



CITY OF MILES CITY

Regular Council Meeting Minutes

September 08, 2026 at 6:00 PM

City Council Chambers and online at zoom.us

Zoom ID: 4062343462 | Passcode: 59301

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Councilmember Ed Pulecio
Councilmember Rick Huber
Councilmember Jeni Losey
Councilmember Cody Steiner
Councilmember Kevin Thomason
Councilmember Don Simpson
Mayor Chris Grenz

ABSENT

Councilmember Dan Scott
Councilmember Brooke Bartholomew

ALSO PRESENT

City Attorney Dan Rice, Building Inspector Gabe Martinsen, Dispatch Director Lyne Anderson, and City Clerk/Recorder Mary Rowe.

1. REQUEST OF CITIZENS AND PUBLIC COMMENT

None

2. SCHEDULE MEETINGS

911 Board Meeting on 9/15/26 @ 1:30pm at the Custer County Courthouse

3. STAFF REPORTS & OTHER COMMITTEE MINUTES

Inspector Martinsen handed out the Building Department monthly report for review.

- A. MCDURA/TIFD BOARD MEETING MINUTES 0827 2026 (Review Only)
- B. CITY PLANNER-ZONING UPDATES MEMO TO COUNCIL (Review Only)

4. CITY COUNCIL COMMENTS

Councilmember Steiner disclosed constituent concern about e-bikes.

Councilmember Losey reiterated the same concern from her own constituents.

5. MAYOR COMMENTS

None

6. PUBLIC HEARINGS

- A. ORDINANCE NO 1408 - (*Second Reading*) AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE TEXT OF THE CITY ZONING CODE TO ADDRESS SHIPPING CONTAINERS AND TEMPORARY BUILDINGS SIMILAR TO SHIPPING CONTAINERS IN THE VARIOUS DISTRICTS AND PROVIDING FOR A HEARING THEREON.

Mayor Grenz opened the public hearing, call for proponents three times and opponents three times. Hearing none, the hearing was closed.

- B. ORDINANCE NO 1409 - (*Second Reading*) AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE TEXT OF THE CITY ZONING CODE TO COMPLY WITH AND REFLECT STATE LAW, LEGISLATIVE CHANGES SINCE 2017, AND THE MILES CITY GROWTH POLICY 2025; AND PROVIDING FOR A HEARING THEREON.

Mayor Grenz opened the public hearing, call for proponents three times and opponents three times. Hearing none, the hearing was closed.

- C. RESOLUTION NO. 4705 - (*Second Reading*) A RESOLUTION PURSUANT TO §2-9-212 OF THE MONTANA CODE ANNOTATED, AUTHORIZING A PERMISSIVE MEDICAL LEVY FOR FY 2026-2027 TO FUND GROUP HEALTH INSURANCE PREMIUM CONTRIBUTIONS BY THE CITY AND PROVIDING FOR HEARING THEREON

- D. RESOLUTION NO. 4706 - (*Second Reading*) A RESOLUTION LEVYNG AND ASSESSING A TAX UPON ALL PROPERTY IN SPECIAL IMPROVEMENT LIGHTING DISTRICT NO. 165 TO DEFRAY THE COST OF LEASING, MAINTENANCE AND ELECTRICAL CURRENT IN SAID SPECIAL IMPROVEMENT LIGHTING DISTRICT AND AUTHORIZING AND DIRECTING PAYMENT THEREFORE, FOR THE FISCAL YEAR 2026-2027.

Mayor Grenz opened the public hearing, call for proponents three times and opponents three times. Hearing none, the hearing was closed.

- E. RESOLUTION NO. 4707 - (*Second Reading*) A RESOLUTION LEVYNG AND ASSESSING A TAX UPON ALL PROPERTY IN SPECIAL IMPROVEMENT LIGHTING DISTRICT NO. 167 TO DEFRAY THE COST OF LEASING, MAINTENANCE AND ELECTRICAL CURRENT IN SAID SPECIAL IMPROVEMENT LIGHTING DISTRICT AND AUTHORIZING AND DIRECTING PAYMENT THEREFORE, FOR THE FISCAL YEAR 2026-2027.

Mayor Grenz opened the public hearing, call for proponents three times and opponents three times. Hearing none, the hearing was closed.

- F. RESOLUTION NO. 4708 - (*Second Reading*) A RESOLUTION LEVYNG AND ASSESSING A TAX UPON ALL PROPERTY IN SPECIAL IMPROVEMENT LIGHTING DISTRICT NO. 171 TO DEFRAY THE COST OF LEASING, MAINTENANCE AND ELECTRICAL CURRENT IN SAID SPECIAL IMPROVEMENT LIGHTING DISTRICT AND AUTHORIZING AND DIRECTING PAYMENT THEREFORE, FOR THE FISCAL YEAR 2026-2027.

Mayor Grenz opened the public hearing, call for proponents three times and opponents three times. Hearing none, the hearing was closed.

- G. RESOLUTION NO. 4709 - (*Second Reading*) A RESOLUTION LEVYNG AND ASSESSING A TAX UPON ALL PROPERTY IN SPECIAL IMPROVEMENT LIGHTING DISTRICT NO. 195 TO DEFRAY THE COST OF LEASING, MAINTENANCE AND ELECTRICAL CURRENT IN

SAID SPECIAL IMPROVEMENT LIGHTING DISTRICT AND AUTHORIZING AND DIRECTING PAYMENT THEREFORE, FOR THE FISCAL YEAR 2026-2027.

Mayor Grenz opened the public hearing, call for proponents three times and opponents three times. Hearing none, the hearing was closed.

- H. RESOLUTION NO. 4710 - (*Second Reading*) A RESOLUTION LEVYING AND ASSESSING A TAX UPON ALL PROPERTY IN SPECIAL IMPROVEMENT LIGHTING DISTRICT NO. 202 TO DEFRAY THE COST OF LEASING, MAINTENANCE AND ELECTRICAL CURRENT IN SAID SPECIAL IMPROVEMENT LIGHTING DISTRICT AND AUTHORIZING AND DIRECTING PAYMENT THEREFORE, FOR THE FISCAL YEAR 2026-2027.

Mayor Grenz opened the public hearing, call for proponents three times and opponents three times. Hearing none, the hearing was closed.

- I. RESOLUTION NO. 4711 -(*Second Reading*) A RESOLUTION LEVYING AND ASSESSING A TAX UPON ALL OF THE PROPERTY WITHIN MAINTENANCE DISTRICT NO. 204 TO DEFRAY THE COST OF MAINTAINING THE IMPROVEMENTS IN THE SAID MAINTENANCE DISTRICT NO. 204 FOR THE FISCAL YEAR 2026-2027.

Mayor Grenz opened the public hearing, call for proponents three times and opponents three times. Hearing none, the hearing was closed.

- J. RESOLUTION NO. 4712 -(*Second Reading*) A RESOLUTION LEVYING AND ASSESSING A TAX UPON ALL OF THE PROPERTY WITHIN MAINTENANCE DISTRICT NO. 205 TO DEFRAY THE COST OF MAINTAINING THE IMPROVEMENTS IN THE SAID MAINTENANCE DISTRICT NO. 205 FOR THE FISCAL YEAR 2026-2027.

Mayor Grenz opened the public hearing, call for proponents three times and opponents three times. Hearing none, the hearing was closed.

- K. RESOLUTION NO. 4713 -(*Second Reading*) A RESOLUTION LEVYING AND ASSESSING A TAX UPON ALL OF THE PROPERTY WITHIN MAINTENANCE DISTRICT NO. 207 TO DEFRAY THE COST OF MAINTAINING THE IMPROVEMENTS IN THE SAID MAINTENANCE DISTRICT NO. 207 FOR THE FISCAL YEAR 2026-2027.

Mayor Grenz opened the public hearing, call for proponents three times and opponents three times. Hearing none, the hearing was closed.

7. UNFINISHED BUSINESS

- A. ORDINANCE NO 1408 - (*Second Reading*) AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE TEXT OF THE CITY ZONING CODE TO ADDRESS SHIPPING CONTAINERS AND TEMPORARY BUILDINGS SIMILAR TO SHIPPING CONTAINERS IN THE VARIOUS DISTRICTS AND PROVIDING FOR A HEARING THEREON.

Motion made by Councilmember Thomason, Seconded by Councilmember Losey.

Voting Yea: Councilmember Losey

Voting Nay: Councilmember Pulecio, Councilmember Huber, Councilmember Steiner, Councilmember Thomason, Councilmember Simpson

Attorney Rice confirmed the vote and explained to Council that they just killed the Ordinance by voting no. Council confirmed their votes.

- B. ORDINANCE NO 1409 - (*Second Reading*) AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE TEXT OF THE CITY ZONING CODE TO COMPLY WITH AND REFLECT STATE LAW, LEGISLATIVE CHANGES SINCE 2017, AND THE MILES CITY GROWTH POLICY 2025; AND PROVIDING FOR A HEARING THEREON.

Motion made by Councilmember Simpson, Seconded by Councilmember Pulecio.
Voting Yea: Councilmember Pulecio, Councilmember Huber, Councilmember Losey,
Councilmember Steiner, Councilmember Thomason, Councilmember Simpson

- C. RESOLUTION NO. 4705 - (*Second Reading*) A RESOLUTION PURSUANT TO §2-9-212 OF THE MONTANA CODE ANNOTATED, AUTHORIZING A PERMISSIVE MEDICAL LEVY FOR FY 2026-2027 TO FUND GROUP HEALTH INSURANCE PREMIUM CONTRIBUTIONS BY THE CITY AND PROVIDING FOR HEARING THEREON

Mayor Grenz requested approval from Council to vote on items C-K via consent agenda, to which Council agreed.

- D. RESOLUTION NO. 4706 - (*Second Reading*) A RESOLUTION LEVYING AND ASSESSING A TAX UPON ALL PROPERTY IN SPECIAL IMPROVEMENT LIGHTING DISTRICT NO. 165 TO DEFRAY THE COST OF LEASING, MAINTENANCE AND ELECTRICAL CURRENT IN SAID SPECIAL IMPROVEMENT LIGHTING DISTRICT AND AUTHORIZING AND DIRECTING PAYMENT THEREFORE, FOR THE FISCAL YEAR 2026-2027.
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Motion made to approve items c-k on the agenda by Councilmember Huber, Seconded by Councilmember Simpson.

Voting Yea: Councilmember Pulecio, Councilmember Huber, Councilmember Losey, Councilmember Steiner, Councilmember Thomason, Councilmember Simpson

8. NEW BUSINESS

- A. RESOLUTION NO. 4716 - A RESOLUTION APPROVING A STANDARD ABBREVIATED FORM OF AGREEMENT BETWEEN OWNER AND ARCHITECT FOR PROFESSIONAL SERVICES WITH SDI ARCHITECTS + DESIGN, FOR THE PROVISION OF ARCHITECTURAL SERVICES TO THE CITY OF MILES CITY FOR A 5-YEAR PERIOD

Motion made by Councilmember Huber, Seconded by Councilmember Thomason.

Councilmember Steiner asked if this company had done work for us before. Attorney Rice stated that this item and the next item are five year retention agreements, just like the last five years.

Mayor Grenz explained the importance of having architects and engineers on retainer for grant purposes.

Voting Yea: Councilmember Pulecio, Councilmember Huber, Councilmember Losey, Councilmember Steiner, Councilmember Thomason, Councilmember Simpson, Mayor Grenz

- B. A RESOLUTION APPROVING AN AGREEMENT BETWEEN OWNER AND ENGINEER FOR PROFESSIONAL SERVICES, TASK ORDER EDITION WITH KADRMAS, LEE & JACKSON D/B/A KLJ, FOR THE PROVISION OF ENGINEERING SERVICES TO THE CITY OF MILES CITY FOR A 5-YEAR PERIOD.

Motion made by Councilmember Thomason, Seconded by Councilmember Simpson.

Voting Yea: Councilmember Huber, Councilmember Losey, Councilmember Steiner, Councilmember Thomason, Councilmember Simpson

Voting Nay: Councilmember Pulecio

- C. RESOLUTION NO. 4718 - A RESOLUTION APPROVING A REAL PROPERTY LEASE AGREEMENT BETWEEN THE CITY OF MILES CITY AND KATELYN MATZEN, FOR CERTAIN REAL PROPERTY OWNED BY MILES CITY, MONTANA.

Motion made by Councilmember Huber, Seconded by Councilmember Steiner.

A brief conversation about the City assuming portions of the property for the slough project if needed and ensuring appropriate verbiage was in current agreement. It was also noted that the bid fee of \$500 is applied the first years rent in the agreement.

Voting Yea: Councilmember Pulecio, Councilmember Huber, Councilmember Losey, Councilmember Steiner, Councilmember Thomason, Councilmember Simpson

- D. RESOLUTION NO. 4719 - A RESOLUTION ESTABLISHING BUILDING PERMIT PLAN REVIEW FEES.

Motion made by Councilmember Huber, Seconded by Councilmember Thomason.

Inspector Martinsen stated that the current rate is 30%, and that plan review fees are only applied to building and HVAC projects costing over \$50,000.

Voting Yea: Councilmember Pulecio, Councilmember Huber, Councilmember Losey, Councilmember Steiner, Councilmember Thomason, Councilmember Simpson

- E. APPROVE AUGUST 2026 CLAIMS

Motion made by Councilmember Losey, Seconded by Councilmember Simpson.
Voting Yea: Councilmember Pulecio, Councilmember Huber, Councilmember Losey,
Councilmember Steiner, Councilmember Thomason, Councilmember Simpson

9. ADJOURNMENT

Public comment on any public matter that is not on the agenda of this meeting can be presented under Request of Citizens, provided it is within the jurisdiction of the City to address. Public comment will be entered into the minutes of this meeting. The City Council cannot take any action on a matter unless notice of the matter has been made on an agenda and an opportunity for public comment has been allowed on the matter. Public matter does not include contested cases and other adjudicative proceedings

Motion made by Councilmember Thomason, Seconded by Councilmember Simpson.
Voting Yea: Councilmember Pulecio, Councilmember Huber, Councilmember Losey,
Councilmember Steiner, Councilmember Thomason, Councilmember Simpson.

The meeting was adjourned at 6:39pm