

**South Billings Urban Renewal Association  
Board Meeting  
Tuesday, February 2, 2021  
7:00pm  
Conducted Via Zoom Conferencing**

**Call to Order:** Scott Hanser, SBURA Board Chair

**Courtesies:** Welcome Visitors  
Introduction

Scott Hanser, Dick Zier, Jeff Muri, Mike Mayott, Jim Tevlin, Mike Boyett, Debbie Keller, Carolyn Ruckstad, Andrew Houlihan, Tyler Westrop, Kevin Nelson, Danny Chorki, Wyeth Friday, Densie Joy, Leif Wellhaven, Diaanne Lehm, Frank Fuhrmann, Mike Hayes

**Agenda Additions/Deletions – Scott**

**None**

**SBURA Meeting Protocol – Scott**

**1. Approval of Minutes for January 5, 2021 meeting – Scott**

Jeff Muri moved, Dick Zier seconded approval of minutes **APPROVED**  
**(Action)**

**2. SBURA Board Officers – Jim**

President and Secretary/Treasurer offices are open.

Jeff Muri nominated, Scott Hanser seconded Dick Zier for President – **APPROVED**

Jeff Muri nominated, Carolyn Ruckstad seconded Mike Mayott for Secretary / Treasurer – **APPROVED.**

**Action)**

Board Discussion – Scott Hanser, Vice President thanked Carolyn Ruskstad for her years of service and as President.

**3. Hollowell Lane/King Ave East – Jim  
Tyler Westrope, Public Works**

**(Information)**

95% Design is completed; tightening up details and looking for best time to bid the project because it is going to be a busy spring. March 19, 2021 is the likely date.

Going to City Council for right of way approval from City Council; all four property owners are in favor of the sale. Target date is March 8, 2021.

The estimate is higher than the CIP due to addition of street lights and storm drainage. More storm drainage is due to residents on Hill View and east of Hill View had storm flooding from Hollowell. This will fix Hollowell and downhill on Hill View. The number of trees being removed on the north side of the project. The replacement and landscaping will

cause a bump in the estimate.

Public Comment - None

Board Discussion –

Jeff Muri when shovel ready. Tyler stated the project to City Council in April and work in May. The project will run four months due to water and storm.

Andrew Houlihan – overage amount. Tyler the project was estimated in 2018 or 2019 without streetlights at 1.5 million. Street lights would add 250k taking to 1.75 million.

Jim Tevlin – if short on CIP how to make up. Weyth Friday stated project is in CIP. When to bid the Board would make a budget adjustment.

Andrew Houlihan – Is Tyler the advocate for the project. Tyler stated he is responsible for value engineering. This project was approached differently from other projects as it is utilizing all assets that can be utilized. Also difficult to estimate a project before engineering is completed.

Jeff Muri – Why is this project being done this way? Tyler explained surveying first would cost a bit upfront. Jim Tevlin explained that CIP is an estimate to get projects approved. SBURA would have to put a large buffer in the CIP to allow that approach. To tighten up the number Tyler stated put in a 30% cost for design.

#### 4. Project Update - Jim

(Information)

##### **SBBURD Expansion**

Jim Tevlin stated Wyeth Friday and he have been working on adding 3 parcels on South Frontage Road; King Avenue and Jackson and the land south of the Operations center and Riverfront Park expansion. April or early May intend to have first reading of the Expansion. Sticking point item is there is not a buy/sell on one of the properties because the owner has to petition the city for annexation. Jim expects to have the resolution ready for the March SBURA board meeting for approval.

##### **Optimist Park Improvements**

Improvements that are currently in the budget. Jim is working with Mark Jarvis. 3 new benches at playgrounds; more can be added if needed. Add four freestanding picnic tables. Soliciting bids for a large shelter with anchored picnic table and lights. South end of the park removal non-working lights. Security lighting from safety and policing will impact the necessary lighting.

##### **Jackson Court Development**

Application from GL Development for a low income housing project on Jackson, Jim Tevlin has asked for additional clarification.

##### **Newman Elementary Application**

Has submitted application for improvement. Drawings were lacking. Jim Tevlin has talked with the Principal to get drawings and anticipate they will be ready for the March meeting.

Public Comment – None

Consultation with City Staff - None

Board Discussion -

- 5. Public Comment on Non-Agenda Items - None**
- 6. Adjourned at 7:29 pm.**