

From: [Heidi Banderob](#)
To: [Council](#)
Subject: [EXTERNAL] Bike lanes
Date: Monday, November 10, 2025 7:32:16 PM



Dear Council Members,

I wanted to take a moment to express my appreciation for the new bike lanes downtown. I know there has been quite a bit of mixed feedback and some negativity surrounding the changes, but from the perspective of someone who rides regularly, the difference is meaningful.

Before the bike lanes were added, riding downtown often felt unsafe and stressful. The new lanes create a much safer and more predictable environment for cyclists, drivers and pedestrians alike. I truly appreciate the thought, planning and safety considerations that went into this project.

I just wanted to share a positive perspective and say thank you. I am enjoying using the bike lanes and feel more comfortable riding in the downtown area because of them.

Sincerely,

Heidi Banderob

From: [Genia Castro Waller](#)
To: [Council](#)
Subject: [EXTERNAL] Vote YES on the 2802 Montana Ave TIF
Date: Monday, November 10, 2025 5:36:48 PM



Dear Mayor Cole and Council Members,

Please vote YES to re-approve TIF funding for the 2802 Montana Avenue project. This investment will transform a vacant historic building. Bringing safety, housing, and tax revenue to downtown.

The project has cleared every hurdle, earned unanimous DBP re-approval, and meets our community goals for revitalization and smart growth.

Thank you for supporting Billings.

Best Regards,



GENIA CASTRO WALLER

BRANDING AND CREATIVE

406-534-9851

graphicfinesse.com

From: [Greg Cook](#)
To: [Council](#); "chris Kukulski"
Subject: [EXTERNAL] FW: Cycle track info
Date: Monday, November 10, 2025 12:35:10 PM
Importance: High

My basic questions are still not answered. Will someone please help me with this?

-----Original Message-----

From: Greg Cook [<mailto:grcook@bresnan.net>]
Sent: Monday, November 10, 2025 8:45 AM
To: 'chris Kukulski'; 'Council'
Subject: RE: Cycle track info

Hello, Chris- You still didn't answer my questions about how the traffic and parking lanes can be seen when the lines are covered by snow in the winter and you didn't answer why the streets are blocked on Division. I politely asked about this and all you do is send me information that isn't what I asked about.. This is very frustrating to me and isn't good customer service. Please give me the answers to my questions or let me know who can. Thank you

-----Original Message-----

From: chris Kukulski [<mailto:cakukulski@gmail.com>]
Sent: Monday, November 10, 2025 6:41 AM
To: Greg Cook
Subject: Cycle track info

These pics are the same as the link I sent in the prior email.

From: [Greg Cook](#)
To: ["chris Kukulski"; Council](#)
Subject: [EXTERNAL] RE: Cycle track info
Date: Monday, November 10, 2025 8:45:20 AM

Hello, Chris- You still didn't answer my questions about how the traffic and parking lanes can be seen when the lines are covered by snow in the winter and you didn't answer why the streets are blocked on Division. I politely asked about this and all you do is send me information that isn't what I asked about.. This is very frustrating to me and isn't good customer service. Please give me the answers to my questions or let me know who can. Thank you

-----Original Message-----

From: chris Kukulski [<mailto:cakukulski@gmail.com>]
Sent: Monday, November 10, 2025 6:41 AM
To: Greg Cook
Subject: Cycle track info

These pics are the same as the link I sent in the prior email.



Monthly Newsletter



Rimrock Foundation is honored to continue serving each human that walks through our doors. Rimrock is constantly evolving our approach to treatment with evidence-based practices to adapt to the evolution of the addiction crisis in Montana.

Sponsor the Garden

Purchase a paver to honor a loved one in Rimrock's Garden of Hope, a serene space dedicated to healing and remembrance. Each engraved brick becomes a lasting tribute, symbolizing hope, recovery, and connection.

Please mention how you heard about the garden in your for submission.



Sponsor the Garden



October Rimrocker

The Rimrocker is an award given to deserving employees who went above and beyond their job duties throughout the year, someone who consistently exceeds expectations and whose commitment inspires us all. Congratulations to Susan Schwidde for being our October Rimrocker! Well deserved.

**AUSTIN
MARTIN**

**RIMROCK
BENEFIT
CONCERT**

**HOLLAND AND
KOHL OPENING**

**SINGLES RELEASE
PARTY**

12/11/2025

RIMROCK




**SCAN FOR
TICKETS**




Recovery Concert for Rimrock

🎸 Rockin' for Rimrock!


A Benefit Concert Supporting Recovery & Hope

 December 11, 2025

 Featuring Austin Martin, with opening performance by Holland & Kohl

 Location: The Pub Station


2502 1ST Ave N., Billings, MT 59101

 Tickets: \$50 (All proceeds support Rimrock's mission)

Join us for an unforgettable night of live music, community, and compassion. Every note played, every voice in the room, and every ticket purchased supports individuals and families on their journey of recovery.

 Why it Matters

Your presence directly contributes to life-changing treatment, wellness programs, and hope for those working to rebuild after addiction. Together, we can lift each other up and make healing possible.

 Get your tickets today and be part of something meaningful:

<https://thepubstation.com/>

Invite your friends — let's fill the room with music, heart, and purpose.

Check out his music below!



Did you know...

That Rimrock has Recovery Lodges! This unique residential treatment program has immediate openings and concierge-style amenities for the working professional. Recovery Lodging accepts all major commercial insurance plans. For more information on Recovery Lodging and to find out about in-network access, call Rimrock at (406)248-3175.



[Learn about Recovery Lodges](#)

Rimrock Expansion into Bozeman

Jeff Keller, CEO of Rimrock Foundation, said this of the expansion, "Bozeman is one of the fastest-growing areas in Montana, and with growth comes new and complex challenges. The community has a new HRDC Warming Center and is doing incredible work to support those in need, but additional behavioral health and substance use resources are essential. Our expansion is about partnership, not competition. It's about meeting people where they are."

For referrals or information about the Bozeman expansion, please email connect@rimrock.org



Bozeman Expansion Details



Join Our Team!

Rimrock is recruiting for many open positions in Billings and Bozeman, from entry level to clinician and medical. Join a team that transforms lives daily through compassionate and innovative care! Please contact HR for more information or view our open positions below. HR@rimrock.org



[View Open Positions](#)

Referrals to Rimrock Programs

If you have someone you would like to refer to a Rimrock program you can call us at (406) 248-3175 or send us an email at intake@rimrock.org



From: [Friday, Wyeth](#)
To: [Aspenlieder, Scott](#); [MayorAndCouncil](#)
Cc: [Mehmet Casey](#); vduke@highplainsarchitects.com; [Randy Hafer \(rhafer@highplainsarchitects.com\);](mailto:Randy_Hafer(rhafer@highplainsarchitects.com);)
alison.lafever@gmail.com
Subject: RE: Re: Item #3 on the Regular Agenda for Monday, November 10
Date: Monday, November 10, 2025 10:27:08 AM
Attachments: [image002.png](#)
[CC_Sept_8_2025_Minutes.pdf](#)

Council Member Aspenlieder,

The fully funded finance package is closer to completion but not complete.

My understanding is that with the tax credits fully approved, construction documents being reviewed by the contractor, the applicant working with the bank (the FIB letter at least verifies work between the applicant and FIB), and the applicant ready to sign the Development Agreement, the project is going to be completed and the applicant was not asking for a another extension. Further, the Council in its action on September 8, placed a “hard stop” on the item so that it was to come back on November 10 and not be allowed to be extended further (See attached Minutes).

It is also important to note that this application has not been held to a higher or lower standard than other applications. Aside from the delay, that I think was mostly due to the historic tax credit situation, this application has been held to the same standard as far as proof of project success at TIF application submittal and review as other projects. What's been done with all TIF applications is that either verbal statements from the applicant about whom they're working with as far as a financial institution, or they provide the financial institution they're working with in the TIF application. Proof of full financial package approval has not been something that has been provided and is often not possible as the TIF award is a key piece of the capital stack that a bank wants to see before fully committing. The City's approval of this TIF award for this redevelopment continues to be a critical piece of the financing puzzle, so it plays a significant roll in the other elements all coming together for project completion.

I will defer to the applicants and Mehmet with DBP included in this email chain for any further information they might provide to your questions.

Thank you.



Wyeth Friday, AICP
Planning & Community Services Director
fridayw@billingsmt.gov

Have you taken our community survey?

Help shape the future of Billings: Billings2045.com

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

From: Aspenlieder, Scott <AspenliederS@billingsmt.gov>

Sent: Sunday, November 9, 2025 11:09 AM

To: Friday, Wyeth <FridayW@billingsmt.gov>; .MayorAndCouncil <Mayor&Council@billingsmt.gov>

Cc: Mehmet Casey <mehmetc@downtownbillings.com>; vduke@highplainsarchitects.com; Randy Hafer (rhafer@highplainsarchitects.com) <rhafer@highplainsarchitects.com>; alison.lafever@gmail.com

Subject: RE: Re: Item #3 on the Regular Agenda for Monday, November 10

Mr. Friday

I presume this means that there still is not a fully funded finance package in place like was requested when we tabled this the last time? This letter means exactly nothing with no commitment to the project from FIB. What I also don't see is any proposed alternative schedule for that commitment for postponing or delaying this project yet again. Is there anything being proposed for that?

Scott Aspenlieder, PE | City of Billings Councilman Ward 4 |

Email: aspenlieders@billingsmt.gov |

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

From: Friday, Wyeth <FridayW@billingsmt.gov>

Sent: Friday, November 7, 2025 5:16 PM

To: .MayorAndCouncil <Mayor&Council@billingsmt.gov>

Cc: Mehmet Casey <mehmetc@downtownbillings.com>; vduke@highplainsarchitects.com; Randy Hafer (rhafer@highplainsarchitects.com) <rhafer@highplainsarchitects.com>; alison.lafever@gmail.com

Subject: Re: Item #3 on the Regular Agenda for Monday, November 10

Mayor and City Council Members,

Please find attached a letter that pertains to Item #3 on the Regular Agenda – Old Billings Hardware Building TIF Assistance.

The Downtown District staff and the agents/owners for this project asked that I share this with you in advance of the meeting Monday evening as it addresses the ongoing work of the agents/owners to secure financing and complete the project. The letter was provided after the agenda for the meeting was posted earlier this week.

Thank you.



Wyeth Friday, AICP
Planning & Community Services Director
fridayw@billingsmt.gov

billingsmt.gov

316 N. 26th St.
5th Floor
Billings, MT 59101
P 406.657.8249

Have you taken our community survey?

Help shape the future of Billings: Billings2045.com

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies.
Thank you.

**MINUTES
OF THE BILLINGS CITY COUNCIL
REGULAR BUSINESS MEETING
September 8, 2025**

The Billings City Council met in regular session in the City Council Chambers, located at 316 N. 26th Street, 5th Floor, Billings, Montana, at 5:30 P.M.

PLEDGE OF ALLEGIANCE: Mayor Cole

INVOCATION: Councilmember Boyett

ROLL CALL:

Present: Councilmember Kendra Shaw, Ward I
Councilmember Ed Gulick, Ward I
Councilmember Roy Neese, Ward II
Councilmember Jennifer Owen, Ward II
Councilmember Bill Kennedy, Ward III
Councilmember Scott Aspenlieder, Ward IV
Councilmember Daniel Tidswell, Ward IV
Councilmember Mike Boyett, Ward V
Mayor William Cole

Absent/
Excused: Councilmember TJ Rogers, Ward III
Councilmember Tom Rupsis, Ward V

Staff
Present: Kevin Iffland, Assistant City Administrator
Gina Dahl, City Attorney
Toni Keehner, Deputy City Clerk
Wyeth Friday, Planning Director
Paul Khera, Aviation and Transit Assistant Director
Debi Meling, Public Works Director
Jennifer Duray, Public Works Deputy Director

MINUTES:

- August 25, 2025 – Pending

COURTESIES:

- Mayor Cole welcomed Lynnadele Nielsen from JustServe. She spoke of volunteer opportunities for the community and how to get involved. Ms. Nielsen and other members from JustServe presented a plaque to the City and took a photo with Council.
- Councilmember Kennedy spoke of an upcoming Phillips 66 sponsored picnic at South Park with various nonprofit agencies.
- Councilmember Aspenlieder spoke of a fundraiser held by the Highlands Golf Pros for Warriors and Quiet Waters Foundation.

PROCLAMATIONS:

- Mayor Cole proclaimed September 21, 2025, as Suicide Prevention Day. Nancy Barbula, Yellowstone Valley Out of the Darkness Walk Chair, provided suicide statistics for Montana and how to help.
- Mayor Cole proclaimed September 16, 2025, as National Voter Registration Day.

COUNCIL REPORTS:

- Councilmember Gulick indicated there was an upcoming Council Budget and Finance meeting on September 10, 2025.

ADMINISTRATOR REPORTS – KEVIN IFFLAND, ASSISTANT CITY ADMINISTRATOR

Mr. Iffland provided Council with information that:

- Staff was recommending the removal of Regular Agenda Item 4, per the developer's request. The item would be brought back to the November 10, 2025, Council meeting.
- Staff was aware of the stop sign compliance issues at N. 32nd Street and 2nd and 3rd Avenue North intersections. He indicated the City was working on addressing the issues.
- Staff was recommending not moving forward with the Facilities Management Request for Proposals (RFP).
- There would be a hearing on September 9, 2025, regarding the Colonial Apartments lawsuit.
- There were no exparte communications received after 3 PM addressed to the Mayor and Council concerning items on the agenda.

Council discussed the process and decision to not move forward with the Facilities Management RFP.

PUBLIC COMMENT on "NON-PUBLIC HEARING" Agenda Items: 1 and 4 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.)

The following individual provided public comment:

- **Dan Brooks, Billings Chamber of Commerce**, spoke in support of Regular Agenda Item 4, the importance of adding downtown housing and how CPTED principles encouraged public safety.

There was no further public comment.

Councilmember Aspenlieder indicated he would not support delaying Regular Agenda Item 4 because the project was tying up TIF funding that could be used elsewhere. He indicated the developer should have to go back through the application due to the length of time the project was taking to get started.

Councilmember Gulick indicated he would recuse himself from Regular Agenda Item 4 due to his business' involvement in the project.

Motion: I move to delay Regular Agenda Item 4 to the November 10, 2025, Council meeting (or a later date to be decided by the developer and staff).

Moved by Councilmember Boyett
Seconded by Mayor Cole

Wyeth Friday, Planning Director, indicated a somewhat unique condition had been included in the development agreement, requiring signing within 365 days, which had prolonged the project.

FAILED 3-5, Councilmembers Neese, Owen, Kennedy, Aspenlieder and Tidswell opposed, Councilmembers Rogers and Rupsis absent/excused, Councilmember Gulick abstained

Motion: I move to approve the items of the Consent Agenda as submitted.

Council, in reference to Consent Agenda Items 1E, 1F and 1G, discussed the lease process.

Paul Khara, Aviation and Transit Assistant Director, explained how leases were obtained, and costs were decided.

Moved by Councilmember Neese
Seconded by Councilmember Gulick
APPROVED 9-0, Councilmembers Rogers and Rupsis absent/excused

1. **CONSENT AGENDA**

A. **Bid Awards:**

1. **City Vehicles.** (Opened 8/19/25) Recommend Laurel Chevrolet (three vehicles); Rogers Motors (four vehicles); and Billion Auto Group (two vehicles).

B. **Purchase** of two Airport Rescue Fire Fighting (ARFF) trucks; Rosenbauer Minnesota, LLC.

C. **Purchase** of one Toolcat UW56 for Public Works; Bobcat of Big Sky.

D. **Agreement** for Microsoft Enterprise/Volume Licensing; SHI International Corp.

E. **West End Hangar Ground Lease** with Experimental Aircraft Association Chapter 57, Inc.

F. **West End Hangar Ground Lease** with Belix Investments, LLC.

G. **West End Hangar Ground Lease** with Robert C. Bryan and Phyllis C. Bryan.

H. **Amended Plat** of Southgate Subdivision, 1st Filing. *Quasi-Judicial

I. **Bills for the Weeks of:**

1. August 11, 2025

2. August 18, 2025

REGULAR AGENDA:

2. **PUBLIC HEARING AND RESOLUTION 25-11294** setting Special Improvement Lighting Maintenance District (SILMD) assessments. Staff recommends approval.

Jennifer Duray, Public Works Deputy Director, gave a presentation reviewing the SILMD's and FY2026 assessment amounts.

Councilmember Kennedy indicated some constituents had issues with inoperable lights and he would not support the increase.

No one provided public testimony during the public hearing.

Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve a Resolution setting Special Improvement Lighting Maintenance District (SILMD) assessments, as recommended by staff.

Moved by Councilmember Neese

Seconded by Councilmember Aspenlieder

APPROVED 8-1, Councilmember Kennedy opposed, Councilmembers Rogers and Rupsis absent/excused

3. **PUBLIC HEARING AND RESOLUTION 25-11295** setting and assessing Encroachment Rental fees. Staff recommends approval.

Jennifer Duray, Public Works Deputy Director, gave a presentation on the history of encroachment fees and the 2021 methodology used to create the current encroachments fees. Council had requested a 50% increase in 2021, but due to an increase in assessed values, staff had recommended extending the 5-year plan by an additional 3 years. She reviewed the proposed rates for Tier One and Tier Two.

Council discussed how encroachment fees were used and how rate increases were received by property owners.

No one provided public testimony during the public hearing.

Motion: I move to set encroachment rental rates at the FY2025 number and leave the encroachment permitting process as currently in effect.

Moved by Councilmember Aspenlieder

Seconded by Councilmember Owen

Councilmember Kennedy spoke against raising rates.

Councilmember Shaw expressed concern with a high-rate increase in a few years if small incremental increases were not happening. Ms. Duray indicated rates needed to be at a level that discouraged everyone from having encroachments, but getting to the 50% value was not a requirement.

Council discussed the ways that encroachment fees could be used and how property owners benefited from having encroachments.

No one provided public testimony during the public hearing.

Substitute Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve a Resolution setting and assessing Encroachment Rental fees, as recommended by staff.

Moved by Councilmember Neese

Seconded by Councilmember Gulick

APPROVED 5-4, Councilmembers Owen, Kennedy, Aspenlieder and Tidswell opposed, Councilmembers Rogers and Rupsis absent/excused

4. **TAX INCREMENT FINANCING ASSISTANCE EXTENSION** from the Downtown Urban Renewal TIF District for Old Billings Hardware Development Venture, LP for its mixed-use project at 2802 Montana Avenue, up to \$745,000. Downtown Billings Partnership (DBP) Board recommends approval.

Wyeth Friday, Planning Director, indicated that the Tax Increment Financing Assistance (TIF) for the Old Billings Hardware Building project had not changed from when it had been previously approved. He stated the 365-day condition for the completion of Phase II for tax credits had lapsed, therefore the developer was requesting the extension. He indicated there was a new development agreement allowing 60 days instead of the normal 180 days.

Mehmet Casey, DBP Director, spoke of a collective effort to clean up applications that had defaulted or not met deadlines.

Council discussed the expiration of the 365-day condition requiring completion and TIF monies being allocated by the project for an extended period.

Randy Hafer, Old Billings Hardware development partner, indicated the development agreement they were working with indicated they had 180 days after receiving historic tax credits and they had been unaware of the 365-day provision. He spoke of plans for the project and the reason for the delay request.

Council spoke of concerns with the delay to the project and if the agreement would be void due to the passing of the deadline.

Motion: I move to conditionally approve tax increment financing assistance from the Downtown Urban Renewal TIF District for Old Billings Hardware Development Venture, LP for its mixed-use project at 2802 Montana Avenue, up to \$745,000, as recommended by DBP Board.

Moved by Councilmember Shaw

Failed for lack of a second

Motion: I move to delay the approval of tax increment financing assistance from the Downtown Urban Renewal TIF District for Old Billings Hardware Development Venture, LP until November 10, 2025, or as determined by staff and the developer.

Moved by Mayor Cole
Seconded by Councilmember Shaw
Councilmember Gulick reiterated that he would recuse himself due to his business' involvement in the project.

Motion to Amend: I move to add a hard date of November 10, 2025, and not allow the decision to lag any longer.

Moved by Councilmember Aspenlieder
Seconded by Councilmember Neese

Mr. Casey indicated he would present the project to the DBP Board again for approval before it returned to Council.

APPROVED 8-0, Councilmember Gulick abstained, Councilmembers Rogers and Rupsis absent/excused

A vote on the Amended Motion was taken.

APPROVED 5-4, Councilmembers Owen, Kennedy, Aspenlieder, and Tidswell opposed, Councilmember Gulick abstained, Councilmembers Rogers and Rupsis absent/excused

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.)*

No public comment was provided.

COUNCIL INITIATIVES:

- Residency Requirements for Department Heads - Councilmember Kennedy

Motion: I move to direct staff to place the residency requirement initiative item on a Regular Council Business meeting for action.

Moved by Councilmember Kennedy
Seconded by Councilmember Neese

Councilmember Kennedy spoke of the importance and benefits of Department Heads living within City limits.

Gina Dahl, City Attorney, spoke of a State statute setting general qualifications for municipal officers prescribed by ordinance and indicated she would need some time to reconcile the City Charter with State law.

Mayor Cole spoke of the negative effects that the residency requirement could create and indicated he would not support the initiative.

Councilmember Aspenlieder spoke of the importance of hiring the most qualified candidates and indicated he would not support the initiative.

Councilmember Gulick indicated he saw more potential downsides than upsides to the requirement.

Council spoke of staff time needed for policy implementation and the possibility for adding a waiver in special circumstances.

Councilmember Neese requested a friendly amendment to allow the item to be placed on a Work Session instead of a Regular Business meeting.

Councilmember Kennedy indicated he would allow the friendly amendment.

Amended Motion: I move to place the initiative on an October Work Session for further discussion.

APPROVED 5-4, Councilmembers Shaw, Gulick, Aspenlieder and Mayor Cole opposed, Councilmembers Rogers and Rupsis absent/excused

ADJOURN: 8:02 PM



CITY OF BILLINGS

BY: William A. Cole
William A. Cole, Mayor

ATTEST:

BY: Denise R. Bohman
Denise R. Bohman, City Clerk

From: [Meling, Debi](#)
To: [.MayorAndCouncil](#)
Cc: [Kukulski, Chris](#); [Dahl, Gina](#)
Subject: RE: [EXTERNAL] FY26 Snow Plowing on Local Streets Bid Award
Date: Monday, November 10, 2025 11:56:43 AM
Attachments: [image001.png](#)

Good afternoon Mayor and Council,

As most of you may remember, we had a conversation a couple of months ago about how we intended to approach snow plowing this season in response to some concerns from last winter, primarily focused on residential plowing. In an attempt to address concerns about how long it takes for the plows to get to each area after a storm, we needed to find a way to get more equipment on the streets sooner. We discussed different ways to bid the snow plowing contract but in the end, we wanted to give the City the most flexibility to respond to storms as effectively as possible. In order to do that, we advertised the bid to allow each contractor to bid as many graders as they had available at a cost per hour that reflects the cost to operate the equipment. The City does provide snow gates to each contractor for use with the graders. During the bid process, one contractor contacted us to ask if they could give us a bid for a loader outfitted with a snow gate. By providing the loader as well as the snow gate, staff does think there are situations where that equipment will work well. Because we have not used loaders with snow gates before, we do see this as an opportunity to test their effectiveness. And, because the contractor can provide the snow gates for the loaders, there is not an upfront cost to the city to use them. Due to these factors, staff did allow the contractor to submit a bid for loaders.

We are asking the City Council to award a contract to each of the contractors. We have not defined areas that each contractor would be activated for because we intend to adjust as we learn during each storm. If the loaders do not work as we expect, they will not be activated after the first storm. After this season, we will be able to refine the approach to residential plowing for next season. While we did not ask for the loaders because we did not budget snow gates for them, this bid gives us the opportunity to learn.

In conversations with our legal staff, the City Council can award this bid if Council determines the bids are materially similar. The width of the blades, the use of snow gates, and the locations we intend to use them lead staff to determine that they were materially similar.


Mr. Gipe emailed me directly and I responded to him on Friday. Mr. Gipe does work for one of the bidders and we reached out that company to discuss the approach. The contractor did assure us that they were satisfied with the bid award as recommended (the first alternative) and did not intend to protest the award.

In retrospect, staff should have defined the requirements more by performance and less by specific equipment and in the future, the specifications will be written differently. While the bid does allow for multiple year contracts, staff is only requesting a one year contract at this time. There is an option for a two year

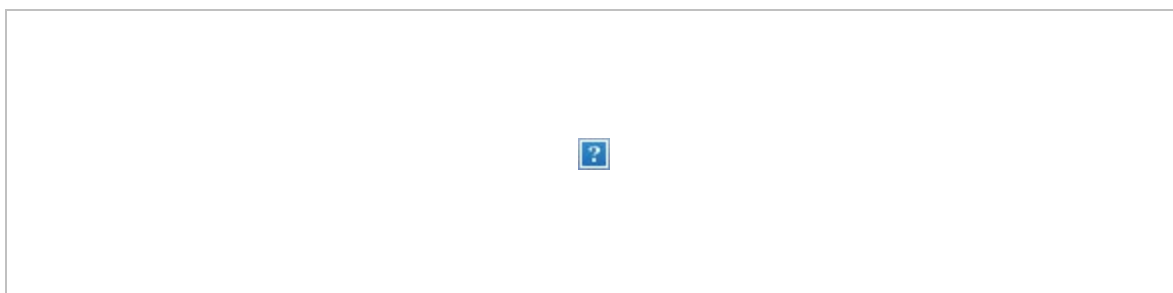
extension and if staff believes that option is the most beneficial for the City, we will bring contract amendments back to the City Council for consideration.

We are excited to be able to have 12 pieces of equipment to activate during a winter storm as it will enable us to start plowing in each of the 6 areas immediately upon the decision to activate residential plowing. Please let me know if you have any questions.

Debi

	Debi Meling, P.E. Public Works Director melingd@billingsmt.gov EXCELLENCE INNOVATION INTEGRITY
billingsmtpublicworks.gov facebook@billingsmtpublicworks	ADMINISTRATION 316 N. 26th St Billings, MT 59101 P 406.657.3097
<small>City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.</small>	

From: justin gipe <gipej07@gmail.com>
Sent: Friday, November 7, 2025 7:23 AM
To: justin gipe <gipej07@gmail.com>
Subject: [EXTERNAL] FY26 Snow Plowing on Local Streets Bid Award



City Council,

Can you please explain to me how the city can look to award a contract to a contractor that has substituted a loader for a blade? The RFP for the snow plowing, states that you provide a price for, " Minimum of 2 AWD motor graders with minimum of 12' moldboard that has the capability to be equipped with provided snow gates." Then later states, " Additional graders may be used at agreed upon price through mutual agreement." Never do I find anywhere in the documents that it states that a loader can be substituted for a blade. Now I'm not an equipment operator but I know that a loader has no ability to angle a bucket or snowblade. The grader blade is in the middle of the machine allowing it to stay balanced

while pushing. The loader will constantly be bouncing and need to stop and start. This will take much longer to complete.

As a taxpayer, you need to either rebid it out letting every contractor who has 2 loaders or blades or stick with what was in the RFP. I think you would get more than 3 bids if you allowed loaders.

Thanks,

From: [Hoeger, Tina](#)
To: [Kukulski, Chris](#)
Cc: [Neese, Roy](#); [Friday, Wyeth](#); [Council](#)
Subject: RE: compliance rate of 90% or higher
Date: Monday, November 10, 2025 12:34:59 PM
Attachments: [image001.png](#)

Thank you, Chris.



Tina Hoeger
Code Enforcement Division Manager
hoegert@billingsmt.gov

billingsmt.gov

316 N. 26th Street – 2nd floor
PO Box 1178
Billings, MT 59103
P 406.869.3926

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

From: Kukulski, Chris <kukulskic@billingsmt.gov>
Sent: Monday, November 10, 2025 12:14 PM
To: Hoeger, Tina <hoegert@billingsmt.gov>
Cc: Neese, Roy <neeser@billingsmt.gov>; Friday, Wyeth <FridayW@billingsmt.gov>; Council <council@billingsmt.gov>
Subject: Re: compliance rate of 90% or higher

92% is very impressive - thank you for all you and your team do!

Chris A. Kukulski
Billings City Administrator
(406) 581-7026
Sent from my iPhone

On Nov 10, 2025, at 11:14 AM, Hoeger, Tina <hoegert@billingsmt.gov> wrote:

CM Neese,

We ran a report from July – present for compliance rate and it is currently at

92%. The annual report, which will reflect the entire calendar year, should be a more accurate number.

Thank you.



Tina Hoeger
Code Enforcement Division Manager
hoegert@billingsmt.gov

billingsmt.gov

316 N. 26th Street – 2nd floor
PO Box 1178
Billings, MT 59103
P 406.869.3926

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

From: Neese, Roy <neeser@billingsmt.gov>
Sent: Thursday, November 6, 2025 10:29 PM
To: Hoeger, Tina <hoegert@billingsmt.gov>
Subject: compliance rate of 90% or higher

Tina,

One of the goals on the strategic plan for 2025-2030 is to have the compliance rate at 90% or higher.

We did get an updated from Chris but it did not provide this statistic. Can you please provide information as to what the compliance rate increased or decreased to from Nov 2024 to Nov 2025 (or close to that time frame) as well as any additional information that may have influence the positive or negative impact on this rate?

Thank you.

Roy Neese | City of Billings Councilman Ward 2 |
Office: 406-794-3318 | Email: Neeser@billingsmt.gov |

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information

related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

From: [Kukulski, Chris](#)
To: [Hoeger, Tina](#)
Cc: [Neese, Roy](#); [Friday, Wyeth](#); [Council](#)
Subject: Re: compliance rate of 90% or higher
Date: Monday, November 10, 2025 12:14:25 PM
Attachments: [image001.png](#)
[image001.png](#)

92% is very impressive - thank you for all you and your team do!

Chris A. Kukulski
Billings City Administrator
(406) 581-7026
Sent from my iPhone

On Nov 10, 2025, at 11:14 AM, Hoeger, Tina <hoegert@billingsmt.gov> wrote:

CM Neese,

We ran a report from July – present for compliance rate and it is currently at 92%. The annual report, which will reflect the entire calendar year, should be a more accurate number.

Thank you.



Tina Hoeger
Code Enforcement Division Manager
hoegert@billingsmt.gov

billingsmt.gov

316 N. 26th Street – 2nd floor
PO Box 1178
Billings, MT 59103
P 406.869.3926

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

From: Neese, Roy <neeser@billingsmt.gov>
Sent: Thursday, November 6, 2025 10:29 PM
To: Hoeger, Tina <hoegert@billingsmt.gov>
Subject: compliance rate of 90% or higher

Tina,

One of the goals on the strategic plan for 2025-2030 is to have the compliance rate at 90% or higher.

We did get an updated from Chris but it did not provide this statistic. Can you please provide information as to what the compliance rate increased or decreased to from Nov 2024 to Nov 2025 (or close to that time frame) as well as any additional information that may have influence the positive or negative impact on this rate?

Thank you.

Roy Neese | City of Billings Councilman Ward 2 |
Office: 406-794-3318 | Email: Neeser@billingsmt.gov |

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

From: [Neese, Roy](#)
To: [Friday, Wyeth](#)
Cc: [Green, Dave](#); [Kukulski, Chris](#); [Iffland, Kevin](#); [Cole, Bill](#); [Vickers, Anna](#); [Council](#)
Subject: Re: Consent 1.N. L.J. Wells Subdivision Final Plat
Date: Monday, November 10, 2025 3:20:40 PM
Attachments: [image002.png](#)

Wyeth,

I appreciate the information and that it was taken care of so quickly.

Thank you.

Roy Neese | City of Billings Councilman Ward 2 |
Office: 406-794-3318 | Email: Neeser@billingsmt.gov |

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

From: Friday, Wyeth <FridayW@billingsmt.gov>
Sent: Monday, November 10, 2025 2:46 PM
To: Neese, Roy <neeser@billingsmt.gov>
Cc: Green, Dave <greend@billingsmt.gov>; Kukulski, Chris <kukulskic@billingsmt.gov>; Iffland, Kevin <ifflandk@billingsmt.gov>; Cole, Bill <coleb@billingsmt.gov>; Vickers, Anna <VickersA@billingsmt.gov>
Subject: RE: Consent 1.N. L.J. Wells Subdivision Final Plat

Council Member Neese,

This was a great catch. I appreciate it. I talked to the Mayor this morning as well, and we do have language we place in all SIA Waivers that ensures the annexation waiver is not superseded by a future SIA waiver.

The sentence is as follows: "This Waiver and Agreement is in addition to any other recorded waiver related to the property described herein and is not intended to replace, supersede, or invalidate any such waiver." Since this property was annexed in 2020, we would want the waiver to have the above language so that the SIA Waiver does not override the Annexation waiver.

We have contacted the developer's agent and he has already updated the Waiver (see attached) for this subdivision to include the language. It is the last sentence in the

second paragraph. This waiver will now go with the recorded documents for this subdivision.

We will be doubly careful going forward on this – we did check some recent similar waiver situations, and the correct language is included in the templates so this appears to be a one-time oversight on our part.

Thank you.



Wyeth Friday, AICP
Planning & Community Services Director
fridayw@billingsmt.gov

billingsmt.gov

316 N. 26th St.
5th Floor
Billings, MT 59101
P 406.657.8249

Have you taken our community survey?

Help shape the future of Billings: Billings2045.com

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

From: Neese, Roy <neeser@billingsmt.gov>

Sent: Sunday, November 9, 2025 6:45 PM

To: Friday, Wyeth <FridayW@billingsmt.gov>

Cc: Green, Dave <greend@billingsmt.gov>; Kukulski, Chris <kukulskic@billingsmt.gov>; Iffland, Kevin <ifflandk@billingsmt.gov>; Cole, Bill <coleb@billingsmt.gov>

Subject: Consent 1.N. L.J. Wells Subdivision Final Plat

Wyeth,

I noticed this SIA has the old Waiver of Right to Protest. Why is the new Waiver that references that this waiver is not supersede any other Waiver used for this SIA?

Thank you.

Roy Neese | City of Billings Councilman Ward 2 |

Office: 406-794-3318 | Email: Neeser@billingsmt.gov |

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

From: [Keehner, Toni](#)
To: [Gulick, Ed](#); [Bohlman, Denise](#); [Council](#)
Subject: RE: DRAFT Minutes from October 27, 2025 Regular Business Meeting
Date: Monday, November 10, 2025 8:30:43 AM

Good morning CM Gulick,
I have revised the minutes to reflect that change.

Thank you,
Toni

From: Gulick, Ed <gulicke@billingsmt.gov>
Sent: Friday, November 7, 2025 1:17 PM
To: Bohlman, Denise <bohlmand@billingsmt.gov>; Council <council@billingsmt.gov>
Subject: RE: DRAFT Minutes from October 27, 2025 Regular Business Meeting

Hi Denise,

One minor correction for the 10/27 minutes. During the meeting, Northern Industrial Hygiene was incorrectly referred to as "Northern Industrial Health." Your minutes accurately reflect what was said, but I think the record would be better served with the business' correct name. Thanks!

Sincerely,

Ed Gulick | City of Billings Councilmember, Ward 1 |
Email: GulickE@billingsmt.gov |

From: Bohlman, Denise <bohlmand@billingsmt.gov>
Sent: Thursday, November 6, 2025 8:57 PM
To: Council <council@billingsmt.gov>
Subject: DRAFT Minutes from October 27, 2025 Regular Business Meeting

Good evening, Mayor and Council,

Please review the Draft Minutes at the link below for approval during Monday night's meeting.

[October 27, 2025 DRAFT Minutes](#)

Thank you!



Denise R. Bohlman
City Clerk, CMC
bohlmand@billingsmt.gov

billingsmt.gov

316 N. 26th Street, 5th Floor
P.O. Box 1178 • Billings, MT 59103
P 406.657.8210 F 406.657.8390

City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

From: [Meling, Debi](#)
To: [Greg Cook](#)
Cc: [Kukulski, Chris](#); [Council](#); [Fogelsong, Mac](#)
Subject: RE: [EXTERNAL] RE: Cycle track info
Date: Monday, November 10, 2025 5:05:39 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Mr. Cook,

I asked the City Engineer to provide answers to your questions and his response is below. As with all changes, we realize there will be a period of adjustment and we will do our best to address issues as they come up and be patient with citizens as they get used to the new orientation. We do appreciate your concerns and the time you took to reach out. I copied the City Engineer's contact information into the message as well so you can reach out to him with further questions.

Debi

Here are some answers to the two questions from Mr. Cook:

1) How traffic lanes and parking can be seen when lines are covered in snow?

The parking lanes and driving lane markings will be no different than other parallel parking stripes or angled parking stripes in downtown that could be covered in snow for a short time. The vertical plastic delineators mark the edge of the parking that will be visible during a snow event. Similar to other parking areas, there are everyday users that know the parallel parking theme and will likely start the trend for the day. Two small education cards have been and will continue to be placed on windshields to remind constituents to plug the meters through the construction process and during the "opening period" of 3rd Avenue, as shown below:




Please remember to **look for updated signage and meters when parking downtown.** Meters along 3rd Avenue North, for example, are along the curb while parking spaces are south of the cycle track.



2) *How long will streets be blocked on Division?*

With the two-way conversion, the skewed intersections along Division have been improved for safety---primarily by promoting full access including left turns at signalized intersections. Specifically, the only intersection that is closed to Division is North 34th. That intersection is about a hundred feet from the 3rd Avenue North intersection and safety was improved by eliminating turning movements onto and off of Division---access is still provided to adjacent business via North 34th. There is now a traffic signal at 2nd Ave North and Division that provides signalized access onto and off of Division that did not previously exist. Right-turn access with Division is provided at North 33rd and the short section of North 35th is provided right-turn access onto 2nd Ave North.

-Mac

	<p>Mac L. Fogelsong, P.E. City Engineer fogelsongm@billingsmt.gov</p> <p>EXCELLENCE INNOVATION INTEGRITY</p>
<p>billingsmtpublicworks.gov facebook@billingsmtpublicworks</p>	<p>ENGINEERING 316 North 26th Street 5th Floor Billings, MT 59101 P 406.657.8232</p>
<p><small>City of Billings email messages and attachments are subject to the Right to Know provisions of Montana's Constitution (Art. II, Sec. 9) and may be considered a "public record" pursuant to Title 2, Chapter 6, Montana Code Annotated. As such, this email, its sender and receiver, and the contents may be available for public disclosure and will be retained</small></p>	

pursuant to the City's record retention policies. Emails that contain confidential information such as information related to individual privacy may be protected from disclosure under law. This message is intended for the use of the individual or entity named above. If you are not the intended recipient of this transmission, please notify the sender immediately, do not forward the message to anyone, and delete all copies. Thank you.

-----Original Message-----

From: Greg Cook <grcook@bresnan.net>

Sent: Monday, November 10, 2025 8:45 AM

To: 'chris Kukulski' <cakukulski@gmail.com>; Council <council@billingsmt.gov>

Subject: [EXTERNAL] RE: Cycle track info

Hello, Chris- You still didn't answer my questions about how the traffic and parking lanes can be seen when the lines are covered by snow in the winter and you didn't answer why the streets are blocked on Division. I politely asked about this and all you do is send me information that isn't what I asked about.. This is very frustrating to me and isn't good customer service. Please give me the answers to my questions or let me know who can.

Thank you

-----Original Message-----

From: chris Kukulski [<mailto:cakukulski@gmail.com>]

Sent: Monday, November 10, 2025 6:41 AM

To: Greg Cook

Subject: Cycle track info

These pics are the same as the link I sent in the prior email.