

# City Council Work Session

5:30 PM  
Council Chambers  
April 18, 2011

## **ATTENDANCE:**

**Mayor/Council** (please check)  Hanel,  Ronquillo,  Gaghen,  Cimmino,  Pitman,  McFadden,  Ruegamer,  Ulledalen,  McCall,  Astle,  Clark.

**ADJOURN TIME: 7:40 p.m.**

## **Agenda**

TOPIC #1	CDBG/HOME Recommendations
PRESENTER	
NOTES/OUTCOME	

- Brenda Beckett: \$1.1 million combined CDBG and HOME and that's the lowest level of funding since the 1970s, when the city received only CDBG. Explains the Board's budget work process.
- Ruegamer: each one of these allocations is one program? Brenda: priority list in case there isn't enough money to fund it all.
- Brenda: explains the programs and requests. Ronquillo: how many homes in last phase of Kings Green? 10. Large dirt piles need to be removed and there will be a cost. Gaghen: separate funding for Indian Services, Homeward, Beartooth RD&C, etc? Brenda: they have their own programs but give a small grant per home. First Time Homebuyers have to go through a program to qualify. Passionate discussion at Board meeting about meshing affordable housing and funding.
- Ruegamer: number of public services agency budget requests 5 years ago and today? Brenda: 18-20 five years ago and thee (3) awarded this year. Focused funding - fewer grants, larger and over longer period of time.
- Gaghen: philosophy has changed over the years. Used to be start up money and that's what was needed at that time; don't need that as badly now. Is HUD giving more money to heavier impacted large cities? Brenda: CDBG decided on five (5) factors but Congress cut the funding 15.34% and HOME by 12% across the board. Think that future grant cycles will be more competitive and less entitlement grants.

### Public comments:

- Jim Hartung, 620 Burlington: Fourth year member of the Board and Chair. Surprised about the budget figures, 16% decrease in CDBG and 12% decrease in HOME. Had to prioritize given this decline and uncertainty. Good debate about priorities. Reminder that Community Development Board is two (2) members short. Ask you to encourage people to apply. Gaghen: when do you meet? Jim: goes over the schedule, including public service site reviews. Able to review all applications in one (1) day; used to be two (2) days.

TOPIC #2	<b>Labor Negotiator RFP</b>
PRESENTER	
NOTES/OUTCOME	

- Tina: Council directive to examine using labor negotiator. RFP distributed to eight (8) companies, five (5) of them local and received two (2) replies. Our history is to spend about 100 hours per CBA. All of our contracts expire on June 30, 2011. Washington Employers partnered with the local firm of AEM, fee schedule. Sherman and Howard from Colorado was the other respondent. For 75 hours negotiating; fees from AEM would be \$57,000/yr. Sherman and Howard would be \$75,000/yr. Committee reviewed the responses and recommends that the City not use a labor negotiator. Fees would be significant and unbudgeted; staff committee that includes legal representation gives better representation to departments and negotiations; planning on using interest based bargaining, which should help build relationships. El Centro CA tried it for a year but ended it after one (1) year when it wasn't worthwhile.
- Hanel: you did exactly what we asked you to do. Agree with the committee's recommendations.
- Ruegamer: cost is higher than I thought. Thought that there would more local interest in the contract. Committee is improving relationship, even with firefighters. City shouldn't tell employees that the city can't afford raises but pay this amount of money to outsider. 35 years ago, teachers struck and outsider brought in to resolve it and both teachers and board were criticized.
- Gaghen: worthwhile to do the RFP. Team does well.
- McCall: appreciate the report and agree with the recommendation. How do you manage your time with three (3) contracts? Budget work is mostly over for the Administrator; staff support is key in this process and most of the time is spent in background work; financial issues require City Administrator or Assistant City Administrator; won't be an easy job but this is the way to do it.
- Cimmino: how many department heads are on the committee? Tina: Bonnie Sutherland, Tim O'Connell, Senior staff member from Library, Karla Stanton from HR, Mike Whitaker and Vern Heisler. Police and fire include Tim O'Connell, Bonnie Sutherland, Anne Kindness, Karla Stanton and myself. Cimmino: lots of hours by staff, so are there savings? Tina: chief spokesman is the only position replaced, would still need the department managers on the team. Cimmino: we hire out of state consultants all the time, could be done here.
- McFadden: hired negotiator uses money that should go to the employees.
- Tina: unless there is other direction from Council, we will notify respondents that we will not use a negotiator this year.
- Clark: only problem with this is that we haven't had any time to consider this recommendation.
- Hanel: good point and can't make formal decision. What is the bargaining schedule? Tina: teamsters after the Legislative Session ends, ready to begin with fire and police unions.

- Ulledalen: wants to add this to the 4/28 agenda.
- Astle: this can be done informally. An initiative? Brent: can also choose to take no action.
- Pitman: if it takes 300 hours of staff time, what is the cost for staff time to process this? If negotiator would offset some of the costs, should look at that. Tina: staff time and expense would still be there.
- Hanel: consensus is that we want more information such as costs and Ulledalen doesn't want to have a business item at the next meeting? Yes.
- Ruegamer: don't understand the staff cost calculations because these people are being paid anyway. Pitman: we spend money on outsiders on other issues; think we may be dismissing this prematurely. Understood in the review that this would be a big change. Appropriate to have a discussion and we need to finish what we started. Hanel: reminder that it isn't on our agenda for 4/25 but you'll get the staff costs for CM Pitman. Pitman: just want some time to digest this and will come to Council only if enough members agree. Gaghen: time to consider is OK but would like a definitive action by Council next week or later.

Public comments: none

TOPIC #3	<b>Library Schematic Design</b>
PRESENTER	
NOTES/OUTCOME	

- Bill Cochran: pleased to report that we're making good progress on all facets of the new library project. Thank Council Members who attended. All sessions had at least 200 people attend. Ruegamer: what does "repurpose" the existing library mean? Make some use of the building before considering tearing it down. Introduces Kim Olson.
- Kim: City layout. Site selection process and site. Library ownership now and potential ownership. Proposed library site plan and bldg footprint. Existing building repurposing isn't feasible; light, fire code, entrance location, two (2) buildings would fight over 67 parking spaces. Quick review of floor plan; main entrance to the south but a secondary access from 6<sup>th</sup> Ave. North, floor plans the south side would have kitchen, meeting space, restroom going to an outdoor area. New releases, DVD, video equipment would be off to the right. Straight ahead would be the other entrance with the café off to the left. The children's area will have an entrance that discourages people, who shouldn't be there, will include a reading circle. There will be a meeting room that can hold up to 250 people. Upstairs would have the nonfiction and teen area, Montana Room and a reading area. There will be glass elevators used by the patrons and staff. Green initiatives like rainwater recycling, false floor will accommodate future library uses; would like solar panels on the roof. Design influences from Ag, railroad, history, texture of downtown buildings. Shows sketches of exterior and interior.
- McCall: so fortunate to have Will Bruder as our architect. After last two (2) public presentations, were new ideas offered that will be taken into consideration for the building plan? Kim: sustainability design charette this week. McCall: Bruder clearly continues to listen to public input and generate new ideas for the Library.

- Gaghen: evening session had more probing questions. Library should be books, shelves and people. Books stored in the lower level are currently out of print book repository, which we handled for the entire region. Interest group input could have been submitted earlier. The Olsen and the students from Bozeman have done a wonderful job.
- McFadden: how will library help youth with their intellectual pursuits? Kim: better teen area; layout is more like a bookstore, so it's more approachable; high school students were one of the focus groups; capture children early so that they continue use the Library. Bill: Children story hour design will be the largest design Bruder has done. The children will be able to lie on the floor and look up through the skylights. The children's area is one third of the area of the Library to help stimulate young children.

Hanel: no basement? Kim: no, have to access the floor, but no basement.

McCall: beautiful design; it will be a reality. Kim: agree

Bill Cochran: next steps include charette, Council action, election campaign, design professionals will continue to help with that process. Believe the final design will be done before the election. Library would open late in the year 2013.

Hanel: introduce your guests? Bill: Dee Ann Redman and Mary Murphrey, management team; Shari Nault and Lyn McKinney, board members; Evelyn Noening and Bruce Whittenberg, foundation members and Leslie Modrow.

Gaghen: Foundation committed to raising \$5 million privately. Bill: agree; financing is being discussed.

Public comments: None.

TOPIC #4	<b>Library and Billings Clinic Land Exchange</b>
PRESENTER	
NOTES/OUTCOME	

- Tina: April 4 met with Jim Duncan and Mitch Goplen from Billings Clinic. Reached tentative agreement on a land exchange. Pure exchange, no cash changes hands.
- Jim Duncan: happy to work with the city and add to the library pursuit. Goes through the handouts. Goes over the street sections to be vacated. Billings Clinic will provide easements for the utilities; realize that moving them in order to build will be at the Billings Clinic expense. Cherry Tree Inn will be impacted but we have a owner letter supporting the exchange. Also met with McKinley Elementary principal last week, Burt Reyes and Supt. Beeman, are all supportive. Will need to do some transportation changes, but can make it work. Met with Mike Tusk for the North Elevation task force area and they are supportive of this project. Billings Clinic Finance committee on Friday and full Board next week. Tina: worked with City departments and they're willing to make this exchange. Exchange will be in front of Council at the May 9<sup>th</sup> meeting. Public notice, public hearing required. \$12/sq ft value for the streets.
- Astle: Underliner property checked for environmental hazards? Jim: phase 2 environment review; Mitch Goplen – identified storage tank under floor but tested perimeter, no evidence of leakage. Astle: letters supporting at the meeting? Tina: yes.
- Ulledalen: are we proceeding with the exchange even if the bond doesn't pass? Tina: yes, need the land for parking, would require some redesign and remodel necessary.

- Cimmino: land value based on? Tina: \$12 / sq ft. based on GSA deal. Didn't have time for an appraisal due to status of design and planned campaign timing.
- Hanel: emergency access? Tina: yes.
- Ruegamer: trading land that we don't use for land that we need. Could value the property differently but wouldn't change anything. Tina: may have the hospital maintain 8<sup>th</sup> and 9<sup>th</sup> from 27<sup>th</sup> to 28<sup>th</sup>.
- Astle: traffic signal relocation at 9<sup>th</sup>? Tina: deferring the decision and MDT will need to study and decide.
- McCall: thanks to Billings Clinic and city staff.
- Cimmino: how to decide where traffic will need to go? Tina: up to MDT, subject to a traffic study.
- Clark: lights should stay at 9<sup>th</sup> and 11<sup>th</sup>. Protect the pedestrians and children.
- Ulledalen: building tear down cost will be ours? Bill: yes, estimated \$400,000 for the old Library building and Underriner building for \$100,000. Designers are looking at whether we should relocate during construction or stay until new one is done. Tina: removed tank on Dairy Queen on Grand and it was \$15,000 - \$20,000.
- Hanel: Billings Clinic also acquired the used car sales lot. If nothing is built there right now, could it be used as construction staging? Jim: starting to build parking now, so don't know if it will be available. Might be able to use the old Volvo dealership location.

Public comments:

- Emily Schaefer, 824 North 25<sup>th</sup> Street: what are you going to do with Planning and Building offices? Tina: probably in leased space at least temporarily. Will bring other department plans to you soon and there may be room in other city buildings after the move. Emily: all effort and land exchange may not worthwhile if bond issue doesn't pass and Library stays in its building.

Additional Information:

Other public comments: none