

City Council Work Session

5:30 PM
Council Chambers
December 4, 2017

ATTENDANCE: All members in attendance

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

CM excused:

ADJOURN TIME: 10:45 p.m.

Agenda

TOPIC #1	Annual Renewal of MOU – Beartooth RC & D
PRESENTER	
NOTES/OUTCOME	

- Earl Atwood, Beartooth RC & D Director – introduction, RC&D, 5 county district, work with BSEDA, agreement similar to past years, but assessment increased for the 1st time in 15 years. Billings assessment increased \$2,507/yr.
- Hanel: RC & D history? about 50 years history, used to be on conservation, recent shift to business development.
- Yakawich: represent the City on board. Commendable board.
- Sue Taylor, Economic Development Director: sports facility study, food hub, Coulson park master plan grant app is pending. Employment and business data – Billings is the business hub for the region and more. New website.
- **Public Comment:**
- None

TOPIC #2	Neighborhood vs. PMD Parks
PRESENTER	
NOTES/OUTCOME	

- Mike Whitaker, Parks Director: PMDs and GF parks. 35 PMDs, about 45% is water cost. GF budget is \$2.6 Million, pay for some water in Heights Water District.
- Brown: why decrease in some assessments? Cost of water varies and weather variables.
- Sullivan: water cost at retail? Purchase at commercial water rate. Ever try balance consumption so that water cost could be less? No, but will try. Looking at self-monitored irrigation systems? Most are automated. West end PMD assessments went up, looking at minimizing costs? Annual analysis, individually look at them.
- Brewster: High Sierra park budget increased even though the dog park was removed. PMD was negative in 17, but will look at it.

- Cimmino: Yellowstone Family park assessment almost \$0. 1/3 of area is dryland vs turf.
- Clark: remember which district I called about – 135% increase? Parkland West.
- Brown: High Sierra will reduce next year? Yes.
- Hanel: acreage? 2,600
- **Public Comment:**
- None

TOPIC #3	Evidence Building Update
PRESENTER	
NOTES/OUTCOME	

- Bruce McCandless, Interim City Administrator: presentation. Roth Sheppard conceptual plan.
- Hanel: proposed property rescinded? Carbon Street and has been leased.
- Cromley: Roth Sheppard report complete? Short summary on Council desks.
- Yakawich: requirement that building be 150 feet away from all other buildings? Security purposes, but defer to Mr. Berryhill.
- Friedel: still looking into combining Fire Department property? Scheduled for 2/20/18 Work Session.
- Brown: received email from Mr. Connell. Who came up with criteria in RFP? Roth Sheppard had ideas about operational needs.
- Brown: RFP seemed to alienate some possible building locations. Roth Sheppard wanted to best meet the needs for Police Department.
- Captain Jeremy House, introduces Beth Gartner: Hanel: top priority? Employee safety is current priority but there are several others.
- Beth Gartner, Evidence Supervisor: processing (finger printing) that is done at evidence building, security, rely on vehicle maintenance that's across street. Nice to be adjacent to police barn for safety reasons. 3,000 items more than last year. Critical mass point. Need snow removal on lot from BOC.
- Hanel: need for space is acknowledged
- Friedel: why a large increase in evidence? Court tells us how long to keep evidence, manpower shortage, backlog of evidence due to court cases.
- Captain Jeremy House: turnover is affecting ability to go through evidence.
- Yakawich: currently have flimsy building, other property is substantial, not sold on the expansion project. Why is proposed location better? Captain Jeremy House: location near police barn, convenient to drop off evidence after shift.
- Sullivan: 90% certain that prior discussion said that location wasn't all that important because PD cars are all over the place. Caution staff and Council about misstatements. Staff said "time and cost savings" and that's not substantiated and want to see report if it's available.
- Cimmino: distance from police station to police barn? 4.5 miles approximately. Police station to Kairos building? 1 mile approximately.
- Clark: PD 1 is where shift change takes place but what are officers doing at City Hall around 3-4 pm? Shift change, check in with supervisors, etc.
- Brian Berryhill, Roth Sheppard: 70% of company business is on police facilities.

- Hanel: Kairos bldg. rated evenly? Berryhill: Safety issues with elevator. Large building but may not be efficient for evidence building. Operationally efficient is a priority.
- Sullivan: scoring matrix? Items 1-5 weighted scores, added up and multiplied by 2. Documents accidentally did not reflect the total multiplied by 2. Items 6-10, point value scored.
- Cromley: criteria provided by? Roth Sheppard final arbiter, based on current operation of police department and evidence facility operation.
- Cromley: infill is planning priority. Existing building used as part of the equation? Not part of the equation. Safety and security of officers is paramount. Try to keep evidence in low traffic areas, easier to secure.
- Brown: heard \$4 million for building? Allow staff to develop a budget, \$4 million is only one of the options. Ideal site is where it is already located.
- Hanel: City buildings, PD1, Evidence facility etc, are maxed out, look at bigger picture for law enforcement? Motor Pool needs to expand? McCandless: don't have staff for additional positions, could use more storage space. Facilities Master Plan recommendation for PD1 – convert vehicle storage bay to additional training/office space. Cover ditch to increase parking area. Lot to east belongs to City may be used for vehicle storage or police relocation space.
- Friedel: if City purchased entire Kairos building, would rating increase for Evidence Building? Berryhill: Yes, would change consideration.
- McFadden: leasing facility is short sited, purchase outright.

- **Public Comment:**
- Marty Connell, owner Kairos building: building is for sale, would solve the City's police space problems. About 40 years ago, PCB spilled. Transformer spill, all cleaned. Still on the State's PCB list. All except a small amount of asbestos cleaned up. \$7.5 million to purchase. 6 acres, 240,000 square ft. building, water rights go with the building. Appraisal about 3 years ago, outdated. What % of TIF comes from the Kairos building.
- Connie Wardell, P.O. Box 21432, Billings, Montana: evidence facility an interest. Listen to PD about needs. Really need to get a design for public safety needs.
- Terry Odegard, 2101 Lake Hills Drive, Billings, Montana: growth and needs for PD, should be looking several years in future. Water rights at Connell's building intriguing.
- Sullivan: need to look into new PD location, but need to plan for budgeting in the future.
- Brewster: existing facility mostly paid for by Sysco. Need to look at more comprehensive facility for entire PD.
- Council direct staff: want to see fire station study, 10-year public safety plan, discuss it at the January work plan meeting, look at PD space needs from facilities plan and the fire station study.
- Cromley: PD covered in facilities master plan? Yes.
- Hanel: introduce the Boy Scouts from Huntley Project, Troop 319.

- Recess at 7:50 pm, reconvene at 8:15 pm.

TOPIC #4	One Big Sky Update
PRESENTER	
NOTES/OUTCOME	

- Lisa Harmon, Downtown Billings Alliance Director (DBA): learned about teamwork from all involved with the 3 downtown boards. Broad economic plan.
- Video on Allentown, PA project from Hammes Company.
- Bob Dunn, Hammes Company: share ideas, best process to move forward. Transformative plan. Neighborhood investment zone (NIZ), approved by PA legislature. Taxes from private capital goes into public infrastructure. Discussion about vision and opportunity. OBSC is an economic development strategy. Urban strategy will make Billings succeed. Challenge of retaining jobs and creating new ones – engaging workers. Meaningful economic and fiscal impacts to city and state. More visitation. Dual district anchor concept: health and wellness district and Lifestyle district. New convention center needed to compete with Bismarck, Fargo, Rapid City, etc. 15-20 year development horizon, 3M square ft. of new development. Public funding starts at \$150M, about 1/3 of the total. Greatest tax revenue increase is built on new jobs or better paying ones. Billings ROI should be higher than many economic development projects, such as in Allentown.
- Hanel: where did money come from for Allentown project? Mostly private capital. Institutional capital doesn't recognize smaller cities. Proven strategy to draw capital.
- Next need a term sheet. Shared investment. If we can agree on the term sheet elements within the next few weeks, we should be able to get to prelim development agreement within 60 days. Recommends extending the current MOU for 60 days.
- Observation about Billings: at a crossroads. Can be a decision to build and support a plan and decide the future. Can choose no decision or decline to plan, and the tax burden, which will increase, falls on the existing taxpayers.
- Hanel: 60 days enough? Plenty of time to outline and agree on a planning process. Hammes will invest 7 figures in this next phase.
- Brown: ballpark city investment? Hundreds of thousands, don't know how much will be City money. Term sheet will outline costs and final product.
- Friedel: appreciate the work to date. If opening effort had been like this, past interactions would have been more positive.
- Yakawich: curious about relationship with state of Montana. Dunn: significant regional draw, from outside the state. Convention center of this size is a statewide benefit and state will benefit the most fiscal rewards. State will have to be a partner but don't know exactly what that looks like now.
- Yakawich: residents call with concerns, are we talking about TIF as the public funds? Dunn: a tool, but don't believe that it's the only one. State may need to create new tools.

- McFadden: asked about what the impacts will be on present property and hotel owners. Dunn: answer it the same way. Allentown – new people, new employers, new jobs.
- Sullivan: familiar with Neighborhood Improvement Zone (NIZ), don't know if/how to use it in MT. This timeline puts the project start at about the time the Legislature convenes. Dunn: this will probably something new, don't know if it requires the Legislature.
- Sullivan: like downtown convention center to build mass. Have Rimrock Arena; does that compete or other thoughts – relate to other facilities? Dunn: few instances when arena competes with convention center. More likely to be compatible than competition.
- Brewster: experience that community chugs along, now seeing exponential growth in service demands, thought same people would have to pay for services. Excited to see alternative to that story.
- Clark: next step shows what public and private investments would be needed? Operating funding too? Yes and yes.
- Lisa Harmon, Downtown Billings Alliance (DBA) Director: downtown alliance (DBA), BSEDA and Chamber of commerce agree with 60-day extension.
- Steve Arveshoug, Big Sky Economic Development: strategic imperative, stay focused on being competitive. Started as TIF project, will be more comprehensive now. Need 60 days to talk with his board and organize resources. Thanks Council for patience to date. Spent day in Rochester, MN last week, lots of respect for Hammes. Lots to consider and lots of opportunity. Remember 32,000 jobs to be filled.
- John Brewer, Chamber President: thank Hammes Group for their investment in work to date. Chamber board supports 60-day extension. Next aspirational city visit will be to Allentown in May, 2018. Council will be invited.
- Ed Gulick, 3015 10th Avenue North, Billings, Montana: amazing presentation, many in public support. High Plains Architects supports project.
- Keith Hart, 220 Mountain View Boulevard, Billings, Montana: NextGen at Billings Chamber, support project.
- Connie Wardell, P.O. Box 21432, Billings, Montana: more groups and individuals and our legislative delegation need to know more about this project. Suggest 90-day extension. Need to present this info to medical and university leaders. Project this size will require new and replaced infrastructure and will require more city equipment and personnel. Think aspirational visit should be to Walnut Creek CA, not Allentown. Airport and flight schedules will need to change for conventions. may need to reexamine hospital corridor and downtown plans. Should involve more people.
- Lee Humphrey, 213 North Broadway, Billings, Montana: Billings has a self-esteem problem. People want to be here, momentum. Lack of planning and visioning are shortcomings for Billings. Like that planning will precede proposed development.
- Bill Cole, Chamber Board of Directors: clarify that 60-day extension would be time for city to review study and present to community a draft of what they are proposing, not to develop a new agreement and commitments.

- **Public Comment:**
- None

TOPIC #5	Council Discussion
PRESENTER	
NOTES/OUTCOME	

- Brewster: how to approach contract negotiations with new City Administrator. Committee or whole council, attorney has agreed to work on it.
- McCandless: Mr. Singer and City staff waiting for Council direction.
- Sullivan: think existing committee should represent Council.
- Hanel: Council consensus - existing committee continue.

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

- None