

City Council Work Session

5:30 PM
Council Chambers
November 6, 2017

ATTENDANCE:

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

CM excused:

ADJOURN TIME: 8:55 pm

Agenda

TOPIC #1	One Big Sky Update
PRESENTER	
NOTES/OUTCOME	

- Bruce McCandless, Interim City Administrator: brief presentation in Friday packet from Hammes Company. December 4 plan on presentation to present executive summary and plan.
- Mayor Hanel: heard they intend to ask for extension? McCandless: may request 30-45 day extension of current MOU or new MOU. Concept plan will take time.
- Cromley: December report include funding? To some extent, have not seen it.
- Cimmino: report on meetings? Hammes Co. invited some residents to Wisconsin to see project. Hammes Co. would like to see Councilmembers visit Allentown to see project similar to One Big Sky Center.
- Yakawich: nearby business owners would like to be included in meetings. Hammes Co. aware and is planning on scheduling meetings.

TOPIC #2	Citizen Engagement Specialist
PRESENTER	
NOTES/OUTCOME	

- Bruce McCandless, Interim City Administrator: presentation includes past information discussed by Council.
- Brown: may need to wait until new City Administrator hired. McCandless: no decision made until FY 2018-2019.
- Sullivan: apologize didn't notice it on work plan. Should wait until City Administrator hired.
- Swanson: way past due, need to flaunt accomplishments.
- **Public Comment:**
- Bill Cole, 3733 Tommy Armour Circle, Billings, Montana: suggestion that this position be combined with promoting City development projects such as Yellowstone Kelly Grave site, Landon's Legacy, etc. and others that may be good public/private partnership opportunities. Could advocate and look for donations.

- McCandless: discuss with new administrator and if agreeable, put it in discussion for January planning meeting and consider for FY 19 budget request.

TOPIC #3	Park Bond
PRESENTER	
NOTES/OUTCOME	

- Rick DeVore, Park Board Chair: presentation on how to strategically plan for park development. Preserve park/city bonding capacity for other large projects. Haven't developed a major park for 35 years. 3 recent park surveys and plans all call for the same types and levels of development.
- Funding options:
- Big Bang: appropriate \$15M for park development
- Bare Bones: meet basic needs for infrastructure, open recreation land and a few amenities
- Hybrid: regular budget, reserves, bonds, etc. Use public money for basic infrastructure and public/private partnerships for additional amenities.
- Request:
- \$3M cash reserves
- \$1M cash in lieu, subject to geographic limits.
- Add \$1M/year from PD1, minimum of 10 years. 10-year plan includes: finishing Centennial, Optimist and Castle Rock.
- Complete Poly Vista park, Miracle Field, all-inclusive play area. Support Coulson development. Start in 2018.
- Cimmino: \$250k for Skyline Trail development. Yes. Who pays to maintain? Parks Dept. or Streets.
- Increase \$1M assessment the week after the tax statements went out and voters don't get a chance to vote on it.
- McFadden: per house increase assessment? \$15 per year increase, \$45 total per \$200,000 home.
- Sullivan: cash in lieu since 1982? Started the fund in 1982 but has been added to and some spent, but has it been adjusted? Mike Whitaker, Parks Director: accumulating money, restrictions on how money may be spent. City charging appropriate amounts for regional parks? Whitaker: no, comprehensive plan includes reevaluating amount.
- Brown: land donation is just a fraction of the cost, how is land valued? Wyeth Friday, Planning Director: market analysis of vacant property acreage of land provided comes up with cash in lieu value. Percentage in law based on size of lots. CMA valuation of land x 11% of land.
- Brown: Cash in lieu money has to be used in the specific area? Whitaker: correct, cash or land has to benefit the future residents of the subdivision. If \$3M reserves are used, how would it be repaid and when? DeVore: Any way and time that Council directs.
- Clark: General Fund (GF) reserves wouldn't have to be repaid because PRPL is in the GF? Yes. Castle Rock plan done in the 80s, is it relevant? Master plan would be revisited.

- Sullivan: Council being asked for \$3 million for parks, evidence center coming up. 1-year fiscal budget limits City, can Council see what 10 year looks like? McCandless: Yes, 3-5 year projections done routinely, longer out less relevant.
- Brewster: only way to pay back to reserves would need to levy additional taxes or reduce spending. Possible for staff to create financial comparison impacts to taxpayer as proposed by Parks versus longer term general obligation bond? McCandless: Yes, staff can work on it. Evaluate time frame to restore reserves.
- Mayor Hanel: without any tax increase, would \$1.25 million help? DeVore: of course. Would take longer, but would be a start. Would like to see some money from Park District 1 be used towards goals. DeVore: maintenance issues become crisis situations. Need money to be used towards maintenance.
- Brown: \$3 million out of reserves for Parks, approximately 2021 will run out of Public Safety funds? McCandless: Andy Zoeller will run some numbers.
- Swanson: gopher elimination program? DeVore: Going well.
- Clark: last time didn't add to reserves? McCandless: uncertain, will check.
- **Public Comment:**
- Steve Arveschoug, 1081 Strawberry Avenue, Billings, Montana, Executive Director Big Sky Economic Development: Parks Board supports concepts in this plan. Important for economic development and community growth. Active private parties willing to help.
- Kristi Drake, 2416 Avalon Road, Billings, Montana: community has voted by the survey responses. Survey results handed out Page 62 and 64 show community's desires. Skyline trail \$3.5M is what BikeNet will try to raise, have spent \$450k on past projects.
- Al Koelzer, 2628 Westwood Drive, Billings, Montana: Westwood Park and other parks are important to City. Chairman of Parks Foundation, have raised about \$1M. Donations work, but not enough and City has to come up with most of the money.
- Julie Thomason, 265 Caravan Avenue, Billings, Montana: work with Landon's Legacy and Kiwanis. \$45 per year to use parks seems reasonable.
- Connie Wardell, P.O. Box 21432, Billings, Montana: if city spends reserves on parks, will regret it. State funding will impact the city and it's not going to get better. PMD is an end-run around the Charter. Voters should have to approve it. City needs to look at what it will cut. It's not the right time to spend reserves and maintain the improvements.
- Rachel Cox, 2951 North Slope Trail, Billings, Montana: former park board member.
- Ed Gulick, 3015 10th Avenue North, Billings, Montana: resident and business person. Higher tax statement but still willing to pay more for park and trail improvements.
- Sue Bressler, 220 Yellowstone Avenue, Billings, Montana: dog park fund raiser. \$55k raised for Centennial Park but stopped fundraising because people expect more development.
- Tom Rupsis, 105 Legends Way, Billings, Montana: Park board vice chair: PMD money for new development - not smart. Parks Plan show \$20M life cycle replacements needed over 15 years. May need \$30M over 15 years for new

park development. Need to preserve bonding capacity for unknown larger projects.

- Ann Nichols, 239 Beverly Hills Boulevard, Billings, Montana: 21-year resident, 3 boys used all the parks, now using trails. Parks are multi-generational.
- Sullivan: If County subdivision built and annexed into City, do they set aside park money? Can City get money if park is not built? Friday: County subject to same rules as City. Cash in lieu provided in County fund, unaware of any money transfers to City.

TOPIC #4	TIF Policies
PRESENTER	
NOTES/OUTCOME	

- McCandless: brief presentation. Council can choose to adopt a policy and have staff draft a resolution.
- **Public Comment:**
- Connie Wardell, P.O. Box 21432, Billings, Montana: downtown district governance different than others because of where and when they started, in 1998.
- Jeff Essmann, 7458 Lewis Avenue, Billings, Montana: learned a lot in last legislative session. Many proposals, most out of Missoula over one redevelopment proposal for a shopping mall. Add to policies: review larger cities and how they use money and minimum investment ratios (think others are higher than 5X1); review how other cities manage their districts, redevelopment board, in-house, etc. Billings is the only city that uses the advisory boards.
- Steve Zier, SBURA: agree it's good to look at how we do business and will work with the other districts.

TOPIC #5	Council Discussion
PRESENTER	
NOTES/OUTCOME	

- Brewster: recent problems with City Administrator search contractor. Recommend that City staff and Council take over the remainder of the process, including background and reference checks.
- Questions: talked with Mercer about issues? What it would take for City staff and Council to complete the hiring process? Consider cancelling contract? Who else in the company can do the work? Will Mercer step out of contract willingly? Karla, Brent and Bruce work on answering these questions and add item to a revised 11/13 City Council regular meeting agenda.
- Contact Tom Singer about working on an employment agreement with CA selection early December?
- Does Council want to visit the candidates' cities? Undecided.

- **Public Comment:**
- Bill Cole, Chamber of Commerce: consider adding possible executive session to agenda in case the Council needs to discuss personnel or contracts. Brent: Mayor can call executive session anytime he believes there are rights to privacy and it doesn't need to be listed on the agenda.
- Connie Wardell, P.O. Box 21432, Billings, Montana: don't have to visit communities; Google and newspaper stories to get possible unlisted references.

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

- None