

****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."

WORK SESSION AGENDA

NEW COUNCIL CHAMBERS
316 N. 26th St.

FEBRUARY 18, 2025

5:30 P.M.

CALL TO ORDER: Mayor Cole

PUBLIC COMMENT ON ALL ITEMS. This is the time to comment on any matter (Agenda or Non-Agenda) falling within the scope of the Billings City Council. There will also be time in conjunction with each agenda item for public comment relating to that item. You may only speak once for each item during the meeting.

Please note, the City Council cannot take action on any item of significant interest to the public that does not appear on the agenda. Comments are limited to three (3) minutes during each public comment period or as set by the Mayor. **Speaker sign-in required.** Please sign the roster at the cart located at the back of the Council chambers or at the podium.

1. Disposal of City Properties.

-Public Comment

HIGHLIGHT UPCOMING AGENDA ITEMS OF COUNCIL INTEREST:

COUNCIL DISCUSSION:

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.)*

ADJOURN:

Note:

- This meeting is an "informal" meeting of the City Council. The content of the Agenda is subject to change at the meeting.
- In the event there is a Closed Executive Session, the sole purpose is to discuss litigation strategy. The other parties to the case(s) discussed are not public bodies or associations as described in Section 2-3-203(1) and (2), MCA. The meeting is closed, as allowed by Section 2-3-203(4) (a), MCA, "to discuss a strategy to be followed with respect to litigation when an open meeting would have a detrimental effect on the litigating position" of the City of Billings.

City Council Work Session

Date: 02/18/2025
Title: Disposal of City Properties
Presented by: Kevin Iffland, Assistant City Administrator
Department: City Hall Administration
Presentation: Yes
Legal Review: No
Project Number: N/A

RECOMMENDATION

City staff recommends that the City Council review the attached list of City-owned properties, discuss priorities for potential property disposition, and provide direction to staff regarding the next steps in this process.

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

In May 2022, Council Member Ruspis proposed an initiative directing city staff to take the following actions within 90 days:

- Compile a comprehensive list of City-owned properties;
- Develop a structured process to solicit development proposals for underutilized properties; and
- Identify costs associated with property disposition.

As part of this effort, a Geographic Information System (GIS) map was created to visually represent city-owned properties that could potentially be disposed of. However, due to staffing limitations, no further progress was made at that time. The GIS Map can be accessed at this link: <https://billings.maps.arcgis.com/apps/webappviewer/index.html?id=150d79100b924cb78e616bdc61b135a3>

This map is also a work in progress and is being updated with additional information as it is available and able to be placed onto the map.

Recognizing the need for a clear and consistent process for property disposition, the City initiated an update to Billings Municipal Code ARTICLE 22-900 -- SALE, EXCHANGE, OR DONATION OF CITY REAL PROPERTY in September 2023. This process culminated in a complete revision of Article 22-900, which was approved following a second reading on November 27, 2023.

At the December 2024 City Council Work Session, the topic of City property disposal was revisited, accelerating efforts to move this initiative forward. As a result, the GIS map was updated to reflect the most recent staff recommendations.

Council Members from Wards 1, 2, and 5 conducted site visits in their respective districts, assessing City-owned properties and providing insights into potential dispositions. Their observations and recommendations have been incorporated into the draft master list of City-owned properties, which is attached. This list remains a work in progress, requiring further verification and updates.

STAKEHOLDERS

The following stakeholders have been identified as key participants in the discussion and decision-making process regarding the disposal of City properties:

City Council: Establishes policy direction and priorities for property disposition.

City Administration: Facilitates the evaluation, mapping, and reporting of City-owned properties.

Legal Department: Ensures compliance with municipal codes and property transaction regulations.

Community Development & Planning: Assesses potential development opportunities and zoning implications.

Finance Department: Evaluates financial impacts and revenue potential from property sales or transfers.

Local Developers & Investors: May express interest in acquiring and developing City-owned properties.

Neighborhood Associations & Residents: Provide input on how property disposition may impact the community.

Non-Profit Organizations: May be interested in property acquisition for community-focused initiatives

ALTERNATIVES

Proceed with discussions: The City Council may use this session to outline specific objectives and priorities for property disposition, guiding staff on the next steps.

Defer further action: If additional research or community engagement is needed, Council may choose to postpone decisions until more information is available.

Modify the approach: Based on Council feedback, adjustments can be made to the list, process, or criteria for property disposition.

FISCAL EFFECTS

This discussion itself does not have any direct fiscal impact. However, future property dispositions could result in financial implications, including potential revenue from sales, ongoing maintenance cost reductions, and economic development opportunities.

SUMMARY

The City Council is asked to review the attached draft list of City-owned properties, discuss priorities and considerations for property disposition, and provide staff with direction on the next steps. Establishing clear objectives will enable the City to move forward with a structured, efficient, and community-focused property disposal process.

Attachments

City Property List
22-900

City Owned Property	Tax ID #	Acres	Zoning Current	Zoning Possible for Development	Gen Address	Deeded as	Land Issues	Council Member Notes
Rimrocks Park (Wilshire)	A06409A	2.3566	Public 1 (P1)	N3	Kiwanis Ave	Durland Heights Sub Park	Slopes, rock fall	
Afflerbough Park	A09126C	1.8831	Public 1 (P1)	N3	Shamrock Ln	Hilltop Sub 2nd Park	Soil, slopes	
Afflerbough Park	A09158D	4.2300	Public 1 (P1)	N3	Shamrock Ln	Hilltop Sub 2nd Park	Soil, slopes	
Aronson Park	A10566	0.6592	Public 1 (P1)	N3	Quiet Water Ave	Part of original Aronson ROW	No access strip, soils	
Logan Park	A13372C	1.9285	Public 1 (P1)	N3 or NO	Alkali Creek Rd	unknown	Arterial streets - narrow lot	No clear public benefit
Dick Logan Park	A13375	4.0824	Public 1 (P1)	N3	Alkali Creek Rd	Deed to City from Brian Kurth 2007	Steep access from Alkali Creek Rd	
Dick Logan Park (Yellowstone County)	A13383A	2.9248	Public 1 (P1)	N3	Alkali Creek Rd	Rolle Sub Park deeded to the County	Dirt Rd access used to access BBWA siphon area	
Ramada Park	A20235A	1.1877	Public 1 (P1)	N3 or N2	Morledge or Ramada	Pineview and Silverwood Park	High Ditch runs thru	
Golden View Park	A20948	1.8123	Public 1 (P1)	NX1 or NX2	Easy St	Golden View Sub Park	access is thru 20-ft easements	Designate for disposition. Difficult parcel - limited access, surrounded by generally rental properties. HomeFront is evaluating options. Could be useful park, if property owners open to SID/PMD. Need to be thoughtful about rental impact.
Rocky Village PUD Park	A21123	2.0035	Public 1 (P1)	N3	Augusta Ln	Rocky Village Sub Park	ROW over parcel	
Rocky Village PUD Park (Next to Rocky Mountain College Land)	A21131F	1.4756	Public 1 (P1)	N1-3; NX1-2	Village Ln	Rocky Village Sub Park	Legal - governed by PD agreement?	
Windsor Court Park	A21308	1.9923	Public 1 (P1)	RMH; N3	Windsor Circle	Windsor Imperial Sub Park	Condo Association	
Eagle Ridge Sub Park in Blk 2	A22333A	0.1047	Public 1 (P1)	N3 or N2	St Andrews Dr	Eagle Ridge Sub Park	Neighborhood Sign	Designate for disposition. Only A Sign-Turn over to HOA or establish a PMD, Last resort - sell to adjacent homeowner
Summerhill Park	A23218	2.9708	Public 1 (P1)	N3 or N2	Caravan or Walnut	Summerhil Sub Park	No streets exist	
Racquet Club Heights	A23232B	0.2730	Public 1 (P1)	NX1 or NX2	Arlene Circle	Planting Park on Rimrock	Value to adjacent townhomes but not for more development	
Racquet Club Heights	A23237A	0.3788	Public 1 (P1)	N3 or NX1	Zimmerman Trail	Racquet Club Sub Park	PD agreement? Value to adjacent owners but not for more development	
Yellowstone Racquet Club Common Area	A24343A	0.1194	Public 1 (P1)	N3 or NX1	Zimmerman Trail	Racquet Club Sub Park	PD agreement? Value to adjacent owners but not for more development	
Southgate area open space - Parks	A24742	0.9679	Public 1 (P1)	CX or CI	Parkway Ln	Southgate Sub Park	Linear Park - value to adjacent owners	
Southgate open space	A24762	2.6652	Public 1 (P1)	CX or CI	Parkway Ln	Southgate Sub Park	Linear Park - value to adjacent owners	
Parkland West Park	A25156A	0.1293	Public 1 (P1)	NX1-3	Crater Lake	Parkland West Sub Park	PD agreement? May have value to Jay Lyndes who owns the remainder of this park to the north. This parcel was the access to the larger parkland before Jay bought it.	
Heritage Walk Park	A30777	0.2322	N2	N2	Heritage Walk	Heritage Walk TH Sub Park	Not owned or managed by the City	
Meadowlark lots	C00408B	0.2322	Public 1 (P1)	N2	Covert Ln	unknown	Wetlands and soil missing sidewalk	Designate for disposition (N2 residential).
Meadowlark lots	C00408C	0.2420	Public 1 (P1)	N2	Covert Ln	unknown	Wetlands and soil missing sidewalk	Designate for disposition (N2 residential).
Meadowlark lots	C00408D	0.2499	Public 1 (P1)	N2	Covert Ln	unknown	Wetlands and soil missing sidewalk	Designate for disposition (N2 residential).
Meadowlark lots	C00408E	0.2249	Public 1 (P1)	N2	Covert Ln	unknown	Wetlands and soil missing sidewalk	Designate for disposition (N2 residential).
Meadowlark lots	C00408F	0.2251	Public 1 (P1)	N2	Covert Ln	unknown	Wetlands and soil missing sidewalk	Designate for disposition (N2 residential).
Meadowlark lots	C00408G	0.2503	Public 1 (P1)	N2	Covert Ln	unknown	Wetlands and soil missing sidewalk	Designate for disposition (N2 residential).
Meadowlark lots	C00409	0.3066	Public 1 (P1)	N2	Cody Dr	unknown	Wetlands and soil missing sidewalk	Designate for disposition (N2 residential).
Shiloh Point W Entry Landscape	C02241B	0.1091	Public 1 (P1)	NO	Parkhill Dr	Rush Sub Park	Public Sidewalk, Neighborhood Sign no value except to adjacent owner	
Shiloh Point Entry Landscape	C02241C	0.1361	Public 1 (P1)	NO	Parkhill Dr	Rush Sub Park	Public Sidewalk, Neighborhood Sign no value except to adjacent owner	
Lampman Park	C08071	5.9692	Public 1 (P1)	N3 perimeter east/west and south; NX1 north; N1-2 interior	Monad Rd 30th St W and 31st St We	Lampman Sub Park	none except for Zone Change	
Blue Creek Park	C11183A	1.8569	Public 1 (P1)	P1	Aviemore Ct	Briarwood Sub Park	Floodway or Blue Creek - no building	

Briarwood-Park on MacTavish Circle	C11208A	0.1477	unknown		unknown	Tax ID does not exist		
Briarwood-Park on MacTavish Circle	C11214A	0.5281	Public 1 (P1)	N3	McTavish Cir	Briarwood Sub Park	Neighbor at 3043 MacTavish already encroaching	
Cedar Park	C11882	3.9467	Public 1 (P1)	N3 or N2	San Fernando Dr	Cedar Park Sub Park	Soil, slopes & deadend looped neighborhood	
Career Center Park	D00328	2.4400	Public 1 (P1)	P2	36th ST W	CS 1315 from SD 2 to City	Only value is to adjacent SD land	These parcels are best suited for development
Wilson Park	D01735	14.8583	Public 1 (P1)	P2 (part) and N3 to the south Mixed Use or Comm to the east	Hannon Rd and Riverside Rd	Willed to City 1973	Not annexed, no sewer line, mixed zoning around the parcel	Designate for disposition. Can this be given to the management company for development as a park? Or a PMD assessed on the mobile home park?
Beartooth Park	D05171	0.7800	Public 2 (P2)	P2	Elaine St	CS 1316 by SD 2	Only value is to adjacent SD land - no physical access except through SD 2 property	Designate for disposition. Behind ball field - sell or trade with SD2 or Upper Deck. Check the lot lines to ensure no encroachment.
Back 1/2 of Rimpoint	C08988A	7.3290	Public 1 (P1)	N3 north and NX1 on Rimrock	Aspen Way & Audubon	Lillis Heights Sub Park	Soils and zoning	
Daniels Park	A26224	6.0630	Public 1 (P1)	N3	Mossman & Crist	Daniels Sub Park	Irrigation ditches and zoning	Designate for disposition for like residential development. Two large parcels. One is 3.98 ac. One is 90768 SF.
Daniels Park	A24654A		Public 1 (P1)	N4	Mossman & Crist	Daniels Sub Park	Irrigation ditches and zoning	Designate for disposition for like residential development. Two large parcels. One is 3.98 ac. One is 90768 SF.
Heritage Park	C05834C	3.7200	Public 1 (P1)	N3	Heritage Dr	Heritage Acres Sub Park	One access & park structure(s)	These parks should be retained but need to have PMDs set up. If the neighborhood refuses to establish the PMD, then the parks should be sold for development.
Kimberly Heights	A34228	0.3600	Public 1 (P1)	N3	Ecton Cir	Kimberly Heights Sub Park	No value except to cul-de-sac owners - Planting circles in the middle of cul-de-sacs	Designate for disposition. Sell or pave, unless neighborhood wants it for a gathering spot/garden (then they need to buy it). 7850 Sq. Ft
Kimberly Heights	A34227				Toole Cir			Designate for disposition. Sell or pave, unless neighborhood wants it for a gathering spot/garden (then they need to buy it). 7850 Sq. Ft
MontVista	A35550	2.5650	Public 1 (P1)	N2	Tulane Dr	Mont Vista Sub	PD agreement - Cynthia Park exchange	
MontVista	A35540							
Monty's Place Park	A27833	0.1600	Public 1 (P1)	N3	Audubon Way	Monty's Place Sub Park	Slopes and Drainage	
Palisades Park	C03184C	4.0200	Public 1 (P1)	N3	Audubon Way	Palisades Park Sub Park	Slopes and Drainage	
Parkland Along Alkali Creek	A28870	23.1060	Public 1 (P1)	P1	Alkali Creek Rd	Terrace Estates Sub Park	Flood Plain and Floodway of Alkali Creek - no building	
Parkland Along Alkali Creek	A24096A		Public 1 (P1)	P2	Alkali Creek Rd	Terrace Estates Sub Park	Flood Plain and Floodway of Alkali Creek - no building	
Parkland Along Alkali Creek	A27446		Public 1 (P1)	P3	Alkali Creek Rd	Terrace Estates Sub Park	Flood Plain and Floodway of Alkali Creek - no building	
Parkland West Triangle	A28125							These parcels are best suited for development
Parkland West	A25053A	7.1600	Public 1 (P1)	N3 or N2	Monad Rd and 36th St W	Parkland West Sub Park	A25161A is viable for zoning and sale. Other parcels are strips along streets and may be valuable to adjacent land owners but not for separate development	These parcels are best suited for development
Parkland West	A25055A		Public 1 (P1)	N3 or N3	Monad Rd and 36th St W	Parkland West Sub Park	A25161A is viable for zoning and sale. Other parcels are strips along streets and may be valuable to adjacent land owners but not for separate development	These parcels are best suited for development
Parkland West	A28134		Public 1 (P1)	N3 or N4	Monad Rd and 36th St W	Parkland West Sub Park	A25161A is viable for zoning and sale. Other parcels are strips along streets and may be valuable to adjacent land owners but not for separate development	These parcels are best suited for development

Parkland West	A25161A		Public 1 (P1)	N3 or N5	Monad Rd and 36th St W	Parkland West Sub Park	A25161A is viable for zoning and sale. Other parcels are strips along streets and may be valuable to adjacent land owners but not for separate development	These parcels are best suited for development
Pow Wow Park	A24663	57.1570	Public 1 (P1)	P1	Alkali Creek Rd	Spring Valley Sub Park	Flood Plain and Floodway of Alkali Creek - no building	
Pow Wow Park	A10569A		Public 1 (P1)	P2	Alkali Creek Rd	Spring Valley Sub Park	Flood Plain and Floodway of Alkali Creek - no building	
Pow Wow Park	A14552B		Public 1 (P1)	P3	Alkali Creek Rd	Spring Valley Sub Park	Flood Plain and Floodway of Alkali Creek - no building	
Pow Wow Park	A14535C		Public 1 (P1)	P4	Alkali Creek Rd	Spring Valley Sub Park	Flood Plain and Floodway of Alkali Creek - no building	
Pow Wow Park	A14552A		Public 1 (P1)	P5	Alkali Creek Rd	Spring Valley Sub Park	Flood Plain and Floodway of Alkali Creek - no building	
Pow Wow Park	A14552		Public 1 (P1)	P6	Alkali Creek Rd	Spring Valley Sub Park	Flood Plain and Floodway of Alkali Creek - no building	
Pow Wow Park	A24621C		Public 1 (P1)	P7	Alkali Creek Rd	Spring Valley Sub Park	Flood Plain and Floodway of Alkali Creek - no building	
Pow Wow Park	A24621G		Public 1 (P1)	P8	Alkali Creek Rd	Spring Valley Sub Park	Flood Plain and Floodway of Alkali Creek - no building	
Pow Wow Park	A24096		Public 1 (P1)	P9	Alkali Creek Rd	Spring Valley Sub Park	Flood Plain and Floodway of Alkali Creek - no building	
Rush Park	A29814	3.7520	Public 1 (P1)	N3 or N2	Poly Dr	Rush Sub Park	High Ditch runs thru	
Sally Ann Park	C08274	2.8800	Public 1 (P1)	N3	Lake Heights Drive	Lake Hills Sub 25th Park	BBWA and neighbors	Prefer to explore SID/PMD for park development. If no interest then designate for disposition like residential development (N3) (ditch may be a challenge for commercial interest).
Senators Park	A24621B	5.5584	Public 1 (P1)	P2	High tension power lines	Galaxy Sub Park	Power lines will not allow development - could sell to NW.E?	
Skyview Ridge	A35303	8.6190	Public 1 (P1)	N3 or N2	Swift Current	Skyview Ridge Sub Park	Agreement with State DNRC, soils and power lines	Power line corridor; not likely valuable for disposition. Discuss with TrailNet - Trail connectivity from Aronson to the dog park/Skyveiv HS.
Skyview Ridge	A35301							
Yellowstone Ridge SubPark	A30776	3.4300	Public 1 (P1)	N3	Stone Mountain Cir	Yellowstone Ridge Sub Park	A30775 street front may be valuable to adjacent owner - already encroaching; A30776 may be developable unless used for storm water?	
Yellowstone Ridge SubPark	A30775							
Sandra Subdivision	A13811A	0.2280	Public 2 (P2)	N3 or N4 (County)	Belknap and Charlene	Acquired by City PW in 2009	Not annexed no sewer access	
Sandra Subdivision	A13819	0.4900	Public 2 (P2)	N3	Charlene	Acquired by City PW in 2002	Annexed has water - sewer line crosses thru	
Sandra Subdivision	A13820	0.4900	Public 2 (P2)	N3	Charlene	Acquired by City PW in 2002	Annexed has water - sewer line crosses thru	
Spring Valley Subdivision	A14536A	0.2700	N3	N3	Indian Trl	Spring Valley Sub Park	Deed states this is PW Sewer property? Gravity Main Sewer runs thru	
Continental Divide	A27675	2.418			Under rims, west end of Kootenai/Constitution Ave			Public Works is evaluating options for Kootenai. Hold this land until a final decision is made. 2.41 ac.
Senators Blvd strip park	A24621D	2.763			Along Senators on west side			Rock cliffs - Designate for disposition to sell/donate to 1 or more of the 5 neighbors if interested. 0.674 Acres, City owned with no clear public benefit
Galaxy subdivision utility corridor	A24621E	2.256			West of Senators parallel to Governors			Evaluate potential for a trail in scope of Heights Neighborhood plan; discuss with TrailNet - trail from Aronson to the dog park

High Sierra Park	D05246?	10.1			S of Wicks, W of High Sierra Blvd			Good Flat land for development, but small parcel. Can we consider leasing for a High Sierra concessionaire?
High Sierra Park	A27114	14.435			S of Wicks, W of High Sierra Blvd			Good Flat land for development, but small parcel. Can we consider leasing for a High Sierra concessionaire?
High Sierra Park	A35220	20.062			S of Wicks, W of High Sierra Blvd			Good Flat land for development, but small parcel. Can we consider leasing for a High Sierra concessionaire?
Falcon Ridge Subdivision (Heights)	A36016	1.68			NE corner of Owen & Topanga			Good potential for park. Inquire with neighbors as to interest in developing with SID/PMD; if not, sell of as NO zone.
High Sierra Subdivision	A37128	5.31			Matador & Mission Oaks Existing			Discuss SID for development with neighbors
Frances Park	A22735	0.33			N side of Burning Tree Dr Existing			Needs signage and more open entrance. Make sure PMD includes large enough area to maintain well
Frances Park	A22734	0.318			N side of Burning Tree Dr Existing			Needs signage and more open entrance. Make sure PMD includes large enough area to maintain well
Frances Park	A22732	0.287			N side of Burning Tree Dr Existing			Needs signage and more open entrance. Make sure PMD includes large enough area to maintain well
Frances Park	A22733	0.356			N side of Burning Tree Dr Existing			Needs signage and more open entrance. Make sure PMD includes large enough area to maintain well
Bohl Ave Strip Park	D05258	3.05			Bohl Ave E of Nutter			Preference to designate these parcels for disposition - housing development. Need to understand if Parks has to retain any land for Castle Rock park water retention. East of Nutter appears to be drainage, West of Nutter may be potential for NX residential development.
Walsh Park					S corner of Toole Ct			Needs SID - PMD. Retain as park; not for disposition
Edgerton Park Norris Ct					S or Erickson Ct			Needs SID - PMD. Retain as park; not for disposition
Howard Heights Park	A08640A	1.15			Shamrock Ln Existing			Water Shed - develop with SID
Howard Heights Park	A20689A	3.047			Shamrock Ln Existing			Water Shed - develop with SID
Howard Heights Park	A20681	0.285			Shamrock Ln Existing			Water Shed - develop with SID
Uinta Park	A30846	3.81			Uinta Park Dr Existing			Unclear how big the city piece is. Has potential with SID/PMD. Includes Trail all around subdivision with connection to Twin Oaks trails and Winsor Ct Park
Twin Oaks Subdivision	A34062	0.17			Twin Oaks Dr Existing			Water Shed - develop with SID/PMD. Includes trail system on north, east and south of subdivision connecting to Uinta Park. Trail also through subdivision

Lutheran Park	C01580A	0.953		E of Lake Elmo Dr, N of Wicks Existing			Discuss with neighbors for park development SID/increased PMD. If not interest then designate for disposition (like adjacent residential).
Meadowlark Park	D05228A	3.97		N of Covert Ln, W of Cody Dr, E of Broadview, S of Joy Ln			Explore options for developing as natural area/wetlands WITH some amenities - trail, benches, signage, lighting for safety. Can a SID/PMD be used for development, given income levels/property values?
Meadowlark Park	D05228B	4.782		N of Covert Ln, W of Cody Dr, E of Broadview, S of Joy Ln			Explore options for developing as natural area/wetlands WITH some amenities - trail, benches, signage, lighting for safety. Can a SID/PMD be used for development, given income levels/property values?
Meadowlark Park	D05228C	5.5		N of Covert Ln, W of Cody Dr, E of Broadview, S of Joy Ln			Explore options for developing as natural area/wetlands WITH some amenities - trail, benches, signage, lighting for safety. Can a SID/PMD be used for development, given income levels/property values?
Rolling Hills Park	C05504D	1.13		Ranchette Rd, N of Rolling Hills Rd Existing			Discuss with neighbors for park development SID/increased PMD - odd parcel, close to Lake Elmo. Explore disposition for N3 residential development.
Primrose Park	C07766	0.945		NE corner of Galway and Reece			Develop with PMD/SID. Retain as park.
Walden Grove Park	A30359	1.502		Hemingway Ave and Cottonwood Blvd Existing			Small playground, gets a lot of use now. Ensure PMD is adequate to maintain, discuss any additional development/desires with neighbors. Includes trails through subdivision.
Emma Jean Heights Suvdivision	A36372	0.699		Emma Ave and Tania Cir			Two parcels. One is an odd triangle (30,451 SF.), the other adjacent is large (54049 SF.). Hold neighborhood meeting to discuss interest in SID/PMD. Could be nice with small stage/pavilion, gathering space, play equipment. Could dispose of portion if not neighbors not interested in large neighborhood park
Emma Jean Subdivision (canal)	A34272	0.039		Along BBWA from Anchor to Bitterroot			Narrow strip around Emma Jean Subdivision North and West boarder. Develop as Trail with SID/PMD
Brewington Park	D12440	9.25		Along Dutcher Trail between Lunch and Kyhl			Narrow strip behind houses running on east side of the Kiwanis Trail (3/4th of it is the HOLLING DRAIN DTCH) - leave as is? Add benches/lighting with SID/PMD? Culvert Ditch, fill and develop larger park?

Bitterroot Heights Subdivision	A35596	0.023			N of Strapper Ln, W of Meadow Creek			This is really bad land; should discuss with developer the intention for the property. Could use SID/PMD to make it kind of a natural area.
Bitterroot Heights Subdivision	A33230	0.765			N of Strapper Ln, W of Meadow Creek			This is really bad land; should discuss with developer the intention for the property. Could use SID/PMD to make it kind of a natural area.
Sun Village	A31806	1.16			along Broadwater @ 29th-30th			best suited for development
Sun Village	A31807	0.645			along Broadwater @ 29th-30th			best suited for development
Parkland West					Triangle parcels along Monad			best suited for development
Lampman Strip Park	A25501	3.7						Review for Utilities
Lampman Strip Park	D11594	3.54						These parcels are best suited for development
Westwood Park	A18532A	1.39						These parks should be retained but need to have PMDs set up. If the neighborhood refuses to establish the PMD, then the parks should be sold for development.
Gorham Park	A07824A	5.31						These parks should be retained but need to have PMDs set up. If the neighborhood refuses to establish the PMD, then the parks should be sold for development.
Stoneridge Circle Island (Forest Park)								turn over to HOA or Public Works
Bannister Trail (behind Home Depot)								Small strip along a trail. Can't really do anything with it.
Parking Lot 4th Ave North - North 23rd SE	A00208	0.16						These properties don't have provide much public benefit in their current state, but they provide a clear public benefit if they are sold for high density housing or some other high density use. They have good development potential, and the public benefits by having 1) more housing without the expense of new infrastructure, 2) expanded tax base without the expense of new infrastructure, 3) less parkland to maintain in areas that are already well-served by parks, and 4) some modest sales revenue. Should the City decide to sell these properties, I think the public interest is best served with deed restrictions that include: No surface parking lots (or no more than 25% of land for that use) NX1, NX2, or NX3 zoning

Parking Lot 4th Ave North - North 23rd SE	A00209	0.12						<p>These properties don't have provide much public benefit in their current state, but they provide a clear public benefit if they are sold for high density housing or some other high density use. They have good development potential, and the public benefits by having 1) more housing without the expense of new infrastructure, 2) expanded tax base without the expense of new infrastructure, 3) less parkland to maintain in areas that are already well-served by parks, and 4) some modest sales revenue. Should the City decide to sell these properties, I think the public interest is best served with deed restrictions that include: No surface parking lots (or no more than 25% of land for that use) NX1, NX2, or NX3 zoning</p>
Parking Lot 4th Ave North - North 23rd SE	A00210	0.12						<p>These properties don't have provide much public benefit in their current state, but they provide a clear public benefit if they are sold for high density housing or some other high density use. They have good development potential, and the public benefits by having 1) more housing without the expense of new infrastructure, 2) expanded tax base without the expense of new infrastructure, 3) less parkland to maintain in areas that are already well-served by parks, and 4) some modest sales revenue. Should the City decide to sell these properties, I think the public interest is best served with deed restrictions that include: No surface parking lots (or no more than 25% of land for that use) NX1, NX2, or NX3 zoning</p>

								These properties don't have provide much public benefit in their current state, but they provide a clear public benefit if they are sold for high density housing or some other high density use. They have good development potential, and the public benefits by having 1) more housing without the expense of new infrastructure, 2) expanded tax base without the expense of new infrastructure, 3) less parkland to maintain in areas that are already well-served by parks, and 4) some modest sales revenue. Should the City decide to sell these properties, I think the public interest is best served with deed restrictions that include: No surface parking lots (or no more than 25% of land for that use) NX1, NX2, or NX3 zoning
Parking Lot 4th Ave North - North 23rd SE	A00211	0.16						
								These properties don't have provide much public benefit in their current state, but they provide a clear public benefit if they are sold for high density housing or some other high density use. They have good development potential, and the public benefits by having 1) more housing without the expense of new infrastructure, 2) expanded tax base without the expense of new infrastructure, 3) less parkland to maintain in areas that are already well-served by parks, and 4) some modest sales revenue. Should the City decide to sell these properties, I think the public interest is best served with deed restrictions that include: No surface parking lots (or no more than 25% of land for that use) NX1, NX2, or NX3 zoning
Parkig Lot on Minnesota Ave North of Skate Park	A01266A	0.596						
Burlington Circe	A00032	0.056						Donate to YMCA
								we're well-served with parkland with Community Park right next to it; a recognize that the name makes divestment potentially more challenging; mitigate the loss of trees by putting trees in any of the traffic triangles that remain after
Founders Park	A00319A	0.341						
Grandview Park	A08170B	2.73						I would consider divesting one or the other for high density housing, but not both
Rock Island Park	A08170A	0.5						lovely park, but very close to Grandview
Swords Park on Aronson	A09167A	5.721						Could Be Sold

ORDINANCE 23-_____

**AN ORDINANCE OF THE CITY OF BILLINGS,
PROVIDING THAT THE BILLINGS, MONTANA CITY
CODE (BMCC) BE AMENDED BY AMENDING ARTICLE
22-900 – SALE, EXCHANGE OR DONATION OF CITY
REAL PROPERTY**

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

Section 1. That Article 22-900 of the Billings, Montana City Code (BMCC) is amended so that such section shall read as follows:

***ARTICLE 22-900. - SALE, EXCHANGE, OR DONATION OF CITY REAL
PROPERTY***

Sec. 22-901. State law superseded.

Pursuant to the city's self-government powers, MCA 7-8-4201, of the state law dealing with the disposal, donation, lease, or sale of city property is hereby superseded. All other applicable provisions of state law not in compliance with this article are hereby superseded.

Sec. 22-902. Sale, exchange, or donation of city real property.

- a. Subject to the provisions below, the city council has the authority to sell, exchange, or donate any real property belonging to the city, including property held in trust for a specific purpose.
- b. The city council may sell city owned property by public auction, direct negotiated sale, or by competitive sealed bid following adoption of a resolution of intent referenced below in subsection e. Regardless of which process is used, the city council shall have the authority and discretion to select the bid or offer that is in the best interest of the city, conditionally accept a bid or offer, or it may reject any and all bids or offers.
- c. Other local, state, or federal governmental entities expressing interest shall be exempt from competitive bidding, and the city council may sell, exchange, or donate specific real property to such governmental entities without a competitive bidding process. However, the council shall proceed as provided below in subsections e. and f. and approve a resolution of intent to sell, exchange, or donate the property when considering the sale, exchange, or donation to another governmental entity.

- d. In its discretion, the city council may consider and impose deed restrictions relating to the use or subsequent sale of the property as a condition of the sale, exchange, or donation of land.
- e. Prior to selling, exchanging, or donating real property, the city council must hold a public hearing and find the property is no longer necessary to conduct city business or that the public interest may be furthered by the sale, exchange, or donation and pass a resolution of intent to sell, exchange, or donate the city owned property. This determination must be made by no fewer than six (6) of the city council members present. Notice of the public hearing must be provided as required by MCA 7-1-4127. In addition, notice of the public hearing must be placed on the subject property for no less than seven (7) days prior to the public hearing to consider the resolution of intent to sell, exchange, or donate city owned property.
- f. If the council makes a finding as required above and adopts a resolution of intent to sell, exchange, or donate the city property, council must hold a subsequent public hearing on whether to approve the sale, exchange, or donation of the city owned property. This determination must be made by no fewer than six (6) of the city council members present. Prior to the public hearing, the city must provide notice of the proposed sale, donation, or other transfer and publish the resolution of intent as provided in MCA 7-1-4127.
- g. Leases of city-owned real property shall be excluded from this section and will be approved in the same manner as all other contracts submitted to the city for approval.
- h. The city administrator is hereby authorized to establish procedures to implement this section including establishment of sale criteria or conditions, a minimum sale price or exchange value and shall have discretion to develop individualized marketing plans to maximize land value and promote city land use policies. The city administrator is authorized to prepare all appropriate documents for signature by the mayor.

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

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

Section 4. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading the _____ day of _____,
2023.

PASSED, ADOPTED and APPROVED on second reading this _____ day of
_____, 2023.

CITY OF BILLINGS

BY: _____

William A. Cole, Mayor

Attest:

BY: _____

Denise R. Bohlman, City Clerk