

# City Council Work Session

August 6, 2007  
5:30 PM  
Community Center

**ATTENDANCE:**

**Mayor/Council** (please check)    Tussing,    Ronquillo,    Gaghen,    Stevens,    Brewster,  
 Veis,    Ruegamer,    Ulledalen,    Boyer,    Jones,    Clark

**ADJOURN TIME:**

## Agenda

<b>TOPIC #1</b>	<b><i>Public Comment</i></b>
<b>PRESENTER</b>	
<b>NOTES/OUTCOME</b>	

- Bruce Simon: Thinks the parking board proposal is reasonable and well reasoned.
- Joe White: New development on N. 30<sup>th</sup> and 8<sup>th</sup> Ave. N. Concerned about devastating effect on the neighborhood. Don't know what is happening.
- Kevin Nelson: There is a violent offender who owns a pit bull. He mistreats the pet. He purchased the dog two weeks ago, and Probation & Parole has been slow to act. House is on Bruce Ave. Feels Police need to respond.
- City Administrator Volek: Pit bulls are not illegal to own in the City limits. Parole condition may disallow ownership.

<b>TOPIC #2</b>	<b><i>Board &amp; Commission Reports – Mayor's Committee on Homelessness Presentation</i></b>
<b>PRESENTER</b>	
<b>NOTES/OUTCOME</b>	

- Brenda Beckett: Introduces committee members.
- Joe Chalupa: Over 300 cities have 10-year plans on homelessness. Committee started in 2006. Membership from all over community and representing many interests. There are 10 steps to developing the plan. Chronically homeless = about 10% of the population, but use 50% of the community resources. Homelessness is no longer a downtown issue. Preliminary findings: 2,000+ in Billings. 29% are unemployed, 40% are families. "hidden" costs since we don't have to pull dollars out of pockets to provide services. Preliminary findings: 2000+ in Billings. 29% employed. 40% are families (national). Permanent housing is their first choice. Accomplishments: active committees, strategic plan, mission and vision statements, Billings Area Resource Network (BARN), working

on comprehensive inventory of available services. Hands out a fact sheet. Financial accomplishments: donated time and money, grants, foundation grants, VISTA funded person. Priorities: expand available housing, decrease barriers to obtaining existing units, expand and strengthen support services, expand mental health and substance abuse services.

- Councilmember Stevens: intent to do another services conference?
- Joe Chalupa: yes, but have resources and time to do only one.
- Councilmember Ruegamer: any truth to other cities putting people on the bus and ship them to Billings?
- Joe Chalupa: yes, “bus therapy.” I see about 6 per week.
- Councilmember Ruegamer: how do we get other cities on board to plan so that they don’t dump their problems on us?
- Brenda Beckett: Federal initiative, trying to get more to plan.
- Councilmember Clark: definition of homelessness
- Brenda Beckett: regular – without shelter for period of time or incidents per year. Chronic is higher, but can get the info to you.
- Councilmember Veis: do we track # of bus therapy people?
- Joe Chalupa: not yet, but plan to do it. Many from other MT cities that don’t have the services. HUB funding requires data collection.
- Brenda Beckett: we also sometimes send people to their destinations, so we use bus therapy.
- Councilmember Gaghen: Native Americans – coordination with tribes or tribe service providers?
- Joe Chalupa: working on trusting relationships; necessary for successful assistance.
- Lisa Harmon: used to be an Indian Cultural Center in Billings. May need to work on reestablishing that place/function.
- Councilmember Ulledalen: impact of the community crisis center?
- Joe Chalupa: has helped, my caseload is down and the center does have statistics. PD has worked well with it.
- Councilmember Clark: heard reports that there are fewer emergency room visits because center is available.
- Councilmember Ulledalen: services and beds readily available for those that choose to use transitional housing?
- Joe Chalupa: always could use more beds. Families need to be educated and involved in treatment. A few are happy being the way they are, but not many.

<b>TOPIC #3</b>	<b><i>Quarterly Budget</i></b>
<b>PRESENTER</b>	
<b>NOTES/OUTCOME</b>	

- Will be delivered on Friday and can discuss on 8/20.

<b>TOPIC #4</b>	<b><i>Initiative Review</i></b>
<b>PRESENTER</b>	
<b>NOTES/OUTCOME</b>	

- City Administrator Volek: Proposal is to eliminate everything that is shown in red. Any objections?
- Councilmember Boyer: downtown SLIMD discussion?
- City Administrator Volek: yes, and describes status of discussions with DBP, property owners, etc.
- Councilmember Boyer: OK with everyone?
- Consensus: yes, it's OK.

<b>TOPIC #5</b>	<b><i>Downtown Billings Partnership Quarterly Report</i></b>
<b>PRESENTER</b>	
<b>NOTES/OUTCOME</b>	

- Greg Krueger: annual report on website that is in color, but hands out black and white copy. Required by City/DBP contract. FY 07 report, but still talk about planned 08 projects. Closed out grant projects in 2007 and all unused funds were returned to TID fund. Large projects: Stapleton and Oliver buildings. Façade grant to the Terrace Apts. improved appearance. Operating dollars to BID but declining until in 2009 they are on their own, wayfinding project and Wells-Fargo landscaping. All wayfinding signs installed except S. 27<sup>th</sup> Street gateway sign at 5<sup>th</sup> Ave. South, to be installed soon. Surveying for effectiveness. Fund finances to closeout. May have up to \$3 million available for projects that could survive the TID sunset.
- Councilmember Stevens: had no idea that new Park II would be so ugly. Any money to correct it?
- Greg Krueger: garage is in the new district so funds would have to come from that district. Other projects being planned that could fund parking improvements, including improving Park II appearance.
- Bruce McCandless: there will be aesthetic improvements.
- Councilmember Gaghan: former Council asked for frugality and that cut out some of the potentially attractive features.
- Councilmember Ulledalen: skeptical of sign project but it does look nice and seems to work.
- Councilmember Boyer: do you want a future work session to talk more about downtown projects?
- Councilmember Stevens: lunchtime meetings?
- Consensus: no work session needed. We can attend meetings when we want and lots of information available. Know there is lots of activity.
- Greg Krueger: alliances with other downtown interests, such as with the BID.
- Councilmember Brewster: think that we have a vision for 4<sup>th</sup> and Broadway but we don't own enough property to make dramatic effects. Want attractive development but can't make things happen because we don't own the property.

- Councilmember Ulledalen: Stockman is biggest variable. Need public parking if we want a significant building; something more than 2 story bank. Many moving pieces. Library is key.
- Councilmember Gaghen: is the Library for sale? I've said no, because we don't have a replacement in mind.
- Councilmember Boyer: move library temporarily to free up the land, and then do something with a permanent replacement.
- Councilmember Brewster: no one I know wants the library there.
- City Administrator Volek: Library Board wants the location, but not necessarily the building.
- Councilmember Jones: Council is probably the worst group to plan development. Now comfortable with DBP and its development activities. Talk with Greg periodically and comfortable with him and DBP direction.
- Councilmember Boyer: parking funds available?
- Bruce Krueger: some parking enterprise dollars available and TIF would be as private property develops.
- Councilmember Ulledalen: Park IV sale could give us the money for 4<sup>th</sup> and Broadway. Public bidding process?
- Councilmember Ruegamer: replacement cost is what is important and we already know that.
- Councilmember Clark: replacement cost depends on where and who builds.
- Councilmember Brewster: use parking to leverage private investment, so even if there is a "loss" on Park IV, using the money to build parking and encourage the private investment.
- Councilmember Stevens: Heights/Main Street TID will probably be an initiative that I'll bring to a future Council meeting, after talking with CM Brewster.
- Councilmember Ulledalen: I think this is a good idea. Former home to equipment dealers and most have moved. Won't get those back, so need to plan redevelopment and help it with TIF.
- Consensus: work with Walker to get an idea of what other cities have done to market their parking garages, and then open a public bidding process that advertises/brings in potential purchasers and developers from outside Billings.

<b>TOPIC #6</b>	<b><i>Zoning Text Amendments (Neighborhood Services; Accessory Dwelling Units; Minimum Property Standards)</i></b>
<b>PRESENTER</b>	
<b>NOTES/OUTCOME</b>	

- Moved to September 17 due to length of this agenda.

<b>TOPIC #7</b>	<b><i>Parking Advisory Board – 2 Hour Parking Recommendations</i></b>
<b>PRESENTER</b>	

<b>NOTES/OUTCOME</b>	
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- Chris Mallow: updated maps because there were a couple of errors in the ones that you received on Friday. PAB asked staff to investigate eliminating 2 hour signed parking on east and west ends of downtown. Businesses surveyed. Staff recommended removal except where businesses requested. PAB recommends that 2 hour signed parking be removed on the same side of street for those businesses that requested it. Large scale change and potential negative effect on businesses, so bringing it to Council for policy guidance.
- Councilmember Brewster: why would remove this parking, especially if businesses would be negatively effected?
- Chris Mallow: not being used heavily, staff times to enforce few tickets, no revenue, so if we stop we could use the staff time to better enforce in the core.
- Councilmember Ulledalen: 2 hours is a pet peeve. Wasted spaces when close enough for employees to walk
- Councilmember Stevens: Who asked for this?
- Chris Mallow: Bruce Simon.
- Councilmember Ulledalen: why should PAB recommendation not be followed?
- Chris Mallow: staff recommendation was to preserve the 2 hour parking on both sides of the street near the businesses and PAB recommended only on the same side of street as businesses.
- Councilmember Ulledalen: this could free up resources for greater enforcement in the medical corridor.
- Councilmember Gaghen: how many asked to preserve parking?
- Chris Mallow: 10% of owner respondents.
- City Administrator Volek: need Council consensus on whether to follow PAB or staff recommendation.
- Councilmember Gaghen: PAB chair want to speak?
- Brenda Burkhartsmeir: staff didn't think of this option, there's no disagreement. Will bring medical corridor enforcement discussion to Council before making any big changes. Trying to be proactive.
- Councilmember Stevens: clarify the PAB and staff recommendations.
- Simon: staff originally didn't want to make any changes but PAB compromised and continue the 2 hour parking adjacent to businesses but remove it everywhere else. Lots of empty space that can be used.
- Councilmember Ulledalen: still not enough structured parking, so this opens for worker parking.
- Councilmember Gaghen: Diamond parking respond?
- Chris Mallow: did not respond.
- Consensus: Follow the PAB recommendations.

<b>TOPIC #8</b>	<b><i>Baseball Park</i></b>
<b>PRESENTER</b>	

NOTES/OUTCOME	
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- Mike Whitaker and Jim Wertman (CTA) and Sinclair from Langlas Construction – value engineering ideas.
- Jim Wertman: will describe what was originally planned, the budget and what could be redesigned and cost savings. Entry grey concrete and no planter could save \$40,000
- Councilmember Veis: value over life of project or are we only talking about deducts? Give us an idea of when these need to be decided; now or do we have some time and how much?
- Jim Wertman: 30-45 days for many of these but plan is to make final decisions by August 24. Most are deducts without making the facility cheap. Langlas will give final costs. Change fencing on the back from ornamental to chain link would save \$30,000. Eliminate some canopies and concrete block to save \$40,000. Eliminate cup holders to save \$10,000. Bleachers to wall connection change to save \$5600. Eliminate retaining wall on 1<sup>st</sup> base side, saving \$6500. eliminate some concourse concrete in center and right field and save \$77000. Eliminate some bollard lights at NW entry ramp and save \$10000. Change field railing from stainless cable to mesh fence, saving \$17000. Eliminate planter at NW entry to save \$4100.
- Councilmember Stevens: donations to pay for some specific items?
- Councilmember Ulledalen: good idea.
- City Administrator Volek: OK if individuals but maybe not if businesses and they get advertising.
- Jim Wertman: Raise the field 6” and save \$33,500. Reduce nursery stock size and save \$7200. Eliminate terrace and stairs (deck seating) at 3<sup>rd</sup> base and add grass berm, saving \$7000. Eliminate seating and extend berm on 1<sup>st</sup> base side and save \$30000. Change warning track material and save \$20000. Drainage pipe change and save \$20000. PW will do the utility connections – unknown savings. Total site changes = \$360000.
- Jim Wertman: building changes; lower building heights and save \$50,000. Change block strength and save \$3500, change ceramic tile and save \$9700. Admin building with straight walls and save \$3000. Change flush valves and save \$11800. Change faucets in clubhouses and save \$5200. roof drains to PVC and save \$5800. Use Marlite and save \$6400. Reduce conduits and save \$3300. Use electric cable instead of conduit and save \$4000. No extra electric equipment, change light fixtures, wiring, toilet partitions, metal lockers, eliminate NETA testing and save total of \$50000. Delete visitor batting cage and save \$52000. Total building savings = \$205000.
- City Administrator Volek: CTA made first donation of \$10000.
- Councilmember Clark: hear a lot that Mustangs will be happy with downgrade, but remember that the community is buying this, not the Mustangs.
- Councilmember Veis: careful about eliminating aesthetic improvements.
- Councilmember Stevens: should not have to value engineer some of these items at this time; should have been done earlier. We lose some of the value of changes by making them now.
- Councilmember Veis: trying to get this done quickly and sometimes that is a tradeoff for high quality design.
- City Administrator Volek: CTA used construction consultant and gave us a price, but they are not from this area and missed by 9%. If bid was at the estimated amount, we

would not have to be looking at these cuts. CTA designed what they thought would look good and work well within what they thought they had for funding.

- Councilmember Veis: until contractor is on board, may not have thought about these items and what cost savings could be.
- Councilmember Clark: some things like fencing are used by designer on all projects, so it was specified here.
- Councilmember Jones: we selected HNTB and they are a high end designer and have a reputation to protect. CTA is local firm and more sensitive to our conditions.
- Councilmember Ruegamer: cut or raise money to cover these items. Don't want to take these items out.
- Councilmember Veis: want to know what are aesthetics vs. no appearance changes.
- Councilmember Brewster: willing to spend GF reserves to preserve some of these items if we can't raise the money.
- Councilmember Ulledalen: we'll get criticized from both those that want cheaper and those that want better quality.
- Councilmember Clark: steering committee can give us their priorities. Will have changes available for the 8/27 Council meeting.
- City Administrator Volek: want to consider any of the alternates? One other item discussed with me is footings for skyboxes and community room. Discussing with private party about constructing the north parking lot.
- Councilmember Clark: thinks that the Mustangs will come up with money to build the corporate tent area.
- Councilmember Brewster: would like the new sound system.
- City Administrator Volek: all others besides 3 and 9 must be voted on at a Council meeting.
- City Administrator Volek: Councilmembers Veis and Jones have been exchanging emails about Lewis Ave. Neighborhood interest vs. community good. Staff has defaulted to neighborhood interests. Staff doing a traffic study to determine if bike lane can be from 8<sup>th</sup> to 24<sup>th</sup> St. West and changing traffic signal timing. Will bring it to Council when it's done? Consistency for neighborhood groups would be to bring these to Council for final decisions. Want us to do that here and with similar issues?
- Councilmember Clark: 1<sup>st</sup> time on Council, consultant studied speeds and recommendation was 35 from west end to downtown. Council rejected it and kept it at 25.
- Councilmember Boyer: neighborhood vs. community benefit important issue. Hate to ignore neighbors.
- Councilmember Stevens: agree that neighborhoods need to have majority influence.
- Councilmember Jones: agree to an extent. 32<sup>nd</sup> street extension needed to be done despite protests. Lewis residents knew that Lewis was a heavy traffic street when they bought and we should not impact others by allowing neighborhoods to control decisions.
- Councilmember Ruegamer: need objective data to make decisions, not purely emotions (speed for example).
- Councilmember Veis: I have to advocate for my constituents but the other 9-10 of you balance that.
- City Administrator Volek: want to see what other communities are doing and will bring proposal to you.

<b>TOPIC #9</b>	<b><i>Executive Session – Litigation</i></b>
<b>PRESENTER</b>	
<b>NOTES/OUTCOME</b>	

- Recess to executive session at 8:15 p.m..