



CITY OF MILES CITY

Regular Council Meeting Agenda

July 14, 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

1. REQUEST OF CITIZENS AND PUBLIC COMMENT

2. APPROVAL OF COUNCIL MINUTES/COMMITTEE MINUTES

[A.](#) Regular City Council Meeting 0324 2026

[B.](#) Regular Council Minutes 0428 2026

3. SCHEDULE MEETINGS

4. APPOINTMENTS

[A.](#) LIBRARY BOARD OF TRUSTEES - GARTH SLEIGHT

5. STAFF REPORTS & OTHER COMMITTEE MINUTES

[A.](#) 911 BOARD MINUTES 2026 0310

[B.](#) TIFD/MCDURA BOARD MEETING MINUTES 0625 2026

6. CITY COUNCIL COMMENTS

7. MAYOR COMMENTS

8. BID AWARD

[A.](#) REVIEW AND AWARD WATER PLANT HEATER REPLACEMENT BID.

9. PUBLIC HEARINGS

[A.](#) ORDINANCE NO. 1407 - AN ORDINANCE CHANGING THE ZONING OF LOT 5 OF BLOCK 13 OF EAST SIDE ADDITION FROM THE RESIDENTIAL A DISTRICT TO THE GENERAL COMMERCIAL DISTRICT, AND PROVIDING FOR A HEARING THEREON.

10. UNFINISHED BUSINESS

- A. ORDINANCE NO. 1407 - (*second reading*) AN ORDINANCE CHANGING THE ZONING OF LOT 5 OF BLOCK 13 OF EAST SIDE ADDITION FROM THE RESIDENTIAL A DISTRICT TO THE GENERAL COMMERCIAL DISTRICT, AND PROVIDING FOR A HEARING THEREON.

11. NEW BUSINESS

- A. RESOLUTION NO. 4698 - A RESOLUTION AUTHORIZING USE OF NON-GAS POWERED BICYCLES AND E-BIKES AT THE MILES CITY "HONDA TRAILS."
- B. RESOLUTION NO. 4699 - A RESOLUTION APPROVING CHANGE ORDER #1 WITH HAYNES ENTERPRISES, LLC, FOR ALLEY WORK.
- C. REVIEW & APPROVE TIFD AWARD - MIKE SOUTH / 406 SIGNS, LLC, 319 NORTH 7TH STREET, MILES CITY MT IN THE AMOUNT OF \$7,840 (80%OF THEIR ESTIMATED PROJECT COST OF \$9,800.00)
- D. REVIEW & APPROVE TIFD AWARD - GARY L. AND BERNADETTE M. CRIDLAND / CRIDLAND CONSTRUCTION, 809 BRIDGE STREET, MILES CITY MT IN THE AMOUNT OF \$7,560 (80% OF THEIR ESTIMATED PROJECT COSTS OF \$9,450.00; PLEASE NOTE CRABTREES ALSO SIGNED THE APPLICATION SINCE A PORTION OF THIS PROJECT WILL BE ON THEIR BUILDING.
- E. APPROVE UNBUDGETED PURCHASE OF A SKID STEER FOR THE PUBLIC WORKS AND UTILITIES DEPARTMENT
- F. RESOLUTION NO. 4700 - A RESOLUTION APPROVING CHANGE ORDER #15 WITH JACKSON CONTRACTOR GROUP, INC. RELATED TO THE MILES CITY FIRE HALL CONTSTRUCTION PROJECT.

12. 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



CITY OF MILES CITY

Regular Council Meeting Minutes

March 24, 2026 at 6:00 PM

City Council Chambers and online at zoom.us

Zoom ID: 4062343462 | Passcode: 59301

CALL TO ORDER

Mayor Grenz called the Council Meeting to order at 6:00 pm

PLEDGE OF ALLEGIANCE

Mayor Grenz led the Council and Public in the Pledge of Allegiance

ROLL CALL

PRESENT

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

ABSENT

Councilmember Dan Scott

ALSO PRESENT: City Attorney Dan Rice, Police Chief Doung Colombik, Dispatch Director Lyne Anderson, Interim Fire Chief Ed Kanduch, RSVP Director Cindy Erickson, Minute Recorder/Deputy Clerk-Payroll Officer Tamara Ellsworth, via zoom Animal Control Officer Mark Winkley.

1. REQUEST OF CITIZENS AND PUBLIC COMMENT

Genie Eades, 412 Yellowstone, commented that her neighbor is placing multiple shipping containers in his yard, she came to City Hall and spoke with the Public Works Director Malenovsy and was told that the shipping containers are just temporary storage for while the house is under construction. The house is done being constructed and there are more containers and the owner of the property stated that he is getting another one (making three in total), Genie believes this is devaluing the property of the residing homes. She would like to know what the City can do as she doesn't feel that this should be allowed. Councilperson Steiner asked for the address again so he can drive through that area and take a look to get a better idea of what she is describing.

Deputy Clerk stated that she had been asked to look into ordinances in regards to shipping containers with other cities/towns of Montana and she has come across of few that do have regulations and standards put into place.

City Attorney Rice advised her to call the Code Enforcement to report this issue as to which Genie replied that she has multiple times and nothing is being done.

Mayor Grenz let Genie know that he will be looking into an Ordinance about the containers and having it put into the Code of Ordinances for Miles City.

2. APPROVAL OF COUNCIL MINUTES/COMMITTEE MINUTES

A. Regular City Council Meeting Minutes 0224 2026

Chairperson Bartholomew requested an amendment to the Meeting minutes as there seems to be a typo under the Council Comments as to where it was typed that " defunding the Fire Department is the Council's desire" needs to be amended to state "defunding the Fire Department is not the Council's desire". Deputy Clerk took note of the amendment and will revise those minutes.

Motion made by Councilmember Pulecio to amend the minutes, Seconded by Councilmember Simpson.

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

B. Finance Committee Minutes 2026 0312

Motion made by Councilmember Simpson, Seconded by Councilmember Pulecio.

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

C. Finance Committee Minutes 2026 0318

Motion made by Councilmember Bartholomew, Seconded by Councilmember Pulecio.

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

3. SCHEDULE MEETINGS

Chairperson Bartholomew announce to Council that the upcoming Finance meeting will not be this week and postponed to next week.

4. BID AWARDS

A. CONCRETE ALLEY REPLACEMENT IN MAINTENANCE DISTRICT 204 (Finance Committee Recommends Awarding Haynes Enterprises)

Motion made by Councilmember Thomason, Seconded by Councilmember Pulecio.

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

B. PAVING MAINTENANCE DISTRICT 204 (Finance Committee Recommends Awarding Century Companies)

Motion made by Councilmember Simpson, Seconded by Councilmember Pulecio.

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

5. STAFF REPORTS & OTHER COMMITTEE MINUTES

Deputy Clerk Ellsworth let Council and Staff know that we now have a Human Resources officer, David Livingston and he will be part time and for right now his hours are 1:00-5:00pm and will change when he is settled in to possibly 12:00-4:00pm to be available to employees around their lunch hour.

Cindy Erickson with the RSVP gave an update to the Council about the month end financials that are being submitted to Council for review. The RSVP is sponsored by Miles City by grant funding through AmeriCorp. The grant has been opened up but the funds will not show until June of 2026 and just wanted to make Council aware of this.

A. Treasurer Report February, 2026.

Councilperson Losey did not see the report in the packet, Deputy Clerk advised that the report is on page 164, will start including a Staff Report cover page due to the nature of the packet having many documents included in packet.

B. Police Department Report March, 2026.

Police Chief Colombik asked if there were any questions from the Council in regards to the staff report. A brief discussion on the Pigeon control was had and Animal Control officer Winkley reported that the Company they are working with will be coming to Miles City around 2-3 weeks time.

C. FEBRUARY, 2026 MONTH END FINANCIAL REPORTS

6. CITY COUNCIL COMMENTS

Councilperson Huber gave thanks to the Miles City Police Department, Dispatch and Code Enforcement/Nuisance officer for getting Ward II cleaned up, he has noticed less parked campers and the streets are looking clean and cleared. He also stated that while attending the Department of Commerce meeting they announced that the Fire Department has been awarded a Tourism Grant.

Councilperson Steiner, Ward III he has been receiving many calls from his constituents about the multiple horse trailers parked on the side streets along the College campus. He is wondering if this have ever been past issues with the College students parking and is there anything that can be done. He personally drove that area and does notice many parked trucks with trailers and is wondering if the college has a designated area for them to park. City Attorney Rice said that we would need to check with the College to see what kind of Policy they may have. Code Enforcement Winkley stated that as long as the trailer is hooked up to a vehicle that on weekdays they can stay parked for 24 hours and on weekends for 48 hours. He stated that most of the College students will park the trailers for longer periods of time at the arena, he can make a visit to the MCC College to see if there is a policy in place.

Councilperson Simpson asked the Interim Fire Chief when the house on 1700 N Custer would be getting removed as when he drove by he sees that it is still boarded up. Interim Fire Chief said that he will get a hold of the property owner to see the status as it is their obligation to get it removed.

Chairperson Bartholomew noticed that there are no Coal Grants initiated by the Fire Department and asked Interim Fire Chief why that had not been done and what grants are they currently applying for. Interim Fire Chief Kanduch explained that the deadline for the Coal grants was passed when they tried but does have the grant initiated for the Tourism grant. Chairperson Bartholomew requested that Interim Fire Chief Kanduch provide the paperwork to council so they can see what all goes into a grant process.

7. MAYOR COMMENTS

8. PUBLIC HEARINGS

- A. RESOLUTION NO. 4664 - A RESOLUTION APPROVING A REVISED " PARKS AND RECREATION POLICY AND FEE SCHEDULE" FOR THE CITY OF MILES CITY, AND PROVIDING FOR A HEARING THEREON.

Chairperson opened for Public Hearing, called for Proponents three times, called for Opponents three time, upon hearing none the Public Hearing was closed.

- B. ORDINANCE NO. 1402 - AN ORDINANCE ADOPTED TO EXTEND ORDINANCE NO. 1398 FOR ONE YEAR PURSUANT TO THE MONTANA INTERIM ZONING STATUTE CONTAINED IN SECTION 76-2-306, MCA; AN INTERIM ZONING ORDINANCE PERTAINING TO THE APPLICATION OF MUNICIPAL ZONING DISTRICTS AND THE ZONING CODE TO THE LAST CHANCE SUBDIVISION AFTER ANNEXATION INTO THE CITY OF MILES CITY; AND PROVIDING FOR A HEARING THEREON

Chairperson opened for Public Hearing, called for Proponents three times, called for Opponents three time, upon hearing none the Public Hearing was closed.

9. UNFINISHED BUSINESS

- A. RESOLUTION NO. 4664 - A RESOLUTION APPROVING A REVISED " PARKS AND RECREATION POLICY AND FEE SCHEDULE" FOR THE CITY OF MILES CITY, AND PROVIDING FOR A HEARING THEREON.

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

10. NEW BUSINESS

- A. APPROVE LYNE ANDERSON 3 MONTH EXTENSION REQUEST FOR VACATION "USE IT OR LOSE IT" PERIOD.

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

Councilperson Huber inquired as to why the need for the extension and if there is a date that she will be using this vacation extension by. Dispatch Director Lyne Anderson gave the reason for the extension request as that her department was not fully staffed and training was a necessity, every time an employee called in, she would be the one to cover that shift due to the training not being complete. She also let the council know that she intends on using this vacation at the end of April 2026 and is only asking for a 1 month extension. Councilperson Pulecio asked if this extension is defeating the purpose of the "use it or lose it" and the City Attorney Rice stated that the City does have to give the employee the time to "use it" and in this instance due to the lack of employees she was not able to take the time off.

- B. ORDINANCE NO. 1402 - AN ORDINANCE ADOPTED TO EXTEND ORDINANCE NO. 1398 FOR ONE YEAR PURSUANT TO THE MONTANA INTERIM ZONING STATUTE

CONTAINED IN SECTION 76-2-306, MCA; AN INTERIM ZONING ORDINANCE PERTAINING TO THE APPLICATION OF MUNICIPAL ZONING DISTRICTS AND THE ZONING CODE TO THE LAST CHANCE SUBDIVISION AFTER ANNEXATION INTO THE CITY OF MILES CITY; AND PROVIDING FOR A HEARING THEREON

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

Councilperson Huber inquired as to why the extension as the council has already approved an extension. City Attorney Rice explained that Ordinance 1398 was a 6-month extension approved by council and that 6-month date is coming up, due to more information from zoning there is a necessity for a longer extension of 1 year.

C. RESOLUTION NO. 4673 - A RESOLUTION AUTHORIZING CERTAIN OFFICERS OF THE CITY OF MILES CITY AS SIGNATORIES UPON BANK ACCOUNTS OF THE CITY OF MILES CITY AT STOCKMAN BANK.

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

Chairperson Bartholomew wanted to know what the change was for these signatures, Deputy Clerk Ellsworth explained that the previous Mayor Andrews was still listed as a signatory as well as a previous Treasurer Kroeger, so this is updating the current Finance Department/Mayor and Treasurer signatories.

D. RESOLUTION NO. 4674 - A RESOLUTION OF THE CITY OF MILES CITY APPROVING A TASK ORDER WITH BROSZ ENGINEERING, INC. RELATED TO THE MCFD TRAINING FIRE HYDRANT PROJECT

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

Passed 4-3

Interim Fire Chief Kanduch gave an overview of the need for a hydrant at the MCFD Training Center. There is an existing fire hydrant and Brosz Engineering would determine if the Fire Hydrant can be used. Ryland Limensand with Brosz Engineering stated the \$20k would be mainly used for permitting fees and mapping which tends to be a fairly extensive report that would need submission. Councilperson Losey inquired if the \$20k is for the piping as well and Interim Fire Chief said no this would be only the fees for the engineering process. Councilperson Huber reiterated that the City of Miles City is still paying for the Training Center and inquired as to why the funds for this project coming out of the budget for the New Fire Build as these are two separate areas of town. Interim Fire Chief explained that this was budgeted in the New Fire Build. A discussion between Council and Mayor continued as to whether this was in the scope of the New Fire Build. Chairperson Bartholomew wanted to know where the extra money is coming from and Interim Fire Chief explained that there are funds left over with the contingency in the FFE agreement. Council wanted to know how the trenching will get done and if another company will be hired for that, and Interim Fire Chief said that he spoke with Public Utilities Director Speelmon and he will have his department do this.

- E. APPROVE RESOLUTION NO 4675 - A RESOLUTION OF THE CITY OF MILES CITY APPROVING A "DEED OF RECREATION EASEMENT FOR BOAT RAMP" TO THE MONTANA FISH, WILDLIFE & PARKS

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

Brian Burkey with Montana Fish, Wildlife & Parks let the Council know that with approval of deed of easement it will allow for funding for the design of the ramp construction. Council thanked him for taking this project and they highly endorse it.

- F. APPROVE RESOLUTION NO. 4676 - A RESOLUTION APPROVING CHANGE ORDERS WITH JACKSON CONTRACTOR GROUP, INC. RELATED TO THE MILES CITY FIRE HALL CONSTRUCTION PROJECT

Motion to discuss Resolution made by Councilmember Thomason, Seconded by Councilmember Simpson.

Discussion

Motion made by Councilmember Simpson to amend Change order #008 by removing PCO #24 signage name change, Seconded by Councilmember Thomason.

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

Motion made by Councilmember Thomason to approve Resolution with the amendment of change order #008 by removing PCO #24 signage name change, Seconded by Councilmember Simpson.

Voting Yea: Councilmember Huber, Councilmember Thomason, Councilmember Bartholomew, Councilmember Simpson

Voting Nay: Councilmember Losey, Councilmember Steiner

Voting Abstaining: Councilmember Pulecio

- G. APPROVE RESOLUTION NO 4677 - A RESOLUTION OF THE CITY OF MILES CITY APPROVING AN AUTORIZATION FOR COMPLETION OF UNFORSEEN SITEWORK WITH JACKSON CONTRACTOR GROUP, INC. NOT TO EXCEED \$50,000 IN PREVIOUSLY BUDGETED CONTINGENCY FUNDS RELATED TO THE MILES CITY FIRE HALL CONSTRUCTION PROJECT

Motion made by Councilmember Thomason, Seconded by Councilmember Simpson.

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

Voting Nay: Councilmember Steiner

Amy Lesh with Jackson Contractor Group briefed the Council about the sitework and encountering soft spots, will need to fill with concrete, be dug out, fix and cover. She would like to make sure that Jackson Contracting could give the authorization to get this work done. As when bringing change orders to Council the process may take too long and the contractors that are already on site may be done with the work load and it may be too late.

- H. ORDINANCE NO. 1403 - AN ORDINANCE AMENDING SECTIONS 2-52, 2-54, 2-55, ~~AND 2-60~~, OF THE CODE OF ORDINANCES OF MILES CITY, MONTANA, RELATED TO STANDING COMMITTEES AND CITY COUNCIL MEETING SCHEDULE.

(TWO SEPERATE DRAFT ORDINANCES ARE ATTACHED, ONLY ONE WILL BE ASSIGNED ORDINANCE NUMBER 1403 UPON COUNCIL APPROVAL)

Motion made by Councilmember Huber to open up for discussion, Seconded by Councilmember Simpson.

Council Chairperson Bartholomew gave the Council the reason for this Ordinance to allow for a discussion session to further review some agenda items and have more time to make a better voting decision. This ordinance would eliminate all committees.

Councilperson Pulecio prefer to keep the Human Resources Committee due to City Policies that will need to put in place in the future.

Councilperson Huber recommended to make sure the third Council meeting work session not be held the same night as the School Board Meetings.

Motion made by Councilmember Pulecio to amend the Ordinance "Strike all committees" and keep the Human Resources committee, Seconded by Councilmember Simpson.

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

11. 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 Simpson, Seconded by Councilmember Thomason.
Voting Yea: Councilmember Pulecio, Councilmember Huber, Councilmember Losey, Councilmember Steiner, Councilmember Thomason, Councilmember Bartholomew, Councilmember Simpson

Meeting adjourned at 8:07pm



CITY OF MILES CITY

Regular Council Meeting Minutes

April 28, 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 Brooke Bartholomew
Mayor Chris Grenz

ABSENT

Councilmember Dan Scott
Councilmember Don Simpson

ALSO PRESENT: Public Utilities Director Tom Speelmon, Dispatch Director Lyne Anderson, Interim Fire Chief Ed Kanduch, City Treasurer Melissa Moua, RSVP Director Cindy Erickson, via Zoom Police Chief Doug Colombik, via Zoom City Planner Joel Nelson and Deputy Clerk/Minute Recorder Tamara Ellsworth.

1. REQUEST OF CITIZENS AND PUBLIC COMMENT

Keith Bromfield asked permission to place benches along the side of the Montana Bar just for the Bucking Horse sale week.

Jake Richards with the Miles City Fire and Rescue addressed the Council with concerns about the state of Miles City. There is much talk of the city being in the red and the city should look into raising taxes.

Craig Dalakow made a suggestion of combining the Police and Fire Department to be in the new building that is under way.

Mayor Grenz commented that the city can have so many mill levies and agrees that we are in need of this.

Chairperson Bartholomew has been discussing with the City Attorney Rice about placing a Public Safety Mill on this years ballot.

A. Approve 4th of July Committee Requests of the following four items:

- 1- City covered Insurance
- 2- City provided road barricades and Road Closure
- 3- Police Escort for Parade
- 4- City Provided Park Permit with Waived Fees

Motion made by Councilmember Pulecio, Seconded by Councilmember Bartholomew.

Motion to postpone as the Council is needing more information in regards to the waived fees at the Park, Will Hubbell was not available at the meeting to answer any questions they have.

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

2. SCHEDULE MEETINGS

3. APPOINTMENTS

A. BOARD OF APPEALS - STEVE PALMERI

Motion made by Councilmember Thomason, Seconded by Councilmember Losey.

Voting Yea: Councilmember Pulecio, Councilmember Losey, Councilmember Thomason, Councilmember Bartholomew

Voting Nay: Councilmember Huber, Councilmember Steiner

4. STAFF REPORTS & OTHER COMMITTEE MINUTES

A. Public Utilities Staff Report

B. MCPD APRIL 2026 REPORT

Chief Colombik explained the acronyms and gave the full description of each one asked.

Councilperson Steiner inquired about citizens patrol and if the Police still allow that. Chief Colombik answered due to the liability issues it was deemed no longer a good idea.

5. CITY COUNCIL COMMENTS

6. MAYOR COMMENTS

7. PUBLIC HEARINGS

- A. APPROVE RESOLUTION 4682 - A RESOLUTION APPROVING AMENDMENTS TO THE CONDITIONS OF APPROVAL FOR THE CITY VIEW SUBDIVISION, GRANTING A VARIANCE TO THE MILES CITY SUBDIVISION REGULATIONS, AND PROVIDING FOR A PUBLIC HEARING ON THE VARIANCE REQUEST.

8. UNFINISHED BUSINESS

A. Review and Recommend Business License Ordinance Revisions

Motion made by Councilmember Bartholomew to postpone to another meeting, Seconded by Councilmember Losey.

Chairperson Bartholomew advised council that at the finance meeting revisions were outlined and the fees would be allocated as a cost recovery program. Treasurer Moua explained the need for a Code Enforcement Officer and also the need for the city to set a standard for businesses and to make sure they are compliant. Mayor Grenz thanked Treasure Moua for the work and effort she has put into the business licenses and assessing the proper fees for businesses.

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

9. NEW BUSINESS

A. RESOLUTION 4682 - A RESOLUTION APPROVING AMENDMENTS TO THE CONDITIONS OF APPROVAL FOR THE CITY VIEW SUBDIVISION, GRANTING A VARIANCE TO THE MILES CITY SUBDIVISION REGULATIONS, AND PROVIDING FOR A PUBLIC HEARING ON THE VARIANCE REQUEST.

Motion made by Councilmember Thomason to open for discussion, Seconded by Councilmember Losey.

Kelly Moore the Pastor at the Church residing along the subdivision inquired about the placement of the No parking signs along the street as many of his congregation park along that street.

City Planner Nelson explained City View Subdivision has requirements that need to be met and this resolution would be granting those variances in order for the requirements to be met.

Councilperson Steiner stated that this subdivision was started in year 2022 and now we are granting another extension, he feels there may have been mismanagement in this area and the works just need to get done.

Motion made by Councilmember Losey to postpone this item and move to the next agenda, Seconded by Councilmember Pulecio.

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

B. RESOLUTION NO. 4683 - A RESOLUTION APPROVING A FOURTH AMENDED SUBDIVISION IMPROVEMENTS AGREEMENT FOR CITY VIEW SUBDIVISION, ACCEPTANCE OF CERTAIN SUBDIVISION IMPROVEMENTS, AND A PARTIAL RELEASE OF FUNDS.

Motion made by Councilmember Losey to postpone this time to the next agenda, Seconded by Councilmember Pulecio.

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

C. RESOLUTION NO. 4684 - A RESOLUTION APPROVING A LETTER OF AGREEMENT FOR ENGINEERING SERVICES BETWEEN THE CITY OF MILES CITY AND SIMPLICITY CONSULTING ENGINEERING & DESIGN, LLC FOR THE PURPOSE OF DEVELOPING SPECIFICATIONS, BIDDING DOCUMENTS AND ADMINISTERING CONSTRUCTION FOR THE REPLACEMENT OF ROOF TOP HEATING UNITS AT THE CITY'S EXISTING WATER TREATMENT PLANT.

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

D. RESOLUTION NO. 4685 - A RESOLUTION APPROVING A CHANGE ORDER WITH JACKSON CONTRACTOR GROUP, INC. RELATED TO THE MILES CITY FIRE HALL CONSTRUCTION PROJECT.

Motion made by Councilmember Huber, Seconded by Councilmember Thomason.

Amy Lesh with Jackson Contractor Group let council know this change order is for the concrete fill and that Top Gun can get this area filled in faster than the city crew.

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

E. FINANCE COMMITTEE RECOMENDS REPLACING ENGINE 9 ENGINE WITH A REMANUFACTURED ENGINE FROM BRUSH TRUCKING.

Motion made by Councilmember Huber, Seconded by Councilmember Thomason.

Council discussed amongst each other if this would be the best option for Engine 9. Councilperson Huber let council know that Bills Truck service would not put the engine in only would provide the parts. Councilperson Pulecio gave his reason for the Nay vote due to this apparatus has been not working for 2 years and feels it is not worth it.

Interim Chief Kanduch and firefighter Richards gave the details of the funds already poured into this engine and feels the best option would be to put those funds towards a newer engine.

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

Voting Nay: Councilmember Pulecio

10. ADJOURNMENT

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



Date: March 10, 2026
Time: 1:30 pm
Place: Custer County Fire Department
200 N Haynes, Miles City, MT 59301

Call to Order:

The meeting was called to order by 911 chairman, Rex Phipps. It was noted by Rex Phipps that a quorum was present at the time the meeting was called to order.

Roll Call:

Rex Phipps – Garfield County Ambulance
Kevin Krausz – Custer County Commissioner
Christine Keltner – Prairie County Commissioner
Tyler Rogge – Jordan Fire Chief
Maureen Celandier – Custer County DES / GIS
Keifer Lewis – Prairie County Sheriff's Office
Brandon Kelm – Custer County Sheriff
Cory Cheguis – Custer County Fire Chief
Joe Tate-Garfield County Sheriff's Office
Brooke Bartholomew – City of Miles City City Council
Ray Hageman – Garfield County Fire Chief
Lyne Anderson – 911 Director
Eddy Kanduch – Miles City Fire and Rescue
Dustin Sloan – Miles City Police Department Captain

On Zoom:

John Edgell – Ismay Fire Chief

Approval of Minutes:

Meeting minutes for January 13, 2026 were e-mailed to all board members prior to the meeting. Commissioner Krausz mentioned that he was at the January 13th meeting minutes but was not listed on

the meeting minutes roll call on page one (1). Rex Phipps recommended motions to accept the minutes of January 13, 2026 with this correction. Motion was brought forth by Custer County Commissioner Krausz to approve the minutes as corrected. Motion was seconded by Miles City Police Chief Dough Colombik. No further discussion by the board on the minutes. Motion passed.

Addition to Agenda:

No additions were added to the agenda.

Finance Report:

The Financial report was presented by Dispatch Supervisor Anderson. The financial reports for December 2025 and January 2026 were presented. Available appropriation as of January 2026 was noted on page two (2) of the report to be \$215667.04. Actual cash funds on page six (6) of the finance report showing \$634,903.64. A report of 911 quarterly funds received was also included in the finance report. Additional funds received including the Montana state disaster refund amount of \$243.69 from a wind storm which impacted Miles City the previous year. Supervisor Anderson wanted to present a list of funds received as discussions on the upcoming yearly budget are beginning. A supporting document indicating substantial electrical usage at the Mildred Tower was presented. Anderson stated that the did reach out to Prairie County DES to check and see if the heat at the tower was on. Pisk confirmed that the heat was off. Paul Grutkowski with East Mont was also asked to check the site. Anderson did reach out to Tongue River Electric Co-Op for a Technician to be dispatched to the site to do an assessment. Rex Phipps noted that usage has increased from 1 or 2 tenths of a kilowatt to 6.5. Anderson will keep the Board advised on this issue. Motion to accept the finance report was put forward by Prairie County Commissioner Christine Keltner. Seconded by Garfield Fire Chief Ray Hageman. No further discussion. Motion passed

Dispatch Supervisor Report:

The WestTel call report was presented to the 911 Board Members and call volume from January 13, 2025 to March 9, 2026. South Eastern Montana answered 3225 calls during this time frame. 588 of those calls were 911 calls. This does not include calls on the county lines. Total call volume resulted in 1696 calls for service (CFs) were created. The WestTel report indicates that we are answering all calls within 10 seconds are answered at 100%, calls answered in 20 seconds are answered at 100%. South Eastern Montana Dispatch is meeting the NENA (National Emergency Number Standard) standard.

Dispatchers Jodie Weiss and Dispatcher Erika Tipps completed On Scene Tactical Leadership Training in Bozeman on March 9, 2026. Supervisor Anderson stated that this is a class which would benefit both law enforcement and dispatchers. Anderson will reach out to the instructor to see if a class can be presented in Miles City.

Dispatcher Kaycee Warner and Dispatchers Maci Laedeke have completed their state 911 certification in Helena. Both attended 911 Basic Telecommunicator's Course in Helena, Montana at the Montana Law Enforcement Academy. They both passed with a 98%. Dispatcher Kaycee Warner will be completing some training on MUCRs. She will have access to all reports to complete this task. Supervisor Anderson presented an authorization form for the law enforcement agencies giving Dispatcher Kaycee Warner permission to access their reports when needed.

Dispatcher Maci Laedeke is in Phase 3 of her training. She will finish her final review and go to her own shift in April. When Dispatcher Maci Laedeke finishes training and goes to her own shift. South Eastern Montana Dispatch will be fully staffed and fully trained as of this date. Anderson did remind the Board that South Eastern Montana Dispatch has a position “frozen” with the 2025-2026 in the Miles City City budget. Anderson will bring this to the attention of the Miles City Finance Committee and request this position be filled within this year’s budget cycle with an additional funding request for a “2nd in charge” position. Supervisor Anderson stated that this new position will support the department in moving forward and she is working with HR to create a job description for this position. This position will cross train a dispatcher in administrative duties, system management and learn those relationships with the state and local representatives to make decisions on behalf of dispatch when Anderson is unavailable.

Zuercher (Central Square) will be conducting a NCIC system update, a system conversion and a mapping updated on March 11th. This will cause Zuercher (Central Square) to be “off line” and unavailable from 0900 hours to 1400 hours. Dispatch will be logging all calls for service (CFSs) on paper and enter them at a later time when CAD (Computer Automated Dispatch) is available.

King County EMD has been updated. Anderson sent out a PDF to all the ambulance directors for approval. Rex Phipps confirmed that he has looked at the new King County EMD and found it acceptable. Glendive Supervisor Janet Moore was able to attend the state certification training on King County EMD in Helena on February 27th. Supervisor Moore will be coming to Miles City to certify the dispatchers in King County EMD. The state has also presented the certified training link for phone CPR. Supervisor Anderson presented the flyer for the 911 Board on this training link.

Anderson did mention in the last meeting that she received an invite to the Leadership Forum in Orlando Florida the end of April. Anderson stated that due to a personal conflict she will not be able to accept the invitation this year.

Telecommunications Week is April 12th to April 18th. This is a week to celebrate the job that all 911 dispatchers across the nation do. The dispatcher at South Eastern Montana Dispatch agreed on the theme for the week. They decided on “Murder Mystery”. The dispatchers will be solving a mystery throughout the week with the murderer being announced on Friday. The dispatchers would also like to say a movie line over the radio. This is just one of the items that the dispatchers would like to do to celebrate this week. Other games and some dress up themes for the day will be announced. Supervisor Anderson stated that she will email the week’s flyer out to the Board when available.

Supervisor Anderson reminded the Board that CJIS training on new hires must be completed before they are given access or a password for Zuercher (Central Square). Supervisor Anderson also reminded all agencies to reach out to her directly and in a timely manner when there is a change with personal. An email is acceptable. Anderson stated that an employee needs to be entered on or close to their hire date and removed on the date they resigned or employment was terminated. This is because Zuercher (Central Square) is “tied” into CJIN and NCIC.

Anderson mentioned information was sent out to the Prairie, Custer and Garfield County Sheriff's Offices reference CJIN training on Advanced Concealed Weapons Permits.

Old Business:

Custer County Fire Chief Chegus brought up the request for the Local 911 Board to fund the NIXLE/ Everbridge alert system. Previously DES from all three counties have paid for this alert system. Chief Chegus made the Board aware that after a state meeting, DES funding has been cut through the state. The award for last year from the state has not been received and there is no guarantee that there will be funds available for this year. Commissioner Krausz confirmed that when NIXLE/ Everbridge was purchased when DES was receiving \$48,000 annually, last year those funds were down to \$18,000 and now they are not guaranteed for the next fiscal year. Krausz also mentioned that FEMA and other national agencies do look at mass notification systems and how they reach the public with information. Custer County and Garfield County DES have paid approximately \$6800 a year. NIXLE/ Everbridge has been extended to include Prairie County. It is an emergency system to alert individuals who are inside a building or their homes. Sirens are used and supported for outside notification. Supervisor Anderson stated that IPAWS is part of the NIXLE/ Everbridge system and the alert system has been used for fire and other notifications. NIXLE / Everbridge can also "accept" anonymous tips on law enforcement incidents. Chief Chegus reminded the Local 911 Board that the system can be sent to a specific location. The contract for renewal is due June 1st. Chief Chegus mentioned that the Local 911 Board could pay half of the cost with the counties paying a portion of the rest. Chief Chegus stated that he did not feel the Local 911 Board should pay the total cost. Rex Phipps stated that there is funding available in line items 940 and 941. Commissioner Krausz supported the plan for the Local 911 Board to pay the total cost because all counties already pay 911 funds to support programs or systems like NIXLE/ Everbridge. Prairie County Sheriff Keifer Lewis agreed. This would be an alert system which Prairie County would readily not use or give money to support. Chief Chegus made the motion for the Local 911 Board to pay the expense, cover the funding for NIXLE / Everbridge. Motion was seconded by Miles City Fire Chief Eddy Kanduch. Krausz mentioned that he would like the funds to come out of line item 350, Professional Services because it is a yearly contract. No further discussion. Motion Passed.

Rex Phipps updated the Local 911 Board that no new discussions have taken place on the issue of restructuring. He would like a meeting to be scheduled before June. Sheriff Lewis agreed that further discussions need to be scheduled. There are some positive things in restructuring that need to be addressed and finalized. Rex Phipps stated that the original group (Rex Phipps, Commissioner Kevin Krausz, Garfield County Sheriff Joe Tate, Prairie County Sheriff Keifer Lewis) will schedule a Zoom meeting.

GIS Coordinator Maureen Celandier stated that the State Library has initiated the state grant program after a two-year hiatus. Celandier advised the Local 911 Board that she did submit a grant to this program. One of the items of discussion that came out of the survey done by the Montana GIS Spatial plan was that the discrepancies in the cadastral lines are in this area of the state. This is relevant as cities and counties are looking at zoning and how this impacts growth policies. Celandier submitted the grant to provide funding to collect more public land survey system quarters to assist in those cadastral

lines being more accurate. The first part of this grant will focus on the area around Miles City in Custer County. This will benefit the City of Miles City and then the project will “work outwards” to the surrounding counties and areas to improve all cadastral line data. Celandier stated that she will find out next month if the grant will be awarded. Total funding asked for, with a Custer County contribution, is \$72,000. Rex Phipps confirmed that the cadastral lines are an issue. In the town of Jordan, they have been off by fifteen (15) or twenty (20) feet in some areas. Another issue is if other companies such as OMINX or Watersage are using this software, surveys or dataset, their calculations are off as well. If this is the case in the town of Jordan, the county of Garfield must have the same discrepancies. Celandier stated that with the RTN (Real Time Network) station being built about 2 ½ years ago did increase the accuracy somewhat but the targeted areas in the counties need to be desperately improved. The overall goal is to ensure the accuracy for all counties through this grant.

Commissioner Krausz mentioned that the state Library attended MACO (Montana Association of Counties) and at the Justice and Public Safety Committee meeting Maureen Celandier was mentioned for all her work in GIS and her 99.98 completion rate for this area. Sheriff Keifer Lewis commented that Maureen was also mentioned in their MSPOA (Montana Sheriffs and Peace Officers Association) meeting for her contribution to forward Next Generation 911.

The State 911 Board met on January 29th to review all the grant submissions. The grant submitted by the Local 911 Board was for new radio consoles. The majority of the discussion during this review on the state level was to support grants requesting advancements toward Next Generation 911 software. It was mentioned that grants for radio upgrades should not be held as a priority. Supervisor Anderson reached to Commissioner Krausz and Commissioner Collins who were in Helena attending another meeting and expressed her concerns. Commissioner Krausz was able to reach out to the state 911 Director and have a conversation to clarify what was said and the approach of the State 911 Board moving forward with grant awards. Commissioner Krausz was able to confirm that this was the opinion voiced by one of the members on the State 911 Board and that the State 911 Board did not see a problem with the South Eastern Montana Dispatch Grant being awarded. Commissioner Krausz reminded the Local 911 Board that these conversations and contacts are important on the local and state level, and this is a “team effort”. South Eastern Montana Dispatch received notification that the grant was awarded in the amount of \$66,594 on March 9, 2026. A copy of the grant was presented in the meeting packet.

Commissioner Krausz wanted to address the email roll call vote which took place on February 10th and 11th 2026. This vote was done by email to purchase five (5) Field Phone App licensed in the amount of \$1290 for the initial price and the annual payment would be \$600 per year. Each license would have a yearly cost of \$120. Commissioner Krausz made a motion to accept this email roll call vote. Police Chief Doug Colombik seconded the motion. No further discussion. Motion passes.

New Business:

Commissioner Krausz attended the MACO Winter Conference in Billings. He wanted to inform the Local 911 Board of some information reference 911 fees. It was discussed to have the state increase the 911 fees from \$1.00 per line to \$2.00 per line. This would increase the 911 fees given to the dispatch center from \$.75 to \$1.00 and the remaining \$1.00 to be given to the state to support Next Generation 911

implementation. No legislation has been put forwarded at this time. The plan to increase fees is at the “beginning stage”. The state 911 Director did see any issues with pushing legislation forward to increase the fees but MACO’s backing would be helpful. Cities and towns would also have to support the change in 911 fees for the legislation to move forward.

**** Recording stopped ****

The rest of the meeting is documented by notes taken by Supervisor Anderson.

- Custer County Commissioner Jeff Faycosh presented an idea to have a APCO Consulting Services come in and do an evaluation/ review of South Eastern Montana Dispatch’s policies and staffing. The cost of this through APCO would be \$39,000

Public Comments:

- Garfield Fire Chief Ray Hageman mentioned that he received the title for the vehicle which has been at his shop. Vehicle was from a drug seizure in Garfield County. Hageman stated that he will put a new transmission into the vehicle and give it to dispatch.

Next Meeting time, date, and place:

Next meeting scheduled for June 9, 2026. The meeting will take place in Terry, Montana at the Prairie County Senior Citizen Center, 112 Garfield, Terry, Montana

Adjournment:

Custer County Sheriff Brandon Kelm presented a motioned for the meeting to be adjourned. Motion was seconded by Garfield County Fire Chief Ray Hageman. Meeting adjourned.

City of Miles City Downtown Urban Renewal Agency

City of Miles City, Montana

Tom Clarke * Ren Gardner * Todd Gillette * Chris Grenz
Brandon Janshen * Kenneth Stein * Jason Strouf

Minutes of Regular Meeting Held June 25, 2026

CALL TO ORDER

Meeting was called to order at 2:02 P.M. by Board of Commissioners Vice-Chair Tom Clarke who determined a quorum was established.

Members Present: Tom Clarke, Todd Gillette, Chris Grenz, Brandon Janshen,. Also present: guests Mike South, Gary Cridland, Hunter Herbaugh, Miles City Star representative, and City of Miles City Councilman, Rick Huber.

Clarke then moved the order of business, to "Officer Elections", announcing that Todd Gillette had requested he be relieved of the Board Chairmanship. Clarke, as Vice-Chair, indicated that he desired to remain Vice-Chair, thus opening the Chairmanship for electon.

Grenz moved Brandon Janshen become Chair, and with the motion seconded by Clarke, and with Janshen abstaining, the vote for Janshen was unanimous. The meeting was then turned over to him.

APPROVAL OF MEETING MINUTES

Minutes of the Regular meeting held May 28, 2026 were unanimously approved, with Grenz moving and a 2nd by Janshen.

Minutes of the Special meeting held June 4, 2026 were unanimously approved, with Grenz moving and a 2nd by Gillette.

FINANCIAL UPDATE

A Balance Sheet for the Accounting Period ending 5/26 was reviewed. It showed a Cash Balance of TIF funds totalling \$1,395,083.75, subject to projects already approved, but not reimbursed, which total \$314,127.63, thus \$1,080,936.12 is unreserved. The reports also provided an update on pending grants, ongoing projects and other TIF related matters.

Clarke asked if "Professional Fees" shown on the profit and loss statement was TIF funds being charged for City Attorney fees, which was confirmed.

Gillette commented that the TIF budget needed to be amended to include "Office Supplies" with an amount to be determined.

CITIZEN REQUESTS

None

NEW BUSINESS

1. Officer Elections were previously acted on as above.
2. TIFD Reimbursement for the Erin Thormodsgard / Girl Ran Away With the Spoon project at 112 N. 7th Street, was \$17,306, 60% of a \$28,860 cost, was approved with a motion by Grenz, 2nd by Janshen, and a unanimous vote, thus was forwarded to the City Council for approval and payment.
3. TIFD Reimbursement for the 600 Cafe, Inc. project at 600 Main Street, was \$17,323.20, 60% of a \$28,872 cost, was approved with a motion by Clarke, a 2nd by Gillette, and with Grenz abstaining, all others voting in favor, thus was forwarded to the City Council for approval and payment.
4. **TIFD Business Assistance Grant Application: 406 Signs LLC,/ Mike South, 319 N. 7th Street Miles City.**

The commissioners reviewed an application from 406 Signs LLC for a TIFD grant related to removing loose paint, repairing grout and gaps, and with latex paint, painting, of the building located at 319 N. 7th Street. South presented a bid from Robyn's Nest Painting for \$9,800 to remove the blight existing with this building.

After discussion a motion was made by Clarke, seconded by Grenz, and unanimously approved, to award a TIF grant to 406 Signs LLC in the amount of \$7,840, or 80% of the total project cost of \$9,800, subject to City Council approval.

5. **TIFD Business Assistance Grant Application: Gary L. and Bernadette M. Cridland / Cridland Construction, 809 Bridge Street, Miles City.**

The commissioners reviewed an application from Gary and Bernadette Cridland for a TIFD grant related to repairs consisting of water mitigation, flood control, termite control mold elimination, and ice problems on the North side of their building.. Cridland submitted various bids, totalling \$9,450. One of their bids was for installation of 40' of gutter and downspout installation on a neighbors (Crabtree's) building to facilitate removal of water coming off the Crabtree building which would then be directed away from the Cridland building.

After discussion a motion was made to award a TIF grant in the amount of \$7560, or 80% of the total project cost of \$9450. The award was contingent on a document by Crabtree, authorizing the gutter/downspout installation on their building. Motion was made by Commissioner Grenz, seconded by Commissioner Gillette that, with that Crabtree document, the TIF Board agreed to forward the grant to the City Council for their approval.

OLD BUSINESS

None

PUBLIC COMMENT

Rick Huber requested information if the TIF Board would consider funding a sidewalk across the BNSF crossing at 4th Street. He was advised that such an application would need to be submitted by BNSF as they are the property owner.

MEMBER ROUND TABLE

It was noted that our mcdura@milescitymt.gov email address is up and running.

ADJOURNMENT

Motion made by Grenz, seconded by Gillette to adjourn was approved by a Board majority at 2:55PM.



Miles City Water Treatment Plant - Unit Heater Replacement

BID TABULATION
67 Water Plant Road, Miles City Montana

PROJECT:		Water Treatment Plant Unit Heater Replacement Miles City, MT			
ENGINEER:		SIMPLICITY CONSULTING, ENGINEERING & DESIGN PO BOX 81222 BILLINGS, MT 59108 406 254-7157			
BID OPENING DATE:		June 23, 2026			
CONTRACTOR:	Norpac Sheet Metal				
ADDRESS:	2041 Harnish Blvd Billings, MT 59101				
Phone:	406.248.1757				
Fax:					
Bid Security:	Yes			yes	
Addenda 1 Acknowledged:	Yes			yes	
Base Bid:	150,092			183,495	
Fax Mod:	0			0	
Total Base Bid:	150,092		0	183,495	0
Add. Alternate #1:	2,369			2,250	
Fax Mod:					
Total Alternate #1:	2,369		0	2,250	0
Add. Alternate #2:	6,800			6,460	
Fax Mod:					
Total Alternate #2:	6,800		0	6,460	0
TOTAL:	159,261		0	192,205	0

tspeelmon@milescitymt.gov

From: Cory Hasiak <chasiak@simplicityced.com>
Sent: Wednesday, June 24, 2026 10:49 AM
To: tspeelmon@milescitymt.gov
Subject: RE: RTU Bids

Thanks Tom,

I had a base bid estimate of \$182k which for Eastern Montana has a healthy safety factor in it.

The alternates are very close so electrical numbers should be similar.

I have worked Norpac in the past without issue in past on several projects. They are one of the best HVAC contractors in Billings. They are typically on the high side of cost. I know Air Controls (HVAC contractor in Billings) has been buying quite a bit of work from discussion with a different HVAC contractor in Billings of similar size.

Alternates –We did not really discuss this. I added the alternates in the addendum after the prebid. From discussions with Jerry's about the breakers during the pre-bid, they have nothing but problems with breakers. On one of the last service calls the electrician had to rebuilt the breaker to get it work.

So #1 is a straight replacement of those (3) breakers

#2 is replacement of the panel so that you have a panel with modern breakers for future maintenance.

I can reach out to Norpac and verify they are planning to coordinate with roofer and have all they need in their bid for demo & install....

Recommendation - Accept one of the bids, and alternate #2.

Pax Tibi,

Cory
simplicity
406.861.1205 cell

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From: tspeelmon@milescitymt.gov <tspeelmon@milescitymt.gov>
Sent: Wednesday, June 24, 2026 10:30 AM
To: 'Cory Hasiak' <chasiak@simplicityced.com>
Subject: RTU Bids

tspeelmon@milescitymt.gov

From: Cory Hasiak <chasiak@simplicityced.com>
Sent: Wednesday, June 24, 2026 12:12 PM
To: Tom Speelmon
Subject: FW: MC WTP Unit heaters..

FYI Norpac's bid seems responsive.

Pax Tibi,

Cory
simplicity
406.861.1205 cell

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received it by mistake, please let us know by e-mail reply and delete it from your system. You should not disseminate, distribute or copy this e-mail. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Although the company has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

From: Ray Brunmeier <ray@norpacsheetmetal.com>
Sent: Wednesday, June 24, 2026 11:27 AM
To: chasiak@simplicityced.com
Cc: Stewart Brown <stewart@norpacsheetmetal.com>
Subject: RE: MC WTP Unit heaters..

Hey Cory,

I'm the estimator that put this job together, please see below to the answers to your questions.

- We have been in communication with Empire Roofing and yes, we are scheduled around them for a smooth install.
- We do have quick ship for the curbs in our pricing per addendum 1 (5-6 weeks)
- Coordination of Demo & Install will be scheduled with Empire Roofing

Let us know if you need anything else.

Thanks Cory

Ray Brunmeier
 NorPac Sheet Metal, Inc.
 Estimator
 P: 406-248-1757
 F: 406-248-6320
 E: ray@norpacsheetmetal.com
 A: 2041 Harnish Blvd; Billings, MT 59101

From: Stewart Brown <stewart@norpacsheetmetal.com>
Sent: Wednesday, June 24, 2026 11:04 AM
To: Ray Brunmeier <ray@norpacsheetmetal.com>
Subject: FW: MC WTP Unit heaters..

Ray,
Please see the questions below from Cory and let him know.

Thanks

Stewart Brown
NorPac Sheet Metal, Inc.
2041 Harnish Blvd.
Billings, MT 59101
406-248-1757 (office)
406-248-6320 (fax)
stewart@norpacsheetmetal.com

From: Cory Hasiak <chasiak@simplicityced.com>
Sent: Wednesday, June 24, 2026 11:01 AM
To: Stewart Brown <stewart@norpacsheetmetal.com>
Subject: MC WTP Unit heaters..

Hi Stewart,

Congrats on Norpac being the low bid.

A few of questions before I make a recommendation to accept Norpac’s Bid as responsive.

- Norpac is prepared to develop schedule to work with Empire Roofing as they performing the re-roof?
- Quick ship of roof curbs is included in bid per Addendum#1?
- Scheduling of demo and reinstall of the unit heaters is prepared to be coordinated with schedule of reroof?

Thanks again,

Cory Hasiak, P.E. LEED AP
simplicity Consulting Engineering & Design, LLC
chasiak@simplicityced.com
406.254.7157 phone
406.861.1205 cell
PO Box 81222
Billings, MT 59108-1222

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ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOT 5 OF BLOCK 13 OF EAST SIDE ADDITION FROM THE RESIDENTIAL A DISTRICT TO THE GENERAL COMMERCIAL DISTRICT, AND PROVIDING FOR A HEARING THEREON.

WHEREAS, Olivia Prewitt of IMEG Consultants Corp has made application for the property described as Lots 5 & 6 and the north 10’ of Lot 7, Block 13 of East Side Addition, such that the request is for Lot 5 to be rezoned from the Residential A (RA) District to the General Commercial (GC) District so that the entirety of the property is to be zoned as GC District;

AND WHEREAS, such property is situated within the city limits of the City of Miles City, Montana, and subject to the zoning jurisdiction of the City of Miles City;

AND WHEREAS, Section 24-96 of the Code of Ordinances of Miles City, Montana requires that such application be referred to the City Zoning Commission for public hearing and recommendation to the City Council prior to any action by the City Council upon such application;

AND WHEREAS, the Miles City Zoning Commission, on June 10, 2026, upon public hearing and deliberation, recommended to the City Council that such zone change be approved.

BE IT ORDAINED, by the City Council of the City of Miles City, Montana, as follows:

Section 1. Zoning for the following described real property located within the City of Miles City, Custer County, Montana, is hereby rezoned from the Residential A (RA) District to the General Commercial (GC) District, to wit:

Lot 5 of Block 13 of East Side Addition, located in Section 34, Township 8 North, Range 47 East, City of Miles City, Custer County, Montana. Said zone change shall provide for the entirety of Lots 5 & 6 and the north 10’ of Lot 7, Block 13 of East Side Addition to be zoned General Commercial (GC) District.

Section 2. The Final Report of the Zoning Commission of the City of Miles City, prepared as part of the review of this application, and attached hereto as Exhibit “A,” is hereby adopted as Findings of Fact to support the Council’s decision.

Section 3. Prior to final passage, a public hearing shall be held upon this proposed zone change before the City Council at 6:00 P.M. on the 14th day of July, 2026, in the Council Chambers at City Hall, 17 S. Eighth Street, Miles City, Montana.

Section 4. The City Clerk and/or zoning Administrator shall give notice of the date, time and place of such hearing in accordance with Sections 76-2-303 and 7-1-4127(7)(b), MCA, as well as Section 24-97 of the Code of Ordinances of Miles City, Montana. Said notice shall include publication twice in the Miles City Star, with the first notice published at least 15 business days prior to the date of such hearing, as well as notice by first class mail seven calendar days before the hearing to the applicant, landowners, all adjoining property owners, and owners of land within 150 feet of the subject property.

Section 5. This ordinance shall be in full force and effect thirty (30) days after its final passage and approval.

Said Ordinance first read and put on its passage this 23rd day of June, 2026.

C. A. Grenz, Mayor

ATTEST:

Mary Rowe, City Clerk

FINALLY PASSED AND ADOPTED this ____ day of _____, 2026.

C. A. Grenz, Mayor

ATTEST:

Mary Rowe, City Clerk

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Said Ordinance first read and put on its passage this 23rd day of June, 2026.

C. A. Grenz, Mayor

ATTEST:

Mary Rowe, City Clerk

FINALLY PASSED AND ADOPTED this ____ day of _____, 2026.

C. A. Grenz, Mayor

ATTEST:

Mary Rowe, City Clerk

Final Report of the Miles City Zoning Commission
Valley Financial Credit Union Zone Change
RA District to GC District
June 10, 2026

I. GENERAL INFORMATION

A. Meetings

- 1. Zoning Commission Hearing:** June 10, 2026
- 2. City Council 1st Reading:** Tuesday, June 23, 2026 at 6:00 p.m. in the City Hall Conference Room
- 3. City Council 2nd Reading/Public Hearing:** Tuesday, July 14, 2026 at 6:00 p.m. in the City Hall Conference Room

B. Project Proponents/Landowners:

- 1. Applicant:** Olivia Prewitt, IMEG Consultants Corp
- 2. Landowner:** Valley Financial Credit Union

C. Property Description

The subject Valley Financial Credit Union property is located at 10 N. Earling Avenue approximately ½ block north of Main Street and is comprised of Lots 5 & 6 and the north 10’ of Lot 7, Block 13 of East Side Addition, located in Section 34, T8N, R47E, City of Miles City, Custer County, Montana.

The site comprised of Lots 5 & 6 and the north 10’ of Lot 7 is presently vacant and was previously used as Barney's Block & Heads, a commercial auto equipment service garage that was recently removed. According to the Montana Cadastral Program, that commercial building was built in 1960, however, the reviewer is uncertain how long the commercial use was in place.

Lot 5 is currently zoned Residential A (RA) District, while Lot 6 and the north 10’ of Lot 7 are currently zoned General Commercial (GC) District.

D. Project Description

The proposed zone change would apply to Lot 5 only, which is currently zoned RA District, while Lot 6 and the north 10’ of Lot 7 are currently zoned GC District. The application indicates the zone change is intended to make the entire property zoned GC District to facilitate commercial use of the property for additional off-street parking to serve the Valley Credit Union building at 2503 Main Street.

It should be noted the Valley Credit Union building was permitted with sufficient off-street parking and overall compliance with the zoning code for its GC District designation without relying on Lots 5 & 6 and the north 10' of Lot 7 to achieve zoning compliance, such as for parking, landscaping, etc. With the current zone change proposal, the application includes a proposed landscape buffer along the north boundary and a proposal to install a 6' tall vinyl fence along that boundary to screen the adjacent residential home to the north.

IMEG staff has indicated the intent to submit a subdivision Exemption Claim Application, with the purpose to aggregate the Lots 5 & 6 and the north 10' of Lot 7 into one lot through an amended plat, which can occur independently of the proposed zone change.¹

Review of the landscaping plan for compliance with Sec. 24-49 has not been entirely completed to date; final review of the proposed landscaping by staff will occur prior to approval of the plans and/or based on the plans for the aggregation of lots when the subdivision Exemption Claim Application and draft amended plat are submitted for review with lot sizes and lot coverage known.

E. Area Zoning and Land Uses

The subject Lot 5 of Block 13 of the East Side Addition is part of an area along the north side of Main Street where the north halves of Blocks 13 & 14 of the East Side Addition between N. Winchester Avenue and N. Sewell Avenue are zoned in the RA District, while the south halves of the blocks along Main Street are zoned in the GC District. The same configuration of the two zoning districts continues to the east through Block 5 of the Legion Addition to N. Legion Avenue. To the west on N. Winchester Avenue (starting one block to the west), Blocks 15 and 16 of the East Side Addition are instead split by the RA District and Residential B (RB) District, with the north halves zoned RA and south halves zoned RB. To the southwest of the Valley Credit Union property along the south side of Main Street is a portion of the RB District, which continues westerly on the north halves of several blocks along the south side of Main Street, while to the south along Main Street are several full blocks of the GC District, which extend to the east to encompass the nearly completed City Fire Hall, where the City limits end near N. Haynes Avenue.

It appears Lot 5 has been included in the RA District on the City's zoning maps since at least 1995 (the oldest zoning map the reviewer has). The lot is part of the north half of the block, and has been an undeveloped parking area associated with the former Barney's Block & Heads commercial building and under the same ownership, which explains the split zoning of the overall property.

¹ Exemption Claim Application was submitted following the Zoning Commission meeting, which is currently in process.

As the zoning map would suggest, this is a mixed-use area. To the west across N. Earling Avenue at the corner of Main Street is the Carquest Auto Parts store in the GC District. To the west/northwest, north, and northeast are single family residential uses in the RA District. To the east across the alley is an accountant’s office in a former dwelling, with accessory buildings on a lot in the GC District. To the southeast across the alley is the former Valley Credit Union bank building, which currently serves as a multi-tenant commercial office building, with multiple commercial tenants, such as a leather shop and a massage therapy clinic.

F. Maps

The following pages and figures include maps and a site plan pertinent to the proposal.

Figure 1: Zoning Map in the area:

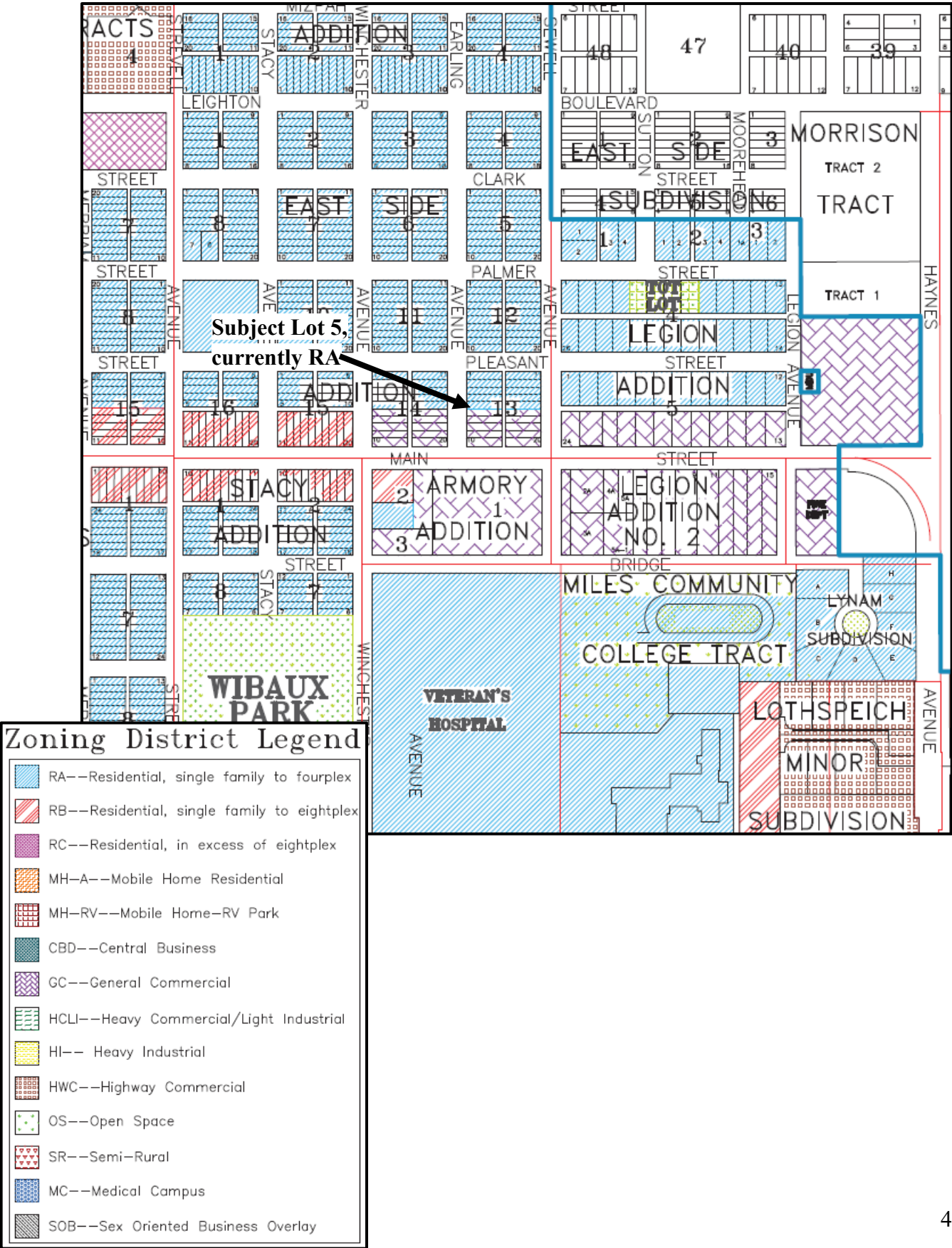


Figure 2: An excerpt of Figure 6 of IMEG’s application, showing the split zoning and relative location of the former Barney’s building at 10 N. Earling:

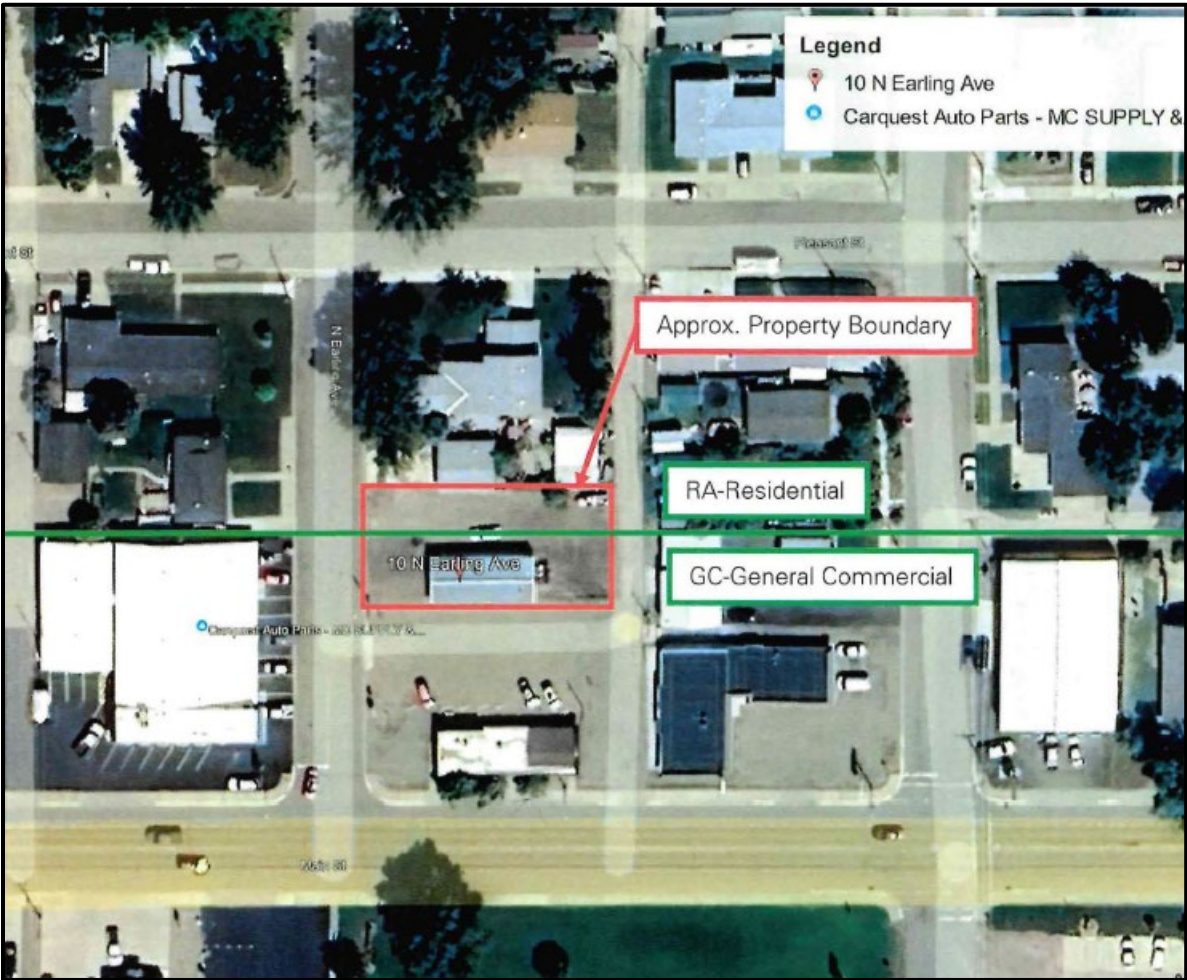
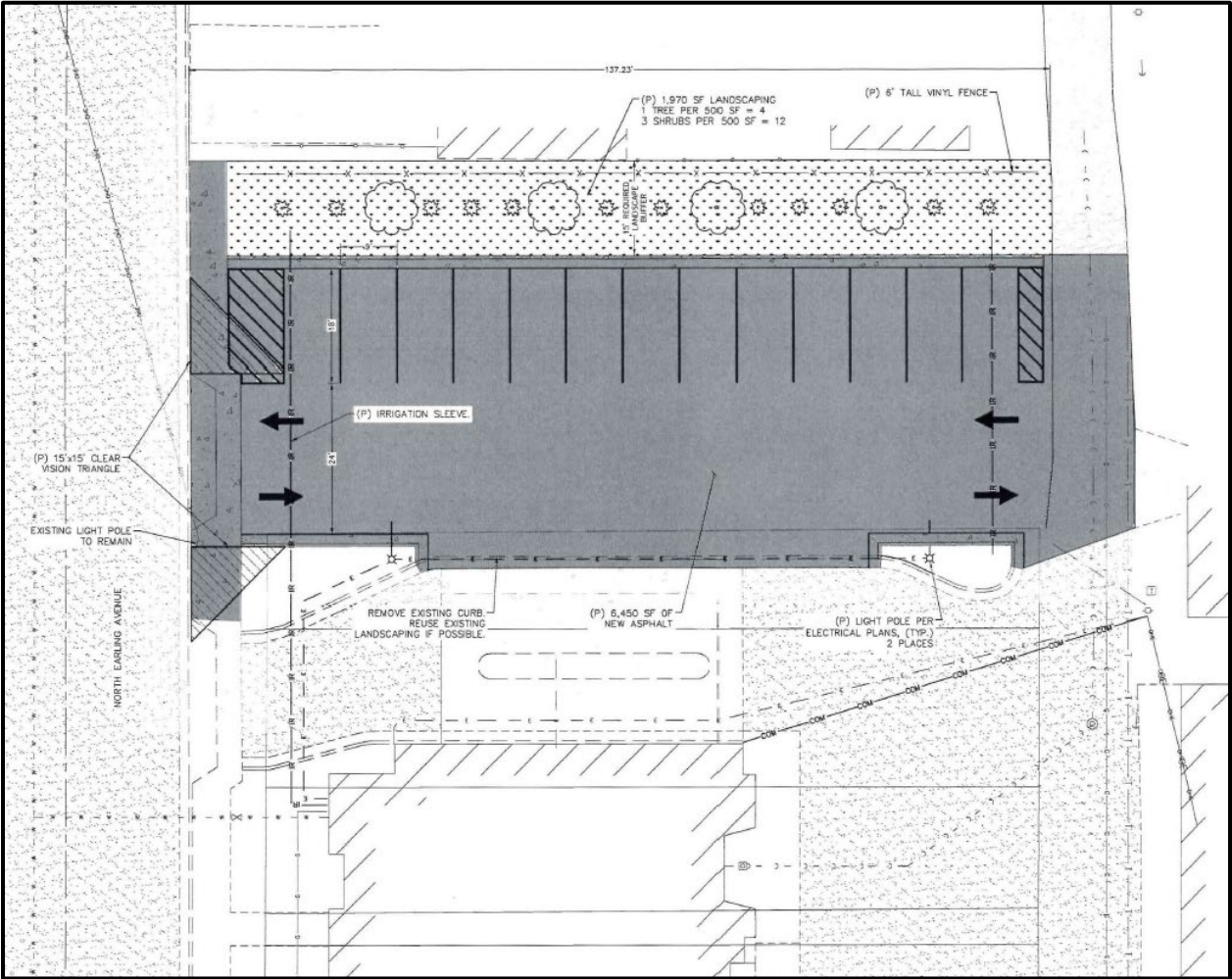


Figure 3: An excerpt of the site plan included with IMEG’s application, showing the proposed overflow parking lot, landscaping buffer, and screening fence:



G. Attachments

The following are attached to this report:

1. Attachment 1: IMEG’s Petition for Zone Change, along with a cover letter that provides narrative responses to the zoning criteria, and figures with photos, a map, and site plan in support of the application.
2. Attachment 2: Draft ordinance for the proposed zone change.

II. APPLICABLE REGULATIONS AND RECOMMENDED FINDINGS

A. Zone changes and zoning amendments – Purpose and Process

Administration of petitions for amendments to the official zoning district map is outlined in [Sec. 24-96](#) of the zoning code. The following are the ‘purpose’ and ‘amendment process’ for review of zone changes and zoning amendments. Other sections for applicable to the review, with recommended findings based on the criteria for zoning, are provided in the next section.

- (a) *Purpose.* Any person may petition for the amendment of the zoning district map and/or these regulations. The amendment procedure shall be as provided here and in MCA 76-2-303. Amendments may also be initiated by the zoning commission or administrator, in which cases steps subsections (b)(1) through (b)(3) below, will not be required.
- (b) *Amendment process.*
 - (1) The applicant shall submit a properly completed application form, the required supporting materials, including a narrative evaluating the amendment request under the amendment criteria in (c) below, and the required application fee at city hall.
 - (2) The administrator shall determine whether the application is complete and sufficient. When an application is determined incomplete or insufficient, the administrator shall provide written notice to the applicant indicating what information must be submitted for the review to proceed.
 - (3) After the application is determined to be complete and sufficient, the administrator shall schedule a public hearing on the application for a zoning amendment on the agenda of the next zoning commission meeting for which the notice requirements can be met (section 24-97), and at which time allows for its proper consideration.
 - (4) The administrator shall give notice of the public hearing in accordance with section 24-97.

- (5) The administrator shall prepare, or contract for the preparation of, a report that describes the proposed amendment and how it complies, or fails to comply, with the amendment criteria. The report shall include a recommendation for approval, approval with modifications or denial.
- (6) The zoning commission shall conduct at least one public hearing on the proposed amendment. At the hearing, the zoning commission shall make a report regarding the proposed zone change and consider whether the proposed amendment meets the amendment criteria. The zoning commission shall review the particular facts and circumstances of the proposed amendment and develop findings and conclusions that support its recommendation that the city council approve, approve with modifications, or disapprove it accordingly.
- (7) The zoning commission's action on a proposed amendment may be tabled, but for no more than 35 days.
- (8) The administrator shall convey the zoning commission's recommendation and all public comments to the city council and, unless the application is withdrawn, place a hearing on the agenda of the next city council meeting for which the notice requirements can be met (Section 24-97), and at which time allows for its proper consideration. The city council shall not hold its public hearing or take action until it has received the report of the zoning commission.
- (9) The administrator shall give notice of the city council's public hearing in accordance with section 24-97.
- (10) The city council shall conduct a public hearing on the proposed amendment. At the hearing, the city council shall consider the recommendation of the zoning commission and all testimony received, then approve, reject, or modify and approve the amendment. Action on the proposed amendment may be tabled, but for no more than 35 days.
- (11) If approved or approved with modifications, the city council shall pass an ordinance effectuating the amendment to the zoning map or regulations, as applicable.
- (12) An amendment to the zoning may not become effective except upon favorable vote of two-thirds of the present and voting members of the city council if a protest against a change is signed by the owners of 25 percent or more of:
 - a. The area of the lots included in the proposed change; or
 - b. Those lots or units, as defined in MCA 70-23-102, 150 feet from a lot included in a proposed change. For purposes of this protest provision, each unit owner is entitled to have the percentage of the unit owner's undivided

interest in the common elements of the condominium, as expressed in the declaration, included in the calculation of the protest. If the property, as defined in MCA 70-23-102, spans more than one lot, the percentage of the unit owner's undivided interest in the common elements must be multiplied by the total number of lots upon which the property is located. The percentage of the unit owner's undivided interest must be certified as correct by the unit owner seeking to protest or by the presiding officer of the association of unit owners.

- (13) At the conclusion of the amendment process, the administrator shall notify the applicant of the city council decision within ten days.

-NOTE: 2025 Legislation amended several sections of state law pertaining to municipal zoning and notices; the process and draft ordinance have followed the effective and current provisions of Montana Code Annotated (MCA); where conflict exists between state law and the zoning code, the stricter requirements have been followed.

B. Amendment Criteria and Recommended Findings

Sec. 21-96(c) of the Zoning Code provides the “Amendment criteria” for zone changes and zoning amendments. The evaluation criteria are listed below, followed by the reviewer’s and Zoning Commission’s recommended findings in *italics*.

(c) Amendment criteria.

- (1) Zoning amendments shall be made:

- a. In accordance with the growth policy;

Finding 1-a: *The 2025 Miles City Growth Policy does not include provisions specific to this property’s zoning. The future land use map applies to areas surrounding the City, and not areas already zoned. However, there are implementation measures in the 2025 Growth Policy that are applicable to zone changes and zoning in general. The following are recommended findings relative to the zone change’s accordance with the growth policy:*

- *Economic Objective E.1.e: “Identify barriers in the zoning regulations, and other City codes, and amend them as necessary.” This objective is to promote Economic Goal E.1: “Foster sustained economic growth in Miles City.” Approving a zone change to General Commercial for Lot 5, which has presumably been associated with a commercial use in a building that existed for 65 years, according to the Montana Cadastral Program, would remove the barrier that would preclude the intended use of the overall property for a commercial parking lot. The rezone would incrementally work to foster economic growth in the City.*

- *Economic Objective E.3.c: “Work with commercial and industrial developers on how the City can accommodate their needs while mitigating adverse impacts.” This objective is to promote Economic Goal E.3: “Support industrial and commercial development.” The reviewer and City staff discussed the proposed zone change and parking lot project with the landowners’ agents leading up to the zone change application being submitted, advising the agents that inclusion of landscaping along with a screening fence to mitigate potential glare from headlights in the commercial parking lot with the parking spaces oriented in a south-north direction, would be advisable. The application included the proposed screening fence and landscaping along the north boundary. By the applicant including this form of mitigation as part of the proposal, and the landowners subsequently implementing the mitigation measures, the zone change would promote Economic Objective E.3.c and Goal E.1. Please note the landscaping plan will be reviewed upon submittal of information representative of the intended aggregation of lots proposal and/or other plans.*
- *Economic Objective E.7.c: “Implement land use regulations that support a resilient tax base for the community.” This objective is to promote Economic Goal E.7: “Diversify the City’s revenue stream.” Approving a zone change to General Commercial for Lot 5 would support this goal and objective by changing how the zoning code will be implemented in a manner that allows for commercial use. Commercial properties tend to be taxed at a higher taxable rate than residential properties and vacant lots classified as residential. The zone change is likely to result in an incrementally increased tax revenue for the City, supporting a more resilient tax base.*
- *Land Use Objective LU.3.a: “Protect private property rights and respect property owners’ wishes to enjoy and gain economic return from their properties and investments while ensuring that other public and private interests are not unreasonably compromised or impacted by land uses and development projects.” This objective is to promote Land Use Goal LU.3: “Balance property rights with the common interests of the community.” Approving a zone change to General Commercial for Lot 5 would support this goal and objective by promoting the landowners’ property rights while not unreasonably compromising or impacting other interests.*
- *Section 7, Land Use (page 65) states the following: “A key tool for Miles City to be resilient to these expected projections will be to guide future land uses through the Miles City zoning codes. The zoning text must be revised to provide clear guidelines so that the zoning map and regulations can be a more effective tool to implement this growth policy. The zoning map must be revised to reflect current conditions and expected future trends. The zoning map will be revised as proponents of future development proposals, and land uses to approach the city with zone change requests, and the city will work on revising the zoning map to guide the planning area with land use designations in appropriate geographic, physical, and social settings.”*

Approval of the proposed zoning districts would support the above-listed policies, goals and objectives. As such, the proposed zoning is in accordance with the 2025 Miles City Growth Policy.

b. To secure safety from fire and other dangers;

Finding 1-b: *The change of ±3,075 square feet of land historically associated with a commercial use from RA to GC is not likely to provide additional safety from fire and other dangers. The zoning code, other City codes, and provision of City services already secure safety from fire and other dangers, and the zone change is unlikely to impact or change this.*

c. To promote public health, safety, and general welfare; and

Finding 1-c: *The zone change from RA to GC is not likely to have any specific or measurable benefit or detriment to public health, safety, or general welfare. Commercial uses require landscaping and other specifications to be met, which, along with the zoning code, other City codes, and provision of City services, minimize such impacts.*

d. To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.

Finding 1-d: *The zone change to GC would not affect transportation, water, sewerage, schools, parks and other public requirements. The planned parking lot will not be connected to City water or sewer, but these services are available in this location in the event an alternative use requiring water and sewer services is proposed in the future. The property is well served by the City streets and alley. The property is unlikely to be occupied by school-aged children or result in additional needs for parks. No other needs for public services or facilities have been identified. For these reasons, the zone change from RA to GC is not likely to have any specific or measurable change to the facilitation of the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.*

(2) In reviewing and making recommendations or decisions on zoning amendments, the administrator, zoning commission, and city council shall also consider:

a. Reasonable provision of adequate light and air;

Finding 2-a: *The zone change on ±3,075 square feet of land from RA to GC is not likely to have any specific or measurable change to provision of adequate light and air because the existing RA and the proposed GC districts provide adequate light and air through providing building setbacks, limited building heights, and maximum lot coverage standards.*

b. The effect on motorized and non-motorized transportation systems;

Finding 2-b: *The zone change from RA to GC will not affect motorized or non-motorized transportation systems because the primary result of the zone change is that it would provide for a commercial use; and the City’s transportation system is already in place, adequately serves the lot and surrounding area, and is capable of serving expected commercial uses permitted in the GC District.*

c. The promotion of compatible urban growth;

Finding 2-c: *The proposed expansion of the GC District to include land historically associated with a commercial use is consistent with the general discussion in the 2025 Growth Policy, Section 7, “Land Use” on Page 60 that states:*

“Miles City also intends to ensure that new development is compatible with existing development by:

- *Adopting zoning that generally extends the existing pattern of development (i.e., more residential near existing residential areas and more commercial near existing commercial areas)...*”

The proposed expansion of the GC District to include land historically associated with a commercial use would promote compatible urban growth by extending the adjacent GC District by approximately 3,075 square feet to provide for expanded commercial activity in an appropriate location.

d. The character of the district, and its peculiar suitability for particular uses; and

Finding 2-d: *The lot appears suitable for the allowed uses in GC, which include general commercial uses and other specific uses typical of a municipal commercial district like GC. There would be no change to the character of the GC District with this zone change, and the RA District would be minimally impacted by the reduction of ±3,075 square feet of land historically associated with a commercial use. In this instance, the stated intent of the zone change is to provide for a parking lot for an adjacent commercial use, which appears suitable for the site and less impactful on the RA District and homes than other permitted uses in the GC District. The intended commercial use will trigger landscaping requirements to buffer the use from the adjacent residential use and RA District, and the applicant has indicated the intent to provide a landscaped buffer and screening fence, enhancing the suitability of the site for the intended commercial use.*

- e. Conserving the value of buildings and encouraging the most appropriate use of the land throughout the jurisdictional area.

Finding 2-e: *The applicant’s response to this criterion is as follows: “Split zoning on a single parcel can hinder site planning and introduce uncertainty for reinvestment. Unifying the zoning district supports predictable standards for development and allows the site to be used in a coordinated way that improves functionality while mitigating impacts through buffering/landscaping-supporting compatibility and neighborhood stability.” This analysis appears reasonable in some respects; however, the City must consider not only the benefits of the owners of the subject property, and in light of the current owners’ plans, but also impacts on other property values from impacts that may result from the other allowed uses in the GC District. Considering this is already a mixed-use area, the addition of ±3,075 square feet of land historically associated with a commercial use into the GC District is unlikely to negatively impact the value of any buildings, particularly if an effective landscaping and fencing plan is implemented.*

In the areas of transition between commercial and residential uses, effective landscaping implemented as required by Sec. 24-49 of the zoning code for commercial uses will further protect the values of existing buildings, enhance land use compatibility, and encourage appropriate land uses in the community.

- f. Whether the proposal might be considered illegal spot zoning. Factors to be considered include whether the proposed land use is significantly different from the prevailing use in the area; whether the area of the proposed zone change is relatively small not only in terms of acreage, but from the perspective of the number of separate landowners who would benefit from the proposed change; and whether the change would amount to special legislation designed to benefit only one or a few landowners at the expense of the surrounding landowners or general public. In order for spot zoning to be considered illegal, all three of the factors must be present.

Finding 2-f: *The applicant’s response to this criterion is as follows: “This request should not be considered illegal spot zoning, as the proposed land use is similar to surrounding uses in the area. The purpose is to correct an inconsistency in zoning where the northern portion of the property is residential, and the southern portion is commercial. We are proposing for the entire property to be commercial to align with an existing adjacent commercial use to the south. The change applies consistently to the whole parcel rather than creating a small isolated "island" district. The request is tied to an*

identified site-planning need (bank support parking) and includes measures (landscaping buffer) to remain compatible with nearby residential uses.”

The applicant’s response is an appropriate spot zoning analysis that supports the conclusion that this should not be considered spot zoning. The following is an additional spot zoning analysis, with recommended findings:

- Whether the proposed land use is significantly different from the prevailing use in the area: The commercial parking lot use and other allowed uses in the GC District are different from the prevailing residential uses in this area of RA, but consistent with the uses in this area of GC. Because of the wide range of land uses in the area, the commercial use is not significantly different than the prevailing uses in the area. This factor is therefore not present.
- Whether the area of the proposed zone change is relatively small not only in terms of acreage, but from the perspective of the number of separate landowners who would benefit from the proposed change: The area proposed for the zone change is small – approximately 3,075 square feet, and only the landowners/applicant would benefit from the proposed change. This factor is therefore present; however, it is important to consider that the zone change would expand an adjacent district to include the subject property.
- Whether the change would amount to special legislation designed to benefit only one or a few landowners at the expense of the surrounding landowners or general public: The zone change would, to some extent, amount to special legislation for the current landowners; however, it does not appear there would be an “expense” to the surrounding landowners or general public. If it is determined there are unmitigated impacts on surrounding landowners or the general public from the zone change, thus amounting to an “expense”, this factor would be present.

Because the first spot zoning factor is not present, the third has not been found to be present, and all three of the above factors must be present for it to be considered illegal spot zoning, this zone change would not be illegal spot zoning.

(3) Other criteria include whether the amendment:

- a. Corrects an inconsistency in the zoning; and

Finding 3-a: The proposed zone change does correct an inconsistency in the zoning, whereas the property currently has a split zoning along internal lot

lines, and the intent is to adjust the zoning district boundaries to follow the overall property boundaries instead of the internal lot line.

- b. Addresses changing conditions or furthers a specific public challenge such as the need for affordable housing, economic development, mixed use development or sustainable environmental features.

Finding 3-b: *The applicant’s response to this criterion is as follows: “Yes. The rezoning supports continued commercial viability and economic activity by enabling adequate off-street parking to serve an existing bank use. It also supports compatibility by incorporating landscaping and buffering consistent with Miles City’s stated landscaping objectives, including improved land use compatibility and visual appeal.” It appears the zone change does address the changing conditions identified by the applicant, in that the zone change will provide for the off-street parking desired by the landowner as the business expands in this location.*

Conclusion on the above findings:
Based on the above findings, the proposed zone change from RA to GC substantially complies with the applicable criteria, and is therefore appropriate.

III. ZONING COMMISSION RECOMMENDATION

The Zoning Commission adopted the preliminary report and reviewer-recommended findings as the Zoning Commission’s findings of fact and recommends the City Council approve the zone change from RA to GC for property described as Lot 5 of Block 13 of East Side Addition, located in Section 34, Township 8 North, Range 47 East, City of Miles City, Custer County, Montana. Said zone change shall provide for the entirety of Lots 5 & 6 and the north 10’ of Lot 7, Block 13 of East Side Addition to be zoned General Commercial (GC) District. This report is the Zoning Commission’s final report to be transmitted to the City Council. Upon final passage of the zone change ordinance by City Council, the official Miles City zoning district map adopted under [Sec. 24-11](#) of the zoning code will be amended by the City of Miles City.



Attachment 1
PETITION FOR ZONE CHANGE
Community Services & Planning

Section 10, Item A.

City of Miles City 17 S. 8th Street, P.O. Box 910 Miles City, MT 59301 406-234-3493

Date Received: APRIL 14, 2026
(to be filled out by City)

Note: If more than one property/petitioner a list of signatures and legal descriptions may be attached to this application.

I, Olivia Prewitt, IMEG Consultants Corp is/are petitioning the City of Miles City to rezone
(Signature)
the following property:

LEGAL DESCRIPTION OF PROPERTY:

Street Address or General Location 10 N Earling Ave, Miles City, MT 59301

Tract/s 5-6, N 10' LT 7 in Section 34 Township 8N Range 47E
Block 13

OR

Lot/Tract/s _____ of East Side Addition in Section _____ Township _____ Range _____
(Subdivision Name)

Assessor Number/s or Geocode 14-1740-34-1-18-08-0000

PRIMARY CONTACT:

Applicant Name: IMEG Consultants Corp If a business: Contact Name Olivia Prewitt
(Please print) (Please print)

Address: 1143 Stoneridge Drive Suite 1
Bozeman, MT 59718

Phone: 406-587-1115 Cell Phone: 406-624-5452 Email: Olivia.J.Prewitt@imegcorp.com

DESCRIPTIVE DATA:

Total area in acres: ~0.17 acres

Existing Zoning: Lot 5 RA-Residential, the remainder Proposed Zoning: All GC-General Commercial
GC-General Commercial

Existing Use: _____

☒ Yes ☐ No Purpose of the zone change is for pending development/sale. If so please explain the nature of the proposal or state any other reason for requested change: Valley Credit Union is currently being built on Lots 7-10 of Block 13. The Credit Union would like to change the zoning of Lots 5-6, N 10' LT 7 Block 13 so be used for additional parking and will have a landscaping buffer to the neighboring property.

Note: All information must be filled in for the application to be complete. Submission of an application is not a guarantee that a zone change will be approved.



April 10, 2026

City of Miles City
Community Services and Planning
17 S. 8th Street
P.O. Box 910
Miles City, MT 59301

RE: Zoning Amendment Application for Lot 5-6 & North 10’ Lot 7 of Block 13 in East Side Addition
 10 N Earling Ave, located in Section 34, T08N, R47E, Custer County, Montana.

To Whom It May Concern:

I am submitting this letter in support of a request to rezone the property located at 10 N Earling St from its current split zoning. Lot 5–6 and the North 10’ of Lot 7, Block 13 are currently zoned in two different sections. Per the Miles City Zoning Map, Lot 5 is zoned RA–Residential and the remainder of the lot is zoned General Commercial. We are proposing to zone the entire property as General Commercial. This request is intended to create continuity across the property and support an appropriate, compatible use of the site consistent with the surrounding area. The review fee payment was made directly from Valley Credit Union to Miles City and was previously delivered.

Project Description and Purpose

The intent of the rezoning is to allow the property to be used for additional off-street parking to serve Valley Credit Union located on the property immediately to the south. The site will take access from Earling St and the adjacent alley. A landscaping buffer is proposed between the parking area and the residential home to the north. Please see our response below to the necessary criteria for zone changes.

Consistency with Growth Policy

The requested zoning map amendment would correct and simplify the existing split-zoning condition by applying a single, consistent zoning district across the entire property. Given the property’s relationship to the existing commercial (bank) use to the south and the mixed surrounding context, a unified General Commercial designation supports orderly land use decisions and more consistent application of development standards on the property.

Safety from Fire and Other Dangers

The rezoning supports a parking-lot use rather than introducing a new building. Access from Earling St and the alley supports safe circulation and emergency access. Any future improvements would remain subject to applicable City review processes and codes to address safety-related requirements.

Public Health, Safety, and General Welfare

The rezoning proposal promotes public safety and general welfare by providing organized off-street parking to serve the adjacent bank use, which can reduce spillover parking and parking-related conflicts on nearby streets. The proposed landscaping buffer along the north edge provides a transition to adjacent residential use. We are proposing a 6-foot vinyl fence, along with 4 trees and 12 shrubs, within the buffer

to mitigate visual impacts and potential headlight glare to the adjacent home. Two low-impact light poles will be added to landscaped islands to provide lighting for customers and employees walking to their vehicles. The lighting will be contained on the property.

Adequate Provision of Transportation, Water, Sewage, and Other Public Requirements

Transportation access is available via Earling St and the alley. The proposed use is parking, which is expected to rely primarily on existing roadway infrastructure. The proposal is described as a “dry lot,” and is not intended to create significant new demand on City water or sewer systems. The rezoning and the proposed use are not expected to create new demands for schools, parks, or similar public facilities.

Adequate Light and Air

The proposed use (parking) does not create building mass that would reduce light and air for neighboring properties. The proposed landscaping buffer along the north edge will support a softer transition to the adjacent residence while maintaining appropriate site openness. We are proposing a 6-foot vinyl fence, along with 4 trees and 12 shrubs, within the buffer to mitigate visual impacts and potential headlight glare to the adjacent home. Two low-impact light poles will be added to landscaped islands to provide lighting for customers and employees walking to their vehicles. The lighting will be contained on the property.

Motorized and Non-Motorized Transportation Systems

Providing off-street parking improves motorized circulation and reduces informal parking patterns. While non-motorized impacts are expected to be limited for this use, the site can be laid out to maintain safe pedestrian movement from vehicles to the bank property to the south.

Compatible Urban Growth

The rezoning promotes compatible urban growth by aligning zoning with the property’s functional role as support parking for an existing commercial use immediately to the south, while incorporating a landscaping buffer to respect the residential edge to the north. Miles City’s landscaping provisions are intended to improve land use compatibility and visual appeal for commercial projects and accommodate runoff, and the project is consistent with those purposes.

Impact on the Character of the District

The surrounding properties are mixed, with residential to the north, commercial to the south, and residential/commercial to the east and west. Rezoning the full parcel to General Commercial will allow the parcel to function consistently with the adjacent commercial use (bank) while the proposed landscaping buffer provides a compatible transition to the residence to the north.

Conserving Value and Encouraging the Most Appropriate Use of Land

Split zoning on a single parcel can hinder site planning and introduce uncertainty for reinvestment. Unifying the zoning district supports predictable standards for development and allows the site to be used in a coordinated way that improves functionality while mitigating impacts through buffering/landscaping—supporting compatibility and neighborhood stability.



Spot Zoning

This request should not be considered illegal spot zoning, as the proposed land use is similar to surrounding uses in the area. The purpose is to correct an inconsistency in zoning where the northern portion of the property is residential, and the southern portion is commercial. We are proposing for the entire property to be commercial to align with an existing adjacent commercial use to the south. The change applies consistently to the whole parcel rather than creating a small isolated "island" district. The request is tied to an identified site-planning need (bank support parking) and includes measures (landscaping buffer) to remain compatible with nearby residential uses.

Correct an Inconsistency in the Zoning

Yes. The purpose is to correct an inconsistency in zoning where the northern portion of the property is residential, and the southern portion is commercial. We are proposing for the entire property to be commercial to align with an existing adjacent commercial use to the south.

Address Changing Conditions

Yes. The rezoning supports continued commercial viability and economic activity by enabling adequate off-street parking to serve an existing bank use. It also supports compatibility by incorporating landscaping and buffering consistent with Miles City's stated landscaping objectives, including improved land use compatibility and visual appeal.

For these reasons, I respectfully request approval of the zoning map amendment for 10 N Earling St to General Commercial.

ENCLOSURES

The following are attached for your review per application requirements:

- Google Earth Street View Photos of subject and surrounding properties.
- One (1) copy of the Lot Layout

Please let me know if you would like any additional exhibits or supporting materials to accompany this request. If you have any questions or need anything further for your review, please let me know.

Sincerely,

IMEG Consultants Corp.



Olivia J. Prewitt, EI
Civil Project Designer 1
Olivia.j.prewitt@imegcorp.com

Enclosures: As listed above in letter

CC: Valley Credit Union (w/ one copy of enclosures, via email)

OJP/hsc

\\files\Active\Projects\2024\24004825\Design\Civil\ENG DESIGN\7_Site Plan (Res. or Comm.)\Working Documents\20260327 Miles City Zoning Amendment Letter.docx



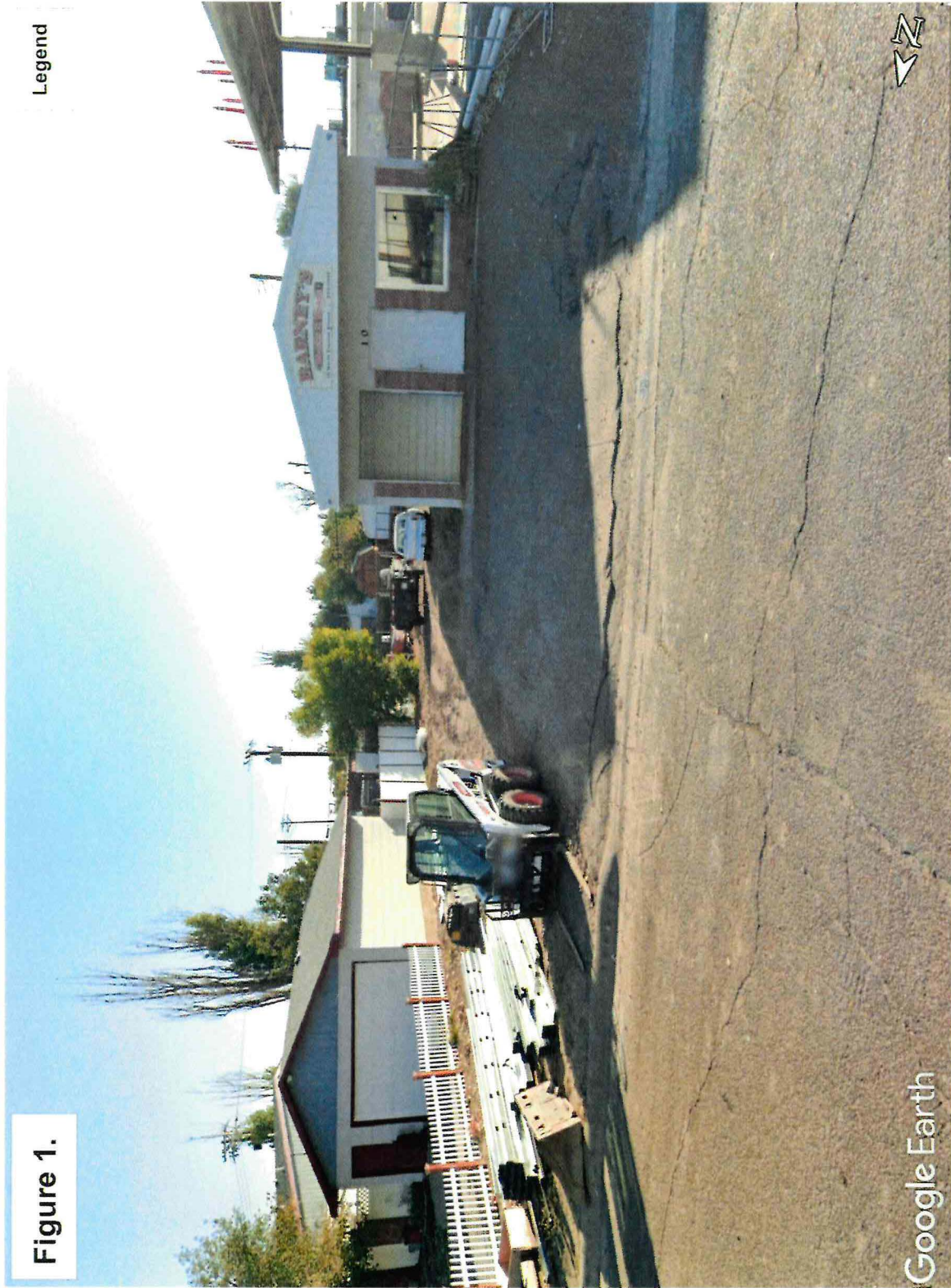


Figure 1.

Figure 1: Looking East on Earling Street at Subject Property and Northern Neighboring Residential Home



Figure 2: Looking Southeast on Earling Street at Valley Credit Union

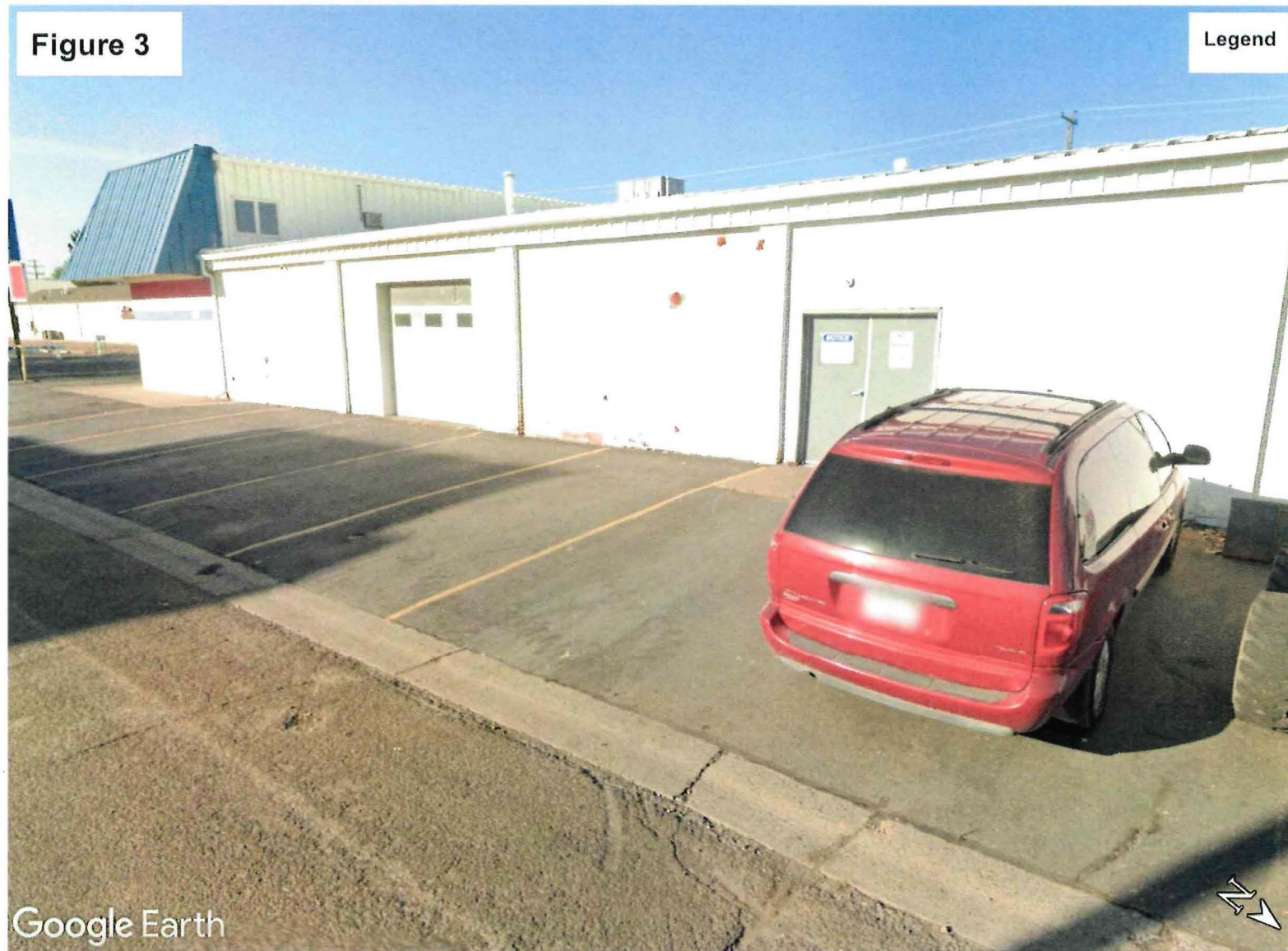


Figure 3: Looking Southwest on Earling Street at Neighboring Commercial Property



Figure 4

Figure 4: Looking Northwest on Earling Street at Transition Between Residential and Commercial Properties

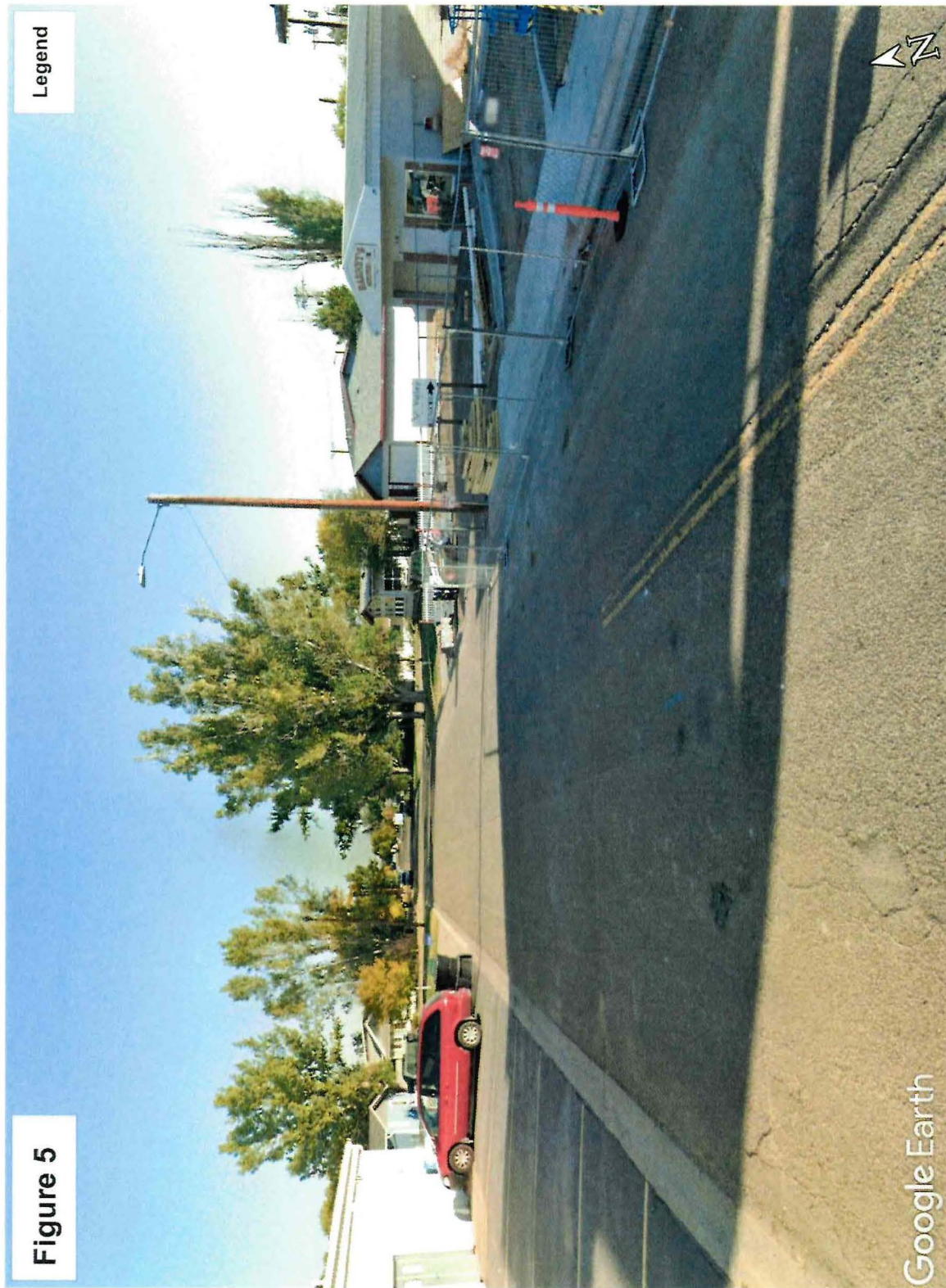


Figure 5: Looking North on Earling Street. Taken Further South than Other Figures.

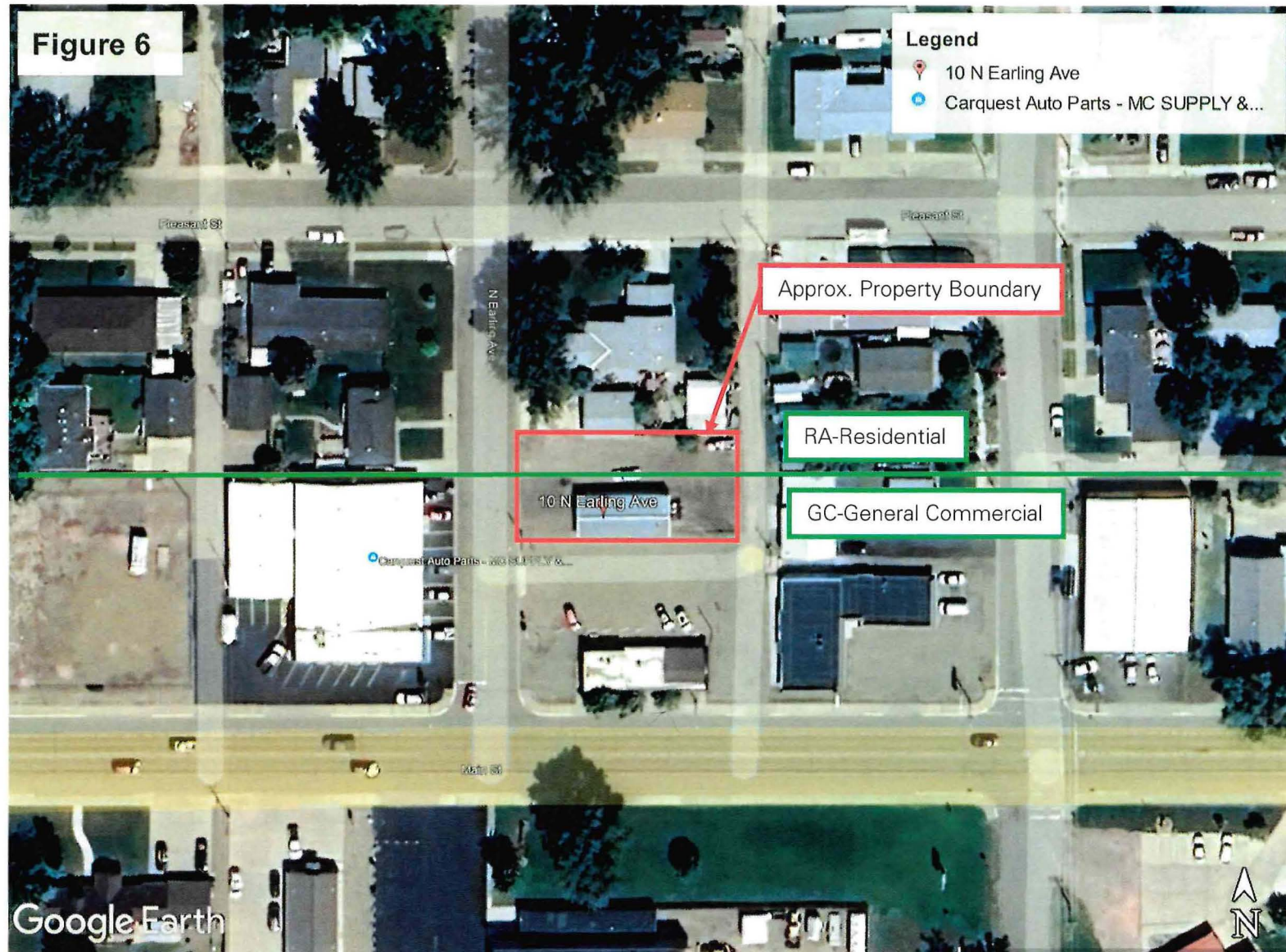


Figure 6: Aerial View of Subject Property. Includes Approx. Subject Property Boundaries and Approx. Zoning Lines.



Sheet 1 of 1

Attachment 2

ORDINANCE NO. 1407

AN ORDINANCE CHANGING THE ZONING OF LOT 5 OF BLOCK 13 OF EAST SIDE ADDITION FROM THE RESIDENTIAL A DISTRICT TO THE GENERAL COMMERCIAL DISTRICT, AND PROVIDING FOR A HEARING THEREON.

WHEREAS, Olivia Prewitt of IMEG Consultants Corp has made application for the property described as Lots 5 & 6 and the north 10’ of Lot 7, Block 13 of East Side Addition, such that the request is for Lot 5 to be rezoned from the Residential A (RA) District to the General Commercial (GC) District so that the entirety of the property is to be zoned as GC District;

AND WHEREAS, such property is situated within the city limits of the City of Miles City, Montana, and subject to the zoning jurisdiction of the City of Miles City;

AND WHEREAS, Section 24-96 of the Code of Ordinances of Miles City, Montana requires that such application be referred to the City Zoning Commission for public hearing and recommendation to the City Council prior to any action by the City Council upon such application;

AND WHEREAS, the Miles City Zoning Commission, on June 10, 2026, upon public hearing and deliberation, recommended to the City Council that such zone change be approved.

BE IT ORDAINED, by the City Council of the City of Miles City, Montana, as follows:

Section 1. Zoning for the following described real property located within the City of Miles City, Custer County, Montana, is hereby rezoned from the Residential A (RA) District to the General Commercial (GC) District, to wit:

Lot 5 of Block 13 of East Side Addition, located in Section 34, Township 8 North, Range 47 East, City of Miles City, Custer County, Montana. Said zone change shall provide for the entirety of Lots 5 & 6 and the north 10’ of Lot 7, Block 13 of East Side Addition to be zoned General Commercial (GC) District.

Section 2. The Final Report of the Zoning Commission of the City of Miles City, prepared as part of the review of this application, and attached hereto as Exhibit “A,” is hereby adopted as Findings of Fact to support the Council’s decision.

Section 3. Prior to final passage, a public hearing shall be held upon this proposed zone change before the City Council at 6:00 P.M. on the 14th day of July, 2026, in the Council Chambers at City Hall, 17 S. Eighth Street, Miles City, Montana.

Section 4. The City Clerk and/or zoning Administrator shall give notice of the date, time and place of such hearing in accordance with Sections 76-2-303 and 7-1-4127(7)(b), MCA, as well as Section 24-97 of the Code of Ordinances of Miles City, Montana. Said notice shall include publication twice in the Miles City Star, with the first notice published at least 15 business days prior to the date of such hearing, as well as notice by first class mail seven calendar days before the hearing to the applicant, landowners, all adjoining property owners, and owners of land within 150 feet of the subject property.

Section 5. This ordinance shall be in full force and effect thirty (30) days after its final passage and approval.

Said Ordinance first read and put on its passage this 23rd day of June, 2026.

C. A. Grenz, Mayor

ATTEST:

Mary Rowe, City Clerk

FINALLY PASSED AND ADOPTED this ____ day of _____, 2026.

C. A. Grenz, Mayor

ATTEST:

Mary Rowe, City Clerk

CITY OF MILES CITY

Zoning Commission

PO Box 910

Miles City, MT 59301

Public Hearing & Meeting Minutes

June 10, 2026

5:30 pm

The Miles City Zoning Commission met at 5:30 pm in the City Hall Conference Room. Chairperson (CP) Leif Ronning called the meeting to order at 5:30 pm and requested a roll call. Zoning Members (ZMs) present were Leif Ronning, Melynda Hould, and Steve Palmeri. ZMs Amber Rainey and LeRoy Meidinger were absent. Also present were Planner Joel Nelson (via Zoom) and Public Works Director (PWD) Samantha Malenovsky as she served as recorder. A quorum was present. Refer to attached sign-in sheet for visitors/citizens present; Tom Kreft, Scott Kanning, Matt Suek and Olivia Prewitt were present via Zoom.

Approval of Minutes: CP Ronning called for approval of the minutes from the April 10, 2026 meeting.

*** ZM Palmeri moved to approve the minutes from the April 10th meeting, as written, second by ZM Hould. Motion approved 3-0.*

Citizen/Visitor Request: None

Unfinished Business: None

New Business:
Public Hearing: Petition for Zone Change at 10 N. Earling, Lot 5, Block 13, East Side Addition, Change from Residential A to General Commercial: Planner Nelson gave an overview of the proposed zoning request received from applicant Olivia Prewitt with IMEG Consultants Corp, landowner Valley Financial Credit Union. Zoning change request was done to combine 10 N. Earling into one zoning designation. Currently Lot 5 is Residential A, with Lot 6 and north 10 feet of Lot 7 being General Commercial. Zone change would apply to lot 5 only and this change will make the entire property the same zone, General Commercial. Applicant proposes a landscaping buffer along the north side of the property along with a six foot fence along north boundary to screen the adjacent property.

IMEG also has stated the intent to submit a subdivision exemption claim to aggregate these lots into one lot.

Based on the findings submitted by staff it is recommended to move forward with the zone change from Residential A to General Commercial. It is recommended that the Zoning Commission adopt the preliminary report and findings as the Zoning Commission’s findings of fact and recommend to Council the requested zone change be approved. There was no public comment.

Recommendation to City Council: ZM Palmeri motions to accept the staff recommendation to rezone from Residential A to General Commercial, seconded by ZM Hould. On roll call motion passed 3-0.

Commission Member & Staff Comments: Planner Nelson stated the next meeting will address some staff recommended changes involving shipping containers, accessory buildings and 2023/2025 legislation changes. Next meeting was scheduled for July 9, 2026. [Note: next meeting was later rescheduled for July 23rd.]

Adjournment: With no further business, on motion, the meeting adjourned at 5:50 pm.

Leif Ronning
Zoning Commission Chair

Samantha Malenovsky
Recorder/Public Works Director

RESOLUTION NO. 4698

A RESOLUTION AUTHORIZING USE OF NON-GAS POWERED BICYCLES AND E-BIKES AT THE MILES CITY “HONDA TRAILS.”

WHEREAS, the Miles City owns open space property near the Tongue River dike commonly referred to as “The Honda Trails”;

AND WHEREAS, the City Council finds that it is appropriate to allow for the use of non-gas powered bicycles and e-bikes in the City’s open space property referred to as “The Honda Trails,” as a safer alternative to the use of City streets and sidewalks for e-bikes.

NOW THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA AS FOLLOWS:

1. The Miles City “Honda Trails” shall be open for public use for walking, riding bicycles, and riding e-bikes; no gas-powered vehicles of any kind are authorized.
2. The Public Works Director is instructed to place appropriate signage, including rules of use as deemed appropriate by said Director.
3. This Resolution shall be revocable by the City Council at any time, and the Mayor shall have the authority to temporarily suspend the use of the property pending review by City Council.

SAID RESOLUTION FINALLY PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA, AT A REGULAR MEETING THIS 14th DAY OF JULY, 2026.

C.A. Grenz, Mayor

ATTEST:

Mary Rowe, City Clerk

Samantha Malenovsky

Subject: FW: Change order#1 1488 from Haynes Enterprises LLC**From:** Spencer Haynes <curbmt@hotmail.com>**Sent:** Friday, June 19, 2026 7:41 AM**To:** Samantha Malenovsky <smalenovsky@milescitymt.gov>**Subject:** Re: Change order#1 1488 from Haynes Enterprises LLC

To whom it may concern, I Spencer Haynes am requesting a change order for the Alleyway project. This change order #1 is for the Tree House building, Once the asphalt layer was removed. We discovered 3 old window wells that were never properly backfilled. I Spencer immediately showed Gabe the issue before any digging was done, and he investigated the interior of the building with me and advised that we seal off the holes with Concrete to prevent any more sluffing and be able to achieve compaction for the new alley concrete pavin.

Spencer Haynes
Haynes Enterprises LLC
86 Agate Drive
Miles City, MT 59301
406-234-5296
curbmt@hotmail.com



Estimate

Date 6/1/2026

Estimate # 1488

Name / Address

City of Miles City
P.O. Box 910
Miles City, MT 59301

HAYNES ENTERPRISES LLC
86 AGATE DRIVE
MILES CITY, MT 59301

WWW.CURBMT.COM
CURBMT@HOTMAIL.COM
406-234-5296

				Project	
P.O. #					
Terms	Net 30	Due Date	7/1/2026		
Item	Description	Qty	Rate	Total	
Materials	Window wells-change order-prevailing wage	1	125.00	125.00	
Labor	Plywood and anchors for interior of walls	3	95.00	285.00	
Labor	2 men 1.5 hrs each to cleanout existing window wells of debris	5	95.00	475.00	
Labor	2 men 2.5 hrs ea allocate materials and anchor plywood to wall with blue anchors	4.75	95.00	451.25	
Materials	2 men install 2x4 anchors across window, secure with 3/8" anchor bolts	1	458.42	458.42	
	Concrete for window wells x3, full fill 5.5 sack with water reducer and 5% delivery fee				
Total				\$1,794.67	

THANK YOU, IF YOU HAVE ANY QUESTIONS PLEASE FEEL FREE TO CALL! SPENCER HAYNES

RESOLUTION NO. 4699

A RESOLUTION APPROVING CHANGE ORDER #1 WITH HAYNES ENTERPRISES, LLC, FOR ALLEY WORK.

WHEREAS, the City of Miles City has engaged Haynes Enterprises, LLC, to complete certain alley work on the south side of the 61st Block of Main Street in downtown Miles City;

AND WHEREAS, changes to the scope of said project are necessary as the result of latent defective work to abandoned window wells which were not properly filled;

NOW THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA AS FOLLOWS:

1. Change Order 1 with Haynes Enterprises, LLC, in the amount of \$1,794.67 is hereby approved by the City Council.

SAID RESOLUTION FINALLY PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA, AT A REGULAR MEETING THIS 14th DAY OF JULY, 2026.

C.A. Grenz, Mayor

ATTEST:

Mary Rowe, City Clerk



City of Miles City

Downtown Urban Renewal District
Business Assistance Grant

(Please complete and attach all necessary documentation)

BUSINESS INFORMATION

Name of Applicant: Mike South

Business Name: 406 Signs, LLC

Mailing Address: 1415 Main Street, Miles City MT 59301

Project Physical Address: 319 N. 7th St. Miles City MT 59301

Principal Contact: Mike South

Phone number: 406-853-6004 E-Mail: mike@406signs.com

Tax ID # 83-4713429 Type: Corp ☐ LLC ☒ Partnership ☐ Sole Prop ☒

Date business was formed: 2/6/19 Date of Property Acquisition: 12/31/25

Insurance Carrier: Mesa Underwriters Specialty Insurance Co.

Legal Business Owners:

Shareholders/Partners	Address	% Owned
Mike South	903 N. 3rd St. Miles City MT	100

*A current financial statement for each shareholder involved in the project may be required as well as documentation of financial capacity. (This information will be kept confidential, subject to challenge in a court of law.)

Description of business (project or services provided, etc) Sign Manufacturing, Installation, and Service. Digital Sign Printing; Commercial Printing. Logo & Graphic Design.

EMPLOYMENT

Number of retained positions: Full Time 1 Part Time Avg Hourly Wage \$17.-

Number of new positions to be created: Full Time Part Time Avg Hourly Wage

Please provide a summary of the fringe benefits provided to employees: Health Insurance

**Attachment:* If applicable, please attach an Excel spreadsheet listing and describing the job classifications, average wage and a schedule of when you anticipate the positions will be created and filled.

PROJECT INFORMATION

Proposed project description: Remove loose paint, Repair grout + gaps
as needed. Paint exterior with latex paint.

Estimated Project Start Date: 9/1/26 Estimated Project Completion date: 9/30/26

Project Architectural Firm: N/A

Primary Architectural Contact: _____

Address: _____

Phone: Office: _____ Cell: _____ Email: _____

Project Contractor: _____

Primary Contractor Contact: _____

Address: _____

Phone: Office: _____ Cell: _____ Email: _____

To the applicant's knowledge, has said contractor or architect ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract within the last 10 years? No__ Yes ____ If yes, explain:

PROJECT BUDGET

Total Proposed Project Cost:	\$9,800. ⁰⁰
Total Business Assistance Request:	\$7,300. ⁰⁰

Attachment 1: Please attach an Excel spreadsheet with a detailed itemized Project Budget, including (where applicable) acquisition, architectural design/supervision, contractor, permitting and other associated fees. Please provide an electronic version to the TIFD Board Coordinator as well)

Attachment 2: Attach bids for each proposed project expense where applicable

Project Financial Lender: N/A

Primary Lender Contact: _____

Address: _____

Phone: _____ E-mail: _____

Lender Commitments: (Please attach letters of credit or other documentation.)

Lender	Loan Amount	Interest	Term	Payment/Period
_____	\$ _____	\$ _____	_____	\$ _____ / _____ Month
_____	\$ _____	\$ _____	_____	\$ _____ / _____ Month

BUSINESS AND FINANCIAL
INFORMATION

The following business or personal (as applicable) financial information may be required in addition to that requested above:

- ☐ Business Plan
- ☐ Business Pro Forma
- ☐ Company Balance Sheet
- ☐ Company Income Statement
- ☒ Additional Financial Information as requested

Annual amount of property taxes: \$ 1200 Are Property Taxes Current: Yes ☒ No ☐

If no, please explain: _____

Has the applicant or any individual or entity affiliated with the development of this project been adjudged bankrupt, either voluntarily or involuntarily, within the past ten years? No ☒ Yes ☐ If yes:

Name: _____ Date Adjudicated: _____ Place _____

Additional Information: _____

Has the applicant or any individual or entity affiliated with the development of this project been indicted for or convicted of any felony within the past 10 years? No ☒ Yes ☐ If yes, list the

Date: _____ Charge: _____

Court: _____ Final Disposition: _____

Location: _____

CERTIFICATION

I (we), Mike South (please print),
certify that the statements and estimates within this application as well as any and all documentation
submitted as attachments to this application under separate cover are true and correct to the best of my (our)
knowledge and belief.

Name	<u>Mike South</u>	Name:	_____
Signature	<u>[Signature]</u>	Signature	_____
Title	<u>Owner</u>	Title:	_____
Date	<u>6/17/24</u>	Date:	_____

Return to:
City of Miles City
Downtown Urban Renewal Agency Department
P. O. Box 910
17 South 8th Street
Miles City, MT 59301
(406) – 874-8616
cmuggli@milescity-mt.org

Required attachments:

- Excel spreadsheet briefly listing and describing the job classifications with the average wage noted by each job classification and a schedule of when the positions are anticipated to be created and filled.
- Excel spreadsheet with a detailed itemized Project Budget, including all architectural design/supervision, permitting and other associated fees. (Please provide an electronic version to the TIFD Board Coordinator as well)
- Bids for each proposed project expense listed in the Itemized Project Budget
- Letters of commitment or documentation from any project lender commitment
- Business and/or Personal Financial Information
 - Business Plan
 - Pro Forma
 - Balance Sheet
 - Income Statement

Robyn's Nest Painting
Robyn Schultes
819 S Jordan Ave
Miles City MT 59301
406/951-1798

Estimate

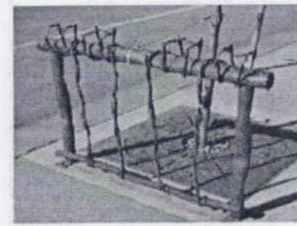
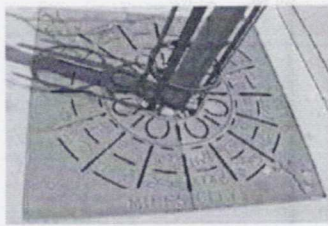
Date	Estimate #
4/22/2026	0503

Name / Address
Mike South

Due Date	Project
4/22/2026	319 N 7th St

Description	Rate	Total
Brick Painting Cost 40'x60' Non-discounted retail pricing for popular: Exterior paint. Latex based, paint and primer in one. Flat, satin/eggshell and semi-gloss finish options. For wood, vinyl, masonry, stucco, brick. Calculated purchase quantity includes overage for typical waste and small future repairs. Brick Painting Labor, Basic Basic labor to paint brick with favorable site conditions. Prep up to 2 hr per 350SF - remove loose paint, spot prime and caulk edges, gaps. Roll / brush 2 coats of paint. (Weather permitting we will apply paint via sprayer) Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. Brick Painting Job Supplies Cost of related materials and supplies typically required to paint brick including: masking tape and paper, surface repair material, solvents and cleanup supplies. Brick Painting Equipment Allowance Job related costs of specialty equipment used for job quality and efficiency. Power Wash Surface	9,800.00	9,800.00
Payment: Half down on start date and remaining balance day of completion.	0.00	0.00

	Total	\$9,800.	69
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CITY OF MILES CITY DOWNTOWN URBAN RENEWAL DISTRICT BUSINESS ASSISTANCE GRANT – PRE-APPLICATION

(Please complete all applicable information)

(The Board may reject the pre-application or request more information if deemed incomplete)

(Note: all information submitted for consideration will be accessible to the public)

BUSINESS INFORMATION

Name of Applicant: Gary L & Bernadette M Cridland

Business Name: Gary Cridland Construction

Business Mailing Address: 809 Bridge St, Miles City, MT

Business Description/Purposes: Property Management/Rental of 809 Bridge St., Miles City, MT

Project Physical Address: 809 Bridge St, Miles City, MT

Project Address Geocode: 14-1740-33-02-0000

Principal Contact: Gary Cridland

Phone: (406) 951-2651

E-Mail: glcridland@midrivers.com

Tax ID #: 517-58-7074

Business Type (C-Corp, S-Corp, LLC, Partnership, etc.): Sole Proprietor

Date Business Formed: 1-1-1992

Date Property Acquired: 5-10-2001

Property Insurance Carrier: Farmers Union Insurance, Agent Blayne Watts

PROJECT INFORMATION

Section 11, Item D.

(See GRANT MATCH REQUIREMENT GUIDELINES for current match requirements.)

Proposed project description:

The project consists of water mitigation, flood control, termite control, ice problems remedies on North side, & mold elimination.

Some time ago the alley was paved (asphalt) by city & or their contractors. The grade was establish too high thus encapsulating the bottom 3"-4" of the steel panels, The damage resulting from this action included: leakage into the building, severe rusting of the bottom of the steel panels (both inside & out), moisture causing severe rotting of the sill plate, termite infestation into the building at back bottom wall, up on the next lateral 2x4 support & even other locations in the building, visible mold on building & possible mold in the spray on insulation inside.

The best solution (in progress now) appears to be asphalt removal & regrading at a lower level so that the wall can be repaired, & getting the water, ice, & snow away from the building by putting in all new concrete pavement so drainage properly flows to the storm drains. Gutters will also help by getting water controlled & headed the proper direction.

Explain how this project fits within the District's purview as defined by State statute and explained in the "City of Miles City Downtown Urban Renewal Plan":

Historic & attractive downtown Miles City is a very desirable, doable, & sellable asset. With a life tyle in Miles City "2nd to none", we can help existing business to thrive & grow as well as attract developers & business to locate here.

As a side note, we are participating the "Downtown Art Walk". A very large mural is planned to start next week on our West concrete wall & will also adjoin as a corner on the neighboring brick building owned by Shawn & Bonnie Crabtree. The mural will promote our history & would be a great tourism attractant & point of interest for local downtown,

Mile City is a fine place to live & by overcoming some apparent "detours" we can: create new jobs, develop new housing, encourage business expansion development, & increase our tax base.

Estimated Project Start Date: 6-1-2026 (asphalt demo & new concrete pavement)

Estimated Project Completion Date: 7-31-2026

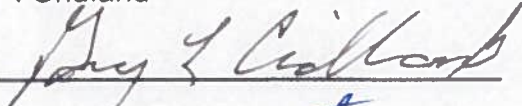
Estimated Project Cost: \$9450

Business Assistance Request: \$7560

CERTIFICATION

I (we), Gary L & Bernadette M Cridland
certify that the statements and estimates within this application as well as any and all
documentation submitted as attachments to this application under separate cover are true
and correct to the best of my (our) knowledge and belief.

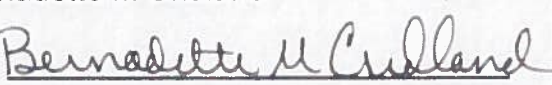
Name: Gary I Cridland

Signature: 

Title: Own/Gen Mgr 

Date: 6-16-26 

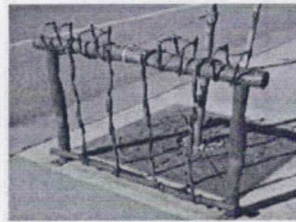
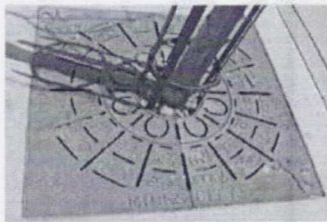
Name: Bernadette M Cridland

Signature: 

Title: Own/ Office Mgr

Date: 6-16-26

Return grant PRE-APPLICATION as follows:



CITY OF MILES CITY
DOWNTOWN URBAN RENEWAL DISTRICT BUSINESS
ASSISTANCE GRANT – APPLICATION

(Please complete and attach all requested information – check boxes are the indication)
(The Board may reject the application or request more information if deemed incomplete)
(Note: all information submitted for consideration will be accessible to the public)

☐ ADDITIONAL BUSINESS INFORMATION

Legal Business Owners:

Shareholders/Partners	Mailing Address	Owned
Gary L Cridland	2804 Sudlow, Miles City, MT 59301	50%
Bernadette M Cridland	2804 Sudlow, Miles City, MT 59301	50%

Click or tap here to enter text.

***A current financial statement for each shareholder involved in the project may be required as well as documentation of financial capacity. (This information will be kept confidential, subject to challenge in a court of law.)

☐ ADDITIONAL EMPLOYMENT INFORMATION

Number of Retained Positions:

Full Time: 2
Part Time: 0
Average Hourly Wage: \$20.65 (for CRIDCO LLC \$24 Serviceman & \$17.31 Office/Manager))

If applicable, Number of New Positions to be Created:

Full Time: N/A
Part Time: N/A
Average Hourly Wage: N/A

Please provide a summary of the fringe benefits provided to employees:

Paid holidays & vacation, plus overtime (for CRIDCO IIC)

***Attachment: If applicable, please attach an Excel spreadsheet listing and describing the job classifications, average wage and a schedule of when you anticipate the positions will be created and filled.

☐ **ADDITIONAL PROJECT INFORMATION**

Project Architectural or Engineering Firm (if applicable): N/A

Primary Architectural or Engineering Contact: N/A

Address: N/A

Phone: N/A

Email: N/A

Project Contractor (if applicable): Gary Cridland Construction

Primary Contractor Contact: Gary Cridland

Address: PO Box 1071, Miles City, MT 59301

Phone: (406) 951-2651

Email: glcridland@midrivers.com

To the applicant's knowledge, has said architect/engineer or contractor ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract within the last 10 years? (If yes, please explain)
No

☐ **ADDITIONAL PROJECT BUDGET**

(See GRANT MATCH REQUIREMENT GUIDELINES for current match requirements.)

- ☒ **Attachment 1:** Please attach an Excel spreadsheet with a detailed itemized Project Budget, including (where applicable) acquisition, architectural design/supervision, contractor, permitting and other associated fees. Please provide an electronic version to the TIFD Board Coordinator as well.
- ☒ **Attachment 2:** Attach bids for each proposed project expense where applicable.
- ☐ **Attachment 3:** Attach letters of credit and associated documentation from each lender showing: Lender, Loan Amount (\$), Interest Rate (%), Term (Years), and Payment (\$/Period).

☐ **BUSINESS AND FINANCIAL INFORMATION**

The following business or personal financial information is required in addition to that requested above and below for the Board to consider your application:

- ☐ Business Plan
- ☐ Business Pro Forma
- ☐ Company Balance Sheet
- ☐ Company Income Statement
- ☐ Additional Financial Information as requested

Annual Amount of Property Taxes: \$3313

Are Property Taxes Current? (if no, please explain):
Yes

Has the applicant or any individual or entity affiliated with the development of this project been adjudged bankrupt, either voluntarily or involuntarily, within the past ten years? (if yes, please explain and fill out the other content)
No

Name: N/A
Date Adjudicated: N/A

Has the applicant or any individual or entity affiliated with the development of this project been indicted for or convicted of any felony within the past 10 years? (if yes, please explain and fill out the other content)
NO

Date: N/A
Charge: N/A
Court: N/A
Final Disposition: N/A
Location: N/A

Project Financial Lender: N/A

Primary Lender Contact: N/A

Address: N/A

Phone: N/A

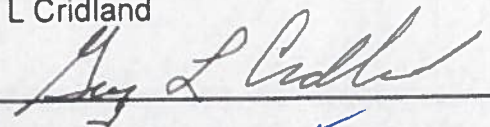
Email: N/A

CERTIFICATION

Section 11, Item D.

I (we), Gary L & Bernadette M Cridland
certify that the statements and estimates within this application as well as any and all
documentation submitted as attachments to this application under separate cover are true
and correct to the best of my (our) knowledge and belief.

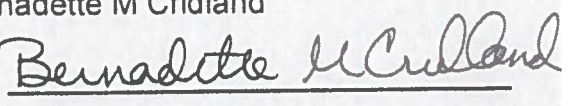
Name: Gary L Cridland

Signature: 

Title: Own/Gen Mgr

Date: 6-16-2026

Name: Bernadette M Cridland

Signature: 

Title: Own/Office Mgr

Date: 6-16-2026

Required attachments:

- ☒ Attachment 1 (Project Budget): Excel spreadsheet with a detailed itemized Project Budget, including all architectural design/supervision, permitting and other associated fees. (Please provide an electronic version to the TIFD Board Coordinator as well)
- ☒ Attachment 2 (Bids/Quotes/Estimates): Bids/Quotes/Estimates for each proposed project expense listed in the Itemized Project Budget.
- ☐ Attachment 3 (Lender Commitments): Attach letters of credit and associated documentation from each lender showing: Lender, Loan Amount (\$), Interest Rate (%), Term (Years), and Payment (\$/Period).

Other Attachments as applicable:

- ☐ Excel spreadsheet briefly listing and describing the job classifications with the average wage noted by each job classification and a schedule of when the positions are anticipated to be created and filled.
- ☐ Shareholder financial statements and capacities
- ☐ Business Plan
- ☐ Pro Forma
- ☐ Balance Sheet
- ☐ Income Statement
- ☐ Additional Financial Information as requested

Gary L Cridland Construction

Section 11, Item D.

P.O. Box 1071
Miles City, Mt. 59301

Date	Estimate #
6/16/2026	1

Name / Address

			Project
Description	Qty	Rate	Total
CRIDCO LLC dba CridCo Water Treatment	1	2,750.00	2,750.00
Haynes Enterprise, Inc	1	2,500.00	2,500.00
Bug out Pest Control	1	2,105.00	2,105.00
C&T Seamless Gutters Clint Boucher	1	1,450.00	1,450.00
Contingency & or Other Fees 7%	1	645.00	645.00
		Total	\$9,450.00



PO Box 1071
809 Bridge St
Miles City, MT 59301

Canature
Authorized Dealer

Estimate

Date	Estimate No.
6/17/2026	Repairs

Gary Cridland Construction
PO Box 1071
Miles City, MT 59301

Description	Project		
	Qty	Rate	Total
809 Bridge St , Miles City, MT Alley Concrete Project			
#1 Labor to open up N side 48' of Butler steel building, so that totally rotted lateral 2x4s at base & up 3.5' w/ rusted anchors could be removed	1.5	50.00	75.00
# 2 Wire brush & clean rusted steel panels bottom 4" in preparation to paint w/ POR-15 (stop rust treatment	10	50.00	500.00
#3 Replace& re-anchor 96' treated 2x4s totally wrapped w/ deck wrap water proofing tape & simultaneous install 48' of galvalume metal base drip edge & screw panel hack together	11.5	50.00	575.00
#4 Repaint bottom 6" w/ automotive color to match paint	1.5	50.00	75.00
#5 Assist w/ concrete forming & concrete pouring at building doors,Masking at galvalume base & protection of panels to protect from splashing of concrete ion steel panels. Mold treatment & other clean-up on walls.	10	50.00	500.00
#6 Repair & refinish rusted walk in door & replace seal on bottom of 10' wide overhead door	9.5	50.00	475.00
Subtotal Labor (1) Employee only (Owner provided labor w/o wages included)			2,200.00
Materials to Include: Por-15 (rust stopper), 96' treated 2x4s, bottom galvalume base trim, concrete anchors, screws w/washers, deck water proofing tape, automotive paint, masking tape, mold remover treatment, door astragals		550.00	550.00
Subtotal Materials Only (no tool expense included)			550.00
Total			\$2,750.00

Phone #	Fax #
406-234-2151	406-232-2151

Signature *Gary Cridland*

Subject: Gutter Qoute

From: Clint Boucher <clintboucher@gmail.com>

Date: 6/17/2026, 7:58 PM

To: glcridland@midrivers.com

Gutter quote for Cridco

6" Gutter with 2 downspouts draining into the alley.

48' of gutter

46' of downspouts and kickouts

94' x \$11.00 per foot = \$1,034.00

Gutter quote for Crabtree's building

40' of downspout and kickout

40' x \$11.00 per foot = \$440.00

C&T Seamless Gutters

759 kinsey rd

Miles City, MT 59301

--

Thanks,

Clint Boucher

(406) 853-1721

STATEMENT



Bug Out Pest Control
P.O. Box 181
Forsyth, Montana 59327
(406) 351-9046 • (406) 351-1716
(406) 351-1782



CUSTOMER	Credito Water
ADDRESS	809 Bridge St. Miles City
PHONE #	951-2651

DATE	6-9-26
AMOUNT REMITTED	

DETACH AND MAIL WITH YOUR REMITTANCE. YOUR CANCELLED CHECK IS YOUR RECEIPT

Paid CK # 1045

DESCRIPTION	BALANCE
Termite treatment	
treated North Alley side of	\$700.00
Building	
Knocking every 1' down to	
around 3'	
800 gallons used	
AMOUNT DUE	\$700.00

BOSS Printing, Glendive, MT 5893 BugOutSTMNT (Rev. 4-21)

Pest Termites Date 6-9-26 Time 6:00 - 7:00 **Thank You!**

Temp 65° Rate _____ Chemical termidor Total Gal 80 gal

* note had to get done prior TO ALLEY Concrete

ESTIMATE SHEET



Bug Out Pest Control

P.O. Box 181

Forsyth, Montana 59327

(406) 351-9046 - (406) 351-1716

(406) 346-9489



CUSTOMER

Cridco Water

ADDRESS

809 Bridge St Miles city

PHONE #

DATE

1-28-20

ESTIMATE

\$1,425.00

THE TERMS OF PAYMENT FOR TERMITE TREATMENT IS IN FULL AT TIME OF COMPLETION OF SERVICE.

Date 1-28-20 Serviceman Trey Phone 351 1782

Comments:

☐ Monthly Pest Control

☒ Termite Treatment

☐ Other:

Spot treat by front door

-Drilling in front and west wall

-Rod down 1-2 feet under concrete
every foot around front & west wall

BOSS Printing, Glendive, MT 59323 BugOutESTIMATE (REV.11-14)

ALL ESTIMATES VOID AFTER _____ DAYS.

Bug Out Pest Control agrees to use the best materials available and to apply these materials in ways approved and recommended by the local state and federal agencies controlling the sale, licensing, and application of such materials.

All accounts due by 10th of month.

A finance charge of 1 1/2% per month (which is an annual percentage rate of 18%) or minimum charge of \$1.00 will be charged on all accounts not paid in full thereafter.



Section 11, Item D.

Estimate

Date 6/18/2026
Estimate # 1491

Name / Address

Haynes Enterprises LLC
86 Agate Drive
Miles City, MT 59301

HAYNES ENTERPRISES LLC
86 AGATE DRIVE
MILES CITY, MT 59301

WWW.CURBMT.COM
CURBMT@HOTMAIL.COM
406-234-5296

P.O. #				Project	
Terms		Due on receipt		Due Date 6/18/2026	
Item	Description	Qty	Rate	Total	
Concrete Miles City	demo and replace concrete in front of overhead door, replace with 6" concrete with rebar 2 foot on center	1	2,500.00	2,500.00	
				Total	\$2,500.00



CITY OF MILES CITY

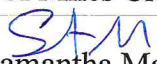
PUBLIC WORKS

17 S. 8th, P.O. Box 910
Miles City, MT 59301-0910

Telephone: 406-234-3493
Fax: 406-234-6392

MEMORANDUM

TO: Mayor & Council
City of Miles City

FROM:  Samantha Malenovsky
Public Works Director

DATE: 07/01/2026

RE: Purchase of skid steer/ mower

Public Works in conjunction with Public Utilities would like to purchase a T740 Bobcat Compact Track Loader. This skid steer will be used primarily for mowing along the slough and other city owned property (outside of parks). Equipment will also be used for a variety of other jobs within Public Works and Public Utilities.

Attached are three quotes. The quote from Bobcat for the T740 is the second highest quote and this is the one that is preferred. The preference is because it is larger in size with a wider base, providing greater safety and stability while mowing the slopes of the slough. Additionally, our operators are already familiar with the Bobcat controls and keeping things the same reduces the possibility of accidents/incidents caused by switching back and forth from one machine to another. It is compatible with our current Bobcat brand skid steer attachments. The attachments we currently have will attach to the John Deere machine but would require us to purchase adapters to make the electronic controls compatible with the John Deere wiring. The hydraulic oils recommended by the different manufacturers is also different between the two machines. Sharing attachments would result in mixing the hydraulic oils which the manufacturers do not recommend as the John Deere hydraulic oils are not compatible with Bobcat hydraulic systems.

Attachment(s)



Quotation Number: **TP1853394**
 Quote Sent Date: **Jun 04, 2026**
 Expiration Date: **Jun 30, 2026**
 Prepared By: **Tyler Page**
 Phone: +14063513504
 Email: tyler@bobcatofmiles-city.com

Customer
City of Miles City
 PO BOX 910
 MILES CITY, MT, 59301-0910
 Phone: +1 406 234 1649

Contact
SAM MALENOWSKY
 Email: smalenovsky@miles-mt.org

Dealer
Bobcat of Miles City LLC, Miles City, MT
 2324 S. HAYNES AVENUE
 MILES CITY, MT, 59301

Item Name	Item Number	Quantity	Unit Price	Price Each	Total
T740 T4 V2 Bobcat Compact Track M0273 Loader		1	92,882.00	92,882.00	92,882.00
Serial number: B6K113510					
Standard Equipment:					
74 HP Turbo Tier 4 Diesel Engine					
Air Intake Heater (Automatically Activated)					
Auxiliary Hydraulics: Variable Flow					
Backup Alarm					
Bob-Tach					
Bobcat Interlock Control System (BICS)					
Controls: Selectable Joysticks (SJC)					
Cylinder Cushioning - Lift, Tilt					
Engine/Hydraulic Systems Shutdown					
Glow Plugs (Automatically Activated)					
Horn					
Instrumentation: Engine Temp and Fuel Gauges, Hourmeter, RPM and					
Warning Indicators					
Lift Arm Support					
Lift Path: Vertical					
Lights, Front & Rear					
Operator Cab					
Includes: Adjustable Suspension Seat, Top & Rear Windows, Seat Bar,					
Seat Belt					
Roll Over Protective Structure (ROPS) meets SAE-J1040 & ISO 3471					
Falling Object Protective Structure (FOPS) meets SAE-J1043 & ISO					
3449, Level I; (Level II is available through Bobcat Parts)					
Parking Brake: Spring Applied, Pressure Released (SAPR)					
Tracks: Rubber, 17.7" Wide C-Pattern					
Solid Mounted Carriage with 5 Rollers					
Warranty: 2 years, or 2000 hours whichever occurs first					
Deluxe Package	M0273-P11-C14	1	11,873.00	11,873.00	11,873.00
<i>Included:</i> Deluxe Package: Enclosed HVAC Cab,					
Adjustable Heated Cloth Air Ride Seat, Power Bob-					
Tach, Keyless Ignition, Deluxe Display, Standard Lights,					
7-Pin Attachment Control, Single Direction Bucket					
Positioning, Two-Speed Travel, Telematics - 2yr					
Standard Telematics Subscription, Radio with Bluetooth,					
Ride Control, Reversing Fan,					
High Flow	M0273-R03-C03	1	2,896.00	2,896.00	2,896.00
86" Severe Duty Bucket	7326128	1	3,121.00	3,121.00	3,121.00
Bolt-On Cutting Edge, 86"	7296449	1	448.59	448.59	448.59
60 Month/2000 Hour Full Extended Warranty	9986213	1	3,100.00	3,100.00	3,100.00
Total for T740 T4 V2 Bobcat Compact Track Loader					114,320.59
Quote Subtotal					114,320.59
BOBCAT OF MC DISCOUNT					-36,959.53
Sales Total before Taxes					77,361.06

Taxes	0.00
Quote Total - USD	77,361.06

Customer Acceptance:	
Quotation Number: TP1853394	Purchase Order: _____
Authorized Signature:	
Print: _____	Sign: _____
Date: _____	Email: _____ Tax Exempt: Y ☐ / N ☐



JOHN DEERE

Investment Proposal (Quote)

Section 11, Item E.

RDO Equipment Co.
5221 Midland Road
Billings MT, 59101

Phone: (406) 259-5536 - Fax: (406) 256-2269

Proposal for:
CITY OF MILES CITY
PO BOX 910
MILES CITY, MT, 593010910
CUSTER

Investment Proposal Date: 5/22/2026
Pricing Valid Until: 6/5/2026
Deal Number: 2028854
Customer Account#: 3493007
Sales Professional: Chase Sukut
Phone: 1 (406) 373-7569
Fax:
Email: csukut@rdoequipment.com

Equipment Information

Quantity	Serial Number Stock Number	Hours (approx.)	Status / Year / Make / Model Additional Items	Cash Price
1	1T0325GMJTJ482562 Z235384	1	New 2026 JOHN DEERE 325G	\$103,065.85
			Customer Discount 30% Off Deere List \$105,219.5 Sourcewell Contract #011723-JDC	(\$31,565.85)
			Warranty -John Deere MFG. Base-24 Months, 2000 Hours,Deductible: 0, Exp Date: 5/21/2028	
1	854882/BKT Z261073	0	Attachment - New 2026 JOHN DEERE CE78	\$2,000.00
Equipment Subtotal:				\$73,500.00

Purchase Order Totals

Balance:	\$73,500.00
Total Taxable Amount:	\$0.00
MT STATE TAX:	\$0.00
Sales Tax Total:	\$0.00
Sub Total:	\$73,500.00
Cash with Order:	\$0.00
Balance Due:	\$73,500.00

Equipment Options

Qty	Serial Number	Year / Make / Model	Description
1	1T0325GMJTJ482562	2026 JOHN DEERE 325G	0770 CAB/HEAT/AC, POWER QT, HI FLOW, SL & RC, 2SPD, LE 0953 ISO-H SWITCHABLE CONTROLS AND EH JOYSTICK PERFORM 1301 ENGINE - TURBOCHARGED - FT4 1501 ENGLISH OPERATOR'S MANUAL AND DECALS 170K JDLINK 2645 ZIG-ZAG BAR TREAD PATTERN - 15.8 IN. (400MM) TRAC 4003 3-INCH SEAT BELT WITH SHOULDER HARNESS 6006 AIR SUSPENSION SEAT (CLOTH WITH HEAT) 8042 REAR VIEW CAMERA 8050 COLD START PACKAGE 8060 ENGINE AIR PRECLEANER 8305 COUNTERWEIGHT, (DOUBLE SET) 8380 FOOTREST WITH FLOORMAT
1	854882/BKT	2026 JOHN DEERE CE78	None



Quotation Number: **TP1853432**
Quote Sent Date: **Jun 04, 2026**
Expiration Date: **Jun 30, 2026**
Prepared By: **Tyler Page**
Phone: +14063513504
Email: tyler@bobcatofmiles-city.com

Customer
City of Miles City
PO BOX 910
MILES CITY, MT, 59301-0910
Phone: +1 406 234 1649

Contact
SAM MALENOWSKY
Email: smalenovsky@miles-mt.org

Dealer
Bobcat of Miles City LLC, Miles City, MT
2324 S. HAYNES AVENUE
MILES CITY, MT, 59301

Item Name	Item Number	Quantity	Unit Price	Price Each	Total
T770 T4 Bobcat Compact Track Loader	M0285	1	95,036.00	95,036.00	95,036.00

Serial number: AT6354321

Standard Equipment:

92 HP Turbo Tier 4 Diesel Engine
Air Intake Heater (Automatically Activated)
Auxiliary Hydraulics: Variable Flow
Backup Alarm
Bob-Tach
Bobcat Interlock Control System (BICS)
Controls: Hand and Foot (Manual)
Cylinder Cushioning - Lift, Tilt
Engine/Hydraulic Systems Shutdown
Glow Plugs (Automatically Activated)

Horn
Instrumentation: Engine Temp and Fuel Gauges, Hourmeter, RPM and Warning Indicators
Lift Arm Support
Lift Path: Vertical
Lights, Front & Rear
Operator Cab
Includes: Adjustable Suspension Seat, Top & Rear Windows, Seat Bar, Seat Belt
Roll Over Protective Structure (ROPS) meets SAE-J1040 & ISO 3471
Falling Object Protective Structure (FOPS) meets SAE-J1043 & ISO 3449, Level I; (Level II is available through Bobcat Parts)
Parking Brake: Spring Applied, Pressure Released (SAPR)
Solid Mounted Carriage with 5 Rollers
Tracks: Rubber, 17.7" Wide C-Pattern
Warranty: 2 years, or 2000 hours whichever occurs first

Deluxe Package	M0285-P11-C14	1	11,873.00	11,873.00	11,873.00
<i>Included:</i> Deluxe Package: Enclosed HVAC Cab, Adjustable Heated Cloth Air Ride Seat, Power Bob-Tach, Keyless Ignition, Deluxe Display, Standard Lights, 7-Pin Attachment Control, Single Direction Bucket Positioning, Two-Speed Travel, Telematics - Machine IQ, 2yr Standard Telematics Subscription, Radio with Bluetooth, Ride Control, Reversing Fan,					
High Flow Hydraulics	M0285-R03-C03	1	2,895.00	2,895.00	2,895.00
Roller Suspension Undercarriage	M0285-R21-C13	1	1,918.00	1,918.00	1,918.00
Selectable Joystick Controls (SJC)	M0285-R01-C04	1	1,016.00	1,016.00	1,016.00
86" Severe Duty Bucket	7326128	1	3,121.00	3,121.00	3,121.00
60 Month/2000 Hour Full Extended Warranty	9986213	1	3,200.00	3,200.00	3,200.00

Total for T770 T4 Bobcat Compact Track Loader	119,059.00
Quote Subtotal	119,059.00
BOBCAT OF MC DISCOUNT	-38,547.96

Sales Total before Taxes	80,511.04
Taxes	0.00
Quote Total - USD	80,511.04

Customer Acceptance:	
Quotation Number: TP1853432	Purchase Order: _____
Authorized Signature:	
Print: _____	Sign: _____
Date: _____	Email: _____ Tax Exempt: Y ☐ / N ☐



Miles City Office
PO Box 1298
Miles City, Montana 59301
Phone: (406) 234-5565
Fax: (406) 234-5566

Project: 02202405 - Miles City Fire & Ambulance
2800 Main Street
Miles City, Montana 59301
Phone: 509-993-4010

Section 11, Item F.

PCO #015

Prime Contract Change Order #015: Temp Heat & Winter Conditions

TO:	City of Miles City PO Box 910 Miles City, Montana 59301	FROM:	Jackson Contractor Group, Inc. PO Box 967 Missoula Montana 59806
DATE CREATED:	6/ 17 /2026	CREATED BY:	Charlie Lohof (Jackson Contractor Group, Inc.)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:	Charlie Lohof (Jackson Contractor Group, Inc.)	REVIEWED BY:	
DUE DATE:		REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	No
CONTRACT FOR:	02202405-00:Miles City Fire and Rescue	TOTAL AMOUNT:	\$ 0.00

DESCRIPTION:

Temp Heat & Winter Conditions

This change order is for the costs associated with temporary heat to continue construction throughout the winter months. It includes costs for temporary gas powered heaters, and the utility bills to run the heat. It also includes any labor associated with maintaining said heaters and relocations as required. This change is paid for from the allowance set in place at time of bid with the overrun coming from escalation contingency.

ATTACHMENTS:

This proposal is based on the usual cost elements such as labor, material, and normal mark ups, and does not include any amount for changes in the sequence or work delays, disruption, rescheduling, extended overhead, acceleration and or impacts, and the right is expressly reserved to make claim for any and all of these related items of cost prior to any final settlement of the contract.

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
032	Temp Heat		0.00
TOTAL:			\$0.00

CHANGE ORDER LINE ITEMS:

PCO # 032 : Temp Heat

#	SubJob	Cost Code	Description	Type	Amount
1	N/A	90-0022 - CE#0022		Labor - Salaries/Wages	\$ 577.50
2	N/A	90-0022 - CE#0022		Material	\$ 14,997.12
3	N/A	90-0022 - CE#0022		Other	\$ 6,728.55
4	N/A	17-0001 - WINTER CONDITIONS		Unallocated	(\$20,000.00)
5	N/A	01-2100 - ESCALATION		Unallocated	(\$2,303.17)
Subtotal:					\$0.00
GL Insurance: 0.85% Applies to All Line Items					0.00
Builders Risk Insurance: 0.50% Applies to All Line Items					0.00
Procure: ≈ 0.19% Applies to All Line Items					0.00
P&P Bond: 0.64% Applies to All Line Items					0.00
Fee: 5.00% Applies to All Line Items					0.00
MGRT: 1.00% Applies to All Line Items					0.00
Grand Total:					\$0.00



The original (Contract Sum)	\$ 4,753,879.00
Net change by previously authorized Change Orders	\$ 62,075.79
The contract sum prior to this Change Order was	\$ 4,815,954.79
The contract sum would be changed by this Change Order in the amount of	\$ 0.00
The new contract sum including this Change Order will be	\$ 4,815,954.79
The contract time will not be changed by this Change Order	

Terry Sukut (JGA Architects)
3395 Gabel Road, Suite 100
Billings Montana 59102

City of Miles City
PO Box 910
Miles City Montana 59301

Jackson Contractor Group, Inc.
PO Box 967
Missoula Montana 59806

SIGNATURE DATE

Miles City Office

SIGNATURE DATE

SIGNATURE DATE

RESOLUTION NO. 4700

A RESOLUTION APPROVING CHANGE ORDER #15 WITH JACKSON CONTRACTOR GROUP, INC. RELATED TO THE MILES CITY FIRE HALL CONSTRUCTION PROJECT.

WHEREAS, the City of Miles City has engaged Jackson Contractor Group, Inc., to construct the new MCFR Fire Hall building;

AND WHEREAS, changes to the construction plans and documents have been recommended, and are hereby presented to Council for approval in the form of a change order;

NOW THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA AS FOLLOWS:

1. The following Change Orders are hereby approved: Change Order #015, described in detail and attached hereto as Exhibit “A,” is hereby approved and adopted by this Council.
2. The Mayor shall have the authority to execute the same, and to bind the City thereto.

SAID RESOLUTION FINALLY PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA, AT A REGULAR MEETING THIS 14th DAY OF July, 2026.

C.A. Grenz, Mayor

ATTEST:

Mary Rowe, City Clerk