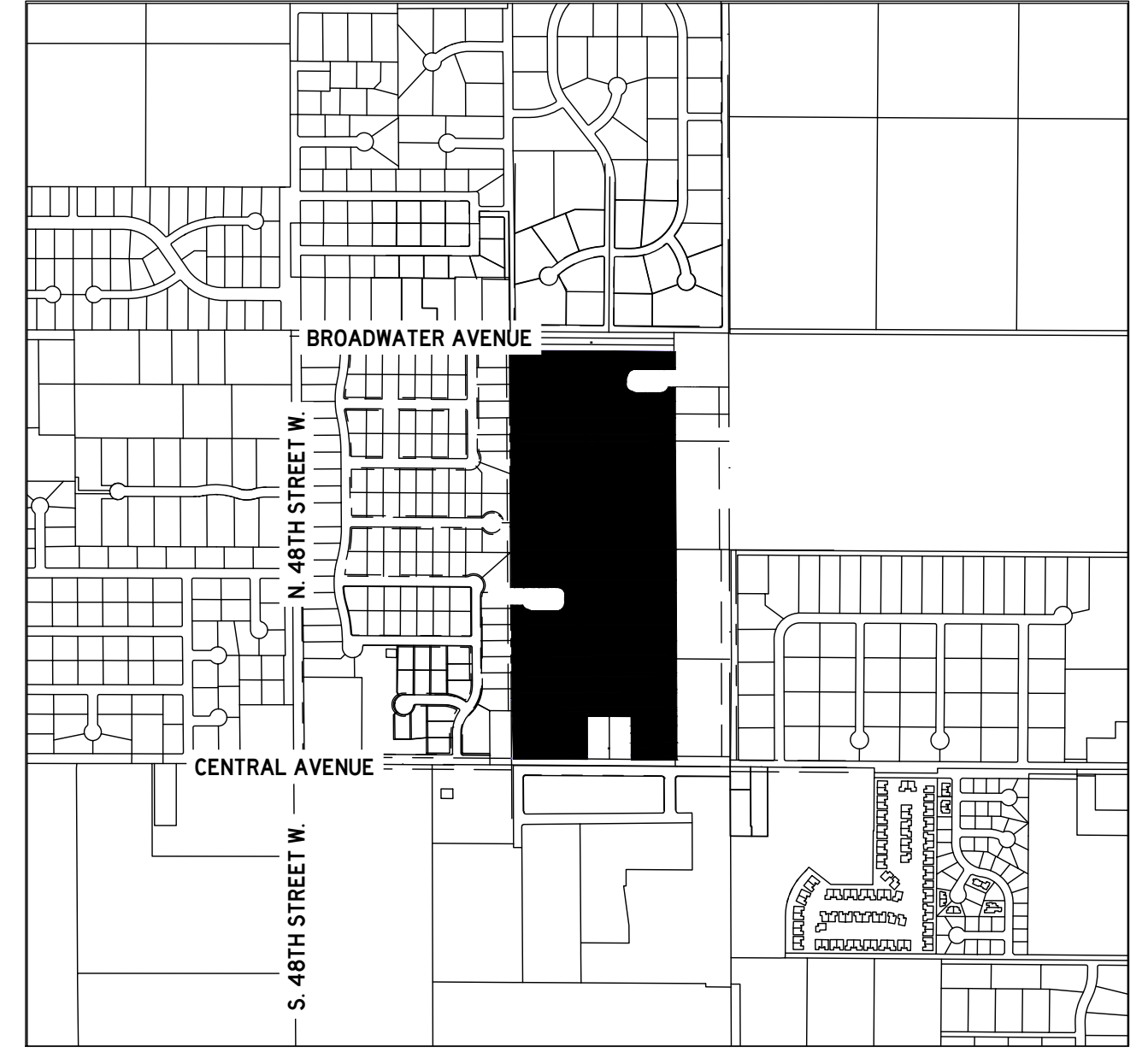
diversity by incorporating commercial uses for those nearby residences to utilize close to their home base.

# PROPOSED PLANNED NEIGHBORHOOD DEVELOPMENT FOR LOT 3 OF BARBER FARM SUBDIVISION

LOCATED SW 1/4 OF SECTION 3, T 01 S, R 25 E, P.M.M.  
YELLOWSTONE COUNTY, MT

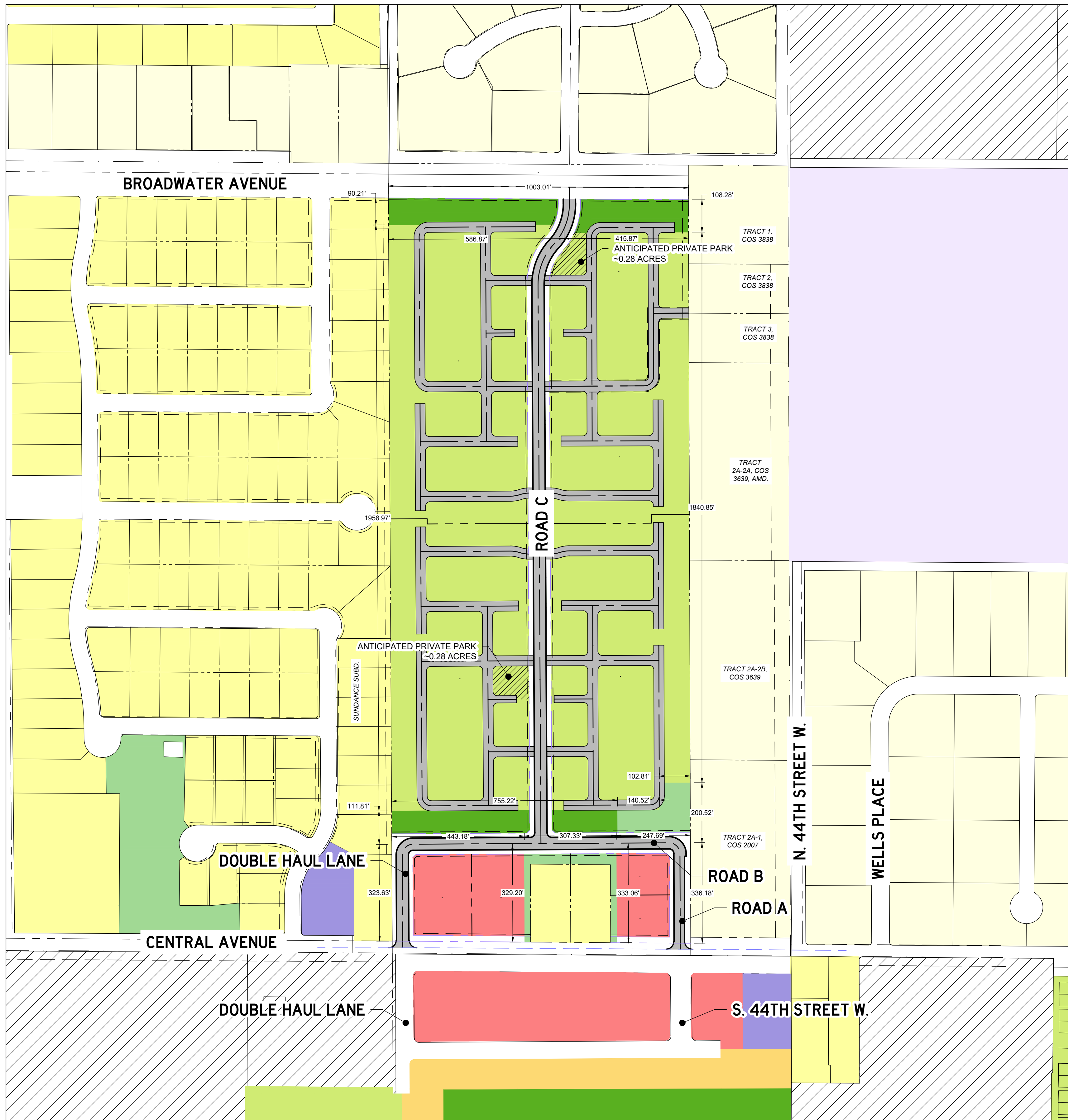


PREPARED FOR :  
PREPARED BY : PERFORMANCE ENGINEERING, LLC



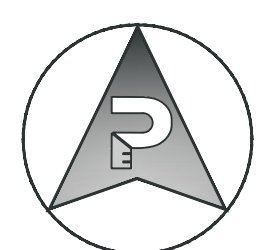
| ZONING INFORMATION |            |            |          |            |
|--------------------|------------|------------|----------|------------|
| ZONING DISTRICT    | GROSS AREA | PERCENTAGE | NET AREA | PERCENTAGE |
| CMU 1              | 5.22       | 9.4        | 3.46     | 7.1        |
| N2                 | 44.51      | 80.3       | 41.17    | 84.0       |
| NX1                | 4.16       | 7.5        | 3.25     | 6.6        |
| P1                 | 1.56       | 2.8        | 1.12     | 2.3        |
| TOTAL              | 55.46      | 100.0      | 49.00    | 100.0      |

\*NET ACREAGE IS GROSS MINUS PUBLIC ROAD RIGHT-OF-WAY.



### ZONING LEGEND

|  |                               |  |                                              |  |                                              |  |                                           |
|--|-------------------------------|--|----------------------------------------------|--|----------------------------------------------|--|-------------------------------------------|
|  | A - Agricultural (10+ acres)  |  | N4 - Large Lot Suburban Neighborhood         |  | NX2 - Mixed Residential 2 (2-8 du/structure) |  | PD - Planned Development                  |
|  | CMU1 - Corridor Mixed- Use    |  | NMU - Neighborhood Mixed-Use                 |  | P1 - Open Space, Parks, Recreation           |  | RR1 - Rural Residential (1 to 2.99 acres) |
|  | N2 - Mid-Century Neighborhood |  | NX1 - Mixed Residential 1 (1-4 du/structure) |  | P2 - Public-Civic-Institutional              |  | RR3 - Rural Residential (3 to 9.9 acres)  |



10/29/2025 12:46:59 PM PE COLOR.CTB Z:\Kunkel\2025-027 Barber Development\CAD\DWG\Exhibits\25-027 Barber PND Zoning Map.dwg

**CITY** ZONE CHANGE Pre-Application Statement of Owner(s) and Agent(s)

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

1. Present Zoning: \_\_\_\_\_

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

\_\_\_\_\_

3. Legal Description of Property:

\_\_\_\_\_

4. Neighborhood Task Force Area: Yes /// No . If Yes, Name of Task Force

\_\_\_\_\_

5. Roster of persons who attended the pre-application neighborhood meeting: please attach to on line application

6. A brief synopsis of the meeting results including any written minutes or audio recording.

please attach to on line application

7. The undersigned affirm the following:

1) The pre-application neighborhood meeting was held on the \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_.

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

Owner (s):

\_\_\_\_\_ Telephone: \_\_\_\_\_

Address:

\_\_\_\_\_ Email: \_\_\_\_\_

Agent (s):

 Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Complete this form and upload to your on-line Zone Change application



3412 Colton Blvd., Suite 202 • Billings, MT 59102 • (406) 384-0080

September 15<sup>th</sup>, 2025

Dear Interested Neighbor,

On behalf of Donna, Diana and Karin Barber, Performance Engineering, LLC, is writing to inform you of a zoning pre-application neighborhood meeting scheduled to be held on **September 22<sup>nd</sup>, 2025 at Emmanuel Baptist Church at 5:30 PM**. If attending, please utilize the front entrance (east side of the building) and proceed to the Shiloh Room on your left after entering.

The meeting is being held to discuss a proposed zone change regarding the existing property located north of Central Ave. between Double Hall Lane and South 44<sup>th</sup> Street West (roads currently being constructed on the south side of Central). The owner is requesting the property shown in the attached exhibits, and described below, be re-zoned to accommodate future development.

**A portion of Amended Tract 1 of COS 2007 located in the E1/2, SW1/4 of Section 3, T01S, R25E, Yellowstone County, Montana. Having a total area of approximately 55.46 acres.**

The intent of the meeting is to make neighboring property owners aware of the proposed zoning change and concurrent annexation for the subject property, discuss the potential for development, and to answer questions about the project. Please note only that area indicated as being included in this application will be subject to the proposed zone change and annexation, not any surrounding county properties. Below is a summary of the existing zoning and the proposed zone changes:

| Existing Zone District      | Existing Area (acres) | Proposed Zone District | Proposed Area (acres) |
|-----------------------------|-----------------------|------------------------|-----------------------|
| A - Agriculture (10+ Acres) | 55.46                 | CMU1                   | 3.41                  |
|                             |                       | N2                     | 41.17                 |
|                             |                       | NX1                    | 3.03                  |
|                             |                       | P1                     | 1.12                  |

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

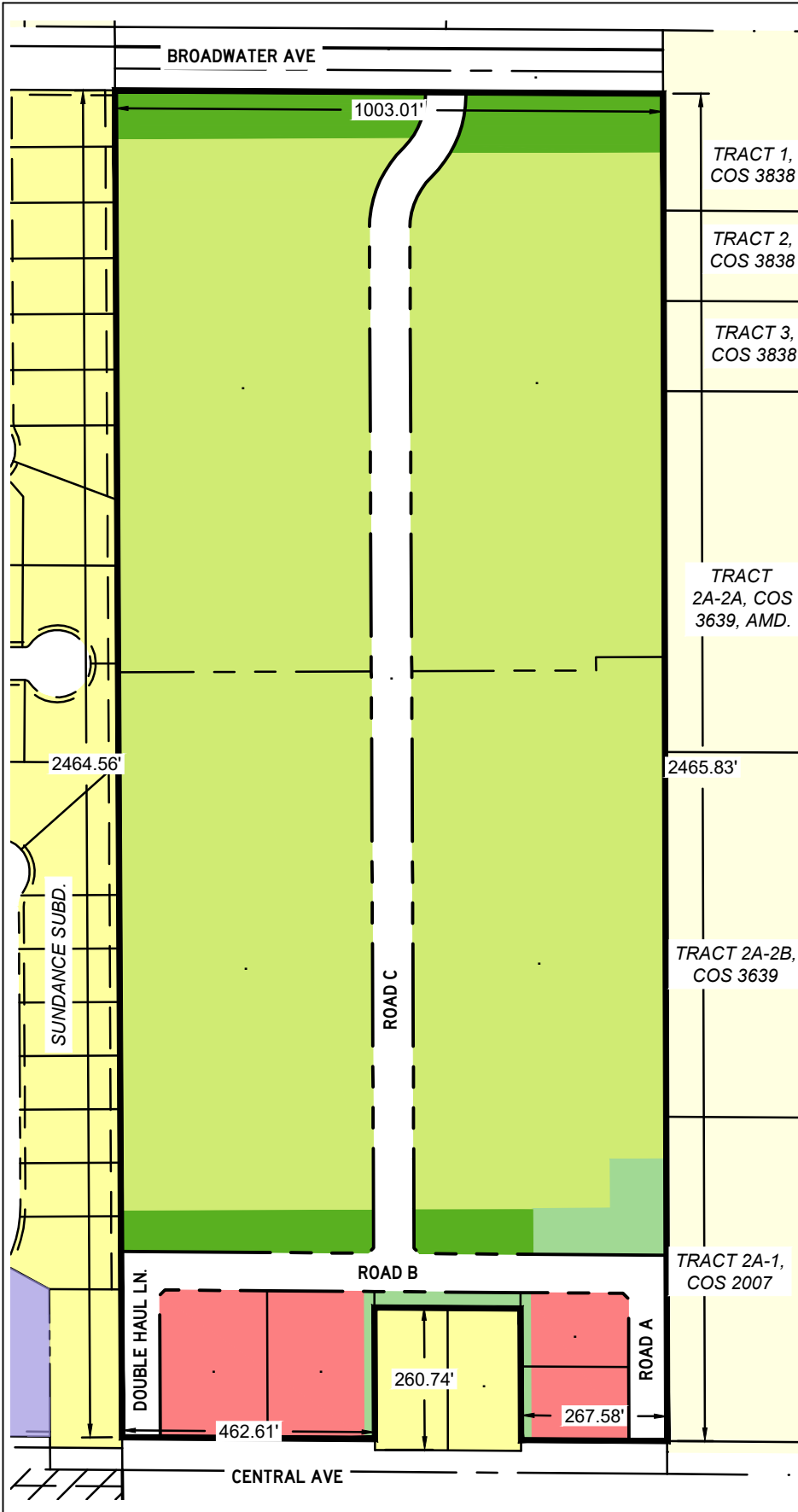
- CMU1: Commercial Mixed Use 1
- N2: Neighborhood Residential 2 (single or duplex dwellings)
- NX1: Mixed Residential 1 (1 to 4 residential dwelling units per building)
- P1: Public Open Space 1 (park)

Representatives for Performance Engineering, LLC will be present at the meeting to answer questions from those who attend. For those unable to attend the meeting, written letters can be directed to Performance Engineering at 3412 Colton Blvd., Suite 202, Billings, MT 59102, attention Taylor Kasperick, or emails may be sent to [taylor@performance-ec.com](mailto:taylor@performance-ec.com). We look forward to discussing the proposed zone change with you and hope to see you on **September 22<sup>nd</sup>, 2025 at Emmanuel Baptist Church at 5:30 PM**.

Sincerely,

Taylor Kasperick, PE

9/15/2025 10:09 AM  
 COLTON TEL. PE Standard.dwg



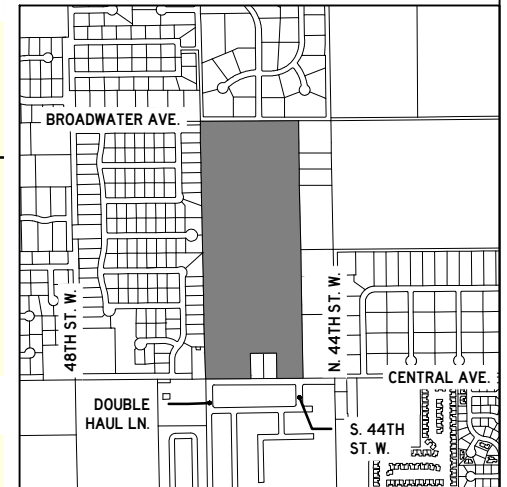
**LEGAL DESCRIPTION**

TRACT 1A OF CERTIFICATE OF SURVEY NO. 2007, AMENDED, S03, T01S, R25E, P.M.M.

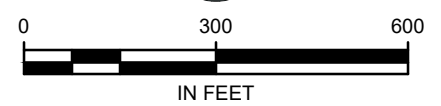
**ZONING LEGEND**

- A - Agricultural (10+ acres)
- CMU1 - Corridor Mixed- Use
- N2 - Mid-Century Neighborhood
- N4 - Large Lot Suburban Neighborhood
- NMU - Neighborhood Mixed-Use
- NX1 - Mixed Residential 1
- P1 - Open Space, Parks, Recreation
- RR1 - Rural Residential (1 to 2.99 acres)

PROPOSED ZONE CHANGE BOUNDARY



| ZONING INFORMATION |       |
|--------------------|-------|
| ZONING DISTRICT    | ACRES |
| CMU1               | 3.41  |
| N2                 | 41.17 |
| NX1                | 3.03  |
| P1                 | 1.12  |



PROJECT TITLE  
**BARBER FARM SUBDIVISION**

SHEET TITLE  
**PROPOSED ZONING MAP**

DRAWN BY  
 BGR

DATE  
 Sep-25

CHECKED BY  
 TJK

CLIENT  
**DONNA, DIANA,  
 AND KARIN BARBER**

**PERFORMANCE  
 ENGINEERING**

3412 COLTON BLVD, SUITE 202  
 BILLINGS, MT 59102

(406) 384-0080  
 www.performance-ec.com

EXHIBIT  
**A**

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**PERFORMANCE**  
ENGINEERING

A Portion of Tract 1A of Certificate of Survey No. 2007, Amended - Zone Change (A to CMU1, N2, NX1, P1)

9/22/2025

| NAME                   | ADDRESS               | Email                      |
|------------------------|-----------------------|----------------------------|
| Lisa Hansen            | 4613 Sun Pacing       | l28691@yahoo.com           |
| GARY & MARGARET HARDEF | 675 CANDL LIGHT LN    | garyj@midrivers.com        |
| Bill & Sheryl Duke     | 735 Bluegrass West    | bill.duke@icloud.com       |
| Jim - Temper Lemon     | 775 11 11             | Jim Lemon 775 Hmtl.com     |
| Joe Cvikshank          | 1330 Bluegrass Dr     | jcvikshank@bresnan.net     |
| Steve Torber           | 1275 Cloverleaf Pl    | stevetorber@gmail.com      |
| Jim Berve              |                       | Jaberve@gmail.com          |
| Michael Berve          | 378 LIGHT STREAM      | michael.berve@gmail.com    |
| Mike Broschwein        | 1210 Blackberry Way   | m.broschwein1@gmail.com    |
| Jeff Tuttle            | 1355 Cloverleaf Pl    | jeffdtuttle@gmail.com      |
| Alan & Susan           | 4740 Alyson Ave       | No thanks                  |
| KAREN EHRSMAN          | 4613 Junbunt Ln       | kehresman@gmail.com        |
| Brian & Holly Wheeler  | 4646 Liahona Lane     | bnhwheeler@gmail.com       |
| Jess & Kelly Grossman  | 1250 Timothy Pl       | kjgrossman@hotmail.com     |
| Amy Wilde              | 840 Paintbrush Pl.    | wadeandamy@hotmail.com     |
| Brandon Reiter         |                       | breiter55@gmail.com        |
| Melissa Townsend       | 4610 Sticka Cir.      | notant71@gmail             |
| Lorinda Grosso         | 925 Bluegrass Dr E    | ljgrosso@yahoo.com         |
| Gary & Kathi Workman   | 930 Bluegrass Dr. E.  | gary.workman93@gmail.com   |
| Kelly Johnson          | 940 Bluegrass Dr E    | m64johnson@gmail.com       |
| Ryan Larsen            | 1145 Bluegrass Dr. W. | RyanLarsenDUD@juno.com     |
| CHARLIE BREWER         | 1365 TIMOTHY PL.      | BREWERBUILTHOMES@gmail.com |
|                        |                       |                            |
|                        |                       |                            |
|                        |                       |                            |
|                        |                       |                            |

## Lot 3 of Barber Farm Subdivision

Being a Portion of Tract 1A of COS 2007  
Section 03, T01S, R25E, Yellowstone County, Montana

### Zone Change Neighborhood Meeting Notes

The meeting was conducted from 5:30-7:00 PM on September 22, 2025 at the Emmanuel Baptist Church. The meeting was hosted by Taylor Kasperick of Performance Engineering (agent).

There were 48 public participants for the meeting.

The meeting began with Taylor Kasperick giving an overview of the property and the current owners of the land (the Barbers). Taylor discussed the zoning districts that are being proposed within the development as CMU1, N2, NX1 and P1. While describing the zoning districts, pertinent information regarding the density allowed in either of the residential districts, height limitations within all districts as well as allowable uses within the commercial districts were provided.

Taylor discussed how this proposed zone change will be submitted in conjunction with a petition for annexation as the project area will need to be annexed into the city to allow for the proposed zoning districts. Taylor discussed how the PND process works and provided the expected timelines for application submittal and public hearings (anticipated November 4<sup>th</sup> and November 24<sup>th</sup>) for zoning commission and city council.

Proposed roadways within the development were also discussed by Taylor, stating the development would be accessed from two points along Central Avenue. These roads would align with the development to the south of this property. From these two access points, a single north/south public road will be constructed through the development, eventually connecting to Broadwater Avenue, which will be extended along the northern property boundary.

Following Taylor's overview, the floor was opened for participants to ask questions.

Questions from the individuals and subsequent responses are shown below:

- **Why not zone the development for single-family homes instead of higher density?**

*One of the objectives of the City's recently updated zoning code and PND process is to promote mixed use neighborhoods to offer multiple levels of housing options. Part of the PND requirements is to pair a lower density "N" district with a higher density "NX" district. Additionally, there is growing concern from city officials on the cost of service to operate and maintain infrastructure throughout the city without implementation of residential dwelling densities higher than large lot*

single family residences. One of the answers to this is to increase density to help keep the cost per dwelling served down.

- What is the number of units that would be built in this development given the proposed zoning?

*Final densities will be subject to amount of net acreage left following subdivision which is a subsequent process to zoning. That being said, based on the current layout shown on the map it would be estimated in the 350-400 dwelling unit range.*

- What is going to be done to address the increase in traffic in the area?  
Residents from Sundance Subdivision stated they already have issues at intersections around the subdivision (i.e., 48<sup>th</sup> and Central and subdivision access points).

*A Traffic Impact Study (TIS) has been contracted and is being prepared to be submitted with the concurrent Subdivision application. The TIS will study the Central Avenue corridor between 48<sup>th</sup> and Shiloh, in addition to some of the other major intersections within 1-mile of the development. The TIS will provide findings and recommendations for areas that may need improvements or modifications to accommodate increased loads produced by this development.*

*The City doesn't currently have a road improvements project proposed for Central Avenue in their CIP, but as sections of their arterial corridors become more and more developed it tends to move that area's priority up for a major road project. It is important to note that improvements to Central Avenue will only come via a City project which would be driven by City developments. The County hasn't historically constructed major roadway improvements, particularly roadways on the border of the City limits.*

- How many stories can the buildings be?

*The height restrictions for NX1 and N2 were discussed, with NX1 allowing for buildings up to 2.5 stories and N2 allowing for buildings up to 2 stories. CMU-1 was not asked about so it was not front of mind to respond to, but for record purposes CMU-1 allows up to 4-story buildings. The proposed CMU-1 district is solely proposed immediately adjacent to Central Avenue, and did not appear to be the intent of the questions posed.*

- Where will utilities for the development be coming from?

*As part of the development to the south, a 16" Ø water main was extended along Central Avenue along the entire frontage of the subject property. Additionally, an 8" Ø sewer main was stubbed out of West 44<sup>th</sup> Street South as part of the same development. This proposed project will tie onto the water and sewer from the aforementioned mains.*

- What type of commercial developments will be built along Central Avenue?

*It is unknown at this time what exactly will be built in these commercial districts, however, it was noted that because this property is requesting annexation into the city it cannot be a marijuana dispensary as it is not allowed within the city. It was also brought up how there have been preliminary discussions of a gym/fitness center potentially being built within one of these commercial zone districts.*

- Why isn't this property being developed as a county subdivision?

*In accordance with the Yellowstone County Subdivision Regulations and Montana Department of Environmental Quality requirements, any subdivision within 500 feet of a public sanitary sewer or water system must connect to those systems rather than having onsite water and sewer. Due to the development to the south constructing public sanitary sewer north to Central Avenue, the proposed subdivision is now within 500 feet of public sanitary sewer and would be required to connect onto these public utilities.*

- Why does the property have to annex into the city while the two lots surrounded by the subdivision stay in the county.

*While it would be required for this 55.46 acre lot be annexed into the city prior to development, it is not required for the two lots surrounded by the project be annexed because they are already developed containing residential homes and having appropriate septic permits. It was noted that should the water supply or septic system fail for either property, it is anticipated they would be required to tie into the City's water and sewer systems rather than being granted replacement permits for the existing systems.*

- Will the parkland indicated in the exhibit double for stormwater management?

*The preliminary plans of the development will utilize the parkland area for underground stormwater management. This would allow the parkland area to double as usable park as well as help the development manage stormwater in accordance with the Billings Stormwater Management Manual. It was also pointed out that while the exhibit shows the minimum area of park required, it is anticipated that more parkland will be dedicated throughout the development.*

- What stops multi-story apartment buildings from being constructed within the development.

*In order for multi-story apartments (greater than 4 units) to be constructed on this property, the developer would be required to perform a zone change. With a zone change, a neighborhood meeting exactly like this one would be required. This is where neighbors would be able to voice their concerns with a project that would propose multi-story apartments. It was noted by attendees that it has been shown that this can occur after the initial zone change.*

- Will the middle road connect to Cloverleaf Meadows Subdivision?

*It is not the developers intent to propose nor is it desired for the developer to connect the middle road (Road C in the mailer exhibit) through to Bluegrass Drive West. Any connection to Cloverleaf Meadows would be a requirement put forth by the City, and would be fought by the developer.*

- Why not do a “traditional” single-family subdivision as opposed to utilizing the lots for rental homes.

*As identified in the City of Billings Growth Policy, smaller affordable rental units are the most in demand households in Billings. This development would help fill a market that has been missed not only on the West End, but throughout Billings.*

- Why did we only get a seven day notice for this meeting? Why was the meeting at 5:30 PM and not later?

*As required by the City of Billings Zoning Code, written notifications shall be mailed at least (7) calendar days prior to the scheduled meeting. The City of Billings Zoning Code also states meetings may be held after 5:00 PM on any weekday. The neighborhood mailers were mailed on October 15<sup>th</sup> in conformance with the zone change procedural requirements.*

- Why did the mailer only go out to some people in neighboring subdivisions?

*As part of the PND zone change process, address labels and a radius map are obtained from the City/County Planning department. As stated in the City of Billings Zoning Code, all PND zone changes must notify property owners within 1,320' of the property boundary.*

- What will the quality of the homes built within this development be like?

*As opposed to county subdivisions, any residential home built within the city limits will be required to be inspected to ensure the residences are built to code and of quality. In a typical county subdivision, residential homes are not required to be inspected to ensure they comply with these codes outside of an electrical inspection and sanitation inspection.*

Generally, among the attendees of the meeting there were frustrations voiced and a general discontent about the proposed development. In their attendees opinion, the property is better suited for a single-family county subdivision, with larger lot sizes and less density. This is counter to the City of Billings Growth Policy, the City of Billings Zoning Code requirements for a PND, and the desires of the City of Billings to find a better density balance to help better sustain the cost to operate and maintain city infrastructure and provide a range of housing options for residents.

Email and written correspondence received regarding the application is also included for reference.

## Taylor Kasperick

---

**From:** Taylor Kasperick  
**Sent:** Wednesday, October 1, 2025 1:51 PM  
**To:** 'Bill Duke'  
**Subject:** RE: Barber Farm Zone Change Follow Up

Sorry for the delayed response, Mr. Duke.

As noted and confirmed in the neighborhood meeting, the owner under contract (buyer) of the subject property is Cal Kunkel.

Thank you!

Taylor

Taylor Kasperick, PE  
Project Manager  
[taylor@performance-ec.com](mailto:taylor@performance-ec.com)  
Mobile: 801.657.0372



---

**From:** Bill Duke <bill.duke@icloud.com>  
**Sent:** Monday, September 29, 2025 2:31 PM  
**To:** Taylor Kasperick <taylor@performance-ec.com>  
**Subject:** Barber Farm Zone Change Follow Up

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Thank You, Our concern was "WHO" the developer/builder for the project might be?

Thanks again,

The Duke's

On Sep 29, 2025, at 14:17, Taylor Kasperick <[taylor@performance-ec.com](mailto:taylor@performance-ec.com)> wrote:

Mr. and Ms. Duke,

Thank you again for attending the neighborhood meeting last week regarding the proposed zone change for the proposed Lot 3 of Barber Farm Subdivision. As discussed following the meeting with Sheryl, I wanted to reach back out with contact information for the seller of the property (current owners). I do not have a direct line of communication with the sellers and only their realtor (Mike Burschwein), so upon asking for the contact information it was requested that I forward you his contact information as their representative. Mike's information is included below. Thank you and please let me know if you have any questions.

<image001.png>

Thank you,

Taylor

Taylor Kasperick, PE

Project Manager

[taylor@performance-ec.com](mailto:taylor@performance-ec.com)

Mobile: 801.657.0372

<image002.png>

---

**RE: Proposed Zone Change - Billings, MT**

---

**From** Taylor Kasperick <taylor@performance-ec.com>  
**Date** Thu 9/25/2025 2:59 PM  
**To** Daniel Beierwaltes <danielbeierwaltes1@gmail.com>  
**Cc** Brody Roberson <brody@performance-ec.com>

Hey Daniel,

Apologies for the delayed response, but thank you for reaching out.

The proposed zone change includes four different zoning districts: Corridor Mixed Use 1 along Central Avenue, NX-1 (mixed residential with 1-4 dwelling units per building) immediately in from the commercial and just south of Broadwater, N2 (single family residential allowing 1 to 2 units per building) and the P1 (park space). Predominantly (~82%) the proposed zoning is N2.

We are still working through layouts on the proposed development, so unfortunately don't have any renderings to share at this time.

For Broadwater Avenue, it is being required to be pulled through from the east side of Sundance to the east side of this property. This is a requirement of the County minor subdivision that has been approved to break off the Barber's homesite lots off Central Avenue, and Broadwater would be required to be constructed upon development of the project. Please note the project is planned to be broken into two phases, with the northern ~1/2 (when Broadwater would be constructed) being included in the second phase.

While a lot of concerns were voiced at the neighborhood meeting, the tangible impact that this, as well as any new development, will have is increased traffic. As part of the review process, we will be undertaking a Traffic Impact Study to identify what improvements are needed at present day, what will be needed during the first phase of the project, and what would be needed at full build out to help facilitate traffic operations.

Hopefully this helps answer your questions but please feel free to let me know if not.

Thank you,

Taylor

Taylor Kasperick, PE  
Project Manager  
[taylor@performance-ec.com](mailto:taylor@performance-ec.com)  
Mobile: 801.657.0372



**From:** Daniel Beierwaltes <danielbeierwaltes1@gmail.com>  
**Sent:** Wednesday, September 24, 2025 3:08 PM  
**To:** Taylor Kasperick <taylor@performance-ec.com>  
**Subject:** Proposed Zone Change - Billings, MT

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Good afternoon, Taylor,

My name is Daniel Beierwaltes. I am a homeowner in the Sundance Subdivision on 48th and Central, and received your letter concerning a proposed zoning change for the land east of the subdivision. I apologize for being unable to make it to the public meeting on Monday night. However, I am still curious as to the plans for the potential future development.

The letter said "mixed residential". Can you please elaborate? Are there any proposed renderings for the neighborhood? Also, my house is on Broadwater Avenue, so I am more interested in what's happening on the northern end of the development. Is Broadwater to be extended through to the new neighborhood? What would be the other impacts on our subdivision?

Thanks, and have a great day,

Daniel Beierwaltes  
406.794.4391

**From:** Karen Ehresman-Oberly <kehresman@gmail.com>

**Sent:** Thursday, September 25, 2025 2:39 PM

**To:** Taylor Kasperick <taylor@performance-ec.com>

**Subject:** Barber Farm Subdivision

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**Subject:** Opposition to Proposed Zoning Change

Hi Taylor,

My name is Karen Ehresman, and I live in the Sundance subdivision. I attended the meeting on 9/22/25 regarding the proposed zoning change from agricultural use to high-density rental development. After reviewing the information presented, I would like to express my opposition to this change.

Traffic in our area is already congested, particularly along Central and 48th Street. As you mentioned during the meeting, the new housing development on the south side of Central will add even more traffic. Additionally, opening access to Broadwater would create further congestion on the north end of the subdivision. I am concerned that the current infrastructure cannot support the increased traffic volume that such a development would bring.

Beyond traffic, I am also worried about the impact on our property values in Sundance and the surrounding neighborhoods. Large-scale rental development often reduces home values, and I fear it could also contribute to higher rates of crime, including burglaries and other safety concerns.

Thank you for taking the time to consider my perspective on this matter.

Sincerely,  
Karen Ehresman

Council Meeting  
Nov 4

**Linda Baltrusch**

5:30

Hi Neighbors,

We need your help fighting this "Proposed Zoning" right next to our subdivision. Please take a moment to read the letter below that was written by Bill Duke and sent to the Billings City Council. I have also included a map of the proposed subdivision. Your attention to this matter is greatly appreciated !!

I am humbly reaching out to you as "members of the Billings City Council." The Cloverleaf Meadows HOA has been notified by "Performance Engineering" of their efforts to change the zoning on the agricultural land due south of Cloverleaf Meadows. The three ladies who now own their parents farm; Donna, Diana & Karin Barber are evidently ready to cash out and sell the farm....

Performance Engineering is leading their effort to rezone 55.46 acres to allow City Services to the area but NOT to include the Barber's personal property, they wish to have that remain in the County.... Potentially, a very unique island posing numerous problems, if permitted! I have included the information provided by PE for your review. It should be noted; the PE Notification, according to legal requirement only reached a small fraction of the potentially effected homes owners within 1,320 feet of the request and the specified "PE information meeting was held with questionable short notice, taking place at 17:30 hours which would not permit many working homeowners to attend!

PE attempted a similar effort several years ago at 48th & Grand Avenue which was soundly rejected. We understand that Mr. SCOTT ASPENLIEDER is the Manager @ PE..... Considering this fact, Mr. Aspenlieder as a Billings City Council Member, should "recluse" himself from all zoning changes without question!

The home owners able to make the meeting were advised the PE plan was to accommodate four hundred (400) families on the 55.46 acres and three commercial business locations. When questioned regarding a "Casino" at the location the response was ambiguous, if not elusive. I would respectfully point out; Cloverleaf Meadows is 51 acres and supports 49 Families. Mike, you Sir, will surely remember Cloverleaf Meadows from your days of property ownership here. Bill, we appreciate your friendship and experienced tenure on County Commission as well as the City Council to intelligently address the folly of this proposal. You Gentlemen must also be aware of the PE directed building activity directly to the south of Central Avenue on the former "Dick Hardt Farm." This action will also drastically increase the traffic on the west end in it's own right, now multiply that by an additional four hundred family dwellings!

The PE map shows "Road C" progressing north with a slight jog which indicates a potential opportunity to connect with the cul-de-sac on Bluegrass Drive West. Gentlemen, "WE VEHEMENTLY OBJECT" Cloverleaf Meadows rejects the potential of additional traffic due to four hundred families, as well as the impact on our eleven acre Park which the homeowners pay dearly to maintain. During fall and spring when we accommodate children's sports activity in our park, due to parental parking, our roadway is a single lane. The Billings "west-end infrastructure" has not developed properly to absorb an additional four hundred families driving potentially six hundred vehicles at the designated location! You are cordially invited to attempt to gain entrance to Grand Avenue at 07:30 and 17:30 from the Cloverleaf Meadows entrance.

PE map indicates multifamily (NX1) on the north perimeter of the 55.46 acres along what will one day be Broadwater Avenue. The proposed height of these multiplex units will impede the view of the Beartooth

Mountains, Pryor Mountains and the Big Horn Mountains for many of the Cloverleaf Homeowners which was a consideration upon building in Cloverleaf Meadows twenty-five plus years ago.... Those homeowners in Cloverleaf Meadows constructed "Forever Homes" reflecting "Pride-Of-Ownership" not stop-gap rentals which reflects the entire PE proposal as ill-advised from the logical standpoint point of infrastructure and the ability to support four hundred new families in a highly questionable design layout.

I would hope that we can meet with you to discuss this important issue before the City Council action takes place in early November, as PE advised us last evening.

Respectfully, on behalf of the Cloverleaf Meadows Homeowners

Bill Duke

735 Bluegrass Drive West

C: (406) 425-9827



**Linda Baltrusch**

**L & C Capital**

**PO Box 80166**









**Billings, MT 59108**

**Cell: 406-671-8137**

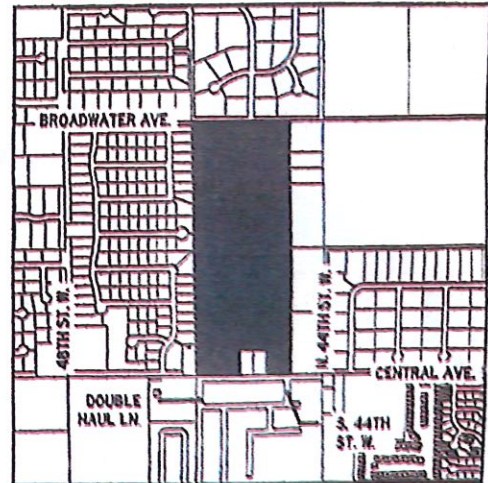
**LEGAL DESCRIPTION**

TRACT 1A OF CERTIFICATE OF SURVEY NO. 2007, AMENDED, S03, T01S, R25E, P.M.M.

**ZONING LEGEND**

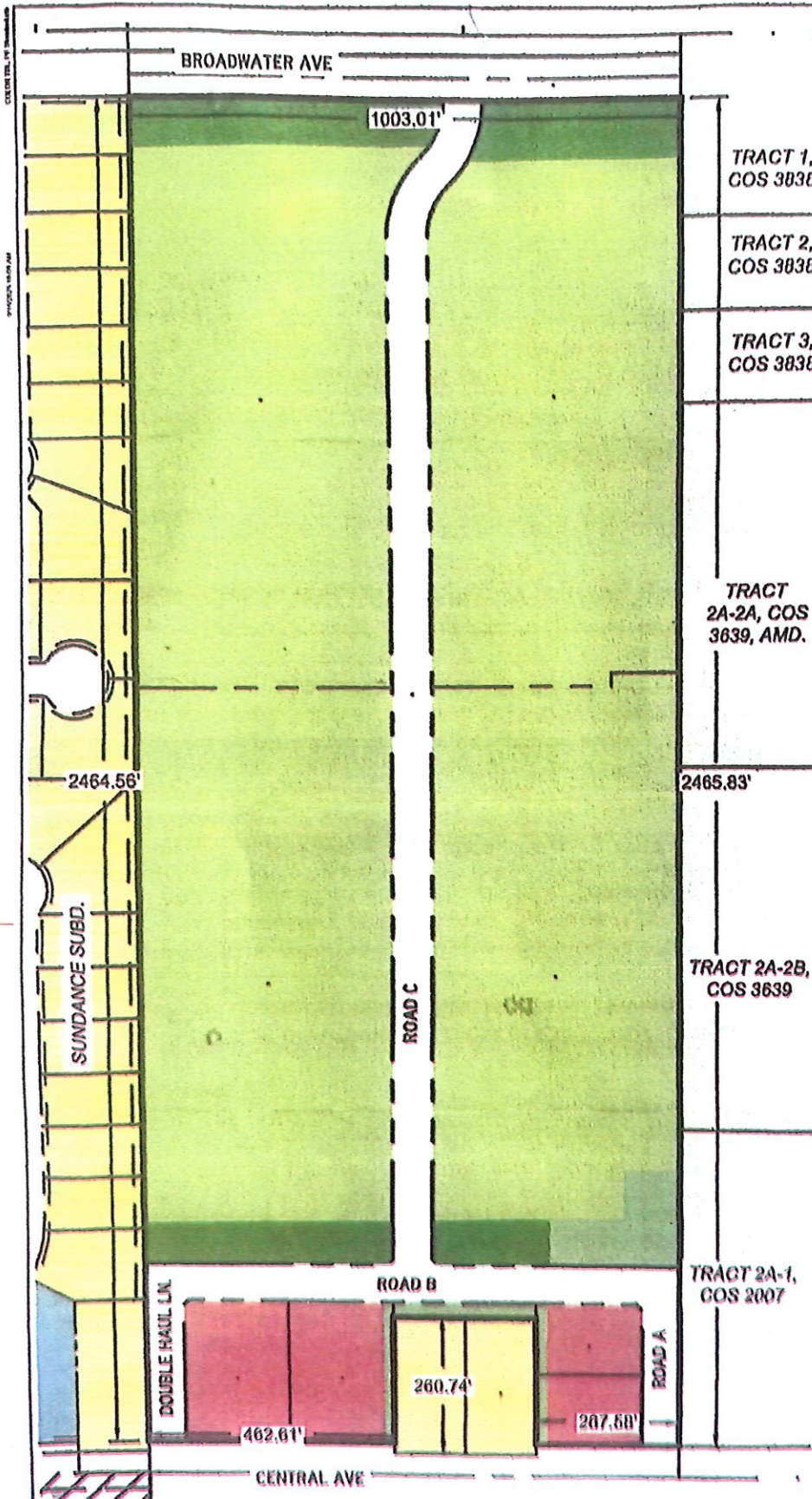
- TRACT 1, COS 3838  A - Agricultural (10+ acres)
- TRACT 2, COS 3838  CMU1 - Corridor Mixed- Use
- TRACT 3, COS 3838  N2 - Mid-Century Neighborhood
-  N4 - Large Lot Suburban Neighborhood
-  NMU - Neighborhood Mixed-Use
-  NX1 - Mixed Residential 1
-  P1 - Open Space, Parks, Recreation
-  RR1 - Rural Residential (1 to 2.99 acres)


**PROPOSED ZONE CHANGE BOUNDARY**



**ZONING INFORMATION**

| ZONING DISTRICT | ACRES |
|-----------------|-------|
| CMU1            | 3.41  |
| N2              | 41.17 |
| NX1             | 3.03  |
| P1              | 1.12  |



|                                                                                                           |                                                                                                |                                                             |                                                                                                                                                                                                                                           |                                                                    |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <p><b>PROJECT TITLE</b><br/>BARBER FARM SUBDIVISION</p> <p><b>SHEET TITLE</b><br/>PROPOSED ZONING MAP</p> | <p><b>DRAWN BY</b><br/>EGG</p> <p><b>DATE</b><br/>5/20/24</p> <p><b>CHECKED BY</b><br/>JMK</p> | <p><b>CLIENT</b><br/>DONNA, DIANA,<br/>AND KARIN BARBER</p> |  <p><b>PERFORMANCE<br/>ENGINEERING</b></p> <p>3112 COLTON BLVD, SUITE 202<br/>BILLINGS, MT 59102</p> <p>(406) 384-0080<br/>www.performance-ea.com</p> | <p><b>EXHIBIT</b><br/>A</p> <p><small>COPYRIGHT 2024 ©</small></p> |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|

Zoning History for City ZC 1070

| <b>SUBJECT PROPERTY</b>                             | <b>Zone Change</b> | <b>DATE</b>      | <b>FOR</b>                                             | <b>APPROVED (Y/N)</b> | <b>ADDITIONAL DATA</b>                                                      |
|-----------------------------------------------------|--------------------|------------------|--------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------|
| None.                                               |                    |                  |                                                        |                       |                                                                             |
|                                                     |                    |                  |                                                        |                       |                                                                             |
| <b>SURROUNDING PROPERTY</b>                         | <b>Zone Change</b> | <b>DATE</b>      | <b>FOR</b>                                             | <b>APPROVED (Y/N)</b> | <b>ADDITIONAL DATA</b>                                                      |
| 2291 Avenue C                                       | 68                 | 8/26/1974        | PD to R-60                                             | Y                     | Rosepark Plaza Apts 1981                                                    |
| 3155 Avenue C                                       | 413                | 10/25/1983       | R-96 to RMF-R                                          | Y                     | Aspen Meadows 2005                                                          |
| 1500 Golden Blvd                                    | 572                | 2/28/1994        | A-1 to RMF                                             | Y                     | Carriage Homes 1997                                                         |
| 3737 Grand Ave                                      | 779                | 6/26/2006        | RP to NC                                               | Y                     | Multi-tenant office/retail                                                  |
| E.D. King Sub                                       | 782                | 7/10/2006        | A-1 to CC                                              | Y                     | Country Meadow Apts 1997                                                    |
| Skyview Ridge Subdivision                           | 788                | 12/5/2006        | A to CC, NC, RP, RMF-R, R60, R70, R70R, R96 and Public | Withdrawn             |                                                                             |
| 1501 Zimmerman Trail                                | 807                | 7/9/2007         | R-60-R to CC & RP                                      | Y                     | Ace Hardware & Offices                                                      |
| Skyview Ridge Subdivision                           | 814                | 7/23/2007        | R96 to R70R, R60, RMF-R, RP, NC, CC and Public         | Yes                   | Zone districts updated 2021 to CMU1, NMU, NO, NX3, NX2, N2, N3 and Public 1 |
| Cardwell Ranch PD                                   | 986                | 10/26/2020       | Update to PD                                           | Y                     |                                                                             |
| Wild Rose Subdivision                               | <b>998</b>         | <b>9/21/2021</b> | N4 to (MR-PND) consisting of N1, N2, N3, NX1 and P1    | Y                     | Formerly Sweetgrass Subdivision                                             |
| 733 S 31 <sup>st</sup> St. W                        | 999                | 10/25/2021       | CMU1 to CMU2                                           | Y                     |                                                                             |
| Michelloti Sawyer                                   | 1020               | 10/24/2022       | A to NX1 and NX3                                       | Yes                   | Steward Land townhomes                                                      |
| ZHP 3 <sup>rd</sup> Filing Zimmerman Trail frontage | 1019               | 1/9/2023         | NO to CMU1                                             | Withdrawn             |                                                                             |
| Zimmerman Home Place                                | 1038               | 10/3/2023        | NX1 to NX2 & Nx3                                       | Y                     |                                                                             |
| 4524 Central Ave                                    | 1045               | 4/8/2024         | PND-A to CMU1, NMU, NX1, NX2, N2, P1                   | Y                     |                                                                             |
| SCFF LOT 66A1, 67A1                                 | 1070               | 9/22/2025        | PND-A to CMU1, NX1, N1, P1                             | Y                     |                                                                             |

## Husman, Karen

---

**From:** Taylor Kasperick <taylor@performance-ec.com>  
**Sent:** Sunday, October 12, 2025 2:34 PM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] FW: Barber Property zoning application

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Karen,

Included below is an email received for the proposed Barber Zone Change that we missed getting in the submittal. Please let me know if I need it add it Citizens Access.

Thank you,

Taylor

Taylor Kasperick, PE  
Project Manager  
[taylor@performance-ec.com](mailto:taylor@performance-ec.com)  
Mobile: 801.657.0372



3412 COLTON BLVD, SUITE 202  
BILLINGS, MT 59102  
406.384.0080  
[PERFORMANCE-EC.COM](http://PERFORMANCE-EC.COM)



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**From:** LISA STICKA <googeandlisa@msn.com>  
**Sent:** Tuesday, September 30, 2025 9:28 AM  
**To:** Taylor Kasperick <taylor@performance-ec.com>  
**Subject:** Barber Property zoning application

Good morning,

We are writing in regard to the proposed zoning change for the Barber property, located at Central Ave & 44<sup>th</sup> Street West. We received the letter Performance Engineering dated 9/15/25.

We were told this development would include over 400 dwelling units. The current infrastructure in the area is insufficient to handle the current volume of traffic, much less the additional traffic that this development would cause. We live off of 46<sup>th</sup> St West and Grand Ave. Grand Ave is the only route available in our area to leave our subdivision.

Currently, Grand Ave only has two lanes for traffic. Since Grand Ave does not have a turning lane, traffic is backed up and stopped multiple times each day, especially around school time schedules, morning & evening

commute times. There are 3 schools (Billings Christian, Montessori & Ben Steele) in this section of Grand Avenue. As parents try to enter school parking lots, they are unable to turn due to traffic flow and back up the lane they are in. It is difficult for the current property owners in the area to access Grand Ave. at various times during the day.

As part of the planned development, traffic would be able to enter Blue Grass Drive from the north end of the development as a route to Grand Ave. This would add to the current bottleneck traffic situation. For these reasons, we are opposed to this zoning change.

Please send us the information on the upcoming public hearing for this zoning request.

Thank you,  
Marvin & Lisa Sticka

Sent from [Outlook](#)

## Husman, Karen

---

**From:** Berns Brenda  
**Sent:** Friday, October 24, 2025 4:35 PM  
**To:** Husman, Karen; Johnson, Tate; Kelly, Hunter  
**Subject:** FW: [EXTERNAL] Comments Barber Farms Zoning Request #1074

**From:** ckile@bresnan.net <ckile@bresnan.net>  
**Sent:** Friday, October 24, 2025 3:53 PM  
**To:** Berns Brenda <bernsb@billingsmt.gov>  
**Cc:** dskile@bresnan.net  
**Subject:** [EXTERNAL] Comments Barber Farms Zoning Request #1074

### RE: Barber Farms Zoning Request #1074

Dear Zoning Board Commission Members:

We are Dean and Carmen Kile, residents of the Sundance Subdivision adjacent to the proposed Barber Farms Zoning Request #1074. We have been informed that the City Zoning Commission will hold a public hearing on November 4th, and we would like to formally express our opposition to the plan as currently submitted for the following reasons:

1. **The new zoning does not support compatible urban growth.** Three sides of the proposed subdivision are presently zoned as N3 and N4, which are low-density residential. The only medium-density residential area is the developing 44 West subdivision, separated by Central Avenue, which has historically served as a boundary between zoning districts. Neighborhoods on the same side of Central Avenue as this property consist of low-density housing.
2. **The new zoning appears inconsistent with the character of the surrounding district.** The proposed zoning does not match nearby subdivisions, which primarily feature low-density housing. Developments relevant to district character are located north of Central Avenue and contiguous to the proposed subdivision; Central Avenue serves as a natural boundary, and 44 West should **not** be considered when evaluating this zoning change request.
3. **The proposed green space (i.e., parks) seems insufficient for the planned number of housing units.** The rezoning plan for Barber Farms seems to lack trails and offers limited green space. With roughly 8.15 homes per acre and approximately one acre dedicated to parks, it is unclear if this area will meet the needs of an additional 350-450 housing units. The developer proposes allocating 2% of land to green space, which is at the minimum requirement. Residents of the Sundance subdivision pay HOA fees for park maintenance, and it is uncertain if insufficient park space in the new subdivision may lead to increased use and higher fees for existing residents.

4. **The new zoning could require additional transportation infrastructure investments from the city.** Traffic during peak hours on the west end of Billings is already challenging, and further development, such as the 44 West Subdivision, may increase congestion on Central Avenue. Clarification is sought on whether the city plans to expand Central Avenue beyond Shiloh to four lanes to accommodate this growth.
5. **We have concerns regarding the project's aesthetics.** Previous subdivisions developed by the same developer present certain design characteristics. We have viewed some of these developments and we do question whether the result will adequately display the beauty we would like to see consistently throughout our city.

Thank you for considering these points as part of your decision-making process. **Possibly** a compromise, such as including homes like those in Sundance along the outer perimeter, with denser housing inside the development could be made.

Sincerely,

Dean and Carmen Kile

4627 Sunburst Ln

Billings MT 59106

**Husman, Karen**

---

**From:** Katharine Eberly <katharine.eberly@gmail.com>  
**Sent:** Saturday, October 25, 2025 7:51 AM  
**To:** Berns Brenda; Husman, Karen  
**Subject:** [EXTERNAL] Barber Farms

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Dear Zoning Board Commission Members:

My name is Katharine Eberly , and I am a resident of the Sundance Subdivision. Which directly borders the proposed Barber Farms subdivision. I strongly oppose the current plan for zoning changes, for the following reasons:

It is not compatible with the current neighborhoods. Also concern for increased traffic on central. In the mornings it is very difficult to get onto central in a timely manner. Broadwater will not be open soon enough to allow for increased traffic.

I am very concerned about what this intended project will do to my property value. Currently this is a very nice neighborhood that is a safe place to live and raise a family.

I am very concerned about how this property will change the look and feel of our current neighborhood. I love the open views of the rims and I do not want them blocked by horrendous apartments that are popping up all over town. This is a quiet, beautiful neighborhood and I am hoping you can help us keep it that way.

I am not opposed to a zoning change that would allow a similar neighborhood to the surrounding neighborhoods. I STRONGLY oppose any changes that will allow for commercial use or multifamily large units.

Thank you for your time.

Katharine Eberly

**Husman, Karen**

---

**From:** James Lorenz <jlorenz16@yahoo.com>  
**Sent:** Saturday, October 25, 2025 11:22 AM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Barber Farms zoning request #1074

Jim & Judy Lorenz are 100% AGAINST Barber Farms zoning request. We live in the Sundance subdivision at 4627 Leading Light Lane and Do NOT WANT the Barber Farms zoning request. Thank you Jim and Judy Lorenz Sent from my iPad

**Husman, Karen**

---

**From:** BRIAN Thompson <blt5311@msn.com>  
**Sent:** Saturday, October 25, 2025 2:26 PM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber farms Proposed zoning change #1074

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My name is Brian Thompson and I am a homeowner in the Sundance Subdivision and I am writing this to oppose the proposed zoning variance for the Barber Farms property east of the Sundance Subdivision. My opposition is based on the proposed development of multi-family units for this property. The Sundance Subdivision has approximately 125 homesites and the new Barber Farms zoning request of 350 plus units will compound many issues that the Central Avenue corridor already is having.

The traffic situation on central avenue from Shiloh road to 48<sup>th</sup> street west is already dangerous and adding another 350 plus units will make this even a bigger problem. The traffic amount currently is dangerous when trying to merge onto Central Avenue and in the morning hours it is scary to say the least. The new McCalls Subdivision on the south side of Central Avenue is going to compound this situation and they are already developing this property for new home units.

This zoning request is in the middle of several single-family home subdivisions and makes no sense to throw in a subdivision with multifamily rental units. I understand the community needs more affordable housing and I am in favor of this, however, to develop a proposed subdivision of this nature in the middle of several single-family developments will only cause major issues aesthetically and from a valuation standpoint of the current homeowners in these areas.

I believe the Barber Farms acreage is more suited for single family development such as the Sundance Subdivision and will be better for all of the areas that currently surround this property.


Thank you for reading this email because I know there are many other homeowners that surround this property with the same concerns of mine.

Brian Thompson

**Husman, Karen**

---

**From:** Laura Lee Zito <llzito19@gmail.com>  
**Sent:** Saturday, October 25, 2025 5:38 PM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Subdivision - I oppose!

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Dear Zoning Board Commission Members

My name is Laura Lee Zito and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision.

I oppose the current plan because of how much it will increase traffic along central Ave. especially now that the West subdivision on the South side of central is being built. I also do not think the character of the new subdivision is compatible with the current subdivisions surrounding it.

Please do not approve this current plan.

Thank you,

Laura Lee Zito

406-672-9564

**Husman, Karen**

---

**From:** Curtis Leibrand <roubaixmt@gmail.com>  
**Sent:** Sunday, October 26, 2025 8:49 AM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Barber Farms #1074  
**Attachments:** Zoning change Curtis.docx

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**Curtis Leibrand**

4613 Leading Light Lane  
Billings, MT  
[roubaixmt@gmail.com](mailto:roubaixmt@gmail.com)  
October 26, 2025

**Subject: Proposed High-Density Subdivision, Barber Farms Zoning Change #1074**

Dear Members of the City Zoning Commission,

I am writing to express my strong opposition to the proposed Barber Farms high-density subdivision currently under review. While I understand the need for responsible growth and housing development within our community, this particular project raises significant concerns regarding traffic congestion, property values, and compatibility with existing neighborhoods.

**1. Increased Traffic and Safety Risks**

The proposed subdivision will add a substantial number of new vehicles to an already burdened Central Avenue. As you know, with the recent addition of a new subdivision directly south of this proposal it will only add more traffic to an already congested road during peak hours. Central Avenue already lacks foot paths/bike path which significantly decreases safety for drivers, cyclists, and pedestrians, this will only add to the existing problem.

**2. Negative Impact on Property Values**

Introducing a high-density development in close proximity to established single-family neighborhoods will diminish property values. This shift in density, housing type, and lot size is inconsistent with the character of existing homes and may make the area less desirable to current and prospective homeowners.

**3. Lack of Compatibility with Existing Neighborhoods**

The proposed subdivision is out of scale and character with surrounding developments. Nearby subdivisions are composed primarily of single-family homes on larger lots, which promote a cohesive and visually harmonious community. Allowing a high-density project in this location would disrupt the established neighborhood pattern and set a concerning precedent for future zoning decisions.

In light of these issues, I respectfully urge the Commission to deny the rezoning or permit request for this development or to require significant revisions to ensure it aligns with existing neighborhood density, traffic capacity, and community character.

Thank you for your attention to this matter and your service to our community.


Sincerely,

**Curtis Leibrand**

**Husman, Karen**

---

**From:** Robin Minton <mintonfamily4@gmail.com>  
**Sent:** Sunday, October 26, 2025 11:27 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Zoning Request #1074

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Dear Zoning Board Commissioners,

I am writing to express my strong opposition to the proposed rezoning of the agricultural property located on Barber Farms for higher-density housing. I am a resident of the Sundance Subdivision and live at 4635 Leading Light Lane and I am deeply concerned about the negative impacts this change would have on our community.

The proposed rezoning and subsequent development would directly undermine several key principles of responsible and sustainable community planning. My specific concerns include incompatibility with the character of surrounding residential subdivisions, lack of parks, trails, and green space, increased traffic along Central Avenue especially now that the 44 West Subdivision on the south side of Central is being built, as well as strains on the local schools already at capacity.

Thank you for your thoughtful consideration.

Sincerely,

Michael Minton

**Husman, Karen**

---

**From:** Michael Minton <robineminton@gmail.com>  
**Sent:** Sunday, October 26, 2025 11:40 AM  
**To:** Husman, Karen; berns@billingsmt.gov  
**Subject:** [EXTERNAL] Barber Farms - Opposition to Proposed Rezoning Request 1074

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Dear Zoning Commision,

I write as a resident of Billings and as a property owner/neighbor in the Sundance Subdivision to respectfully oppose the proposed rezoning of farmland on the land adjacent to our neighborhood to one allowing higher-density residential development.

My concerns are as follows:

- Converting farmland and open space west of billings to higher density housing would permanently remove the open-space buffer between urban development and the rural character of our region.
- Higher-density housing will increase traffic, demand on schools, and emergency services.
- Once open space is rezoned it is difficult to reverse, encouraging further encroachment into farmland and subdivision areas gradually eroding the remaining agricultural land around Billings.

I respectfully request that the Board either deny the rezoning request, or require the applicant significantly reduce the proposed density. Thank you for your consideration.

Sincerely,  
Robin Minton

Husman, Karen

---

**From:** J. Leibrand <baba2xx2xy@gmail.com>  
**Sent:** Sunday, October 26, 2025 5:00 PM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning  
**Attachments:** Zoning changeJulie.docx



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**Julie Leibrand**

4613 Leading Light Lane  
 Billings, MT  
[babba2xx2xy@gmail.com](mailto:babba2xx2xy@gmail.com)  
 October 26, 2025

**Subject:** Opposition to Proposed High-Density Subdivision, Barber Farms Zoning Change #1074

Dear Members of the City Zoning Commission,

I am writing to express my strong opposition to the proposed high-density subdivision currently under review. I appreciate the need for responsible growth and housing development within the city of Billings, this particular project raises significant concerns regarding traffic congestion, property values, and neighborhood compatibility.

### **1. Lack of Compatibility with Existing Neighborhoods**

**The proposed subdivision is out of scale and character with surrounding developments.** Nearby subdivisions are comprised primarily of single-family homes on larger lots, with consistent architectural styles and well-maintained landscaping. These characteristics not only create a cohesive and visually appealing community, but also provide residents with ample outdoor space for recreation and privacy. **Allowing a high-density project in this location with as many as 350 housing units will disrupt the established neighborhood patterns.**

### **2. Negative Impact on Property Values**

Introducing a high-density development in close proximity to established single-family neighborhoods may diminish property values. The shift in density, housing type, and lot size is inconsistent with the character of existing homes and may make the area less desirable to current and prospective homeowners.

### **3. Increased Traffic and Safety Risks**

**The proposed subdivision will add a substantial number of new vehicles to an already burdened, narrow, two-lane Central Avenue and nearby streets. With the addition of a new subdivision directly south of this**

**proposal more traffic will be added to an already congested Central Avenue. Increased traffic not only reduces safety for drivers, cyclists, and pedestrians but also increases emergency response times.**

In light of these issues, I respectfully urge the Commission to deny the rezoning or permit request for this development or to require significant revisions to ensure alignment with existing neighborhood density, traffic capacity, and neighborhood character.

Thank you for your attention to this matter and your service to our community.

Sincerely,

**Julie A. Leibrand**

Husman, Karen

From: Casey Buechler <cbuechler78@gmail.com>  
Sent: Sunday, October 26, 2025 5:07 PM  
To: Husman, Karen; Berns Brenda  
Subject: [EXTERNAL] Barber Farms Subdivision

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Dear Zoning Board Commission Members:

My name is Casey Buechler, and I am a member of the Sundance Subdivision. Sundance directly borders the proposed Barber Farms subdivision. I have concerns about the current plan for the following reasons:

It is not consistent with any of the surrounding residential subdivisions.

There is not enough parks, trails, and green space allocated to the plan, which makes me nervous as those residents will seek our park for entertainment.

Concerned about the aesthetics of the plan as once again not consistent with any surrounding subdivisions.

The increase in traffic along both Central and 48<sup>th</sup> will increase greatly, also because of the new 44 West subdivision.

The increase in traffic on Broadwater as the Barber Farm subdivision needs a secondary access.

Being inconsistent with the surrounding subdivisions will greatly affect the property values.

I greatly appreciate you taking the time to read my email. I hope that the developer of the Barber Farms subdivision is willing to work with all of us from the surrounding subdivisions, in creating a plan with similar properties on it with also meeting the needs of greens spaces and the original high-density housing.

Thank you,

Casey Buechler

4644 Shining Light Ln

**Husman, Karen**

---

**From:** cdmch4@gmail.com  
**Sent:** Saturday, October 25, 2025 3:16 PM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Barber Farms proposed zoning change #1074

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Good day,

My name is Clay Hardy. I am a resident and home owner in the Sundance subdivision, which directly borders the proposed Barber Farms subdivision.

I oppose the current plan for the following reasons.


1. The proposed Barber Farm zoning is inconsistent with the current zoning of the adjoining properties. To the west, are single family homes on large lots. To the north, are also single family homes on large lots. To the east, are 5 acre lots.  
This is not compatible with the character of the surrounding neighborhoods.
2. I am concerned with the potential negative impact on the property values in the surrounding subdivisions. It has been said that the proposed development will be all rental properties. This is inconsistent with the surrounding properties being owned by the residents.
3. Central Avenue, between Shilo and 48<sup>th</sup>, is already exhibiting increased traffic volumes, yet upgrading the capacity of the road has not been addressed to the best of my knowledge. Once the 44<sup>th</sup> West subdivision on the south side of Central is completed and inhabited, the volume of traffic will increase dramatically. If the proposed Barber Farms is developed as a high density location, the traffic will become unbearable and unsafe as the road exists today.

Thank you for your consideration,  
Clay B. Hardy & Deonne M. Hardy  
4626 Sunbeam Circle, Billings

**Husman, Karen**

---

**From:** John Rittenhouse <indmt99@hotmail.com>  
**Sent:** Monday, October 27, 2025 7:42 AM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Barber Farms Zoning Request # 1074

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Zoning Board Commission Members:

My Name is Mrs. Lisa Rittenhouse, and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision. We oppose the current plan for the following reasons.

- Higher-density housing, adding a **minimum** of 350 rental units is not compatible with the character of the surrounding residential subdivisions.
- Huge Concern with the increased traffic along Central Ave., especially now that 44 West subdivision on the south side of central is being built currently.

I sincerely appreciate you all taking the time to read this email. I hope we can come to a compromise with the developer, where they agree to include homes similar to those in Sundance to cut down on the increased traffic issue that is coming.

Thank You,


Lisa and John Rittenhouse

13

Husman, Karen

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**From:** Richard Repucci <rrepucci@outlook.com>  
**Sent:** Monday, October 27, 2025 9:32 AM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change #1074

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Dear Zoning Board Commission Members:

I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision. I oppose the current plan as proposed, for the following reasons:

- Not compatible with the character of the surrounding residential subdivision. The proposed zoning represents a significant change to density with no buffer or transition.
- Not enough parks, trails, and green space – nervous about the park and amenities within our subdivision, that I pay for monthly, being used by the residents
- Concerned about the increased traffic along Central Avenue, especially now that the 44 West Subdivision on the south side of Central is being built.
- Concern about additional traffic on Broadwater, just to go around the block to get to Central or Grand.

I sincerely appreciate you taking the time to read my email. I do not want to be forgotten in your decision. I hope we can come to a compromise with the developer, where they agree to include homes similar to those in Sundance on the outside of the development, and then have duplexes and denser housing on the inside.

Thank you,

Richard Repucci

Husman, Karen

From: j brand <pam\_catcher@hotmail.com>  
Sent: Monday, October 27, 2025 12:05 PM  
To: Husman, Karen; Berns Brenda  
Subject: [EXTERNAL] Billings city zoning change #1074 proposal

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Hi,

I wanted to write to express my opposition to the proposed zoning change that will be addressed at the City Zoning Commission meeting 11/4/2025 (CITY Zone Change 1074).

We currently live in the Cloverleaf Subdivision directly north of the proposed project. I have several concerns with the current proposal with respect to the "Criteria to be Used for Review of Zone Changes."

Criteria #8 deals with "whether the new zoning considers the character of the district." In section (h), they admit that the Medium density is different than the current developed neighborhoods of low density. In section (g) they discuss how this will bring a "new housing variety and density to this area of Billings West end...". Clearly this development will be different in character than the immediately surrounding neighborhoods.

Criteria #4 deals with "transportation" and "parks". Although several times in the application, they discuss a Traffic Impact Study, I am not aware that this has been completed. If it has, could you please send out a copy of the study for interested parties to review. I am certainly not an expert, but I do know how hard it is to turn east from our neighborhood onto Grand during the morning commute. Crossing traffic and turning left onto Central from the proposed project would be even more difficult. I don't believe a single "traffic signal at 48<sup>th</sup> and Central" will solve this problem. I don't believe we should be recommending the project before all studies have been completed. With regard to parks, they state that "it is anticipated more than this <2%> will be utilized as park abed...". If they truly intend on using more than 2% for parks, then I believe it should be specified in the application so that amount will actually be provided. Without written requirement, I have my doubts that a significant amount over the 2% will actually be utilized. I'm also not sure the location of the 2% greenspace on their proposal at the south east corner of the development will foster the most usage. There needs to be a more detailed layout of their currently plans/proposal.

I certainly understand the need for affordable housing in today's current climate. According to their application, it sounds like there has already been approval for a medium density development south of Central near this proposed development. I would suggest that the Commission recommend this neighborhood as a low density, single family development in accordance with the immediately adjacent neighborhoods. Perhaps the arterial road of Central can act as a transition point in the overall city plan from low density to medium

density housing further transitioning to high density apartment buildings as the City extends south towards Monad. I hope this would fit with the overall vision of the Planning Commission.

I will be working the night of 11/4 and will be unable to make the meeting, but I appreciate you taking the time to allow me to express my opinions.

Regards,  
John Brandon  
865 Bluegrass Dr. W 59106

## Husman, Karen

---

**From:** Daniel Beierwaltes <danielbeierwaltes1@gmail.com>  
**Sent:** Tuesday, October 28, 2025 10:54 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Proposed Zoning Change 1074 -- Comments on Proposal



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Members of the Zoning Board Commission:

My name is Daniel Beierwaltes, and I am a homeowner and resident of Sundance Subdivision, the neighborhood immediately to the west of this proposed subdivision. I, along with the vast majority of homeowners in our subdivision, strongly oppose Happy Homes' current proposal, for several reasons which I will outline in this email. However, I am confident that a middle ground is possible, one which will alleviate the neighborhoods' concerns, while still providing for medium density housing within the proposed subdivision.

Brief Objections to the Current Plan:

- **Character of the Surrounding Neighborhoods:** The proposed subdivision is surrounded on 3 three sides by low density, N3/N4 zoned properties. Unlike the development currently under construction on the south of Central, and the developments surrounding 48th/King, the Barber Farms subdivision would be thrust into the middle of established neighborhoods, rather than empty fields awaiting development. Happy Homes acknowledges as much in its application. What cannot be forgotten, however, is that this development stands in sharp contrast to the surrounding neighborhoods - it is entirely contradictory to the current character of the area.
- **Traffic Impacts:** Happy Homes acknowledges that traffic is expected to increase along Central Avenue, considering the 350/400 homes projected in this development, along with the homes built on the southern side of Central. Traffic is already heavy on Central and Grand, between Shiloh and 48th, and I have concerns that this will only increase. Happy Homes also states that it has yet to complete a traffic impact study, and one will be "submitted with the subdivision." At the very least, this proposal is untimely.

**Other Factors:** Other neighbors have submitted a detailed factor-by-factor rebuttal to Happy Homes' current proposal. In the interest of efficiency, I will not state all here. However, I do believe that the majority of the ten factors (specifically, 9), are either neutral to the proposal, or weigh in favor of denial.

**Middle Ground Proposal:** N3 zoned properties on the perimeter of the Barber Farms subdivision, accompanied by N2 zoned properties in the middle. This plan would provide a gentle transition between

N3 (Sundance) and N4 (Cloverleaf), while still providing 'higher-density' homes, which I do acknowledge meets a need and is what the city prefers to be developed.

I sincerely hope my (and the neighbors) concerns are considered. For these reasons, and those sent in other emails, I respectfully request you vote to deny this zoning change, as currently proposed.

Best Regards,  
Daniel Beierwaltes

## Husman, Karen

---

**From:** Candy Alberi <candyalberi@gmail.com>  
**Sent:** Tuesday, October 28, 2025 3:31 PM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change # 1074



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Dear Zoning Board Commission Members,

My husband and I, Dave and Candy Alberi, live in the Sundance Subdivision. We both strongly oppose the proposed Barber Farms Subdivision. We enjoy our quiet, open, single home neighborhood. We are not opposed to single family homes but to higher-density housing and all the concerns/worries that come with it.

We hope a compromise can be met between the two parties.


Thank you for your time and consideration.

Dave and Candy Alberi

**Husman, Karen**

---

**From:** Lisa HARRELL <lrharrell@msn.com>  
**Sent:** Wednesday, October 29, 2025 9:46 AM  
**To:** Husman, Karen; Berns Brenda  
**Cc:** Taylor Kasperick <taylor@performance-ec.com>  
**Subject:** [EXTERNAL] Re: Barber Farms Proposed Zoning Change #1074  
**Attachments:** Zoning Letter (1).pdf

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Karen, thank you so much for letting me know there was a problem opening the letter! Hopefully I correctly changed the file & you can open it now. Have a good day. 😊

*Lisa Harrell*

---

**From:** Husman, Karen <husmank@billingsmt.gov>  
**Sent:** Wednesday, October 29, 2025 7:52 AM  
**To:** Lisa HARRELL <lrharrell@msn.com>; Berns Brenda <bernsb@billingsmt.gov>  
**Cc:** Taylor Kasperick <taylor@performance-ec.com> <taylor@performance-ec.com>  
**Subject:** RE: Barber Farms Proposed Zoning Change #1074

We are unable to open your letter in a link, please submit in the email or attach as a PDF.

Thank you,



**Karen Husman**  
Zoning Coordinator  
[husmank@billingsmt.gov](mailto:husmank@billingsmt.gov)  
406-247-8684

[billingsmt.gov](http://billingsmt.gov)

*MAIL TO:*  
PO Box 1178  
Billings, MT 59103  
***NEW PHYSICAL ADDRESS:***  
316 N. 26<sup>th</sup> Street  
5<sup>th</sup> Floor  
Billings, MT 59101

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**From:** Lisa HARRELL <lrharrell@msn.com>

**Sent:** Tuesday, October 28, 2025 5:25 PM

**To:** Husman, Karen <husmank@billingsmt.gov>; Berns Brenda <bernsb@billingsmt.gov>

**Subject:** [EXTERNAL] Re: Barber Farms Proposed Zoning Change #1074

Dear Zoning Board Commission Members,

Attached is my letter to you regarding the Barber Farms Proposed Zoning Change #1074. Thank you in advance for taking my thoughts into account when making your final decision on this rezone request.

*Lisa Harrell*

*Letter to the Zoning Board Commission Members*

---

**Lisa Harrell**

4602 Sunburst Lane  
Billings, MT 59106  
Lrharrell@msn.com

28th October 2025

Dear Billings Zoning Board,

My name is Lisa Harrell, and I am a resident of the Sundance Subdivision. I understand that a request has been made to rezone 55.46 acres east of the Sundance Subdivision in Billings, referred to as the Barber Farms Proposed Zoning Change #1074. I am opposed to this current plan for many reasons!

First, the current plan for the Barber Farms Subdivision will impact surrounding homes in a negative way. This mixed planned residential development with multi-family units and business developments does not maintain the aesthetics of the surrounding area and is not compatible with the current character of this area.

Second, this zoning change was not in the original plans of intended land use when I made the decision to purchase my home in Sundance Subdivision. I chose this location to purchase a home because of the overall rural feel of the area and surrounding lands. I anticipated further growth and development, but of a very similar nature to preserve the feel of this part of Billings.

Next, there are concerns about the volume of anticipated increased traffic along Central Avenue and potentially Broadwater Avenue in the near future. The current rate of growth in this part of town is already being felt on the streets in the immediate area but, high-density housing will exacerbate this issue and jeopardize the safety of our streets at a much faster rate.

Finally, I am opposed to this zoning change because of the inevitable noise and overcrowding of the immediate area as well as the strain on our local infrastructure and schools.

I want to see single family homes similar to those in Sundance Subdivision built on this land as originally intended, instead of multidwelling units. I want to preserve the current character of our immediate surrounding area.

In general, I am not opposed to growth and development, I simply hope the zoning commission agrees that there are more suitable locations in Billings to build additional high-density housing.

Sincerely,

**Lisa Harrell**

18

**Husman, Karen**

---

**From:** Tony Gaffke <tonygrealtymt@gmail.com>  
**Sent:** Wednesday, October 29, 2025 3:18 PM  
**To:** Husman, Karen; Berns Brenda  
**Cc:** Joy Gaffke; Tony Gaffke  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change 1074  
**Attachments:** Information Packet Presented to Zoning Board Re Zone Change Request 1074.pdf; Zone Change Request 1074- Zoning Definitions for CC.pdf

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**Dear City Zoning Commission,**

Please find attached an **information packet containing supporting subdivision definitions, photos, and related documentation** that **Sundance Subdivision** respectfully submits for your review prior to the public hearing on **City Zone Change 1074**, scheduled for **November 4, 2025, at 4:30 p.m.** This packet provides detailed context and evidence we believe are important for the Commission to consider regarding the Barber Farms Subdivision/Performance Engineering zone change request.

We respectfully request that you give this information thorough review and consideration. Our research has been conducted carefully, presented concisely, and reflects the perspectives and concerns of our neighborhood. We appreciate your attention to the details included, as they are critical in evaluating the potential impact on the surrounding community.

Please acknowledge receipt of this email.

Respectfully,

**Tony Gaffke**  
Tony G Realty  
Tony & Joy Gaffke  
[TonyGaffke.com](http://TonyGaffke.com)  
[tony.gaffke@century21.com](mailto:tony.gaffke@century21.com)  
[joy.gaffke@century21.com](mailto:joy.gaffke@century21.com)

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## INFORMATIONAL PACKET

Presented by

Sundance Subdivision Residence

Regarding

City Zone Change 1074

### **Barber Farms Subd. /Performance Engineering-Cal Kunkel**

The Barber Farms lot is currently proposed for development by Cal Kunkel and Happy Homes. Happy Homes has numerous developments around the City of Billings, most recently the duplex units to the west of Costco. Attached to this packet are photographs of various Happy Homes developments throughout Billings, as well as photographs of the neighborhoods which directly abut the property – Sundance Subdivision, Cloverleaf Meadows, and Shiloh Estates Subdivision. The distinctions between the three are glaring and clearly demonstrate how “unique” such a development would be, when compared to the surrounding neighborhoods.

In 2016, the City of Billings published its 10 “Growth Guidelines”, outlining the public policy objectives that must be considered prior to approving a zoning change. It is critical to note that the developer bears the burden of proving that these objectives weigh in favor of approval. If the developer cannot meet this burden, the proposed zoning plan **should** be denied. The residents of Sundance Subdivision (125 homes) are nearly united in our opposition to the current proposed zoning plan, no. 1074, as we believe it is currently violative of Billings public policy, as discussed below.

#### **(1) Is the new zoning designed in accordance with the growth policy?**

- a. The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans.**

Based upon our calculations, the proposed development plan will include a minimum of 350 units. We have concerns that this large increase in population may strain Fire Station 7, ambulance services, and police response.

- b. Public transit and commercial air service are critical to ensure access to and around the city.** We have no knowledge of this factor and are not aware of any plans to run bus lines to the proposed subdivision.

- c. Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community.** In contrast to the subdivision under construction on the south side of Central Road, the Barber

Farms proposed zoning plan does not include trails and provides minimal green space. Out of the total 55.46 acres of developed land, only 1.12 acres (a mere 2.1%) is earmarked for park system. Considering the number of units proposed, one acre of park seems insufficient. We can only presume that residents of the proposed subdivision would venture across Central to use the newly developed trail system within that subdivision, or use the Sundance Subdivision Park, the maintenance of which residents of Sundance Subdivision pay for monthly through HOA dues. Otherwise, this proposed subdivision seems to be a mass of housing, with no redeeming qualities from an aesthetic perspective.

- d. The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans.** Sundance Subdivision residents, and those in the surrounding neighborhoods, already experience heightened traffic, depending on the time of the day. This traffic will only increase once the subdivision on the southern side of Central is completed. For example, at the traffic light at Grand/48<sup>th</sup>, when parents are seeking to drop children off for school at the Billings Christian School, the line of vehicles has occasionally stretched from 48<sup>th</sup> to Shiloh. During normal evening rush hour, the line at the stoplight often starts near Cloverleaf Meadows. We can only assume traffic along Central will increase dramatically, and there is currently insufficient infrastructure to account for the current residents, let alone a dramatic increase. At a minimum, a traffic impact study should be completed prior to groundbreaking.
- e. Natural landscapes are important because they define the uniqueness of Billings and help protect the environment.** We are currently unaware of any natural landscapes that would be incorporated into the plan.
- f. Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve our environmental quality far into the future (i.e., energy efficient) are desirable.** Considering the relatively quick timeline for this development, neighbors in Sundance (as well as surrounding neighborhoods) are concerned about negative impacts on property values. A gentle transition from N4 to N3 to N2 housing (and eliminating NX1 from the proposal), with N3 zoned properties directly abutting the surrounding neighborhoods would greatly alleviate these concerns.
- g. A cost/benefit study is important to make cost effective land use decisions.** We are unaware of any study being conducted, let alone completed.

- (2) Is the new zoning designed to secure from fire or other dangers?** Our expectation is that the City would require the developer to adhere to all city regulations concerning fire and other hazards. We are unaware if the current plan meets that requirement. This factor is, at best, neutral.
- (3) Will the new zoning promote public health, public safety, and general welfare?** As highlighted above, neighbors in Sundance have great concerns about the impacts of increased traffic along Central, absent a substantial investment into necessary infrastructure. At a minimum, it is impossible to claim that this proposed zoning plan *increases* public safety, public health, and the general welfare of the surrounding residents, and is at best, neutral.
- (4) Will the new zoning facilitate the adequate provision of transportation, water, sewage, schools, parks, and other requirements?** The zoning proposal clearly does not properly account for adequate park systems and green space. As discussed previously, this project can easily be contrasted with the 44 West subdivision on the south side of Central. In that subdivision, there are trail systems and green space, sufficient for the residents to enjoy. Here, the developer has proposed the minimum allowable green space, 2%, instead seeking to pack more housing into a confined area, without accounting for the quality of living of the residents, and surrounding neighborhoods. Concerning water, sewage, and schools, we can only assume that city services will be extended, as the lot size does not accommodate septic systems. At best, this factor is neutral – however, considering the vastly insufficient park system, and that impact on surrounding neighborhoods, the objective likely leans in favor of denial.
- (5) Will the new zoning provide adequate light and air?** Our expectation is that the City would require the developer to adhere to all city regulations concerning light and air quality. Sundance residents have concerns about the potential for 4 story residential buildings in the NX1 zoning area, which could potentially impact this factor.
- (6) Will the new zoning affect motorized and non-motorized transportation?** As discussed previously, residents are already concerned about traffic and congestion, and this concern will only become more pronounced once the 44 West subdivision is complete. Without a substantial investment in infrastructure, traffic will only get worse. This factor must weigh in favor of denial, unless the developers are willing to make that dramatic investment.

**(7) Will the new zoning promote compatible urban growth?** Sundance residents, as well as those in Cloverleaf Meadows, Shiloh Estates, and other neighborhoods, have great concern about this proposed zoning plan. The Barber Farms lot is presently an island, surrounded on 3 sides by N3 and N4 residential homes. The application acknowledges as much – stating that the property is “nestled between low density residential on the north, east, and west sides.” As a compromise, we propose a gentle transition between N3 zoned lots on the perimeter of the Barber Farms subdivision, transitioning into denser, N2 lots in the middle. This proposal balances the per lot cost-basis for the developer, while ensuring that the neighborhood matches the communities it borders, along with furthering the goals of a high-quality life for new and existing new residences, reducing potential conflicts between neighbors, and improving the appearance of land use. Further, having such a transition into denser housing will foster a sense of community with surrounding subdivisions, rather than the proverbial “stick out like a sore thumb.” Quoting from the 2008 Growth Policy, adopted in 2023, a proposal such as this would foster a predictable land use policy, consistent with neighborhood character and preferred land use patterns identified in surrounding neighborhood plans, such as Sundance and Cloverleaf. As presently proposed, the subdivision would be radically different from the surrounding neighborhoods, and accordingly, must weigh in favor of denial. If, however, a gentle transition plan is considered, it would be supported by the community and would weigh in favor of approval.

**(8) Does the new zoning consider the character of the district and the peculiar suitability of the property for the particular uses?** We incorporate our comments to the previous. However, with the addition that Billings Zoning Regulations consider arterial streets to be lines of demarcation between zoning plans. The 44 West subdivision on the south side of Central should not be considered when determining the character of the district. Rather, the well-established neighborhoods such as Cloverleaf Meadows and Sundance should be considered. This factor must weigh in favor of denial, assuming the current zoning plan.

**(9) Will the new zoning conserve the value of buildings?** At best, this factor is neutral. It is impossible to accurately predict the impact on the value of the surrounding homes, without years of data. Neighbors in Sundance (and Cloverleaf) certainly have worries about a decrease in value, but those worries are nothing more than suspicions. Similarly, any assertions by the developer that this project would have a neutral impact, or a positive impact, are just the same – suspicions.

**(10) Will the new zoning encourage the most appropriate use of land throughout the City of Billings?** This is best left for the City of Billings to determine. We recognize that current Billings public policy favors denser residential communities. We are aware that the Barber Farms lot will not remain a field and are not naïve enough to believe that the lot will be filled with N4 lots. We recognize that the lot will be developed into a neighborhood with higher density housing than both Cloverleaf of Sundance. However, we simply request that the City and developer consider our concerns and engage in good-faith discussions concerning proposals to meet us half-way. We have proposed a gentle transition from N4 (Cloverleaf) and N3 (Sundance) to the higher density homes, with a buffer zone of N3 homes on the perimeter, with N2 homes in the center. We are completely supportive of such a plan. We simply don't want to be forgotten in this decision.

**Conclusion.** To conclude, considering the zoning plans as presently constructed, objective no. 5 weighs in favor of approval, nos. 4, 6, 7, and 8 weigh in favor of denial, and nos. 1, 2, 3, 9, and 10 are objectively neutral.



# N2 Neighborhood

## Exhibit 1a: Bitterroot (Billings Heights)

**N2: Mid-century neighborhood residential.** The N2 district is intended to continue the existing character of the residential neighborhoods with single- and two-family homes developed during the middle of the twentieth century. This district may also be used for new neighborhoods designed with similar characteristics of the mid-century neighborhoods. These characteristics include homes wide on the lot, proportionate garages located in the front façade, low pitched roofs, and doors and windows on the front facades. Building and garage location are specified in the regulations, with basic parameters for front doors and windows.



# N2 Neighborhood

## Exhibit 1b: Wheatbaker Development

### NW Grand/Shiloh

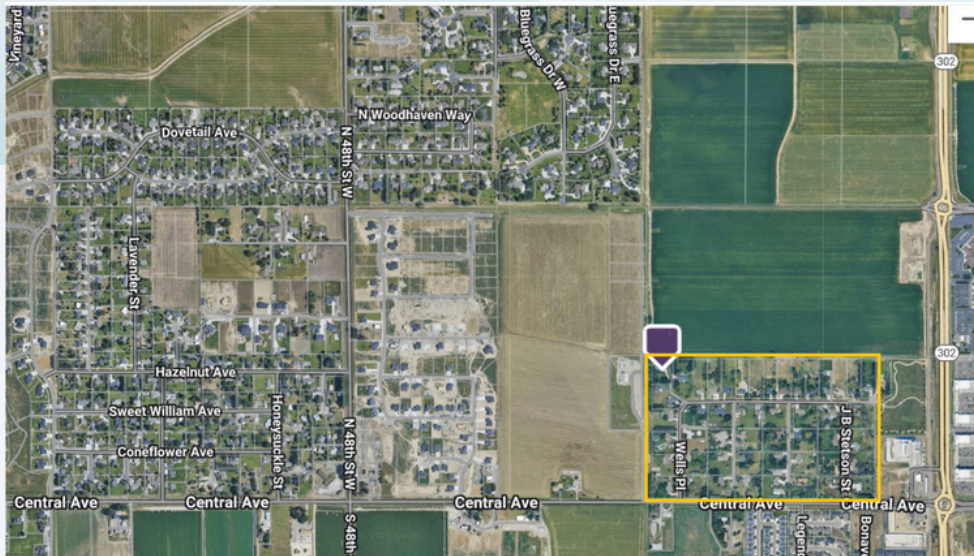
**N2: Mid-century neighborhood residential.** The N2 district is intended to continue the existing character of the residential neighborhoods with single- and two-family homes developed during the middle of the twentieth century. This district may also be used for new neighborhoods designed with similar characteristics of the mid-century neighborhoods. These characteristics include homes wide on the lot, proportionate garages located in the front façade, low pitched roofs, and doors and windows on the front facades. Building and garage location are specified in the regulations, with basic parameters for front doors and windows.



# N2 Neighborhood

## Exhibit 1c: Billings South Shiloh Development (North West of Costco)

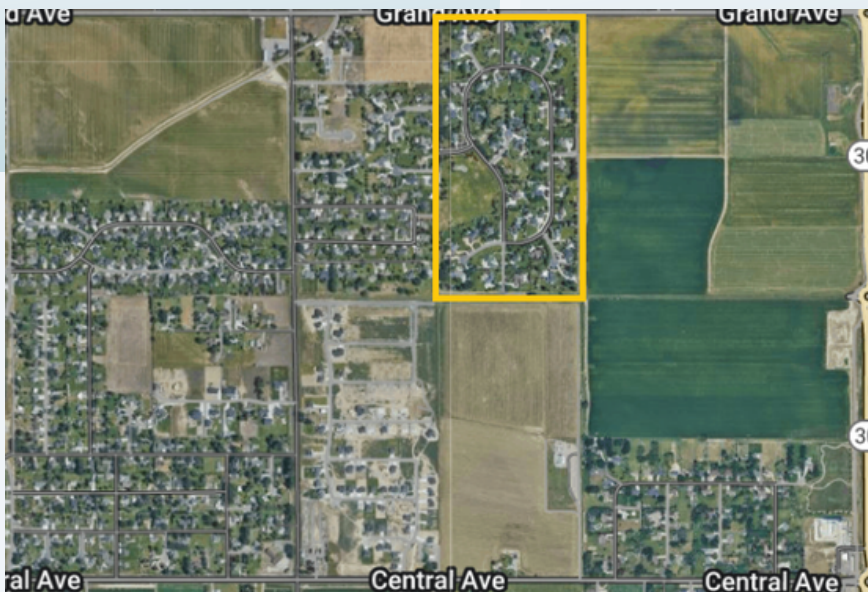
**N2: Mid-century neighborhood residential.** The N2 district is intended to continue the existing character of the residential neighborhoods with single- and two-family homes developed during the middle of the twentieth century. This district may also be used for new neighborhoods designed with similar characteristics of the mid-century neighborhoods. These characteristics include homes wide on the lot, proportionate garages located in the front façade, low pitched roofs, and doors and windows on the front facades. Building and garage location are specified in the regulations, with basic parameters for front doors and windows.



**Suburban neighborhood residential. The N3 district is intended for residential neighborhoods primarily with single-family homes. Characteristics include wide lots and attached garages typically located on the front building façade, often greater than thirty-five (35) percent of the façade. Basic setback and height parameters apply.**

# **N3/N4 Neighborhood**

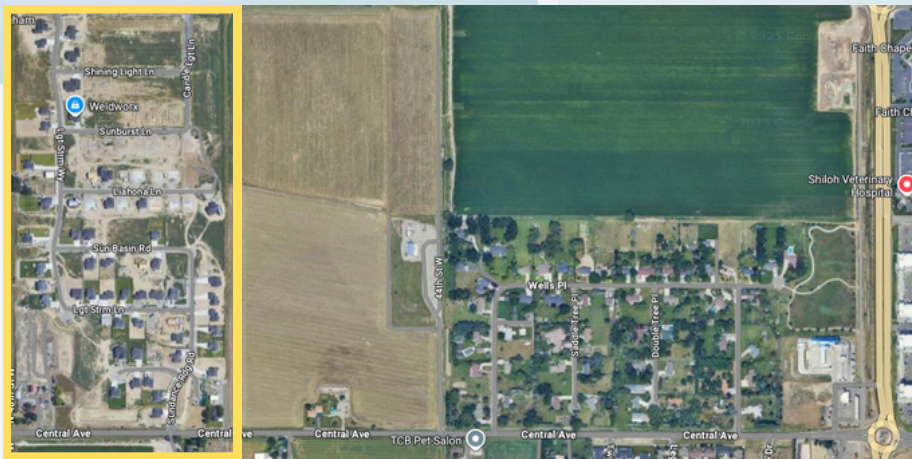
## **Exhibit 2a: Shiloh Estates Borders South East Corner of Barber Farms**



The same districts shall face each other across streets, including existing districts.

This requirement excludes existing Yellowstone County zone districts RR, A, RMH, RMH-R, or **N4**. Similar districts within the same district category (e.g., NX1 and NX2 districts) may be located adjacent to or across the street from the new districts.

# N3/N4 Neighborhood Exhibit 2b: Cloverleaf Subdivision Directly North of Barber Farms



**Suburban neighborhood residential.** The N3 district is intended for residential neighborhoods primarily with single-family homes. Characteristics include wide lots and attached garages typically located on the front building façade, often greater than thirty-five (35) percent of the façade. Basic setback and height parameters apply.

# **N3/N4 Neighborhood** **Exhibit 2c: Sundance Subdivision** **Directly West of Barber Farms**

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**[EXTERNAL] Barber Farm Subdivision**

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**From** Vickers, Anna <VickersA@billingsmt.gov>

**Date** Thu 10/30/2025 7:14 PM

**To** Vickers, Anna <VickersA@billingsmt.gov>

---

**From:** Karen Ehresman-Oberly <[kehresman@gmail.com](mailto:kehresman@gmail.com)>

**Sent:** Friday, September 26, 2025 12:22 PM

**To:** Berns Brenda <[bernsb@billingsmt.gov](mailto:bernsb@billingsmt.gov)>

**Subject:** [EXTERNAL] Barber Farm Subdivision

---

A Portion of Amended Tract 1 of COS 2007 located in the E1/2, SW1/4 of Section 3, TO1S, R25E, Yellowstone County, Montana, approximately 55.46 acres.

My name is Karen Ehresman, and I live in the Sundance subdivision. I attended the meeting on 9/22/25 regarding the proposed zoning change from agricultural use to high-density rental development. After reviewing the information presented, I would like to express my opposition to this change.

Traffic in our area is already congested, particularly along Central and 48th Street. We were informed during the meeting, the new housing development on the south side of Central will add more traffic. And with the proposal to build rentals on the northside of Central will add more traffic congestion. Additionally, opening access to Broadwater would create further congestion on the north end of the subdivision. I am concerned that the current infrastructure cannot support the increased traffic volume that such a development would bring.

Beyond traffic, I am also worried about the impact on our property values in Sundance and the surrounding neighborhoods. Large-scale rental development often reduces home values, and I fear it could also contribute to higher rates of crime, including burglaries and other safety concerns.

Thank you for taking the time to consider my perspective on this matter.

Sincerely,

Karen EhresmanM

18.1

Husman, Karen

**From:** Tony Gaffke <tonygrealtymt@gmail.com>  
**Sent:** Thursday, October 30, 2025 6:01 PM  
**To:** Husman, Karen; Berns Brenda  
**Cc:** Joy Gaffke  
**Subject:** [EXTERNAL] Zone Change Request 1074 Barber Farms Subdivision  
**Attachments:** Tony Gaffke Letter Zoning Request Change 1074.pdf

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Dear Zoning Board Commissioners,

My name is Tony Gaffke, and I am the homeowner at 4602 Liahona Ln, Billings MT 59106 of the **Sundance Subdivision**, which borders the proposed Barber Farms development and Zoning Change Request #1074 by Performance Engineering. I am submitting this letter to express my concerns and opposition regarding the current proposal and its impact on surrounding neighborhoods.

After reviewing the plan in the context of the City of Billings' 2016 **Growth Guidelines**, it is clear that this request does not align with critical planning objectives:

- **Objective 7:** Ensure new zoning promotes compatible urban growth.
- **Objective 8:** Consider the character of the district and the suitability of the property for the proposed uses.

The Barber Farms parcel is bordered on three sides by established suburban neighborhoods—**Cloverleaf Meadows, Sundance, and Shiloh Estates**—all zoned N3 or N4. Sundance, immediately west, contains 125 lots with a minimum size of approximately one-third acre. By comparison, the Barber Farms proposal would place a minimum of 350 units on a parcel of similar size. This density is significantly higher than surrounding areas, producing a development that is out of scale, incongruent, and incompatible with existing neighborhood character.

The current plan includes minimal parks, trails, or green space, resulting in a compact, stark island layout of duplex-style units. This not only fails to reflect the residential character of adjacent N3 and N4 neighborhoods but also raises practical concerns regarding traffic along Central Avenue, safety, long-term neighborhood stability, and potential reliance on amenities maintained by existing subdivisions.

A responsible development plan would respect neighborhood continuity while accommodating new growth. One feasible solution would place **lower-density N3 single-family homes along the perimeter**, transitioning to **higher-density N2 lots internally**, creating a natural gradient between Barber Farms and surrounding subdivisions. This approach aligns with the City's Growth Guidelines and promotes a development that is compatible, logical, and sustainable for the area.

We respectfully request that the developer, in collaboration with the Zoning Commission, City Planning, and neighboring subdivisions, work toward a **reasonable and mutually acceptable plan**. If such collaboration does not yield a suitable solution, the Barber Farms Zoning Request #1074, as currently proposed, should be denied.

Thank you for your time, service, and careful consideration of these points.

(See attached signed pdf for your reference.)

Please acknowledge receipt of the email.

Respectfully,

**Tony Gaffke**

**Tony G Realty**

Tony & Joy Gaffke

[TonyGaffke.com](http://TonyGaffke.com)

[tony.gaffke@century21.com](mailto:tony.gaffke@century21.com)

[joy.gaffke@century21.com](mailto:joy.gaffke@century21.com)

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*\*per MLS statistics, residential sales 2023*

Dear Zoning Board Commissioners,

My name is Tony Gaffke, and I am the homeowner at 4602 Liahona Ln, Billings MT 59106 of the **Sundance Subdivision**, which borders the proposed Barber Farms development and Zoning Change Request #1074 by Performance Engineering. I am submitting this letter to express my concerns and opposition regarding the current proposal and its impact on surrounding neighborhoods.

After reviewing the plan in the context of the City of Billings' 2016 **Growth Guidelines**, it is clear that this request does not align with critical planning objectives:

- **Objective 7:** Ensure new zoning promotes compatible urban growth.
- **Objective 8:** Consider the character of the district and the suitability of the property for the proposed uses.

The Barber Farms parcel is bordered on three sides by established suburban neighborhoods—**Cloverleaf Meadows, Sundance, and Shiloh Estates**—all zoned N3 or N4. Sundance, immediately west, contains 125 lots with a minimum size of approximately one-third acre. By comparison, the Barber Farms proposal would place a minimum of 350 units on a parcel of similar size. This density is significantly higher than surrounding areas, producing a development that is out of scale, incongruent, and incompatible with existing neighborhood character.

The current plan includes minimal parks, trails, or green space, resulting in a compact, stark island layout of duplex-style units. This not only fails to reflect the residential character of adjacent N3 and N4 neighborhoods but also raises practical concerns regarding traffic along Central Avenue, safety, long-term neighborhood stability, and potential reliance on amenities maintained by existing subdivisions.

A responsible development plan would respect neighborhood continuity while accommodating new growth. One feasible solution would place **lower-density N3 single-family homes along the perimeter**, transitioning to **higher-density N2 lots internally**, creating a natural gradient between Barber Farms and surrounding subdivisions. This approach aligns with the City's Growth Guidelines and promotes a development that is compatible, logical, and sustainable for the area.

We respectfully request that the developer, in collaboration with the Zoning Commission, City Planning, and neighboring subdivisions, work toward a **reasonable and mutually acceptable plan**. If such collaboration does not yield a suitable solution, the Barber Farms Zoning Request #1074, as currently proposed, should be denied.

Thank you for your time, service, and careful consideration of these points.

Respectfully,

AuthentiSIGN

*Tony Gaffke*

10/30/25

**Tony Gaffke**

19

Husman, Karen

**From:** Bethany Crow <bethanycrow96@gmail.com>  
**Sent:** Thursday, October 30, 2025 1:57 PM  
**Subject:** [EXTERNAL] Opposition to Current Barber Farms Subdivision Plan

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Dear Zoning Board Commission Members,

My name is Bethany Crow, and my family and I are residents of the Sundance Subdivision, which directly borders the proposed Barber Farms Subdivision. I am writing to respectfully express my **opposition to the current development plan** and to outline a few key concerns shared by many of our neighbors.

**First**, Central Avenue already faces significant traffic congestion, particularly during morning and evening commute hours. Adding a **high-density housing development** would substantially increase daily traffic volume on a roadway that is already strained.

**Second**, the proposed high-density design is **incompatible with the surrounding residential character**. There are other areas within our community that would be far better suited for higher-density housing. The existing and developing neighborhoods near the proposed site are designed for lower-density, single-family homes, and maintaining that consistency is important to preserving the community's identity and quality of life.

**Lastly**, our subdivision maintains a shared **green space** for recreation and neighborhood gatherings, which we collectively fund and care for through our HOA. We are concerned that the addition of high-density housing nearby will place additional strain on this area, as residents from outside our neighborhood may use this space without contributing to its upkeep.

We appreciate the Board's time and consideration of these concerns. Our intention is not to halt progress, but rather to encourage a thoughtful, balanced approach to development that maintains the integrity and livability of our community. We would welcome the opportunity to work with the developer on a plan that aligns more closely with the existing neighborhoods.

Thank you for your attention and for your continued service to our community.

Sincerely,

Bethany

Husman, Karen

---

**From:** Krishell Gaffke <krishell.gaffke@gmail.com>  
**Sent:** Thursday, October 30, 2025 4:43 PM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Sundance Subdivision - Barber Farms Proposed Zoning Change #1074

**Follow Up Flag:** Follow up  
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Dear Zoning Board Commission Members,

My name is Krishell Gaffke and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms development. I want to express my opposition to the current plan and share the following concerns with the proposed change:

- Neighborhood compatibility: The proposed layout and housing density do not appear to align with the character and established design of the surrounding residential neighborhoods.
- Parks and green space: There seems to be limited inclusion of parks, trails, and open areas in the current proposal. I am also concerned that residents of the new subdivision may rely on the Sundance park and amenities, which are maintained through the dues paid by our homeowners.
- Traffic and safety: Increased traffic along Central Avenue is a major concern, particularly as the 44 West Subdivision on the south side of Central is also being developed. The added congestion could create safety issues and strain existing infrastructure.
- Property values: I worry that the pace of this development may outpace careful planning, potentially affecting property values in nearby neighborhoods.
- Aesthetic impact: The architectural design and overall appearance of the proposed homes should better reflect the surrounding community to maintain the visual appeal of the area.

I appreciate your time and consideration of these concerns. Residents like myself must have a voice in this process. I hope that a compromise can be reached with the developer—one that places homes similar in style and quality to those in Sundance along the outer edges of the development, with duplexes and higher-density housing positioned toward the interior.

Thank you for your attention to this matter.

Sincerely,

Krishell Gaffke

(21)



ALAN MOORE  
507 Candlelight Ln.  
Billings, mt. 59106

Dear Zoning Board Commission Members;

I Am A Sundance Subdivision resident with my backyard bordering the proposed #1074 request,

This request for change and other subdivisions will make traffic flow a major concern.

Prior to purchasing this home in June I lived at #33 Tiburon where large apartments were built close to my backyard fence. Living with the three story buildings made it feel like I was living in a tunnel.

I greatly dislike that I may have to relocate again.

Please consider our neighborhood when making your decision and vote NO ON #1074

Thank you  
Alan Moore

**Lisa Harrell**  
4602 Sunburst Lane  
Billings, MT 59106  
Lrharrell@msn.com



28th October 2025

Dear Billings Zoning Board,

My name is Lisa Harrell, and I am a resident of the Sundance Subdivision. I understand that a request has been made to rezone 55.46 acres east of the Sundance Subdivision in Billings, referred to as the Barber Farms Proposed Zoning Change #1074. I am opposed to this current plan for many reasons!

First, the current plan for the Barber Farms Subdivision will impact surrounding homes in a negative way. This mixed planned residential development with multi-family units and business developments does not maintain the aesthetics of the surrounding area and is not compatible with the current character of this area.

Second, this zoning change was not in the original plans of intended land use when I made the decision to purchase my home in Sundance Subdivision. I chose this location to purchase a home because of the overall rural feel of the area and surrounding lands. I anticipated further growth and development, but of a very similar nature to preserve the feel of this part of Billings.

Next, there are concerns about the volume of anticipated increased traffic along Central Avenue and potentially Broadwater Avenue in the near future. The current rate of growth in this part of town is already being felt on the streets in the immediate area but, high-density housing will exacerbate this issue and jeopardize the safety of our streets at a much faster rate.

Finally, I am opposed to this zoning change because of the inevitable noise and overcrowding of the immediate area as well as the strain on our local infrastructure and schools.

I want to see single family homes similar to those in Sundance Subdivision built on this land as originally intended, instead of multidwelling units. I want to preserve the current character of our immediate surrounding area.

In general, I am not opposed to growth and development, I simply hope the zoning commission agrees that there are more suitable locations in Billings to build additional high-density housing.

Sincerely,

**Lisa Harrell**

23

**Husman, Karen**

---

**From:** Bill Duke <bill.duke@icloud.com>  
**Sent:** Friday, October 31, 2025 11:04 AM  
**To:** Husman, Karen; Berns Brenda  
**Cc:** Boyett, Mike; Kennedy, Bill  
**Subject:** [EXTERNAL] Zone Change Request - Barber Farm

> Good Day Commission Members;

>

> My name is Bill Duke, my wife Sheryl and I live at the very south perimeter of Cloverleaf Meadows at 735 Bluegrass Drive West. We purchased this property through Jeff Junkert over twenty-five years ago and have the distinction of being the final home constructed in Cloverleaf Meadows. After carefully observing the development of Cloverleaf Meadows for several years we opted to make it our "Forever Home" which we designed with the help of Jeff Junkert and subsequently built.

>

> The concept of constructing 200+ duplexes and mixed residential/commercial neighborhood zoning which would mean a minimum of 400 new residences on fifty-five acres is a repulsive concept at a ratio of 8.4 : 1 compared to Cloverleaf Meadows. It is horrifically magnified when the City of Billings has indicated they will connect to Bluegrass Drive West. Please know, the streets in the Cloverleaf Meadows are not designed for high density traffic. The Home Owners maintain our streets and the Cloverleaf Meadows infrastructure cannot handle the volume of traffic this project will produce if allowed to be connected to our street(s). Currently, when a vehicle is parked on Bluegrass Drive West, the street becomes a "single lane" street! IF, this issue is forced and when the streets collapse and must be rebuilt; "WHO" picks up the tab for the road improvement expense when 400.... 600.... 800.... Vehicles are free to drive through Cloverleaf Meadows to join Grand Avenue or vice-versa? The roadways in Cloverleaf Meadows are specifically designed to accommodate water runoff and dispersal. Every home and our Park, which the Homeowners totally fund, to the amount of more than \$16,000.00 per year are designed to allow excess water to migrate to safe sump areas. If our roads are altered the danger is to violate this design and the potential to flood our homes is a clear and present danger! The area infrastructure is not capable of handling such a huge influx of people; Not Central Avenue, Not Grand Avenue, Not 48th Street West most emphatically NOT "Bluegrass Drive West!" Cloverleaf Meadows is an area of fifty-one acres with forty-nine lots containing residences. The "zone change" would accommodate two hundred structures which maybe duplexes or four plexes on approximately the same footprint; I am all for the Barber Ladies selling the farm but not at the expense of our "Forever Homes" values and drastically altered living conditions, as described.

>

> The over riding issue of the lack of "infrastructure" regarding streets, potential crowding of the area school facilities, law enforcement response time, etc.... Clearly illustrates the folly of the proposed design(s). This is further compounded by the McCall Project across Central Avenue to the South, "44 WEST" containing another 200 Residences! We have lived in Billings over seventy-five years and the thought of these two projects greatly distresses us!!

Most Sincerely,


Bill & Sheryl Duke  
735 Bluegrass Drive West  
Billings, MT 59106

## Husman, Karen

---

**From:** Lewis Crow <lecrow23@gmail.com>  
**Sent:** Wednesday, October 29, 2025 4:54 PM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change #1074

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Dear Zoning Board Commission Members,

My name is Lewis Crow and my wife and I are residents of the Sundance Subdivision. Our neighborhood directly borders the proposed Barber Farms Subdivision. I am emailing you to voice our opposition to the current plan for several reasons as follows.

First, Central Avenue already experiences a high volume of traffic, particularly during times common to commute to and from school/work. The addition of high-density housing as opposed to a Subdivision similarly structured to ours will greatly increase this daily volume of traffic that the Central Avenue infrastructure cannot currently support, especially given the construction of the 44 West Subdivision directly across Central Avenue.

Second, there are other areas with similar character where high-density housing would be more appropriately constructed. High-density housing is incompatible with the surrounding neighborhoods that currently exist and are currently being constructed.

Lastly, our neighborhood enjoys a nice green space for our residents to recreate and hold gatherings with fellow residents. We pay for the use and upkeep of this area and are concerned that residents of the high-density housing will make use of our HOA funded green space and not show it the same respect that we do.

I appreciate you taking the time to read my concerns, we do not want our concerns to go unaccounted for in your decision. We welcome the opportunity to compromise with the developer in hopes they will construct homes similar to that of our wonderful Subdivision.

Thank you for your time and have a great day!

Lewis Crow

## Husman, Karen

---

**From:** Ryan Walker <641rjw@gmail.com>  
**Sent:** Saturday, November 1, 2025 12:42 PM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Proposed Rezoning Change #1074



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Dear Zoning Board Commission Members:

This email communication is from Ryan Walker. I reside at 4626 Shinning Light Ln, in the Sundance subdivision.

I want to register a concern about the potential rezoning. I am against the rezoning and have the following concerns at a minimum:

1. The high density housing does not fit into the very middle of an established housing district. It is just not compatible. Do not change the zoning.
2. The roads at Central and Grand have not been built for the traffic that will certainly pass on them. They are narrow and even now during rush hour and at other times the traffic is backed up 10-15 cars at intersections. It would be a disaster for traffic flow and for safety I feel.
3. High density housing is best suited to be built around a park or some recreation opportunities. There is not a possibility for this in the area proposed.
4. Please represent us for a NO on rezoning.

Ryan Walker  
Owner of 4626 Shining Light Ln property

**Husman, Karen**

---

**From:** daniel gaffke <gaffked@hotmail.com>  
**Sent:** Sunday, November 2, 2025 7:52 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Opposition to Current Barber Farms Subdivision Plan



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Dear Zoning Board Commission Members,

My name is Daniel Gaffke and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms development. I am writing to express my opposition to the current plan for the following reasons:

- The proposed design is not compatible with the character and density of the surrounding residential neighborhoods.
- There are not enough parks, trails, or green spaces included, and I'm concerned that residents of the new subdivision may rely on Sundance amenities that our community maintains and pays for.
- I am concerned about increased traffic along Central Avenue, particularly with the ongoing development of the 44 West Subdivision just south of that area.
- The pace and scale of the project seem to be moving forward without sufficient time for thoughtful community input.
- I also have aesthetic concerns about how the layout and design will integrate with existing homes and landscapes.

I sincerely appreciate your time and consideration. I hope Sundance residents like myself will not be overlooked in your decision-making process. My hope is that a compromise can be reached with the developer, one that includes homes consistent with the Sundance Subdivision along the perimeter, with higher-density housing located toward the interior of the development.

Thank you for your attention to this matter.

Sincerely,


Daniel Gaffke

Sundance Subdivision Resident

## Husman, Karen

---

**From:** Brandon Mooer <brandonmooer100@gmail.com>  
**Sent:** Sunday, November 2, 2025 1:01 PM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Complaint project number pzx2500063.

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Good Day, I'm a city of Billings resident. We just moved my father into the Sundance community into a high-end home as his previous home on Tiburon Lane was overran on the property line by three-plus story rental apartments this year. That was very unfortunate and it is sad to hear of it occurring again. There's a potential for high-rise rentals behind his house again. I have concerns as he's in an \$800,000 house and don't want to relocate him again as he is elderly and needs peace and quiet. We are not in the way of progress, but it would be ideal if you could still utilize his backyard without rental-complexes casting a shadow down on him.

Please take this in consideration,

**Brandon Mooer** | General Manager / PIC #48289

P 406-896-3380

**C 406-939-1735** | F 888-914-7289

[brandon.mooer@omnicare.com](mailto:brandon.mooer@omnicare.com)

**Omnicare** | 2747 Enterprise Ave | Billings, MT 59102

## Husman, Karen

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**From:** L Z <chetandlisa492@gmail.com>  
**Sent:** Sunday, November 2, 2025 2:06 PM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change #1074



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### Dear Zoning Board Commission Members,

My name is Lisa A. Hansen and I am a resident of the Sundance Subdivision, located next to the proposed Barber Farms development. As a homeowner in this community, I am writing to express my opposition to the current rezoning request for high-density housing on this parcel.

While I understand the need for additional housing in Billings, I am concerned that the Barber Farms proposal is not compatible with the surrounding neighborhoods and could negatively affect the character and livability of this area.

### Key Concerns:

- **Neighborhood Compatibility:** The proposed density does not fit with nearby subdivisions such as Sundance, where homes are on larger lots ranging from 0.3 to 2+ acres. The new development would introduce a level of density and visual scale that conflicts with the existing residential setting.
- **Limited Parks and Green Space:** The plan offers very little open or recreational space for future residents. Our community values outdoor areas, and there should be more consideration given to parks, walking trails, and green buffers between existing and new homes.
- **Traffic and Safety:** Central Avenue already experiences significant traffic, especially with the 44 West Subdivision now being built. Without a doubt, adding another high-density neighborhood without clear plans for traffic management will worsen congestion and raise safety concerns for families, pedestrians, and school buses.
- **Infrastructure and Public Services:** Rapid growth must be supported by strong infrastructure. The proposed increase in housing units could strain existing roads, water systems, and sewer capacity without careful planning.
- **Aesthetic Cohesion:** The layout and building styles in the plan do not appear consistent with the character of neighboring communities. A more thoughtful transition in design and density would help maintain the area's overall appearance.

**Suggested Compromise:**

I encourage the Commission and the developer to consider a transitional layout. Single-family homes similar to those in Sundance Ridge could be placed along the perimeter, with duplexes or townhomes in the interior. This would create a smoother transition between neighborhoods and preserve the look and feel of the area.

Thank you for considering the input of residents who will be directly affected by this decision. We support responsible, well-planned development and hope these concerns will be taken into account when reviewing the proposed rezoning.

Sincerely,  
Lisa A. Hansen

Resident, Sundance Subdivision

## Husman, Karen

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**From:** Caleb Eberly <ceeberly@gmail.com>  
**Sent:** Sunday, November 2, 2025 2:35 PM  
**To:** Berns Brenda; Husman, Karen  
**Subject:** [EXTERNAL] Barber farms zoning change



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Dear Billings Zoning commission,

I am writing as a resident of Sundance Neighborhood to express my deep concern over the proposed zoning changes for Barber farms on Central.

Our neighborhood is thriving as a quiet, family-oriented community with single-family homes. The proposed rezoning to Barber farms to allow for 200-400 new residences that will drastically change the look and feel of our quiet, nice neighborhood. Proposed changes would overwhelm our already strained infrastructure, endangering children, pedestrians, and cyclists. I am also very concerned about what this will do to my property value.

I would love to see another single family home neighborhood. I am strongly opposed to further commercial or multi family units.

Thank you

Caleb Eberly

## Husman, Karen

---

**From:** kevles5@bresnan.net  
**Sent:** Sunday, November 2, 2025 4:34 PM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change #1074



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Dear Zoning Board Members:

We are Kevin and Leslie Chambers. We are residents in the Sundance Subdivision on Liahona Lane. The proposed Barber Farms subdivision borders our neighborhood and is at the end of our cul-de-sac street. We oppose the current plan for the development.

We understand that continued growth and development on the West End is inevitable. We feel like the growth needs to be in moderation. Traffic on Central can be busy at times already. The 44 West Subdivision on the south side of Central is already under construction. Adding an additional subdivision with 350 housing units will increase the traffic flow to an unimaginable amount.

The Sundance Subdivision has lot sizes that are spacious and the number of homes is not overwhelming for the acreage. The end of Liahona will be directly in the line of sight of this new neighborhood. We are concerned that having that many homes next to Sundance will affect our property values.

We appreciate you taking the time to read our email. We do not want to be forgotten in your decision. We hope that the developer will consider compromising with the number of housing units while not placing duplexes and more dense housing units adjacent to Liahona Lane.

Thank You-  
Kevin and Leslie Chambers  
4625 Liahona Lane  
Billings, MT 59106

## Husman, Karen

---

**From:** amooer@midrivers.com  
**Sent:** Sunday, November 2, 2025 5:43 PM  
**To:** Berns Brenda; Husman, Karen  
**Subject:** [EXTERNAL] Reject Barber Farms Zoning Request #1074



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Dear Zoning Board Commission Members,

My name is Alan Mooer, and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision (Zoning Request #1074). I am writing to express my opposition to the current plan for the following reasons:

**Concerns about the aesthetics and density of the project.** Based on my previous experience living on Tiburon Lane on the west end of Billings, I've seen firsthand what can happen when large, multi-story buildings are constructed too close to existing homes. My former home backed up to what was once an open field—now the Village Cooperative of Billings apartments. Seeing a three-story structure only six feet from my backyard fence brought many unforeseen downfalls, from loss of privacy to reduced neighborhood appeal. I ultimately sold this home to move to the Sundance Subdivision and do now want to see the same happen to this community!

**Not compatible with the character of surrounding neighborhoods.** Sundance is a beautiful, established community with well-maintained homes and wonderful residents. The proposed development, as currently designed, does not reflect the same character or standards.

**Insufficient parks, trails, and green space.** I am concerned that residents of Barber Farms will rely on the park and amenities within Sundance, which our homeowners pay for and maintain monthly.

**Increased traffic concerns.** Central Avenue is already facing significant traffic issues, especially with the 44 West Subdivision currently under construction on the south side. The addition of Barber Farms will only worsen congestion and safety risks.

**Potential negative impact on property values.** Rapid development without careful planning can harm existing home values, especially if the new construction is denser or less aesthetically consistent with neighboring properties.

I truly appreciate the time and consideration you are giving to community members like myself. Please do not overlook the voices of those who will be directly impacted by this project. I sincerely hope the Board and the developer can reach a compromise that maintains the quality and character of Sundance—perhaps by including single-family homes similar to ours along the subdivision's outer border, with duplexes or denser housing positioned more internally.

Thank you for your attention to this important matter.

Sincerely,  
Alan Mooer  
507 Candle Light Ln, Billings, MT 59106

## Husman, Karen

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**From:** Scott Mooer <sjmooer@gmail.com>  
**Sent:** Sunday, November 2, 2025 6:52 PM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Opposition to Proposed Barber Farms Zoning Request #1074 – Concern for My Father and the Community



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Dear Zoning Board Commission Members,

My name is Scott Mooer, and I recently moved my 74-year-old father into a home in the Sundance Subdivision. A quiet, beautiful, and welcoming neighborhood that we hoped would be his final home. Unfortunately, I've just learned of the proposed Barber Farms subdivision and the plan to construct apartment buildings directly behind his property (Zoning Request #1074). I am writing to express my strong opposition to this proposal and to share why this issue deeply concerns me and my family.

Not long ago, my father lived in another part of Billings on Tiburon Lane. At that time, his home also backed up to an open field. That field was eventually developed into the Village Cooperative of Billings; a large, multi-story apartment complex built just a few feet from his backyard fence. What was once a peaceful environment quickly became noisy, crowded, and overwhelming for him. The privacy and tranquility he valued were lost overnight, and the constant activity from the complex made it difficult for him to enjoy his home.

Because of that experience, we decided to move him to Sundance. Community that seemed stable, quiet, and safe. It's heartbreaking to now face the same situation again, with another proposed development threatening to build directly behind his new home. For a 74-year-old man who has worked his entire life, retires, and simply now wants to live out his years in peace. This is incredibly disheartening.

Beyond the personal impact, I share the broader concerns of many Sundance residents. The proposed development is inconsistent with the established character of the surrounding residential neighborhoods. It raises concerns about the lack of adequate parks, trails, and green space, which could lead to overuse of the amenities that Sundance residents already fund and maintain. Additionally, the project would likely exacerbate existing traffic congestion along Central Avenue and negatively affect property values and the overall aesthetic quality of the community.

I urge the Commission to please consider the human side of this decision. My father and others like him chose Sundance for its calm, residential atmosphere. It would be devastating to see that quality of life diminished once again by an incompatible high-density development.

I sincerely appreciate your time and your willingness to listen to our concerns. I hope that a compromise can be reached with the developer. One that preserves the integrity of our community, protects existing homeowners, and ensures thoughtful planning for the future.

Thank you for your understanding and consideration.

Sincerely,  
Scott Mooer

406-989-0493

## Husman, Karen

---

**From:** Resch, Dave <Dave.Resch@Kniferiver.com>  
**Sent:** Monday, November 3, 2025 9:01 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Zone Request Change #1074



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David and Rebecca Resch  
610 Light Stream Lane  
Billings Mt 59106

Sundance Subdivision

As residences in the Sundance Subdivision, we oppose the Zone Change # 1074 for the following reasons. We understand the area will be developed, we feel the development should compliment and be representative of the current subdivision that surround it.

- The proposed multi-family plan does not fit with the character of the surrounding neighborhood. The surrounding neighborhoods are large lot rural subdivisions and the proposed high-density house in a complete contradiction in the type of homes in the area.
- The proposed multi-family plan does not supply enough green space to accommodate the planned housing density. Th neighboring subdivisions currently pay a fee for the parks for the specific neighborhood that the park is located in.
- The high-density housing plan will overload the current traffic and streets ( estimated 450 homes with 2 cars per unit, 900 addition cars per day).
- The large lot subdivisions adjacent to the Barber Farms will have a negative financial impact on the property values.
- The type of units proposed for the Barber Farms do not fit with the larger single-family homes in the adjacent subdivisions.

For this reason, we are opposed to the Zone Change Request #1074


Respectfully  
David and Rebecca Resch

**Husman, Karen**

---

**From:** Norman Tjeltveit <difernt1@yahoo.com>  
**Sent:** Monday, November 3, 2025 10:46 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Proposed zone change #1074 Barber Farms  
**Attachments:** LTR Barber Farms zone change 1074.doc

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Please see the attachment for my comments regarding tomorrow's Billings Zoning Commission public hearing.

Norman Tjeltveit  
4650 Sunbeam Circle  
Billings, MT 59106  
406-534-4881 H

Norman Tjeltveit  
4650 Sunbeam Circle  
Billings, MT 59106  
406-534-4881  
November 3, 2025

Billings City Zoning Commission  
P. O. Box 1178  
Billings, MT 59103

Re: Barber Farms proposed zoning change #1074

I am writing to you regarding the request for rezoning the Barber Farms property. I am a resident of the adjoining Sundance subdivision to the west of this area, and I want to share a couple of concerns with you.

While I understand and support the concept of promoting higher density development within Billings' city limits, I would ask you to suggest that the developer modify this proposal to encourage a more diversified mix of housing types on this property. My understanding of the uniformity of the construction of the proposed residences to be built here is very much out of character for the neighborhood as it is today. Even with the recently approved developments to the south of Central Ave., this use would be an anomaly and should not be allowed to proceed as proposed.

While my second concern is likely outside your authority to require or even influence, the cumulative impact on the transportation system from this proposal in addition to the Clearwater Estates developments is going to be substantial. It is difficult and probably dangerous to attempt to ride a bicycle or even walk along Central Ave. towards Shiloh Road with the current vehicle traffic loads, lack of shoulders, and the absence of pedestrian or bike paths. At certain times of the day, it is also challenging to safely enter Central Ave. in a vehicle – especially when necessary to cross oncoming traffic. Due to all of these things, until the City of Billings transportation plan and budgets allow full development of this arterial street, serious consideration should be given to lowering the speed limit from Shiloh to 48<sup>th</sup> Street West, installing stop signs or stop lights, or requiring development of center turn lanes for each of the subdivisions on this section of Central Ave.

## Husman, Karen

---

**From:** Dana Short <lovie91688@gmail.com>  
**Sent:** Monday, November 3, 2025 1:46 PM  
**To:** Berns Brenda; Husman, Karen  
**Cc:** Sundance HoA  
**Subject:** [EXTERNAL] Barber Farm Zone Change Request #1074



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Dear Zoning Board Commission Members:

My name is Dana Short and my husband, Gary Short and I are residents of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision.

We are writing to advise you that we do not agree with the current proposed zoning plan for the following reasons:

1. Concern for the increased traffic along Central Avenue, especially now that the 44 West Subdivision on the south side of Central is being built. As well as, Broadwater Ave, when it is connected from 48th to Shilo, runs directly thru Sundance Subdivision.
2. Concern for impact on the property values, because the project is progressing too quickly.
3. Impact on the aesthetics and infrastructure, i.e. green space, parks etc., which we pay a monthly fee for.

4. Population density in an area that we specifically moved to because of the country feel and less housing and population. It is not compatible with the current character of surrounding subdivisions.

Sadly, I could list numerous other concerns. I hope that you are able to halt the direction that this zoning proposal is heading and hear our pleas.

I sincerely appreciate you taking the time to read my email. I do not want to be forgotten in your decision. I hope we can come to a compromise with the developer, where they agree to include homes similar to those in Sundance Subdivision.

Thank you,  
Dana Short and  
Gary Short  
Sent from my iPhone

## Husman, Karen

---

**From:** Catie Stanley <catiepstanley@gmail.com>  
**Sent:** Tuesday, November 4, 2025 12:39 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change #1074



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Dear Zoning Board Commission Members:

My name is Cathaleah Stanley and I am a resident of the Cloverleaf Meadows Subdivision, which directly borders the proposed Barber Farms subdivision. I am very concerned about the current plan proposed for the zone change of this property and have outlined several issues below.

One of my first concerns is the proposed plan is not compatible with the character of the surrounding residential subdivisions. Surrounding neighborhoods to the North, West and East of the new subdivision are single family homes. Additionally I have a couple children attending Meadowlark Elementary which seems to already be operating at a rather high capacity. I am concerned about the strain a high density neighborhood such as the one proposed would place on the school, teachers, and staff, as well as how this might impact the education of the children.

Second, I am nervous there is inadequate park, trail, and green space planned for the new subdivision. My concern is also that the park within Cloverleaf Meadows will be overwhelmed as residents in such a high density neighborhood with lack of green space will likely utilize the Cloverleaf park. Certainly increased wear and tear will occur, which I as a homeowner in the Cloverleaf association will incur the cost of as we maintain the park.

Third, and perhaps what is causing my greatest apprehension is the increased traffic through Cloverleaf Meadows. We live on Bluegrass Dr W and my understanding is that this will connect through to broadwater and into the new subdivision. Certainly, residents accessing their homes coming from the North and East will utilize this byway to enter into their subdivision. I have 4 young children (ages 4 to 11) who often ride their bikes on Bluegrass Dr W (despite my direction to only do so when I am with them). I already worry for their safety and with potentially many new residents in a very dense neighborhood utilizing this path, I am so anxious about what this could mean for them when playing outside or even visiting the park and neighbors. Additionally the road is quite narrow. When cars are parked

on one side of the street in front of homes, there is only enough room for one vehicle to pass at a time. Moreover, the homeowners are again responsible for maintaining the roads within Cloverleaf and I have similar concerns regarding the upkeep of the road with increased use.

My hope is we can come to a compromise with the developer to reduce the density of the homes within the new subdivision to more closely match surrounding neighborhoods and reduce concerns of overfilled schools and increased traffic in neighboring subdivisions. I sincerely appreciate you taking the time to read my email. Please do not forget my family in your decision.

Thank you,

Cathaleah P. Stanley, PharmD

Nathan Stanley, DDS

Gemma, Zola, Ronan, and Archer Stanley

## Husman, Karen

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**From:** Jack W <digsrocks@hotmail.com>  
**Sent:** Tuesday, November 4, 2025 6:08 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Objection to proposed Zone Change 1074; Barber Farm Subdivision Tract

ATTN: City of Billings Zoning Commission

This email is to formally request the City of Billings Zoning Commission to deny the proposed Billings Zone Change 1074 of the tract known as the Barber Farm Subdivision (hereinafter "Barber Farm tract"). This tract is described as the E1/2SW1/4 of Section 3, T. 1 S., R. 25 E., Principal Meridian, Montana, and encompasses approximately 55.46 acres. A public hearing of Zone Change 1074 will be held by the Billings Zoning Commission on November 4, 2025, in the Billings City Hall, 5th Floor Council Room.

The proposed Billings Zone Change, if approved as submitted, will change the existing Agriculture zoning of the Barber Farm tract to a mixture of CMU1, NX1, N2, and P1 zoning. The proposed Zone Change of the Barber Farm tract is not in the public interest.

I own property and live in the Cloverleaf Meadows Subdivision located adjacent to and to the north of the Barber Farm tract. I and others will be adversely affected if the requested Zone Change is approved as proposed.

The reasons for my request to deny the proposed Barber Farm tract Zone Change include the following:

1) The proposed increased dwelling density re-zoning of the subject Barber Farm tract does not promote compatible urban growth. Furthermore, the proposed new zoning ignores the character of nearby homes and the district. The proposed N2 and NX1 rezoning of the Barber Farm tract is highly incompatible with the existing single-family dwellings on one-acre-plus size lots in the adjacent Cloverleaf Meadows subdivision (zoned Rural Residential). If approved as proposed, the rezoning of the Barber Farm tract will likely result in a significant decrease of property value for myself and for other property owners in the adjacent Cloverleaf Meadows Subdivision.

Although I object to the proposed Zone Change 1074 of the Barber Farm tract, I have no objection to a Zone Change of the Barber Farm tract to Rural Residential (RR1) (1.00 to 2.99 acres/lot) with a single dwelling on each RR1 lot. Such a zone change would be compatible with the character of existing nearby homes in the district and would be in the overall best public interest.

2) The proposed rezoning of the subject Barber Farm tract will not promote health, public safety, and general welfare if access to the subject tract is granted via a new road connection to Bluegrass Drive West located at the southern end of the Cloverleaf Meadows Subdivision. Bluegrass Drive West is not designed to handle an increased traffic load. Creation of direct road access to Bluegrass Drive West via a newly constructed extension of Broadwater Avenue or to the subject Barber Farm tract will increase traffic density and create potentially hazardous traffic situations for the many children and others who recreate in Yellowstone County's Cloverleaf Meadows Park located on Bluegrass Drive West. It will also create hazardous traffic situations for Cloverleaf Meadows Subdivision's residents, such as myself, who enjoy quiet and peaceful walks along the subdivision's existing road system.

I request this email objection is included in the record of public comments to the requested relief to rezone the subject Barber Farm tract.

Thank you for your consideration in this matter.


Respectfully submitted,

/s/ John (Jack) Wunder  
925 Bluegrass Drive West  
Billings, MT 59106

## Husman, Karen

---

**From:** Sherri Maxwell <sherrimaxwell52@gmail.com>  
**Sent:** Tuesday, November 4, 2025 7:43 AM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Proposed zoning change

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Dear Zoning Board Commission Members:

My name is Sherri Marty. I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision. My understanding is that the Barber Farms zoning request would allow for higher-density housing, adding a minimum of 350 housing units compared to my Subdivision's approximately 125 homes.

I am writing to express my opposition to the proposed rezoning that would permit higher-density housing within our established residential community. Our area is already experiencing significant traffic congestion due to the rapid growth on the west end of Billings, Adding more high-density housing would further increase congestion, create safety concerns, and place additional strain on roads and local infrastructure. In addition, this rezoning would put a strain on the public services such as schools and emergency response.

I respectfully urge you to deny the zoning change request and preserve the integrity of our neighborhood. I sincerely appreciate you taking the time to read my email. I hope we can come to a compromise with the developer.

Sincerely,  
Sherri Marty  
392 Light Stream Lane  
Sundance Subdivision

--

Sherri Marty  
Speech-Language Pathologist  
[\(406\) 371-6662](tel:4063716662)

## Husman, Karen

---

**From:** Ruben Delzer <rubendelzer@yahoo.com>  
**Sent:** Monday, November 3, 2025 4:56 PM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change #1074

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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My name is Ruben Delzer, and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision.

I am opposed to the current plan, for the following reasons:

- 1- It would not fit the character of the surrounding residential subdivisions. The Sundance Subdivision has approximately 125 homes. The proposed zone change could allow a minimum of 350 housing units, which could add almost three times the number of residences, and increased traffic congestion on Central Avenue. The 44 West Subdivision on the South side of Central will already add to traffic flow. This causes concerns about traffic safety.
- 2- There is concern about the increased use of the parks and green space that are in the Sundance area by non Sundance residents. All Sundance residents pay HOA fees for the maintenance of the parks and green space in our subdivision,
- 3- The increase traffic and congestion would also negatively impact the Sundance Subdivision and the safety of the neighborhood children.
- 4- The aesthetics of multi family housing would not match the single family homes that surround the area subdivisions.


I sincerely appreciate you taking the time to read my email. I do not want to be forgotten in your decision. I hope we can come to a compromise with the developer, where they agree to include homes similar to those in Sundance and surrounding subdivisions on the outside of the development, and then have duplexes and denser housing on the inside.

Thank you.  
Ruben Delzer  
4638 Shining Light Lane  
Billings, Montana

**Husman, Karen**

---

**From:** Brian Wheeler <bnhwheeler@gmail.com>  
**Sent:** Tuesday, November 4, 2025 11:25 AM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Fwd: Barber Farms subdivision

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----- Forwarded message -----  
**From:** **Brian Wheeler** <[bnhwheeler@gmail.com](mailto:bnhwheeler@gmail.com)>  
**Date:** Tue, Nov 4, 2025 at 11:21 AM  
**Subject:** Barber Farms subdivision  
**To:** <[husmank@billings.gov](mailto:husmank@billings.gov)>, <[bernsb@billingsmt.gov](mailto:bernsb@billingsmt.gov)>

Nov 4, 2025

Dear Zoning Board Commission Members,

Our names are Brian Wheeler and Holly Dunham-Wheeler. We built and live in the Sundance Subdivision now for 3 years. We have serious concerns regarding the Barber Farms subdivision, which borders Sundance on the East side. Our concern is that the re-zoning request does not fit the character of the surrounding area.

We purchased a lot in the Sundance Subdivision in Nov 2021 after an exhaustive search for residential property that met our needs in the Billings area. We based our purchase on the existing nature of the neighborhoods; large lots, single family residences and proximity to commercial activities. We took note that the City of Billings was expanding in this direction and that eventually our subdivision may be annexed into the City. We expected that any neighboring expansion would be modeled similar to our subdivision with concomitant road improvements to suit pedestrian/bicycle activity and manage traffic increase.

In January of 2021, the City of Billings created new "Use Specific Standards" in their zoning classifications. Within those standards were the "Residential" and "Mixed Use" groupings. In Jan. 2024 the Billings City Council approved the inclusion of duplexes into the new consolidated groupings that were exclusively single family residences.

In April 2025, Barbers applied to have 2 acres around their homes rezoned as N4, separated from the remaining agricultural acreage. Justification for this separation was the N4 zoned communities to the East and West of their homes, of which Sundance is one.

Our strong objection to this rezoning is that it takes advantage of rule changes which occurred after our purchase in this subdivision but used our subdivision's zoning classification as justification in the process. Furthermore, the City has not contributed to ANY road improvements to accommodate this significant increase in traffic that impacts our quality of life. We view this whole process as manipulative against our interests and impactful to the attractiveness of our homes.

Sincerely,

Brian Wheeler and Holly Dunham-Wheeler.

**Husman, Karen**

---

**From:** Matt Thompson <matt\_thompson82@hotmail.com>  
**Sent:** Tuesday, November 4, 2025 11:21 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change #1074



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**Subject: Opposition to Barber Farms Zoning Request #1074**

Dear Yellowstone County Zoning Commission Members,

My name is Matt Thompson , and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms development. I am writing to respectfully oppose Zoning Request #1074 in its current form.

While I understand the importance of supporting thoughtful and sustainable growth in Yellowstone County, this proposal presents several concerns for our existing community:

- **Neighborhood Compatibility:** The proposed Barber Farms subdivision does not align with the established character or density of surrounding neighborhoods. Its layout and housing types would significantly alter the look and feel of the area and disrupt the existing community fabric.
- **Lack of Parks and Green Space:** The plan appears to include limited parks, trails, or open spaces for recreation. Residents are concerned about the accessibility, size, and long-term maintenance of any proposed amenities, as well as whether they will adequately serve both new and existing families.
- **Traffic Impact:** Central Avenue already experiences substantial traffic, particularly during school and work commute hours. With the addition of this subdivision—and the ongoing development on the south side of Central—the congestion and safety risks could increase considerably for local drivers, cyclists, and pedestrians.

- Aesthetic Concerns: The architectural design and density proposed for Barber Farms seem inconsistent with the established look and scale of the surrounding subdivisions, including Sundance. Maintaining visual harmony and thoughtful transitions between neighborhoods is essential to preserving the area's character.

I respectfully ask that the Commission carefully consider these points before approving this zoning request. I hope a compromise can be reached between the developer and neighboring residents—such as designing homes along the perimeter that match those in Sundance, with any denser housing placed toward the interior of the development.

Thank you for your time and for considering the input of nearby residents who will be directly impacted by this project.

Sincerely,

Matthew Thompson

Resident, Sundance Subdivision

## Husman, Karen

---

**From:** Elizabeth Helmer <elilasken@gmail.com>  
**Sent:** Tuesday, November 4, 2025 10:50 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Zoning Request #1074



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Good morning Zoning Board Commission Members:

My name is Elizabeth Helmer, and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision.

I oppose the current plan, for the following reasons:

1. The increase in traffic on Central Avenue along with the 44 West Subdivision on the south side of Central is being built, this will increase traffic times, increase rate of accidents, and cause more delays.
2. This plan is not compatible with the character of the surrounding residential subdivisions; this zone needs to match existing surrounding subdivisions.
3. There are not enough parks, trails, and green space in the current plan, nervous about the park and amenities that I pay for monthly will be used by the new residents from this zone.

I sincerely appreciate you taking the time to read my email.

I don't want to be forgotten in your decision.


I hope we can come to a compromise with the developer, where they agree to include homes similar to those in Sundance on the outside of the development, and then have duplexes and denser housing on the inside.

Thank you,  
Elizabeth Helmer

## Husman, Karen

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**From:** Scott Helmer <scotthelmer44@gmail.com>  
**Sent:** Tuesday, November 4, 2025 9:57 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Zoning Request #1074

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Good morning Zoning Board Commission Members:

My name is Scott Helmer, and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision.

I oppose the current plan, for the following reasons:

1. The increase in traffic on Central Avenue along with the 44 West Subdivision on the south side of Central is being built, this will increase traffic times, increase rate of accidents, and cause more delays.
2. This plan is not compatible with the character of the surrounding residential subdivisions; this zone needs to match existing surrounding subdivisions.
3. There are not enough parks, trails, and green space in the current plan, nervous about the park and amenities that I pay for monthly will be used by the new residents from this zone.

I sincerely appreciate you taking the time to read my email.

I don't want to be forgotten in your decision.

I hope we can come to a compromise with the developer, where they agree to include homes similar to those in Sundance on the outside of the development, and then have duplexes and denser housing on the inside.

Thank you,  
Scott Helmer

## Husman, Karen

---

**From:** Sa'Bryn Atkins <satkins0122@gmail.com>  
**Sent:** Tuesday, November 4, 2025 9:57 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Zoning Change



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Good morning Zoning Board Commission Members,

My name is Sa'Bryn Atkins and I am a resident of the Sundance Subdivision which directly borders the proposed Barber Farms Subdivision. I am reaching out today to oppose the Barber Farms Proposed Zoning Change #1074. I oppose this request for the following reasons:

As a mother to two little girls I am concerned about the traffic increase on 48th st (already a very busy road) with this subsidized housing going in. It will increase the traffic and that road does not need to be any busier. It will increase the risk of accidents which is not something I want with children. Also, being able to afford a house in Billings is hard enough. I'm concerned this new development will decrease the worth of our house.

Thank you,

## Husman, Karen

---

**From:** Jenna Banderob <jennabanderob@hotmail.com>  
**Sent:** Tuesday, November 4, 2025 9:46 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Zoning Request #1074



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### Jenna and Kohl Banderob

4647 Sunburst Lane  
Billings, MT 59106  
jennabanderob@hotmail.com

**11/4/2025**

**To:** Billings Zoning Board Commission Members

**Subject:** Opposition to Proposed Zoning Change for Barber Farms Zoning Request #1074

Dear Members of the Zoning Board,

I am writing to express my opposition to the proposed zoning change for Barber Farms #1074. As a resident of a bordering subdivision, I am concerned that the proposed development does not align with the character and established design of the surrounding neighborhoods.

Our community currently consists of single-family homes on approximately 0.34-acre lots. The proposed zoning would introduce a much higher residential density in a relatively small area. This level of density is incompatible with the existing subdivisions that define the area's residential character. This drastic change would alter the neighborhood's character and appearance, disrupting the uniformity and appeal that make it a desirable place to live.

While I understand the need for responsible growth, I urge the Board to consider developments that are consistent with the existing zoning and compatible with the surrounding lot sizes and housing patterns. Maintaining that balance ensures that new projects contribute positively to the community rather than detracting from its established identity.

Additionally, traffic along Central Avenue is already a significant concern, particularly with the ongoing development of the 44 West subdivision on the south side of Central. Adding even more density on top of that will further strain local infrastructure, increase congestion, and raise safety concerns for residents, pedestrians, and school traffic.

Beyond the traffic and safety concerns, a significant increase in housing density is likely to have an adverse impact on existing property values. The proposed zoning would alter the overall appeal and character of the neighborhood, diminishing the stability and investment that current homeowners have worked hard to maintain.

Thank you for your time and for considering the perspectives of current residents who care deeply about our neighborhood's character and long-term livability.

Sincerely,

Jenna and Kohl Banderob

## Husman, Karen

---

**From:** Crystal Garland <crystalmgarland@yahoo.com>  
**Sent:** Tuesday, November 4, 2025 9:45 AM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] I Oppose the Barber Farm Zone Change Application 1074

Hello,

As a resident of Cloverleaf Meadows, I oppose the Barber Farm Zone Change Application 1074 because of the heightened traffic and congestion that will result. There is currently insufficient infrastructure to account for the current residents, let alone a dramatic increase in residents.

Additionally, the zoning proposal does not provide for adequate park systems and green space. They seek instead to pack more housing into a confined area.

Further, the Barber Farms lot is surrounded on 3 sides by N3 and N4 residential homes. As proposed, the Barber Farms Subdivision would be radically different from the surrounding neighborhoods. As a compromise, I would be open to a gentle transition between N3 zoned lots on the perimeter of the Barber Farms Subdivision transitioning into denser N2 lots in the middle. This would help to ensure the neighborhood matches the communities it borders.

Sincerely,

Crystal Miller  
840 Bluegrass Drive East  
Billings, MT 59106

## Husman, Karen

---

**From:** Nick Atkins <nickatkins402@gmail.com>  
**Sent:** Tuesday, November 4, 2025 9:39 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Barber Farms Proposed Zoning Change #1074



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Good morning Zoning Board Commission Members,

My name is Nick Atkins and I am a resident of the Sundance Subdivision which directly borders the proposed Barber Farms Subdivision. I am reaching out today to oppose the Barber Farms Proposed Zoning Change #1074. I oppose this request for the following reasons:

- The zoning change will allow high density housing right next to Large Lot Suburban Neighborhoods. High density housing that is surrounded by N3 and N4 housing is inconsistent and doesn't complement existing neighborhoods. I see the need for high density housing, but it should be on land that is separated by a major road.
- This zoning change will greatly increase traffic in our neighborhood and traffic on Central and 48<sup>th</sup> street. Each resident pays monthly HOA fees for our park and other amenities. I worry that if a high-density subdivision goes in right next to our subdivision, our park and amenities will be used by the new residents. I also worry about traffic safety on Central and 48<sup>th</sup> Street. These are already busy roads, and we haven't even seen the impact that will be made from the 44 West Subdivision that just began developing. I worry that this zoning change would make traffic dangerous and inefficient in the area.
- I am worried that our home values will decrease with this zoning change. Right now, are subdivision is surrounded by similar subdivisions that complement our neighborhood. This zoning change would allow 300+ duplex housing units in the middle of surrounding subdivisions that are nothing alike. I worry that because of the condensed housing, increased traffic and appeal of the area that our home values will suffer.

I appreciate you taking the time to read my email and all that you do for our communities. I hope my concerns are considered in your decision for this zoning request. If anything, I would love to find a compromise where instead of all duplexes/ high density housing, the developer agrees to build similar homes to those in Sundance on the outside of the development and then have denser housing on the inside.

Thank you,



## Husman, Karen

---

**From:** Sherri Maxwell <sherrimaxwell52@gmail.com>  
**Sent:** Tuesday, November 4, 2025 7:43 AM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Proposed zoning change

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



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Dear Zoning Board Commission Members:

My name is Sherri Marty. I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision. My understanding is that the Barber Farms zoning request would allow for higher-density housing, adding a minimum of 350 housing units compared to my Subdivision's approximately 125 homes.

I am writing to express my opposition to the proposed rezoning that would permit higher-density housing within our established residential community. Our area is already experiencing significant traffic congestion due to the rapid growth on the west end of Billings. Adding more high-density housing would further increase congestion, create safety concerns, and place additional strain on roads and local infrastructure. In addition, this rezoning would put a strain on the public services such as schools and emergency response.

I respectfully urge you to deny the zoning change request and preserve the integrity of our neighborhood. I sincerely appreciate you taking the time to read my email. I hope we can come to a compromise with the developer.

Sincerely,  
Sherri Marty  
392 Light Stream Lane  
Sundance Subdivision

--

Sherri Marty  
Speech-Language Pathologist  
[\(406\) 371-6662](tel:4063716662)

## Husman, Karen

---

**From:** Jack W <digsrocks@hotmail.com>  
**Sent:** Tuesday, November 4, 2025 6:08 AM  
**To:** Husman, Karen; Berns Brenda  
**Subject:** [EXTERNAL] Objection to proposed Zone Change 1074; Barber Farm Subdivision Tract

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

ATTN: City of Billings Zoning Commission

This email is to formally request the City of Billings Zoning Commission to deny the proposed Billings Zone Change 1074 of the tract known as the Barber Farm Subdivision (hereinafter "Barber Farm tract"). This tract is described as the E1/2SW1/4 of Section 3, T. 1 S., R. 25 E., Principal Meridian, Montana, and encompasses approximately 55.46 acres. A public hearing of Zone Change 1074 will be held by the Billings Zoning Commission on November 4, 2025, in the Billings City Hall, 5th Floor Council Room.

The proposed Billings Zone Change, if approved as submitted, will change the existing Agriculture zoning of the Barber Farm tract to a mixture of CMU1, NX1, N2, and P1 zoning. The proposed Zone Change of the Barber Farm tract is not in the public interest.

I own property and live in the Cloverleaf Meadows Subdivision located adjacent to and to the north of the Barber Farm tract. I and others will be adversely affected if the requested Zone Change is approved as proposed.

The reasons for my request to deny the proposed Barber Farm tract Zone Change include the following:

1) The proposed increased dwelling density re-zoning of the subject Barber Farm tract does not promote compatible urban growth. Furthermore, the proposed new zoning ignores the character of nearby homes and the district. The proposed N2 and NX1 rezoning of the Barber Farm tract is highly incompatible with the existing single-family dwellings on one-acre-plus size lots in the adjacent Cloverleaf Meadows subdivision (zoned Rural Residential). If approved as proposed, the rezoning of the Barber Farm tract will likely result in a significant decrease of property value for myself and for other property owners in the adjacent Cloverleaf Meadows Subdivision.

Although I object to the proposed Zone Change 1074 of the Barber Farm tract, I have no objection to a Zone Change of the Barber Farm tract to Rural Residential (RR1) (1.00 to 2.99 acres/lot) with a single dwelling on each RR1 lot. Such a zone change would be compatible with the character of existing nearby homes in the district and would be in the overall best public interest.

2) The proposed rezoning of the subject Barber Farm tract will not promote health, public safety, and general welfare if access to the subject tract is granted via a new road connection to Bluegrass Drive West located at the southern end of the Cloverleaf Meadows Subdivision. Bluegrass Drive West is not designed to handle an increased traffic load. Creation of direct road access to Bluegrass Drive West via a newly constructed extension of Broadwater Avenue or to the subject Barber Farm tract will increase traffic density and create potentially hazardous traffic situations for the many children and others who recreate in Yellowstone County's Cloverleaf Meadows Park located on Bluegrass Drive West. It will also create hazardous traffic situations for Cloverleaf Meadows Subdivision's residents, such as myself, who enjoy quiet and peaceful walks along the subdivision's existing road system.

I request this email objection is included in the record of public comments to the requested relief to rezone the subject Barber Farm tract.

## Husman, Karen

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**From:** Laurie Metzger <jnl22584@gmail.com>  
**Sent:** Tuesday, November 4, 2025 2:23 PM  
**To:** Husman, Karen  
**Subject:** [EXTERNAL] Barber Farms zoning change #1074

Good afternoon. Our names are John and Laurie Metzger, and we are residents of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision. We oppose the current plan, for the following reason:

The new subdivision needs to have more single family homes that will complement our neighborhood. We appreciate you taking the time to read our email. We don't want to be forgotten in your decision.

Thank you,  
John and Laurie Metzger  
Sent from my iPad

## Husman, Karen

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**From:** Lory Olson <lrosene22@att.net>  
**Sent:** Tuesday, November 4, 2025 4:38 PM  
**To:** Berns Brenda; Husman, Karen  
**Subject:** [EXTERNAL] Barber Farm Subdivision



### This message needs your attention

- This is a personal email address.
- This is their first email to your company.

[Report this Email or Mark as Safe](#)

Powered by Mimecast

Dear Zoning Board Commission Members:

My name is Lorraine Olson, and I am a resident of the Sundance Subdivision, which directly borders the proposed Barber Farms subdivision.

I oppose the current plan, for the following reasons:

- Not compatible with the character of the surrounding residential subdivisions;
- Not enough parks, trails, and green space;
- Concerned about the increased traffic along Central Avenue, especially now that the 44 West Subdivision on the south side of Central is being built;
- Not enough infrastructure for bike riders and pedestrians to get to nearby schools, grocery stores
- Concerns about impact on property values, because the project is progressing too quickly;
- Concerns about the aesthetics of the project;

I sincerely appreciate you taking the time to read my email. I do not want to be forgotten in your decision. I hope we can come to a compromise with the developer, where the above issues are weighed before decisions are made.

Thank you for your consideration,

Lorraine Olson

**RESOLUTION 25- \_\_\_\_\_**

**A RESOLUTION OF THE CITY OF BILLINGS APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP FOR PROPERTY LOCATED AT PARCEL 1A OF CERTIFICATE OF SURVEY 1007, S03, T01 S, R25 E**

WHEREAS, Diane Lynn Browne, Donna Marie Barber-Schneider, Karin Ellen Barber ("the Applicant") filed an application for a zone change on October 1, 2025, to amend the Official Zoning Map; and

WHEREAS, the property is legally described as:, PARCEL 1A, C.O.S. 2007 in S03, T01 S, R25 E to be known as Lot 3 of Barber Farm Subdivision; the property is currently zoned as Agriculture (A); the Applicant proposes to change the zoning to Corridor Mixed Use 1 (CMU1), Neighborhood Mixed Use 1 (NX1), Mid Century Residential (N2) and Parks and open space 1 (P1); and

WHEREAS, a public hearing was held on November 4, 2025, before the Zoning Commission to consider the application, with all interested parties given an opportunity to be heard; the Zoning Commission has made findings of fact and recommended approval of the zone change, as reflected in the staff report dated November 4, 2025; and

WHEREAS, the City Council has reviewed the application, the staff report, the findings of the Zoning Commission, and held a public hearing on November 24, 2025, and considered public testimony; and

WHEREAS, the City Council has determined that the proposed Zone Change 1074 is consistent with the City Growth Policy, will promote public health, safety, and general welfare, and is suitable for the area.

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

1. MAP AMENDMENT APPROVAL. That the zone change application to amend the Official Zoning Map for the property legally described above is hereby APPROVED.
2. AMENDMENT. That the zoning designation for the property located at on PARCEL 1A, C.O.S. 2007 S03, T01 S, R25 E, to be known as Lot 3 of Barber Farm Subdivision is hereby changed from Agriculture (A) to Corridor Mixed Use 1 (CMU1), Mixed Residential 1 (NX1), Mid Century Residential (N2) and Parks and open space 1 (P1). Per Exhibit A.
3. ZONING MAP. That the Official Zoning Map of City of Billings shall be amended to reflect this change.

4. NOTICE OF HEARING. On Monday, November 24, 2025, at 5:30 o'clock p.m., or as soon thereafter as the matter could be considered on the agenda in the Council Chambers of the City Hall, Billings, Montana, the City Council heard public testimony before considering adoption of this resolution. The City Clerk published notice of the public hearing twice, at least six (6) days separating each publication in a newspaper of general paid circulation with a periodicals mailing permit. The final publication was made no less than 5 days prior to the hearing as provided in Section 7-11-4127, MCA

5. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED by the City Council on the 24<sup>th</sup> day of November 2025.

CITY OF BILLINGS

BY: \_\_\_\_\_

William A. Cole, Mayor

Attest:

BY: \_\_\_\_\_

Denise R. Bohlman, City Clerk

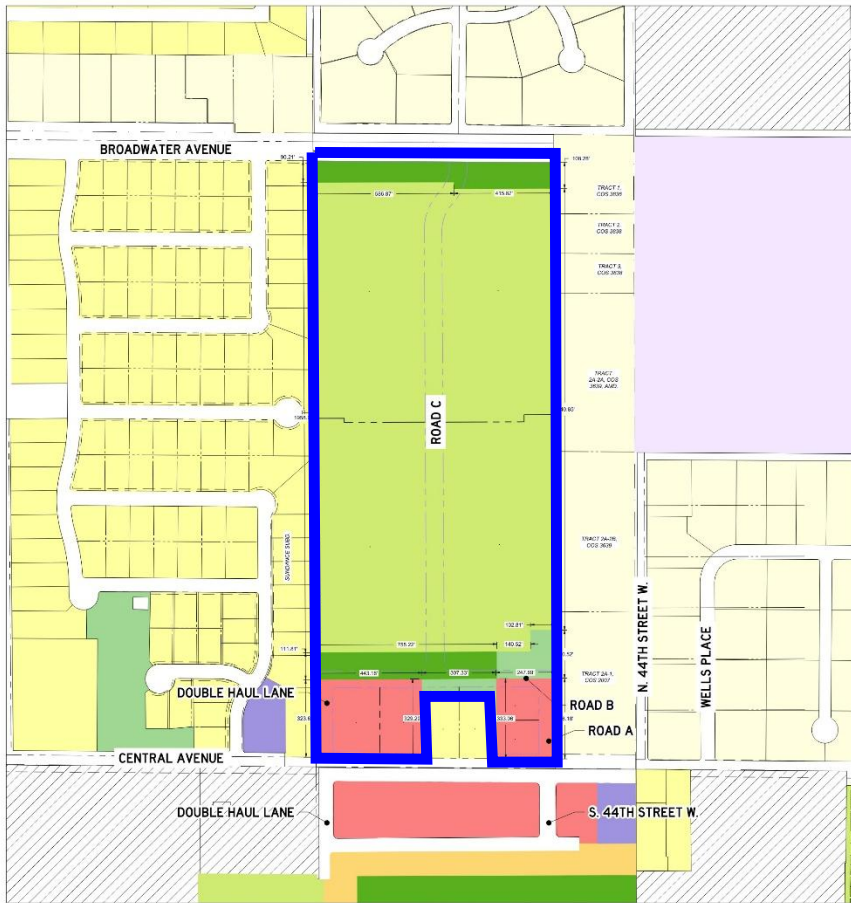
# EXHIBIT A

## PROPOSED PLANNED NEIGHBORHOOD DEVELOPMENT FOR LOT 3 OF BARBER FARM SUBDIVISION LOCATED SW 1/4 OF SECTION 3, T 01 S, R 25 E, P.M.M. YELLOWSTONE COUNTY, MT



PREPARED FOR:  
PREPARED BY: PERFORMANCE ENGINEERING, LLC

| ZONING INFORMATION |       |            |
|--------------------|-------|------------|
| ZONING DISTRICT    | ACRES | PERCENTAGE |
| CMU 1              | 5.22  | 9.4        |
| N2                 | 44.51 | 80.3       |
| NX1                | 4.16  | 7.5        |
| P1                 | 1.56  | 2.8        |
| TOTAL              | 55.46 | 100.0      |



### ZONING LEGEND

|  |                               |  |                                              |  |                                              |  |                                           |
|--|-------------------------------|--|----------------------------------------------|--|----------------------------------------------|--|-------------------------------------------|
|  | A - Agricultural (10+ acres)  |  | N4 - Large Lot Suburban Neighborhood         |  | NX2 - Mixed Residential 2 (2-8 du/structure) |  | PD - Planned Development                  |
|  | CMU1 - Corridor Mixed-Use     |  | NMU - Neighborhood Mixed-Use                 |  | P1 - Open Space, Parks, Recreation           |  | RR1 - Rural Residential (1 to 2.99 acres) |
|  | N2 - Mid-Century Neighborhood |  | NX1 - Mixed Residential 1 (1-4 du/structure) |  | P2 - Public-Civic-Institutional              |  | RR3 - Rural Residential (3 to 9.9 acres)  |



PE-COLOR-CTB  
 8/25/2025 3:13:58 PM  
 Z:\Projects\2025\27-Barber-Development\CA\00\06-ExhibitA\27-Barber-PND-Zoning-Map.dwg

**City Council Regular**

**Date:** 11/24/2025  
**Title:** Annexation Agreement with Donna Barber-Schneider, Diana Browne, and Karin Barber  
**Presented by:** Debi Meling  
**Department:** Public Works  
**Presentation:** No  
**Legal Review:** Yes  
**Project Number:** N/A

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**RECOMMENDATION**

Staff recommends that the City Council approve the Annexation Agreement with Donna Barber-Schneider, Diana Browne, and Karin Barber.

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

City Council will consider the annexation of Lots 3 and 4, Barber Farm Subdivision. The property to be annexed is located along the north side of Central Avenue, east of 48th Street West and immediately north of property recently annexed into the City in 2024. Typically, as a condition of approval of the annexation, the property owner enters into an Annexation Agreement with the City of Billings outlining necessary public improvements. The Annexation Agreement outlines the off-site improvements necessary for development, including access to the site, construction of water, sanitary sewer, and storm drain. The Annexation Agreement provides for City-required off-site improvements should the property be annexed and developed without a subdivision plat. The Annexation Agreement for this Council action generally includes the following conditions or improvements:

- Requirement for access;
- Requirements for timing and extension of the sanitary sewer main from the southern boundary of the property to Central Avenue;
- Requirements for timing, extension, and oversizing of the water main within the subdivision and along the Broadwater Avenue property frontage;
- Requirements for right-of-way dedication;
- Requirements for construction of a sidewalk along Central Avenue; and
- Outlines requirements for a traffic impact study.

**ALTERNATIVES**

City Council may:

- If the annexation is approved, then approve the Annexation Agreement with the property owner; or
- Not approve the Annexation Agreement. If the agreement is not approved within 45 working days, the annexation would be nullified as per the annexation resolution.

**FISCAL EFFECTS**

There is one requirement of the Annexation Agreement that would not be required upon site development. Section 5 requires the dedication of public right-of-way, if needed.

The only financial impact to the CITY of the Annexation Agreement is the compensation for the oversize of the water main extension within the development and along Broadwater Avenue estimated on the order of \$650,000. The City budgets for these costs annually. The developer may request a compensation agreement in the future at the time of development for further Council action.

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**Attachments**

Annexation Agreement

Return to:  
Performance Engineering  
3412 Colton Boulevard, Billings, MT 59102

## ANNEXATION AGREEMENT

**THIS ANNEXATION AGREEMENT** is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and between Donna Barber-Schneider, Diana Browne, and Karin Barber, PO Box 121, Hogeland, MT 59529 hereinafter referred to as "DEVELOPER," and THE CITY OF BILLINGS, MONTANA, a municipal corporation, c/o City Hall, 316 North 26<sup>th</sup> Street, Montana, 59101, hereinafter referred to as the "CITY." DEVELOPER and CITY are sometimes referred to in this Agreement individually as "Party" and collectively as the "Parties."

**WHEREAS**, DEVELOPER is the owner of certain real property situated in Yellowstone County, Montana, more particularly described as follows:

Lot 3 and Lot 4 of Barber Farm Subdivision situated in the E ½ of the SW ¼ of Section 03, Township 01 South, Range 25 East, P.M.M., Yellowstone County, Montana.

Above referenced property is hereinafter referred to as "Developer Tract"

**WHEREAS**, DEVELOPER has submitted to the City a Petition for Annexation to the City for Developer Tract; and

**WHEREAS**, DEVELOPER desires to annex Developer Tract to the City; and

**WHEREAS**, DEVELOPER is proposing to develop the Developer Tract in phases over time; and

**WHEREAS**, CITY has approved the Petition for Annexation by Resolution No. \_\_\_\_\_ for the Developer Tract contingent upon an Annexation Agreement being executed between CITY and DEVELOPER to identify required off-site infrastructure improvements and guarantees of those improvements.

**NOW THEREFORE**, in consideration of the mutual promises and covenants contained herein, the Parties do hereby agree as follows:

1. Roads and Access. The Developer Tract will be accessed by way of two public accesses from Central Avenue and one public access from Broadwater Avenue.
2. Sanitary Sewer. The Developer Tract will be served by proposed sanitary sewer improvements. Developer will be required to extend an 8-inch sanitary sewer throughout the development to be connected into the existing sanitary sewer located in Central Avenue. The 8-inch sanitary sewer main is required to be extended to the eastern boundary of the development within Broadwater Avenue right-of-way north of Lot 4 Barber Farm Subdivision.

DEVELOPER shall be responsible for payment of the City wastewater system development fee prior to the issuance of any building permits.

3. Water. The Developer Tract will be served by proposed water lines. Developer will be required to extend a 24-inch water main and appurtenances from Central Avenue to Broadwater Avenue. The water main shall be extended in Broadwater to the eastern boundary of the Developer Tracts located in the 40-foot right of way north of Lot 4 Barber Farm Subdivision. The construction of water main will done in phases. Prior to commencement of Phase II, if the City elects to construct the water main from within the Barber Farm Subdivision to Broadwater Avenue and then to Grand Avenue, the developer will be required to dedicate Lot 4 Barber Farm Subdivision to the public prior to the water main construction and also dedicate the north-south collector street right-of-way from Central Avenue to Broadwater Avenue to the public.

Developer may submit a compensation agreement to oversize the water main to a 24-inch water main in accordance with the City of Billings Rules and Regulations Governing Water and Sanitary Sewer.

DEVELOPER shall be responsible for payment of the City water system development fee prior to the issuance of any building permits.

4. Storm Drain. The DEVELOPER will manage storm drainage within the Developer Tract in accordance with the City of Billings Stormwater Management Manual (2018).
5. Right-of-Way. Public Right-of-Way will be dedicated to the City of Billings in accordance with the 2018 Billings Urban Area Long Range Transportation

Plan and in accordance with the City of Billings Subdivision Regulations. Developer is required to dedicate 20-feet of right of way along Central Avenue and a collector street right-of-way from Central Avenue to Broadwater Avenue. Developer is also required to dedicate Lot 4 Barber Farm Subdivision as public right-of-way at the time of the annexation of Lot 4 Barber Farm Subdivision or at the time of the water main construction, depending on what comes first.

6. Street Improvements. DEVELOPER will be required at the time of development to construct all interior public streets to City Standards. Developer will required to construct Broadwater Avenue with at least 30-foot asphalt width along with curb and gutter along the south side. A traffic impact study is required for the development. All improvements identified within the traffic impact study must be completed by Developer. This may include, but not limited to, turn lanes along Central Avenue and traffic calming improvements within the development. All other improvements, including widening and curb and gutter, will be included in the waiver of right to protest.

DEVELOPER shall be responsible for the maintenance of the sidewalk and/or trail after construction.

7. Sidewalk or Multi-use Trail. A sidewalk/multi-use trail will be required to be constructed at the expense of the DEVELOPER along Central Avenue.

DEVELOPER shall be responsible for the maintenance and replacement of the sidewalk and/or trail after construction.

8. Future Intersection Contributions. A traffic impact study will be required for the development. The preparation of the traffic impact study and any fees to mitigate impacts to future intersection improvements will be at the expense of the DEVELOPER.

9. Public Improvements. Should the City perform improvements listed in the Agreement or not listed in the Agreement benefitting the Developer Tract, the CITY shall rely on the attached Waiver filed concurrently herewith, to ensure the installation of any or all remaining public improvements. Said improvements shall include, but not be limited to, construction, reconstruction or maintenance of streets, curbs, gutter, concrete ribbons, sidewalks, multi-use trails, driveways, survey monuments, street name signs, street lights, street light energy and maintenance, parks and parks maintenance, traffic control devices on-site and off-site inclusive as determined by an overall traffic accessibility study, specific realignments or

relocation of sanitary sewer lines and water lines, valley gutters, culverts, storm sewer lines, if any, either within or without the area, and other improvements which the City of Billings may require. The attached Waiver, waiving the right to protest the creation of one or more Special Improvement Districts, by this reference is expressly incorporated herein and part hereof. All of the Developer properties can be included in a Special Improvements District for improvements identified in Annexation Agreement regardless of location of individual properties in relation to the improvements.

10. Annexation. The Developer has requested to develop and annex the property in phases. The annexation is subject to the following conditions of approval:
  - a. Phase 1 shall be considered annexed effective immediately upon approval of the mutually agreed upon Annexation Agreement.
  - b. Phase 2 annexation will require a written request from the developer to the Planning Division. The request shall refer to the document number of this filed resolution and expressly state the landowners desire to immediately include the property within city limits to be developed in accordance with the Planned Neighborhood Development. If deemed necessary, the City may bring forward a subsequent Resolution of Annexation for the City Council's review specifically related to Phase 2. Since both phases were included in the original petition, no new annexation petition fees will be collected by the Planning Division. Further, in no circumstance shall development of any kind (excepting and allowing City-installed water, sanitary sewer, or storm drain) to commence prior to the City accepting the written request and notification to the Department of Revenue (DOR), City of Billings Geographic Information Services (GIS) and the Yellowstone County Clerk and Recorder. If the Phase 2 written request has not been submitted within seven years of the date of this Resolution, the property will automatically be included in the City Limits. The City will initiate this annexation through notification to the DOR.
  - c. 

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Upon the approval of a subdivision associated with this Annexation and Planned Neighborhood Development, the Annexation Resolution may be amended by City Council to reflect any new phasing boundaries to be consistent with the required Subdivision Improvement Agreement and plat.
  - d. If the conditions are not satisfied, or the developer requests changes inconsistent with the approval in the Resolution of Annexation, any new

requests for the property legally described within this resolution shall be processed as a new petition of annexation.

11. Compliance. Nothing herein shall be deemed to exempt the Developer Tract from compliance with any current or future City laws, rules, regulations, or policies that are applicable to the development, redevelopment, or use of the subject property.
12. Runs with Land. The covenants, agreements, and all statements in this Agreement and in the incorporated and attached Waiver shall run with the land and shall be binding on the heirs, personal representatives, successors, and assigns of the respective parties.
13. Attorney's Fees. 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, including those fees and costs of in-house counsel.
14. Amendments and Modifications. Any amendments or modifications of this Agreement shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the day and year first above written.

“DEVELOPER”

Donna Barber-Schneider

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF MONTANA     )

:ss

County of Yellowstone     )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for the State of Montana, personally appeared \_\_\_\_\_, known to me to be the person who signed the foregoing instrument , and who acknowledged to me that said DEVELOPER executed the same.

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

\_\_\_\_\_  
Notary Public in and for the State of Montana  
Printed name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Diana Browne

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF MONTANA     )  
                                          :ss  
County of Yellowstone     )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for the State of Montana, personally appeared \_\_\_\_\_, known to me to be the person who signed the foregoing instrument , and who acknowledged to me that said DEVELOPER executed the same.

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

\_\_\_\_\_  
Notary Public in and for the State of Montana  
Printed name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission expires:

Karin Barber

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF MONTANA     )  
                                          :ss  
County of Yellowstone     )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for the State of Montana, personally appeared \_\_\_\_\_, known to me to be the person who signed the foregoing instrument , and who acknowledged to me that said DEVELOPER executed the same.

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

\_\_\_\_\_  
Notary Public in and for the State of Montana  
Printed name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

\_\_\_\_\_



**WAIVER OF RIGHT TO PROTEST**

**FOR VALUABLE CONSIDERATION**, the undersigned, Owner of the hereinafter described real property, does hereby waive the right to protest the formation of one or more Special Improvement Districts (SID) for the construction, reconstruction or maintenance of streets, curbs, gutter, concrete ribbons, sidewalks, multi-use trails, driveways, survey monuments, street name signs, street lights, street light energy and maintenance, parks and parks maintenance, traffic control devices on-site and off-site inclusive as determined by an overall traffic accessibility study, specific realignments or relocation of sanitary sewer lines and water lines, valley gutters, culverts, storm sewer lines, if any, either within or without the area, and other improvements which the City of Billings may require.

The Waiver and Agreement shall run with the land and shall be binding upon the undersigned, its successors and assigns, and shall be recorded in the office of County Clerk and Recorder of Yellowstone County, Montana.

The real property hereinabove mentioned is more particularly described as follows:

Lot 3 and Lot 4 of Barber Farm Subdivision situated in the E 1/2 of the SW 1/4 of Section 03, Township 01 South, Range 25 East, P.M.M., Yellowstone County, Montana.

“DEVELOPER”

Donna Barber-Schneider

By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF MONTANA        )  
                                          :ss.  
County of Yellowstone    )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for the State of Montana, personally appeared \_\_\_\_\_, known to me to be the person who signed the foregoing instrument as the \_\_\_\_\_ of *Developer* and who acknowledged to me that said DEVELOPER executed the same.

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

\_\_\_\_\_  
Notary Public in and for the State of Montana  
Printed name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Diana Browne

By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF MONTANA        )  
                                          :ss.  
County of Yellowstone        )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for the State of Montana, personally appeared \_\_\_\_\_, known to me to be the person who signed the foregoing instrument as the \_\_\_\_\_ of *Developer* and who acknowledged to me that said DEVELOPER executed the same.

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

\_\_\_\_\_  
Notary Public in and for the State of Montana  
Printed name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Karin Barber

By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF MONTANA        )  
                                          :ss.  
County of Yellowstone        )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public in and for the State of Montana, personally appeared \_\_\_\_\_, known to me to be the person who signed the foregoing instrument as the \_\_\_\_\_ of *Developer* and who acknowledged to me that said DEVELOPER executed the same.

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

\_\_\_\_\_  
Notary Public in and for the State of Montana  
Printed name: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**City Council Regular**

**Date:** 11/24/2025  
**Title:** Annexation 25-06, Ward Boundary Ordinance 1st Reading and Public Hearing  
**Presented by:** Hunter Kelly, Planner 1  
**Department:** Planning & Community Services  
**Presentation:** No  
**Legal Review:** Not Applicable  
**Project Number:** PZX-25-00064

**RECOMMENDATION**

Staff recommends the City Council hold a public hearing and approve this ordinance on first reading, adding recently annexed property to Ward IV.

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

Performance Engineering, on behalf of Donna Maria Barber-Schneider, Diana Lynee Browne, and Karin Ellen Barber, submitted a petition to annex land using the provisions of Section 7-2-4600, MCA. The property is located north of Central Avenue, south of Broadwater Avenue, and west of 44th Street West. The land being annexed is described as being Lot 3 and Lot 4 of Barber Farm Subdivision situated in the E 1/2 of the SW 1/4 of Section 03, Township 01 South, Range 25 East, P.M.M., Yellowstone County, Montana, more particularly described as follows: Beginning at the south quarter corner of said Section 03; thence N77° 45'51"W a distance of 341.83 feet, said point being the Point of Beginning; thence N00° 10'29"W following the eastern boundary of the subdivision a distance of 2485.83 feet; thence N89° 39'13"W following the southern boundary of the right-of-way for Broadwater Avenue a distance of 1003.01 feet; thence S00° 18'05"E following the eastern boundary of Sundance Subdivision a distance of 2484.62 feet; thence 589° 34'51"E following the northern boundary of the right-of-way for Central Avenue a distance of 462.61 feet; thence N00° 11'49"W a distance of 260.74 feet following the western boundary of Lot 1 of Barber Farm Subdivision; thence 589° 34'51"E following the northern boundary of Lots 1 and 2 of Barber Farm Subdivision a distance of 267.35 feet; thence S00° 11'49"E along the eastern boundary of Lot 2 of Barber Farm Subdivision a distance of 260.74 feet; thence 589° 34'51"E along the northern boundary of the right-of-way for Central Avenue a distance of 267.57 feet back to the Point of Beginning, including all adjacent rights-of-way. Said Annexation containing 55.46 acres net more or less.

Upon Council approval, this annexation requires a change in the boundaries of Ward IV. Two readings are required for this action. The first reading and public hearing is scheduled for this meeting. Upon approval, the second reading will occur December 8, 2025.

**ALTERNATIVES**

City Council may:

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

**FISCAL EFFECTS**

This application has no financial impact on the Planning Division Budget.

**Attachments**

Ward Boundary Ordinance

**ORDINANCE NO. 25-\_\_\_\_\_**

AN ORDINANCE OF THE CITY OF BILLINGS, AMENDING BILLINGS MUNICIPAL CODE, CHAPTER 11, ELECTIONS, IN PARTICULAR, SECTION 11-102(c), WARD BOUNDARIES; AND CHANGING THE WARD BOUNDARIES ESTABLISHED THEREIN BY ADDING CERTAIN NEWLY ANNEXED REAL PROPERTY TO WARD IV PROVIDING FOR CERTIFICATION AND REPEALING OF ALL ORDINANCES AND RESOLUTIONS INCONSISTENT THEREWITH.

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

1. AMENDMENT. Pursuant to Billings Municipal Code, Section 11-102(c) and the State Law, Billings Municipal Code, Section 11-102(c) Ward Boundaries is hereby amended by adding to Ward IV the following described real property:

Lot 3 and Lot 4 of Barber Farm Subdivision situated in the E 1/2 of the SW 1/4 of Section 03, Township 01 South, Range 25 East, P.M.M., Yellowstone County, Montana, more particularly described as follows: Beginning at the south quarter corner of said Section 03; thence N77° 45'51"W a distance of 341.83 feet, said point being the Point of Beginning; thence N00°10'29"W following the eastern boundary of the subdivision a distance of 2485.83 feet; thence N89° 39'13"W following the southern boundary of the right-of-way for Broadwater Avenue a distance of 1003.01 feet; thence S00°18'05"E following the eastern boundary of Sundance Subdivision a distance of 2484.62 feet; thence 589°34'51"E following the northern boundary of the right-of-way for Central Avenue a distance of 462.61 feet; thence N00°11'49"W a distance of 260.74 feet following the western boundary of Lot 1 of Barber Farm Subdivision; thence 589°34'51"E following the northern boundary of Lots 1 and 2 of Barber Farm Subdivision a distance of 267.35 feet; thence S00°11'49"E along the eastern boundary of Lot 2 of Barber Farm Subdivision a distance of 260.74 feet; thence 589°34'51"E along the northern boundary of the right-of-way for Central Avenue a distance of 267.57 feet back to the Point of Beginning, including all adjacent rights-of-way.

Said Annexation containing 55.46 acres net acre more or less.

(# 25-06) See Exhibit "A" Attached

2. EFFECTIVE DATE. This ordinance shall be effective either thirty (30) days after second reading and final adoption as provided by law, or upon the effective date of Resolution No. 25-\_\_\_\_\_ approving the annexation of the above territory, whichever date is later.

3. REPEALER. All other ordinances, sections of the Billings Municipal Code and ordinances inconsistent herewith are hereby repealed.

4. CERTIFICATION. Pursuant to M.C.A. Section 13-3-103, the above change and alteration is hereby certified to the election administrator by the City Council, and the City Administrator or his designee is hereby directed to certify the changes and alterations and to deliver a map showing the boundaries of the ward, the streets, avenues and alleys by name and the ward by number, to the election administrator not more than ten (10) days after the effective date of this ordinance.

PASSED by the City Council on the first reading this 24<sup>th</sup> day of November, 2025.

PASSED by the City Council on the second reading this 8<sup>th</sup> Day of December, 2025.

THE CITY OF BILLINGS:

\_\_\_\_\_  
William A. Cole, MAYOR

ATTEST:

BY: \_\_\_\_\_  
Denise Bohlman, CITY CLERK

(#25-06)

