



VISION STATEMENT:
"The Magic City: A diverse, welcoming community where people prosper and business succeeds."

COUNCIL ACTION SUMMARY

CITY COUNCIL REGULAR BUSINESS MEETING

COUNCIL CHAMBERS
316 N. 26th St., 5th Floor

AGENDA
MAY 27, 2025 (TUESDAY)

5:30 P.M.

CALL TO ORDER: Mayor Cole

PLEDGE OF ALLEGIANCE: Mayor Cole

INVOCATION: Councilmember Boyett Aspenlieder

ROLL CALL:

Present: Councilmember Kendra Shaw, Ward I
Councilmember Ed Gulick, Ward I
Councilmember Roy Neese, Ward II
Councilmember Jennifer Owen, Ward II
Councilmember TJ Rogers, Ward III
Councilmember Bill Kennedy, Ward III
Councilmember Scott Aspenlieder, Ward IV
Councilmember Daniel Tidswell, Ward IV (via Zoom)
Councilmember Mike Boyett, Ward V
Councilmember Tom Rupsis, Ward V
Mayor William Cole

Staff

Present: Chris Kukulski, City Administrator
Kevin Iffland, Assistant City Administrator
Gina Dahl, City Attorney
Denise Bohlman, City Clerk
Jeff Roach, Aviation and Transit Director
Wyeth Friday, Planning Director
Anna Vickers, Planning Manager
Tate Johnson, Planner
Liz Kampa, Purchasing Agent
Debi Meling, Public Works Director
Jennifer Duray, Deputy Public Works Director
Mac Fogelsong, City Engineer

MINUTES:

- April 28, 2025 APPROVED 11-0
- May 12, 2025 APPROVED 11-0

COURTESIES:

PROCLAMATIONS:

- June - Mens' Health Month
- Shriners' International Anniversary - June 6th

COUNCIL REPORTS:

ADMINISTRATOR REPORTS - CHRIS KUKULSKI

PUBLIC COMMENT on "NON-PUBLIC HEARING" Agenda Items: 1, 2 and 11 ONLY. Speaker sign-in required. (Comments are limited to three (3) minutes or as set by the Mayor. Please sign the roster at the cart located at the back of the Council chambers or at the podium. Comments on items listed as public hearing items will be heard ONLY during the designated public hearing time for each respective item. For items not on this agenda, public comment will be taken at the end of the agenda.)

1. CONSENT AGENDA -- Separations: 1L2, 1K

A. Bid Awards:

1. **W.O. 25-01, Contract 2: 2025 Sanitary Sewer Replacement Project.** (Opened 05/06/25) Zones 1 and 2. Recommend Askin Construction, LLC. APPROVED 11-0
2. **W.O. 25-13: Annual Stormwater Rehab Program.** (Opened 05/06/25) Recommend Earth Movers Excavation, Inc. APPROVED 11-0
- B. **Change Order No. 5, W.O. 19-12: West End Reservoir Project;** Dick Anderson Construction, Inc. APPROVED 11-0
- C. ~~**Amendment No. 6, to the Purchase and Sale Agreement (PSA) for City Hall building at 210 N. 27th Street with Honaker Realty, LLC and JWT Capital, LLC.** REMOVED VIA MOTION FROM AGENDA~~
- D. **Limited Commercial Ground Leases** with Marchi Family Enterprises, LLC. APPROVED 11-0
- E. **Agreement** with Knife River for Fill Project. APPROVED 11-0
- F. **Donation** to Parks, Recreation and Public Lands from Big Sky Economic Development for Coulson Park. APPROVED 11-0
- G. **Donations** to the Billings Police Department from Bill and Anne Cole, Billings Clinic and Rocky Mountain Glass for Camp Blue Sponsorship. APPROVED 10-0, MAYOR COLE ABSTAINED
- H. **Public Sidewalk Easement** from Tanner and Jennifer Bennion for public sidewalk and drainage swale. APPROVED 11-0
- I. **Final Plat** of High Sierra Subdivision, 20th Filing. ***Quasi-Judicial** APPROVED 11-0

- J. **Final Minor Plat** of Amended Plat of Buffalo Crossing Subdivision, Lot 1, Block 3. *Quasi-Judicial APPROVED 11-0
- K. **Resolution 25-11268** adopting the City's Purchasing Policy. APPROVED 11-0
- L. **Bills for the Weeks of:**
 - 1. April 28, 2025 APPROVED 11-0
 - 2. May 5, 2025 APPROVED 10-0, ASPENLIEDER ABSTAINED

REGULAR AGENDA:

- 2. **TAX INCREMENT FINANCING ASSISTANCE** from the East Billings Urban Renewal District (EBURD) to The Food Truck Stop, located at 202 North 18th Street, for reimbursement for remodeling expenses, up to a maximum reimbursement of \$8,967. Billings Industrial Revitalization District (BIRD) Board recommends conditional approval. APPROVED 11-0
- 3. **PUBLIC HEARING AND SPECIAL REVIEW 999:** a special review to allow a drive-through service adjacent to a residential zoning district (south property line) for a proposed new drive-through food service restaurant, generally located at 4140 State Avenue. Zoning Commission recommends conditional approval and adoption of the findings of the 3 9 criteria. *Quasi-Judicial APPROVED 10-0, with a change to the operating hours to 5:00 AM to Midnight, ASPENLIEDER ABSTAINED
- 4. **PUBLIC HEARING AND FIRST READING ORDINANCE FOR ZONE CHANGE 1065:** generally located at 1440 Governors Boulevard. Zoning Commission recommends approval and adoption of the 10 review criteria. *Quasi-Judicial APPROVED 11-0
- 5. **PUBLIC HEARING AND FIRST READING ORDINANCE** amending Billings, Montana City Code (BMCC) Section 6-1208, Curb Cuts. Staff recommends approval. APPROVED 11-0
- 6. **PUBLIC HEARING AND RESOLUTION 25-11269** vacating the alley (carriage lane) between Lot 5 and Lot 6, Block 31 in Annafeld Subdivision, Fifth Filing. Staff recommends approval. APPROVED 11-0
- 7. **PUBLIC HEARING AND RESOLUTION 25-11270** setting FY26 Street Maintenance District Assessments. Staff recommends approval. APPROVED 10-1, RUPSISS OPPOSED
- 8. **PUBLIC HEARING AND RESOLUTION 25-11271** setting FY26 Storm Sewer System Fee Rates. Staff recommends approval. APPROVED 9-2, KENNEDY AND NEESE OPPOSED
- 9. **PUBLIC HEARING AND RESOLUTION 25-11272** adopting FY26 Solid Waste Collection, Disposal, and Landfill Fees. Staff recommends approval. APPROVED 6-5, TIDSWELL, ROGERS, KENNEDY, OWEN AND NEESE OPPOSED
- 10. **PUBLIC HEARING AND RESOLUTION 25-11273** adopting FY26 and FY27 Water and Wastewater Rates and Fees. Staff recommends approval. APPROVED 9-2, Approving water rates as proposed but delayed wastewater rates Schedule 1, 1A, 1B, 1C, and 1D, KENNEDY AND NEESE OPPOSED
- 11. **ADDENDUM** to City Administrator's employment agreement. APPROVED 6-5, NEESE, OWEN, ROGERS, KENNEDY, AND TIDSWELL OPPOSED

PUBLIC COMMENT on "NON-AGENDA ITEMS". Speaker Sign-in required. (Restricted to ONLY items not on this printed agenda. Comments are limited to 3 minutes or as set by the Mayor. Please sign the roster at the cart located at the back of the Council chambers or at the podium.)

COUNCIL INITIATIVES:

ADJOURN: 9:34 P.M.