

**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
September 22, 2025

5:30 P.M.

CALL TO ORDER: Mayor Cole

PLEDGE OF ALLEGIANCE: Mayor Cole

INVOCATION: Councilmember Kennedy Rogers

ROLL CALL:

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

Absent/

Excused: Councilmember Bill Kennedy, Ward III

Staff

Present: Chris Kukulski, City Administrator
Gina Dahl, City Attorney
Denise Bohlman, City Clerk
Jeff Roach, Aviation and Transit Director
Paul Khera, Aviation and Transit Assistant Director
Rusty Logan, MET Manager
Debi Meling, Public Works Director
Mac Fogelsong, City Engineer
Andy Zoeller, Finance Director
Gavin Woltjer, Interim Parks, Recreation and Public Lands Director
Wyeth Friday, Planning Director
Hunter Kelly, Planner
Tate Johnson, Neighborhood Planner
Karen Husman, Zoning Coordinator

Tina Hoeger, Code Enforcement Manager
Brenda Beckett, Community Development Manager
Tam Rodier, Community Services Coordinator
Laura Watson, Deputy City Attorney
Rich St. John, Police Chief

MINUTES:

- August 25, 2025 – **APPROVED 10-0**
- September 8, 2025 - Pending

COURTESIES:

PROCLAMATIONS: October – Domestic Violence Awareness Month

COUNCIL REPORTS: None

ADMINISTRATOR REPORTS - CHRIS KUKULSKI, CITY ADMINISTRATOR

PUBLIC COMMENT on "NON-PUBLIC HEARING" Agenda Items: 1 and 10 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: 1D, 1P and 1Q

A. Mayor Cole recommends that Council confirm the following appointments:

1.	Name	Board/Commission	Term	
			Begins	Ends
1	Rebecca Noell	Community Development - At Large*	09/22/25	12/31/29
2	Sandra McKee	Housing Authority - Family*	09/22/25	12/31/26
3	Jeff Schoenhard	Tourism BID	10/1/25	09/30/29
4	George Maragos	Tourism BID	10/1/25	09/30/29

1.

*1 Unexpired term of Adam Toland

APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED

B. Bid Awards:

1. **MET Transit Bus Wash Equipment Replacement.** (Opened 08/05/25) Recommend Cucancic Construction Inc. **APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED**
2. **W.O. 23-31: Millice Park Irrigation System Replacement.** (Opened 9/02/25) Recommend The Good Earth Works Company, Inc. **APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED**
3. **W.O. 25-31: Water Reclamation Facility Air Flotation Thickener Roof Replacement.** (Opened 9/02/25) Recommend Empire Roofing. **APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED**

C. **Purchase of a RamVachydro excavator from SWS Equipment, LLC, for Public Works Department.** **APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED**

- D. **Contract for Professional Services** with Sanbell for W.O. 25-24 Safe Streets for All 2023. **APPROVED 7-3, CM KENNEDY ABSENT/EXCUSED; CM TIDSWELL, ROGERS AND ASPENLIEDER OPPOSED**
- E. **Consultant Contract** with Steven Baldwin Associates for the Airport Governance Analysis and Transition Plan project. **APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED**
- F. **General Contractor/Construction Manager (GC/CM) Services Contract** with Martel Construction for Preconstruction Services, Phases I and II for the Airport Ticketing and Baggage Remodel. **APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED**
- G. **Memorandum of Understanding (MOU)** between Riverstone Health, Yellowstone County, and the City of Billings concerning code compliance for unlicensed motels, hotels, and tattoo artists. **APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED**
- H. **Agreement** with Allies in Aging to provide Senior Medical Transportation for FY26 by METT Transit. **APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED**
- I. **Property Acquisition** of 123.52 acres (C.O.S. 2795 Parcel D) from the Dr. Morledge Family, LLC, for the Airport. **APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED**
- J. **Temporary Land Use Agreement** with Yellowstone County for its use of City-owned property to store equipment and material for repairs to Duck Creek Bridge. **APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED**
- K. **Perpetual Right-of-Way Easements** from MBA Properties, LLC. **APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED**
- L. **Warranty Deed** for Lot 4B, Annafeld North Subdivision, 1st Filing from McCall Development. **APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED**
- M. **Preliminary Major Plat** for High Sierra Subdivision, 23rd Filing. ***Quasi-Judicial APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED**
- N. **Final Plat** for Annafeld Subdivision, 6th Filing. ***Quasi-Judicial APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED**
- O. **Final Major Plat** for Annafeld Subdivision, 7th Filing. ***Quasi-Judicial APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED**
- P. **Resolution of Intent 25-11296** to expand the boundaries of the South Billings Boulevard Urban Renewal District (SBBURD) and set a Public Hearing date of October 27, 2025. **APPROVED 8-2, CM KENNEDY ABSENT/EXCUSED; CM NEESE AND RUPSISS OPPOSED**
- Q. **Resolution 25-11297** establishing a Public Art Policy and effective date **APPROVED 8-2, CM KENNEDY ABSENT/EXCUSED; CM NEESE AND ASPENLIEDER OPPOSED**

R. Bills for the Week of:

1. August 25, 2025 APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED

REGULAR AGENDA:

2. **PUBLIC HEARING** to receive input on FY2024-2025 draft Comprehensive Annual Performance Evaluation Report (CAPER). No action necessary.
3. **PUBLIC HEARING AND RESOLUTION 25-11298** assessing Weed Abatements. Staff recommends approval. APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED
4. **PUBLIC HEARING AND RESOLUTION 25-11299** assessing Nuisance Property Abatements. Staff recommends approval. APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED
5. **PUBLIC HEARING AND RESOLUTION 25-11300** assessing false alarm responses. Staff recommends approval. APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED
6. **PUBLIC HEARING AND RESOLUTION 25-11301** Re-levying and Reassessing SID 2925 (W.O. 22-07). Staff recommends approval. APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED
7. **PUBLIC HEARING** for land use contrary to zoning to install an electronic message display wall sign at Alkali Creek Elementary School. No action necessary.
8. **PUBLIC HEARING AND SPECIAL REVIEW 1001**: a special review to allow construction of a new surface parking lot for Energy Laboratories at 1108 and 1110 South 28th Street. Zoning Commission recommends conditional approval and adoption of the findings of the 9 review criteria. *Quasi-Judicial APPROVED 8-2, CM KENNEDY ABSENT/EXCUSED; CM RUPSI AND NEESE OPPOSED
9. **JOINT PUBLIC HEARING FOR ANNEXATION 25-04 AND ZONE CHANGE 1070: Lots 66A1 and 67A1 of the Amended Lots 66A and 67A, Sunny Cove Fruit Farms Subdivision**
 - a. **RESOLUTION APPROVING ANNEXATION 25-04:** generally described as Lots 66A1 and 67A1 of the Amended Plat of Lots 66A and 67A, Sunny Cove Fruit Farms Subdivision. Staff recommends conditional approval. *Quasi-Judicial
 - b. **FIRST READING ORDINANCE FOR ZONE CHANGE 1070:** generally described as Lots 66A1 and 67A1 of the Amended Plat of Lots 66A and 67A, Sunny Cove Fruit Farms Subdivision. Zoning Commission recommends approval and adoption of the 10 review criteria. *Quasi-Judicial
 - c. **PUBLIC HEARING AND FIRST READING ORDINANCE** expanding the boundaries of Ward IV to include recently annexed property in Annexation 25-04: Lots 66A1 and 67A1 of the Amended Plat of Lots 66A and 67A, Sunny Cove Fruit Farms Subdivision. Staff recommends approval.

DELAYED PER REQUEST OF APPLICANTS TO OCT. 13, 2025, REGULAR BUSINESS MEETING. APPROVED 10-0, CM KENNEDY ABSENT/EXCUSED

10. **RESOLUTION 25-11302** renewing the Citizen Police Advisory Board for four years (December 31, 2029 expiration). Staff recommends approval. **APPROVED 9-1, CM KENNEDY ABSENT/EXCUSED; CM ASPENLIEDER**

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:

1. Aggressive Driving and Excessive Vehicular Noise Reduction – Councilmember Rupsis
APPROVED 10-0 to bring to a future Work Session, CM KENNEDY ABSENT/EXCUSED
2. Codify HB231 (2025) Levy Adjustments – Councilmember Rupsis
APPROVED 8-2 to bring to a future Work Session, CM KENNEDY ABSENT/EXCUSED; CM OWEN AND ROGERS OPPOSED

ADJOURN: 8:02 P.M.