

City Council Work Session

5:30 PM
Council Chambers
August 15, 2016

ATTENDANCE:

Mayor/Council (please check) Hanel, Cromley, Yakawich, Cimmino, Brewster, McFadden, Friedel, Swanson, Sullivan, Clark, Brown.

CM Cimmino & Swanson excused.

ADJOURN TIME: 8:44 pm

Agenda

TOPIC #1	One Big Sky Center
PRESENTER	Greg Krueger, Downtown Billings Alliance
NOTES/OUTCOME	

- Skip Ahern: developer from Denver, describes past projects. OBSC - classic mixed use project, working with Swank and CTA. 45000 sq ft conf center, largest in Billings. 160-180 room hotel and will operate the conf center. 160 residences. Retail at 30k-50k sq ft. 100,000 sq ft office, nearly 90k will be preleased. Won't start building until tenants are in place. 650 parking space garage. 29th St. greenway. Hope to construct 1 year from now and 2-2 1/2 years to build. City, bank, EB5, and equity financing. \$120M hard costs, \$30M soft costs. Will need \$30-\$35/sq ft rents for office. 10 community benefits: conf center, jobs, ped green space, tourist spending, assist companion businesses, encourage other development, increase tax base, parking surplus, 300 downtown residents, infill development that uses existing infrastructure.
- Krueger: project requires public investment. Excess increment will build a garage but still need to work on conf center.
- Hanel: short time to get predevelopment agreement done by 9-12.
- Krueger: will email the draft agreement to Council.
- Hanel: great project, do a lot for downtown but question is where is the money going to come from.
- Krueger: TIF and from the developers.
- Friedel: any FAA issues? No
- Clark: previously talked about parking garage. Krueger: city would use TIF to pay for that portion of the project.
- Brown: what will the city own? Krueger: city should own conference center, parking garage and plaza. For a period of time, the developer should operate.
- Sullivan: agreements will require builder to complete the project? Krueger: still to negotiate.
- Brewster: we should continue working on it.
- Allison Corbyn, Big Sky Economic Development (BSED): economic impact of project – IMPLAN group analysis. Direct and indirect effects. Conservative estimates. \$287M

direct and indirect impact. Impact on Yellowstone County (YC) is about \$150M – new money. \$112M labor income. Complete analysis is on the flash drive.

- Brown: labor earnings predict YC workers? Corbyn: analysis accounts for labor and spending loss outside YC, so the numbers presented are strictly YC
- Yakawich: encourage continued neighborhood engagement.
- Ahern: developers will be partners with City. Key for project is that the City believes in it and that will help convince investors.
- Hanel: other partners?
- Ahern: introduced Greg Tathan and Burke McHugh.
- Volek: Council received several letters of support for project.
- Public Comment:
- John Brewer: Chamber of Commerce CEO, enthusiastically support the project. Addresses bucket list elements. Hanel: talk about conference vs convention center. Brewer: conference center is more high tech, smaller, downtown is ideal location.
- McFadden: keep as much business local as possible.
- Shelli Mann, 1006 Mary Street, Billings, MT: GM of Boothill Inn and TBID president. Full support of project.
- Steve Warlich: Best Western downtown, support project. Need to pay attention to business retention. Upscale more warranted.
- Joel Anderson: CTA, developers are listening to community and advisors.
- Mike Nelson: Northern Hotel, support the project. Need to work on the details of who profits from the conference center.
- Dave Goodridge: 811 N. 31st, Billings, MT, personally excited about the project.
- Brewster: want to see the predevelopment agreement. Krueger: will email it tonight.
- Consensus is to continue working on the project.

TOPIC #2	Parks & Recreation Comprehensive Plan
PRESENTER	Mike Whitaker, Director of Parks, Recreation
NOTES/OUTCOME	

- Mike Whitaker introduces Mike Svetz from Pros Consulting for description of process.
- Mike Svetz: introduces the firms involved in the plan. Desired outcomes. Community Values Model – 6 elements. Goes through the presentation given to Council in Friday packet.
- Cromley: 375 completed surveys? Yes, or more.
- Sullivan: wide demographic types in Billings. What happens to correct for that? Can gather more survey responses and can also weight responses to meet demographics.
- Clark: how many questions in survey? 26-27 questions, administered by mail and on-line and last resort is phone.
- Brown: timeline? By next spring or summer. Budget impact? Will do facility assessments early, which can be used for next year's CIP and budget.

- Yakawich: park plans are underway and master plan too. How to save money, don't want to duplicate. Master plan will help organize and what the next step is or park plan that should be done. Yakawich: Want to avoid redundancy.
- Clark: look at financing park development for parks where plans are done? Yes, key will be to ID financing
- Public Comment:
- none

TOPIC #3	Downtown Parking Rates
PRESENTER	Tracy Scott, Parking Supervisor
NOTES/OUTCOME	

- Tracy Scott: introduces staff and board members. Budget, explains Tax increment in the budget this year. Budget revenue numbers don't include rate increases. Shows improvements need to be made to system. History of rate changes. Reviews 2016 rates. Proposed rates in garages, how much it increases per person, per month and per year. Garage hourly rates, major change is first hour free. Total garage increase is about \$61k/year. On street technology, debt finance 150 meters. Increase meter revenue by about \$80k/yr.
- Clark: why discounts in garages? Scott: business or individual does a lot of the work for us and saves us money.
- Brown: 1st hour free – are there spaces open? Scott: depends on the day. Brown: can funds be added to smart cards or buy new one? Scott: don't know but will get back to you.
- Cromley: question fines – are they being changed and are they high enough? Scott: they are being charged. Will people be able to read the meter in the sun? Scott: will look into it.
- Volek: third phase of garage restoration? Scott: electrical, doors, elevators, etc. Garages in good shape given age. Sweeping and cleaning more often.
- Sullivan: where is the price going to discourage people coming downtown? Scott: people say they'll pay for convenience and maintenance is needed.
- Yakawich: expenses already greater than revenue. Scott: hoping new meters will increase revenue. Meters should be paid off within 6 months. Yakawich: Where will revenue come from? Bruce McCandless: trying to increase rates in smaller amounts so people are not discouraged to park downtown. Balancing priorities through the budgeting process.
- Hanel: easier usage creates savings. Technology is expensive but needed.
- Clark: asked for increases in 2012 but thought people would be deterred. Would have helped.
- Brewster: borrow money at 1.5 % with return of 18% makes sense.
- Sullivan: use reserves and not get loan? McCandless: yes, but usually pay the same rate back because borrowing from other departments.
- Public Comment:

- Mark Kary: Parking Board member – worried that Council would resist the changes. Rate changes are needed and smart meters are needed when rates are raised – rate is too high to be carrying coins for the meters. Don't care for the kiosks.
- Volek: scheduled for Sept 12 Council meeting
- Joni Harman: Parking Board member. Support personnel and rate changes.

TOPIC #4	Library Online Adult Material
PRESENTER	Tina Volek, City Administrator
NOTES/OUTCOME	

- Volek: library board reviewed the adult access computers and didn't change policy. Volek appealed for age 13-17 access with parent permission and Board agreed to the change.
- Gavin Woltjer, Library Director: 4 out of 89 public computers are unfiltered. Child safety is paramount.
- Hanel: unanimous board approval for policy and policy change? Woltjer: don't know about past votes but unanimous at this time.
- Brown: funding requires 4 unrestricted computers? No.
- Friedel: why do we need to have computers with unrestricted access? Was Library Board misinformed about amendment issues? Woltjer: 1st amendment rights and computers are used for private transactions other than pornography. Tax records, bank statements, etc. Encourage CM Friedel to write a letter of concern.
- Friedel: why don't we have pornographic books or other material? No public demand.
- McFadden: thank Board for change of policy. Think this complies with child internet safety.
- Sullivan: lewd or obscene behavior not tolerated correct? Correct. Interlocal Agreement splits Council and Library? Only Library Board can make changes to policies. Interlocal agreement is about funding, services, resources etc.
- Friedel: Interlocal Agreement is void because the agreement deals with Parmly Billings Library and that's no longer its name. Why don't people's representatives (City Council) get to control policy? All citizens may make a statement of concern. Volek: Agreement specifies funding and comes from City and County. Intention was to allow 2 entities to entrust decisions to be made by Library Board to avoid conflict between County/City. Clark: there is an amendment to agreement online stating name change.
- Clark: how many people use the 4 unfiltered computers? Woltjer: not sure.
- Hanel: no perfect solution but board's policy is probably best for now.
- Brewster: reviewed the 2005 Interlocal Agreement background and this solution is best.
- Sullivan: great solution by Library Board and happy with it. But don't agree with approach. 1st Amendment issues and local authority issues. Goes beyond the council's prerogative.
- Friedel: is denying 17 year old access equal protection issue? Brent Brooks, City Attorney: no, equal protection applies differently to minors.

- Brown: not voting on anything? Right.
- Clark: Interlocal Agreement requires annual report to Council and would like that.
- Yakawich: lights turning off issue? Has been resolved.
- Public Comment:
- Stella Fong: Library Board president. New library is a tremendous asset that needs to move forward. Provide resources to everyone.
- Rod Garcia: 114 Orchard Lane, Billings, MT. Issue started 25 years ago when adult bookstore built on 28th and 1st Ave So. S. Side task force protested adult material and he wrote the ordinance. Left gap for the library. Not a 1st amendment right. Taxpayers paying for it and not right to do it.

TOPIC #5	Council Discussion
PRESENTER	
NOTES/OUTCOME	

- Hanel: City team was largest at Quality of Life run.
- Sullivan: dogs at pool event a good opportunity to license the dogs.
- McFadden: Terry Park still doesn't have enough tables.
- Yakawich: thanks ditch company for work to repair the ditch, community worked together.

TOPIC #6	Public Comment
PRESENTER	
NOTES/OUTCOME	

- Rod Garcia: 114 Orchard Lane, Billings, MT. Will Item #4 be on future agenda? No. Brewster – when the Interlocal Agreement renews in about a year will be the time for Council to review. Clark: can review at any time.

Adjourn at 8:44 pm