

**South Billings Urban Renewal Association
Board Meeting
Tuesday, January 5, 2020
7:00pm
Conducted Via Zoom Conferencing**

Call to Order: Carolyn Rukstad, SBURA Board Chair

Courtesies: Welcome Visitors
Introduction

Jim Tevlin, Scott Hanser, Dick Zier, Mike Mayott, Jeff Muri, Carolyn Ruskstad, Debbie Keller, Tyler Westrope, Andrew Houlihan, Joseph Walsh, Principal Newman High School; Denise Joy; Weyth Friday, City of Billings; 4062542445, Danny Choriki, Billings City Council Representative; Mike Yakwich, City Council Representative.

Agenda Additions/Deletions – Carolyn

SBURA Meeting Protocol – Carolyn

Agenda Items:

1. **Approval of Minutes for November 10, 2020 meeting – Carolyn** (Action)
Dick Zier moved; Jeff Muri seconded **APPROVED**

2. **SBURA Board Position – Jim** (Information/Action)
Carolyn Rukstad, Enterprise Member term expires in February 2021. A notice was posted in Yellowstone County News. Carolyn Rukstad applied for position.
Jeff Muri moved; Scott Hanser seconded **APPROVED**.

Public Comment – none Consultation with City Staff - none Board Discussion

3. **Hallowell Lane/King Ave East – Jim** (Information)
Tyler Westrope, Public Works

King Avenue East, completed, streetlights are on. In Warranty phase now. Warranty is for one year. City will check on project again by October 2021.
A car hit the fence; the City will repair.

Hollowell Lane – In design phase. Water main 90% done; storm drain and sewer 70%. All property owners have been informed of a Zoom meeting to discuss project. Letters were sent to the residents, 66 for input; 8 replies. Lighting District will be at City Council on January 8, 2021. Anticipating a long lag time to receive lights due to back log from vendor.
4 properties on the North side need right away. One homeowner has been contacted; the other three to be contacted week of January 12, 2021.

There will be pedestrian curved cross walk at the park.

MDU will have to create new main and new services to all homes.
Northwestern Energy has a fair amount of utility poles are in conflict; Northwestern will replace them as necessary.

Public Comment - None

Board Discussion - Anticipating any problems with right a ways? None anticipated. All 4 properties are on septic's. City will stub sewer to their homes; which is a real benefit for the homeowners. Homeowners also get curb, gutter, sidewalks that they will not have to pay for. Anticipate negotiations to go well.

Target completion date is September 2021.

Residents received two letters which explains the project. One from the designer and the other from City. The City letter triggers the 15-day protest window.

Denise Joy questioned City Staff how best to have residents hook up to the sewer? Tyler stated it starts with a person conversation by Tyler with the residents. Tyler will explain they will put the stub wherever the owner wants it. With the right a way purchase the homeowner will have the funds to hook up. Tyler will also have a contact with Riverstone Health regarding their septic. Also, if they stay on septic and it fails they will then have to go onto the sewer.

Jim Tevlin loves talking about sewers.

4. Project Update - Jim

(Information)

Red Lion/Montana Trailhead Inn

Pretrial conference set for March and trial for following month. The bank which holds the note will be motivated to sell it. The category is Other Property; if not sold within Bank timeframe will be reduced for sale.

FY22-26 Capital Improvement Plan

At December 21, 2020 Council accepted 22-26 CIP which included roads program. Mitchell, Morgan and Vaughn provide direct access to Optimist Park. Also includes for parking lot. \$25 mil holding for Rec Center.

SBBURD Expansion

At December 21, 2020 City Council meeting Expansion was presented that includes 3 properties on south side of frontage road and North East corner of Jackson. Two other properties at Riverfront Park and where the operations Center property was going to be. Council indicated they wish for SBURA to continue moving forward on the expansion without committing to it.

Andrew Houlihan requests that as we move forward is because there is a tax increment increase with the development.

Jackson Court Development

GL Development of Helena has put in a TIF application for low income housing near Jackson. Jim Tevlin will bring the application to the Board at the February meeting.

Newman Elementary Application

Joe Walsh, Principal of Newman elementary application through the PTA with support of the school. The project is the bus stop on the east side of Newman school would be trees, landscaping and enhance area where students are picked up from the school. Benches, trees, etc.

Jim Tevlin hopes to have the application for the February 2021 meeting.

Recreation Center

Possibility of locating a football and track complex adjacent to Amend Park. METRA will not build at METRA. SBURA is in early stages looking at the possibility to do the project. Update for February meeting.

Public Comment

Mike Yakwich wishes contact with residents regarding the Jackson building project be made. Andrew Houlihan is excited for the project and stated he has a conflict of interest as his firm is involved in the project.

Consultation with City Staff - None**Board Discussion****5. Public Comment on Non-Agenda Items**

No comments.

6. Adjourn

Adjourned at 7:54 pm.