

INTERNAL MEMORANDUM

Date: February 28, 2023
To: SBURA Board
From: Jim Tevlin
Subject: Consultant's Report

The following is a brief update on noteworthy activities in the South Billings Boulevard Urban Renewal District ("the District") as of February 7, 2023 (the reader is urged to view prior reports posted on the website www.southbillings.org for context):

Unimproved Streets

The SBURA, Gravel Streets Phase II project will complete improvements on both Ryan and Morgan Avenues from Hallowell to Jackson. The project will also complete Stephens Lane from the southwest side of Optimist Park to Mitchell Avenue. This project is scheduled for FY24 (i.e., July 2023). Public Works plans to bid this project in May 2023 with the award and construction start in July and August 2023, respectively. Due to the late start, completion of the entire project may not be completed in calendar year 2023.

South Billings Recreation Center

On February 13, 2023, the City Council approved the multi-generational recreation center master plan. This document is posted to the District website (www.southbillings.org).

The Billings Chamber of Commerce is spearheading a revenue study of the proposed recreation center. This study by Victus Advisors will do an in-depth analysis of the recreation center's revenue opportunities that will greatly aid in determining the amount of public funding needed to construct and operate the facility. The total cost of the study is approximately \$37k plus expenses. The City has appropriated \$20k of the South Billings Boulevard tax increment with the remaining funding coming from the Tourism Business Improvement District (TBID), the Chamber of Commerce and Big Sky EDA. This study will take approximately 6-8 weeks to complete with a presentation to all of the parties who funded the study.

Residential & Community Enhancements

I have updated a draft of SBURA's Residential & Community Enhancement guidelines. Note that this program does not include sewer hookups (discussed below). This draft is posted to the District website (www.southbillings.org). This draft reflects a proposed hierarchy of awards along with the requirements thereof. I informally circulated this draft to selected City Council members along with City Planning and Public Works and have received positive feedback. The Public Works staff suggested we include the following efforts that could be included in the enhancement program:

- Street lighting
- Safe Routes to School (i.e., trails, sidewalks, etc.)
- Traffic Calming

Public Works also suggested a heightened police presence in the District. This idea will require additional research to see if Montana Code will support such an expenditure.

The next steps in completing this effort include:

- SBURA board approval.
- City Council approval.
- Develop a program to market this program to prospective applicants.

Sewer Hookups

I have appended a map of the residences in the District that are not currently connected to the City's septic system. Note the following:

Number of properties served by 2015 sewer installation:	125
Number of properties currently unconnected to system:	76
Number of unconnected properties that are rentals	19
Estimated cost (per property) to connect to system	\$6,000 - \$8,000
Estimated total cost to connect 76 unconnected properties	\$456,000 - \$608,000

Per discussion with Mac Fogelsong, Public Works, septic fields will eventually fail, usually at great cost to the property owner. While difficult to correlate and quantify, property values with hook ups to the City's sewer system are likely to have higher property values. Lastly, the risk of public health issues is greatly reduced with connections to the City sewer system. Given this, the SBURA board will need to determine the amount of property owner participation in any efforts to connect all properties.

FY24 Budget

A draft budget is currently posted to the District website (www.southbillings.org).

Appendix

