



1. Call to Order

2. Roll Call

3. Moment of Silence

4. Pledge of Allegiance

5. Consent Items

- A. CONSENT - Approve minutes from regular commission meeting 2.21.17** Page 4
- B. CONSENT - Approve Bills & Claims** Page 8
- C. CONSENT - Approve URA grant approval for Triple M Cooking LLC d/b/a Pinky's Cafe in the amount of \$23,000.00** Page 16
- D. CONSENT - Approve URA grant approval to Out of the Blue in the amount of \$15,270.00** Page 21
- E. CONSENT - Approve URA grant approval for Cerberus Properties structural wall in the amount of \$4,400.00** Page 28
- F. CONSENT - Approve URA grant approval to Sleeping Giant Middle School in the amount of \$6,000.00** Page 32

6. Proclamations

7. Scheduled Public Comment

8. Public Hearings

- A. PUBLIC HEARING - Public Comment on Proposed Northtown Livingston LLC request for Zone Change** Page 36

9. Ordinances

10. Resolutions

11. Action Items

- A. DISCUSS/APPROVE/DENY - Northtown Livingston, LLC request for zone change** Page 67
- B. DISCUSS/APPROVE/DENY - Proposed Northtown Livingston LLC Subdivision**

12. City Manager Comment

13. City Commission Comments

14. Public Comments

Individuals are reminded that public comments should be limited to items over which the City Commission has supervision, control, jurisdiction, or advisory power (MCA 2-3-202).

15. Adjournment

Calendar of Events

March 1, 2017 - 4:00 p.m. - City County Joint Meeting, MSU Extension Office, 119 South 3rd Street

March 2, 2017 12:00 p.m. - Airport Commission regular meeting, Mission Field

March 7, 2017 - 6:30 p.m. - City Commission regular meeting, Community Room, City/County Complex

March 8, 2017 - 5:30 p.m. - Public Works/ City Commission/ County Commission workshop regarding solid waste program assessment, Community Room, City/County Complex

March 8, 2017 - National Proofreading Day

March 14, 2017 - 3:30 p.m. - Historic Preservation Committee regular meeting, Community Room, City/County Complex

March 15, 2017 - 8:30 a.m. - Urban Renewal Agency regular meeting, East Room, City/County Complex

March 15, 2017 - 5:30 p.m. - Planning Board regular meeting, Community Room, City/County Complex

March 15, 2017 - 4:00 p.m. - Library Board regular meeting, 228 West Callender Street

March 15, 2017 - 6:00 p.m. - Active Transportation Coalition, Neptunes Brewery

March 20, 2017 - 4:30 p.m. City County Compact regular meeting, East Room, City/County Complex

March 22, 2017 - 6:30 p.m. - Parks and Trails Committee regular meeting, Community Room, City/County Complex

March 23, 2017 - 11:00 a.m. - 911 Committee regular meeting, Community Room, City/County Complex

April 4, 2017 - 6:30 p.m. - City Commission regular meeting, Community Room, City/County Complex

April 6, 2017 - 5:30 p.m. - County Growth Policy Public Meeting, Community Room, City/County Complex

Supplemental Material

Notice

- **Public Comment:** The public can speak about an item on the agenda during discussion of that item by coming up to the table or podium, signing-in, and then waiting to be recognized by the Chairman. Individuals are reminded that public comments should be limited to items over which the City Commission has supervision, control, jurisdiction, or advisory power (MCA 2-3-202).
- **Meeting Recording:** An audio and/or video recording of the meeting, or any portion thereof, may be purchased by contacting the City Administration. The City does not warrant the audio and/or video recording as to content, quality, or clarity.
- **Special Accommodation:** If you need special accommodations to attend or participate in our meeting, please contact the Fire Department at least 24 hours in advance of the specific meeting you are planning on attending.

Backup material for agenda item:

- A. CONSENT - Approve minutes from regular commission meeting 2.21.17**

MINUTES

**Livingston City Commission
February 21, 2017
6:30 p.m.
City- County Complex, Community Room**

- 1. Call to Order**
- 2. Roll Call**
 - Bennett, Hoglund, Friedman, Schwarz and Sandberg were present.
- 3. Moment of Silence**
- 4. Pledge of allegiance**
- 5. Consent Items (00:02:50)**
 - A. CONSENT - Approve minutes from 2.7.17 regular commission meeting**
 - B. CONSENT - Ratify Claim**
 - C. CONSENT - Approve Bills & Claims**
 - D. CONSENT - Approve Charlie Eubanks and Vicki Blakeman for Planning Board per vote on February 15, 2017**
 - Bennett requested Consent Item E be pulled from Consent Items.
 - Hoglund made a motion to approve Consent Items A-D. Friedman seconded.
 - All in favor, motion passed 5-0.
 - E. CONSENT - Approve Equipment Use Agreement between City of Livingston and Park County**
 - Hoglund made a motion to approve Consent Item E. Friedman seconded.
 - All in favor, motion passed 5-0.
- 6. Proclamations**
- 7. Scheduled Public Comment**
 - A. SPC – Steve Koonz regarding overpass/underpass (00:15:08)**

8. Public Hearings

9. Ordinances

10. Resolutions

A. RESOLUTION NO. 4718 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LIVINGSTON, MONTANA, ACCEPTING THE WATER MAIN EXTENSION FROM TOWN PUMP ALONG US HWY 89 SOUTH TO THE NEW MURDOCHS, AND THE FORCE MAIN FROM TRAVERTINE LANE TO TOWN PUMP. (00:36:36)

- Friedman made a motion to pass Resolution No. 4718. Schwarz seconded.
 - All in favor, motion passed 5-0.

11. Action Items

A. DISCUSS/APPROVE/DENY - Letter of Support for O Street Trail Connector project (00:42:06)

- Friedman made a motion to sign a letter of Support for the O Street Trail Connector project. Hogle seconded.
 - All in favor, motion passed 5-0.

B. DISCUSS/APPROVE/DENY - Rescheduling workshop for solid waste report information session (00:50:58)

- Workshop for solid waste report information session scheduled for March 8, 2017 at 5:30 p.m. in the City/County Complex - Community Room.

C. DISCUSS/APPROVE/DENY - Scheduling a special meeting to discuss Planning Board recommendation regarding north side subdivision and zone change

- The discussion of the Planning Board recommendation regarding north side subdivision and zone change will take place at the regular City Commission meeting on March 7, 2017 at 6:30 p.m.

12. City Manager Comment (00:55:50)

13. City Commission Comments

- Sandberg made comments (00:56:33)
- Schwarz made comments (01:02:44)
- Friedman made comments (01:04:19)
- Hogle made comments (01:04:42)
- Bennett made comments (01:08:38)

14. Public Comments

- Patricia Grabow made comments (01:13:38)

15. Adjournment

- Friedman made a motion to adjourn. Hoglund seconded.
 - All in favor, meeting adjourned at 7:47 p.m. (01:17:50)

Backup material for agenda item:

- B. CONSENT - Approve Bills & Claims

02/28/17
15:47:30

CITY OF LIVINGSTON
Claim Approval by Fund, Account
For the Accounting Period: 3/17

Page: 1
Report ID: AP100Z

For doc #s from 31235 to 31345, Operating Cash

Fund	Department Name (Account)	Vendor #/Name	Description	Amount
1000 GENERAL	351030 RESTITUTION	131 CITY OF LIVINGSTON	Restitution- A.J. Pe	20.00
1000 GENERAL	351030 RESTITUTION	999999 SWANDAL, GORDON	Restitution- I.O'nea	25.00
1000 GENERAL	351030 RESTITUTION	999999 ISALY, JACQUELINE	Restitution- B.J. Ma	25.00
1000 GENERAL	410360 CITY JUDGE	2608 STATE OF MONTANA - ITSD	33% Video Conferenci	109.29
1000 GENERAL	410360 CITY JUDGE	272 PARK COUNTY	Q1&Q2 IT Support	936.00
1000 GENERAL	411030 PLANNER	3417 RON AND SONS PAINTING	Weeds 1413 E. Gallat	30.00
1000 GENERAL	411030 PLANNER	102 INDUSTRIAL TOWEL	Mat cleaning	8.56
1000 GENERAL	411030 PLANNER	879 VERIZON WIRELESS	Planning	27.17
1000 GENERAL	411100 CITY ATTORNEY	2823 WEST PAYMENT CENTER -	Charges - January	275.56
1000 GENERAL	411100 CITY ATTORNEY	3529 KASTING,KAUFFMAN & MERSEN	Legal Services - Lut	490.94
1000 GENERAL	411100 CITY ATTORNEY	3529 KASTING,KAUFFMAN & MERSEN	Credit transfer - Lu	-71.88
1000 GENERAL	411100 CITY ATTORNEY	3529 KASTING,KAUFFMAN & MERSEN	Legal Services - Ber	1,769.73
1000 GENERAL	411100 CITY ATTORNEY	3529 KASTING,KAUFFMAN & MERSEN	Legal Services - Lin	579.38
1000 GENERAL	411100 CITY ATTORNEY	3471 COURTNEY LAWELLIN, PC	Interim City Attorne	4,250.00
1000 GENERAL	411230 FACILITY MAINTENANCE	26 LIVINGSTON ACE HARDWARE -	Fire Extinguisher	26.99
1000 GENERAL	411230 FACILITY MAINTENANCE	151 NORTHWESTERN ENERGY	37% Faciility	8.57
1000 GENERAL	411230 FACILITY MAINTENANCE	151 NORTHWESTERN ENERGY	37% Faciility	3,088.54
1000 GENERAL	411230 FACILITY MAINTENANCE	151 NORTHWESTERN ENERGY	101 Star Road	170.05
1000 GENERAL	411230 FACILITY MAINTENANCE	151 NORTHWESTERN ENERGY	110 S. B St	221.69
1000 GENERAL	411230 FACILITY MAINTENANCE	151 NORTHWESTERN ENERGY	112 S. B St.	147.41
1000 GENERAL	411230 FACILITY MAINTENANCE	2276 BIG BEAR ELECTRIC, LLC	37% Tax Office Wall	34.93
1000 GENERAL	411230 FACILITY MAINTENANCE	1522 DAVE'S LOCK & KEY	37% Rekey Locks	22.20
1000 GENERAL	411230 FACILITY MAINTENANCE	102 INDUSTRIAL TOWEL	Rug Maintenance	37.70
1000 GENERAL	411300 CENTRAL COMMUNICATIONS	879 VERIZON WIRELESS	Central	90.14
1000 GENERAL	411300 CENTRAL COMMUNICATIONS	879 VERIZON WIRELESS	Central	63.63
1000 GENERAL	411700 CENTRAL STORES	2999 TEAR IT UP L.L.C.	2128lbs Shredded-Arc	443.60
1000 GENERAL	411700 CENTRAL STORES	2999 TEAR IT UP L.L.C.	2508lbs shredded- Ar	519.60
1000 GENERAL	411700 CENTRAL STORES	3353 STORY DISTRIBUTING	Diesel fuel 280 gal	629.32
1000 GENERAL	411700 CENTRAL STORES	3353 STORY DISTRIBUTING	Diesel fuel 645 gal	1,439.06
1000 GENERAL	411700 CENTRAL STORES	2595 TOWN & COUNTRY FOODS -	Finance Dept supplie	8.45
1000 GENERAL	411700 CENTRAL STORES	292 UPS STORE #2420, THE	ups to crime lab	19.42
1000 GENERAL	411700 CENTRAL STORES	292 UPS STORE #2420, THE	ups to crime lab	9.96
1000 GENERAL	420100 OPERATING ACCOUNT	55 LIVINGSTON HEALTH	Hughes physical	251.00
1000 GENERAL	420100 OPERATING ACCOUNT	55 LIVINGSTON HEALTH	DUI Blood draw	28.00
1000 GENERAL	420100 OPERATING ACCOUNT	55 LIVINGSTON HEALTH	DUI Blood draw	28.00
1000 GENERAL	420100 OPERATING ACCOUNT	2945 MONTES AUTO REPAIR, LLC	Vehicle repair - 13	413.70
1000 GENERAL	420100 OPERATING ACCOUNT	2945 MONTES AUTO REPAIR, LLC	Vehicle repair - 13	448.95
1000 GENERAL	420100 OPERATING ACCOUNT	3237 WHISTLER TOWING, LLC	Abandon vehicle tow	85.00
1000 GENERAL	420100 OPERATING ACCOUNT	3455 INDUSTRIAL COMM & ELEC OF	Vehicle radio repair	88.25
1000 GENERAL	420100 OPERATING ACCOUNT	879 VERIZON WIRELESS	Jan. Air Cards	406.35
1000 GENERAL	420100 OPERATING ACCOUNT	294 CHAPPELL'S BODY SHOP,	Car Wash credit	25.00
1000 GENERAL	420100 OPERATING ACCOUNT	1023 BILLINGS POLICE DEPT.	Training Tuition - H	100.00
1000 GENERAL	420100 OPERATING ACCOUNT	3234 DANA SAFETY SUPPLY, INC.	Installation Docking	750.00
1000 GENERAL	420400 OPERATING ACCOUNTS	54 GATEWAY OFFICE SUPPLY	2- 1" Binders	6.98
1000 GENERAL	420400 OPERATING ACCOUNTS	151 NORTHWESTERN ENERGY	330 Bennett -Fire tr	91.27
1000 GENERAL	420400 OPERATING ACCOUNTS	3622 MACINNES, KEN	NFA Meal ticket	164.50
1000 GENERAL	420400 OPERATING ACCOUNTS	879 VERIZON WIRELESS	Fire	0.00
1000 GENERAL	420400 OPERATING ACCOUNTS	879 VERIZON WIRELESS	Fire	0.00
1000 GENERAL	420400 OPERATING ACCOUNTS	879 VERIZON WIRELESS	Fire	42.52
1000 GENERAL	420400 OPERATING ACCOUNTS	879 VERIZON WIRELESS	Fire Chief	0.00
1000 GENERAL	420400 OPERATING ACCOUNTS	879 VERIZON WIRELESS	Fire & Recuse	42.52
1000 GENERAL	420400 OPERATING ACCOUNTS	879 VERIZON WIRELESS	Fire & Recuse	42.52

02/28/17
15:47:30

CITY OF LIVINGSTON
Claim Approval by Fund, Account
For the Accounting Period: 3/17

Page: 2
Report ID: AP100Z

For doc #s from 31235 to 31345, Operating Cash

Fund	Department Name (Account)	Vendor #/Name	Description	Amount
1000 GENERAL	420400 OPERATING ACCOUNTS	879 VERIZON WIRELESS	Fire & Recuse	42.56
1000 GENERAL	420403 BUILDING INSPECTION	162 CENTURYLINK	Building Dept	158.73
1000 GENERAL	420403 BUILDING INSPECTION	879 VERIZON WIRELESS	Code Enforcement	22.92
1000 GENERAL	420403 BUILDING INSPECTION	879 VERIZON WIRELESS	Building dept	13.49
1000 GENERAL	420403 BUILDING INSPECTION	879 VERIZON WIRELESS	Building dept	0.00
1000 GENERAL	420410 RESERVES OPERATING	58 MSU FIRE TRAINING SCHOOL	FF1 Certification -	95.00
1000 GENERAL	430950 ROAMING OPERATING	151 NORTHWESTERN ENERGY	Cemetery road shop-	16.30
1000 GENERAL	430950 ROAMING OPERATING	151 NORTHWESTERN ENERGY	G street park	212.71
1000 GENERAL	430950 ROAMING OPERATING	151 NORTHWESTERN ENERGY	227 River dr. conces	53.20
1000 GENERAL	430950 ROAMING OPERATING	151 NORTHWESTERN ENERGY	227 River dr. softba	6.95
1000 GENERAL	430950 ROAMING OPERATING	151 NORTHWESTERN ENERGY	815 N 13th soccer fi	1.67
1000 GENERAL	430950 ROAMING OPERATING	151 NORTHWESTERN ENERGY	Weimer park	17.56
1000 GENERAL	430950 ROAMING OPERATING	151 NORTHWESTERN ENERGY	229 River dr.	7.59
1000 GENERAL	430950 ROAMING OPERATING	151 NORTHWESTERN ENERGY	229 River dr.	9.84
1000 GENERAL	430950 ROAMING OPERATING	151 NORTHWESTERN ENERGY	229 River dr. -CC bu	239.71
1000 GENERAL	430950 ROAMING OPERATING	151 NORTHWESTERN ENERGY	616 River dr.	5.85
1000 GENERAL	430950 ROAMING OPERATING	3614 Tracker Software	Pub works	340.00
1000 GENERAL	430950 ROAMING OPERATING	879 VERIZON WIRELESS	Cemtery	13.19
1000 GENERAL	430950 ROAMING OPERATING	879 VERIZON WIRELESS	Roaming crew - Jones	0.00
1000 GENERAL	430950 ROAMING OPERATING	879 VERIZON WIRELESS	Roaming	110.28
1000 GENERAL	430950 ROAMING OPERATING	879 VERIZON WIRELESS	Parks	22.92
1000 GENERAL	440640 ANIMAL CONTROL SERVICES	879 VERIZON WIRELESS	Animal Control	64.36
1000 GENERAL	460430 PARKS OPERATING	26 LIVINGSTON ACE HARDWARE	- Chainsaws	21.98
1000 GENERAL	460430 PARKS OPERATING	26 LIVINGSTON ACE HARDWARE	- Shop	51.97
1000 GENERAL	460430 PARKS OPERATING	26 LIVINGSTON ACE HARDWARE	- Shop	49.96
1000 GENERAL	460430 PARKS OPERATING	26 LIVINGSTON ACE HARDWARE	- Chainsaw parts	113.75
1000 GENERAL	460430 PARKS OPERATING	3040 MIDWAY RENTAL, INC.	Chainsaws	51.75
1000 GENERAL	460442 CIVIC CENTER ADMIN	1747 CANON FINANCIAL SERVICES,	Canon Lease	86.10
1000 GENERAL	460442 CIVIC CENTER ADMIN	151 NORTHWESTERN ENERGY	229 River dr. Civic	1,776.11
1000 GENERAL	460445 SWIMMING POOL AND SPLASH	781 2M COMPANY, INC.	Splash Park	45.06
1000 GENERAL	460445 SWIMMING POOL AND SPLASH	776 KENYON NOBLE	Pool benches	74.96
1000 GENERAL	460445 SWIMMING POOL AND SPLASH	151 NORTHWESTERN ENERGY	200 River Dr. Pool	316.48
1000 GENERAL	460449 ADMINISTRATIVE SERVICES	3586 TARR, MARGARET	PIR Camp Mat'ls	22.33
1000 GENERAL	460449 ADMINISTRATIVE SERVICES	3586 TARR, MARGARET	Concessions- skate n	215.79
1000 GENERAL	460449 ADMINISTRATIVE SERVICES	162 CENTURYLINK	Civic Center	98.94
1000 GENERAL	460449 ADMINISTRATIVE SERVICES	162 CENTURYLINK	Park Dept	103.21
1000 GENERAL	460449 ADMINISTRATIVE SERVICES	3586 TARR, MARGARET	Flight to Sacramento	260.00
1000 GENERAL	460449 ADMINISTRATIVE SERVICES	3586 TARR, MARGARET	Concessions supplies	173.51
1000 GENERAL	460449 ADMINISTRATIVE SERVICES	879 VERIZON WIRELESS	Rec. dept	102.83
1000 GENERAL	460449 ADMINISTRATIVE SERVICES	879 VERIZON WIRELESS	Rec. dept	0.00
1000 GENERAL	460449 ADMINISTRATIVE SERVICES	879 VERIZON WIRELESS	ATS	66.71
1000 GENERAL	460449 ADMINISTRATIVE SERVICES	879 VERIZON WIRELESS	ATS	72.31
1000 GENERAL	460449 ADMINISTRATIVE SERVICES	879 VERIZON WIRELESS	ATS	53.70
1000 GENERAL	460449 ADMINISTRATIVE SERVICES	879 VERIZON WIRELESS	City Pool	0.00
Total for Fund:				23,682.85
2300 COMMUNICATIONS/DISPATCH	420160 DISPATCH/COMMUNICATIONS	879 VERIZON WIRELESS	Dispatch	32.07
2300 COMMUNICATIONS/DISPATCH	420160 DISPATCH/COMMUNICATIONS	3449 LEAF	Copier contract	27.60
2300 COMMUNICATIONS/DISPATCH	420160 DISPATCH/COMMUNICATIONS	2634 MOTOROLA	60% of Radio System	160,453.20

02/28/17
15:47:30

CITY OF LIVINGSTON
Claim Approval by Fund, Account
For the Accounting Period: 3/17

Page: 3
Report ID: AP100Z

For doc #s from 31235 to 31345, Operating Cash

Fund	Department Name (Account)	Vendor #/Name	Description	Amount	
Total for Fund:				160,512.87	
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	G Street Park	8.98
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	C & D. on Lewis	34.35
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	320 Alpenglow	41.57
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	Arcs and posts	297.55
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	Street lights	278.21
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	400 North M	0.83
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	608 W Chinook	35.98
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	710 W Callender	25.06
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	Btwn G and H on Clar	13.18
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	Bwtn I and K on Call	16.60
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	I90 & 89S street lig	5.85
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	97 View Vista Dr.	5.85
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	600 W park	85.10
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	1100 W Geyser street	8.98
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	900 W Geyser street	8.84
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	132 South B	217.04
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	E street & Alley	56.93
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	18 W Park	109.62
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	F & G on Callender	55.77
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	D & E on Callender	81.66
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	M & N on Callender	80.19
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	School Flasher Park	8.49
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	N 7th & Montana & Ch	63.72
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	N 2nd & Montana & Ch	101.93
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	Glenn Addition	115.90
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	105 W Park	57.58
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	320 N Main	20.16
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	114 West summit	39.10
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	202 South 2nd	24.77
2400	LIGHT MAINTENANCE	420100 OPERATING ACCOUNT	151 NORTHWESTERN ENERGY	412 W Callender	102.43
Total for Fund:				2,002.22	
2500	STREET MAINTENANCE	430220 FACILITIES/CITY SHOP	102 INDUSTRIAL TOWEL	Mat cleaning	8.55
2500	STREET MAINTENANCE	430220 FACILITIES/CITY SHOP	151 NORTHWESTERN ENERGY	City shop building 5	623.06
2500	STREET MAINTENANCE	430220 FACILITIES/CITY SHOP	162 CENTURYLINK	City Shop 50%	30.51
2500	STREET MAINTENANCE	430220 FACILITIES/CITY SHOP	879 VERIZON WIRELESS	Street	13.21
2500	STREET MAINTENANCE	430220 FACILITIES/CITY SHOP	879 VERIZON WIRELESS	Street	127.56
2500	STREET MAINTENANCE	430240 STREET DEPARTMENT	2 A-1 MUFFLER, INC.	49-9971A maint.	77.00
2500	STREET MAINTENANCE	430240 STREET DEPARTMENT	23 CARQUEST AUTO PARTS	Vehicle maint./rep.	5.18
2500	STREET MAINTENANCE	430240 STREET DEPARTMENT	23 CARQUEST AUTO PARTS	Vehicle maint./rep.	31.03
2500	STREET MAINTENANCE	430240 STREET DEPARTMENT	23 CARQUEST AUTO PARTS	Vehicle maint./rep.	10.18
2500	STREET MAINTENANCE	430240 STREET DEPARTMENT	26 LIVINGSTON ACE HARDWARE	- Light bulbs	45.96
2500	STREET MAINTENANCE	430240 STREET DEPARTMENT	26 LIVINGSTON ACE HARDWARE	- Wheel	26.99
2500	STREET MAINTENANCE	430240 STREET DEPARTMENT	26 LIVINGSTON ACE HARDWARE	- Cleaning supplies	30.77
2500	STREET MAINTENANCE	430240 STREET DEPARTMENT	468 LIVINGSTON FIRE SERVICE,	Fire extinguishers A	194.05
2500	STREET MAINTENANCE	430240 STREET DEPARTMENT	1 TECH ELECTRIC, INC	50A/3- Wire	22.85
2500	STREET MAINTENANCE	430240 STREET DEPARTMENT	3614 Tracker Software	Pub works	340.00

02/28/17
15:47:30

CITY OF LIVINGSTON
Claim Approval by Fund, Account
For the Accounting Period: 3/17

Page: 4
Report ID: AP100Z

For doc #s from 31235 to 31345, Operating Cash

Fund	Department Name (Account)	Vendor #/Name	Description	Amount
Total for Fund:				1,586.90
2700 PARK IMPROVEMENT SPECIAL	460430 PARKS OPERATING	3679 EVERGREEN SKATEPARKS LLC	Concept Design & Sit	5,000.00
Total for Fund:				5,000.00
2820 GAS TAX	430240 STREET DEPARTMENT	2904 FISHER SAND AND GRAVEL	Sanding material	729.56
Total for Fund:				729.56
3200 WEST END TAX INCREMENT	490200 REVENUE BONDS	2874 HD SUPPLY WATERWORKS,	Starlo	173.38
3200 WEST END TAX INCREMENT	490200 REVENUE BONDS	10 MOBILE REPAIR & WELDING,	Parts	129.12
Total for Fund:				302.50
4010 CAPITAL IMPROVEMENT FUND	411810 CAPITAL IMPROVEMENTS	3 BIG SKY FIRE	Multi Gas Detector (6,142.00
Total for Fund:				6,142.00
4099 RAILROAD CROSSING LEVY	411850 RAILROAD UNDERPASS	1110 DOWL HKM	Liv RRGs Utility Rel	342.54
Total for Fund:				342.54
4100 FIRE TRUCK/BOND PROCEEDS	420460 FIRE SUPPRESSION	662 L.N. CURTIS & SONS	Fire Nozzles - Engin	4,809.40
4100 FIRE TRUCK/BOND PROCEEDS	420460 FIRE SUPPRESSION	2666 MUNICIPAL EMERGENCY	Power blower (bond)	2,829.22
4100 FIRE TRUCK/BOND PROCEEDS	420460 FIRE SUPPRESSION	662 L.N. CURTIS & SONS	Nozzles (Bond)	945.00
Total for Fund:				8,583.62
5210 WATER OPERATING	430510 WATER ADMINISTRATION	102 INDUSTRIAL TOWEL	Mat cleaning	8.56
5210 WATER OPERATING	430510 WATER ADMINISTRATION	3614 Tracker Software	Pub works	340.00
5210 WATER OPERATING	430515 WATER SERVICES	23 CARQUEST AUTO PARTS	Vehicle maint./rep.	14.54
5210 WATER OPERATING	430515 WATER SERVICES	23 CARQUEST AUTO PARTS	Vehicle maint./rep.	39.32
5210 WATER OPERATING	430515 WATER SERVICES	424 ENERGY LABORATORIES, INC.	Shipping	12.00
5210 WATER OPERATING	430515 WATER SERVICES	470 HAWKINS, INC	Chlorine	672.00
5210 WATER OPERATING	430515 WATER SERVICES	2863 KIMBALL MIDWEST	Medical supplies	140.95
5210 WATER OPERATING	430515 WATER SERVICES	26 LIVINGSTON ACE HARDWARE	- Hose supplies	28.09
5210 WATER OPERATING	430515 WATER SERVICES	26 LIVINGSTON ACE HARDWARE	- Rod	16.99
5210 WATER OPERATING	430515 WATER SERVICES	26 LIVINGSTON ACE HARDWARE	- Fastners	28.99
5210 WATER OPERATING	430515 WATER SERVICES	10 MOBILE REPAIR & WELDING,	Tubing	27.16
5210 WATER OPERATING	430515 WATER SERVICES	151 NORTHWESTERN ENERGY	40 Water tower ave.	48.67
5210 WATER OPERATING	430515 WATER SERVICES	151 NORTHWESTERN ENERGY	132 South B street	1,329.71
5210 WATER OPERATING	430515 WATER SERVICES	151 NORTHWESTERN ENERGY	200 E Reservoir	118.65
5210 WATER OPERATING	430515 WATER SERVICES	151 NORTHWESTERN ENERGY	229 River Dr. pump	14.61
5210 WATER OPERATING	430515 WATER SERVICES	151 NORTHWESTERN ENERGY	D & Geyser well hous	2,379.24
5210 WATER OPERATING	430515 WATER SERVICES	151 NORTHWESTERN ENERGY	Werner Addition pump	110.93
5210 WATER OPERATING	430515 WATER SERVICES	16 PARISI WESTERN PLUMBING &	Parts	23.90
5210 WATER OPERATING	430515 WATER SERVICES	1814 SPECIAL LUBE	49-554 maint.	45.95
5210 WATER OPERATING	430515 WATER SERVICES	879 VERIZON WIRELESS	Water Cell	22.92
5210 WATER OPERATING	430515 WATER SERVICES	879 VERIZON WIRELESS	Water Cell	98.66
5210 WATER OPERATING	430515 WATER SERVICES	879 VERIZON WIRELESS	Water Cell	11.56

02/28/17
15:47:30

CITY OF LIVINGSTON
Claim Approval by Fund, Account
For the Accounting Period: 3/17

Page: 5
Report ID: AP100Z

For doc #s from 31235 to 31345, Operating Cash

Fund	Department Name (Account)	Vendor #/Name	Description	Amount	
5210	WATER OPERATING	430515 WATER SERVICES	879 VERIZON WIRELESS	Water Cell 1/2	26.75
5210	WATER OPERATING	430515 WATER SERVICES	879 VERIZON WIRELESS	Water 1/2	0.00
5210	WATER OPERATING	430515 WATER SERVICES	879 VERIZON WIRELESS	Water 1/2	42.57
5210	WATER OPERATING	430515 WATER SERVICES	879 VERIZON WIRELESS	Public works eng	61.47
5210	WATER OPERATING	430515 WATER SERVICES	879 VERIZON WIRELESS	Cain	42.52
5210	WATER OPERATING	430520 FACILITIES/CAPITAL OUTLAY	3016 MT WATERWORKS	Parts	3,519.53
5210	WATER OPERATING	430520 FACILITIES/CAPITAL OUTLAY	3016 MT WATERWORKS	Parts	856.08
5210	WATER OPERATING	430520 FACILITIES/CAPITAL OUTLAY	151 NORTHWESTERN ENERGY	330 Bennett 1/3	41.46
5210	WATER OPERATING	430520 FACILITIES/CAPITAL OUTLAY	162 CENTURYLINK	Utility Billing	60.70
5210	WATER OPERATING	430520 FACILITIES/CAPITAL OUTLAY	3678 LEAK LOCATORS OF MONTANA	Leak detection equip	36,665.00
5210	WATER OPERATING	430570 CUSTOMER ACCTG/COLLECTION	3633 BILLING DOCUMENT	Online Monthly Maint	23.33
Total for Fund:				46,872.81	
5310	SEWER OPERATING	430610 SEWER ADMINISTRATION	102 INDUSTRIAL TOWEL	Mat cleaning	8.55
5310	SEWER OPERATING	430610 SEWER ADMINISTRATION	102 INDUSTRIAL TOWEL	Slate - WWTP	23.90
5310	SEWER OPERATING	430610 SEWER ADMINISTRATION	3614 Tracker Software	Pub works	340.00
5310	SEWER OPERATING	430620 FACILITIES	151 NORTHWESTERN ENERGY	330 Bennett 1/3	41.46
5310	SEWER OPERATING	430620 FACILITIES	162 CENTURYLINK	City Shop 12%	7.32
5310	SEWER OPERATING	430620 FACILITIES	162 CENTURYLINK	Utility Billing	60.70
5310	SEWER OPERATING	430620 FACILITIES	879 VERIZON WIRELESS	Water Cell	88.23
5310	SEWER OPERATING	430620 FACILITIES	879 VERIZON WIRELESS	Sewer Cell 1/2	26.75
5310	SEWER OPERATING	430620 FACILITIES	879 VERIZON WIRELESS	Sewer Cell	24.22
5310	SEWER OPERATING	430620 FACILITIES	879 VERIZON WIRELESS	Sewer Cell	77.95
5310	SEWER OPERATING	430620 FACILITIES	879 VERIZON WIRELESS	Sewer 1/2	0.00
5310	SEWER OPERATING	430620 FACILITIES	879 VERIZON WIRELESS	Sewer 1/2	42.56
5310	SEWER OPERATING	430620 FACILITIES	879 VERIZON WIRELESS	WWTP	40.57
5310	SEWER OPERATING	430620 FACILITIES	879 VERIZON WIRELESS	WWTP - pager	22.92
5310	SEWER OPERATING	430625 SEWER SERVICES	151 NORTHWESTERN ENERGY	2800 E. Park ST.	454.52
5310	SEWER OPERATING	430625 SEWER SERVICES	3223 BERG'S OVERHEAD DOOR LLC	Sewer line dig	715.00
5310	SEWER OPERATING	430625 SEWER SERVICES	151 NORTHWESTERN ENERGY	800 W cambridge pump	25.90
5310	SEWER OPERATING	430625 SEWER SERVICES	151 NORTHWESTERN ENERGY	3 Rogers lane lift s	20.78
5310	SEWER OPERATING	430625 SEWER SERVICES	151 NORTHWESTERN ENERGY	200 E Reservoir	12.85
5310	SEWER OPERATING	430625 SEWER SERVICES	151 NORTHWESTERN ENERGY	900 River dr. pump	197.36
5310	SEWER OPERATING	430625 SEWER SERVICES	151 NORTHWESTERN ENERGY	1011 River dr.	23.85
5310	SEWER OPERATING	430625 SEWER SERVICES	151 NORTHWESTERN ENERGY	Monroe Lift station	484.09
5310	SEWER OPERATING	430625 SEWER SERVICES	151 NORTHWESTERN ENERGY	9th and 10th lift st	24.63
5310	SEWER OPERATING	430640 SEWER TREATMENT PLANT	1150 MONTANA BOILER OPERATOR	Boiler Renewal- Dire	35.00
5310	SEWER OPERATING	430640 SEWER TREATMENT PLANT	1150 MONTANA BOILER OPERATOR	Boiler Renewal-Freli	35.00
5310	SEWER OPERATING	430640 SEWER TREATMENT PLANT	1150 MONTANA BOILER OPERATOR	Boiler Renewal-Emter	35.00
5310	SEWER OPERATING	430640 SEWER TREATMENT PLANT	2732 GARDNER DENVER NASH LLC	Rebuild dig gas vac	4,000.00
5310	SEWER OPERATING	430640 SEWER TREATMENT PLANT	2732 GARDNER DENVER NASH LLC	Rebuild dig gas vac	1,319.93
5310	SEWER OPERATING	430640 SEWER TREATMENT PLANT	26 LIVINGSTON ACE HARDWARE	Plant supplies	18.36
5310	SEWER OPERATING	430640 SEWER TREATMENT PLANT	1920 HORIZON AUTO PARTS	Plant supplies	10.61
5310	SEWER OPERATING	430640 SEWER TREATMENT PLANT	1 TECH ELECTRIC, INC	Wired flygt pump and	162.50
5310	SEWER OPERATING	430640 SEWER TREATMENT PLANT	1 TECH ELECTRIC, INC	Burned splice in-gro	108.90
5310	SEWER OPERATING	430640 SEWER TREATMENT PLANT	424 ENERGY LABORATORIES, INC.	NH3 +n+n tests	127.00
5310	SEWER OPERATING	430640 SEWER TREATMENT PLANT	424 ENERGY LABORATORIES, INC.	WET test 2nd minnow	864.00
5310	SEWER OPERATING	430640 SEWER TREATMENT PLANT	2830 LEHRKIND'S COCA-COLA	Water	25.05
5310	SEWER OPERATING	430640 SEWER TREATMENT PLANT	1 TECH ELECTRIC, INC	Electrical on flygt	65.00
5310	SEWER OPERATING	430640 SEWER TREATMENT PLANT	533 T & E THE CAT RENTAL	Switch cover	12.29
5310	SEWER OPERATING	430640 SEWER TREATMENT PLANT	533 T & E THE CAT RENTAL	Switch	25.45

02/28/17
15:47:30CITY OF LIVINGSTON
Claim Approval by Fund, Account
For the Accounting Period: 3/17Page: 6
Report ID: AP100Z

For doc #s from 31235 to 31345, Operating Cash

Fund	Department Name (Account)	Vendor #/Name	Description	Amount
5310 SEWER OPERATING	430640 SEWER TREATMENT PLANT	2432 XYLEM DEWATING SOLUTION,	Service to pull flyg	940.73
5310 SEWER OPERATING	430640 SEWER TREATMENT PLANT	2432 XYLEM DEWATING SOLUTION,	Re-install flygt IP	940.72
5310 SEWER OPERATING	430640 SEWER TREATMENT PLANT	2432 XYLEM DEWATING SOLUTION,	Making adjustments t	1,550.00
5310 SEWER OPERATING	430640 SEWER TREATMENT PLANT	2432 XYLEM DEWATING SOLUTION,	Credit to invoice 40	-546.65
5310 SEWER OPERATING	430670 CUSTOMER ACCTG/COLLECTION	3633 BILLING DOCUMENT	Online Monthly Maint	23.33
Total for Fund:				12,516.33
5410 SOLID WASTE	430810 SOLID WASTE	54 GATEWAY OFFICE SUPPLY	Report binders	37.35
5410 SOLID WASTE	430810 SOLID WASTE	3614 Tracker Software	Pub works	340.00
5410 SOLID WASTE	430820 FACILITIES	102 INDUSTRIAL TOWEL	Mat cleaning	8.55
5410 SOLID WASTE	430820 FACILITIES	151 NORTHWESTERN ENERGY	City shop building 5	623.06
5410 SOLID WASTE	430820 FACILITIES	151 NORTHWESTERN ENERGY	Scale house 408 benn	122.33
5410 SOLID WASTE	430820 FACILITIES	151 NORTHWESTERN ENERGY	330 Bennett 1/3	41.46
5410 SOLID WASTE	430820 FACILITIES	162 CENTURYLINK	City Shop 38%	23.19
5410 SOLID WASTE	430820 FACILITIES	162 CENTURYLINK	Utility Billing	60.69
5410 SOLID WASTE	430820 FACILITIES	879 VERIZON WIRELESS	Solid Waste truck	15.23
5410 SOLID WASTE	430820 FACILITIES	879 VERIZON WIRELESS	Solid Waste truck	13.19
5410 SOLID WASTE	430820 FACILITIES	879 VERIZON WIRELESS	Transfer Station	0.00
5410 SOLID WASTE	430820 FACILITIES	879 VERIZON WIRELESS	Scale House	22.92
5410 SOLID WASTE	430820 FACILITIES	879 VERIZON WIRELESS	Transfer station - V	64.70
5410 SOLID WASTE	430830 COLLECTION/MAINTENANCE	3223 BERG'S OVERHEAD DOOR LLC	Transfer station doo	213.50
5410 SOLID WASTE	430830 COLLECTION/MAINTENANCE	15 JOHN DEERE FINANCIAL	Maint. stuff	97.89
5410 SOLID WASTE	430830 COLLECTION/MAINTENANCE	15 JOHN DEERE FINANCIAL	Electric cords for g	555.00
5410 SOLID WASTE	430830 COLLECTION/MAINTENANCE	26 LIVINGSTON ACE HARDWARE	Electrical plug	12.99
5410 SOLID WASTE	430830 COLLECTION/MAINTENANCE	468 LIVINGSTON FIRE SERVICE,	Fire extinguishers A	194.10
5410 SOLID WASTE	430830 COLLECTION/MAINTENANCE	3040 MIDWAY RENTAL, INC.	Bobcat	903.78
5410 SOLID WASTE	430830 COLLECTION/MAINTENANCE	1814 SPECIAL LUBE	49-627 Maint.	45.95
5410 SOLID WASTE	430835 CAPITAL OUTLAY	2919 FOUR CORNERS RECYCLING,	Glass disposal	12,019.50
5410 SOLID WASTE	430840 DISPOSAL	3380 EMERALD SERVICES INC.	Recycling	540.00
5410 SOLID WASTE	430840 DISPOSAL	2919 FOUR CORNERS RECYCLING,	Commodity Credit	-1,322.00
5410 SOLID WASTE	430840 DISPOSAL	2919 FOUR CORNERS RECYCLING,	Occ bins	61.56
5410 SOLID WASTE	430840 DISPOSAL	2919 FOUR CORNERS RECYCLING,	Box Rent	200.00
5410 SOLID WASTE	430840 DISPOSAL	2919 FOUR CORNERS RECYCLING,	Pulls	1,650.00
5410 SOLID WASTE	430870 CUSTOMER ACCTG/COLLECTION	3633 BILLING DOCUMENT	Online Monthly Maint	23.34
Total for Fund:				16,568.28
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	2662 BOUND TREE MEDICAL, LLC	Patient supplies	19.98
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	2662 BOUND TREE MEDICAL, LLC	Patient supplies	214.83
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	2595 TOWN & COUNTRY FOODS -	cleaning supplies	20.07
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	2595 TOWN & COUNTRY FOODS -	cleaning supplies	4.25
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	23 CARQUEST AUTO PARTS	Mini bulb	4.40
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	55 LIVINGSTON HEALTH	Patient supplies	183.59
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	3069 BILLINGS CLINIC TRAINING	ACLS Certifications	70.00
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	23 CARQUEST AUTO PARTS	Car wash soap	9.98
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	1992 MED-TECH RESOURCE, INC.	Power cot batteries	776.17
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	1390 KEN'S EQUIPMENT REPAIR,	Medic 2 Oil Change	225.00
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	1390 KEN'S EQUIPMENT REPAIR,	Medic 1 repairs	1,369.60
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	3069 BILLINGS CLINIC TRAINING	Training	54.00
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	3069 BILLINGS CLINIC TRAINING	Training	96.00
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	3069 BILLINGS CLINIC TRAINING	Training	50.00

02/28/17
15:47:30

CITY OF LIVINGSTON
Claim Approval by Fund, Account
For the Accounting Period: 3/17

Page: 7
Report ID: AP100Z

For doc #s from 31235 to 31345, Operating Cash

Fund	Department Name (Account)	Vendor #/Name	Description	Amount
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	2662 BOUND TREE MEDICAL, LLC	Patient supplies	376.34
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	879 VERIZON WIRELESS	EMS	0.00
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	879 VERIZON WIRELESS	EMS	0.00
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	879 VERIZON WIRELESS	EMS	0.00
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	879 VERIZON WIRELESS	EMS	0.00
5510 AMBULANCE SERVICES	420730 AMBULANCE OPERATING ACCT	879 VERIZON WIRELESS	Medic 2	0.00
Total for Fund:				3,474.21
7910 PAYROLL FUND	212970 FLEX PLAN BENEFITS PAY	3339 CUNNINGHAM, ANNA	Flex account - close	626.81
7910 PAYROLL FUND	212970 FLEX PLAN BENEFITS PAY	958 HARRINGTON, KEVIN	Flex account	20.43
7910 PAYROLL FUND	212970 FLEX PLAN BENEFITS PAY	1550 MALCOTT, EILEEN	Flex Account - Acct	369.27
Total for Fund:				1,016.51
Total:				289,333.20

Backup material for agenda item:

- C. CONSENT - Approve URA grant approval for Triple M Cooking LLC d/b/a Pinky's Cafe in the amount of \$23,000.00

Livingston Urban Renewal Agency Grant Application
Facade Grant Option

Applicant: Triple M Cooking LLC DBA "Pinky's Cafe"
Sole Proprietor

Facade Remodel of 109 S Main Street

Morgan Milton
Owner Pinky's Cafe
109 1/2 S Main Street
mmmcooking@gmail.com
406-224-5006

Project Start Date: February 1st 2017

Project End Date: February 28th 2017

Amount Requested: \$25,000

Breakdown: To be used for complete remodel of the facade of 109 S Main including new stucco, new windows, brick, and doors.

Applicant Organization Name: Triple M Cooking DBA "Pinky's Cafe"

Project Title: Facade Remodel of 109 S Main Street

Project Summary:

This project will update and improve the facade of the building housing Pinky's Cafe and Mordam Art. We intend to replace the purple cracked stucco with troweled smooth lime washed stucco. We will remove the aluminum divider and pale yellow brick and replace it with reclaimed brick tile. The brick will have similar color, texture and mortar of neighboring buildings. The project will update the windows with a black metal commercial storefront window system with low-e thermal panes and an integrated self-closing entry/egress door. We will add a black metal lintel above the windows for an accent piece.

Our goal is to take the dated facade, update it and create a more downtown feel. The current facade clashes with the other buildings on the street. The new project design will be much more cohesive with these neighboring buildings. We want to create a more attractive street presence for two long established Main Street Livingston businesses. While the project will improve the appearance of the building it will also improve the energy efficiency and remove unsightly over the door air conditioners. We believe this project will improve the overall aesthetics of the 200 block of Main Street. During peak hours, Pinky's customers also frequent neighboring businesses. With a better street presence we hope to increase customer foot traffic.

Statement of Condition/Need:

The building facade of Pinky's Cafe and Mordam Art is currently purple plaster. The plaster is cracked and the cinderblocks underneath are visible in some sections. Both businesses have single pane windows with aluminum frames that are very inefficient. Each business entrance has loud, large unsightly air conditioners mounted above the doors. The building facade does not have the classic downtown Livingston look or feel. This building appears rundown especially compared to neighboring businesses. This project will update and fix all current issues with the building facade.

Project Work Plan:

This Project will take place during the month of February of 2017. Morgan Milton, the owner of Pinky's, will oversee Woodworks West who has been hired to remodel the inside of Pinky's as well as the facade of both Pinky's and Mordam Art. The designs created by Grif Heath of Oxbow have already been approved by the Livingston Historic Preservation Committee. Morgan will evaluate the work as the project progresses through completion.

Project Budget/Financial Information: (Budget and Bid are Attached)

Revenue Sources:

Triple M Cooking (Morgan Milton, Owner) will be paying one half of the price of the remodel. He will be financing his half of the project with First Interstate Bank.

Bensons Landing LLC (c/o Joe Swindlehurst) will be paying the remaining half of the price of the remodel.

Budget Note:

The facade remodel is only part of the full project that Morgan Milton is planning. A full remodel of the interior of Pinky's Cafe will be in progress at the same time as the facade remodel. The inside remodel will address major infrastructure issues including plumbing, electrical, and heating/cooling. Benson's Landing is also paying half of the interior remodel. Our program alternative without the help of the URA is to postpone the facade remodel until we can raise funds to complete the front facade as designed.

Bid Note:

The attached bid for the stucco does not include the labor, tenting, and temporary barricade. The bids for that are on Woodworks West bid under "General Requirements", "Wood, Plastic, and Composite", and "Finishes".

Preliminary Budget

Project Manager	\$2000	
Architect Fees	\$5000	
General Requirements	\$4500	
Demolition	\$1500	
Metal	\$3400	
Lumber and Hardware	\$1500	
Glass and Doors w/install	\$24,000	— energy
Plaster	\$6000	
Brick	\$4000	
Electrical	\$2000	
Total	\$53,900	

Backup material for agenda item:

D. CONSENT - Approve URA grant approval to Out of the Blue in the amount of \$15,270.00

Livingston Urban Renewal Agency Grant Application

*Due 10 days before the URA meeting at which the application will be discussed.
Cover Sheet Information to include:*

Applicant Organization: Out of the Blue Antiques
Kathryn Bornemann, Owner

Organization Tax Status: LLC – EIN #: 45-452446

Project Title: 211 South Main Improvement Project

Key Contact: Kathryn Bornemann, Owner
211 South Main Street
Livingston, MT 59047
406-224-1559; outofthebluelivingston@gmail.com

Project Start Date: December 15, 2016

Project End Date: March 30, 2017

Amount Requested: \$19,118 (1/2 of total estimates of work activities)

Breakdown of what the total will be used for:

- \$ 4,990 – Install an awning
- \$ 8,100 – Replace heating and cooling systems
- \$ 3,000 – Upgrade the electrical service
- \$ 7,000 – Replace the sewer lateral pipe
- \$ 3,685 – Replace the roof on the carport
- \$ 8,026 – Install two exterior doors and replace the garage door
- \$ 700 – Replace the fence
- \$ 450 – Dispose of trash
- \$ 2,286 – Contractor fee
- \$38,237 – TOTAL**

The total estimate for this work is \$38,237 and the URA Grant request is for half of that amount. Cost estimates are included in *Attachment A*.

Applicant Organization Name: Out of the Blue Antiques

Project Title: 211 South Main Improvement Project

Project Summary:

As per the priority areas established by law for URA projects, the proposed project qualifies because it aims to “rehabilitate or redevelop blighted areas; provide public improvements; repair or rehabilitate deteriorated or deteriorating structures; and, improve infrastructure, facilities and equipment leading to an increase in the health and safety of the downtown district.”

The project will improve a commercial property and building, circa 1910, located at 211 South Main Street. I purchased the property in August 2016. Pryor to acquiring the property, I purchased the business that was operating, and had operated, in the building for 25 years – Grandma’s Treasures. I acquired the business in February 2013 and reopened it as Out of the Blue Antiques. The business focuses on my passion: recycling. Recycling beautiful and historical objects into homes and thoughtfully up-cycling decrepit objects into functional pieces; thereby, adding years of life to an object.

When I purchased the property, it consisted of a building with an interior retail space of approximately 1,600 square feet, interior storage space of approximately 1,600 square feet, and attached exterior carport approximately 500 square feet in size. The carport provides valuable off-street parking, enough for three vehicles, and loading space for customers. The size and purpose of the retail area remains the same today. The storage space had, at one time, been a garage; apparently, the property had originally been, or at one time was, a salvage yard and the garage was used as an area to strip parts out of vehicles. I am repurposing a majority of the storage space into an apartment. A detailed design schematic of the apartment, including a partial footprint of the retail space, is included in *Attachment B*.

Since acquiring the property, I have made numerous capital and public improvements to the building and streetscape; the following are several examples:

- replaced two old storefront windows with energy efficient windows,
- replaced an interior section of the roof drain,
- installed new plumbing fixtures in the bathroom
- installed new electrical wiring in the retail space,
- resurfaced the interior walls and replaced the carpet in the retail space,
- pressure-washed and painted the façade walls,
- removed old outdoor signage,
- installed outdoor flower boxes, and
- provided the base necessary for installation of a street sculpture as part of the Livingston Art Project.

I respectfully request the support of the Urban Renewal Agency in furthering improvements to the property; namely, improvements to energy efficiency, infrastructure, and deteriorated structures. Proposed project activities are listed and categorized below.

Energy Efficiency Improvements

- Install an awning over the southern-most facing windows
- Replace the existing furnace and air conditioning unit in the retail space
- Upgrade the electrical service throughout the building
- Replace the garage door with a wall containing energy efficient windows in the apartment area
- Repurpose the existing exterior doorway, that currently provides access from the alley into the retail space, to one that provides access to the apartment space and features an energy efficient exterior door
- Construct a new exterior doorway to provides access from the alley to the retail space

Infrastructure Improvements

- Replace the sewer lateral pipe which connects the building to the public collection system in the alley

Improvements to Deteriorated Structures

- Replace the leaking and rotting roof on the carport
- Replace the fence on north side of the property

Photographs of the original and current condition of the façade and apartment space are included in *Attachment C*. Photographs of the existing carport are included in *Attachment D*.

There are no construction lien's associated with the building and I understand that I am required to obtain all necessary permits and inspections and pay any associated fees.

This grant application is being simultaneously submitted to the Urban Renewal Agency (URA) and Historical Preservation Committee. I understand each and every project proposed to the URA must first be approved by the Historical Preservation Committee. The next meeting of the Historical Preservation Committee is February 14, 2017 at 3:30 P.M. in the Community Room of the City-County Building and I plan to request the Committee's approval of the project at that time.

Statement of Condition/Need:

Energy Efficiency Improvements

The awning will be a fixed shed awning style with a milled aluminum frame and fabric. Awnings have been shown to result in cooling energy savings by reducing direct solar gain through windows; peak electricity demand is also reduced by awnings. One other advantage of an awning that extends over part of the width of the sidewalk is less snow buildup on the sidewalk area underneath.

The existing heating and cooling systems are beyond their useful life, extremely inefficient, and serve the entire building. The existing furnace and air conditioning unit will be replaced with energy-efficient models to serve the retail space. Separate systems will be installed at a later

date to serve the apartment space so tenants can self-regulate the temperature of the apartment. The addition of more energy-efficient models requires an electrical service upgrade.

In addition to no longer being needed, the existing garage door allows a lot of heat and energy to escape the building. The existing garage door will be replaced with a wall containing energy efficient windows.

The existing exterior door that provides access from the alley into the retrieval space is worn and not energy efficient. As part of the renovation project, this doorway will become the entrance to the apartment. The existing door will be replaced with one that is energy efficient and suitable for providing exterior access to an apartment.

A new exterior doorway, that provides access from the alley into the store, needs to be constructed because the existing exterior door will no longer provide access to the store but the apartment instead. A doorway will be cut in the brick of the building and an energy efficient exterior door will be installed.

Infrastructure Improvements

The existing sewer lateral pipe is beyond its useful life, made of vitrified clay pipe, and collapsed in three places. Additionally, there is evidence of offset joints. A plumber inspected the pipe using a camera but accessibility was limited or restricted due to the deteriorated condition of the pipe. The rigid nature of clay makes it very brittle and brittle pipes tend to deteriorate under stresses such as unstable soil, earth movement, infiltration, and/ or root damage. The existing clay pipe will be removed and a polyvinyl chloride (PVC) pipe of the same diameter will be installed. The apartment cannot be leased until the existing pipe is replaced because, in its current condition, it cannot handle any additional sewage. Sewage backups would definitely occur in the apartment if the pipe is not replaced.

Improvements to a Deteriorated Structure

The existing roof on the carport is made of extruded metal with fiberglass skylights. The roof leaks in numerous places and its deteriorated condition is attributable to age and people walking on top of it. The existing roof will be removed and Tuff-Rib metal panels will be installed. Tuff-Rib panels are strong, durable, economic, and attractive.

The existing fence on the north side of the property is dilapidated and missing boards. The deteriorated condition of the fence is attributable to its age and damage caused by weather. The purpose of the fence is to control blowing and drifting snow.

Project Work Plan:

In order to accomplish the project, the following activities are planned for completion by March 30, 2017:

Install an awning over the southern-most facing windows: the awning will be a fixed shed awning style with a milled aluminum frame and fabric.

Replace the furnace: demolish the existing furnace, install a new Bryant 95% efficient single stage gas furnace, connect the new furnace to existing duct work in the retail space, and install a new condensate pump and thermostat.

Replace the air conditioning unit: demolish the existing unit, install a new Bryant Condenser on the roof, and connect the new unit to existing duct work in the retail space.

Upgrade the electrical service: install a new panel to complete a service upgrade to meet the demands of new equipment without the fear of breaking the existing system.

Replace the garage door: remove the garage door and replace it with a wall containing energy efficient windows.

Repurpose the existing exterior doorway that currently provides access from the alley into the store: remove the existing door and replace it with one that is energy efficient and suitable for providing exterior access to an apartment.

Construct a new exterior doorway to provide access from the alley into the store: cut a doorway in the brick of the building and install an energy efficient exterior door.

Replace the sewer lateral pipe: remove the existing vitrified clay pipe and install a PVC pipe of the same diameter.

Replace carport roofing: remove the existing roof and install Tuf Rib 3' metal panels.

Replace fence on north side of property: remove remnants of the existing fence and construct a new fence in the same location.

Project Budget/Financial Information:

This grant application is requesting funds for \$19,118 (1/2 of total estimates of work activities) to support the proposed improvements to the property.

Estimates from contractors have been included as *Attachment A* of this application.

Attachment A

Contractor Estimates

Backup material for agenda item:

- E. CONSENT - Approve URA grant approval for Cerberus Properties structural wall in the amount of \$4,400.00

Livingston Urban Renewal Agency Grant Application

*Due 10 days before the URA meeting at which the application will be discussed.
Cover Sheet Information to include:*

Applicant Organization: Cerberus Properties, LLC
Kristen Galbraith and Kendra Anderson

Organization Tax Status: LLC – EIN #: 81-1808830

Project Title: Structural Wall Reinforcement Project

Key Contact: Kristen Galbraith – Co-Owner; PO Box 1766 or
108 North 2nd Street; Livingston, MT 59047
406-220-9600; galbraithkristen@gmail.com

Project Start Date: December 2016

Project End Date: April 2017

Amount Requested: 50% \$4,400 (1/2 of total estimates of work activities)

Breakdown of what the total will be used for:

- \$750 – Structural Engineering Costs
- \$5,800 – Excavation and Fill Costs
- \$2,250 – Apron Construction Costs

8,800

The total estimate for this work is \$8,800 and the URA Grant request is for half of that amount. Estimates are included in *Attachment A*.

Start Mid
Feb Feb

Applicant Organization Name: Cerberus Properties, LLC

Project Title: Structural Wall Reinforcement Project

Project Summary:

As per the priority areas established by law for URA projects, the proposed project qualifies because it is being pursued to “repair or rehabilitate deteriorated or deteriorating structures and improve infrastructure, facilities and equipment leading to an increase in the health and safety of the downtown district.”

The project will rehabilitate and repair deteriorated portions of an historic building on 2nd Street at 108 North 2nd Street. The building was recently purchased after sitting vacant for seven years. The front 1/2 of the building is being leased to the Obsidian Collection. The Obsidian moved to the new location after 23 years of serving locals and tourists on Main Street. An additional office space was created and provides a space for Wild Poppy Beauty Bar – the owner offers facial, waxing and micro-dermal services.

The owners have already addressed several public improvements including installing an ADA accessible door to the public bathroom (which is used an average of ten times per day from May through September and four times per day from October through April), providing outside seating on the sidewalk area in front of the building and removing bolts that were protruding out of the sidewalk area in three sections (serious tripping hazard). Hanging flower baskets (in the summer) and a dog watering station (year-round) have also been added to the front area of the building. With previous funding assistance through the URA Program, a new awning and five new energy efficient windows were installed and the front façade was painted. Photos of recent improvements are included as *Attachment B*.

This project serves to repair and rehabilitate deteriorated portions of a historic building including work to support the outer wall that has become structurally compromised after years of water drainage through tree root wads immediately adjacent to the south facing concrete wall. Seven trees once lined the north edge of the boundary line between the building and the Owl Lounge parking lot. Those trees were cut down in the 80s and the root wads that remain at the base of where the trees were removed have created a large and problematic collection area, especially during rain and snow events. When the rain and snow collects near or on these tree root wads, the moisture works its way down the wall and into the basement of the building. Until recently, the inside wall was extremely unsafe and in danger of collapsing. Photos of the existing issues are included as *Attachment C*.

Because of the danger associated with the lack of structural integrity of the inner basement wall, a structural engineer provided design plans for reinforcement of the structurally compromised wall (included in *Attachment D*). As per suggestions from these plans (and because the applicant had been directed that URA funding would not pay for structural work on the inside basement of older buildings), the applicant contracted with Fridley Construction to build a reinforcement wall inside the basement - next to the deteriorating wall. The cost of that wall is

estimated at \$9,800 and will be paid for by the applicant (the applicant has not yet been billed for this work, at the time of application submittal).

There are no construction lien's associated with the building and the applicants understand that they will be required to obtain all necessary permits and inspections and pay any associated fees.

Statement of Condition/Need:

This project serves to repair and rehabilitate deteriorated portions of a historic building. The building was left to sit empty for seven years before it was recently purchased, and no upkeep or maintenance was performed during this time. Over time, the outer north facing wall has become structurally compromised after years of water drainage through tree root wads immediately adjacent to the wall. Seven trees once lined the north edge of the boundary line between the building and the Owl Lounge parking lot. Those trees were cut down in the 80s and the root wads that remain at the base of where the trees were removed have created a large and problematic collection area, especially during rain and snow events. When the rain and snow collects near or on these tree root wads, the moisture works its way down the wall and into the basement of the building. Until recently, the inside wall was extremely unsafe and in danger of collapsing.

Project Work Plan:

Dependent on the URA grant approval process, the plan is to excavate a section of ground that is 4' wide by 2' deep by 32' long. Other activities would include removing the old tree root wads

Seven tree root wads (circled) along north wall that need to be excavated (after inner retaining wall is installed). The entire excavation area will be 4' wide by 2' deep by 32' long. Base gravel (3/4") will then be inserted in the excavated pit and compacted to grade level. A concrete apron will then be installed and will be approximately 4' wide by 32' long and 12" high at the tallest portion of the apron.



and back filling the excavated area with 3/4" washed gravel, grade the area to surface level and then install a concrete apron. The project completion date is likely on or before April 1, 2017.

Project Budget/Financial Information:

This grant application is requesting funds for \$4,400 (50% of the total project costs) to assist with excavation, fill and concrete apron construction costs.

Contractor's bids have been included as *Attachment A* of this application.

Backup material for agenda item:

F. CONSENT - Approve URA grant to Sleeping Giant Middle School in the amount of \$6,000.00

Livingston Urban Renewal Agency Grant Application

http://www.livingstonmontana.org/working/docs/URA_Grant_App_revised_2_16.pdf

Due 10 days before the URA meeting at which the application will be discussed. Cover Sheet Information to include:

Applicant Organization: Sleeping Giant Middle School

Organization Tax Status: Federal Tax ID # 81-6000691

Project Title: SGMS/Public Outdoor Open Play Space

Key Contact (name, title, address, e-mail, telephone):

Lisa Rosberg, Principal
301 View Vista Dr. Livingston, MT 59047
406. 222.3292 School 406.224.8250 cell

Project Start Date:

We will begin this project as soon as we secure funding. If we are able to secure at least \$6000 by the end of October, we will begin the project in November. If we do not have funding secured by the end of October, we will wait until after the spring thaw.

Project End Date:

The project should take about two weeks from start to end.

Amount Requested: We are requesting \$6000

Breakdown of what the total will be used for:

See attached for breakdown of expenses.

Grant Eligibility:

SGMS is in the blight zone just off of Livingston's downtown. This project redevelops a small space and is a public improvement which will increase options for outdoor play and therefore the health of the general public as well as SGMS students. Even though it is on the school property this area is fully accessible to the public outside of school hours, as are the play areas at the other K-8 elementary schools. SGMS currently only has Green Space accessible outside and no hard surfaced play areas. This area of grassy open space is not used for recess, PE, or any other activities.

Application Description: Install a 45' x 45' concrete area with basketball goals is an improvement to accessible outdoor play on this southeast side of town. The SGMS Outdoor Open Play Space proposed is the same size as the M Street Katy Bonnell Park which is heavily used by the youth in that area. There is no play space like this in the vicinity of SGMS and it will be open to the public at all times other than during school hours.

For further details on urban renewal, see Title 7, Chapter 15, Parts 42 and 43 of the Montana Code Annotated.

Revised February, 2016. Responses should be brief but complete information is encouraged. Include substantiating documents, bids, etc.

E-mail completed form and any budget and work-plan attachments to:

Karla Pettit, Chairperson pblivingston@wispwest.net

Bob Ebinger buffalojumppictures@gmail.com

Kyra Ames kyra@amesphotography.com

Bill Spanring (406)220-3198

Send questions to the Secretary, Lisa Harreld, Legal Analyst, City of Livingston lharreld@livingstonmontana.org or phone (406)823-6009. Please use the following sections to complete your application, just replace the instructions under the heading with your text. The URA may request further information when considering this application.

Applicant Organization Name: Sleeping Giant Middle School **Project Title:** SGMS/Public Outdoor Open Play Space

Project Summary/Description: to increase the recreational usefulness of Open Space at SGMS with a concrete pad and 2 basketball goals for students and the public to play basketball and other games in a safe area. **Goals and expected outcomes** for the increased usefulness of this space are to increase the health and safety of the 320 SGMS students during lunch recess as well as for community youth and adults outside of school hours. This space is in the blight area directly adjacent to the S-S trailer court.

Statement of Condition/Need: Students at SGMS have a need for increased recreational activities. Currently we only have a parking lot/street for a hard surface to play at recess. Per the district insurance company guidance, we cannot set up games for the students on the parking lot/street due to safety reasons. SGMS has hundreds of feet of Green Space for students but nowhere to play basketball, 4-Square, Pickle Ball, and other games that require a hard surface. This project will positively impact the 320 students at SGMS on a daily basis throughout the school year. While students could play basketball at lunchtime in the gym, research shows that middle school kids still need to have at least one outdoor fresh air break during the school day. The health benefits of going outside are many and varied and the increased opportunity provided by this space will enhance this area near the park and riverfront as a recreational public gathering place. Additionally, it is difficult to have 160 students in the gym at one time. The enhancement of this space will allow it to be multi-purpose. This space is close to downtown, the civic center, Sacajawea and adjacent to the sidewalk previously built through the middle school Green Space. SGMS is within the study area that clearly meets the statutory definition of blight. The development of this underutilized land at SGMS will also provide an easily accessible recreational area to the public, particularly the S Bar S which provides housing for some of Livingston's lowest income residents.

Project Work Plan:

1. We listened to the complaints from parents / students about not enough to do outside at lunch recess.
2. The principal asked the maintenance department to save the basketball goals from the tennis court re-model in anticipation of using them for SGMS.
3. We purchased many soccer balls, footballs, 4-square balls, etc. and re-vamped our recess time with organized games.
4. We discovered that we cannot use the parking lot/street area for a hard surface due to insurance liability so the 4-square that the kids love is not an option and we cannot install the basketball posts at the edge of the pavement.
5. We studied the use of the Green Space used for lunch recess, PE, and Football and discovered a large area which is completely unused.
6. We asked approval of the maintenance director if we could put a court in that unused space.
7. Principal researched the cost of a 45' x 45' court and obtained a bid for approximately \$13,000.
8. Principal / Mr. Pettit sought out grant possibilities. LEF, The Patricia Coleman Foundation, Night Owl Run all gave favorable responses to the need for a half sized outdoor basketball court at SGMS.
9. Principal contacted another source for a bid. The second bid was \$2000 less expensive and the less expensive bid will also donate back 10% of the cost, over \$1000 which saves us about \$3000.
10. The principal has already received and deposited \$400 from the Night Owl Run.
11. The second bid is ready to start as soon as we have 50% of the cost of the project as a down payment.
12. See attached for the necessary steps of the project.

Project Budget/Financial Information:

See attached for project expenses; total	<u>\$10,462.50</u>
Current Grants: Marsh Concrete Landscaping LLC	\$1,046.25
Night Owl Run	\$ 400.00
Posts and backboards	NC
Anticipated Grants: URA	\$6,000.00
Patricia Coleman Foundation	<u>\$5,000.00</u>
Total Grant Funds:	\$12,446.25
Grant amount additional to bid:	\$1,983.75
To be used for a fence wall to prevent stray balls from rolling onto View Vista Drive.	

LIVINGSTON SCHOOL DISTRICT 4& 1

Dr. Donald J. Viegut – Superintendent
D. Ellen Conley – Director, Business Services

132 South B Street
Livingston, MT. 59047
406-222-0861
www.livingston.k12.mt.us

February 3, 2017

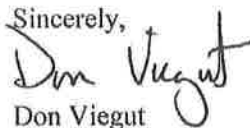
Members of the Urban Renewal Agency,

Please accept this request for support for our Sleeping Giant Middle School outdoor play area and basketball court. Middle school leaders have actively searched for alternate sources to support this work and have come up short in securing adequate funding. The school district has not set money aside for this work and will likely be unable to do so in the future.

As a community, anything we do that creates opportunities for students to do the right thing creates the conditions where it is likely that students will be more successful. This outdoor play area and basketball court accomplishes just that – another positive thing for our youth.

Any support you could provide would be greatly appreciated. Thank you for considering partnering with us on this initiative.

Sincerely,


Don Viegut
Superintendent

Backup material for agenda item:

- A. PUBLIC HEARING - Public Comment on Proposed Northtown Livingston LLC request for Zone Change

Agenda

Livingston Planning Board / Zoning Commission

Community Room, City-County Hall

Wednesday, January 18, 2017 5:30 p.m.

1. Call to Order

- A. Roll call
- B. Approval of last meeting's minutes

2. Public Comment

*Please state your name and address for the record. This is the time for individuals to comment on matters falling within the purview of the Committee. There will also be an opportunity in conjunction with each action item for comments pertaining to that item. **Please limit your comments to three minutes.***

3. Action Items

- A. North Side subdivision and zone change requests
 - Request to rezone 5.6 acres from R-II to R-III to allow low-density apartment 4-plex buildings.*
 - i. Presentation by developer
 - information from the developer is available at their website at:*
www.norhtownlivingston.com
 - ii. Public Hearing
- B. Growth Policy Update - Growth map
 - Initial draft will be presented*
- C. Letter of support for proposed O Street-to-Bennett Street Connector path
 - For City's grant application to the Montana Transportation Alternatives Program*
- D. Additional at-grade railroad crossing
 - Is this an option?*
- E. Board vacancies
 - Interview results and recommendations*

4. Discussion Items

- A. Affordable housing
 - Definitions, data sources, and basic policy tools*
- B. Large-footprint retail stores
 - Definitions and examples from other cities*

5. Adjournment

For more information please contact Jim Woodhull at jwoodhull@livingstonmontana.org
This board generally meets the third Wednesday of the month at 5:30pm
Committee meetings are open to all members of the public.

Minutes

Livingston Planning Board / Zoning Commission

Community Room, City Hall

Wednesday February 15, 2017 5:30 p.m.

1. Call to Order

- A. Meeting called to order at 5:00 pm.
 - i. Present were board members Adam Stern, Peter Fox, Warren Mabie, and Jim Baerg,
- B. Approval of last meeting's minutes
 - i. Fox moved to approve minutes, seconded by Baerg.
 - ii. All in favor, motion approved.

2. Public Comment

- A. None.

3. Action Items

- A. North Side subdivision and zone change requests
 - i. Bill Muhlenfeld, the developer, made a presentation about the proposed subdivision. The proposed development includes 14 4-plexes for a total of 56 units. Current zoning is R-II. Developer requests change to R-III.
 - ii. Public Hearing
 - a. Jim Strong made asked how can we ensure the developers keep their promises?
 - b. Emanuela Meijer opposed zoning change
 - c. Jon Ellen Snyder supported the project
 - d. Deb Downs made comments
 - e. Susie Lalich, representing PFL, supported the project
 - f. Gayla Nicholson opposed the project and expressed concerns about traffic impacts
 - g. Jillian Swanson supported the project
 - h. Joe Parriott expressed concerns about drainage and flooding
 - i. Dave Haug expressed concerns about drainage and flooding
 - j. Patti Grabow supported the project
 - k. Tom Gierhan supported the project
 - l. Mike Gomez supported the project, expressed concerns about drainage and flooding
 - m. Mike Pincon supported the project
 - n. Pat Brandon opposed the project, expressed concerns about utility capacity
 - o. Chuck Donovan expressed concerns about drainage and flooding
 - p. Tim Price opposed the project, expressed concerns about traffic and declining property values
 - q. JC Charmichael supported the project
 - r. Nicole Devine supported the project
 - s. Cliff Ingledew opposed the project
 - t. Karla Petit opposed the zone change, expressed concerns about declining property values
 - u. Jeff Dickerson opposed the zone change
 - v. Richard Lund expressed concerns about traffic
 - w. Kathy Schneider supported the development
 - x. Ken McInnis expressed concerns about property ownership
 - y. Public Hearing closed at 7:40 pm.

- iii. External evidence submitted
 - a. Letters of support in favor of development
 - 1. American Bank
 - 2. Livingston Health Care
 - 3. Murdoch's
 - 4. Printing For Less
 - b. Citizen letter against development
 - 1. Karla and Dave Petit
 - c. Petition signed by 40 nearby citizens supporting development
 - d. Parks & Trails Committee submitted letter stating development will not negatively impact nearby Bitterroot Trail.
- iv. Motion by Fox to accept "Findings of Fact" from Staff Report, seconded by Mabie.
 - a. All in favor, motion approved.
- v. Motion by Fox to approve zone change from R-II to R-III, seconded by Baerg.
 - a. All in favor, motion approved.
- vi. Motion by Fox to approve subdivision, seconded by Mabie.
 - a. Added condition: Rental agreement must include acceptable "Rules & Regulations"
 - b. All in favor, motion approved.

B. Growth Policy Update – Growth map

- i. Postponed until March meeting

C. Letter of support for proposed O Street-to-Bennett Street Connector Path

- i. Motion by Fox to supply letter of support, seconded by Baerg.
 - a. All in favor, motion approved.

D. Additional at-grade railroad crossing

- i. Woodhull will bring documented history to March meeting.

E. Board vacancies

- i. Motion by Fox to recommend Vicki Blakeman and Charlie Eubank, seconded by Baerg.
 - a. All in favor, motion approved.

4. Discussion Items

A. Affordable housing

- i. Postponed until March meeting

B. Large-footprint retail stores

- i. Postponed until March meeting

5. Adjournment

- A. Meeting adjourned at 8:15 pm.

Report on northside subdivision and zone change request

Livingston Planning Board / Zoning Commission

February 27, 2016

Summary

At the February 15, 2017 meeting of the Planning Board and Zoning Commission, the Board unanimously approved the developers' request to rezone 5.6 acres from R-II to R-III; the developer is proposing low-density 4-plex apartments. The Board also unanimously approved the subdivision request.

Reasoning for Board's approval

- Area is an identified "growth area" of Livingston
- Development is consistent with adjacent communities
- Development addresses need for affordable housing
- Proposed R-III development is low-density – at the same density allowed by R-II

This process of rezoning is typical and common in Livingston, with many existing precedents.

"Rules and regulations" covenants, required by developer for renting proposed units, will serve to maintain the appearance and quality of development.

Property values will not decline if development remains well-maintained and consistent with nearby neighborhoods.

Important issues to consider

- Drainage
- Local traffic
- Cross-railroad traffic

Over the long-term, these issues will have major impacts to local infrastructure. To deal with the first two issues, the City Commission should begin with obtaining professional engineering analyses of the impacts and recommended solutions. This effort should be scheduled through the CIP process.

Cross-railroad traffic needs to be addressed as a continuing and critical need for all of Livingston.

Primary concerns of local citizens

- Declining property values
- Blighted, dilapidated, and neglected properties
- Increased traffic
- Storm water drainage

After recording return to:

GUARDIAN TITLE, INC.
504 East Callender
Livingston, MT 59047

ABSTRACT OF CONTRACT FOR DEED

1. This is an Abstract of a Contract for Deed (Contract) which was made and entered into on the 15 day of July, 2016, by and between CARTER BOEHM, TRUSTEE, of 1880 Howard Avenue, Suite 305, Vienna, Virginia 22180, as Seller, and WILLIAM MUHLENFELD, as Purchaser.

2. The real property affected by the Contract is situated in the County of Park, State of Montana, and is more particularly described as follows, to-wit:

Lot 3 of Subdivision Plat No. 253, Park County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder of Park County, Montana. LESS AND EXCEPTING Tract A of Subdivision Plat No. 438.

3. Pursuant to the Contract, Seller agrees to sell and Purchaser agrees to purchase all of the real property described above. A Deed to said real property will be held by Guardian Title, Inc., which Deed will be delivered to Purchaser upon his full performance of the Contract.

4. This Abstract has been executed and filed for the purpose of notice only and will neither enlarge nor diminish the rights or obligations of the parties to the Contract.

5. A full and complete copy of the Contract may be obtained from the Purchaser at the address set forth below upon request of any person:

WILLIAM MUHLENFELD
409 Doney Way
Bozeman, MT 59718

IN WITNESS WHEREOF, the parties have hereunto executed this Abstract on this ____ day of July, 2016.

SELLER:

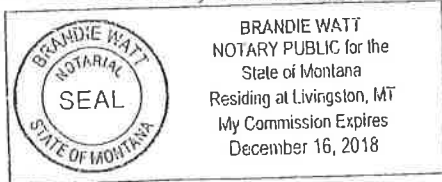
CARTER BOEHM, TRUSTEE

PURCHASER:

WILLIAM MUHLENFELD

STATE OF MONTANA)
: ss.
County of PARK)

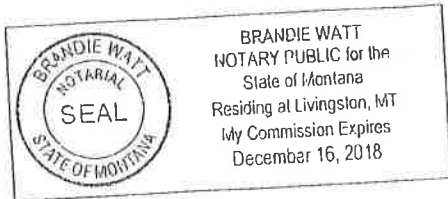
This instrument was acknowledged before me on July 12, 2016, by CARTER BOEHM, TRUSTEE.



Brandie Watt
Printed Name of Notary: _____

STATE OF MONTANA)
: ss.
County of PARK)

This instrument was acknowledged before me on July 15, 2016, by WILLIAM MUHLENFELD.



Brandie Watt
Printed Name of Notary: _____

City Manager
Lisa Lowy

414 East Callender Street
Livingston, Montana 59047
(406) 222-2005 phone
(406) 222-6823 fax
citymanager@livingstonmontana.org
www.livingstonmontana.org



Chairman
James Bennett

Vice Chairman
Dorel Hoglund

City Commissioners
Mel Friedman
Quentin Schwarz
Sarah Sandberg

44

February 6, 2017

STAFF REPORT
ZONE MAP AMENDMENT
5.6-acre portion of Lot 3, Subdivision Plat No. 253

Background

Northtown Livingston, LLC, owner of Lot 3, Subdivision Plat No. 253, is requesting a zone change for a 5.6-acre portion of this property. It is currently zoned Medium Density Residential (RII) and they wish to change it to High Density Residential (RIII). They would like to develop fourteen four-plex buildings on this parcel.

Findings of Fact

The Livingston Zone Map Amendment application requires that the applicant answer the following questions by letter to the Zoning Commission: (Answers in italics)

- 1) What reasons prevent you from using this property for any of the uses allowed under the existing zoning?

Existing zoning for the proposed minor subdivision (R2) allows for single family or duplex home construction. We propose 4-plex construction for rental properties on the site in question. 4-plex construction is the minimal size possible for quality, cost-effective apartment construction, enabling NorthTown Livingston LLC to provide rental housing at reasonable pricing. A change in zoning from R2 to R3 will accomplish this purpose.

It is important to note that there is NO change in density with the zone change request. The present R2 zoning could allow for approximately the same number of duplex units without the zone change request. Rental duplexes may be of compromised architectural quality while meeting all building codes due to construction economics.

- 2) Why is there a need for the intended use of the property at this location?

Extensive research and analysis from a variety of sources tells us that the City of Livingston is in critical need of rental housing. Our proposal will only begin to fill that need by taking 5.72 acres, or 4.3% of the existing 132+ acres of property for the creation of 14 4-plex units, totaling 56 apartments. Construction of these apartments would require R3 zoning.

- 3) How will the public interest be served if this application is granted?

The public interests in the City of Livingston includes adequate, affordable housing for its residents. Adequate rental housing is lacking in the city, nor does any proposed or pending planned development fully address this critical need.

According to the U. S. Census Bureau, the estimated population growth rate for the City of Livingston is 1.3% per year, adding approximately 85 new residents annually. Using known Montana average birth and death rates, we have also estimated that there is an approximate net gain of 36 residents annually within the City's existing population.

Thus, 121 new residents annually 85+36 would likely require 40-60 housing units annually to keep pace with existing growth. Many of these new residents will be in need of short-term and long-term rental housing. In addition, it is likely that the high cost of housing in Bozeman, and the obvious desirability of Livingston as a fine place to live and to raise a family will increase housing demand over both the short and long term.

In addition, 4-plex construction is a more favorable outcome for nearby residents, as an allowable duplex rental solution (under existing zoning) will result in a greater number of structures, and less than desirable architectural and construction adjustments to create a product that is economically viable.

The Montana Code Annotated establishes the following test which is to be used by municipal governing bodies when zoning or rezoning land*

“LOWE” TEST FOR ZONING OR REZONING

1. Is the proposed rezoning designed in accordance with the comprehensive plan?

The Growth Policy does not directly address planned locations for RIII zones. It does, however, recognize this area as logical residential growth area. The City’s 2016 update (not yet finally adopted) has as an objective “Address affordable housing needs”.

2. Will the proposed rezoning secure safety from fire, panic, and other dangers?

Yes. Building and Fire Codes will address this at the time of construction.

3. Will the proposed rezoning promote health and general welfare?

Yes. Health, sanitation, building and fire codes would all apply to new construction.

4. Will the proposed rezoning facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements?

Yes. All of the above public requirements can be facilitated.

5. Will the proposed rezoning provide adequate air and light?

Yes. Current building code requirements are assumed to provide “adequate” air and light.

6. What is the likely effect on motorized and non-motorized transportation systems?

Obviously, developing vacant land will increase both motorized and non-motorized traffic. By annexing the subject property, the city has previously determined that the existing street network is able to accommodate the development of this area. The real question is the density of that development. Because this proposal is not seeking to maximize the R3 density potential, it is unclear whether the traffic impact will be significantly different than the existing option of maximizing the current R2 density.

7. Does the proposed zone change promote compatible urban growth?

Yes. The area in question is residential. There are areas throughout the city where R2 and R3 zones are adjacent to each other. The differences in allowable density have been shown to be compatible.

8. Does the proposed rezoning give reasonable consideration to the character of the district and its suitability for particular uses?

Yes. This area is a large vacant parcel adjacent to the Palace Addition. The palace addition is primarily zoned RII however, there are several blocks that are zoned RIII where apartments and a church exist. RII and RIII zoning are not seen as incompatible.

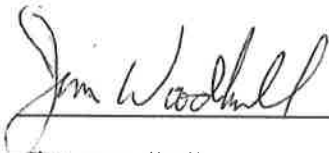
9. Will the proposed rezoning conserve the value of buildings and encourage the most appropriate use of land throughout the City?

Yes. The property is currently vacant. The Growth Policy encourages the use of available lots inside the City where utilities and services can be more easily provided.

* Section 76-2-304.(1).(2), Montana Code Annotated, 2015

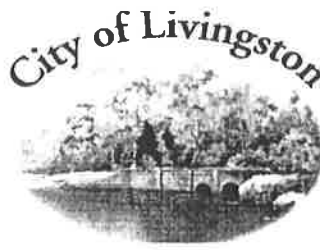
Staff Recommendation

Based upon the findings of fact section of this report, the City Planning Staff feels that it is appropriate for the Zoning Commission to recommend to the City Commission that they **approve** the zone change request.

A handwritten signature in cursive script that reads "Jim Woodhull". The signature is written in black ink and is positioned above a horizontal line.

Jim Woodhull
Director of Building/Planning

Interim City Manager
Lisa L. Lowy
citymanager@livingstonmontana.org
(406) 823-6000 Phone



Incorporated 1889

Chairman
James Bennett
Vice Chairman
Dorel Hoglund

Commissioners
Mel Friedman
Sarah Sandberg
Quentin Schwarz

49

STAFF REPORT **Northtown Livingston Subdivision**

BACKGROUND

Northtown Livingston, LLC, owner of property described as Lot 3 of Subdivision Plat No. 253, located north of the Palace Addition near the 700 Block of North 9th Street, is proposing to create one (1) new lot by separating 5.6 acres from the original 130-acre parcel.

FINDINGS OF FACT

This minor subdivision is exempted from the primary review criteria found in Montana Code. However, below are Staff answers to some of those questions found in the review criteria that seem most applicable.

(Answers appear in *italics*)

1. Effect on Local Services

- 1) What additional or expanded public services and facilities would be demanded to serve this subdivision? *Water, sewer, garbage collection, police, fire, EMS.*
 - a) What additional costs would result for services such as streets, law enforcement, parks and recreation, fire protection, water, sewer and solid waste, schools and busing (including additional personnel, equipment, construction and maintenance costs)? *The cost of police and fire services will eventually increase as the population increases. The amount attributed to this development is integrated into our current impact fee schedule.*
 - b) Who would bear these costs? *Impact fees will be charged at the time building permit(s) are issued.*
 - c) Can the service providers meet the additional costs given legal and other constraints? *The City's impact fees are designed to off-set the increase in costs.*

2) Would the subdivision allow existing services, through expanded use, to operate more efficiently or make the installation or improvement of services feasible? *This project*

414 East Callender Street

Livingston, MT: 59047

www.livingstonmontana.org

LIVINGSTON
Montana

GO BEYOND YELLOWSTONE

has the potential to loop the City's water system and to make it available to other properties.

- 3) What are the present tax revenues received from the unsubdivided land by the County, City and Schools? *Unknown.*
- 4) What would be the approximate revenues received by each above taxing authority when the subdivision is improved and built upon? *Estimated at approximately \$60,000 - \$70,000 divided among all three entities.*
- 5) Would new taxes generated from the subdivision cover additional public costs? *In general, it is believed that residential property does not pay enough through property taxes to cover the cost of services provided. However, with impact fees and higher density it is much more likely for projects to pay for themselves.*
- 6) Would any special improvement districts be created which would obligate the City fiscally or administratively? *No.*

2. Effect on the Natural Environment

- 1) How would the subdivision affect surface and groundwater, soils, slopes, vegetation, historical or archaeological features, and visual features within the subdivision or on adjacent lands? *No known historic or archaeological resources are present. No surface waters are present.*
 - a) Would construction of streets or building sites result in excessive cuts and fills on steep slopes or cause erosion on unstable soils? *No.*
 - b) Would significant vegetation be removed causing soil erosion or bank instability? *No. Proper construction techniques should avoid any erosion problems.*
 - c) Would the subdivision be subject to natural hazards such as flooding, rock, snow or land slides, high winds, severe wildfires or difficulties such as shallow bedrock, high water table, unstable or expansive soils, or excessive slopes? *High winds are a concern everywhere in Livingston. Building Codes take this into consideration.*


3. Effect on Public Health and Safety

- 1) Would the subdivision be subject to hazardous conditions due to high voltage lines, airports, highways, railroads, high-pressure gas lines, or adjacent industrial uses? *No.*
- 2) What existing uses may be subject to complaints from residents of the subdivision? *None have been identified.*
- 3) What public health or safety hazards, such as dangerous traffic or fire conditions, would be created by the subdivision? *None have been identified.*

STAFF RECOMMENDATION

Based upon the Findings of Fact, and after reviewing this application in light of the City's Growth Policy, the City Planning Department recommends that the City Planning Board recommend **conditional approval** of this subdivision. The suggested conditions follow:

1. All sewer and water main extensions will be a minimum of eight (8) inch.
2. A Montana licensed engineer, or his supervised representative, will be required to be on site during utility construction.
3. Any utility reimbursement plan must be submitted to, and approved by, the City prior to the beginning of construction.
4. The subdivider will be responsible for all required street signing to include traffic control signs as well as street name signs. All signs will be built and installed according to City specifications. Painting of curbs at fire hydrants will also be required.
5. Any improvement agreement(s) for deferred infrastructure construction need to be reviewed and approved by the City prior to the beginning of construction.
6. The subdivider will, in consultation with the County Extension Office, prepare a noxious weed plan to mitigate the spread of weeds to adjacent properties. Proof of compliance with this plan will be required in order to gain final approval.
7. All outdoor lighting in this development will be required to be night-sky friendly per existing City Ordinance.
8. The interior street created by this development will be a private drive maintained by the owner.
9. Any further subdivision of Lot 3A, will be accompanied by a traffic study. Any necessary improvements identified by the study, either on or off site, will be the responsibility of the Subdivider at that time.
10. The subdivider will create "Community Rules" for the upkeep and appearance of the property. These rules will become a part of the individual rental agreements for each tenant.



Jim Woodhull
Director of Building & Planning



February 2017

We, the undersigned residents of Livingston, Montana, would like to go on record in support of the NorthTown, Livingston development and the **proposed re-zoning of 4% of the land parcel for 14-4 plex apartment buildings, totaling 56 apartments.** We understand that these apartments will be owned and managed by the developers, built and maintained to the highest standards.

NorthTown will provide a much-needed boost in the availability of rental housing, as well as the opportunity for home ownership in the remaining 96% of the land parcel.

Name Lisa Sukit Signature Lisa Sukit
 Address 515 E Montana Ln

Name MITCH GRADY Signature [Signature]
 Address 428 N YELLOWSTONE

Name Anthony Wilson Signature [Signature]
 Address 430 NCst #9

Name Georgina R. Hutson Signature Georgina R Hutson
 Address 430 NCst #9

Name Melissa Hutson Signature Melissa Hutson
 Address 430 N. C St #15

Name Paul Gillespie Signature Paul Gillespie
 Address 430 NC St. #15

Name RALPH CHARPIEN Signature Ralph Charpien
 Address 430 NCst #12

Name _____ Signature _____

Address _____

Name Mark Duncan Signature Mark Duncan

Address 323 S. E. Livingston Mt

Name Evelyn Hatcher Signature Evelyn Hatcher

Address 5114 89 So.

Name Ivan Merka Signature Ivan Merka

Address 375 Stafford Ave Bozeman MT, 59718

Name Ruth Eminger Signature Ruth Eminger

Address 420 W. Montana #3

Name [Signature] Signature FRANK D. SCHEPPING

Address 555 Hilltop Ln. CT 3

Name Rachelle Frederick Signature Rachelle Frederick

Address 313 S. D St

Name Dewey Kemp Signature Dewey Kemp

Address 608 E Geyser

Name Alex Armstrong Signature Alex Armstrong

Address _____

Name Apollo Kautzman Signature Apollo Kautzman

Address 1302 E. Montana St. Apt. 4

Name Brenda Korick Signature Brenda Korick

Address 311 S C

Name Johnny Watts Signature Johnny Watts


Address 601 W. Summit

Name Allen Zeller Signature Allen Zeller

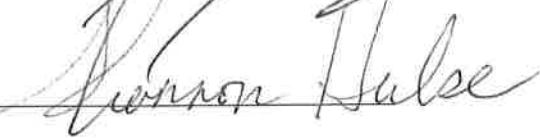
Address 730 1/2 N.N. ST

Name Johnny McGee Signature Johnny McGee

Address P.O. Box 322

Name Pick Murphy Signature 


Address _____

Name Shannon Hulse Signature 

Address 1004 W-Summit

Name Sandra Phillips Signature 

Address 65 Billman Ln #7

Name just for Signature 

Address 65 Billman Ln #D-7

Name James Burgess Signature 

Address 65 Billman Lane D7

Name Ketina Lawson Signature 

Address 432 N 5th Livingston

Name Krissy Nickerson Signature 


Address 5150 Hwy 89 Stn

Name ROBERT BARWICK Signature 


Address 523 N. 8th

Name Darwin Hammerland Signature 

Address 712 N 10th

Name Morgan Heath Signature 

Address 65 Billman Lane A-15

Name Bwo Collins Signature 

Address 51 Billman Ln

February 2017

We, the undersigned residents of Livingston, Montana, would like to go on record in support of the NorthTown, Livingston development and the **proposed re-zoning of 4% of the land parcel for 14-4 plex apartment buildings, totaling 56 apartments.** We understand that these apartments will be owned and managed by the developers, built and maintained to the highest standards.

NorthTown will provide a much-needed boost in the availability of rental housing, as well as the opportunity for home ownership in the remaining 96% of the land parcel.

Name Cricket Campbell Signature Cricket Campbell

Address P.O. BOX 95 Livingston,

Name BOB GLUESING Signature Bob Gluesing

Address 209 1/2 S D ST

Name Lora Esser Signature Lora Esser

Address 124 S. Main

Name Carolyn Currie Signature Carolyn Currie

Address Po Box 926

Name Lynwood Pompper Signature Lynwood Pompper

Address 321 So H ST

Name Lynda Floyd Signature Lynda Floyd

Address P.O. Box 255

Name Sarah Regus Signature Sarah Regus

Address 224 S G ST

Name Logan Hicks Signature Logan Hicks

Livingston Parks and Trails Committee

November 15, 2016

Dear Bill Muhlenfeld,

Thank you for meeting tonight with the Livingston Parks and Trails Committee. We appreciated your briefing on your proposed development project currently before the city Planning Commission, and in particular, the discussion about the adjacent Bitterroot Trail.

As we expressed, based on the information you presented to us, we have no reason to believe your project will negatively impact the trail or trail users. Additionally, we do not expect this project to impede the future growth of the Bitterroot Trail or limit the potential to connect that trail to the Bozeman Trail Connector.

You made clear that your past projects have incorporated elements that favor both parks and trails growth. You suggested you are not considering a wall along the Bitterroot Trail but instead are willing to plant trees and/or shrubs on your developed property near the trail, and furthermore, are interested in adopting either a portion, or all, of the Bitterroot Trail under the city's Adopt-A-Trail program to help maintain that area.

We appreciate your willingness to discuss your plans and to work with us to ensure continued and improved use of the trail. We welcome future opportunities to discuss your plans for your Livingston project.

On behalf of myself and the other members at the meeting (Gavin Clark, Kate McInnerney, and Christopher Newhouse), thank you for meeting with us. Please feel free to contact the other members of the committee who were not able to hear your presentation.

Sincerely,

Jeanne-Marie Souvigny
Vice-Chair of the Livingston Parks and Trails Committee

cc: Members of the Livingston Parks and Trails Committee



For all those concerned,

I wanted express my support for the North Town development and the need for this kind of product in and around Livingston. I feel that my experience and familiarities of Livingston have given me sound awareness and insight.

I believe we can all agree that these are very exciting time for Livingston. We must focus on our strengths, preserve our wonderful history, and do our best to handle our shortfalls. From growing up in Livingston, and being a third generation business owner, I'm keenly aware of how dynamic and special this place is. One example would be my time serving on the Livingston Healthcare board. I heard several times about our need for suitable rental property. If you were to connect with them you will hear a similar tone. As Livingston grows and opens up to appropriate business opportunities, I believe this demand will only increase. For instance, the latest success with the efficiency apartments downtown is a strong indicator that we need more suitable rental properties. They are almost completely rented out, and in a very short period of time.

With regards to the proposed development North Town, I hope the city is able to work with give them and give them a warm Livingston welcome. I know that all the parties involved are to be reputable and experienced. I believe they will do great things! With the advancements in that particular area (Northside Park) these kinds of tasteful and appropriate projects will work together harmoniously. Feel free to reach out to me at any time. I would enjoy further discussion.

Regards,

A handwritten signature in black ink, appearing to read "Tyler Erickson".

Tyler Erickson



February 8, 2017

Re: Northtown Livingston Project

Dear Mr. Bill Muhlenfeld

I am writing in support of the Northtown Livingston Project on behalf of PrintingForLess.com. As a thriving and growing local business in this community PFL continually experiences the challenge of attracting and retaining talent due to the supply and affordability of housing in our area. Last year we hired 47 full time employees. In 2017 we plan to add an additional 15-25 full time hires. For PFL this often means relocating employee from outside Livingston and Montana. We regularly receive feedback regarding the lack of housing.

Benefits of the Northtown project include:

- The supply of rentals is very limited and purchasing a home is not always an option for residents of Park County. The Northtown Development would allow residents additional options for renting.
- A progressive development would be attractive to current residents and anyone considering relocating to Park County.
- Park County is in need of significant infrastructure improvement and this development would help spur some positive movement on many initiatives.
- The development would help retain people in Livingston, which would keep their income local resulting in more support of our local businesses.

PFL and its leadership team support this project and are looking forward to contributing and being a part of a thriving community.

Sincerely,

Suzie Lalich
Human Resource Director
PrintingForLess.com
406-823-7097





320 Alpenglow Lane
Livingston, Montana 59047
www.LivingstonHealthCare.org
406.222.3541

October 26, 2016

RE: Northtown Livingston Project

Dear Mr. Bill Muhlenfeld:

I am writing on behalf of Livingston HealthCare to support the Northtown Livingston Project. Livingston HealthCare continues to face challenges with the supply and affordability of housing. Livingston HealthCare has added over 30 full-time jobs the past year and it is becoming more challenging to find housing for this growth.

This is a worthwhile community project for many reasons:

- It is an investment in Livingston which supports the economic growth and vitality of Park County
- Livingston has pressing housing needs and the lack of affordable housing is impacting employers ability to attract and retain quality workforce. This is a critical economic development issue for Livingston. A substantial percentage of Livingston HealthCare's workforce commutes from Gallatin County and availability of housing contributes to this decision
- We have a wide range of housing needs in Livingston and this project will improve the diversity of housing
- This project will help drive needed infrastructure development and investment

I support this project as an investment in Livingston and Park County. Affordable and diverse housing options will support long term economic and healthcare service growth.

Sincerely,

Bren Lowe



• Welcome •

February 10, 2017

Livingston Planning Department
330 North Bennett Street
Livingston, MT 59047

Dear Members of the Livingston Planning Board,

Please accept this letter as a strong endorsement for NorthTown Livingston and the proposal for rezoning and rental housing from the developers.

As you may know, we are already accepting applications for employment at our new Livingston location, and are quite concerned about the availability and quality of suitable rental housing for our employees, who will likely be current or new residents of this wonderful city.

A couple other noteworthy points: Families and young professionals that make amazing contributions to this community are lost because they cannot afford to live in Park County. Our year round workers increase the resident base diversifying the social fabric of Park County. Our community's growth and success requires us to provide similar housing opportunities for today's workforce with aspirations of becoming permanent members of this community. Improve employee satisfaction, decreasing job turnover by allowing workers to reside in or near the community in which they work making it easier for local employers to recruit and retain employees. Not only does it add to worker stability, but also job satisfaction, attendance and performance. This results in better customer service.

The lack of workforce housing has a direct economic impact on our community as, I believe, 83% of our year-round workforce and their paychecks leave Park County every day. Finding and maintaining employees due to housing is the biggest challenge to local business' success. Communities like Park County represent a significant segment of Montana's tourism economic engine (tourism is Montana's 2nd largest economic sector) and provide significant tax revenue to the counties and the state, many of the essential workers find themselves priced out of both the rental and home ownership market.

We understand that Livingston Hospital, Printing for Less and other area employers have also expressed their concern over a serious deficiency of adequate rental housing, and we believe that the proposal for NorthTown will be extremely helpful to our business and our employees, as well as to other Livingston businesses and organizations.

In summary, Livingston is in need of a variety of housing stock; but it is in significant and immediate need of additional, affordable rental housing. I urge you to approve the zoning to allow for construction of these 56 rental units.

Thank you,

John Parkes
Chief People Officer

THANK YOU FOR YOUR CONSIDERATION!

February 23, 2017

To: James Bennett, Chairman of the Livingston City Commission

RE: Northtown Livingston

From: David and Karla Pettit, 1114 Ridgeview Trail, Livingston

This letter is being written out of concern for the Northtown Livingston Development.

As Residents of Ridgeview Trail, we would like to voice our concern against the zoning change that the Northtown Livingston Developers are requesting. We are not against development. We are against changing the zoning in this area to accommodate the developers. We did a lot of research into the zoning in this area before we purchased our property and built a home. Now, after we have invested a great deal of money into this property we run the risk of a zoning change that would allow an apartment complex to be built. At the time that the developers purchased the land they knew what the zoning was, therefore they knew the type of development that was allowed. Let them develop the land under the current zoning, which is zoned RII.

As longtime residents of Livingston, we ask, Please don't allow the zoning change to happen in the proposed Northtown Livingston sub-division.

Thank you for your time and we truly believe it is in the best interest of the residents in this area to leave the zoning as it exists, RII.

David and Karla Pettit, 1114 Ridgeview Trail, Livingston MT

cc. All City Commissioners, Lisa Lowe, Adam Stern

Letter To:

Jim Woodhull
Director of Building/Planning
414 East Callender
Livingston, Montana 59047

City Commissioners: (Livingston, MT)
James Bennett Sarah Sandberg
Quentin Schwarz Mel Friedman
Dorel Hoglund

I Josh Merideth being the resident and legal owner of the property as listed below, and being within the area that is within 300 feet of the proposed development by **NorthTown Livingston, LLC**, on the 5.6 acre portion of Lot 3, Subdivision Plat No. 253, do hereby reject the request of the developer to obtain a zone change from Medium Density (R11) to High Density Residential (R111) for the following reasons:

It will put ~~an~~ excessive and unneeded strain on the public works department, because of the higher density and no alley access. ~~to~~ That is normally used or can be used for Garbage Trucks, snow removal, and alternative routes for Emergencies/Vehicles, police, Fire & Ambulance.

It will also increase the traffic problem at 5th St during around busy times (8 AM & 5 PM).

ASK some input from the Public works & Solid Waste Departments, CRAIG HALLER, & RICH STRODOLATA!

It seems only that Big Property Developers Request variances for financial benefit. Every Body Else follows current existing codes, Codes & Regulations were put into effect for a reason. KEEP THEM!

I appreciate the opportunity to voice my concerns with this petition. I hope that the city Building/Planning Department and the City Commissioners will accept this objection to the zoning change and keep the current zoning in place.

Josh Merideth
Print Name

770 North 10th St
Street Address

Josh Merideth
Signature

Livingston MT 59047
City, State, Zip

2-14-17
Date Signed

Letter To:

Jim Woodhull
Director of Building/Planning
414 East Callender
Livingston, Montana 59047

City Commissioners: (Livingston, MT)
James Bennett Sarah Sandberg
Quentin Schwarz Mel Friedman
Dorel Hoglund

I Cliff Ingledew being the resident and legal owner of the property as listed below, and being within the area that is within 300 feet, and within 150 feet, of the proposed development by **NorthTown Livingston, LLC**, on the 5.6 acre portion of Lot 3, Subdivision Plat No. 253, do hereby reject the request of the developer to obtain a zone change from Medium Density (RII) to High Density Residential (RIII) for the following reasons:

- 1) A little more than 3 months ago, the Building/Planning board held a vote on this very same project. At that time there was a 4 to 1 vote against the project. One of the biggest reasons for the vote against the project was the traffic impact on the existing railroad crossings. That situation has not changed and will likely not change within the next 5 years. Yet, on Wednesday the 15th of February, there was a 4 to 0 vote for this project. I have serious questions as to why there were so many board members who changed their mind.
- 2) The developer and the Building/Planning department have done nothing to relive the traffic situation. In fact, the developer added 250 proposed new building sites, re-wrapped his package, put a new ribbon on it, and sold it off to the Building/Planning department and the public.
- 3) If this project continues as proposed, in less than 10 years from now Livingston will be over built. This town will be faced with problems and issues that lifetime residents here would never have imagined. Livingston will go from being among the top 20 places to live to being among the top 20 places to avoid.

I appreciate the opportunity to voice my concerns with this petition. I hope that the city Building/Planning Department and the City Commissioners will accept this objection to the zoning change and keep the current zoning in place.

CLIFF INGLEDREW

Print Name

Cliff Ingledew

Signature

24 FEB 17

Date Signed

701 N 9TH STREET #2

Street Address

LIVINGSTON, MT

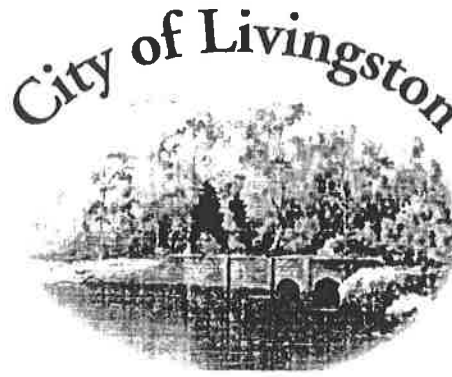
City, State, Zip

59047

City Manager
Lisa Lowy

414 East Callender Street
Livingston, Montana 59047
(406) 222-2005 phone
(406) 222-6823 fax

citymanager@livingstonmontana.org
www.livingstonmontana.org



Chairman 64
James Bennet

Vice Chairman
Dorel Hoglund

Commissioners
Mel Friedman
Quentin Schwarz
Sarah Sandberg

Incorporated 1889

February 2, 2017

TO WHOM IT MAY CONCERN:

You are on record as owning property within 300 feet of property located north of the Palace Addition near the 700 Block of North 9th Street. This property is described as a 5.6-acre portion of Lot 3, Subdivision Plat No. 253. The Livingston Zoning Ordinance requires that all owners of property within 300 feet of a parcel for which a Zone Map Amendment (zone change) is being considered be notified of the request be certified mail.

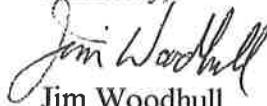
Northwest Livingston, LLC, owner of the above-described parcel, is requesting a zone change for this property from Medium Density Residential (RII) to High Density Residential (RIII). They wish to construct fourteen (14) four-plex buildings at this location.

A public hearing before the City Zoning Commission concerning this proposed zone change will be held at 5:30 p.m. on Wednesday, February 15, 2017 in the Community Room of the City-County Complex, 414 East Callender Street.

Protest petitions must be filed with the Livingston Planning Office no later than 4:00 p.m., Friday, February 24, 2017.

For further information, contact the City Planning Department at 222-4903.

Sincerely,

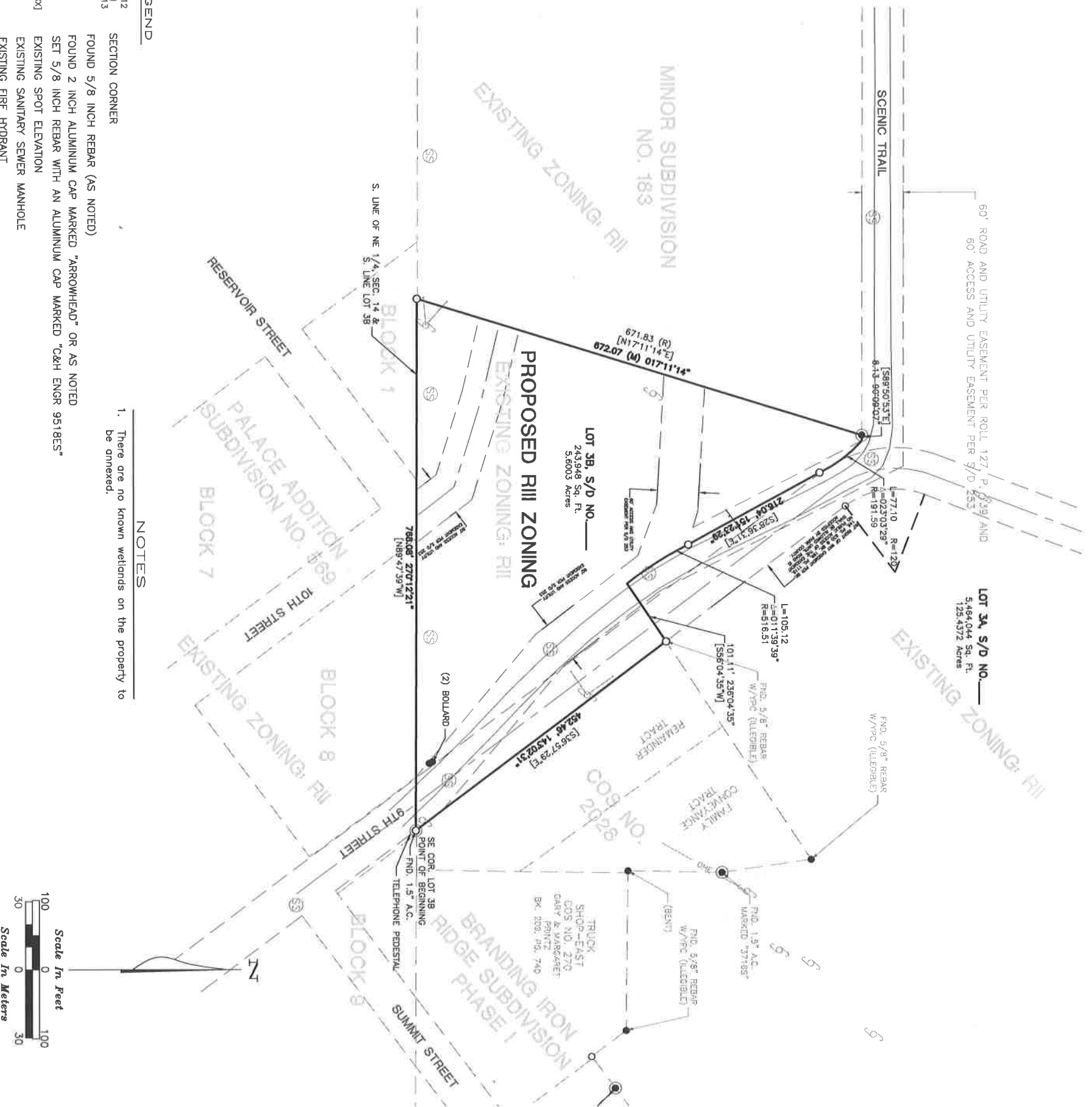

Jim Woodhull
Director of Building/Planning

2-6-17

We opposed this zone
Grace Pring
John Pring

ZONE MAP AMENDMENT

LOCATED IN THE NE 1/4, SECTION 14, T. 2 S., R. 9 E. OF P.M.M.,
CITY OF LIVINGSTON, PARK COUNTY, MONTANA



LEGEND

- 11, 12 SECTION CORNER
- 14, 13 FOUND 5/8 INCH REBAR (AS NOTED)
- FOUND 2 INCH ALUMINUM CAP MARKED "ARROWHEAD" OR AS NOTED
- SET 5/8 INCH REBAR WITH AN ALUMINUM CAP MARKED "C&H ENGR 9518ES"
- ⊕-[xxx] EXISTING SPOT ELEVATION
- ⊕ EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING POWER POLE
- ▲ BENCHMARK
- PROPERTY BOUNDARY LINE
- - - SURROUNDING PROPERTY LINE
- - - EASEMENT LINE
- - - EXISTING FENCE

NOTES

1. There are no known wetlands on the property to be annexed.

LEGAL DESCRIPTION - Proposed R11 Zoning

Lot 3B, S/D No. —, according to the plat thereof, on file and of record in the office of the Clerk and Recorder, Park County, Montana, located in the Northeast Quarter of Section 14, Township 2 South, Range 9 East of P.M.M.

Total area = 243,948 square feet, 5.6003 acres or 22,663.5 square meters. Subject to existing easements.

DATE PREPARED: 10/05/16
DATE REVISED:



Engineering and Surveying Inc.
1091 Sandage Drive • Bozeman, MT 59718
Phone (406) 582-1115 • Fax (406) 582-8788
www.dempsters.com • info@dempsters.com



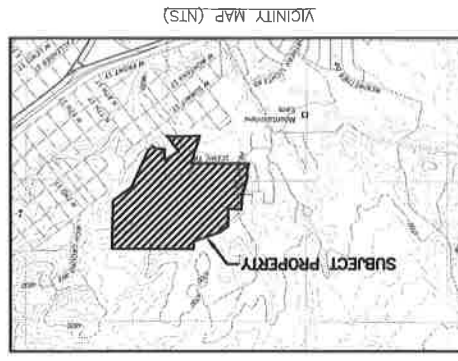
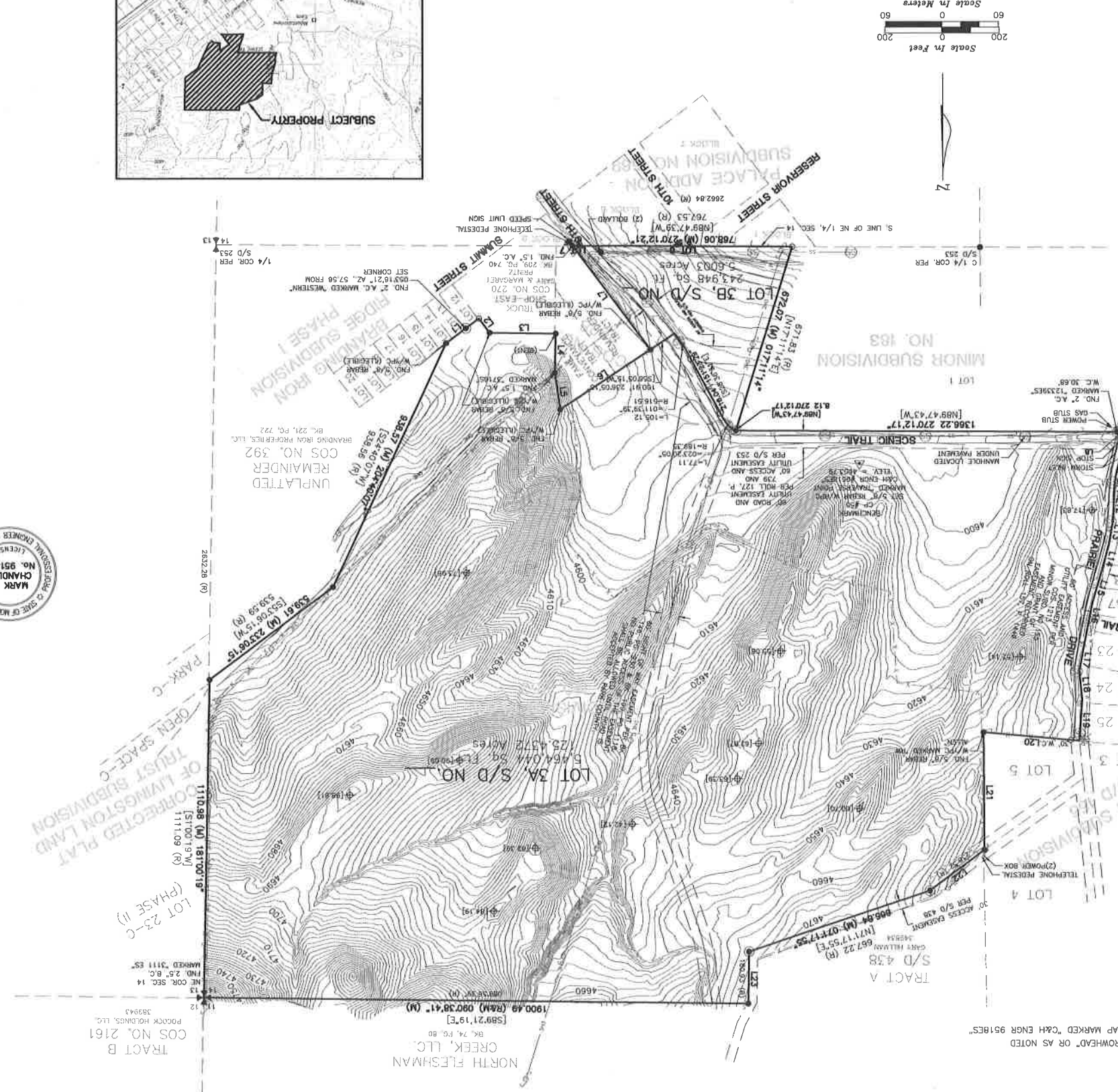
C&H Engineering and Surveying, Inc.
 1201 Exchange Blvd. • Helena, MT 59718
 Phone (406) 527-1115 • Fax (406) 527-1118
 www.chandh.com • info@chandh.com

Line #/Curve #	Length (ft)	Bearing	Area (sq ft)
L1	14.52	S53°04'26"W	14.52
L2	62.37	S23°10'25"W	62.41
L3	270.43	N89°16'28"W	230.69
L4	136.15	N01°04'13"E	136.15
L5	129.65	S51°49'44"W	129.59
L6	378.51	S58°31'28"W	378.52
L7	452.40	S28°59'05"E	452.30
L8	30.68	N89°47'43"W	30.68
L9	63.51	S13°04'37"W	63.51
L10	95.51	S12°42'23"W	95.51
L11	60.40	S08°05'08"W	60.40
L12	84.20	S00°50'15"W	84.20
L13	93.35	S09°25'09"W	93.35
L14	93.58	S19°15'11"W	93.59
L15	120.06	S18°25'11"W	120.06
L16	181.80	S10°50'29"W	181.80
L17	81.84	S10°13'46"W	81.84
L18	98.73	S05°52'56"E	98.73
L19	145.20	S03°41'11"W	145.20
L20	338.42	S94°54'16"E	338.42
L21	410.60	N00°25'36"W	410.60
L22	238.15	N53°11'53"E	238.15
L23	180.93	N00°47'45"E	180.93

Symbol	Description
11	SECTION CORNER
12	FOUND 5/8 INCH REBAR (AS NOTED)
13	FOUND 2 INCH ALUMINUM CAP MARKED "ARROWHEAD" OR AS NOTED
14	SET 5/8 INCH REBAR WITH AN ALUMINUM CAP MARKED "C&H ENGR 9518ES"
15	EXISTING SPOT ELEVATION
16	EXISTING SANITARY SEWER MANHOLE
17	EXISTING FIRE HYDRANT
18	EXISTING WATER VALVE
19	EXISTING POWER POLE
20	BENCHMARK
21	PROPERTY BOUNDARY LINE
22	SURROUNDING PROPERTY LINE
23	EASEMENT LINE
24	EXISTING FENCE

OWNER:
 CARTER BOEHM, TRUSTEE
 DEED REF.: ROLL 255, DOC. NO. 343141
 FROM ONE EXISTING LOT IN A PLATTED SUBDIVISION
 SURVEY REQUESTED BY OWNER TO POWER TO CREATE TWO NEW LOTS

**PRELIMINARY PLAT OF
 SUBDIVISION PLAT NO.
 BEING A 2 LOT MINOR SUBDIVISION OF LOT 3, S/D NO. 253 (LESS PART IN TRACT A, S/D NO. 438)
 LOCATED IN THE NE 1/4 AND IN THE NW 1/4 OF SEC. 14, T. 2 S., R. 9 E. OF P.M.M., CITY OF LIVINGSTON, PARK COUNTY, MONTANA**



CERTIFICATE OF CONSENT
 I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots and blocks, as shown by this plat hereunto included, the following described tract of land, to wit:
 Lot 3 of Subdivision Plat No. 253, according to the Official Plat thereof on file and of record in the Office of the County Clerk and Recorder of Park County, Montana, less and Excepting Tract A of Subdivision Plat No. 438, located in the Northwest Quarter and in the Northwest Quarter of Section 14, Township 2 South, Range 9 East of P.M.M., City of Livingston, Park County, Montana.
 The above described tract of land is to be known and designated as SUBDIVISION PLAT NO. _____, City of Livingston, Park County, Montana.
 Dated this _____ day of _____, 2016. By: _____
 CARTER BOEHM, TRUSTEE
 STATE OF MONTANA
 COUNTY OF PARK
 The instrument was signed or acknowledged before me on this _____ day of _____, 2016, by _____
 My commission expires: _____
 Printed Name: _____
 Notary Public for the State of _____

CERTIFICATE OF SURVEYOR
 I, Mark A. Chandler, Professional Engineer and Land Surveyor No. 9518ES, do hereby certify that between July 13, 2016 and Oct. _____, 2016, this Plat was surveyed under my direct supervision, and I have platted the same as shown on the accompanying plat, and as described, in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-925, M.C.A., and the City of Livingston Subdivision Regulations.
 Dated this _____ day of _____, 2016, Mark A. Chandler
 Montana Registration No. 9518ES

CERTIFICATE OF GOVERNING BODY
 I, James Bennett, Chairman of the Livingston City Commission, City of Livingston, Montana, do hereby certify that the accompanying Subdivision Plat has been duly reviewed and has been found to conform to the requirements of the Subdivision and Platting Act, Section 76-3-101 et seq., M.C.A., and the City of Livingston Subdivision Regulations.
 Dated this _____ day of _____, 2016, Chairman, City of Livingston Commission
MARK A. CHANDLER
 LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR

CERTIFICATE OF COUNTY TREASURER
 I, Kevin Larkin, Treasurer of Park County, Montana, do hereby certify that the accompanying Amended and levied on the land to be divided have been paid.
 Dated this _____ day of _____, 2016, Treasurer of Park County
CLERK AND RECORDER
 I, Mertz H. Reddington, Clerk and Recorder of Park County, Montana, do hereby certify that the foregoing instrument was filed in my office at _____ o'clock _____ M. this _____ day of _____, A.D., 2016, and recorded as AMENDED SUBDIVISION PLAT NO. _____ records of the Clerk and Recorder, Park County, Montana.
 Deputy Clerk and Recorder

Backup material for agenda item:

A. DISCUSS/APPROVE/DENY - Northtown Livingston, LLC request for zone change

City Manager
Lisa Lowy

414 East Callender Street
Livingston, Montana 59047
(406) 222-2005 phone
(406) 222-6823 fax
citymanager@livingstonmontana.org
www.livingstonmontana.org



Chairman
James Bennett

Vice Chairman
Dorel Hoglund

City Commissioners
Mel Friedman
Quentin Schwarz
Sarah Sandberg

68

February 27, 2017

MEMORANDUM

From: Director of Building/Planning *JW*

To: City Attorney

Subject: Protest Petition; North Town

Courtney,

There are nine property owners within the 150-foot protest area. They are:

Constance Baker
Gregory Hanks
Jeffrey Dierolf
Immanuela Meijer
Garrett Stannard

Josh Merideth
Cliff Ingledew
Timothy Sweeney
John & Grace Printz

The Livingston Zoning Ordinance provides that if 20% or more of the eligible property owners file written protest, then a 2/3 majority vote is required to approve an application. Three of these owners have provided written protest. This is equal to 33%. Therefore, approval of the North Town zone change request will require a 2/3 majority vote.