

City Council Work Session

5:30 PM
Council Chambers
April 16, 2012

ATTENDANCE:

Mayor/Council (please check) Hanel, Ronquillo, Cromley, Cimmino, Pitman, McFadden, Bird, Ulledalen, McCall, Astle, Crouch.

ADJOURN TIME: 9:34

Agenda

TOPIC #1	City Website Update
PRESENTER	David Watterson
NOTES/OUTCOME	

- David Watterson: website usage statistics for 2011 – homepage 612,127, jobs 52,280, search 26,200, FAQ 22,341 and achieve 16,782. Showed the present and proposed website from computer/projector. He explained some of the changes and new features on the site. David showed some department websites that are modeled on the City's.
- Pitman: how many people use the “report a concern?” That is how citizens were supposed to be able to file reports there. Some people unsubscribed last week; was that corrected?
- David: don't have those statistics here. Airport site is new, an advanced sub-site. Shifted all of the subscribers to airport and eliminated them, but it was a duplicate list so everyone should still be on the lists that they selected.
- Public comments:
- None

TOPIC #2	Urban Chickens
PRESENTER	Tina Volek/Brent Brooks/David Klein
NOTES/OUTCOME	

- Tina Volek: March 26 Council tabled ZC #885 to April 23rd. Council initiative passed at the same meeting to allow hens. Staff advised Council to not act, but bring information and draft ordinance to the next work session.
- Brent Brooks: email on April 9th explaining why Council should not have proceeded on March 23rd. Pending text amendment #885 on April 23rd agenda, one word text amendment that makes it clear that fowl/hens are not allowed in the city. Proposed new ordinance to allow hens would be available for Council to adopt an initiative at a future meeting and could proceed then.

- Dave Klein: history of requests to Zoning Commission, the Animal Control Board and the City Council. PowerPoint presentation, similar to the one presented in November, 2011, which is attached. Benefits and concerns about allowing hens in the city. Reviews what other Montana cities permit. Reviews elements of the draft ordinance that permits chickens in Billings. Not sure how a trial period would work.
- Pitman: does the ordinance consider covenants?
- Dave: covenants are a civil matter, not addressed by the ordinance.
- McCall: council talked about a short trial period but the draft doesn't address that.
- Tina: ordinance probably should not have time frame for a trial but Council could adopt the ordinance and review in one (1) year.
- Astle: Ronquillo initiative was for a one (1) year trial; this one doesn't have it.
- Brent: not sure where the Council was heading but can insert the sunset provision.
- Bird: Chicken 101 or liability waiver. Why liability waiver? How is that relevant to the Chicken 101 requirement?
- Brent: not sure if that provision should remain and Council could direct that it be removed. Legal dept. may not support that provision, it is a work in progress.
- Cromley: do any cities allow hens but permits for greater number of chickens? Is there a lot size requirement? Two (2) sq. ft. per chicken; should that be two (2) feet square?
- Dave: some allow six (6) without permit but more with a permit. No lot size limit.
- Bird: disease control may warrant the care instructions. Still don't understand the liability protection. Does the city have the authority to require education before getting a permit?
- Brent: liability protection may not be needed. Education could be a requirement for a permit. Reasonable regulations are allowed.
- Ulledalen: what is justification for class when we don't have that for pit bulls? How would you regulate/approve the required education?
- Brent: self governing allows reasonable regulations but it has not been decided what would be an acceptable course; just trying to meet CM Ronquillo's motion.
- Ronquillo: think that education is needed especially if this is a one (1) year trial. The proponents already have a course established.
- Tina: licenses required for small animals and separate license required for four (4) or more cats and dogs.
- Dave: potentially dangerous and dangerous dogs do require a registration and renewable registration/ license.
- Hanel: how long have you worked for the city? How many employees? Does the shelter have the capacity to take on fowl?
- Dave: 31 ½ years. Have five (5) full time officers running from 6 am until 10 pm, 365 days a year. Nothing specific now and shelter may have to build something separate for chickens. It's the Yellowstone Valley Animal Shelter's call. Concern about time required of his enforcement officers for permitting in the summer, but more time is available in the winter.
- Astle: the differences between dogs and cats are that chickens are food and eggs too. RiverStone Health needs to have a say in the health issues. Need to handle them safely. 20' separation from property line; coop or enclosure? If it's the enclosure, there won't be space on small lots such as R7000.
- Dave: full enclosure, inside and out.

- Pitman: are these pets or farm animals? We allow birds as pets and don't require permits. If we're considering them as farm animals raised for food, we need to treat them differently than pets. Need to be clear about what we're doing. License required for four (4) or more pets; apply to chickens too if we consider them pets.
- Dave: hearing that 2% of households will have chickens. Think the reason to keep them is for food; they would be considered farm animals. Other groups will ask to keep their animals if this passes.
- Bird: won't have 2,000 people who keep chickens in the city. Taking too much time considering this. Creating problems in anticipation of allowing them and don't think that we'll have any.
- Public comments:
- TJ Wierenga, 2215 Beloit: concerns about proposed ordinance. Neither Bozeman nor Missoula requires a pre-permit inspection. Not sure what officers would inspect. Animal Shelter is willing to allow us to build a coop for captured chickens. Have relocated chickens quickly, so it's not going to be a shelter problem. Ag Extension offers masters of gardening; maybe would be a good group to develop instructions for prospective owners. A couple of chickens doesn't make my house a farm. The Humane Society has traps available for loose chickens. Missoula has more predators than Billings and they don't have problems. Cleanliness issues apply to other animals; we need to be careful about how we handle all animals, not just chickens.
- Bill Iverson, 3115 Turnberry Circle: support Council listening to constituents and allow backyard chickens. Talked with Zoning Commission last year about objections which included concern about adjacent property values, waste products damaging resources. Not realistic concerns for people looking at houses. Not hearing opposition among the public, only from Council and Zoning Commission.
- Jeannette Vieg, 525 Gay Place: support allowing backyard chickens. Disease concern is over blown. There are wild ducks in lots of yards spreading waste. Chickens can be regulated and waste will be separate from people.
- Kevin Nelson, 4235 Bruce Avenue: if we allow chickens, put some teeth in it. Currently there are 5,400 animal calls per year. Don't impact private property rights. Enforcement officers should confiscate offending animals in order to mitigate impacts on neighbors who didn't ask for it.
- Joe White: support chickens. Waste is the main concern but other animals have this problem and we can't control it. Can control chicken waste because it's confined. Chickens make people happy.
- Audrey Wagner, 310 South 35th Street: have had chickens for 25 years. Rooster caused the only problem and we got rid of him. No problems with other animals or neighbors.
- Cindy Stubbs, 2115 Meadowood Street: we would like pets with a purpose. We would like to have three (3) hens in our back yard.
- Diane Romain, 3214 Durland Drive: favor backyard hens. Grew up on a farm around chickens. Best comment is from animal control that other cities don't have problems. There are benefits, why not give it a try. Use animals in home schooling. Try it for a period of time and revoke it if there are problems.
- Cynthia Berst, 1540 Lynn Avenue: raised around agriculture. Want the option to have them even though I don't have them now. Attended Chicken 101. Learned a lot about

available resources; Veterinarian, house sitters, relocation of roosters. Trend in American that is not going to go away. Should be allowed because people want it.

- Dwayne Bondy, 2215 12th Avenue North: support backyard hens. Landscape architect. Worked in other cities. MSU-B instructor. Worked at Zoo Montana so knows about handling animals. Property owner and manager. Legalize chickens!
- Carol Braaten, 183 Lexington Drive: have supporters stand up. Farm animal vs. pet. A small number of chickens turn into pets. Some eat the eggs and some do not. Chickens are both pets and farm animals. Reasonable to have a small number of hens in the city. Two (2) sq ft is inside the coop and is enough space for roosting at night. Four (4) sq ft is enough for outside enclosure.
- Doug Ruebke, 1109 31st Street: lots of problems with the initiative. Not a good idea to allow chickens next to an alley or parks. Photo of chicken coop and chickens ranging the yard and others' property. Civil liability – person who gives away eggs are free of liability. Bozeman requires an application for a permit and Billings requires them for other permits such as zoning. Land use regulations allow for neighboring property protests. If Zone Change 885 is defeated, Council may not be able to consider it again for a year. Chickens are regulated by lots of state agencies. Health Department inspection and quarantine should be included in the ordinance. Will chickens be allowed to be loaned and kept where they're not permitted?
- Bird: hear mostly from supporters but you have consistently opposed chickens. Why is this so important to you? How do you explain the information that we receive from supporters and from animal control is opposite from what you present and I don't understand why you oppose a trial. There is no strong evidence that the city should disallow a trial.
- Ruebke: representing neighbors who don't want chickens. Many people didn't realize that the city actually disallows chickens but when they found out they generated about 20 animal control complaints.
- McFadden: most/all of your neighbors don't want chickens; that will protect you from dealing with them.
- Joseph Brun, 117 South 34th Street: city lots are not farms. No chickens in my neighborhood. Chickens are farm animals, if you want chickens move to the country.
- Karen Sunderland, 529 Avenue B: salmonella is present in and on fruits and vegetables. We educate people to handle eggs correctly. Twenty feet (20') from neighboring property lines seems excessive, we don't do that with dog runs. I don't want chickens but want to allow others to keep them.

TOPIC #3	South Billings Boulevard Urban Renewal District TIF Recommendations
PRESENTER	Bruce McCandless
NOTES/OUTCOME	

- TIF works by freezing tax base; when property values increase, there are extra taxes, called an increment. No single taxpayer carries increased rates. When the district is sunsetted, taxes go back to entities.
- South Billings Boulevard District was created in 2007. Shows Elysian School District's location within the TIF. Eight (8) properties previously were missed properties in School

District #2 were added to district. Funding was corrected by Department of Revenue (DOR).

- Certified Taxable Valuation Information form shows increment in School District #2, not in School District #23, the Elysian School District, where values actually went down. DOR counted that decreased valuation as zero valuation
- DOR will add base value from two (2) districts; add value from two (2) districts, leaving about \$2 million of value, about \$400,000 less in taxable value than originally believed.
- DOR doesn't identify which properties increase or decrease in value. They take entire value, that is increment, and determine which % goes on each property.
- People believe they are paying more taxes because it looks like they are on their property tax statements. A split between regular property taxes and TIFD taxes is shown in School District #2 tax bills, but not Elysian. Will be shown in Elysian this fall, likely to cause comment.
- Calculation for combined value is 22.5%. Been done for 2011 and 2012, will be next year. Does not affect any individual owner.
- Previously, DOR counted negative increment as zero, leaving only the increment from positive source. By combining properties, get calculations, with negative increment affecting total. When the calculation is changed, we still will end up with positive increment, more than had at base value in South Billings Boulevard District. Both School District #2 and Elysian should have positive increment in FY 12.
- Elysian will lose revenue due to percentage calculations. Council has three (3) choices: it could not mitigate the loss; it could reimburse Elysian from the tax increment funds, or it could remove Elysian from the tax increment district.
- Staff recommends not mitigating. Elysian can float mills to make self whole; mostly commercial without children; and SBURDA needs are great.
- Ronquillo: If Elysian is going to float levy, won't see increase?
- McCandless: As I understand it, can raise ½% and will float levy to improve facilities. What is allotment?
- Volek: \$8,000+. School District #2 is \$3400?
- Cromley: Would loss have occurred anyway if not in the district?
- McCandless, would taxable value be declining? Probably.
- Ronquillo: Estimate what getting?
- McCandless: TIF taxes will be \$1.2 million on valuation of \$200 million. City, county, state will receive revenue to be returned from the last two (2) years. Last week, reported some of money returned to City would be used for fire stations.
- Mayor: Glad mistake was corrected.
- Cromley: Recommendation if School District #23 should remain in the TIF?
- McCandless: Yes, commercial with high potential for development.
- Volek: Need to get direction from Council on three options outlined in memo.
- McCall: Has anyone discussed this with Elysian?
- McCandless: County will discuss.
- McCall: Second question whether County knows? Had concerns about shortage, being held harmless. But saying would have had shortage anyway.
- McCandless: Correct.
- Astle: Recommendation?

- Pitman: If no action, do nothing? Otherwise take action.
- McCandless: Correct, practical effect of doing nothing is to follow staff recommendation.
- Public Comment:
- Kevin Nelson, 4235 Bruce Avenue: Who would have thought five (5) years ago would be so informed about TIFDs and school finance? DOR document says possibility of misallocated revenue. Mitigating would single out particular taxing jurisdiction. If in taxing district, should be treated same as School District #2. I disagree with the statement TIF Districts don't effect mill levies April 17th SJR 31 Subcommittee on taxation of school funding on the affects of TIF Districts states when a TIF District is created and how it impacts the rest of the school and the rest of the property owners is and how the mills have to flow up how the additional property taxes outside of that district have to incur additional millage to support that loss of revenue in that TIF District. Hope they are going to assess the percentage to School District #23 as they did School District #2. Taxpayers going to have to buck up, incur additional millage to support schools.
- Mayor: Have you visited with Elysian?
- Kevin: Warned them long time ago and said they needed be involved. Part of bill introduced by Representative Arntzen.

TOPIC #4	Community Development CDBG/HOME Recommendations
PRESENTER	Brenda Beckett
NOTES/OUTCOME	

- Introduces board members Kamber Kelly and Emily Schaffer
- Budget estimates show loss of more than \$400k in past two (2) years. Have said if go below \$500k; have to look at what we are doing. HOME has seen decrease of \$420k. By selling land for actual value, it has helped revenue.
- 38% decline in new CDBG and HOME since 2001-2002. Other communities have not cared about payments other than grants. City looks for program income to distribute into budget. There will be a 9% decrease next year to \$796k, leading to the worst financial situation in the two (2) programs in last several years.
- The application and public input process includes: the application, application due date; task force input; CD Board site visits; CD Board budget hearings, budget recommendations session; council work session; council public hearing and action; and the program begins.
- Consolidated plan must be submitted by end of month.
- Fund social services agencies and grants. There is a need but balance against fiscal responsibility and viability for any time. Program may taper out entirely in two (2) years. Loans produce program income; grants can't be recouped. We have been looking at priority budgeting, trimming and cutting programs for five (5) years. Focused on loans but Welcome Home focus is on grants and day programs that can be recouped but make compelling case. Can't afford to do grants with City funds

- Affordable Housing is the #1 priority for City and HUD. Increased HUD scrutiny, including Washington Post study of other cities. Higher risk sub-recipients, increasing risk of City having to repay funds spent outside the city.
- Task forces programs support minor home repair, housing rehab, and first time homebuyer. Not recommending special assessment grants, paint program, etc.
- When board visited subrecipients, asked what would happen if they did not receive funding? Not closing. Has sustainability of subrecipients built yet?
- Reviews previous allocations, big sky senior helping hands, medication assistance program, and young families' early head start all received significant contributions, nearly \$2.4 million total. City has granted \$6.6 million since 1994. More than \$9 million in loans, with some invested in groups such as the Housing Authority.
- Recommendations: fund internal programs only; no grants or forgiveness; separate stick-built and manufactured home repair programs.
- Allocation by strategy this year last year compared to plan this year.
- Fund CDBG & HOME; Community Development set aside; housing rehab, nothing for other programs including City's own.
- Four (4) staff have taken on several projects: weatherization, fair housing, neighborhood stabilization, AmeriCorp (10 new this summer); current contracts—business consortium and DPHHS 10-year plan project.
- Ronquillo: What happened to three (3) houses repaired?
- Brenda: One (1) on Cambridge sold to minority family with four (4) children; another on Custer sold to disabled individual; one (1) small home on Lynn left.
- Ronquillo: What did we put into properties?
- Brenda: Cambridge \$80k, but the properties up the road were also improved. Also have funds for one (1) more home purchase on HUD list.
- Ronquillo: Come long ways. Lot of people came year after year, glad we are taking a hard stance and requiring to be self-supporting. Used to dislike when we had to give grants for staff raise. Said before, CDBG is not set up for that kind of funding. Hoping to look at elsewhere. To help someone who can't cut own tree down. There is a lot of duplication in services, we need to examine. Going to dry up, as shown. Hope look at people doing things on own. Put ours to better use and more funding. Not do \$30k grants for three (3) years?
- Brenda: Unless surge in funding, there will be no grants at all. Struggled to make hard line and huge shift and board took a lot of care in making decisions. Heard City used to pay for those, if we want that it needs to be a City priority.
- Ronquillo: How much interest and loans?
- Brenda: Up to \$25k for assistance and safety home repairs and up to \$10k for manufactured homes, sit silently. Smaller amounts for higher risk items like mobile homes.
- Bird: Interested in pictures. Brenda will send her a CD.
- Mayor: Recognize staff and Brenda's YWCA award.
- Public comment: None

Mayor declares a 5-minute break.

Reconvene 8:01 pm

TOPIC #5	Districting and Apportionment Testimony
PRESENTER	Bruce McCandless
NOTES/OUTCOME	

- Recognizes Brent Rutherford, County Election Commissioner, and Ed Bartlett, City and County lobbyist.
- After census every 10 years, constitution requires district boundaries be redrawn, one (1) voter, one (1) vote.
- Montana has districting and apportioning committee, only one (1) of 13 in the nation.
- Mandatory and discretionary criteria; with 989k residents get ideal and house districts. Commission has own standard no more than 3% deviation.
- Staff prepared no more than five (5) maps out to the public. Commission invited statewide plans. Had to be endorsed by at least one (1) commissioner to be included.
- Shows map of population change. This alone would say we have to redistrict because of the 3% deviation from ideal.
- Shows present Billings House Districts. Elongated east to west, not uncommon pattern for rest of state. Districts will remain in place through 2012 election. New districts will be created by 2014. Only three (3) districts in Yellowstone County to conform to criteria of no more than 3% deviation from state median of 9,894 persons.
- Why redistrict? Urban and rural communities have different concerns and interests. In 2010 legislature, didn't see much support for City legislation; decided needed to provide input on districts. Communities of interests are best known by cities and people they represent, we need to tell state. Ward boundaries don't have to align perfectly if lines don't coincide with voting district, that's okay.
- City should have 10 house representatives and Yellowstone County should have 15. Thanks Brent Rutherford, Tom Tully and Annette Cabrera for work.
- County, city both endorsed.
- Couldn't be taken around state because it only affected Billings and Yellowstone County, but shows districts can follow communities of interest and make sense.
- Shows individual redistricting maps. Did not address Crow District that is in Yellowstone County or rural north and east county where 600 people short. There are 700 people in Treasure County near Hysham, asked if they wanted to join district? Said they would as long as Yellowstone residents in D15 truly are rural.
- Sent six (6) maps to Council, one (1) of current Billings and Yellowstone districts and five (5) state working district maps. Communities map created by Commissioners Lamson and Smith. Elongated districts east and west, big changes compared to present districts. Urban/rural plan uses boundaries of seven (7) large districts and moved out from there, most similar to what we submitted last year. In lowest deviation plan, statewide the districts aren't closer to equal populations as others are. Political subdivisions map uses county boundaries, trying to keep the counties intact. Similar to urban/rural plan.
- Astle: Are we gaining a seat?
- Bruce: Yellowstone County should gain at least one representative.

- Astle: Who's losing a seat?
- Bruce: Can't tell which district, most of eastern Montana lost population compared to rest of state.
- Shows web site address for districting commission, encourages Council to review.
- May 15th hearing in Billings plus couple more months of hearings. In September, Commission will decide House districts; in November will decide Senate districts, which have to be two (2) adjacent House Districts.
- Ulledalen: Meeting time?
- Bruce: 7 pm, School District #2 Board Room. Also have to make holdover senator plan. Final public hearing December 11th in Helena.
- Commission has to submit plan within first 10 days of Legislature opening. 30 days of comment with adoption by Commission within 20 days. By end February 2013 should have plan.
- If Council wishes to remain engaged, suggest presentation by Mayor and other Council Members. Hope Council will support one or more of the statewide plans. If Yellowstone/Billings plan still favored, urban rural plan comes closest.
- McCall: Question around strategy and timing? Direction tonight. Timing question on when Council adopts plan?
- Tina: May 14th.
- Astle: By a council initiative to act?
- Bruce: Need a vote on May 14th.
- McCall: Somewhat involved in the planning, really good work in coming up plan and recommend go with rural urban model. Best fits our community.
- Mayor agrees.
- Cromley: Will Commission be limited to five (5) plans? Could we propose slight changes?
- Bruce: Commission isn't obligated to approve any and likely will mesh portions of each together.
- Cromley: What are numbers on the maps?
- Bruce: Doesn't know.
- Bird: Urban/rural plan is one (1) previous Council supported. If compare to current, how does voting demographics change?
- Bruce: Correction—four (4) plans were not developed when Council worked in October 2011, just looked at Yellowstone County/City plan.
- Bird: Would like to see what districts look like now and urban rural map?
- Bruce shows current house districts and then urban rural but has no side-by-side.
- Bird: Urban/rural plan geometrics significantly different than the current because goes east west. Given how City is, questions about potential changes in voting, given how areas vote.
- Bruce: No, staff attempted to put together map that met discretionary more than mandatory standards. Used rivers, railroads, streets, elementary or school district boundaries, no attention to existing plan, or how partisan voting patterns would change.
- Bird: Since not here when original decision made, and think critical areas, need tutorial to process, and ask questions. Not comfortable making decisions without additional

information. Wants an opportunity to sit down with someone who can answer questions and feel comfortable with her choice.

- Mayor: Sure Bruce will make time to visit with you.
- Bruce: If others are uncomfortable, we will set a time and meet. Will have to advertise the meeting but no decisions will be made.
- Mayor: Provide two (2) or three (3) options for meetings.
- Pitman: Have to look at Council ward lines as well?
- Bruce: Should start after final plan proposed or adopted, about a year from now.
- Cromley: Maps are nice. Possible to get map of existing districts in similar form?
- Bruce: Will send electronically.
- Ed Bartlett: Bruce did well. Bartlett will come to sessions.
- Public comment: None

TOPIC #6	Parking Meter Update
PRESENTER	Bruce McCandless
NOTES/OUTCOME	

- Parking meter trial and Parking Advisory Board (PAB) recommendation.
- PAB wanted to make changes to reduce or eliminate under-used parking meters on edge of town and increase long term parking for employees.
- Six (6) month trial with 498 free parking meters began October 1st. There was no enforcement but a lot of data was collected.
- Council made two (2) changes to PAB recommendations: Minnesota Avenue and cross streets and N. 31st between 4th and 6th Avenue North were exempted.
- Additional space exempted in response to complaints. 1st Avenue North/N. 25th Street; 4th Avenue North between N. 30th Street and N. 31st Street; North 29th Street and 7th Avenue North; and 3rd Avenue North and N. 30th Street.
- Shows what meter reduction area looked like. Saw west side, north side and east side where trial occurred.
- Conclusions: Spaces increased and use, not gathering revenue or writing tickets. Did not fill parking officer position, would not if extended. Cost \$15,000 in revenue for the six (6) month trial.
- Shows meter data charts.
- PAB recommends extending trial May 15th -August 15th to get summer data. Trial ended March 31st, but recommending current times because delayed getting to Council. Start two (2) hour enforced parking in exemption areas, either by signs or bags to show there is a two (2) hour parking limit. Will reduce trial costs, and won't overtax enforcement during trial and after.
- PAB chair, Don Olsen and parking director, Chris Mallow and parking enforcement officer, Bruce Smith is present for questions.
- Ulledalen: Several micro areas involved. We need have discussion with Billings Clinic. Had changes where we have lost surface parking. Four (4) to six (6) blocks of two (2) hour parking between there and the Billings Clinic vacant which are not doing us any good. The Billings Clinic bought old Diamond lot and opened it up to bank parking, and opened up the old Underriner area. There are never more than three (3) or four (4) cars

parked there. Got a few Billings Clinic employees parking at bagged meters, taking up downtown workers space, rather than parking in their own parking lot. Need to discuss with Billings Clinic about what is mutually beneficial, need to look at same in other zones.

- Mayor: Concerned about parking on North 30th adjacent to Lincoln Center restricted for School District # 2 parking.
- Bruce: Changes are related to Library construction. With summer months coming up, both areas to get heavily used. West of 29th, City owns some of Lincoln Center lot, allowing School District #2 to use. School District #2 is allowing parking for Library employees, displacing Lincoln Center tenants. Assigned four (4) hour meters on the west side of the Lincoln Center are bagged and signed for Lincoln Center use only. Temporary until new Library constructed in about two (2) years.
- Mayor: The number of spots is equal?
- Bruce: Yes, 23-24 parking spaces
- Ronquillo: When did trial, we lost revenue for the three (3) months trial period?
- Bruce: Six (6) months trial lost almost \$15k.
- Ronquillo: Didn't get rid of employee. If do three (3) months, going to get rid of employee?
- Bruce: Have vacancy, hired temp, and another enforcement officer moved to maintenance, operating with one fewer garage FTE. Data collection was marking tires, etc.,
- Ronquillo: What did we lose in the parking garages?
- Bruce: Staff tried to create buffer between garages and free parking. Did not see monthly parkers exit, but maybe hourly parkers left, especially in Park 1. Will be automating Park 1 in June, so that position will be done. Trial didn't have effect on garages. Had more on parking meter locations. Lost meter abusers because easier to walk than to move the vehicle from spot to spot.
- Ronquillo: Lost \$359k? You indicated that was an error.
- Bruce: Energy improvement project costs were accounted but not bonding for improvement costs. We had the expense showing but not the revenue, once corrected it shows a reserve amount. If we don't do anything would be in deficit in 2013. Memo today outlines steps to prevent that.
- Ronquillo: At PAB meeting, another member asked why build Empire Parking Garage when we can't pay for Park II?
- Bruce: Expression of opinion. Having some financial difficulties, but have path to get past that and Empire is something PAB, City Council and Downtown Billings Partnership endorsed. Don't feel as staff can stop until Council says so. Parking Fund while it has some problems, not insurmountable. Hope to decrease expenses and increase revenues. Shouldn't have been given the impression of going broke, then building.
- Ronquillo: If going broke in one and losing money, not cost effective to keep up with new.
- Bruce: Other garages financed by TIFD. First time with Park II expansion supposed to support debt and operating costs. Staff has been working on refinancing debt, and there are cost savings available. Empire will be built using TIF, fully automated; there will not be any personnel costs. Half the parking spaces will be presold to property owners we

bought land from and will pay for their share of maintenance. Planning as well as possibly can both in TIF and Parking fund.

- Ulledalen: Where are we on the deferred maintenance for Park 4, north of First Interstate Bank.
- Bruce: Negotiating 12-18 months with United Properties, garage is outside of downtown core, allowed TransWestern Buildings and the First Interstate Building to be built. On May 14th, will recommend sale for cash offer of \$2.6 million and retire Park 2 debt.
- Ulledalen: Makes sense.
- McFadden: Parking enforcement staff pays for self and cart on typical day?
- Bruce: Yes, if account only for employee for maintenance and meter man covers it, but if add overhead costs, enforcement does not pay for itself.
- Bird: How many 10-minute parking spots do we have?
- Bruce: Can get that for you. PAB adopted policy 18-24 months ago limiting number and where the 10 minute meters should be. Not gone back and evaluated where they are, and no plans do so.
- Bird: Goes into availability and able enforce 10 minute rule. Part of bigger picture. In our garages what is ratio of hourly to monthly?
- Bruce: Varies.
- Bird: For Park III?
- Chris Mallow: 80 hourly and 200 monthly, presence of City Hall, County Courthouse, Federal Buildings, jury pools.
- Bird: Does the City provide employee parking?
- Bruce: Teamsters on rooftop. Departments pay for use of parking space. Same rate but discounted because of the number.
- Bird: If City staff has space in Park III, pay % of monthly and City pays balance?
- Bruce: Departments pay 100% unless moved from roof to lower floor.
- Tina: Negotiated benefit for Teamsters.
- Bird: Open Park III for public and move staff elsewhere.
- Bruce: Considered when Park II opened, but it was filled with Wells Fargo owner.
- Bird: Discussion of moving staff to Park IV?
- Bruce: No because of distance. At least some of the 4th floor employees used Park IV.
- Ulledalen: You don't know if there are monthly spots available in Park II. There are spaces in Park I.
- Chris Mallow: Park II has waiting list for roof and covered -- \$25 and \$50 respectively, Park I roof leased. Covered \$50 area has 60 spaces. Park I and Park II both have premium assigned spaces of \$100 a month.
- Ulledalen: Has anyone talked to Rocky Mountain Bank on their intentions?
- Chris: I have not but could initiate that conversation.
- Bruce: We are aware of that move.
- McCall: E-mail update on status.
- Bruce: Report made at PAB each month.
- Pitman: How much retail space is available?
- Chris: Two (2) of six (6) in Park I are available, intent to lease one (1) as drop in day care and another intent to lease today for a yoga studio.
- Bird: Comment is for staff that is benefited with parking. More logical to have them not taking premium space to address community parking shortages. If want to be people

friendly should be opening up to community. Want to ask about revenue generation. Asked if seen any loss of funds for any garages, and I didn't think the question was answered. Tracking loss of revenue with the pilot project is important data, if not scientific. Question needs to be answered.

- Bruce: People move in and out of garages the all time. If they give up lease, we don't know if they went to spaces free because of trial, open spaces, whether they lost employment, or moved. Heard antidote some exodus due to the parking meter trial, but not wholesale abandonment. Lost some hourly.
- Bird: Can't determine region but looking at loss of revenue during time period would be important. Ever any conversation of monthly parkers not sure why they left but any question of surveying existing monthly parkers that are leaving? When doing analysis of parking, we need to know why.
- Bruce: Non formal, but don't believe losing parking due to meter trail. Keep track of occupancy. Know the numbers.
- Bird: But can't tell if we have lost revenue.
- Ulledalen: still have waiting list.
- Mayor: Park 1 to be automated June 1st. Newspaper article was very upsetting. First call to Volek, surprise to Council, hope doesn't happen again. Automation and cost savings is something we are very concerned about. Supervision in the parking division needs to be looked at.
- Pitman: How are we getting feedback from business owners?
- Bruce: Not doing surveying, unless Downtown Billings Association is doing some informally, good idea. Will ask for empirical work.
- Ulledalen: \$15 hang tag meters didn't sound successful, but people now parking free meters and not buying hang tags. Wasn't promoted heavily, had a lot of merit. If could go to two (2) hour zones around Billings Clinic with meters, what losses saw there?
- Bruce: Program was available at 10 hour meters.
- Chris: Before meter trial generated 70-90 permits a month, lot in trial area are eliminated, dropped off to 10 permits a month. Still have 10-hour meters around Gazette and other pockets, on the south side near Minnesota Avenue with 10 hour meters but because of lack of supply the demand for permits has gone down.
- Bird: Revenue shortage because we are using parking money for other things. How long has it been the practice of the city to move parking money into General Fund? Created own problem. What concerns most about practice is have trust issues on Park Maintenance District. People expressed concerns about providing slush funds to do things otherwise done.
- Tina: Parks suffers \$9 million in differed maintenance by being in General Fund, which transfers 53% of revenues to Police and Fire, a high priority with public. There is no slush fund. Have offered and never been taken up on it to review numbers with anyone interested in examining books.
- Ulledalen: Money now to General Fund from Parking Enforcement Fund?
- Bruce explains the Parking Enforcement Fund Transfer. 17% continued in order not to deprive General Fund of money generated when meter enforcement switched to enterprise fund. Frozen in 2006. If council going to consider ending transfer, now is the time.

- Cimmino: PAB minutes on March 16, 2010, page 5, working parking to develop refinancing, talked about letter. Time to move forward work together.
- Mayor: Questions on McCandless presentation.
- Bird: Wanted to clarify to administrator response, not questioned the intent of PMD, fully aware of \$9 million deferred maintenance and very supportive. Point was because work to earn public trust, there was a miscommunication, tangent response, we need to be transparent, reference to PMD was to state it is committed to PMD and not perceived by public as generating slush funds for the General Fund.
- Ulledalen: Do things because that's way done them for 10 to 15 years.
- Public comment:
- Bruce Smith, 1122 Mary Street: In opposition to extension of meter trial. Part of data not accurate. 100 of 10 hours meters bagged tracked by amount of money going through them, not much because almost all had 10 hour parking. Incentive to park in front of other businesses. Welfare office, there is no place for people to park because it is full of downtown employees. By bus depot, no place to drop off and pick up passengers, baggage. Log Cabin Bakery; we are not enforcing there so there is no place for customers. Walk in customers from the Federal Building construction keep them afloat. Few Books More having customers call saying couldn't find place to park. Not representing businesses downtown. Helping businesses in the core. Should we help businesses on periphery? Putting two (2) hour bag on meters would make more sense to raise funds through meters. As far saving money would recommend taking bags off and leaving position unfilled, as done in times when positions were empty for one reason or another. It can be done. Not speaking for the parking department, speaking as citizen.

Additional Information:

- Kevin Nelson, 4235 Bruce Avenue: When council member chooses to bully and undress a person speaking because view is inconsistent, doesn't mean person has to be humiliated. Why don't you like? It is your business what a person says, not why. Not what this is for. Don't badger the public when making comments that is not fair to public. Onequestion regarding Montana Municipal Interlocal Authority, Administrator said there would be a call to Helena, why the need to call when McCandless is on Board, and City Attorney on claims committee?

Adjourn 9:34

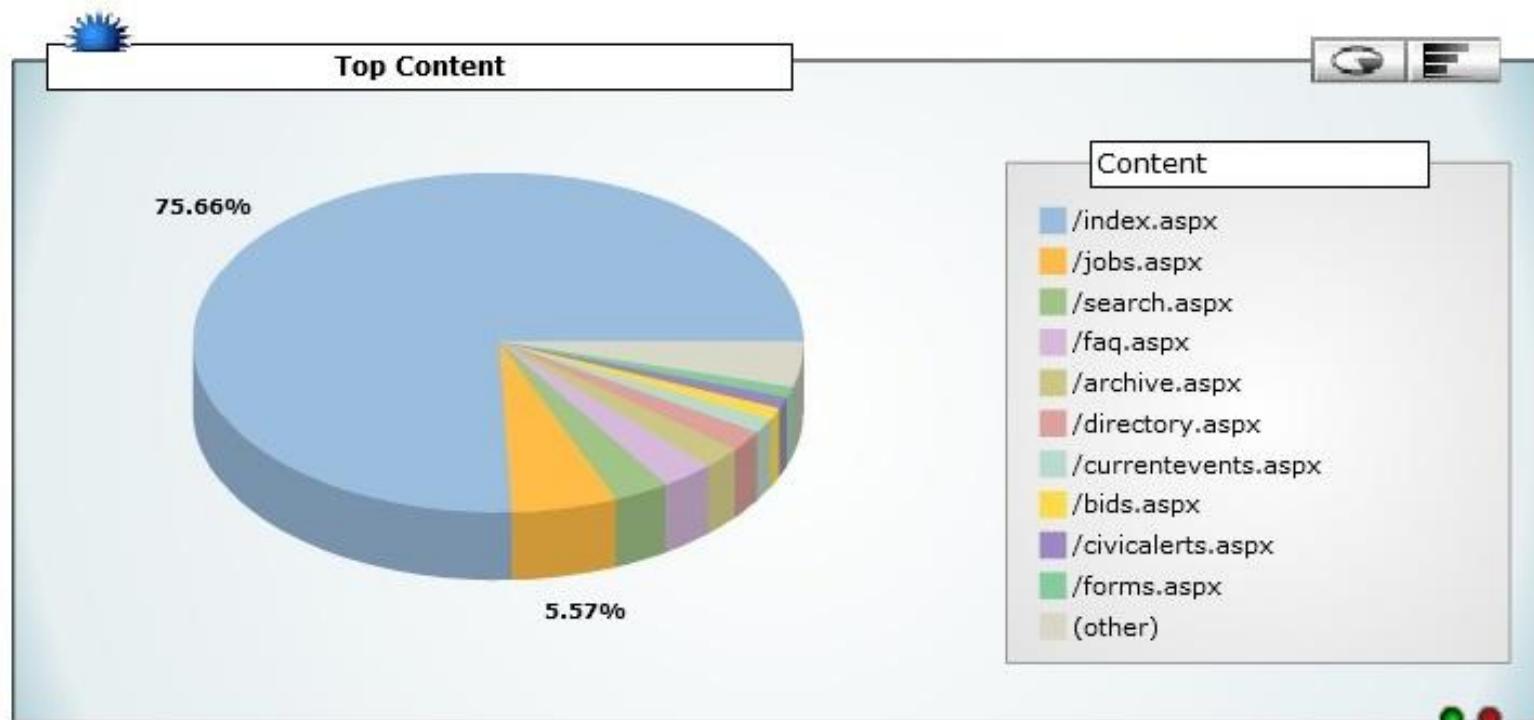
City of Billings

Website Presentation

April 16, 2012



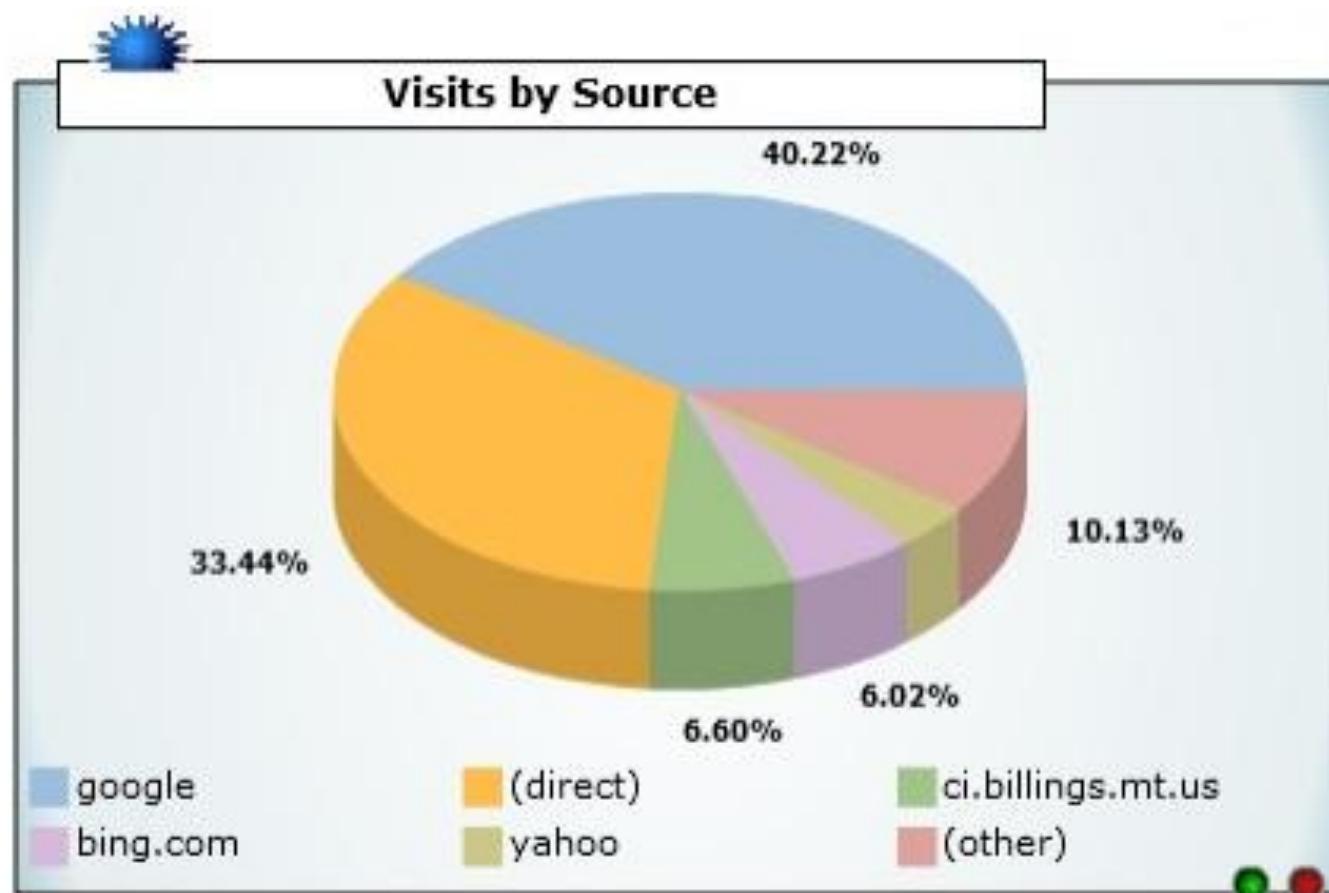
City Website Statistics



2011 Traffic - # of Visits

Homepage	612,127
Jobs	52,280
Search	26,200
FAQ	22,341
Archive	16,782

City Website Statistics



City Website Statistics

Overall:

We had 351,912 new visitors to our site & 306,565 return visitors

Loyalty:

64,275 Returned twice

31,237 3 - 4 times

32,110 9 - 14 times

49,500 15 - 50 times

65,000 more than 50 times

Top Keywords		
Population	Employment	Jobs
Hotels	Weather	Animal Shelter
Map	Shopping	Facebook
Library	Car Rental	Airport
DMV	Business License	Schools

City Website Statistics



COMMITTEE MEMBERS

Kelly Frank	Denise Bohlman
Marita Herold	Leslie Leifert
Lynne Arnold	Dee Ann Redman
Kathy Robins	Mary Drew Powers
Mikel Anderson	Deanna Shirek
Wynnette Maddox	Liz Kampa
Deb Schmitt	Lori Latta
Karen Miller	David Watterson

A background photograph showing several chickens in a wire-fenced enclosure. In the foreground, a brown chicken with a large, dark comb is looking directly at the camera. Behind it, other chickens of various colors (white, brown, and black) are visible, some pecking at the ground. The ground is covered with straw and some green plants are visible in the background.

URBAN CHICKENS

- Requests Council to consider changes to the Zoning Regulations allowing up to six (6) hens (no roosters) per household within the City Limits.
- Requests Council to consider a proposed Ordinance, similar to Missoula, MT, for requirements of hen owners.

History

- June 7, 2011 City Zoning
 - Voted unanimously against request
- July 19, 2011 Animal Control Board
 - Information presentation
- September 29, 2011 City Council
 - Request Council consideration
- October 25, 2011 Animal Control Board
 - Open discussion/public comments
- November 8th, 9th, 10th, 2011
 - Community information meetings

History – (Cont.)

- November 21, 2011
 - Council presentation – Voted to Table indefinitely
- March 26, 2011
 - Council voted to delay action for 30 days
 - Ordinance Zone Change #885
 - Council directed staff for draft ordinance allowing hens based on Missoula/Bozeman Ordinance with 1 (one) year trial.

Benefits

(Provided by the requesting groups)

- Sustainable food source
- Ecologically friendly
- Food security (not dependant on infrastructure)
- Emergency preparedness without refrigeration
- Waste is a valuable fertilizer
- Quiet and friendly
- Keep biomass out of landfill
- Cottage businesses
- Save money, time, energy
- Education to children (where food comes from)
- Better tasting eggs with hens having healthier diet
- Hens eat table scrapes, garden scrapes, grasshoppers, flies, wasps, and mice

- Health benefits
 - Gets people outside and off the couch
 - Eliminate “therapeutic antibiotic” use in eggs
 - Decreases salmonella risk
 - Limit or eliminate pesticides, antibiotics, growth hormones and the like
 - Superior source of protein
 - Homegrown eggs contain 7x more beta carotene, 2x more omega-3 fatty acids, 3x more vitamin E, 1/3 less cholesterol and $\frac{1}{4}$ less saturated fat.

Concerns

(Animal Control & Public Comment)

- Neighbor/neighborhood conflicts
 - Additional Animal Control workload
 - Waste/odor complaints
 - Loose complaints
 - Noise complaints
 - Feed/Feathers blown into neighbors yard
- Rodents
- Insects

- Neglected/Abandoned animals
- Butchering/Disposal diseased carcasses
- Predators (possible additional complaints)
 - Skunks
 - Raccoons
 - Raptors
 - Snakes
 - Bobcats
 - Dogs/Cats

- Real Estate Values
- Subdivision Covenants
- Proximity to schools, churches, day cares
- Ecological damage
 - Phosphates & nitrates seepage and runoff
- Zoonotic Diseases
 - Center for Disease Control
 - Recommends children under age of 5, persons with weaker immune systems, including the elderly, pregnant women, diabetics, patients receiving chemotherapy, and those infected with HIV have no physical contact with fowl because of their low immune systems.

- Housing, impounding, care needs
 - Billings Animal Control
 - Equipment and supplies for handling
 - Training
 - Disease recognition
 - Handling
 - Care/housing
 - Other applicable laws
 - Yellowstone Valley Animal Shelter
 - Coop/kennel needs
 - Feed

Other Cities

- Enforced by various departments
 - Health
 - Animal Control
 - Zoning
 - Code

- **Regulations**
 - Permit required
 - Restriction on number of animals
 - Distance from adjoining property/residence
 - Requirement of neighbor permission
 - Lot sizes
 - Coop requirements
 - Feed storage
 - Waste storage and disposal
 - Care/housing
 - Slaughtering and disposal

Helena, MT

- Domestic animals such as cattle, horses sheep, goats, pigs, ducks, geese or chickens (except common household pets) within twenty five feet (25') of the dwelling.
- Enforce noise violations.
- Have had some incidents of dogs killing chickens. Dogs were at large and attacked chickens on owner's property.

Missoula, MT

- Have about 75 active chicken permits.
- This year have had 12 chicken calls/complaints.
- Official stated they have not been a problem so far.
- 20' feet to any residential structure occupied by someone other than the chicken owner, custodian, or keeper.
- \$15.00 per year permit fee. Permit requires permission of others in multi-family or multiple owner parcels.

Bozeman, MT

- Less than 6 chickens
- \$25.00 permit fee
- No closer than 5' to property line
- No closer than 20' to an inhabited neighbors structure
- Require inspection by Animal Control for 7 or more up to 15
- Notification to adjacent neighbors of intent to keep chickens

Billings Draft Ordinance

- Allows up to 6 (six) hens – no roosters over (3) three months
- Permit required
- Single family dwelling (no condos, mobile parks, multifamily or apartments)
- Chicken housing at least 20' from neighbor property lines unless agreeable with neighbors (exceptions = alleys , parks, utility right of ways, ditches, etc.)
- Chicken 101 or waiver of City Liability with permit

Billings Draft Ordinance (Cont.)

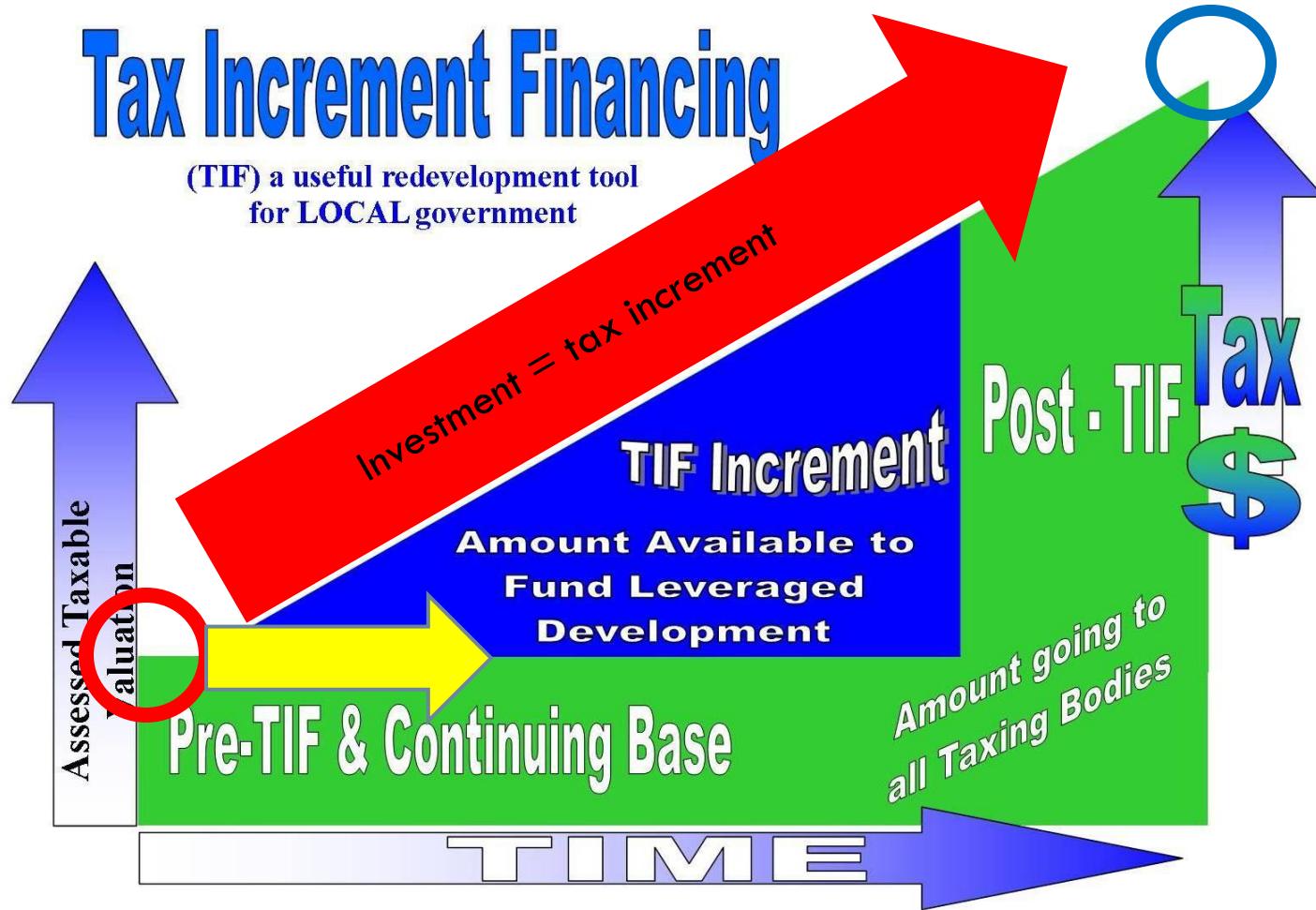
- Predator-resistant Chicken House and Outdoor Enclosure
- House & Enclosure must be kept neat and sanitary
- Chickens must have food and water
- Zoning – All districts that allow or might have single family dwelling will be allowed.
- Establishes penalties for permit or requirement violations as a Municipal infraction

SOUTH BILLINGS BOULEVARD TAX INCREMENT DISTRICT VALUE CHANGE

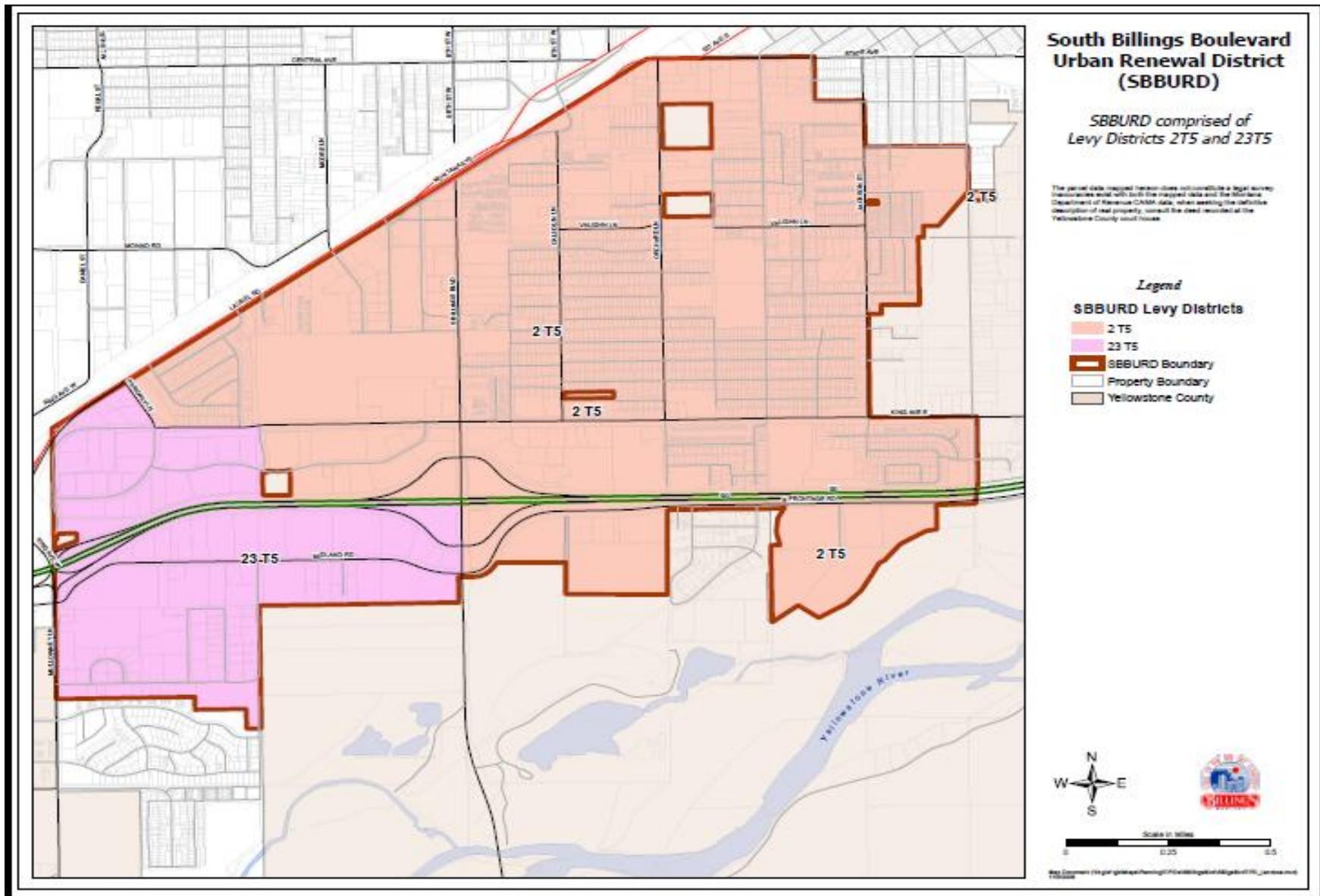
Billings City Council
April 16, 2012

Tax Increment Financing

(TIF) a useful redevelopment tool
for LOCAL government



SBB District





MONTANA
Form AB-72T
Rev. 5-11

2011 Certified Taxable Valuation Information (15-10-202, MCA)

County Yellowstone

Taxing Jurisdiction City of Billings

1. 2011 Total Market Value.....	\$	<u>5,645,349,125</u>
2. 2011 Total Taxable Value.....	\$	<u>167,431,908</u>
3. 2011 Taxable Value of Newly Taxable Property.....	\$	<u>2,667,046</u>
4. 2011 Taxable Value less Incremental Taxable Value*	\$	<u>161,565,523</u>
5. 2011 Taxable Value of Net and Gross Proceeds (Class 1 and Class 2 properties).....	\$	

Tax Increment District Name	Current Taxable Value	Base Taxable Value	Incremental Value
2008 Expanded N 27th St	5,975,779	3,328,807	2,646,972
North 27th Street	1,034,623	783,431	251,192
East Billings	2,327,387	1,800,794	526,593
S Blgs Blvd 2T5	6,334,795	3,893,167	2,441,628
S Blgs Blvd 23T5	2,566,354	3,336,270	0
6.	Total Incremental Value	5,866,385	

New DOR Procedure

- Add base taxable value from the 2 school districts
= \$7,050,000
- Add current taxable value from the 2 school districts = \$9,090,000
- Subtract the base value from current value =
\$2,040,000 increment taxable value

DOOR Methods

- Do not identify the properties that have increased or decreased in value and affect the increment taxable value, instead
- Calculate % of the entire TID present taxable value that is increment, and then
- Apply that % uniformly to all properties in the district



Yellowstone County, Montana

[Commissioners](#) [Departments](#) [Contacts](#) [Site Map](#) [Home](#)

Detail Property Tax Information

Disclaimer: The tax information was updated on 3/26/2012. Please notify the Treasurer's Office of any inaccuracies. Online Tax Billing History is available from Tax Year 2000 forward. If you wish information for prior tax years contact the Treasurer's Office.

Tax ID: A28409 Tax Year: 2011

Code	District	1st Half	2nd Half	Total
	SOUTH BILLINGS BLVD URBAN (Levy District)	5,734.46 P	5,734.45	11,468.91
1354	1354 BLGS IMPROVEMENTS	480.53 P	472.68	953.21
BACF	BACF BLGS ARTERIAL CONST FEE	1,196.92 P	1,196.92	2,393.84
BFHS	BFHS BLGS FIRE HYD REAL	102.40 P	102.40	204.80
BLGB	BLGB BILLINGS GARBAGE	723.58 P	723.58	1,447.16
BLSW	BLSW BILLINGS STORM SEWER	1,049.89 P	1,049.89	2,099.78
BS#2	BS#2 BLGS STREET MAINT #2	1,101.01 P	1,101.01	2,202.02
SBT5	SOUTH BILLINGS BLVD URBAN	3,336.27 P	3,336.27	6,672.54
SOIL	SOIL SOIL CONSERVATION	6.99 P	6.99	13.98
TIDU	TIDU TID - UNIVERSITY MILLAGE	31.68 P	31.68	63.36

Totals 13,763.73 13,755.87 27,519.60

Date Paid 11/08/2011

Corrected 2011 Certified TIF Districts					
District Name	7TI	Laurel Urban Renewal Tax Increment	Current Taxable	Base Taxable	Increment
Personal			226,253	84,221	142,032
Real			1,519,684	1,085,002	434,682
Total			1,745,937	1,169,223	576,714 33.0318%
District Name	2T3A	2008 Expanded N 27th St	Current Taxable	Base Taxable	Increment
Personal			338,099	153,987	184,112
Real			5,637,680	3,174,820	2,462,860
Total			5,975,779	3,328,807	2,646,972 44.2950%
District Name	2U	North 27th Street	Current Taxable	Base Taxable	Increment
Personal			95,771	57,386	38,385
Real			938,852	726,045	212,807
Total			1,034,623	783,431	251,192 24.2786%
District Name	2T4	East Billings	Current Taxable	Base Taxable	Increment
Personal			419,008	268,962	150,046
Real			1,908,379	1,531,832	376,547
Total			2,327,387	1,800,794	526,593 22.6259%
District Name	2T5	S Blgs Blvd 2T5	Current Taxable	Base Taxable	Increment
Mobile			60,411	74,361	(13,950)
Personal			371,865	131,223	240,642
Real			6,088,605	4,375,984	1,712,621
Total			6,520,881	4,581,568	1,939,313 29.7400%
District Name	23T5	S Blgs Blvd 23T5	Current Taxable	Base Taxable	Increment
Mobile			620	22	598
Personal			219,094	240,066	(20,972)
Real			2,346,640	2,224,816	121,824
Total			2,566,354	2,464,904	101,450 3.9531%
District Name	Combo	S Blgs Blvd Combo	Current Taxable	Base Taxable	Increment
Mobile			61,031	74,383	(13,352)
Personal			590,959	371,289	219,670
Real			8,435,245	6,600,800	1,834,445
Total			9,087,235	7,046,472	2,040,763 22.4575%

Example for TY 2010 and 2011

- SD 2 \$1,000 → \$1,300 = \$300 increment
- SD 23 \$500 → \$400 = <\$100> increment
- Total (separate) \$300 + \$0 = \$300 increment
- Total (combined) \$300 + <\$100> = \$200 increment
- Increment dist. (separate) \$150 / \$150 = \$300
- Increment dist (combined) \$150 / \$50 = \$200

Conclusions

- There will be SBBTID increment and money to complete projects
- It may be less than previously predicted
- Both “halves” of the district should have positive increment in TY 12 +
 - If accurate, there is a small “loss” for the SBBTID
- Elysian SD 23 will “lose” revenue due to the % calculations
 - No mitigation
 - Hold-harmless reimbursement
 - Amend boundary and exclude SD 23 area

Recommendation

- No mitigation
 - SD 23 can float mills to make itself whole
 - Commercial property only, no residents and no school children
 - SBBTID capital needs are great

Community Development Board

FY2012-2013 Recommendations

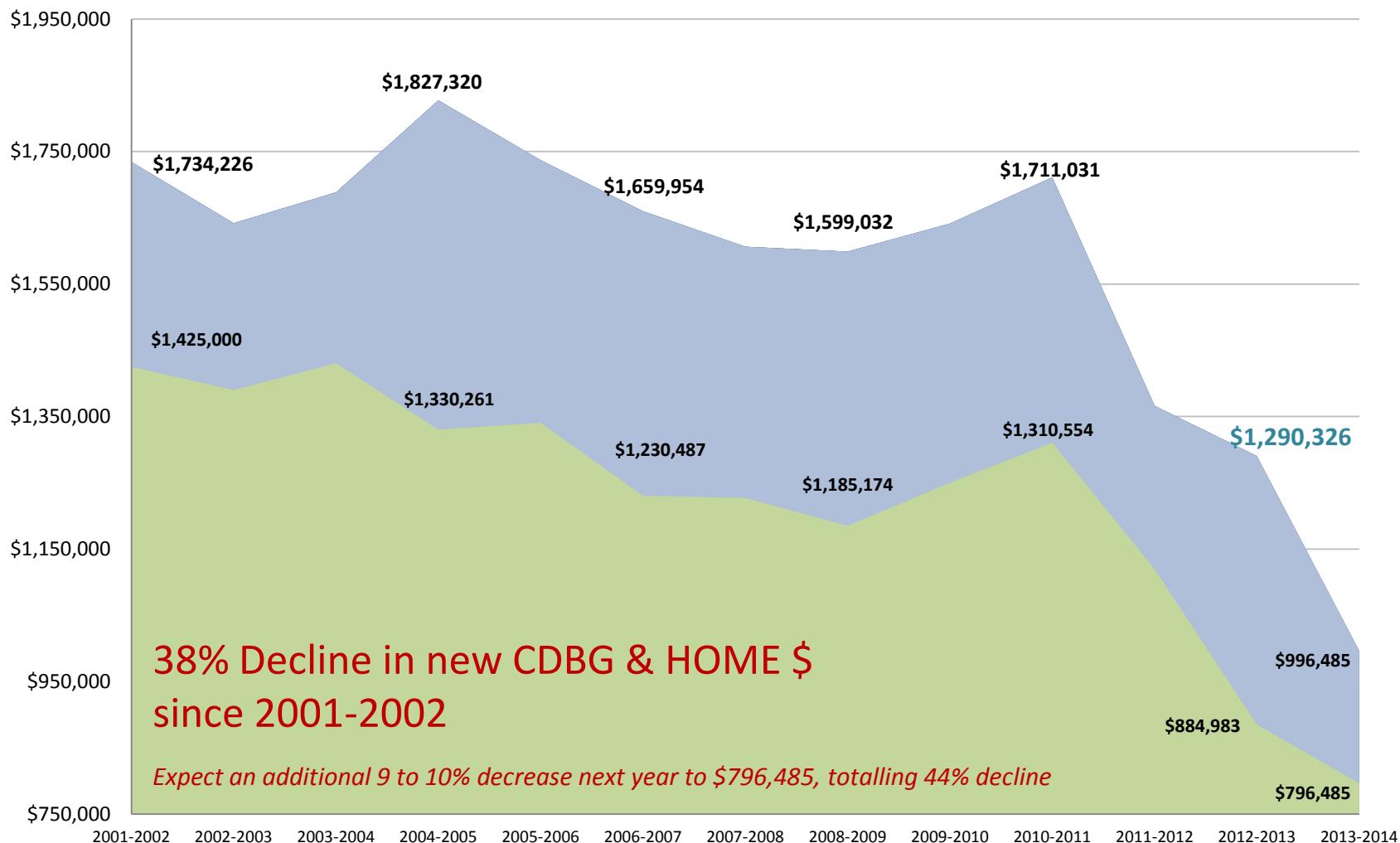
Budget Estimates

Budget

- CDBG
 - \$570,374 Entitlement
 - \$277,266 Program Income (*\$68,856 RiverStone Land Sale*)
 - TOTAL CDBG: \$847,640
- HOME
 - \$314,609 Entitlement
 - \$128,077 Program Income
 - TOTAL HOME: \$442,686
- TOTAL: \$1,290,326
- Decrease past two years: (\$420,705)

CDBG & HOME Allocations

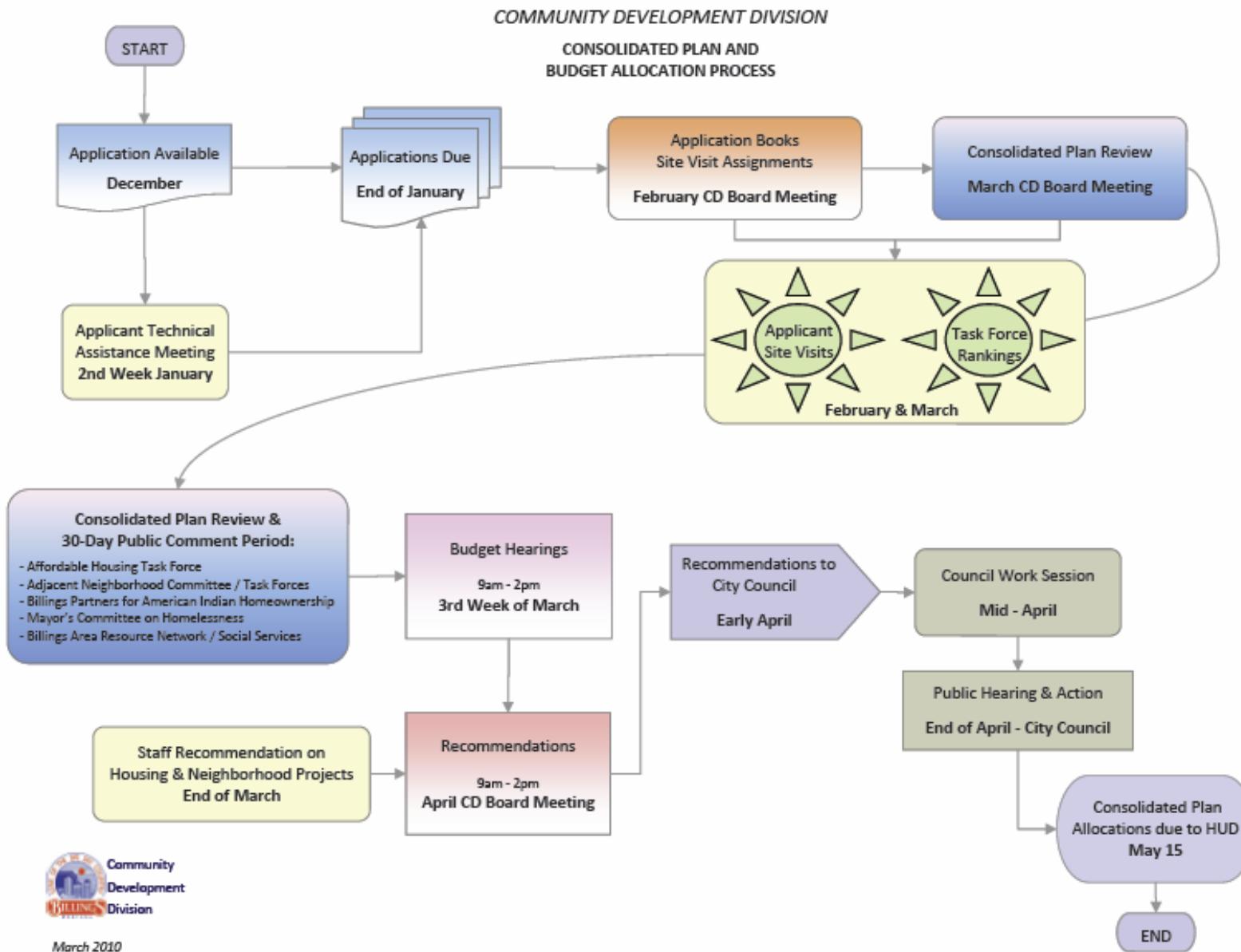
Total Budget & New Funding Allocations



Budget Process

Application Process & Public Input

- Application Available – December 9, 2011
- Applications Due – January 18
- Task Force Input – February and March
- CD Board Site Visits – February and March
- CD Board Budget Hearings – March 15
- Budget Recommendations Session – **April 3**
- Council Work Session – April 16
- City Council Public Hearing & Action – April 23
- Program Year Begins – July 1



Budget Priorities & Recommendations



Programs are needed
Services are valued
Organizations could use \$
Serve low-income clients



Grants

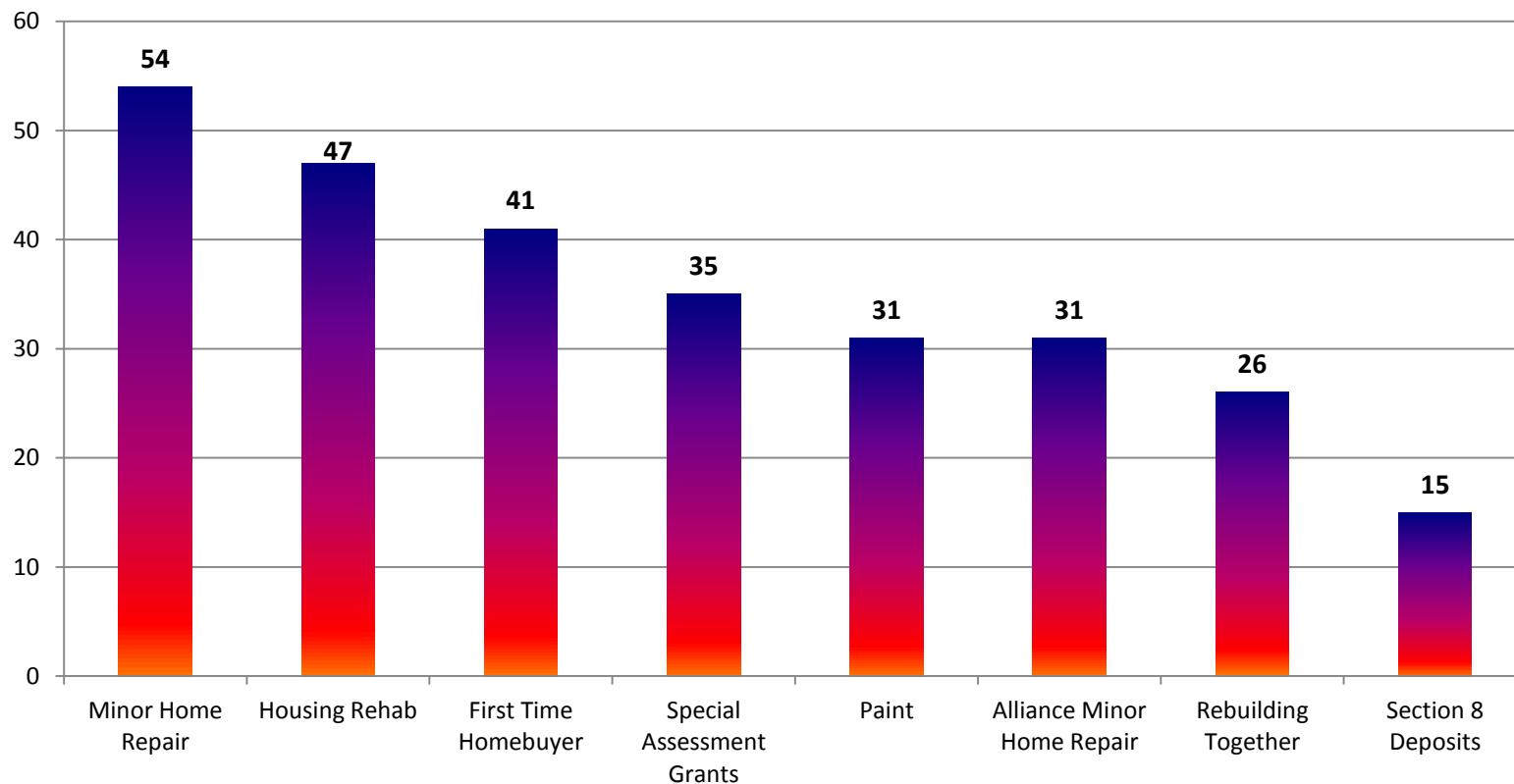
Loans

Considerations

- Critical stage in funding allocations = long term view
- Affordable housing #1 priority
- Loans produce PROGRAM INCOME
- Increased HUD scrutiny & requirements
- Compliance higher risk with sub-recipients
- Task Force Priorities

Task Force Priorities - Combined

66 Total Responses



Considerations

- Impact to Applicants
 - Would lack of funding eliminate program?
 - Seed money or support forever?
 - Has sustainability been built?
- How much has the City granted in the past?

Previous Allocations

2004	REBUILDING TOGETHER	\$5,000.00
2005	REBUILDING TOGETHER	\$5,000.00
2006	REBUILDING TOGETHER	\$10,000.00
2007	REBUILDING TOGETHER	\$10,000.00
2008	REBUILDING TOGETHER	\$10,000.00
2009	REBUILDING TOGETHER	\$10,000.00
2010	REBUILDING TOGETHER	\$10,000.00
2011	REBUILDING TOGETHER	\$10,000.00

Total: \$70,000

Previous Allocations

1996	YCCOA - MINOR HOME REPAIR PROGRAM	\$10,000.00
1999	YCCOA - MINOR HOME REPAIR PROGRAM	\$4,998.82
2002	YCCOA - MINOR HOME REPAIR PROGRAM	\$5,000.00
2004	YCCOA - MINOR HOME REPAIR PROGRAM	\$5,000.00
2005	YCCOA - MINOR HOME REPAIR PROGRAM	\$5,000.00
2006	YCCOA - MINOR HOME REPAIR PROGRAM	\$5,000.00
2007	YCCOA - MINOR HOME REPAIR PROGRAM	\$5,000.00
2008	YCCOA - MINOR HOME REPAIR PROGRAM	\$5,000.00
2011	YCCOA - MINOR HOME REPAIR PROGRAM	\$484.00
2006	YCCOA - Resource Center	\$2,000.00
2007	YCCOA - Resource Center	\$1,650.00
2008	YCCOA - Resource Center	\$2,000.00

Total: \$55,649

Previous Allocations

1996	HOUSING AUTHORITY - SELF SUFFICIENCY PROGRAM	\$9,850.00
1997	HOUSING AUTHORITY - SELF SUFFICIENCY PROGRAM	\$14,999.57
1998	HOUSING AUTHORITY - SELF SUFFICIENCY PROGRAM	\$10,000.00
2008	HOUSING AUTHORITY - Section 8 Deposit Assistance	\$10,000.00
2009	HOUSING AUTHORITY - Section 8 Deposit Assistance	\$15,000.00
2010	HOUSING AUTHORITY - Section 8 Deposit Assistance	\$15,000.00
2011	HOUSING AUTHORITY - Section 8 Deposit Assistance	\$5,000.00

Affordable Housing Projects

1995	Spring Gardens	\$140,000.00
2002	Old Town Square	\$242,000.00
2008	Westchester	\$200,000.00
2010	Whitetail Infrastructure	\$262,000.00

Total: \$932,850

1997	BIG SKY PREVENTION OF ELDER ABUSE	\$6,000.00
1998	BIG SKY PREVENTION OF ELDER ABUSE	\$7,000.00
1999	BIG SKY PREVENTION OF ELDER ABUSE	\$6,500.00
2000	BIG SKY PREVENTION OF ELDER ABUSE	\$6,000.00
2001	BIG SKY PREVENTION OF ELDER ABUSE	\$6,000.00
2002	BIG SKY PREVENTION OF ELDER ABUSE	\$5,667.00
2003	BIG SKY PREVENTION OF ELDER ABUSE	\$9,500.00
2004	BIG SKY PREVENTION OF ELDER ABUSE	\$9,500.00
2005	BIG SKY PREVENTION OF ELDER ABUSE	\$9,025.00
2006	BIG SKY PREVENTION OF ELDER ABUSE	\$9,000.00
2007	BIG SKY PREVENTION OF ELDER ABUSE	\$7,425.00
2008	BIG SKY PREVENTION OF ELDER ABUSE	\$10,000.00
1997	BIG SKY SENIOR HELPING HANDS PROGRAM	\$13,500.00
1998	BIG SKY SENIOR HELPING HANDS PROGRAM	\$15,000.00
1999	BIG SKY SENIOR HELPING HANDS PROGRAM	\$15,000.00
2000	BIG SKY SENIOR HELPING HANDS PROGRAM	\$15,000.00
2001	BIG SKY SENIOR HELPING HANDS PROGRAM	\$15,000.00
2002	BIG SKY SENIOR HELPING HANDS PROGRAM	\$14,667.00
2003	BIG SKY SENIOR HELPING HANDS PROGRAM	\$18,000.00
2004	BIG SKY SENIOR HELPING HANDS PROGRAM	\$20,000.00
2005	BIG SKY SENIOR HELPING HANDS PROGRAM	\$19,000.00
2006	BIG SKY SENIOR HELPING HANDS PROGRAM	\$19,000.00
2007	BIG SKY SENIOR HELPING HANDS PROGRAM	\$15,675.00
2008	BIG SKY SENIOR HELPING HANDS PROGRAM	\$15,000.00
2010	BIG SKY SENIOR HELPING HANDS PROGRAM	\$30,000.00

Total: \$316,459

Previous Allocations

2007	HRDC - FAMILIES SAVING FOR TOMORROW IDA	\$4,123.00
1997	HRDC - GROWTH THRU ART	\$10,290.00
1998	HRDC - GROWTH THRU ART	\$10,000.00
1999	HRDC - GROWTH THRU ART	\$10,000.00
2000	HRDC - GROWTH THRU ART	\$10,000.00
2001	HRDC - GROWTH THRU ART	\$10,000.00
2002	HRDC - GROWTH THRU ART	\$9,667.00
2003	HRDC - GROWTH THRU ART	\$10,000.00
2004	HRDC - GROWTH THRU ART	\$10,000.00
2005	HRDC - GROWTH THRU ART	\$11,771.00
2006	HRDC - GROWTH THRU ART	\$10,000.00
2007	HRDC - GROWTH THRU ART	\$6,600.00
2008	HRDC - GROWTH THRU ART	\$5,000.00
2005	HRDC - HOUSING COUNSELING	\$10,000.00
2008	HRDC HARMONY HOUSE	\$8,000.00
2001	HRDC HOUSING COUNSELING	\$10,000.00
2002	HRDC HOUSING COUNSELING	\$4,667.00

Total: \$150,118

Previous Allocations

1999	MEDICATION ASSISTANCE PROGRAM	\$6,500.00
2001	MEDICATION ASSISTANCE PROGRAM	\$5,000.00
2002	MEDICATION ASSISTANCE PROGRAM	\$2,666.00
2003	MEDICATION ASSISTANCE PROGRAM	\$9,500.00
2004	MEDICATION ASSISTANCE PROGRAM	\$9,500.00
2006	MEDICATION ASSISTANCE PROGRAM	\$9,000.00
2007	MEDICATION ASSISTANCE PROGRAM	\$7,425.00
2008	MEDICATION ASSISTANCE PROGRAM	\$7,431.00
2009	MEDICATION ASSISTANCE PROGRAM	\$27,000.00

Total: \$84,022

Previous Allocations

1996	YOUNG FAMILIES EARLY HEAD START	\$10,632.00
1998	YOUNG FAMILIES EARLY HEAD START	\$10,500.00
1999	YOUNG FAMILIES EARLY HEAD START	\$10,000.00
2000	YOUNG FAMILIES EARLY HEAD START	\$8,000.00
2001	YOUNG FAMILIES EARLY HEAD START	\$8,500.00
2002	YOUNG FAMILIES EARLY HEAD START	\$7,117.00
2003	YOUNG FAMILIES EARLY HEAD START	\$10,000.00
2004	YOUNG FAMILIES EARLY HEAD START	\$11,000.00
2005	YOUNG FAMILIES EARLY HEAD START	\$10,000.00
2006	YOUNG FAMILIES EARLY HEAD START	\$9,000.00
2007	YOUNG FAMILIES EARLY HEAD START	\$7,425.00
2008	YOUNG FAMILIES EARLY HEAD START	\$15,000.00
2009	YOUNG FAMILIES EARLY HEAD START	\$30,000.00
2007	YOUNG FAMILIES EARLY HEAD START - BUILDING	\$50,000.00
2008	YOUNG FAMILIES EARLY HEAD START - BUILDING	\$52,500.00

Total: \$249,674

1998	Gateway House – Affordable Housing Project	\$182,400.00
1997	YWCA - CHILDREN'S SERVICES	\$2,250.00
1998	YWCA - CHILDREN'S SERVICES	\$2,700.00
1999	YWCA - CHILDREN'S SERVICES	\$2,700.00
2000	YWCA - CHILDREN'S SERVICES	\$2,250.00
2001	YWCA - CHILDREN'S SERVICES	\$1,742.00
2002	YWCA - CHILDREN'S SERVICES	\$1,667.00
2004	YWCA - CHILDREN'S SERVICES	\$2,100.00
2005	YWCA - CHILDREN'S SERVICES	\$2,100.00
2006	YWCA - CHILDREN'S SERVICES	\$2,100.00
2007	YWCA - CHILDREN'S SERVICES	\$2,050.00
2008	YWCA - CHILDREN'S SERVICES	\$2,050.00
1995	YWCA - GATEWAY HOUSE	\$182,400.00
2004	YWCA - GATEWAY HOUSE	\$8,000.00
2005	YWCA - GATEWAY HOUSE	\$8,000.00
2006	YWCA - GATEWAY HOUSE	\$8,000.00
2007	YWCA - GATEWAY HOUSE	\$6,600.00
2008	YWCA - GATEWAY HOUSE	\$6,600.00
2009	YWCA - GATEWAY HOUSE	\$20,000.00
1997	YWCA WOMEN'S SERVICES	\$12,000.00
1998	YWCA WOMEN'S SERVICES	\$15,000.00
1999	YWCA WOMEN'S SERVICES	\$14,000.00
2000	YWCA WOMEN'S SERVICES	\$10,000.00
2001	YWCA WOMEN'S SERVICES	\$10,000.00
2002	YWCA WOMEN'S SERVICES	\$4,666.00
2003	YWCA WOMEN'S SERVICES	\$10,000.00

Total: \$521,375

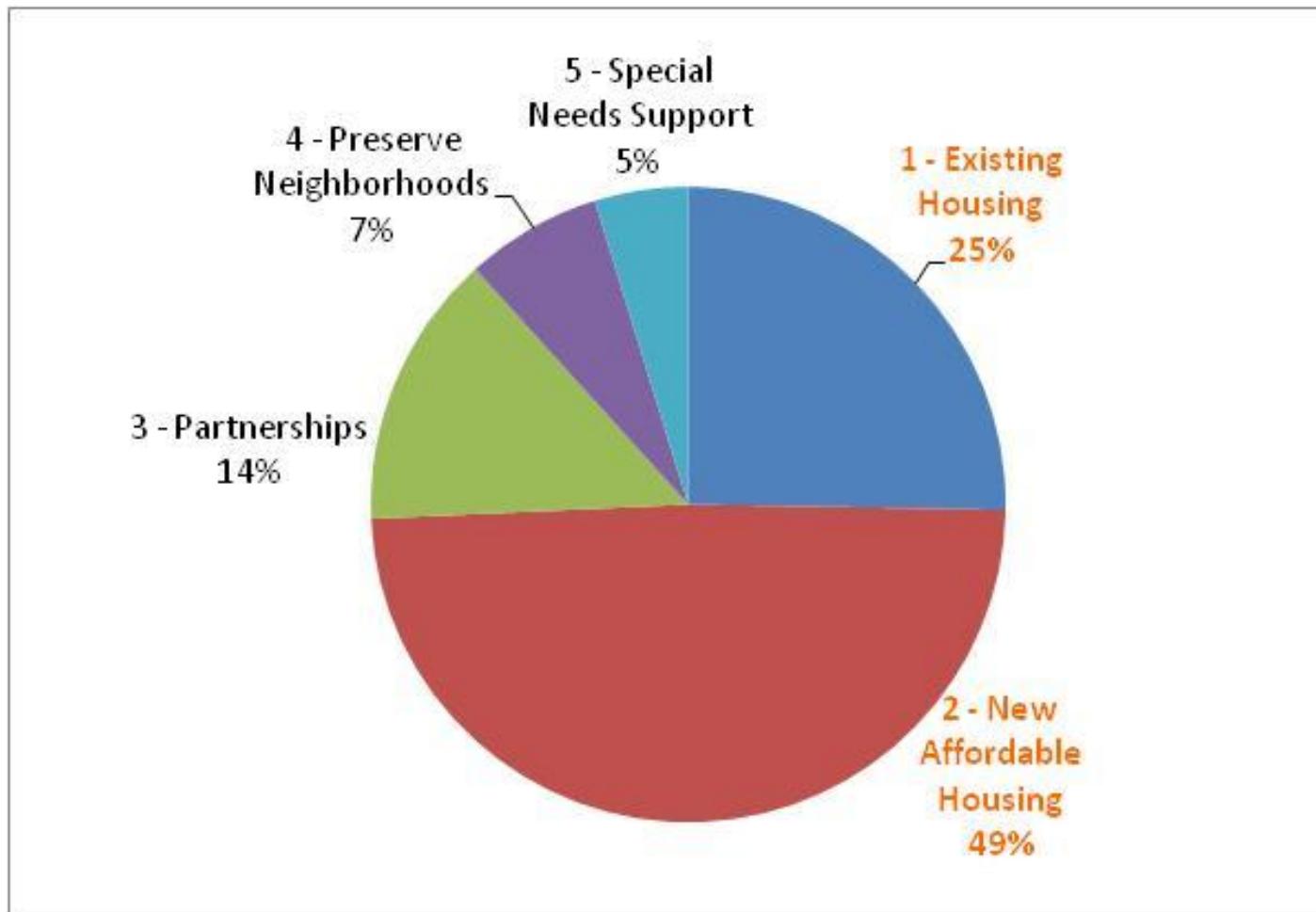
\$2,380,147 to current applicants

<i>Grants</i>	<i>Amounts since 1994</i>	<i>Total</i>
Public Service Subrecipients	\$3,267,340	
Infrastructure	\$708,014	
Parks	\$866,713	
Special Assessments	\$493,295	\$6,636,565
Home Repair Programs	\$1,130,494	
Affordable Housing	\$170,709	
<i>Loans</i>	<i>Amounts</i>	<i>Total</i>
First Time Homebuyer	\$5,562,790	
Home Repair Programs	\$3,261,694	\$9,320,115
Affordable Housing	\$495,631	
<i>Liens</i>	<i>Amounts</i>	<i>Total</i>
Affordable Housing	\$1,854,677	
Rental Rehabilitation	\$318,028	\$2,172,705

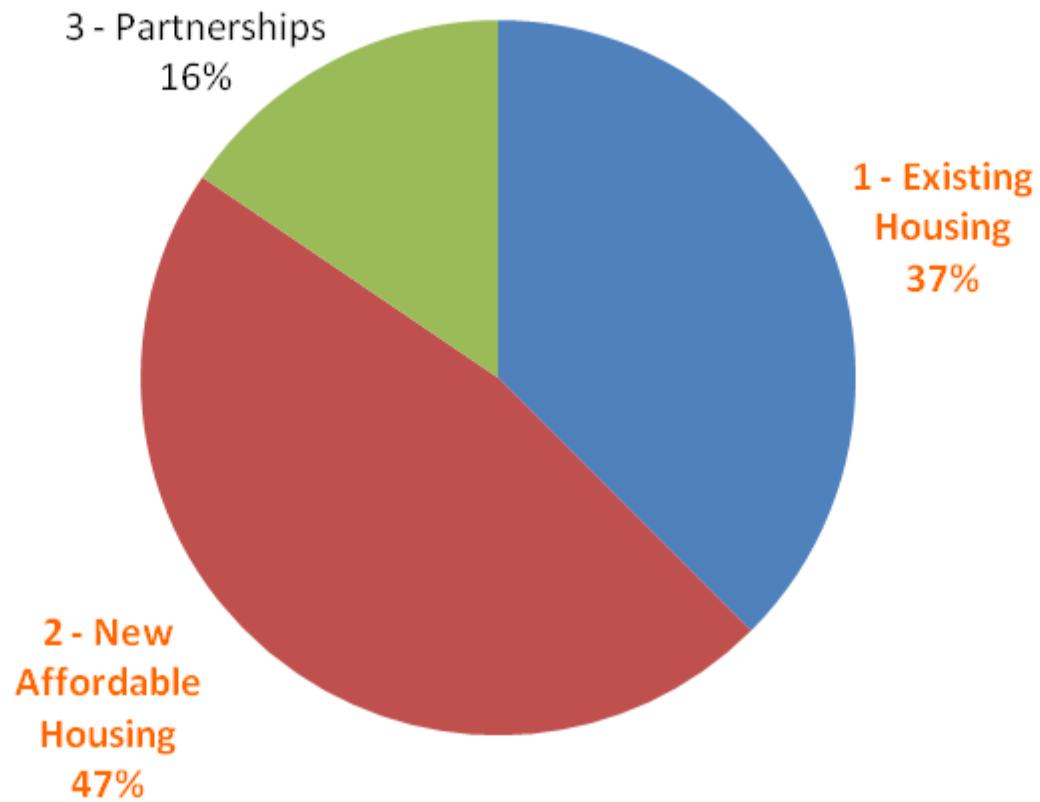
Recommendations

- Fund internal **loan programs only**
- No grants / forgiveness features
- Separate *stick-built* & *manufactured* repair programs
- Manufactured Home Repair Loan Program:
 - Based on current loan program
 - Liens placed on units
 - Can include tree / paint
 - Owner-occupied for at least a year
 - Maximum loan amounts based on sliding scale, up to \$10,000

Allocation by Consolidated Plan Strategy - Last Year



Allocation by Consolidated Plan Strategy – This Year



CDBG & HOME PROJECTS			ONE YEAR Requests		Staff & CD Board Recommendations	
			CDBG	HOME	CDBG	HOME
Admin / Planning	HN-1	CDBG Administration	\$175,000	-	\$168,821	-
	HN-2	HOME Administration	-	\$35,000	-	\$31,461
Affordable Housing	HN-3	Set-Aside for Community Housing Development	-	\$50,000	-	\$47,191
	HN-4	First Time Home Buyer Loan Program	\$250,000	\$400,000	\$195,000	\$364,034
	HN-5	Housing Rehabilitation Loan Program	\$350,000	-	\$350,000	-
	HN-6	New Manufactured Home Repair Loan Program	\$100,000	-	\$133,819	-
	HN-7	Paint Program	\$20,000	-	\$0	-
Neighborhood	HN-8	Special Assessment Grants	\$35,000	-	\$0	-
	HN-9	Property Management	\$20,000	-	\$0	-
Subrecipients Affordable Housing	HN-10	Rebuilding Together	\$10,000	-	\$0	-
	HN-11	Alliance Minor Home Repair	\$5,000	-	\$0	-
	HN-12	Housing Authority - Section 8 Deposit Assist.	-	\$10,000	-	\$0

CDBG PUBLIC SERVICES		THREE YEAR Requests	CDBG	Not Eligible for HOME
Public Services	PS-1	Tree Planting & Removal Program	\$30,000	\$0
	PS-2	Big Sky Sr. Services - Prevention Elder Abuse	\$30,000	\$0
	PS-3	HRDC - Future ForGED Training Center	\$15,000	\$0
	PS-4	Yellowstone Health - Medication Assistance	\$27,000	\$0
	PS-5	Young Families - Early Head Start	\$30,000	\$0
	PS-6	YWCA - Gateway House	\$30,000	\$0

Community Development Division

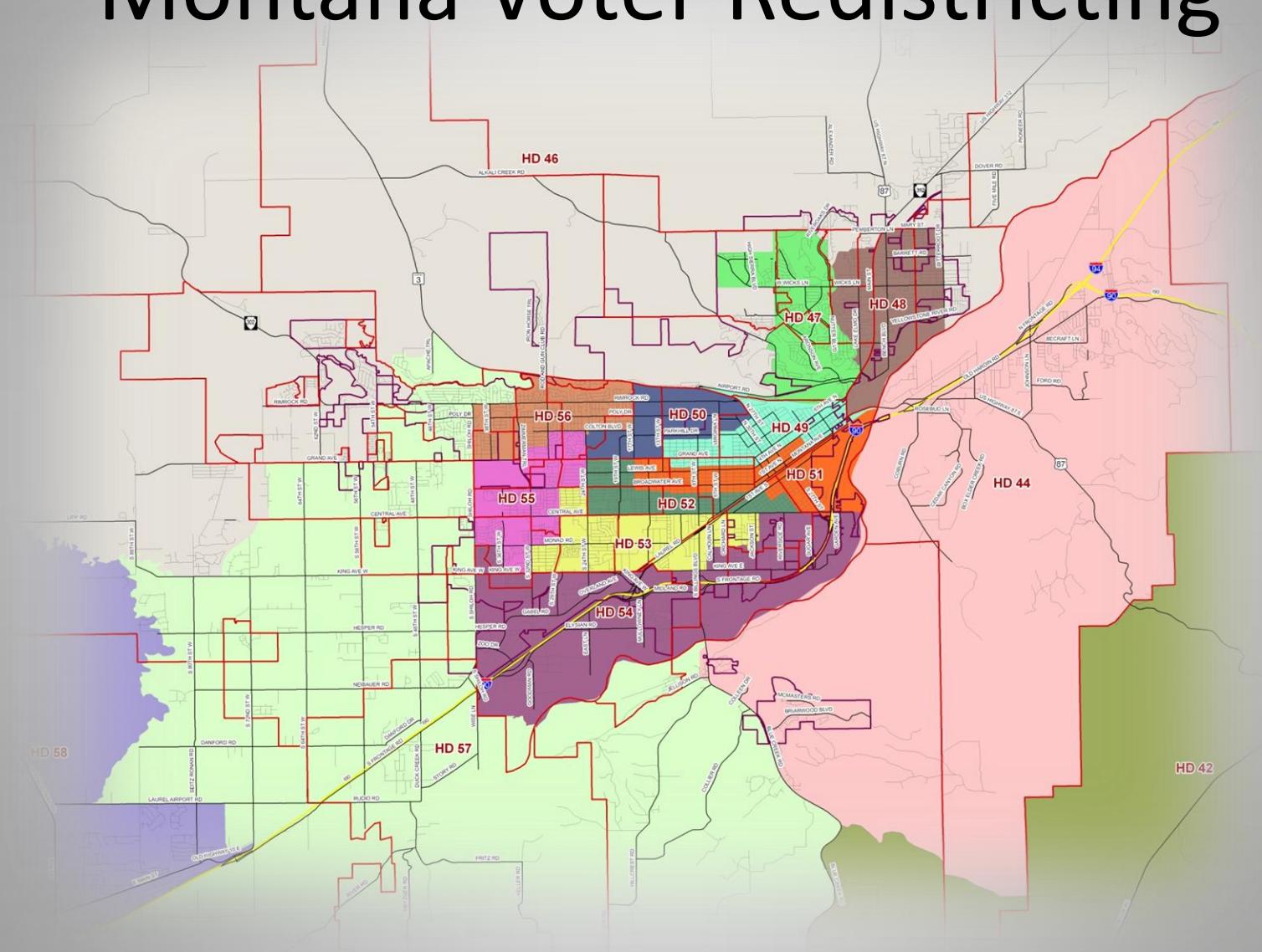
- Internally Managed Programs:
 - CDBG / HOME – current Subrecipients
 - First Time Homebuyer & Home Repair Loan Programs
 - Neighborhood Stabilization Program (*1 home left, 1 to purchase / rehab*)
 - CDBG-R Weatherization Program (*final close-out pending*)
 - Fair Housing Initiatives Program (*final close-out July 31, 2012*)
 - AmeriCorps*VISTA (*7 current, 10 new Summer, 4 new July 2012*)
 - Current contracts:
 - Business Consortium Project
 - DPHHS 10-Year Plan Project

Future Options for Applicants

- Priority Based Budgeting:
 - Grants to Non-Profit Organizations: CDBG & HOME grants issued to non-profit organizations to support activities serving low-income individuals / households. These grants produce no program income return to the City.
- AmeriCorps*VISTA Positions:
 - Capacity-Building
 - Fund Development

Questions?

Montana Voter Redistricting



Districting and Apportionment

- Decennial U. S. Census
- U.S. and Montana Constitutions
- Apportionment
 - Assign seats in a legislative body
- Districting
 - Draw new voting district boundaries
 - U.S. House
 - State Legislature
- Population equality: one person - one vote

Districting in Montana

- Districting and Apportionment Commission
 - 4 members selected
 - Majority and Minority Leaders of House and Senate
 - Presiding officer selected by 4 Commissioners or MT Supreme Court
- 2010 Population = 989,415
- 100 House Districts and 50 Senate Districts
- Complete its work by early in 2013
- Legislature reviews and comments
- Final decisions by Districting and Apportionment Comm.

Mandatory Criteria

- Population equality and deviation
 - Ideal House District population = 9,894
 - Ideal Senate District population = 19,788
 - Less than +/- 3% deviation from ideal, with explanations
- Compact and Contiguous
- Protect minority voting rights (Voting Rights Act)
- Race cannot be the predominant factor that subordinates traditional discretionary criteria

Discretionary Criteria

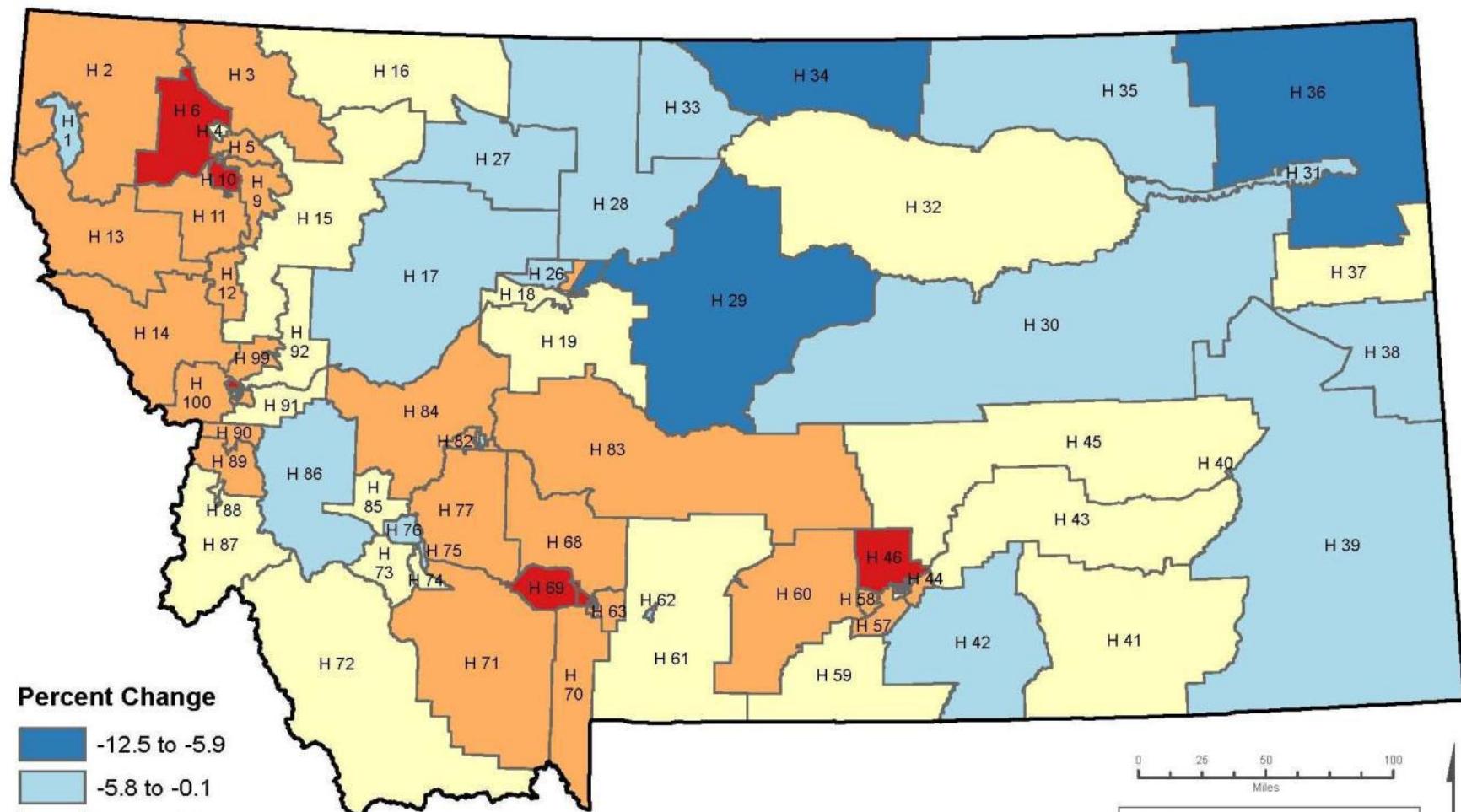
- Follow the lines of political units
 - Cities
 - Counties
 - School districts
- Follow geographic boundaries
 - Rivers
 - Highways
- Keep communities of interest intact
 - Neighborhoods
 - Cities and Rural
 - Trade area

Mapping

- 4 “themes”
 - emphasize clear lines between population centers and rural areas;
 - use the existing district lines as a starting point for new lines;
 - emphasize the districting criterion on relative population equality between the districts; and
 - attempt to keep political subdivisions intact when possible.
- Up to 5 maps for public hearings
- Publicly submitted plans must be endorsed by a Commissioner to become one of the 5 maps

Census 2010: MONTANA

Population Percent Change By Montana House District Census 2000 to Census 2010

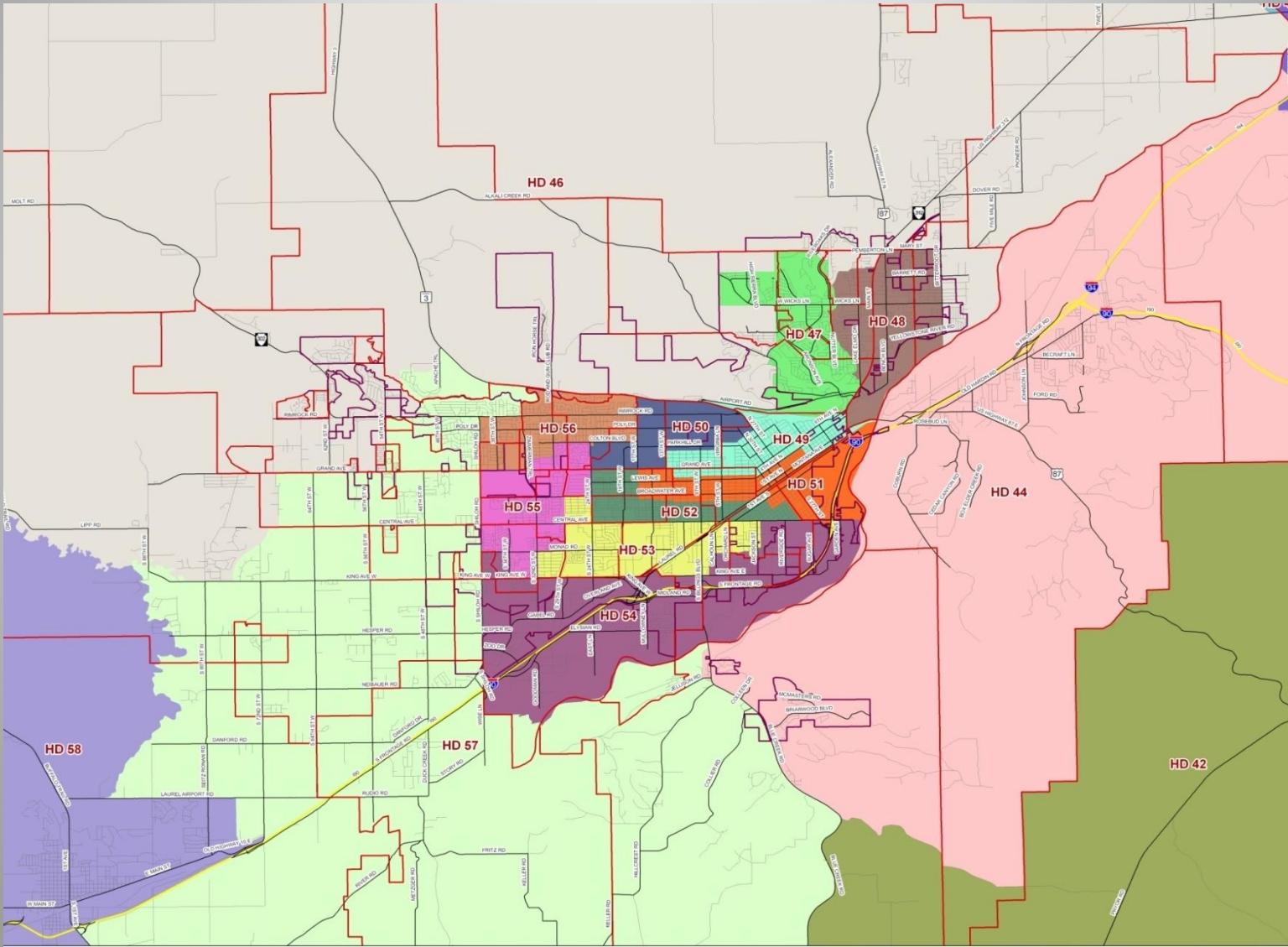


Montana Percent Change: 9.7

Note: Geographically small districts in areas of higher population density are not visible at this map scale.

Map by:
Census & Economic Information Center
Montana Department of Commerce
301 S. Park Ave, Helena MT 59601
406-841-2740 email: ceic@mt.gov
<http://ceic.mt.gov>

Billings/Yellowstone County House Districts, 2004-2013



Current House Districts

Population Using 2010 U.S. Census Blocks

House Dist.	Pop Total	Pop Total Dev.	Total Dev. Pct.
44	9,738	-162	-1.63
45	3,007	-6,893	-69.62
46	13,938	4,038	40.78
47	11,121	1,221	12.33
48	10,560	660	6.66
49	8,803	-1,097	-11.08
50	8,563	-1,337	-13.50
51	9,097	-803	-8.11
52	8,895	-1,005	-10.15
53	8,694	-1,206	-12.18
54	9,182	-718	-7.25
55	10,488	588	5.93
56	9,980	80	0.80
57	11,135	1,235	12.47
58	10,096	196	1.97

Why would the City care about Districting?

- Legislative influence
- Communities of interest
- Ward boundaries

Yellowstone County/Billings Proposal

- Mandatory criteria
 - 1. <3% population deviation from ideal
 - 2. Compact and contiguous districts
 - 3. Little/no impact on minority voting rights
- Discretionary criteria
 - 1. All House Districts within Yellowstone County
 - 2. Maintain communities of interest
 - a. School district and elementary school attendance area boundaries
 - b. Neighborhood Planning Areas
 - 3. Follow geographic boundaries such as arterial streets, railroad, river and canals

DRAFT Yellowstone County House Districts

Yellowstone/Billings Plan

Distr_3d	District	PopTotal	PopTotal_Dev	PopTotal_Dsp
0	Unassigned	403	-4497	-15.93
1	D1	937	23	6.22
2	D2	902	23	6.22
3	D3	1030	193	2.97
4	D4	980	-91	-15.92
5	D5	972	12	2.44
6	D6	9770	+230	+3.21
7	D7	943	-34	-0.35
8	D8	10024	124	0.24
9	D9	10061	143	1.43
10	D10	9794	-235	-2.35
11	D11	9493	43	0.43
12	D12	9379	-239	-2.39
13	D13	9377	-43	-0.43
14	D14	9379	-159	-1.59
15	D15	9313	-597	-6.83

Legend

City Limits

Billings City Limits

County Redistricting Plan

District

- D1
- D2
- D3
- D4
- D5
- D6
- D7
- D8
- D9
- D10
- D11
- D12
- D13
- D14
- D15

Unassigned



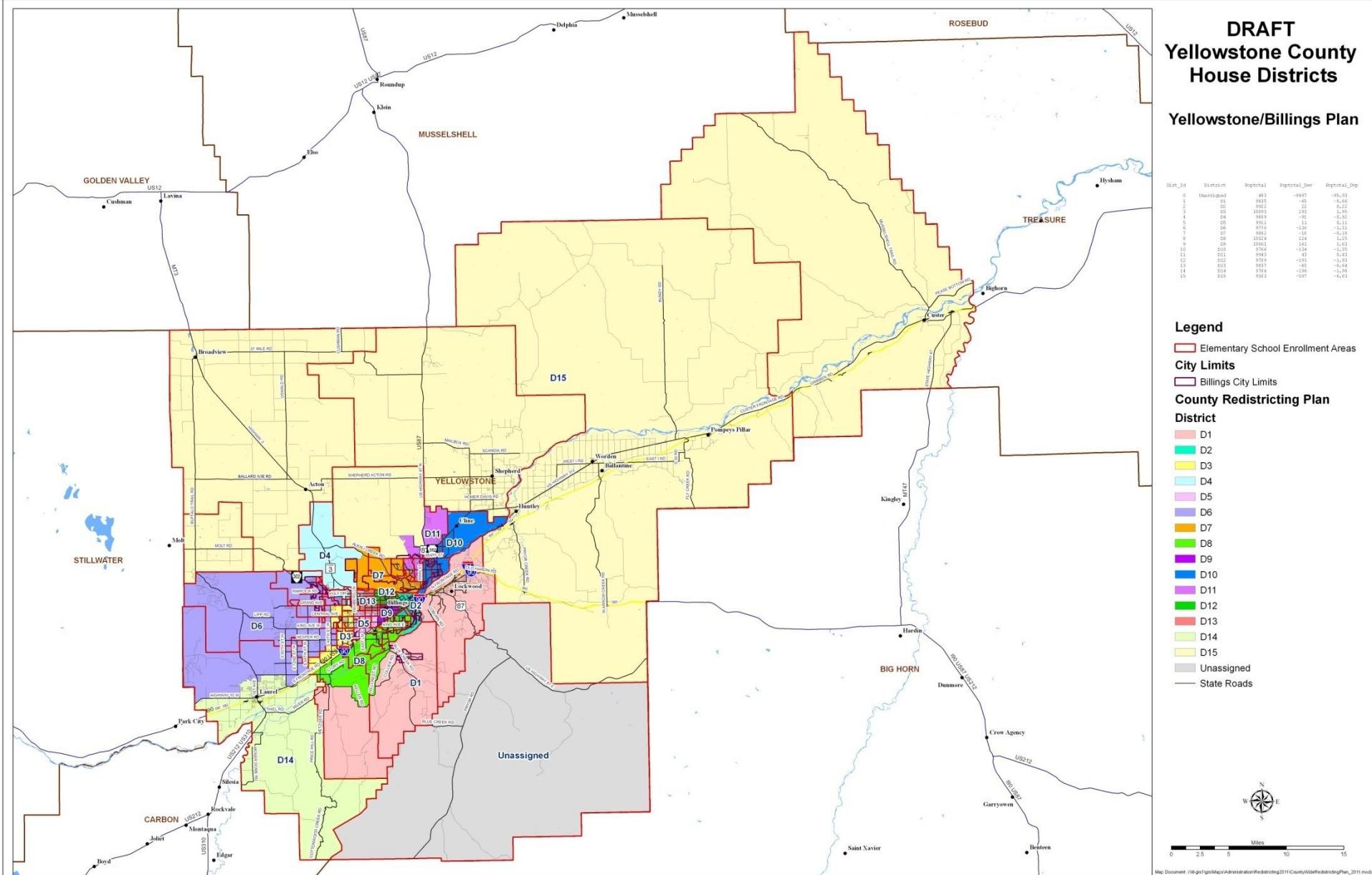
0 0.5 1 2 3 Miles

City/County Plan

District	Pop Total	Pop Total Dev	Pop Total Dev Pct
Unassigned	403	-9,497	-95.93
D1	9,835	-65	-0.66
D2	9,922	22	0.22
D3	10,093	193	1.95
D4	9,809	-91	-0.92
D5	9,911	11	0.11
D6	9,770	-130	-1.31
D7	9,882	-18	-0.18
D8	10,024	124	1.25
D9	10,061	161	1.63
D10	9,766	-134	-1.35
D11	9,943	43	0.43
D12	9,709	-191	-1.93
D13	9,837	-63	-0.64
D14	9,704	-196	-1.98
D15	9,303	-597	-6.03

**DRAFT
Yellowstone County
House Districts**

Yellowstone/Billings Plan

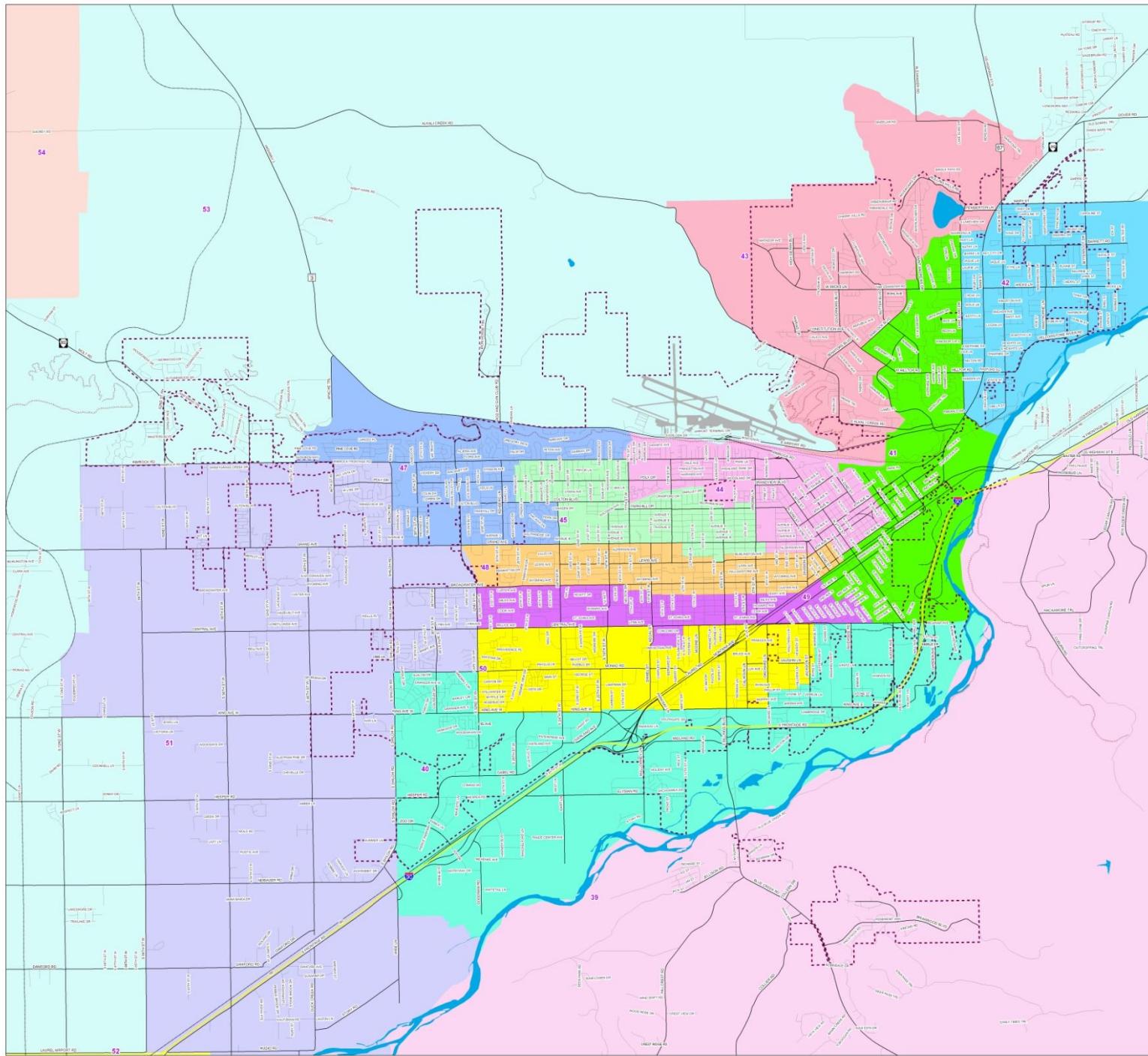


5 Districting Commission Plans

- “Communities Plan”
 - submitted by Commissioners Lamson and Smith
- “Existing” Plan
- “Urban-Rural” Plan
- “Deviation” Plan
- “Subdivision” Plan

Proposed Yellowstone County House Districts

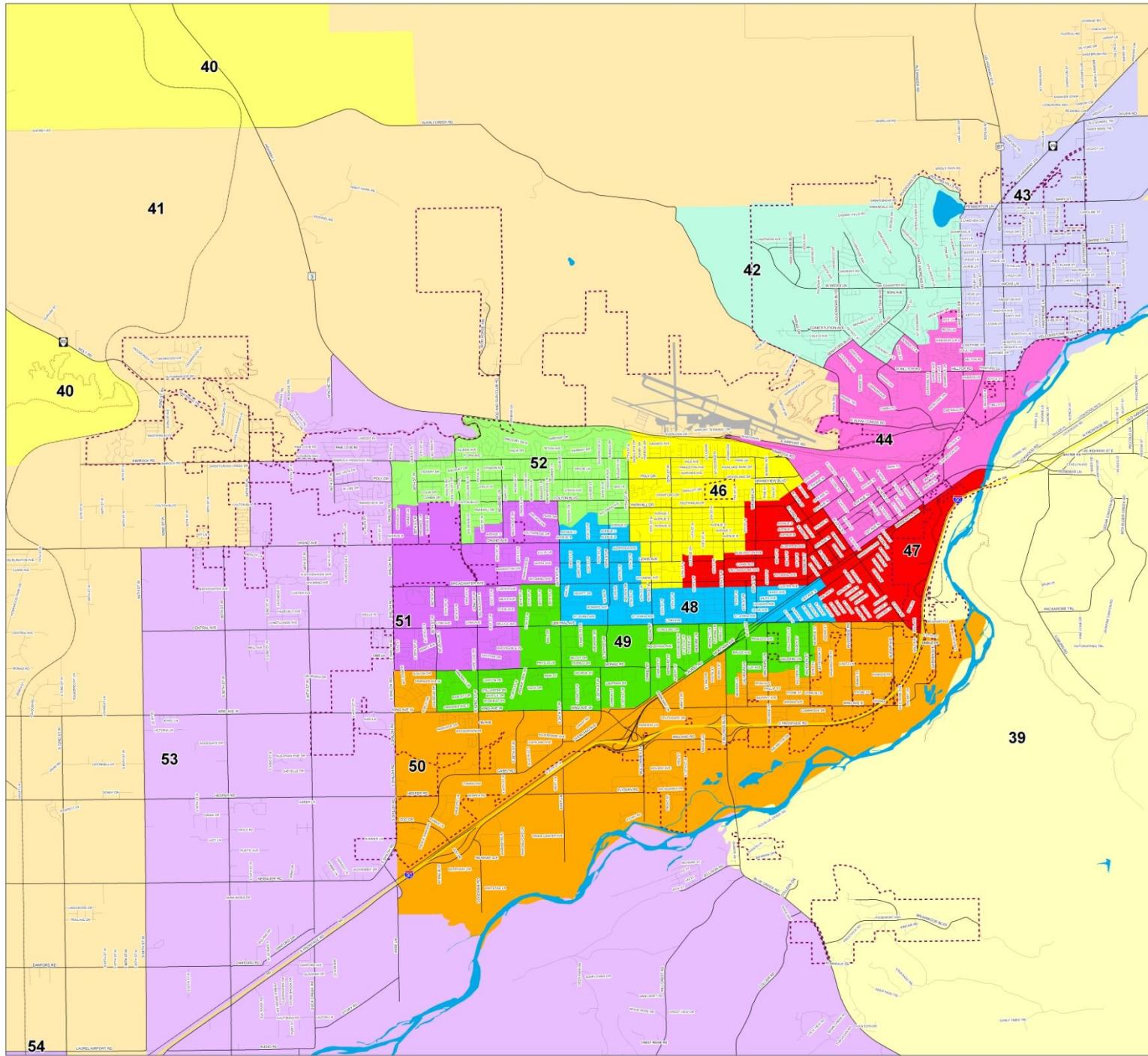
Lampson-Smith
Communities Plan



0 0.5 1 Miles

Proposed Yellowstone County House Districts

Districting Commission
Mirror Existing Districts Plan



Legend

City Limits

- Billings City Limits (dashed line)
- Railroads (black line)
- Rims (dotted line)

Distr Comm Existing Districts Plan

District

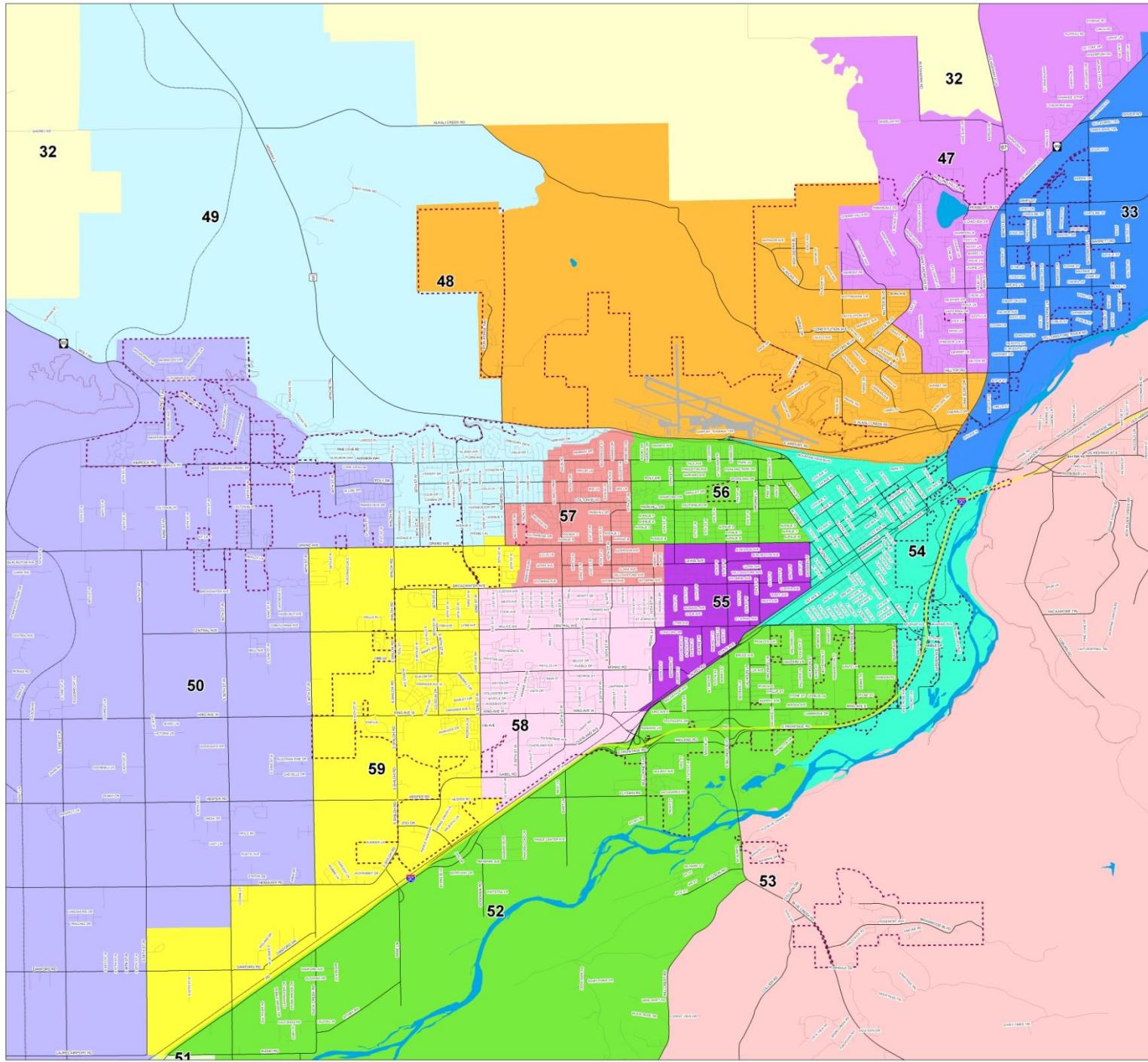
- 22
- 37
- 38
- 39
- 40
- 41
- 42
- 43
- 44
- 46
- 47
- 48
- 49
- 50
- 51
- 52
- 53
- 54
- 55
- 57



0 0.5 1 Miles

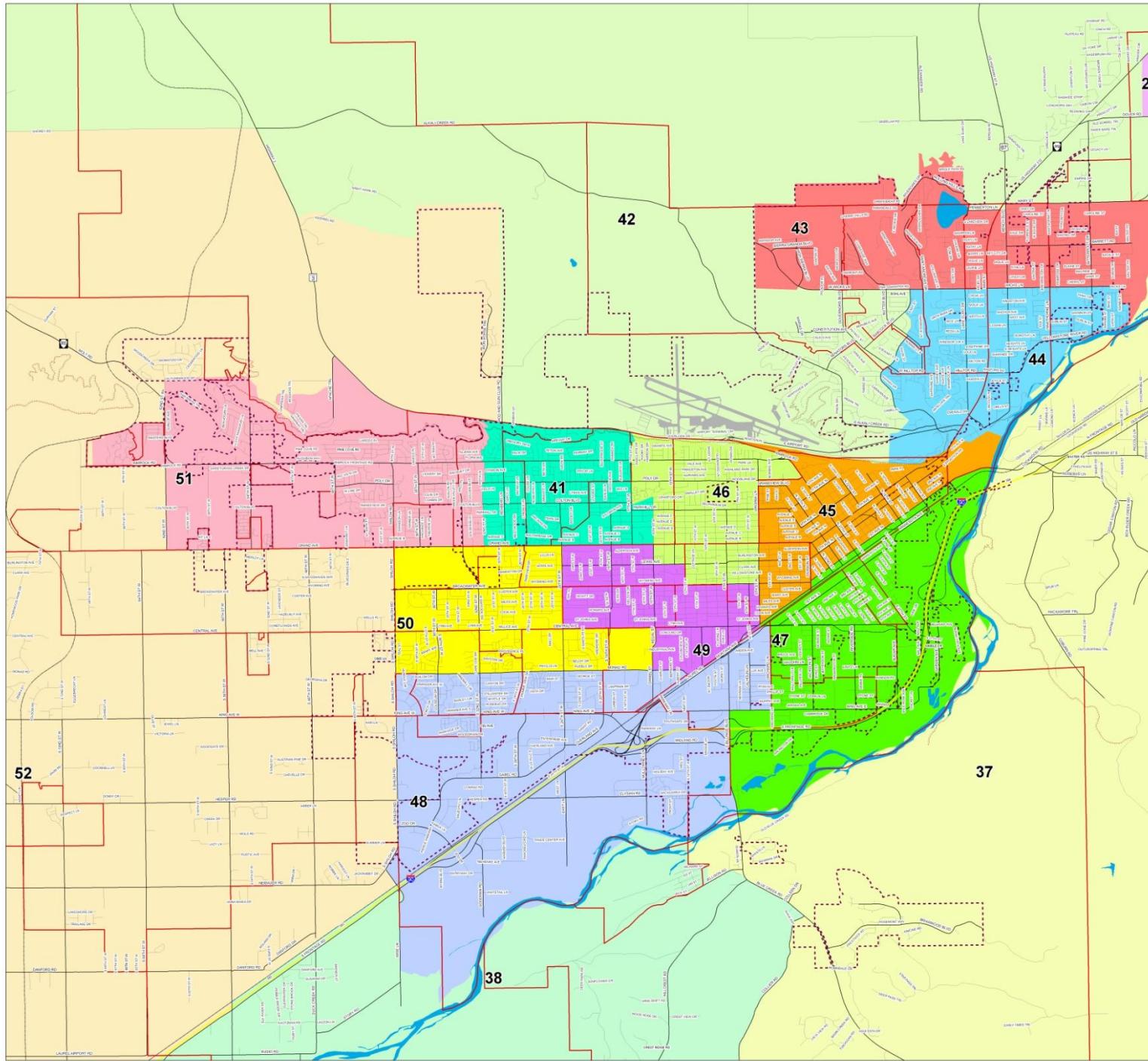
Proposed Yellowstone County House Districts

Districting Commission
Urban Rural Plan



Proposed Yellowstone County House Districts

Districting Commission
Lowest Deviation Plan



Legend

City Limits

- Billings City Limits (dashed red line)
- Elementary School Districts (dashed red lines)
- Railroads (solid grey lines)
- Rims (dashed grey lines)

Distr Comm Lowest Deviation Plan

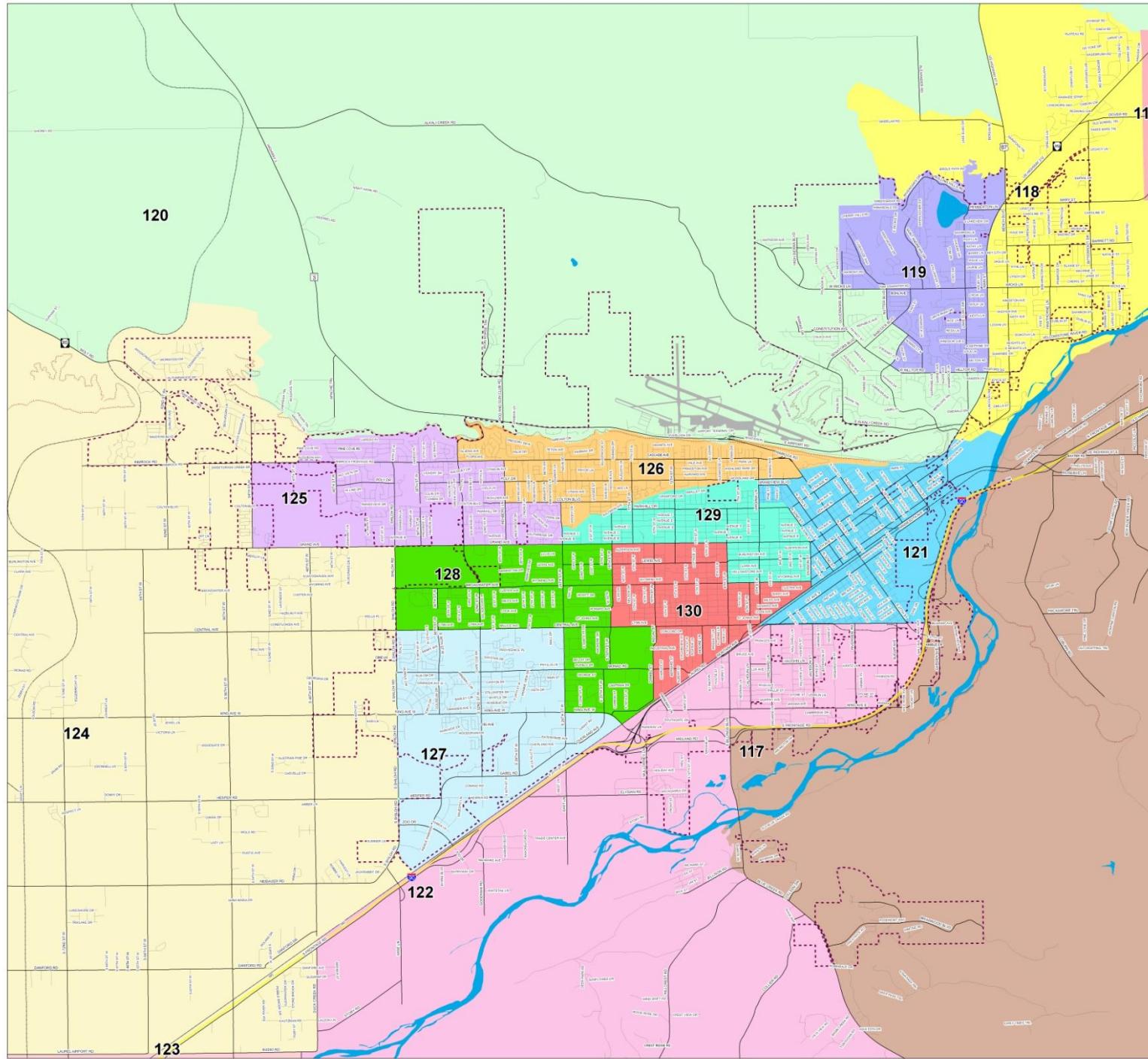
District

- 7
- 8
- 12
- 23
- 37
- 38
- 41
- 42
- 43
- 44
- 45
- 46
- 47
- 48
- 49
- 50
- 51
- 52
- 55
- 96



Proposed Yellowstone County House Districts

Districting Commission
Political Subdivision Plan



Legend

City Limits

Billings City Limits

Railroads

Rims

Distr Comm Political Subdivisions

District

- 66
- 67
- 68
- 115
- 116
- 117
- 118
- 119
- 120
- 121
- 122
- 123
- 124
- 125
- 126
- 127
- 128
- 129
- 130



0 0.5 1 Miles

Website – more information and maps

leg.mt.gov/districting

Schedule

- March – May, 2012 Public hearings around the state
 - Billings – May 15, 2012, School District 2 Board Room
- August 13-17, 2012 Select initial House District plan
- Sept. 18 – 19, 2012 Review/revise and adopt
- Nov. 15, 2012 Senate Dist. pairings & public hearing
 - Holdover Senator plan
- December 11, 2012 Final Public Hearing
- Jan – Feb. 2013 Commission submits final draft map to 2013 Legislature, Legis. responds and Commission adopts the final map/plan

Recommendation

- Testify at the public hearing and submit written comments before or after the hearing
- Mayor, if available, testifies to support the Council adopted plan(s)
- Support one or more of the plans prepared by Commissioners or staff

Parking Meter Trial Report

Billings City Council
April 16, 2012

Meter Trial Background

- Parking Advisory Board recommendation
 - Eliminate underused meters outside the core
 - Increase long term employee parking spaces
- 6 month trial began on October 1, 2011
- 498 meters covered with “Free Parking”
- No time limit enforcement
- Collect parking space use data
- Council exempted 2 areas before trial
- Staff approved exemptions based on complaints

Exemptions

- N. 31st Street, between 4th and 6th Ave. North
- Minnesota Ave. + cross streets

- 1st Ave. North / N. 25th
- 4th Ave. North between N. 30th and N. 31st
- N. 29th and 7th Ave. North
- 3rd Ave. North and N. 30th



Downtown Billings Meter Trail Area

Map 2

Meter and Enforcement Reduction Area

Legend

- Meters Removed Areas
- Retain Meters
- Buildings and Structures
- Street and Alley ROWs



0 75 150 300 450 600 750
Feet



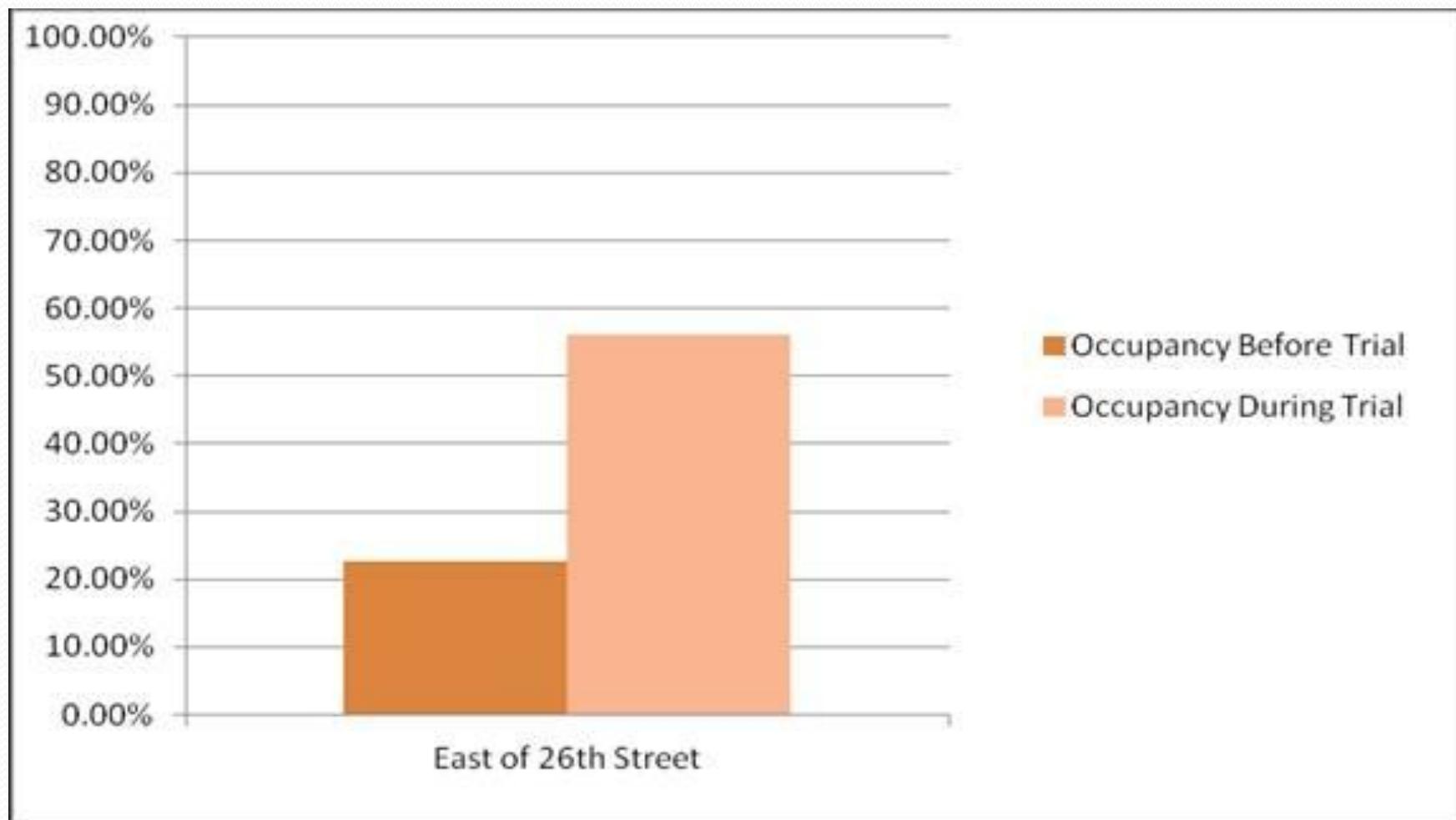
Conclusions

- Parking space use increased
- Occupancy time increased
- Trial cost: \$14,809
 - Meter and enforcement revenue decreased
 - Meter enforcement personnel savings

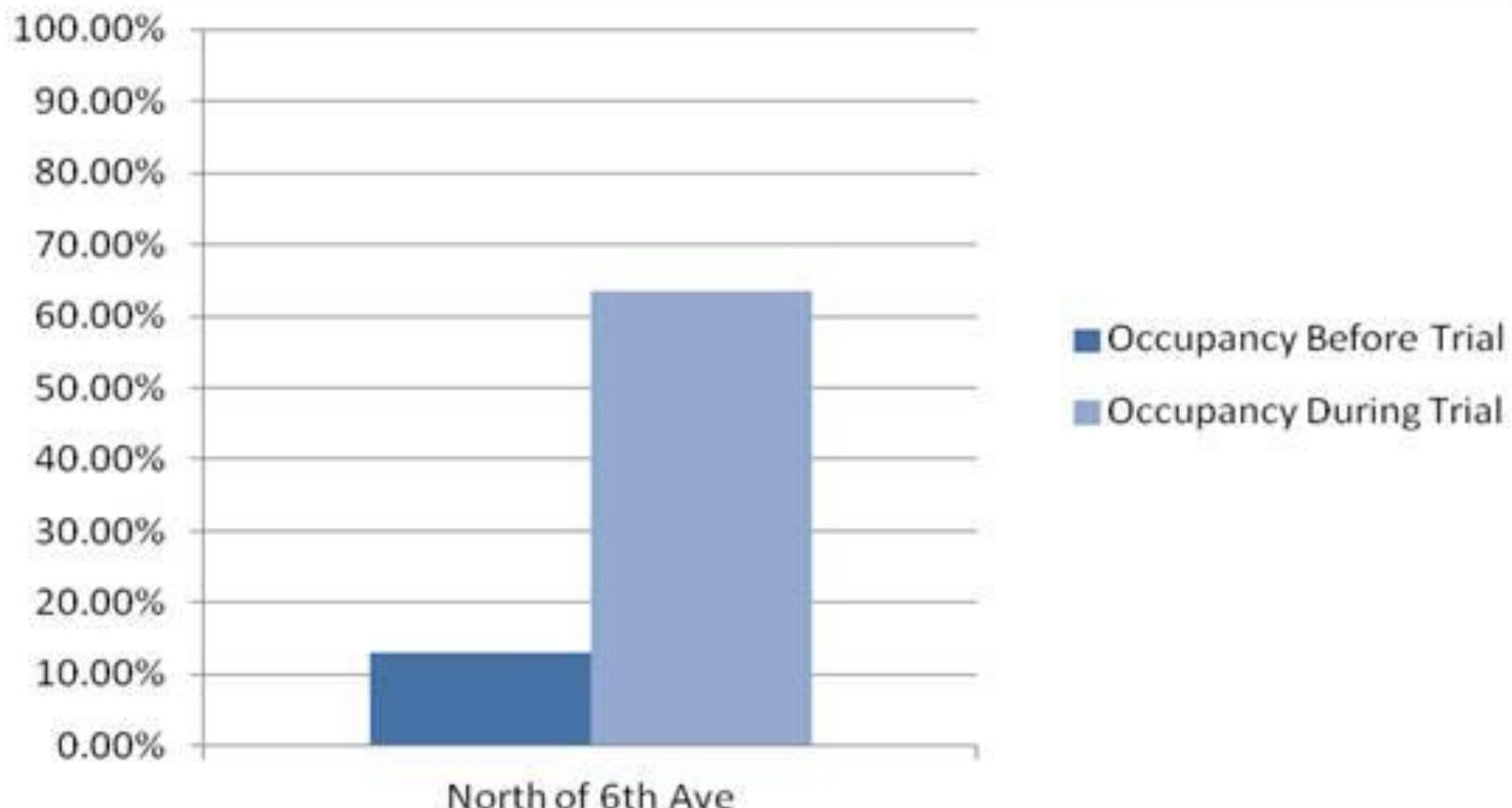
WEST METER DATA CHART



EAST METER DATA CHART



NORTH METER DATA CHART



PARKING ADVISORY BOARD RECOMMENDATION

- Extend meter trial for 3 months
 - May 15 - August 15
- Establish 2-hour enforced parking in exemption areas
 - Should reduce \$ loss
 - Won't overtax enforcement

Parking Meter Trial Report

Billings City Council
April 16, 2012

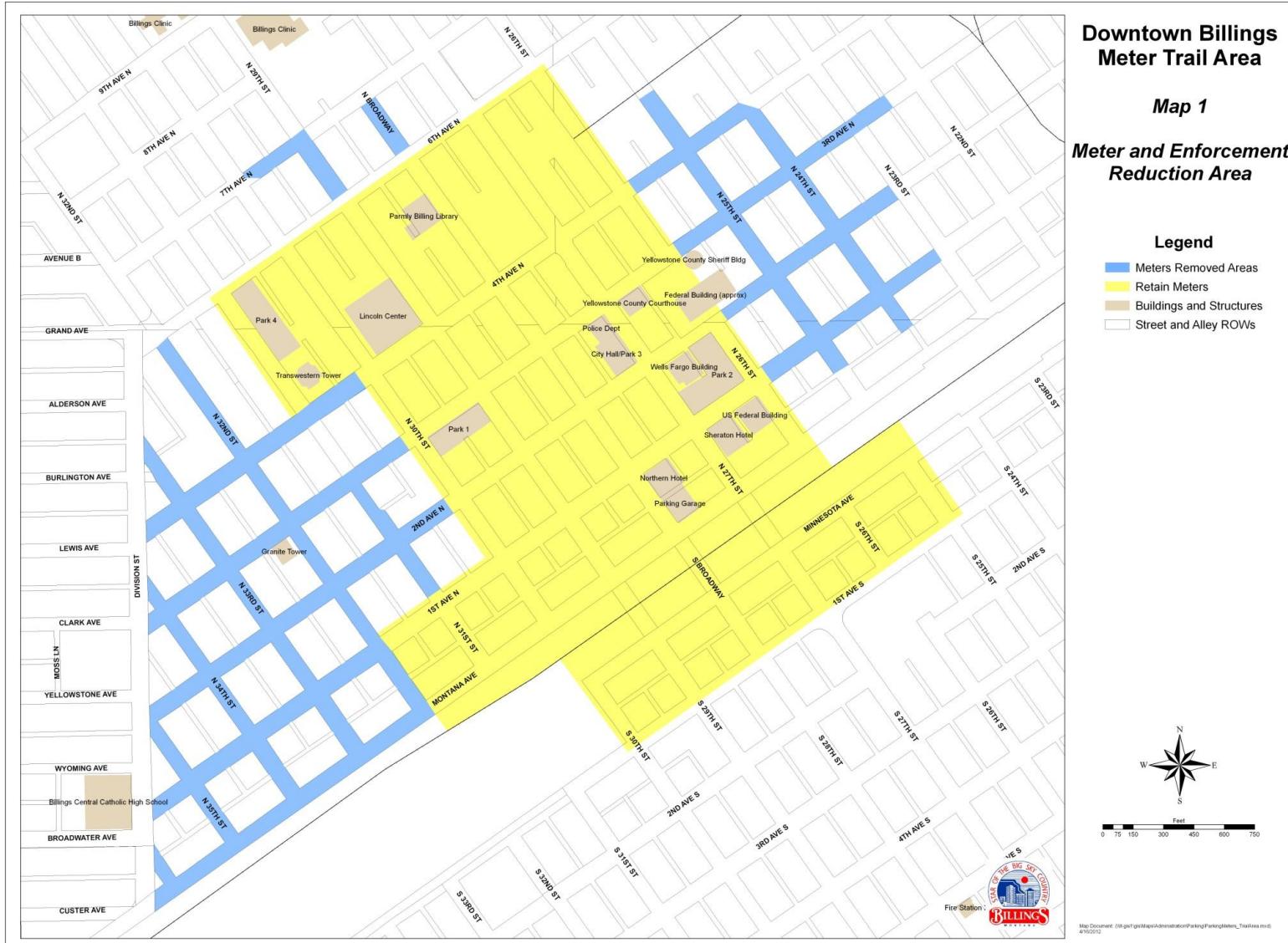
Meter Trial Background

- Parking Advisory Board recommendation
 - Eliminate underused meters outside the core
 - Increase long term employee parking spaces
- 6 month trial began on October 1, 2011
- 498 meters covered with “Free Parking”
- No time limit enforcement
- Collect parking space use data
- Council exempted 2 areas before trial
- Staff approved exemptions based on complaints

Exemptions

- N. 31st Street, between 4th and 6th Ave. North
- Minnesota Ave. + cross streets

- 1st Ave. North / N. 25th
- 4th Ave. North between N. 30th and N. 31st
- N. 29th and 7th Ave. North
- 3rd Ave. North and N. 30th



Downtown Billings Meter Trail Area

Map 2

Meter and Enforcement Reduction Area

Legend

- Meters Removed Areas
- Retain Meters
- Buildings and Structures
- Street and Alley ROWs



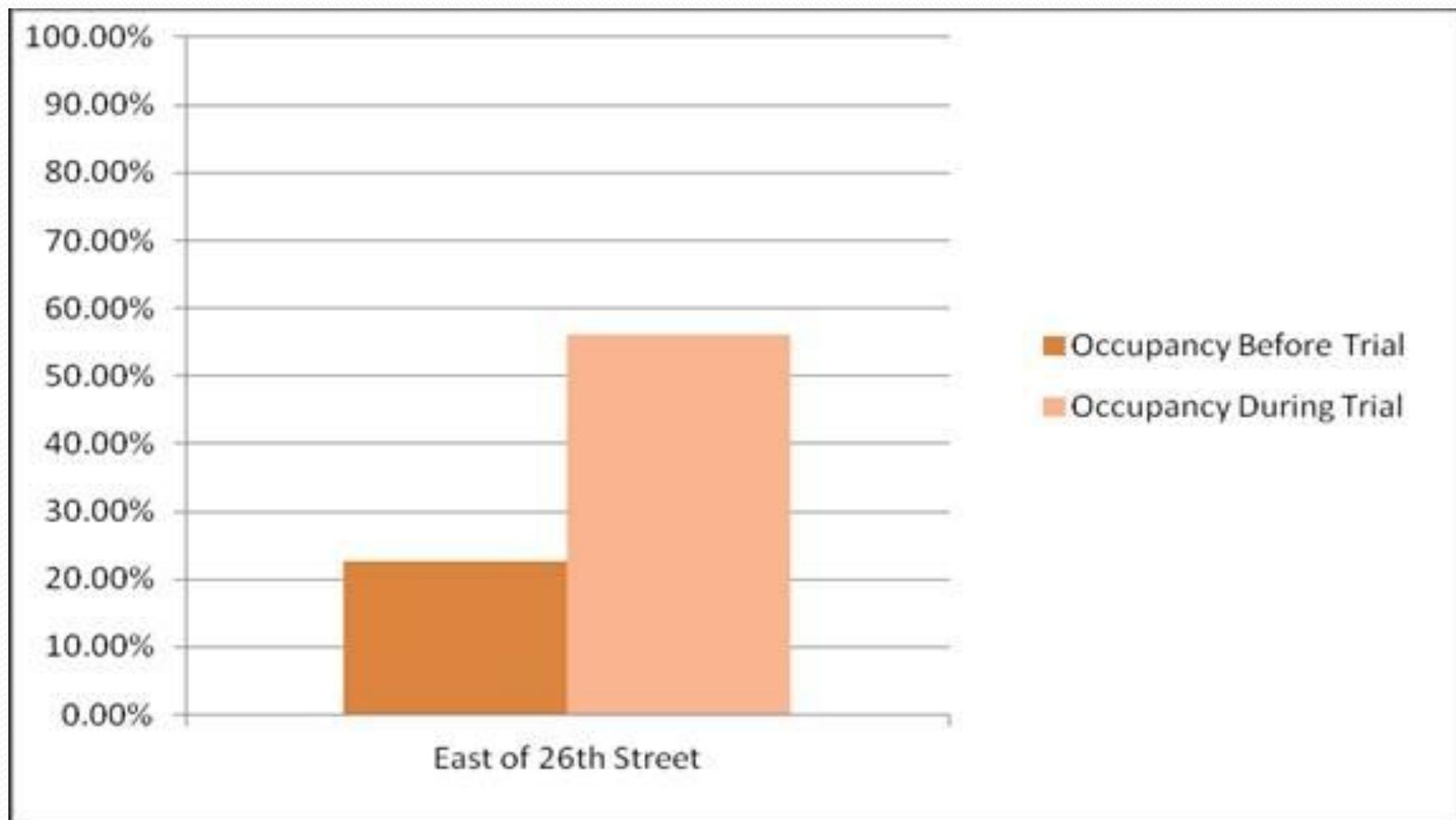
Conclusions

- Parking space use increased
- Occupancy time increased
- Trial cost: \$14,809
 - Meter and enforcement revenue decreased
 - Meter enforcement personnel savings

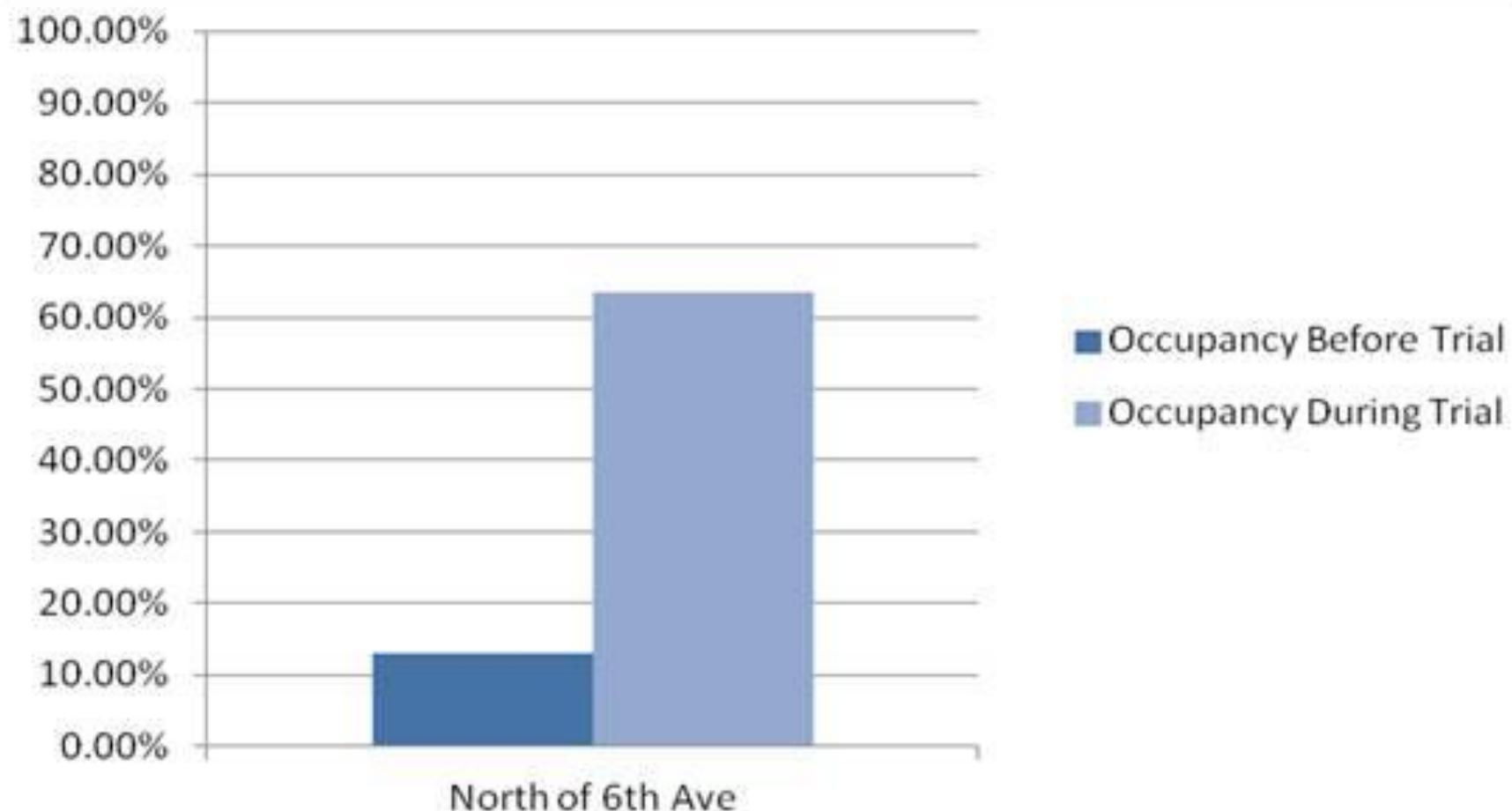
WEST METER DATA CHART



EAST METER DATA CHART



NORTH METER DATA CHART



PARKING ADVISORY BOARD RECOMMENDATION

- Extend meter trial for 3 months
 - May 15 - August 15
- Establish 2-hour enforced parking in exemption areas
 - Should reduce \$ loss
 - Won't overtax enforcement



CITY OF BILLINGS

OFFICE OF CITY ADMINISTRATOR

P.O. BOX 1178
BILLINGS, MONTANA 59103
(406) 657-8433
FAX (406) 657-8390



TO: Mayor and Council

FROM: Bruce McCandless, Assistant City Administrator *BBM*

THROUGH: Tina Volek, City Administrator *TV*

DATE: April 16, 2012

SUBJECT: Parking Fund Financial Condition

At tonight's work session, the staff will report on the Parking Division's experiment with removing parking meters from the downtown fringes. That report is not intended to address the Parking Fund budget which was the subject of a front-page article in last Thursday's Billings Gazette. The Council may have questions about Parking finances that will not be covered by the meter trial report. Therefore, this memo attempts to predict and answer some of those questions prior to the work session. Staff believes that the Gazette article was accurate, but it was not complete and it deemphasized the steps that staff is taking to make sure that the Parking Fund is solvent in FY 12, FY 13 and beyond. This memo may help to counteract negative perceptions that the article produced.

Parking staff has worked on parking rate change proposals for the past few months in anticipation of the FY 13 budget. Staff introduced a rate proposal to the Parking Advisory Board (PAB) in March. The proposal was to substantially increase rates for on-street and off-street parking. Unfortunately, incorrect financial information made the budgetary picture look worse than reality. The Gazette reported that two Board members chose to resign due to the finances and rate proposal, although their letters did not mention that reason. By the April meeting, financial information was corrected and staff had narrowed and reduced the rate change proposal. The proposal will be refined further and if any rate changes are proposed, they will go into effect no earlier than July 1. The April PAB budget discussion was that if steps were not taken to increase revenue or to decrease expenses, the Parking Fund would have no cash reserves at the end of FY 13 (June, 2013).

The following steps to increase revenues or decrease expenses are being researched or have already been implemented:

- Park 1 garage automation: the garage will eliminate most hourly/transient parking on June 1. This reduces one labor position and has a net savings of \$25,000/year. Accommodations are being made for downtown events that require short term parking, such as an MSU-B hosted conference. These accommodations will increase revenue that is not part of the previously stated net savings.
- Park 2 debt refinancing: all City parking garages were built with bonds supported by the Tax Increment District (TID) except for the 2006 expansion of Park 2. Park 2 expansion occurred in 2007 and the downtown TID was set to sunset in March 2008. That left

insufficient time to amortize the debt and the district term could not legally be extended. At the time, no one knew whether anyone would propose a new downtown district or if the Council would approve the request. Park 2 was never intended to amortize the debt on its own. Staff worked for almost a year in 2005-2006 to increase parking rates that were needed to support the debt. The approved rates were projected to produce slightly more than half (1/2) of the revenue/rates proposed by staff. As operating expenses increased over the years and revenues stagnated, the debt payment burdened the Fund. Refinancing that could occur as early as this summer will reduce the interest rate from 5.5% to predicted rates of 3.2% - 3.7%. Just that step will save about \$20,000/year and has a net present value savings of over \$500,000.

- Park 4 sale: staff will be recommending that the Council approve selling this garage to United Properties, which offered a cash sales price of \$2,620,000. If Council approves the sale, staff recommends that the proceeds be used to retire about half of the Park 2 debt. Eliminating the Park 4 operating costs, reducing the Park 2 principal and refinancing the remaining debt could produce net savings of \$200,000/year. Staff originally recommended to not sell Park 4 because the offer is about \$2 million less than its original (1986) construction cost and the amount proposed as the minimum price. Strategy 5, which helped establish the minimum price, is not an appraisal firm. United Properties hired a Boise company that specializes in appraising large commercial structures, including parking garages, and the offer matches the appraised value.
- Tax increment financing: the proposed Empire Garage construction will be financed with tax increment bonds. Staff is investigating the feasibility of wrapping the reduced Park 2 debt into the bonds for the Empire Garage. If it is feasible and Council approves the deal, it would save the Parking Fund an additional \$180,000/year because refinancing the debt with tax increment eliminates all repayment obligations from the Parking Fund.
- Increase enforcement revenue: the Parking Board asked staff to investigate and propose increases to the parking enforcement fines and to reduce the frequency for courtesy tickets. The objective is to further penalize those who abuse the system and avoid increasing the costs for those who follow the rules. Staff just started researching this proposal and does not yet have a revenue estimate.
- Eliminate the General Fund transfer: the parking enforcement operation used to be part of the General Fund. It transferred to the Parking Enterprise Fund in about 1998. In order to not reduce General Fund revenues, Council approved transferring funds from Parking to the General Fund, equal to 17% of Parking revenue. When Council approved the 2006 rate change, it froze the transfer at \$233,000, where it remains today. The Parking Board asked the Council two or three times in the past few years to reduce or eliminate the transfer but staff recommended against it and Council did not agree to the requests. The Parking Board will probably ask the Council again, as part of a possible rate or fine change proposal, to reduce or eliminate the transfer. The General Fund has been producing net gains the past few years, and is predicted to again this year, and the transfer is about .75% of the General Fund total. If the Council is ever going to approve reducing or eliminating the transfer, now would be an opportune time.
- Reduce capital: in the past few years, Parking replaced a skybridge, repaired a large concrete stair and elevator landing, replaced stairs in another garage and repainted all of the garages. There are no other known major repairs or rehabilitation needs. In FY 13, the division hoped to restripe downtown parking and to construct a parking area at the

southern end of the 25th Street Pedestrian Bridge. Both projects have been cancelled. The energy conservation improvements, mostly re-lamping the garages, is nearly completed but energy savings are guaranteed to offset those costs.

- Parking meter reduction trial: removing meters in the downtown fringe areas was intended to provide more relatively convenient, free parking for employees. Staff predicted that the trial would produce a net loss. That proved accurate since the trial cost about \$15,000 in reduced tickets and meter revenue, including a partial expense offset by holding open an enforcement position. If the trial continues or is made permanent, enforcement of two hour parking in some of the fringe areas will be stepped up and will offset some of the net loss. Except for Montana Avenue, there are relatively few 2-hour time limit parking zones and if the trial is made permanent, enforcing those areas will not overburden the remaining 3 enforcement officers.

In summary, I want to reassure the Council that the Parking Fund finances are not in as serious condition as portrayed in the newspaper article. It has sufficient reserves today and will have them at the end of the fiscal year. If all of the events described above occur, the Fund should produce a surplus in FY 13 and that will help to ensure the Fund's health in future years.