

REGULAR MEETING OF THE BILLINGS CITY COUNCIL

March 25, 2002

The Billings City Council met in regular session in the Council Chambers located on the second floor of the Police Facility, 220 North 27th Street, Billings, Montana. Mayor Charles F. Tooley called the meeting to order and served as the meeting's presiding officer. The Pledge of Allegiance was led by the Mayor, followed by the Invocation, which was given by Councilmember Doris Poppler.

ROLL CALL – Councilmembers present on roll call were: McDermott, Brown, Brewster, Iverson, Kennedy, Poppler, Ohnstad, Jones, and Larson. Councilmember Bradley was excused.

MINUTES – March 11, 2002. APPROVED AS PRINTED

COURTESIES – NONE

PROCLAMATIONS – Mayor Tooley.

- Month of April proclaimed as Fair Housing Month.

BOARD & COMMISSION REPORTS. - NONE

ADMINISTRATOR REPORTS – Dennis Taylor.

- Mr. Taylor said last Thursday night a work session was held with the Amend Park Development Council, members of the Park Board and stakeholders and users of Amend Park. It was a facilitated work session that tried to come up with answers to issues that needed to be addressed, clarified misunderstandings and set forth the process to improve and clarify the public/private partnership issues inherent in the park.
- He brought attention to the handout for the six top goals and the proposed outcomes that were identified at the Council retreat and that will be discussed this evening as a regular agenda item.
- He asked for a show of hands by the Council to schedule a day for work sessions on the FY 2003 budget. The Council agreed that Thursday would be the best day in April to hold those work sessions.
- The presentation on Alternative Development Standards from the Committee of the Whole by Dave Mumford was completed during this time. (See Committee of the Whole minutes for details.)

Mayor Tooley announced that there would not be a public hearing on Agenda Item # 8 regarding the Miller property annexation. He noted that the Agenda confirms this. He said the public hearing was held on February 11, 2002 and March 11, 2002. He stated that a three-quarters majority of the Council would have to agree to hold another public hearing during this meeting.

CONSENT AGENDA:

1. A. Bid Awards:

(1) Water Tank Replacement for Billings Logan International Airport. (Opened 2/26/02). Delayed from 3/11/02. Recommend Beall Transport Equipment Company, \$30,311.00.

(2) Billings Logan International Airport Terminal Escalator Replacement and ARFF Facility Wheelchair Lift Replacement. (Opened 2/26/02). Delayed from 3/11/02. Recommend General Contractors Inc., \$42,822.00 for handicapped lift and \$328,320.00 for escalator replacements.

(3) Water Treatment Plant Improvements, Pretreatment, Contract XIII – Phase II. (Opened 3/12/02). Recommend Star Service, Inc., \$2,971,521.15.

(4) One New Current Model 2002 One-Ton 4x4 Extended Cab Pickup with Utility Box and Air Compressor for Public Utilities Dept. (Opened 3/5/02). Delayed from 3/11/02. Recommend Denny Menholt Frontier Chevrolet, \$42,586.00

(5) Billings City Hall Toilet Room ADA Upgrades. (Opened 3/12/02). Recommend Fisher Construction, \$25,100.00.

(6) Grand Avenue Trunk Sewer and Water – 2001 Phase I. (Opened 3/19/02). Recommend Cop Construction, \$4,562,687.45.

B. C.O. #1, SID 1359, Schedule 1, Utility Improvements to Skokie Dr., COP Construction, (increase) \$1,200 and 0 calendar days.

C. C.O. #1, IP-9 Renovation Project, Markley Construction, (increase) \$2,787.00.

D. Budget Amendment #1, FY 2001-02 CDBG Program, for reallocation of \$5,420 in CDBG Funding from the Habitat for Humanity's N. 14th Street Affordable Housing Project to their South Side Project.

E. Development Agreement with Qwest – Qwest Real Estate for right-of-way improvements on Central Avenue and south 32nd Street West fronting Lot 1, Emerick Subdivision, \$0.00.

F. 2002 Turnkey Agreements with the Billings Softball Association for use of softball fields in Stewart Park and Poly Vista Park.

G. Amendment to Agreement for Professional Services (dated 9/24/01) for Downtown Diagonal Parking Design, Marvin & Associates, \$31,680.00.

H. Subordination Agreement with Galles Filter Service and Western Security Bank on a \$75,000 Downtown Revolving Loan dated 2/15/00.

I. Lease Renewal with Federal Aviation Administration (FAA) for garage/shop site, \$1,350/year. Term: 10/1/02 to 9/30/07.

J. Authorization to submit an application for a \$100,000.00 grant from the

National Park Service's Urban Park and Recreation Recovery (UPARR) Program for Swords Park.

K. Authorization to submit an application for a \$5,500 grant from the State Historic Preservation Office's (SHPO) Certified Local Government funding for carrying out historic preservation activities.

L. Approval of special event permits:

1. Food Fair, May 29, 2002
2. Food Fair, June 26, 2002
3. Food Fair, July 31, 2002
4. Broadway Block Party, June 29, 2002
5. Western Day's Parade, June 21 and 22, 2002.

M. Acknowledge receipt of a petition to annex: #02-07: C/S 3011, Tract 2B and 3, Roy E. Clause and Jock E. Clause, owners and petitioners, and setting a public hearing date for 4/8/02.

N. First reading ordinance extending the boundary of Ward IV to include recently annexed property described as: Annex #02-04: Tracts 1-5, C/S 3091, Rehberg Ranch Estates LLC, petitioners, and setting a public hearing date for 4/8/02.

O. First reading ordinance extending the boundary of Ward V to include recently annexed property described as: Annex #02-05: Tract 3B, C/S 2991, Mary Kramer, petitioner, and setting a public hearing date for 4/8/02.

P. First reading ordinance extending the boundary of Ward V to include recently annexed property described as: Annex #02-06: Tract 3A, C/S 2991, Raymond Kramer petitioner, and setting a public hearing date for 4/8/02.

Q. Preliminary minor plat of Lot 5, Studer Acreage Tracts Subdivision.

R. Bills and payroll.

(Action: approval or disapproval of Consent Agenda.)

There were no separations of the Consent Agenda. Councilmember McDermott moved for approval of the Consent Agenda, seconded by Councilmember Larson. On a voice vote, the motion was unanimously approved.

REGULAR AGENDA:

2. PUBLIC HEARING AND FIRST READING ORDINANCE FOR ZONE CHANGE #691: A zone change from Residential-9,600 to Community Commercial on Tract 1 of Certificate of Survey 2277, located at 3933 Central Avenue. Shiloh Properties, LLC, owner; Engineering, Inc., agent. Zoning Commission recommends approval.

(Action: approval or disapproval of Zoning Commission recommendation.)

Planning Staff Member Gail Kenson said this request is for a zone change for 16.783 acres located on the northeast corner of Shiloh Road and Central Avenue near the College of Technology. The proposal is for a commercial development that conforms to the West Billings Master Plan. She said two people spoke at the Zoning Commission meeting, one in opposition. Both persons addressed the issue of appropriate buffering between commercial and residential development to the northeast of the property. Faith Chapel is to the north, MSU-B College of Technology to the east, a Community Commercial development to the west, vacant property to the south and a mobile home court and a small piece of commercial development in the southeast corner. She said the Zoning Commission recommended approval of the zone change with a 5 to 0 vote. She said the zone change complies with the West Billings Master Plan and creates a commercial node at the arterial intersection. The developer is adopting design and development regulations to assure the development complies with that plan.

Councilmember Poppler asked if the proposed development would include a store that sells beer. Her concern is for the close proximity to the school. Ms. Kenson said the Community Commercial zoning does permit the sale of alcoholic beverages. She added that the convenience store across Shiloh does sell beer and wine. Councilmember Poppler asked if it conflicts with City ordinance. Ms. Kenson stated it would not because the zoning is for off premise consumption only.

The public hearing was opened. JOHN STEWART, ENGINEERING, INC., 1001 SOUTH 24TH STREET WEST, spoke on behalf of Shiloh Properties, LLC, stating that the intersection is designated as commercial zoning in the West End Billings Plan. He said anytime there is an intersection of two arterial streets, it is the most desirable place for commercial development and the least desirable place for single-family development. Due to the traffic volumes, it is not the place for single-family homes. Because of the surrounding area, he said he feels that is a good opportunity to implement some of the goals that have been established in the West End Billings Plan. He requested approval of the zone change.

ROBIN WOLFF, 305 COACH CIRCLE, spoke in opposition to the zone change request. She stated that the zone change doesn't appear to take into consideration the residents that live in the area, of which she is one. The resident's concerns are for the increased lighting, increased traffic, and the proposed road that would allow Faith Chapel traffic to go out to Central Avenue. She also questioned the suitability and safety of an access road that crosses a bike path. There are no protections or buffers for the residents living in the cul-de-sac immediately adjacent to the development, she added. For these reasons she and her neighbors object to the zone change.

There were no other speakers. The public hearing was closed. Councilmember Brown moved for approval of the zone change, seconded by Councilmember Kennedy. Councilmember Larson asked if the road from Faith Chapel is a determined road or just a proposal. Ms. Kenson said it was a proposal at this point as the preliminary site plan has not been submitted. The road is an access driveway giving access to all of the parcels, not an actual dedicated road. Based on the development and landscaping standards there are requirements for buffering between residential and commercial uses. She assured the Council that a traffic accessibility study will be done at the time of the subdivision development. Councilmember Larson asked if the Council would see

a final plan. Ms. Kenson said the Council would be able to approve the subdivision plat when it is submitted. Building permits will come directly to the Planning Department for review, and will not come before the Council. A traffic accessibility study will be done at that time and a review of the development in accordance with existing regulations as well as the Development Agreement. Councilmember Kennedy asked if the access road would be maintained by the City. Ms. Kenson said the road would be maintained by the property owner and is similar to an internal access road that allows for interior circulation. On a voice vote, the motion was unanimously approved.

3. PUBLIC HEARING AND FIRST READING ORDINANCE FOR ZONE CHANGE
#692: A zone change from Residential-9,600 to Residential Multi-Family-
Restricted on Tract 3A of Certificate of Survey 2991, generally located on the
north side of Monad Road at its intersection with South 29th Street West. Estate of
Raymond Kramer, owner; Engineering, Inc., agent. Zoning Commission
recommends approval. (Action: approval or disapproval of Zoning Commission
recommendation.)

Planning Staff Member Gail Kenson said this zone change is located on the north side of Monad Road just to the west of the BBWA canal. This is an 80 acre parcel that has been divided into 9 tracts. This zone change is requested for Residential Multi-Family-Restricted to accommodate four 41-unit structures. The zone change provides needed multi-family housing in various price ranges. She said zoning to the north, east and west is R9600 and Residential Manufactured Housing is to the south. There are several City parks in the area. Rimrock Mall and many retail outlets are also in the area. This type of zoning will provide housing for persons who work in this area. Shopping and recreational activities are within walking distance. She said the Zoning Commission agreed the zone change complies with the comprehensive plan and meets some goals of the West End Master Plan by providing infill development.

Councilmember Poppler asked about the availability of schools nearby to serve potential families. Ms. Kenson said there are several schools in the area including Meadowlark and Big Sky Elementary School.

The public hearing was opened. RICK LEUTHOLD, ENGINEERING, INC., 1001 SOUTH 24TH STREET WEST, is the agent for Mark Kennedy, president of KenMark, who has proposed this project. He located several surrounding landmarks on an aerial view map of the presently vacant property in the southeast corner of C/S 2991. There is a proposed zone change to a Planned Development for the area to the west. He noted the parks in the area, Lampman Subdivision, Rimrock Motors Auto Group to the east, Rimrock Mall, Casa Village and residential housing across the field to the west in the surrounding area. He said the intention is to build apartment complexes on the property with additional parking over and above specific requirements. He also confirmed the location of the schools in the area and noted that families typically don't live in the type of housing that would be built on this property. He asked for the Council's support for the zone change.

Councilmember Brown asked about possible safety precautions with regard to the BBWA Canal. Mr. Leuthold said the BBWA Canal is situated further east of this property and there is a substantial grade difference on the east side. It is the intent of

the developer to fence around the perimeters of the property for both safety and security purposes, he added.

There were no other speakers. The public hearing was closed. Councilmember Brewster moved for approval of the Zoning Commission recommendation, seconded by Councilmember Poppler. Councilmember Kennedy noted he is not the owner "Mark Kennedy" of KenMark Signature Homes and said it is a good use of the property. On a voice vote, the motion was unanimously approved.

4. PUBLIC HEARING FOR SPECIAL REVIEW #717: A special review to allow an increase in the number of approved units from 84 to 90 in an Assisted Living Facility in the Residential Multi-Family-Restricted zone on Lots 4A, 5 and 6, Block 6 of Circle Fifty Subdivision, located at 3980 Parkhill Drive, Highgate Billings, LLC, owner; Engineering, Inc., agent. Zoning Commission recommends conditional approval. (Action: approval or disapproval of Zoning Commission recommendation.)

Zoning Coordinator Jeff Bollman stated that this special review for 84 units in an assisted living facility was approved by the Council last August. The developer realized that through interior redesigning, the units could be increased to 90 without changing the exterior structures. The Zoning Commission recommended approval with the condition of limiting the units to 90.

Councilmember Larson asked for verification that there was no change in the "footprint." Mr. Bollman said the footprint would remain the same.

The public hearing was opened. DAN STRINDEN, 3435 WASCO AVENUE, reassured the Council that the change would not affect the building's exterior structure nor its elevations. The interior space was configured to allow for more units within the same space, he said.

There were no other speakers. The public hearing was closed. Councilmember Iverson moved for approval of the Zoning Commission recommendation, seconded by Councilmember Brewster. On a voice vote, the motion was unanimously approved.

5. PUBLIC HEARING AND FIRST READING ORDINANCE providing that the Billings, Montana City Code be amended to revise Sections 27-607 and 27-1303 by permitting horses and equestrian facilities, as well as other recreational facilities in the PD zoning district within the City limits. Zoning Commission recommends denial. (Action: approval or disapproval of Zoning Commission recommendation.)

Planning Department Director Ramona Mattix stated that the zoning code would need to be revised to accommodate proposals such as the Rehberg property and other recreational facilities. The text amendments included inserting wording that would permit horses and equestrian centers in the city limits as part of a Planned Development. The revisions would still require that all owners in the Planned Development be notified of the proposed change and must agree to allow horses, for example, and it would have to go through the entire zone change application process. The revisions would not "open the door to horses in the City." She said the Planning Staff recommends approval. Councilmember Brown asked if this would involve housing horses or just riding horses. Ms. Mattix said it would involve both.

Councilmember McDermott voiced concerns about a previous battle regarding livestock where it was determined that they should not be allowed. Ms. Mattix assured the Council that these revisions would not allow for this.

Councilmember Brewster asked for confirmation that all residents in the Planned Development would have to agree before the proposed amenities could be developed. Ms. Mattix confirmed that was the case. Councilmember Jones asked if the same held true for the residents that are across the street from Planned Developments. Ms. Mattix said "yes".

Councilmember Kennedy expressed concern that these revisions would "tie the hands" of future Councils. Ms. Mattix replied it would not. Councilmember Kennedy asked if there was information or examples of other communities in the area that are dealing with these issues. Ms. Mattix said this was being implemented in several areas in Arizona and Texas and she would gather information to submit to the Council.

Councilmember Iverson questioned when the owners would be notified of the possibility of these facilities being developed in their neighborhoods. Ms. Mattix said the potential buyers would be informed at the time of sale, before any houses are built. Councilmember Ohnstad asked if the facilities would then be open to the public or would it be gated and guarded. Ms. Mattix said the code would leave it open to public or private. Councilmember Brewster asked if the residents could deny the proposal even if the code allows for it. Ms. Mattix replied that they could.

The public hearing was opened. TOM LLEWELLYN, 2110 OVERLAND, said in regard to the Rehberg property, these revisions would allow horse riding on State owned land adjoining the Rehberg property. He said the Rehberg's goal is to open their facilities to the public for both the horse and golf centers.

JAN REHBERG, Manager of Rehberg Ranch, said the City ordinance was a stumbling block to their property proposal. The plan is to board horses, however it would not be on a City lot. They also plan to make available to the public horse trainers and access to riding areas for adults and children.

RICK LEUTHOLD, ENGINEERING, INC., 1001 SOUTH 24TH STREET WEST, spoke from a different perspective. He said a change in the ordinance is needed and it was important to consider more need for zoning that doesn't fit the code regarding Planned Developments. Councilmember Kennedy voiced concern for the headaches that arose from the Rocky Village development during the 1960's, and that this could become another one of those headaches. Mr. Leuthold said he didn't think that would happen, that Planned Developments and Planned Development Agreements have been around for a long time and are reviewed on a regular basis.

There were no other speakers. The public hearing was closed. Councilmember Kennedy moved to amend the Billings Montana City Code to allow certain facilities to be considered in Planned Development zones, seconded by Councilmember Larson.

Councilmember McDermott asked if there would be an equestrian center in Briarwood. City Administrator Dennis Taylor said that Briarwood does not currently allow for horses and any equestrian center there could not operate until this ordinance was revised and adopted.

Councilmember Jones asked about a specific design and regulations. Ms. Mattix said the regulations are specific on boarding and feeding of horses as defined in the Planned Development when it is being considered. City Attorney Brent Brooks said that

each Planned Development is looked at on a "case-by-case" basis and the City Council will have to decide each one individually before the building permit process can begin.

Councilmember Brewster said these developments provide an opportunity for City residents to have a different lifestyle and leaves the Council a broad discretion on how they move forward. Councilmember Poppler asked if the equestrian center was specific enough that it would not permit rodeos. Ms. Mattix commented that an equestrian center would not be a rodeo ground and there is a specific difference. She said the Council would be able to determine what was needed to be approved by the details of each individual proposal. Councilmember Poppler asked about possible extra burden to the Solid Waste Department who would be responsible for removal of the horse wastes. Ms. Mattix noted that was a good question and would be addressed at the development stage.

Councilmember McDermott asked Councilmember Kennedy about his general concerns and whether he wished to delay or just wants additional information. Councilmember Kennedy said this is only a first reading and he hoped the additional information would be available before the second reading. Mayor Tooley reminded the Council that this motion was to only change the code prior to Planned Developments requesting a recommendation with regard to equestrian facilities. On a voice vote, the motion was unanimously approved. (Note: second reading will occur on 4/8/02).

**6. PUBLIC HEARING AND SECOND READING ORDINANCE 02-5186
amending Sections 6-201 and 6-301 BMCC, providing that the procedure for
adopting building and technical codes and any revisions shall be by
Administrative Order, deleting amendment references to fences, moved buildings
and temporary buildings and updating section numbers.** Staff recommends approval. (Action: approval or disapproval of ordinance on second reading.)

City Administrator Dennis Taylor said the cities went to the Legislature to streamline the requirements for adopting the building codes to comply with recently adopted State statutes and give the Council discretion to allow this to be done administratively. He said building code adoption currently must be done by ordinance. Councilmember Larson asked what would happen if the Council did not approve it. Mr. Taylor said each time the State adopts a building code revision the Council will have to go through first reading and second reading and have no discretion as to whether or not you can vote against the ordinance.

The public hearing was opened. There were no speakers. The public hearing was closed. Councilmember Poppler moved for approval of the ordinance on second reading, seconded by Councilmember Kennedy. On a voice vote the motion was approved, with Councilmembers Brown and Poppler voting "no".

Mayor Tooley asked City Attorney Brent Brooks whether the person who makes the motion can vote against his or her own motion. Mr. Brooks said he or she can, however that person cannot speak or debate against their own motion. The vote stands.

**7. PUBLIC HEARING AND SECOND READING ORDINANCE 02-5187
extending the boundary of Ward I to include recently annexed property described
as: Annex #02-02 & #02-03. South Hills Water and Sewer District: including**

Briarwood Subdivision, 1st, 2nd and 3rd filings; Ridgewood Estates Subdivision, 1st filing; Shadowbrook Subdivision; C/S 2544, Tracts 1-16; C/S 2165, Tracts 29A3, 29A4, 34-36, 38-46, 57-58, 68-77, 78A2, 78A1A, 81A, 86-89, 91A, 95; C/S 2814, Tract 2; and C/S 2218, Tracts 1 & 2B, including all of the Robindale Boulevard right-of-way from Blue Creek Road to the east side of MacDuff Circle and all of the Blue Creek Road right-of-way from Robindale Drive north to the northern boundary of C/S 2544, Tract 1 AND annexing the Cedar Park Water District: including Cedar Park Subdivision; White Subdivision; C/S 1118, Tract 1; C/S 657 Amended, Tract A4; and C/S 566, 2nd Amended, Tract 2, including all of the Santiago Road right-of-way and all of the Blue Creek Road right-of-way from Santiago Road north to the northern boundary of White Subdivision, South Hills Water and Sewer District and Cedar Park Water District, petitioners. Staff recommends approval. (Action: approval or disapproval of ordinance on second reading.)

The public hearing was opened. There were no speakers. The public hearing was closed. Councilmember Ohnstad moved for approval of ordinance on second reading, seconded by Councilmember Poppler. Councilmember McDermott voiced concerns as to the Ward into which this annexation will be placed. She said she hoped the information would be available before the voters need to sign up for the 2003-2004 election. She announced that the Montana Districting and Appropriations Committee will hold a redistricting public meeting at 7 P.M., March 27, 2002 at the School District #2 Administrative Headquarters and she encouraged the Councilmembers to attend. On a voice vote, the motion was unanimously approved.

8. RESOLUTION 02-17817 ANNEXING E2NW4 of Section 16, Township 1 South, Range 26 East LESS the southerly 112.48 feet and westerly 40 feet, (#02-01), Mary E. and Norman Francis Miller and Joseph J. Miller, owners and petitioners. (Public Hearing held 2/11/02 and 3/11/02. Action continued from 3/11/02). Staff recommends approval of the public services report and conditional approval of the annexation. (Action: approval or disapproval of staff recommendation.)

PLEASE NOTE OPENING REMARKS BY MAYOR TOOLEY REGARDING THE STATUS OF A PUBLIC HEARING ON THIS ITEM.

Planning Department Staff Member Candi Beaudry reminded the Council that they had previously approved the expansion of the Urban Planning Area regarding this property that allows for approval of the annexation. This property includes 35 acres that represents approximately one-half of the Urban Planning Area and is located one-quarter mile east of South Billings Boulevard and Interstate 90. She noted that the Council received a revised report on the city services. The revisions are corrections made to two statements. The first correction applies to directional language regarding the property abutting existing city property on the north only rather than the north and east, as everything to the east is in the county. She also said the properties to the east are not served by sewer and water as previously stated. Those properties are on individual septic systems, however are served by a county water line that provides City water. Councilmember Jones moved for approval of the public service report and conditional approval of the annexation, seconded by Councilmember Larson.

Councilmember Larson cautioned the Council to separate actions where multiple actions are anticipated. He said the request tonight is the annexation and he said he is

aware that a zone change is scheduled for a later date that will draw a fair amount of testimony. He noted the Council is being asked to annex the property under the current zoning conditions.

Councilmember McDermott asked if the current process for annexations and zone changes would be changing. Mr. Taylor said there are no plans to change the order of the way annexations and zone changes are processed. Ms. Beaudry said the City is constrained by State law to follow the procedure currently in place. Mr. Brooks confirmed that the annexation statute requires the annexation be approved, signed by the Mayor and filed with the Clerk and Recorder before a zone change may be considered. On a voice vote, the motion was unanimously approved.

9. ADOPTION OF THE 2002 Goals, setting priorities for work activities for the coming year, and serving as the basis to evaluate the performance of the City Administrator. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)

Councilmember Larson moved for approval and adoption of the 2002 Goals setting priorities and work activities, seconded by Councilmember Kennedy. Councilmember Jones moved to amend the motion to add item number seven stating "to explore and bring to Council a full range of options available to foster public and private partnerships for development of City projects, seconded by Councilmember Brewster. Councilmember Kennedy asked Mr. Taylor to clarify the amendment. Mr. Taylor said he understood the intent was to foster more public/private partnerships in general so that when specific City projects are proposed, the alternatives will include a partnership for privatization. The overriding spirit is to find ways to foster more public/private partnerships with users to expand the City's capacity to manage complex projects by engaging citizens. Mayor Tooley noted that this grew out of the concern about ways to handle the Parks System, but there may be other opportunities also. On a voice vote, the amended motion was unanimously approved.

Mr. Taylor also commented that the wording should be changed on item number eleven to read "Track Budget and Fiscal Condition" to keep it the same tense as the other items. Councilmember Kennedy moved to amend the wording on item number eleven to read "Track Budget and Fiscal Condition", seconded by Councilmember Larson. On a voice vote, the motion to amend was unanimously approved.

On a voice vote, the original motion as amended was unanimously approved.

Council Initiatives:

- Councilmember Brewster asked Administration to look at revising the 2020 PARKS PLAN as it relates to MEADOWLARK PARK and report back to Council on potential language changes later this summer. The plan currently allows it to be developed as an athletic park.
- However due to the condition of the park it should be developed as a wetlands park. Most residents in the area agree with the wetlands proposal. This would allow the group that wants to develop the park to apply for grants.

ADJOURN —With all business complete, the Mayor adjourned the meeting at 9:28 P.M.

THE CITY OF BILLINGS:

By: _____
Charles F. Tooley MAYOR

ATTEST:

BY: _____
Susan Shuhler, Deputy City Clerk