

CITY OF BILLINGS

CITY OF BILLINGS VISION STATEMENT:

“THE MAGIC CITY: A DIVERSE, WELCOMING COMMUNITY WHERE PEOPLE PROSPER AND BUSINESS SUCCEEDS.”

AGENDA

COUNCIL CHAMBERS

July 27, 2015

6:30 P.M.

CALL TO ORDER: Mayor Hanel

PLEDGE OF ALLEGIANCE: Mayor Hanel

INVOCATION: Councilmember McFadden

ROLL CALL: Councilmembers present on roll call were:

MINUTES: July 13, 2015

COURTESIES:

PROCLAMATIONS:

ADMINISTRATOR REPORTS - TINA VOLEK

PUBLIC COMMENT on “NON-PUBLIC HEARING” Agenda Item #1 ONLY. Speaker sign-in required. (Comments offered here are limited to one (1)

minute. Please sign in at the cart located at the back of the council chambers or at the podium. Comment on items listed as public hearing items will be heard ONLY during the designated public hearing time for each respective item. For Items not on this agenda, public comment will be taken at the end of the agenda.)

1. **CONSENT AGENDA** -- Separations:

- A. **Consultant Agreement** with Sanderson Stewart to conduct West End Multi-Modal Traffic Modeling Project; total estimated cost to the City - \$79,960.
- B. **Approval** of new 25-year Commercial Aviation Lot 9 Ground Lease with Edwards Jet Center (8/1/2015 - 7/31/2040); annual revenue first year - \$16,881; revenue for subsequent years to be adjusted annually by Consumer Price Index for all Urban Consumers (CPI-U); **approval** of Lessor's Consent to Assignment to First Interstate Bank; and **approval** of Amendment One to Lot 8 Lease.
- C. **Approval** of the Assignment and Transfer of the West End Hangar Ground Lease and Amendment Two of the Lease from Jonathan R. Scott to Julia Holdings, L.L.C., and from Julia Holdings, L.L.C. to Ponderosa Properties, L.L.C.; and **approval** of the Assignment and Transfer of the 1998 West End Hangar Ground Lease and Steve J. Inman's updated West End Hangar Ground lease from Julia Holdings, L.L.C. to Steve J. Inman.
- D. **Amendment #20, Airport Improvement Program Micro-Tunneling Project**, Engineering Services Contract, Morrison-Maierle, Inc., \$189,299. (Note: This item was included on the 7/13 Council agenda, was separated, and was inadvertently not returned to for a vote by Council.)
- E. **Easement** with Westfeeds, Inc. for Yegen Drain project.
- F. **Grant Application Request** to submit 2015 Internet Crimes Against Children (ICAC) operational continuation application for \$248,323, and accept award.
- G. **Acceptance** of FM Global Fire Grant, \$1,000.
- H. **Resolution of Intent** to create SILMD 318, Summerhill Subdivision (street lighting), and set a public hearing date for August 10, 2015.
- I. **Sale of 3510 7th Avenue South.** (Opened 7/16/2015) Recommend rejection of sole bid.
- J. **Second and Final Reading Ordinance** amending the City Subdivision Regulation regarding development in the 100-year floodplain.
- K. **Preliminary Subsequent Minor Plat** of Amended Lots 9-11, Block 4, and Lots 15-18, Block 5, Grand Peaks Subdivision, 3rd Filing, located northeast of the intersection of Grand Avenue and 54th Street West and zoned Residential Multi-family Restricted (RMF-R) and Residential-5000 (R-50); Grand Peaks, LLC, owner; Sanderson Stewart, agent; conditional approval and adoption of the findings of fact.

L. Final Plat Approval of Silver Creek Estates.

M. Bills and Payroll:

1. June 29, 2015

REGULAR AGENDA:

2. PUBLIC HEARING AND FIRST READING ORDINANCE FOR ZONE CHANGE

#935: a zone change from Residential Professional (RP) to Neighborhood Commercial (NC), on a 13,706 square foot parcel of land described as: Lot 9A, Block 2, Justiss Subdivision, and located at 741 S 24th Street West. 741 S 24th Street West, Inc., owner; Mike Walker - NAI Business Properties, agent. Zoning Commission recommends approval of the zone change and adoption of the ten criteria. (Action: approval or disapproval of Zoning Commission recommendation.)

3. PUBLIC HEARING AND FIRST READING ORDINANCE FOR ZONE CHANGE

#937: A zone change from Residential 9,600 (R-96) to Residential Professional (RP) on a 35,719 square foot parcel of land described as: C/S 604 and Tract 2 of C/S 356, and located at 100 Emerald Drive. Lois Schroeder, owner; Michael Schroeder and The City of Billings, agents. Zoning Commission recommends approval of the zone change and adoption of the ten criteria. (Action: approval or disapproval of Zoning Commission recommendation.)

4. PUBLIC HEARING AND SPECIAL REVIEW #927: a special review for an all-beverage liquor license without gaming for a proposed The Divide Restaurant and Bar in a Highway Commercial zone on a 1.69 acre parcel of land described as: Lot 7, Block 1, Montana Sapphire Subdivision. David Williams, owner; Scott Atwood - Atwood Architecture, agent. Zoning Commission recommends conditional approval. (Action: approval or disapproval of Zoning Commission recommendation.)

5. PUBLIC HEARING AND SITE DEVELOPMENT ORDINANCE VARIANCE

#OP-15-01: A variance allowing 15 parking stalls at 2908 Millennium Circle. Billings Warehouse Flooring, LLC, owner. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)

6. PUBLIC HEARING AND FIRST READING ORDINANCE expanding the boundaries of Ward IV to include recently-annexed property in Annexation #15-09: 3.5 acres generally located on the west side of 46th Street West, just south of the intersection of Rimrock Road and 46th Street West; Eggart Enterprises, LLC and RK Development, LLC, owners. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)

PUBLIC COMMENT on Non-Agenda Items -- Speaker Sign-in required.
(Restricted to ONLY items not on this printed agenda. Comments here are limited to 3 minutes. Please sign in at the cart located at the back of the council chambers or at the podium.)

COUNCIL INITIATIVES

ADJOURN

Additional information on any of these items is available in the City Clerk's Office.

Reasonable accommodations will be made to enable individuals with disabilities to attend this meeting. Please notify Billie Guenther, City Clerk, at 657-8210.