

**South Billings Urban Renewal
Association Board Meeting
Tuesday, October 6,
2020 7:00pm
Conducted Via Zoom Conferencing**

Call to Order: Carolyn Rukstad, SBURA Board Chair

Courtesies: Welcome Visitors
Introduction

Attendees: Carolyn Rukstad, Scott Hanser, Dick Zier, Jim Tevlin, Jeff Muri, Andrew Houlihan, Debbie Keller, Debi Meling, Denise Joy, Kevin Nelson, Leif Wellhaven, Michael Whitaker, Mike Boyete, Kevin Nelson, Wyeth Friday, Mike Mayott.

Agenda Additions/Deletions –

Carolyn SBURA Meeting

Protocol – Carolyn Agenda

Items:

1. **Approval of Minutes for September 1, 2020 meeting – Carolyn (Action)**
Dick Zier, Scott Hanser second to approve **APPROVED.**
2. **Hallowell Lane/King Ave East – Jim (Information) Tyler Westrop, Public Works**

Debi Mehling reported King substantially completed and will open on Friday of this week. About two weeks of minor issues to finish. Lighting finished by November to get the equipment.

Cost is just short of the bid.

Proposed Ribbon Cutting on Friday? Most of the board is unavailable.

Hallowell – 60 % of plans this or next week. Two travel lanes and on street parking both sides.

The width of road 37 ‘ which should keep the speed down to 25 residential.

Street light district should be ready in November. Residents just pay operational and maintenance.

Suggest order the lights now and have contractors just install. The board is in favor of ordering now?

Anticipating bidding in November and starting construction in the spring.

Public Comment

Consultation with City Staff Board Discussion

Can there be a speed bump? There will be a raised crossing which will work like a speed bump. Mehling stated the crosswalk will be raised effectively becoming a speed bump.

**3. Expansion of SBURD – Jim
(Information) Wyeth Friday, City Planning**

Wyeth Friday and Jim Tevlin met to discuss the annex of the one property. Step one is to demonstrate blight and they figure they can do that. A proposal to the Board needs to be prepared. A developer is purchasing property to be developed in Washington Street area presently owned by Rimrock Foundation. The developer would need TIF funds and need to be annexed into the City.

Suggest going to Council with one proposal with both properties.

Public Comment

Kevin Nelson – Washington property looks to be going forward.

Consultation with City Staff

Wyeth Stated good attendance at a meeting on September 24, 2020. The developers have a long way to go for zoning and annexation. Mountain Plains Equity is the developer. The size of the development could be in excess of 120 units.

Board Discussion

**4. SBURA Website – Jim
(Information)**

Jim and Andrew Houlihan have met with Lief Wellhaven to update the website. Lief Wellhaven reported he has started working on the web site to refresh and rebrand. A facebook page is also being developed.

**Public Comment Consultation with City Staff
Board Discussion**

**5. Capital Improvement Plan (FY22-26) – Jim
(Information/Action) Mike Whitaker, Parks & Recreation**

Jim Tevlin presented in review Hallowell and Optimist will be completed this fiscal year. FY22 CIP has Recreation Center moved to FY22.

Added Ryan Avenue into FY 22
Added 3.9 Million for unimproved streets.

Debie Melhing stated not too aggressive and will attract larger contractors which will result in economies of scale. This would create a lot of projects

Mike Whitaker stated putting in two parking lots at the same time would result economies of scale. Additional parking lot cost to be figured by City and report back

Public Comment

Kevin Nelson proposed to add Bruce Street to the unimproved streets.

Consultation with City Staff

Wyeth Friday – agrees with the setup.

Board Discussion

CIP should be Rec Center.

Estimates for one or two years? Debi Mehling stated numbers are projected costs and 20% includes construction administration costs.

Where are funds for two parking lots and where is the contingency funds at?

Consider moving forward with Rec Center budget move to \$30 mil.

Dick Zier moved, and Scott Hanser seconded to edit Rec Center to \$30 million and add second parking lot. Dick Zier moved to amend motion to include only two parking lots. **APPROVED**. Amended motion **APPROVED**.

Board Discussion: Jeff Muri is against \$30 mil.

6. Project Update - Jim (Information)

Recreation Center

Interest is building for a public/private partnership.

Red Lion/Montana Trailhead Inn

Bankruptcy proceeding scheduled for end of October which will be a plan of liquidation.

Police Evidence Center

Dedication ceremony on Thursday November 5, 2020 at 2 pm.

Public Comment

Consultation with City Staff

Board Discussion

7. Public Comment on Non-Agenda Items

Denise Joy – Complement City Engineering for developing as a residential street to keep the speed down. Suggests the State Legislature get involved in changing laws to curb running of red lights.

November meeting Mike Mayott moved meeting to second of November , the 10th at . Seconded by Dick Zier **APPROVED**.

8. Adjourn at 8:25 pm.

South Billings Boulevard Capital Improvement Plan
FY22-26

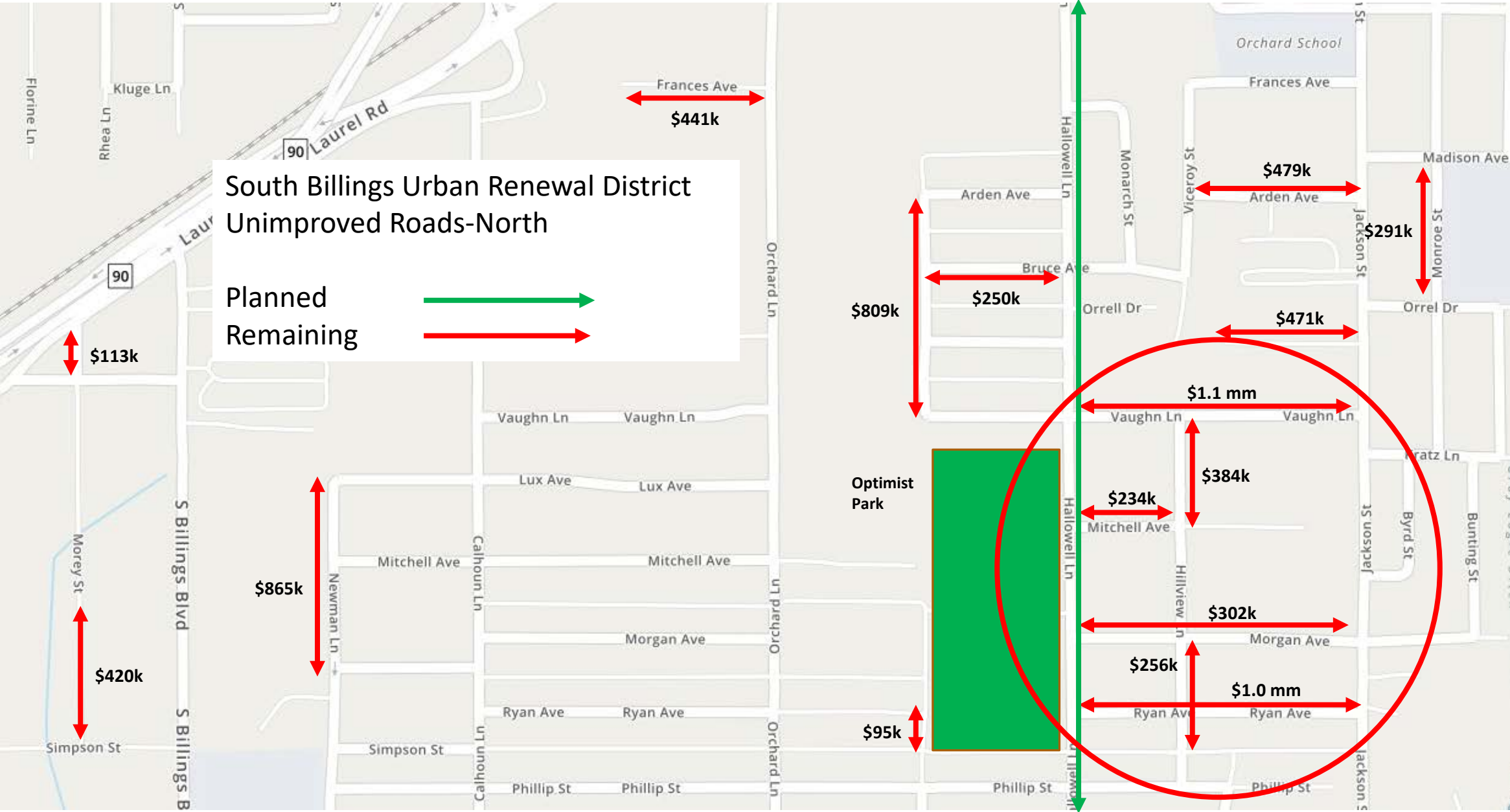
Optimist Park

Ryan Ave Parking Lot



South Billings Urban Renewal District Unimproved Roads-North

Planned 
Remaining 



SBURA Unimproved Roads Estimate

	Estimated	Estimated	
	Construction Cost	Design Cost (20%)	Total
Unimproved Roads-FY21			
Connectors			
Vaughn Lane	\$ 1,086,370.00	\$ 217,274.00	\$ 1,303,644.00
Optimist Park - Gateway Roads			
Mitchell	234,000.00	46,800.00	280,800.00
Morgan	301,270.00	60,254.00	361,524.00
Ryan	1,012,650.00	202,530.00	1,215,180.00
Optimist Park - Adjacent			
Hillview (Vaughn to Mitchell)	257,500.00	51,500.00	309,000.00
Hillview (Morgan to Phillip)	384,000.00	76,800.00	460,800.00
	\$ 3,275,790.00	\$ 655,158.00	\$ 3,930,948.00