

# City Council Work Session

5:30 PM  
Council Chambers  
April 2, 2018

**ATTENDANCE:**

**Mayor/Council** (please check) X Cole, X Cromley, X Yakawich,  Brewster,  
X Ewalt, X Joy, X Friedel, X Gibbs, X Ronning, X Clark, X Brown.

**CM excused: Brewster**

**ADJOURN TIME: 9:18 pm**

## Agenda

<b>TOPIC #1</b>	<b>South Billings Aquatic/Recreation Center</b>
<b>PRESENTER</b>	
<b>NOTES/OUTCOME</b>	

- Steve Ziere, SBURA: introduces the topic, background, the consultant's report, trade areas, important features, tournament demands, economic impact of courts, ice and pool, market needs; Stewart park improvements, Amend park, 2 sheets of ice, 4-6 volleyball courts, competitive pool with recreation component. Need to now do a Concept Development Plan and identify land. Next steps; P3 needed because neither public facility nor private one like this can succeed on their own, possible repurpose the Radisson (now Red Lion) / MT Convention Center property. CIP projects include Amend Park improvements, Aquatics and recreation center land acquisition and the Aquatics and Recreation Center. Next actions needed are to work with APDC and PRPL on the park, acquire land and produce a concept development plan.
- Cromley: land owned by Inner Circle, recreation center would replace the Convention Center? Yes.
- Yakawich: where will money come from for the concept development plan? Outstanding resources? No.
- Ronning: joint use of facilities for competition and recreation? Yes. Gymnastics permitted in the courts? Yes.
- Brown: why 30-year life? 25-year bond issue but there's no time limit, just an estimate. Need to talk about this as a community facility for recreation, not only for competition. Agree but tournaments pay for the facility. Monday – Thursday public could use it for recreation and use it for tournaments on weekends.
- Cole: what is reasonable split of private and public? 30% private. Beneficial for more than users? Yes, on page 8 on income.
- Joy: need to demolish private homes? No.
- Gibbs: revenue projections on 3 rows; make them more specific? Could but not a lot of info yet.
- Clark: how far would a person have to travel to find a similar facility? Would have to go to other states,
- Ronning: 50-meter pool okay for Olympics? Yes, Olympic size.

- Ewalt: analyze whether facilities can be multi-use? Yes.
- Cole: how will we work with neighboring cities? Concept plan, should tell us.
- Friedel: concerned about diversity.
- **Public Comment:**
- Wanda Walker, 925 Poly Drive, Billings, Montana: aquatics supporter. Recreation study 10 years ago said great opportunities and no big mistakes. Should consolidate uses. Ice and pool work well together due to thermal exchange.
- Krista Hertz, 3472 Stone Mountain Circle, Billings, Montana: support all suggested facilities.
- Jim Tevlin, 2404 Quinn Haven, Billings, Montana: facilities user and parent. Support.
- Calley Thompson, 21 Stanford Court, Billings, Montana: 50-meter pool in Missoula and Bozeman. Missoula draws big swim meets.
- Mike Mayott, 2424 Locust, Billings, Montana: APDC – Amend park highest use among survey respondents. Support synthetic field and lights. Missoula County just invested \$38M in soccer, rugby and lacrosse facilities.
- Connie Wardell, P.O. Box 21432, Billings, Montana: support facility.
- Josh Culbertson, Magic City Hockey Association, President: 221 members. Centennial arena needs improvements and new facilities.
- Tim Goodridge, South Billings Urban Renewal District: support south district project.
- Carolyn Rukstad, SBURA member, 345 Calhoun: support project.
- Andrew Houlihan, 545 Jackson Street, Billings, Montana: south Billings resident and support the facilities.
- Kyle McGlone, 1931 Phoebe Drive, Billings, Montana: support
- Jeff Essmann, 3131 McMasters Road, Billings, Montana: need to know: Helena is building \$30M ice facility. Billings has parking requirements but public facilities are under-parked. Other land may be available such as MDT yard on Foote Street.
- Kevin Nelson, 4235 Bruce Avenue, Billings, Montana: parking can be shared. Unique feature about Amend – hotel parking for overnight guests if pedestrian facilities are improved. Still think we should support convention center and do it along with the sports facility.
- Melanie Schwartz, BSEDA: full report is on the website and thank all participants.
- Friedel: don't usually support TIF, but this creates an economic driver, complementary uses, wants Council to support it.
- Ronning: disabled community part of the discussion about facilities. Yes.
- Cole: Park master plan suggests a multi-generational recreation center. Not lots of time to raise private money, so need to get started.

<b>TOPIC #2</b>	<b>Sidewalk Program Resolution</b>
<b>PRESENTER</b>	
<b>NOTES/OUTCOME</b>	

- Debi Meling, Engineer: talked about the goals last year, need to talk again about some other issues to solve. Current program is reactive, need to more quickly address the bad ones. Need to do 3 programs: on-going grinding program, bid and hire contractor for a year and assign him/her 5-6 times per year; repair program for spalling, etc.; annual miscellaneous program still needed. Proactive – school routes and arterials/collectors. Large, expensive replacements could get temp repairs and then replacement under the misc. program and install missing pieces.
- Joy: can City require trees be removed along with sidewalk replacements? Will work with owners to save the trees.
- Yakawich: is owner responsible for sidewalk trippers? Code says owner but ultimate is that the City is responsible.
- Brown: proactive can be expensive at first. Estimated costs? Don't think it's going to be very expensive for City because we don't have time or contractors to do a lot. Guess that it could go from \$200k/year to \$300k/year.
- Cromley: minimum that allows grinding. Less than ½" is not a tripper, so no grinding. Some streets, like Poet Streets, don't have sidewalks; can City require constructing them? Yes.
- Friedel: can an owner handle problems? Yes, but have to meet requirements.
- Ewalt: Poet Streets don't have to install sidewalks; why not? Higher traffic streets require sidewalks, but not always neighborhood streets and not whole streets, just missing pieces.
- Brent: will email sidewalk and other codes to Council.
- **Public Comment:**
- Connie Wardell, P.O. Box 21432, Billings, Montana: Clark and Brewster will remember when the City installed whole neighborhoods. Time consuming and expensive. Important to allow people to put expensive projects on taxes over time. Suggest that City talk with school district and get promise that the school won't close after the City builds the sidewalks. Need to make owners aware of grinding program.
- Jeff Essmann, 3131 McMasters Road, Billings, Montana: suggest that there be a limit above which bonding is required.

<b>TOPIC #3</b>	<b>2018 Public Works Construction</b>
<b>PRESENTER</b>	
<b>NOTES/OUTCOME</b>	

- Debi Meling: City constructs all types of projects and involved in other projects.
- Ewalt: plan to put roundabout at Rimrock and Zimmerman? No, too much right of way needed.

- Ronning: Zimmerman Trail and N. 27<sup>th</sup> at the same time? Yes, but center turn lane should be the only lane closed on N. 27<sup>th</sup>.
  - Brown: shake down rocks on Zimmerman Trail. 2014 project to remove 6 areas of rocks for about \$1M.
  - Ronning: hear from Zimmerman Trail residents about truck and car traffic, about 9000 trips/day. Anything being done to protect residents from falling rock? Inspections, but it's not an exact science.
  - Yakawich: lead services – about 20 blocks being replaced. When were they installed?
  - Cromley: City use chemicals to reduce leaching? No, don't need to.
  - Clark: any signs been installed on Zimmerman Trail to reduce compression brakes? Don't know but will check.
  - Cole: schedule for 54<sup>th</sup> signal replacement.
  - **Public Comment:**
  - None
- Recess at 8:07 pm. Reconvene at 8:15 pm.

TOPIC #4	FY19 General Fund Projected Revenues and Expenses
<b>PRESENTER</b>	
<b>NOTES/OUTCOME</b>	

- Andy Zoeller, Finance Director: would like to see guidance now instead of further into the budget process. 5-year history, added to reserves each year and probably will again in FY 18. 3 options that show effects of items discussed at January 20 work session.
- Brown: used to doom and gloom reports but never happens, instead we build reserves. What do I tell citizens? Conservative estimates but assumptions can be changed by actual events.
- Brown: agree with option 2 but want to inform individuals about the “cost” of the internal departments not paying for utilities.
- McCandless: inform water users impact on dollar amount would be by City not charging departments? Brown: yes, percentage or dollar amount.
- Friedel: agree but want to consider consumption fee vs franchise fee.
- Joy: people expect water in pools and green grass, just what cities do.
- Brown: would like staff to prepare the budget with Option 2 and Option 3.
- McCandless: research concerning City's ability to set rates, according to State law. City Council has authority to set rates and choose who to charge.
- **Public Comment:**
- Connie Wardell, P.O. Box 21432, Billings, Montana: alarm bells, water restrictions, need to charge departments. Track how they use water. Don't need to have green grass all the time, mowing required and it costs too. State and Federal governments cutting back on support. Should keep franchise fees and charge departments for water and sewer, etc. Get a handle on who is using water.

<b>TOPIC #5</b>	<b>Council Discussion</b>
<b>PRESENTER</b>	
<b>NOTES/OUTCOME</b>	

- Clark: west end task force restarting at 7:00 pm Tuesday at Faith Evangelical.
- Ronning: climate change conference by U of M and discussion of what other MT cities are doing on sustainability.
- Yakawich: represented the City at Mayor's challenge to reduce suicide among service members. Compliments to Lieutenant Cardillo and Mayor.
- **Public Comment:**
- None

<b>TOPIC #6</b>	<b>Public Comment on Items not on the Agenda</b>
<b>PRESENTER</b>	
<b>NOTES/OUTCOME</b>	

- Jeff Essmann, 3131 McMasters Road, Billings, Montana: hands out legislative audit's report on TIF. Salient point on page 20, local government typically manages TIF districts. Only 4 districts are managed by contractors. Target investment ratio should be 10 x 1. Essmann requested emails from/to Hammes from City personnel and from the DBP. They have to retain and disclose same as public agency.
- Yakawich: what are your concerns about the downtown Tax Increment District (TID)? Essmann: want public records law to be observed. Private agency being used as a fig leaf for public business. Agency didn't post agendas for over a year.
- Connie Wardell, P.O. Box 21432, Billings, Montana: concerned that DBP stated ownership of building and could do with it what they want.