



CITY OF MILES CITY

Regular Council Meeting Agenda

February 10, 2026 at 6:00 AM

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. SCHEDULE MEETINGS

3. APPOINTMENTS

A. Zoning Commission - Steve Palmeri

4. STAFF REPORTS & OTHER COMMITTEE MINUTES

5. CITY COUNCIL COMMENTS

6. MAYOR COMMENTS

A. STIP INTEREST RATES ON STOCKMAN BANK ACCOUNTS

7. PUBLIC HEARINGS

8. NEW BUSINESS

A. APPROVE TIFD AWARD IN THE AMOUNT OF \$50,000.00 TO THE CITY OF MILES CITY FOR REPAIR AND REPLACE OF THE ALLEY LOCATED ON THE SOUTH SIDE OF MAIN STREET BETWEEN S. 8TH AND S. 9TH STREETS.

B. APPROVE TIFD AWARD TO THE CITY OF MILES CITY IN THE AMOUNT OF \$2,408.00 OR 80% OF THE \$3010.00 PROJECT COST FOR THE INSTALLATION OF A RAIN GUTTER AT 813 MAIN STREET.

C. APPROVE DONATION CONCEPT AND PROPOSAL FOR SKATEPARK.

D. RESOLUTION NO. 4666 - A RESOLUTION OF THE CITY OF MILES CITY DESIGNATING MARIJUANA TAX REVENUE TO BE DEPOSITED IN THE CITY'S CAPITAL IMPROVEMENT FUND 4000.

- E. Spencer Haynes Variance Request to waive park permit fee for Riverside Park Car Show Saturday after Labor Day, September 12th, 2026.
- F. Petition filed to amend the 2025 Growth Policy to provide for consideration of a pending application to amend official Miles City zoning district map.
- G. APPROVE CLAIMS FOR MONTH JANUARY 2026

9. ADJOURNMENT

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

Mary Rowe

From: Steve Palmeri <spalmeri@mwfbi.com> on behalf of Steve Palmeri
Sent: Monday, January 26, 2026 9:06 AM
To: Mary Rowe; Samantha Malenovsky
Subject: Zoning Board

Good morning,

Please accept this email as my formal written letter of interest in joining the Miles City Zoning Board. If the position is still open and available, I would be honored to serve my community by being a member the Zoning Board.

Thank you for both for the work you do for the city,

Steve Palmeri

Agent
Farm Bureau Financial Services
1200 Pleasant St.
Miles City, MT 59301
406 234 4493 (office)
406 591-8357 (cell)
spalmeri@mwfbi.com

<https://www.fbfs.com/landing-page/life-insurance-calculator>

Registered Representative/
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FBL Marketing Services, LLC+
5400 University Avenue
West Des Moines, IA 50266
877/860-2904, Member SIPC

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Miles City Downtown Urban Renewal Agency

CITY OF MILES CITY, MONTANA

Dawn Bolejack * Tom Clarke * Todd Gillette (Chair) * Brandon Janshen * Kenneth Stein

Miles City Downtown Urban Renewal Agency Board of Commissioners

Meeting Minutes January 15, 2026

CALL TO ORDER

Meeting was called to order at 12:05 P.M. by Board of Commissioners Chair Gillette; a quorum was established.

Members Present: Tom Clarke, Kenneth Stein, Brandon Janshen, and Todd Gillette. Also present: City of Miles City Public Works Director Samantha Malenovsky, Keenan Stites of The Miles City Star, County Commissioner Jason Strouf, City Council members Brooke Bartholomew and Rick Huber, and Jordan Gierke of the Silver Star Casino.

Minutes of the December 31, 2025 meeting were reviewed. A motion was made by Commissioner Clarke, seconded by Commissioner Stein, and unanimously carried to approve the minutes as reported.

Financial Reports: Financials were not available for review. The last reviewed were the November financial reports.

CITIZEN REQUESTS

City Council members Bartholomew and Huber discussed the need for better understanding, on the Council's part, of the functions of the Urban Renewal Agency/TIF District. It was requested that agency board meeting minutes go into more detail, particularly where grant award decisions are concerned. The minutes should include the URA Board's justification, citing ordinance/policy guidelines, for each grant award recommendation. This was agreed to by the board members present. It was also requested that URA Board of Commissioners chair Gillette attend the next Council meeting to talk about the Agency's authority, purpose, and business practices.

REPORTS

None

NEW BUSINESS

1. Request for TIFD Assistance: City of Miles City

City Public Works Director Malenovsky presented an application for TIFD business assistance from The City of Miles City related to alley repair/replacement. The alleyway, located on the south side of Main Street between South 8th and South 9th Streets, has been causing basement flooding within a business building located along it. Repairing the alley "will help the integrity of the business by allowing them to utilize their basement for storage and ensuring a safe foundation for the entire building."

The grant reflects the TIFD goals of maintaining and improving public infrastructure. By way of background, the Board agreed in 2022 to provide the City \$50,000 per fiscal year, or approximately 50% of the annual project cost, to assist in upgrading the downtown alleyways.

After discussion, a motion to award a TIF grant of \$50,000.00, or 42% of the estimated \$119,500.00 project cost, to the City of Miles City, was made by Commissioner Clarke, seconded by Commissioner Janshen, and unanimously carried.

2. Request for TIFD Assistance: Silver Star Casino (Tracey Gierke) and Vintage & Rustics (Marc and Vicki Leesburg)

Jordan Gierke presented a request for TIF business assistance funding related to a rain gutter installation project at the 813 Main Street Vintage & Rustics building. The absence of rain gutter on the western roofline of Vintage & Rustics is causing rainwater and ice to drain onto the 801 Main Street roof of Silver Star Casino, causing damage that could eventually require roof repairs. A TIF grant would fall within Agency authority under MCA 7-15-4233 (improvement of personal and real property), would preserve existing business infrastructure, and would divert rainwater into the alleyway where proper drainage can occur.

After discussion, a motion to award a TIF business assistance grant in the amount of \$2,408.00, or 80% of the \$3,010.00 project cost, was made by Commissioner Clarke, seconded by Commissioner Stein, and unanimously carried.

3. Officer Elections

A motion to table board officer elections until the next meeting was made by Commissioner Janshen, seconded by Commissioner Clarke, and unanimously carried.

4. MCDURA/TIFD Documents

Commissioner Janshen reported on his project to make agency documents, including both guiding documents and fillable PDF application materials, available to the public. The aim is to increase transparency, broaden public awareness of the agency, and to ease the application process.

OLD BUSINESS

1. Grant Policies Related to Long-Term Projects

The Board revisited the need for policy development relevant to multi-period projects. Commissioner Janshen suggested limiting TIF applications to one per three- or five year period per physical address in order to encourage total project budgeting and discourage manipulation of our award guidelines grid. No action taken.

2. URA Board of Commissioners Recruitment

Ren Gardner, a member of the Miles City Unified School District school board, and Custer County Commissioner Jason Strouf, have offered to serve on the Urban Renewal Agency Board of Commissioners. Following the City Council's adoption of an URA ordinance amendment incorporating Senate Bill 3 board member qualifications, which should be on the

January 27 agenda, both Gardner and Strouf can be appointed subject to City Council approval at its next subsequent meeting.

MEMBER ROUND TABLE

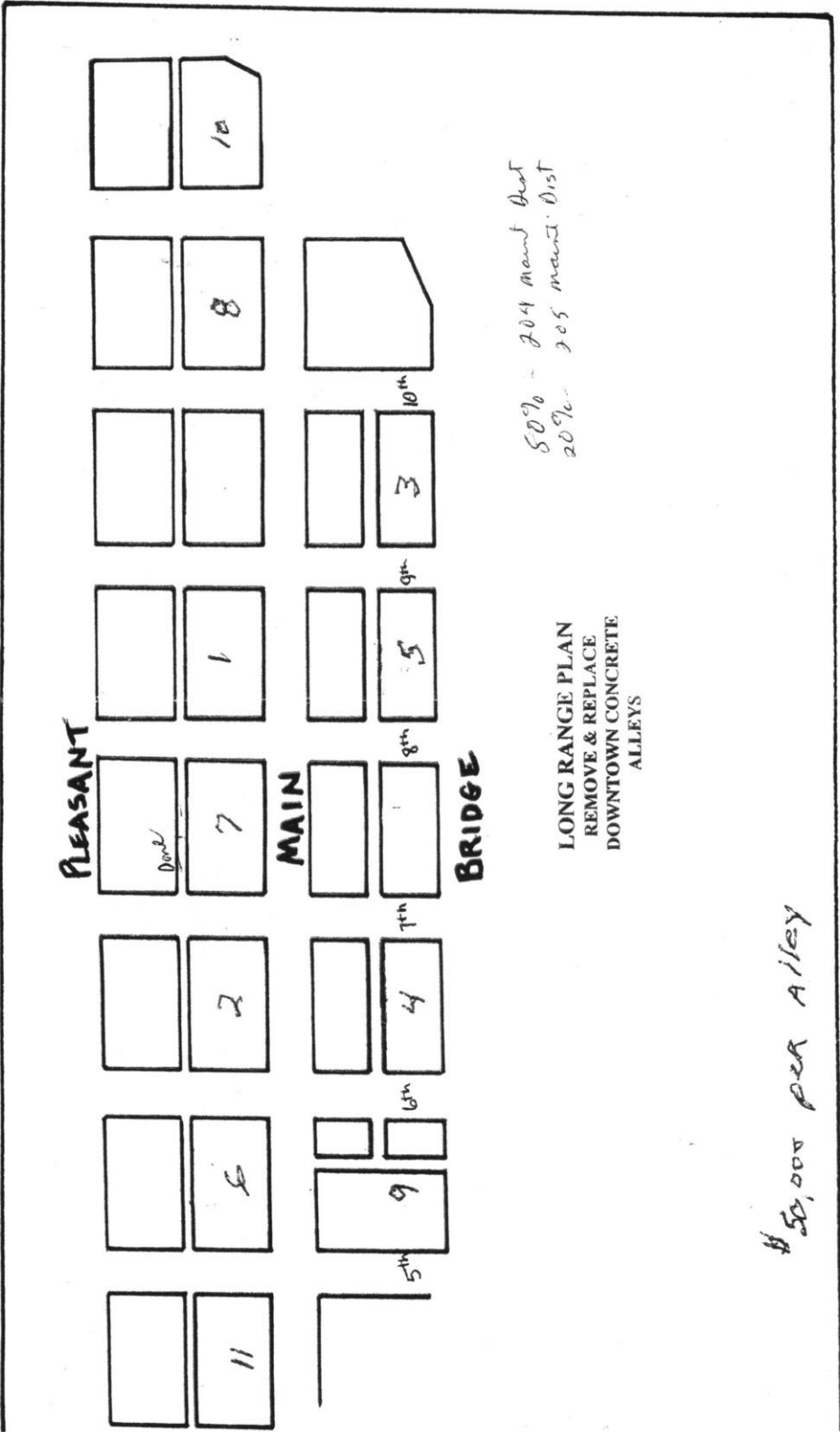
No discussion.

ADJOURNMENT

A motion was made by Commissioner Stein and seconded by Commissioner Clarke to adjourn the meeting. The meeting adjourned at 1:05 P.M.

Respectfully Submitted,

Todd Gillette, Chair URA Board of Commissioners



Miles City Downtown Urban Renewal Agency

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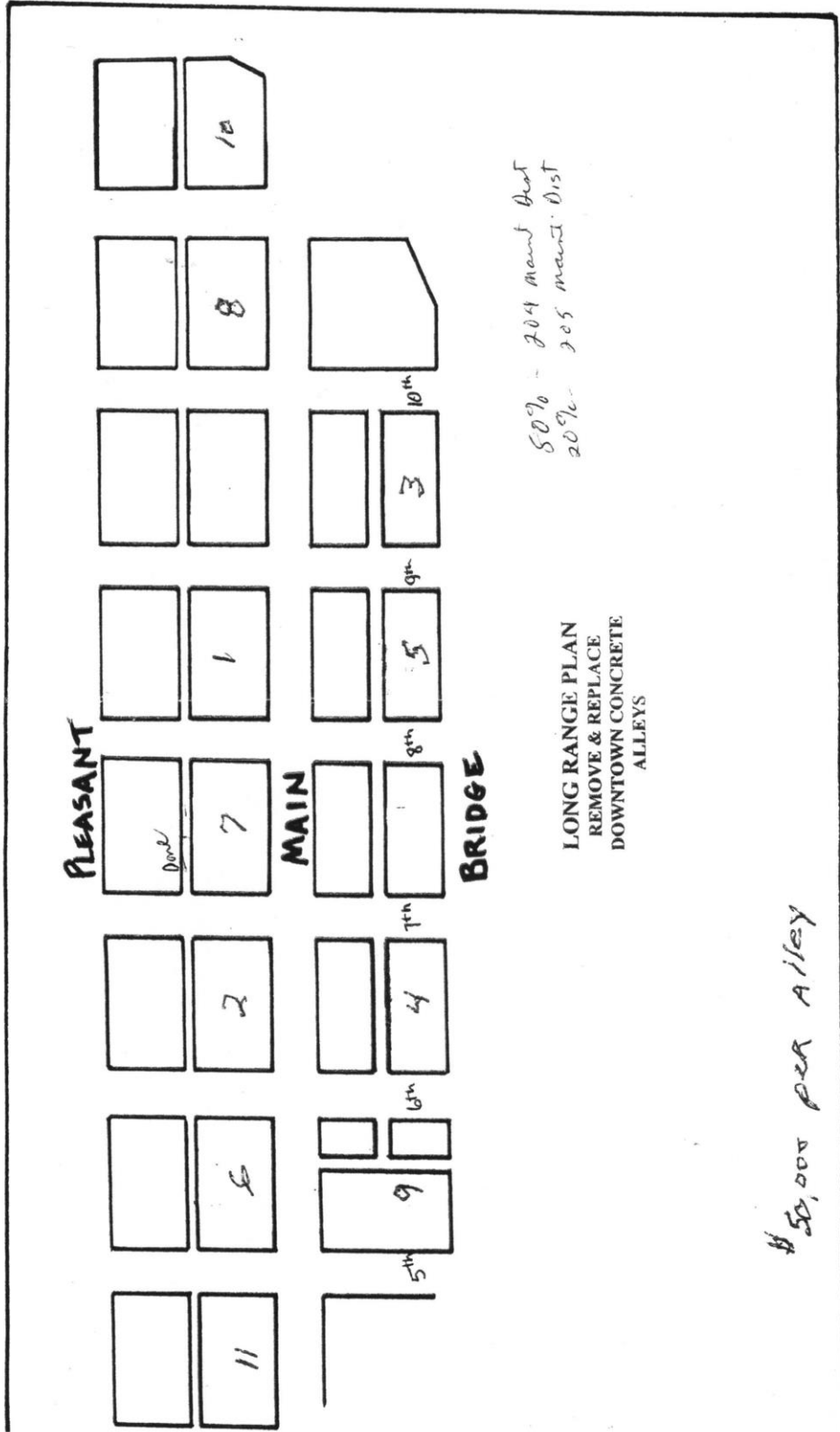
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Respectfully Submitted,

Todd Gillette, Chair URA Board of Commissioners



PROPOSED PUBLIC SKATEPARK FOR THE CITY OF MILES CITY



Custer County Recreation (CC-Rec)

PO Box 1221

Miles City, MT 59301

Primary Contact:

Leanne Stewart, President

Phone: (406) 853-5376

Email: ccrec2026@gmail.com

“Custer County Recreation CC-Rec Miles City Skatepark Project” on Facebook

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Organizational Background

MISSION STATEMENT:

Custer County Recreation's (CC-Rec) mission is to create and improve recreational spaces for all ages and skill levels that provide athletic outlets for local youth and adults and encourage active endeavors that support better health, social skills, and community connection.

ORGANIZATIONAL IMPACT:

CC-Rec is a 501c(3) nonprofit established in late 2024 by 10 dedicated residents of Miles City, MT. CC-Rec was founded in response to a growing need for safe and meaningful recreational opportunities for youth and families in Custer County. Though newly established, the organization has made strong early progress, including forming a committed board of directors and fundraising team, conducting community outreach, securing early partnerships with local businesses and regional nonprofits, and raising over \$80,000 in its first year. CC-Rec is actively pursuing funding and professional guidance to ensure this project meets high standards and becomes a long-term asset for the community.

Project Description

CC-Rec is proposing the construction of a professionally designed, permanent concrete skatepark in Miles City, MT, to provide a safe, inclusive, and health-promoting recreational space for all community members and surrounding Eastern Montana counties.

Statement of Community Need

Informed by community input, the skatepark will fill a critical gap in local recreational infrastructure. Youth in the community frequently resort to skating in parking lots, streets, and other non-designated areas, which creates safety concerns and conflicts with surrounding uses.

The proposed skatepark will serve:

- Youth and teens
- Adults and families
- Beginners through advanced users
- Residents of Miles City and surrounding Eastern Montana communities

DEMAND

- According to a Custer County Community Needs Assessment prepared by the local nonprofit Miles Above 4 Youth, a skatepark ranked as the community's second highest "wish-list" item. This demonstrates clear local demand and support for the project.
- Skateboarding is the third most commonly reported interest for high school students (24% of girls, and 17% of boys.) [1]

- There are 8.8 million skateboarders in the US, up 34% from 2019. This does not account for the many other skatepark users: BMX riders, roller/quad skaters, inline skaters, Wheelchair Motocross riders (WCMX), scooter riders and more. [2]
- The Skatepark Project has seen a 700% increase in skatepark project support requests from advocates and municipalities since the inclusion of Skateboarding and freestyle BMX in the Olympic Games. [3]
- Skateparks are the fourth most used recreation space in terms of total weekly use hours. They were found to be more popular than sports fields, play areas, fitness zones and dog parks when comparing the total weekly use hours. [4]

Project Impact

We believe that investing in recreation is one of the most effective strategies for promoting public health, encouraging youth engagement, and cultivating a strong, connected community. According to the 2023 Community Health Needs Assessment Executive Summary, conducted by Holy Rosary Healthcare and One Health in cooperation with the Montana Office of Rural Health, three areas of need were identified as priorities for Custer County: Access to Healthcare, Behavioral Health (Mental Health and Substance Use), and Chronic Disease. This skatepark will directly address two of these needs, chronic disease and behavioral health. Currently, options for youth-friendly public gathering places in Custer County are limited, particularly those that are low-cost, unsupervised yet safe, and welcoming to a wide range of ages and abilities.

The physical health benefits of skateboarding, rollerblading, scootering, and BMX riding are well established. These dynamic, cardiovascular activities support balance, coordination, strength, and endurance. According to the U.S. Department of Health and Human Services, youth should get 60 minutes of physical activity daily to reduce the risk of chronic illness. Custer County lacks diverse facilities to help meet this benchmark. A 2018 study in the *Journal of Strength and Conditioning Research* found that skatepark users regularly reach moderate-to-vigorous intensity, showing meaningful aerobic benefit even in brief sessions. As a free, accessible space, the skatepark removes economic barriers to movement, enabling consistent physical activity for all ages.

Mental and behavioral health outcomes are also central to this project. Skateparks promote peer mentoring, leadership, and purpose, especially among teens at risk of disengagement. These spaces foster inclusion, belonging, and identity development, which are protective factors against depression and anxiety. They also inspire civic pride by showing young people that their community values them. By offering a positive alternative to risky or isolating behaviors, the skatepark will serve as a powerful prevention tool. This is especially urgent in eastern Montana, where youth activities are limited, substance use is widespread, and mental health resources are stretched thin.

The project is also a long-term investment in the economic and social vitality of Miles City. Skateparks often become regional hubs, attracting visitors from nearby towns and counties, especially when designed for all skill levels. This brings steady traffic to local businesses, restaurants, gas stations, and hotels. Hosting community events, competitions, and demonstrations will boost visibility and civic pride. Many rural Montana communities are seeing younger generations leave in search of better opportunities and quality of life. Recreational

infrastructure plays a key role in reversing this trend. A well-designed skatepark can help shape the future of Miles City by making it more attractive to young families and professionals. During our fundraising events, we have had countless young residents approach us and ask with hope, "Is this really happening?" and we want to be able to proudly and confidently say, "Yes!" When young people see that their hometown invests in their interests and wellbeing, they are more likely to stay, contribute, and build a life here.

Risk Management & Liability

"If your town doesn't have a skatepark, it is a skatepark."

RISKS OF NOT HAVING A SKATEPARK (A SAFE AND LEGAL PLACE TO SKATE) [5]

- Danger riding on the road - the vast majority of serious skateboarding injuries involve motor vehicles
- Unnecessary law enforcement interaction and criminal records for trespassing/skating in non-sanctioned spaces.
- Kids and young athletes verbally (sometimes physically) accosted on a daily basis for participating in their passion
- Individuals losing interest in a passion that can keep them healthy and connected to friendships

RISK MANAGEMENT

- Professionally designed skateparks are widely recognized as safe recreational amenities when constructed and used appropriately.
- Skateboarding is statistically safer than basketball and football. [7]
- Skatepark noise consistently falls well below ordinary recreational standards and is completely appropriate for residential areas. [3]
- 91% of officers surveyed in 2009 The Skatepark Project study reported no major issues, such as bad behavior or crime, at the skatepark. [3]

LIABILITY

- The City of Miles City currently participates in the Montana Municipal Interlocal Authority, (MMIA) program. The MMIA is a self-funded risk retention pool created by the cities and towns of Montana to manage their municipal risks with the appropriate liability insurance policy. Skateparks are initially excluded from coverage on MMIA policies, but can be added back in with an endorsement at no charge. [6]
- Skate-at-your-own-risk signage will be installed.

Proposed Site & Location Request

PRIMARY REQUESTED LOCATION:

Old tennis courts in the southwest section of Riverside Park. See Appendix for aerial photo.

RATIONALE FOR SITE SELECTION:

- Accessibility for youth and families
- Visibility and safety
- Compatibility with surrounding uses
- Long-term suitability for a permanent facility
- Improvement of existing land

LAND OWNERSHIP:

City-owned land, managed by the Parks and Recreation department preferred.

CONCEPTUAL SITE PLAN:

Conceptual drawings and final layouts will be developed following site confirmation. Preliminary estimates anticipate a footprint of 7,000-8,000 square feet, with consideration for parking access, seating, and potential lighting. See Appendix for examples of Evergreen Skatepark skateparks.



evergreenskateparks.com
 3604 Bridle Bit Lane
 Stevensville, MT 59870
evergreenskateparks@gmail.com
 (503) 807-0103

Miles City Skatepark Budget

SKATEPARK BUDGET: \$350,000	Unit Price	Cost
MOBILIZATION		
TRAVEL		\$7,000.00
HOUSING- 6-10 PEOPLE		\$26,000.00
HEAVY EQUIPMENT RENTAL		
EXCAVATOR RENTAL - 2 MONTHS	\$5,625.00	\$11,250.00
SKIDSTEER RENTAL - 2 MONTHS	\$4,200.00	\$8,400.00
ROLLER RENTAL - 2 MONTHS	\$4,200.00	\$8,400.00
CONCRETE PUMPING - 1.6 MONTHS	\$5,000.00	\$7,600.00
FUEL		
DIESEL	\$4.25	\$6,000.00
PETROL	\$4.25	\$1,600.00
CONCRETE		
CONCRETE - 215 YARDS	\$225.00	\$48,375.00
GRAVEL / FILL		
GRAVEL / BASE MATERIAL- 235 YARDS	\$22.85	\$5,360.00
STEEL COPING PACKAGE- SCHEDULE 40 BENT & FABRICATED		\$5,025.00
REBAR		
8 BUNDLES #3 BAR	\$1,500.00	\$12,000.00
LUMBER PACKAGE		\$4,690.00
DRAINAGE & INSTALLATION (PRECAST DRY WELL)		\$16,750.00
TEMPORARY CONSTRUCTION FENCING		\$3,600.00
DUMPSTER- 40 YARD		\$1,675.00
PORT-A-POTTY - 1.5 MONTH RENTAL	\$400.00	\$670.00
MISCELLANEOUS SUPPLIES (SCREWS, NAILS, CAULK, PAINT, ETC.)		\$13,386.00
LABOR / OVERHEAD		\$162,519.00
	Sub total:	\$350,000
	TOTAL	\$350,000

Funding Plan

CURRENT TOTALS:

Source	Funds
Business Sponsorships	\$20,825
Individual Donations	\$8,825
Fundraising Events	\$31,027
Community Investment Program Grant	\$25,000
Ag West Farm Credit Rural Community Grant	\$2,000
Mid-Rivers Communications Sponsorship	\$15,000
Montana Pool Service Matching Grant	\$100,000
Total:	\$202,677

CONFIRMED IN-KIND COMMITMENTS:

Item	Estimated Discount	Business
CONCRETE PUMPING - 1.5 MONTHS	\$5,500	Kenitzer Concrete Pumping (will do service for \$2,000)
CONCRETE - 215 YARDS	\$14,500	Doeden's Construction (30% discount off material)
GRAVEL / BASE MATERIAL- 235 YARDS	\$1,600	Doeden's Construction (30% discount).
PORT-A-POTTY - 1.5 MONTH RENTAL	\$670.00	Bear Buttz Septic
<i>Estimated Total Value:</i>	\$22,270	

GRANTS APPLIED/PENDING:

Payee/Donor	Request
MDU Resources Group Inc	\$25,000
Red Ants Pants Foundation	\$5,000
Stockman Bank Community Grant	\$20,000
Town Pump Charitable Foundation	\$10,000
Walleyes Unlimited Miles City	TBD

UPCOMING GRANT OPPORTUNITIES:

Payee/Donor	
AARP Community Challenge	LP and Teresa Anderson Endowment Fund
Ash Grove Charitable Foundation	Montana Skatepark Association
Billings Community Foundation	Nibs & Edna Allen Foundation
C & B John Deere Community Impact	O'Reilly Automotive Foundation, Inc
First Interstate Bank	The Skatepark Project

CITY FINANCIAL CONTRIBUTION REQUESTED:

None at this time but willing to work with the Parks & Rec Department to secure additional grant funding once the Department is officially operating.

Project Timeline (Estimated)

Task	Dates	Notes
Continue local fundraising & applying for grants	Ongoing	
Finalize city and Parks & Rec commitments	Feb 2026	Finalize commitments for location and maintenance
Contact Evergreen Skateparks	Mar 2026	Solidify partnership/intent to hire
Three-quarters raised	July 2026	\$250,000 reached
Final fundraising stretch	Dec 2026	\$300,000 reached
Conceptual to final design	Dec 2026	Includes public review & revisions
Reach out to Montana Skatepark Association	Dec 2026	They have often offered the "final push" for funding
Major fundraising completed	Jan 2027	\$350,000 reached - continue raising funds anyway until groundbreaking
Funding finalization	Mar 2027	Confirm all funds, close out pledges
Skatepark Construction	Summer 2027	Dependent on Evergreen Skateparks' project schedule
Grand opening event & youth programming launch	Summer 2027	Ribbon-cutting, demos, celebration
Annual event & evaluation	Ongoing	Competitions, clean-up days, surveys

*Estimate based on fundraising and project partner availability & guidance

Project Results & Evaluation

Project success will be measured through:

- Regular usage tracking via periodic headcounts
- Annual surveys of youth, parents, and community members
- Tracking youth involvement in planning, volunteering, and events
- Monitoring incident reports in coordination with city police, county sheriff, healthcare facilities, and local schools
- Documentation of community events, competitions, and partnerships

These metrics will help assess safety outcomes and economic and social impact.

Operations & Maintenance Plan

CC-Rec will work collaboratively with the City and the future Parks & Recreation Department to define long-term ownership, maintenance responsibilities, and operational coordination. Security and stewardship will be supported through park visibility, community engagement, and positive use.

Per Evergreen Skateparks [8]:

One of the principal benefits of building a concrete skatepark is that it is built to last and once the park is completed the costs are generally very minimal. However, adhering to some basic principles of repairs and maintenance can prolong the integrity of the skatepark and keep it safe. Having a quality concrete skatepark built is a huge investment and one that is worth preserving. A little maintenance can really go a long way.

Sealing the park on an annual basis with a concrete sealer will protect the park and keep the surface smooth. We have a specific sealer that we use that is tried and true. It protects the finish without making it too slick for skating. Once the finish of the park is compromised, it can no longer be restored so it is very important that the concrete is sealed annually.

It is inevitable that pool coping will need maintenance as grout lines wear out and pool blocks sometimes come loose but that is something we can repair. We can also patch or fix any chips or holes in the concrete.

Evergreen Skateparks can be of service for any maintenance or repair needs for existing skateparks. As skatepark craftsmen we generally know the best tactics for repairing and restoring skateparks. Give us a call or email if your park is in need of repairs, maintenance or for an annual sealing.

Project Partner

Evergreen Skateparks
 3604 Bridle Bit Ln
 Stevensville, MT 59870
 Office: (503) 807-0103
 Email: evergreenskateparks@gmail.com

CC-Rec intends to hire Evergreen Skateparks, a nationally respected skatepark design and construction company with extensive experience throughout Montana and internationally. The skatepark will feature a range of elements suitable for all skill levels and ages. The facility will be designed to be durable, low-maintenance, and visually integrated with surrounding infrastructure.

Per Evergreen Skateparks [8]:

Evergreen Skateparks is committed to creating skateparks in an efficient, professional, and cost-effective manner that is catered to the needs and scope of the community that we are servicing. We enjoy working to form a cohesive partnership during the design phase and we see the construction process through from the day we break ground until the last day of clean up. Our skateparks are completely turn-key. We work on everything from the backyard bowl to large scale city skateparks and plazas.

SOME OF THE SERVICES WE OFFER:

- *Skate park construction from start to finish*
- *Design consultation/public design meetings*
- *Computer rendered designs*
- *Engineered construction documents*
- *Excavation of the jobsite*
- *Drainage and/or plumbing installation*
- *Steel fabrication & welding*
- *Grading & compaction*
- *Form setting*
- *Rebar installation & tying*
- *All concrete shaping & finishing of the entire park, including flat work*
- *Detail work: caulking, painting, sealing, clean up*
- *Skatepark repair & maintenance*

Evergreen Skateparks is licensed, bonded, and insured. Montana Contractors License #: 217280

CC-Rec Leadership

OFFICERS:

- Leanne Stewart, President
- Jared DeVault, Vice President
- Abigail Snider, Treasurer
- Christina Ostendorf, Secretary
- Allison DeVault, Grant Writer

BOARD OF DIRECTORS:

- John Goff
- Spencer Haynes
- Tyler Kings
- Barrie Matthews
- Kate Stewart
- Blayne Watts

ACTIVE VOLUNTEERS:

- David Kepford
- Logan Mosansky
- Jeff Williams

APPENDIX

APPROXIMATE PROPOSED LOCATION



EVERGREEN SKATEPARK EXAMPLES

Alberton, MT | Red Lodge, MT



Please visit their website for more photos of the 40+ Montana skateparks they have designed and constructed: <https://www.evergreenskateparks.com/skatepark-list>

REFERENCES

- [1] Aspen Institute National Student Survey Analysis 2021
- [2] Sports & Fitness Industry Association 2021 Single Sport Report on Skateboarding
- [3] The Skatepark Project. www.skatepark.org
- [4] The First National Study on Neighborhood Parks - Implications of Physical Activity
- [5] A. Beck, *Skatepark Best Practices Guide*, Version 4.0. The Skatepark Project.
- [6] MMIA Skatepark Addendum.
https://s3.us-west-2.amazonaws.com/mmia-2024/Liability-Documents/liab_new_skate_park_application_2025.pdf
- [7] Based on the annual U.S. Consumer Product Safety Commission (cpsc.gov) Electronic Injury Surveillance Survey (EISS) study of hospital emergency room visit
- [8] Evergreen Skateparks. <https://www.evergreenskateparks.com/>

RESOLUTION NO. 4666

A RESOLUTION OF THE CITY OF MILES CITY DESIGNATING MARIJUANA TAX REVENUE TO BE DEPOSITED IN THE CITY’S CAPITAL IMPROVEMENT FUND 4000.

WHEREAS, The City of Miles City receives marijuana tax revenue from the State of Montana on a periodic basis;

AND WHEREAS, the City desires to direct that said funds be deposited in the City’s Capital Improvements Fund;

NOW THEREFORE BE IT RESOLVED by the City Council of Miles City, Montana, as follows:

1. That all marijuana tax revenue received from the State of Montana shall be deposited in the City’s Capital Improvement Fund 4000.

SAID RESOLUTION FINALLY PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA, AT A DULY CALLED MEETING THIS 10TH DAY OF FEBRUARY, 2026.

C. A. Grenz, Mayor

ATTEST:

Mary Rowe, City Clerk

RESOLUTION NO. 4665

A CITY OF MILES CITY CITY COUNCIL RESOLUTION OF INTENTION TO ADOPT AMENDMENTS TO THE MILES CITY GROWTH POLICY 2025 AND FINDINGS OF FACT FOR THE AMENDMENTS

WHEREAS, the City Council of the City of Miles City adopted the City’s Miles City Growth Policy 2025 (2025 Growth Policy) on January 14, 2025 by Resolution No. 4596; and

WHEREAS, since adoption of the 2025 Growth Policy, the City of Miles City annexed all lots on the Plat of Last Chance Subdivision, including all streets, avenues and rights-of-ways shown on said Plat pursuant to Resolution No. 4642, adopted September 9, 2025; and

WHEREAS, the Last Chance Subdivision is wholly designated as “Residential” on the 2025 Growth Policy’s future land use map on page 66; and

WHEREAS, the developer of the Last Chance Subdivision has petitioned the City of Miles City to amend the 2025 Growth Policy and future land use map as “Commercial” to provide for commercial zoning on Lot 1 of Block 2 of the subdivision; and

WHEREAS, the City Planner drafted amendments to the 2025 Growth Policy amendments to acknowledge the annexation, change the “Residential” designation of Lot 1 of Block 2 of the Last Chance Subdivision on the future land use map to “Commercial” to provide for commercial zoning on Lot 1 of Block 2 as proposed by the developer, and update the definitions of various future land use map designations to better reflect City zoning designations; and

WHEREAS, the amendments to the definitions of the various future land use map designations will better reflect City zoning designations; and

WHEREAS, the other amendments are merely intended to acknowledge the annexation of the Last Chance Subdivision; and

WHEREAS, 76-1-106 of Montana Code Annotated (MCA) authorizes the Planning Board to prepare a growth policy and serve in an advisory capacity to the local governing bodies; and

WHEREAS, 76-1-603, MCA requires the Planning Board to recommend to the governing body by resolution, to adopt a growth policy, not adopt, or take other actions as necessary; and

WHEREAS, the Miles City Planning Board held a public hearing on the Growth Policy amendments on January 20, 2026 in accordance with 76-1-602, MCA; and

WHEREAS, the Miles City Planning Board by resolution recommended the amendments to the Growth Policy attached hereto; and

WHEREAS, the amendments pertaining to the future land use map as requested by the developer’s petition will promote the Goals, Objectives, and Actions, and other provisions of the 2025 Growth Policy, as described in the Staff Report adopted by this resolution as findings of fact.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Miles City, Montana to adopt this Resolution of Intention and the Staff Report as findings of fact. The final Resolution approving the amendments will be placed on a properly noticed agenda of the City Council meeting on February 24, 2026 and comments will be accepted until that meeting. Upon final approval of the amendments by City Council by resolution, those portions of the growth policy as specifically amended would be incorporated into the Miles City Growth Policy 2025.

SAID RESOLUTION OF INTENTION PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA, AT A DULY CALLED MEETING THIS 10TH DAY OF FEBRUARY, 2026.

Chris Grenz, Mayor

ATTEST:

Mary Rowe, City Clerk



Growth Policy 2025

CITY OF MILES CITY



Adopted January 14, 2025
Amended _____, 2026



Client Commitment



Empowered Employees



Quality Solutions

MILES CITY GROWTH POLICY 2025

Adopted January 14, 2025 (Resolution No. 4596)

Amended _____, 2026 (Resolution No. ____)

-amendments: see Pages 65 & 66, and Appendix B

-annexation of Last Chance Subdivision not depicted on all maps

Prepared for the:
City of Miles City

Original Version
Prepared by:



OUTLOOK

Although Custer County population projections suggest that the County population will level out and slightly decrease over the next 20 years, Miles City’s population has a historical trend of fluctuations. The projections also do not account for population changes as a result of county residents moving to/from Miles City. The demand for land to accommodate new residential, commercial, and industrial growth will likely be commensurate with economic growth and be market-driven. Due to Miles City’s development constraints, the most suitable areas for new development are to the east and south of the City.

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.

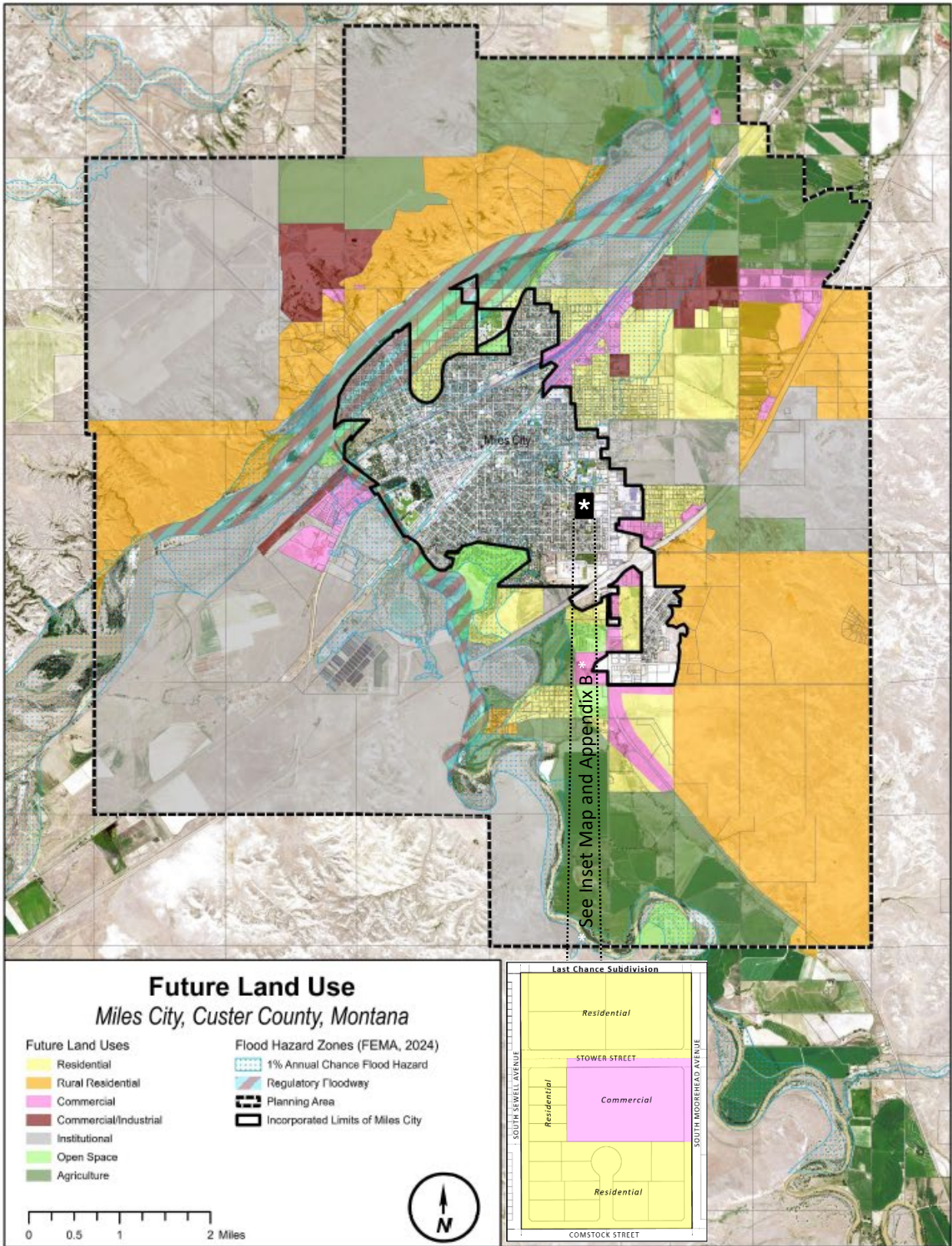
FUTURE LAND USE MAP

The future land use map, shown in Figure 3, is a general blueprint of what the community wants to become and serves as a visual guide for future planning and development. As zone changes and development proposals are considered, each proposal’s fit with the future land use map will be considered. The future land use map does not regulate land use proposals but serves as a guide; thus, the land use designations on the map are not as specific as zoning designations. Land use designations on the future land use map are generalized to allow flexibility when Miles City updates its zoning code and map. The following are definitions of each of the designations found on the future land use map:

Residential
<ul style="list-style-type: none"> Residential development typical of a more urban setting with the benefit of municipal services. Residential uses include single family, multi-family and mobile homes.
Rural Residential
<ul style="list-style-type: none"> Low-density single-family residential development. Residential densities within the rural residential area should be considered for clustered development to attain lot sizes of less than approximately two acres, with open space and agricultural uses preserved; or larger lot sizes should prevail in order to provide rural residential neighborhoods with amenities typical of country living.
Commercial
<ul style="list-style-type: none"> Commercial uses which are already established and are expected to continue. Based on the current zoning code, the most appropriate zoning districts for a commercial area are the three commercial districts, which include the "General Commercial (GC) District," the "Highway Commercial (HWC) District," and in some locations the "Heavy Commercial / Light Industrial (HCLI) District".
Commercial / Industrial
<ul style="list-style-type: none"> Similar to the commercial designation, a commercial / industrial designation indicates commercial and industrial uses have been established in the area and are expected to continue. Based on the current zoning code, the most appropriate zoning districts for a commercial / industrial area are the "Heavy Commercial / Light Industrial (HCLI) District" or the "Heavy Industrial (HI) District".
Institutional
<ul style="list-style-type: none"> Land under public ownership (local, state, and federal). This designation also includes land uses that serve public needs, including the hospital, airport, educational institutions, and correctional facilities.
Open Space
<ul style="list-style-type: none"> Land currently with little to no development and not expected to support future development, with uses including parks, cemeteries, and golf courses. Open space land may be in public ownership. The open space designation also includes undeveloped land in the floodway.
Agriculture
<ul style="list-style-type: none"> Agriculture uses and very low-density residential development intended to support agricultural uses. Residential development could include new farmsteads and housing for agricultural workers on larger working agricultural operations.

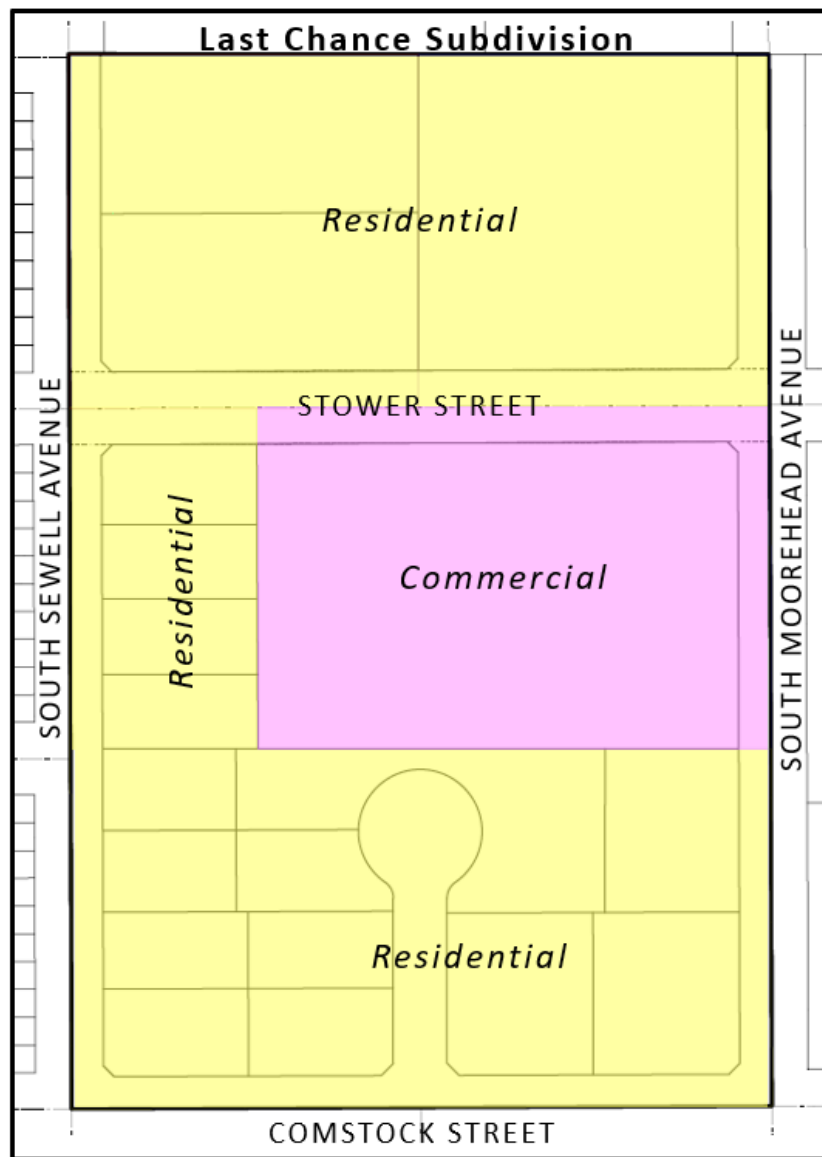
SECTION 7: LAND USE

▼ Map 14. Future Land Use



2026 Updates to reflect annexation of Last Chance Subdivision and future land uses:

In 2025, the City of Miles City annexed the wholly surrounded Last Chance Subdivision by Resolution No. 4642. Following the annexation, the developer of the subdivision petitioned for amendments to the 2025 Growth Policy to change the “Residential” designation on the future land use map on Page 66, and the City Council adopted updates to the future land use map and associated land use designations’ definitions on Page 65, by Resolution No. _____. The adopted amendments amended the cover pages, pages 65 & 66, and added this Appendix B to further explain the amendments. The following map is a larger version of the inset map on the future land use map on Page 66, as amended.



Note: The other various maps within the 2025 Growth Policy have not been updated to reflect the annexation.

MILES CITY PLANNING BOARD RESOLUTION NO. 26-01

A RESOLUTION BY THE MILES CITY PLANNING BOARD ADOPTING FINDINGS OF FACT AND RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AMENDMENTS TO THE MILES CITY GROWTH POLICY 2025

WHEREAS, the City Council of the City of Miles City adopted the City’s Miles City Growth Policy 2025 (2025 Growth Policy) on January 14, 2025 by Resolution No. 4596; and

WHEREAS, since adoption of the 2025 Growth Policy, the City of Miles City annexed all lots on the Plat of Last Chance Subdivision, including all streets, avenues and rights-of-ways shown on said Plat pursuant to Resolution No. 4642, adopted September 9, 2025; and

WHEREAS, the Last Chance Subdivision is wholly designated as “Residential” on the 2025 Growth Policy’s future land use map on page 66; and

WHEREAS, the developer of the Last Chance Subdivision has petitioned the City of Miles City to amend the 2025 Growth Policy and future land use map as “Commercial” to provide for commercial zoning on Lot 1 of Block 2 of the subdivision; and

WHEREAS, the City Planner has drafted amendments to the 2025 Growth Policy amendments to acknowledge the annexation, change the “Residential” designation of Lot 1 of Block 2 of the Last Chance Subdivision on the future land use map to “Commercial” to provide for commercial zoning on Lot 1 of Block 2 as proposed by the developer, and update the definitions of various future land use map designations to better reflect City zoning designations; and

WHEREAS, the amendments pertaining to the future land use map as requested by the developer’s petition will promote the Goals, Objectives, and Actions, and other provisions of the 2025 Growth Policy, as described in the Staff Report adopted by this resolution as findings of fact;

WHEREAS, the amendments to the definitions of the various future land use map designations will better reflect City zoning designations; and

WHEREAS, the other amendments are merely intended to acknowledge the annexation of the Last Chance Subdivision; and

WHEREAS, 76-1-106 of Montana Code Annotated (MCA) authorizes the Planning Board to prepare a growth policy and serve in an advisory capacity to the local governing bodies;

and


WHEREAS, 76-1-603, MCA requires the Planning Board to recommend to the governing body by resolution, to adopt a growth policy, not adopt, or take other actions as necessary; and

WHEREAS, the Miles City Planning Board held a public hearing on the Growth Policy amendments on January 20, 2026 in accordance with 76-1-602, MCA; and

WHEREAS, the Miles City Planning Board in concert with public comments caused to be prepared amendments to the Growth Policy attached hereto.

NOW THEREFORE, BE IT RESOLVED BY THE MILES CITY PLANNING BOARD, the Miles City Planning Board hereby recommends that the City Council adopt the amendments to the 2025 Growth Policy per the attachments. Upon approval of the amendments by City Council by resolution, those portions of the growth policy as specifically amended would be incorporated into the Miles City Growth Policy 2025.

PASSED AND APPROVED this 20th day of January, 2026.



President, Miles City Planning Board



Samantha Malenovsky, Meeting Recorder, Acting Secretary

**Staff Report to City Council
Proposed Growth Policy Amendments:
Last Chance Subdivision Petition by John C. Peila
Report Date: February 4, 2026**

I. General Information

Type of Request: Petition to amend the Miles City Growth Policy 2025
Requestor: John Peila, Developer of the Last Chance Subdivision
Date of Planning Board meeting: Tuesday, January 20, 2026 at 6:00 p.m.
Date of City Council hearing: Tuesday, February 10, 2026 at 6:00 p.m. at the City Hall Conference Room, 17 South 8th Street, Miles City

II. Introduction

John Peila has filed a petition to amend the Miles City Growth Policy 2025 (2025 Growth Policy) to provide for consideration of a pending application to amend the official Miles City zoning district map to allow for a City General Commercial (GC) District zoning designation on Lot 1 of Block 2 of the recently annexed Last Chance Subdivision, which is situated in the S ½ NW ¼ NE ¼ SE ¼, SW ¼ NE ¼ SE ¼ of Section 34, Township 8 North, Range 47 East, P.M.M., in the City of Miles City, Custer County, Montana.

The Last Chance Subdivision is wholly designated as “Residential” on the 2025 Growth Policy’s future land use map, so a GC designation would not accord to the growth policy. To accommodate the petitions, City staff are providing potential growth policy amendments to acknowledge the annexation, change the “Residential” designation on the future land use map to provide for commercial zoning on the subject lot, and update the definitions of various future land use map designations to better reflect City zoning designations.

After consideration of the recommendations and suggestions elicited at the Planning Board’s public hearing, the Planning Board recommended by the attached Planning Board resolution that the City Council adopt the proposed amendments, per 76-1-603, MCA.

III. History

The following is the pertinent history of the Last Chance Subdivision leading up to the developer petitioning the City for a growth policy amendment:

1. **November 2022:** The preliminary plat application was submitted to Custer County, along with an application to amend the Custer County zoning map for the subdivision from County AG-1 (Agriculture/Rural Residential) to a mix of County C-1 (Commercial) for two lots in the northeast portion of the subdivision, County R-3 (Residential and Modular

Staff Report to City Council
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Home) in the northwest portion of the subdivision, and County R-1 (Residential) in the southern portion of the subdivision.

2. **January 2023:** The preliminary plat application material was submitted to the City of Miles City for comments, and the City Planner provided comments to the County's contract planners from Great West Engineering. The comments advised the County and subdivider of various City standards and policies to facilitate future annexation of the subdivision into the City.
3. **April 2023:** The subdivision was granted preliminary, conditional approval by the Custer County Board of Commissioners, subject to many conditions of approval requiring compliance with City standards and regulations.
4. **From 2023 through spring 2025:** The subdivider proceeded with meeting the conditions of preliminary plat approval, including improving the streets serving the subdivision, installing water, sewer, stormwater, and other infrastructure, obtaining other required approvals, paying cash-in-lieu of parkland to the City park fund, etc.
5. **From late 2023 through February 2025:** The City worked through updates to the 2015 Miles City Growth Policy until adoption of the Miles City Growth Policy 2025. Both growth policies' future land use maps designated the Last Chance Subdivision as "Residential".
6. **May 2025:** The final plat application was submitted to Custer County.
7. **June 2025:** The final plat was approved by the Custer County Board of Commissioners, along with the mix of zone changes, and the final plat was recorded with the Custer County Clerk & Recorder's Office.
8. **Summer 2025:** The City formally initiated annexation proceedings along with interim zoning providing for residential zoning in accordance with the 2025 Growth Policy.
9. **September 2025:** The City completed annexation of the Last Chance Subdivision by Resolution NO. 4642 and adopted interim zoning by Ordinance No. 1398, which will expire March 23, 2026, unless extended. With annexation, the City staff needed to promptly update the official Miles City zoning district map, and a joint meeting was to be held by the City Planning Board and Zoning Commission to obtain recommendations for land use designations.
10. **October/November 2025:** The Planning Board and Zoning Commission met twice to consider zoning for the subdivision, and whether the future land use map of the 2025 Growth Policy should be updated to provide for commercial designations similar to those approved by Custer County. The City Planner kept the developer apprised of the meetings and encouraged his participation. The developer submitted a written request to keep the

**Staff Report to City Council
Proposed Growth Policy Amendments:
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three acre parcel general commercial, which the City Planner notified the members of the boards of. The Planning Board and Zoning Commission provided guidance to staff to not proceed with a growth policy update to provide for commercial designations, and to proceed with residential zoning per the interim zoning ordinance. The City Planner then informed the developer of the guidance received from the Planning Board and Zoning Commission.

11. **November 2025:** The developer submitted a letter to the City staff to express his disagreement with the recommendation to zone all lots of the Last Chance Subdivision as residential, and inquired about the appeal process. The City Planner advised the developer that he could petition for a growth policy amendment and amendment to the zoning district map to provide for consideration of commercial designation(s).
12. **December 2025:** The developer submitted petitions for (1) a growth policy amendment and (2) an amendment to the zoning district map to provide for consideration of a commercial designation on Lot 1 of Block 2 of the subdivision and a General Commercial (GC) District designation of the lot on the official Miles City zoning district map.

Then on **January 20, 2026**, the Planning Board held a properly noticed public hearing, and passed the resolution recommending the City Council adopt the proposed amendments.

IV. Applicable City Policies, Regulations, and State Laws

The Miles City Growth Policy 2025 (2025 Growth Policy) is the primary City guidance document that outlines City policies applicable to revisions to the growth policy. However, the growth policy does not specifically address amendments proposed by private parties; it only provides “conditions and timing for review and revision” based on City-driven revisions, further discussed below. The growth policy does, however, include several implementation measures that apply to an amendment as discussed in the reviewer analysis and Planning Board findings in Section VI of this report, below.

Page 68 of the 2025 Growth Policy’s section for “conditions and timing for review and revision” is as follows:

CONDITIONS AND TIMING FOR REVIEW AND REVISION

The document will be reviewed and amended as necessary every five years from its adoption date. The City Planning Board will be responsible for reviewing the Plan and making any recommendations regarding revisions or changes to the City Council. Future reviews will include an evaluation of every section of the Plan. It is anticipated that a full update of the Plan will be necessary within ten years of its original adoption.

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Ideally, at least a cursory review should occur on an annual basis in order to set work plans and gauge progress. Updates to the growth policy are expected based on the findings of these periodic reviews. Other conditions that will lead to review and revision are:

- *A dike being built that will accommodate additional development and redevelopment in the existing floodplain*
- *Significant changes in population characteristics, economic conditions, housing, public facilities and land use needs from those envisioned in this plan*
- *A change in growth policy law or the legal setting that mandates revision*

State law (Montana Code Annotated or MCA) outlines the following regarding growth policy adoption (“the board” is the applicable planning board), and other provisions to be aware of:

TITLE 76. LAND RESOURCES AND USE

CHAPTER 1. PLANNING BOARDS

Part 6. Growth Policy

76-1-602. Public hearing on proposed growth policy.

- (1) *Prior to the submission of the proposed growth policy to the governing bodies, the board shall give notice and hold a public hearing on the growth policy.*
- (2) *The board shall publish a notice of the time and place of the hearing as provided in 7-1-2121 if the governing body is a county commission or as provided in 7-1-4127 for a time period in accordance with 7-1-4127(7)(b) if the governing body is a city commission or a town council. [revised 2025 by House Bill 394]*

76-1-603. Adoption of growth policy by planning board. *After consideration of the recommendations and suggestions elicited at the public hearing, the planning board shall by resolution:*

- (1) *recommend the proposed growth policy and any proposed ordinances and resolutions for its implementation to the governing bodies of the governmental units represented on the planning board;*
- (2) *recommend that a growth policy not be adopted; or*
- (3) *recommend that the governing body take some other action related to preparation of a growth policy.*

76-1-604. Adoption, revision, or rejection of growth policy.

- (1) *The governing body shall adopt a resolution of intention to adopt, adopt with revisions, or reject the proposed growth policy.*
- (2) *If the governing body adopts a resolution of intention to adopt a growth policy, the*

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governing body may submit to the qualified electors of the area covered by the growth policy proposed by the governing body at the next primary or general election or at a special election the referendum question of whether or not the growth policy should be adopted. A special election must be held in conjunction with a regular or primary election.

- (3) *A governing body may:*
- (a) revise an adopted growth policy following the procedures in this chapter for adoption of a proposed growth policy; or*
 - (b) repeal a growth policy by resolution.*
- (4) *The qualified electors of the area covered by the growth policy may by initiative or referendum adopt, revise, or repeal a growth policy under this section. A petition for initiative or referendum must contain the signatures of 15% of the qualified electors of the area covered by the growth policy.*
- (5) *A master plan adopted pursuant to this chapter before October 1, 1999, may be repealed following the procedures in this section for repeal of a growth policy.*
- (6) *Until October 1, 2006, a master plan that was adopted pursuant to this chapter before October 1, 1999, may be revised following the procedures in this chapter for revision of a growth policy.*
- (7) *Except as otherwise provided in this section, the provisions of Title 7, chapter 5, part 1, apply to an initiative or referendum under this section.*

76-1-605. Use of adopted growth policy.

- (1) *Subject to subsection (2), after adoption of a growth policy, the governing body within the area covered by the growth policy pursuant to 76-1-601 must be guided by and give consideration to the general policy and pattern of development set out in the growth policy in the:*
- (a) authorization, construction, alteration, or abandonment of public ways, public places, public structures, or public utilities;*
 - (b) authorization, acceptance, or construction of water mains, sewers, connections, facilities, or utilities; and*
 - (c) adoption of zoning ordinances or resolutions.*
- (2) *(a) A growth policy is not a regulatory document and does not confer any authority to regulate that is not otherwise specifically authorized by law or regulations adopted pursuant to the law.*
- (b) A governing body may not withhold, deny, or impose conditions on any land use approval or other authority to act based solely on compliance with a growth policy adopted pursuant to this chapter.*

V. Amendments and Planning Board Resolution

The Planning Board resolution and amendments attached to this report reflect potential

**Staff Report to City Council
Proposed Growth Policy Amendments:
Last Chance Subdivision Petition by John C. Peila
Report Date: February 4, 2026**

amendments to the applicable pages of the 2025 Growth Policy and a new Appendix B for a clearer supplemental map showing the amendment to the future land use map, with a further explanation of the amendments. The Page 65 amendments are intended to revise the definitions of various future land use map designations to better reflect City zoning designations. For example, the “Commercial” definition references the “LC local commercial district”, a zoning district that no longer exists on the official Miles City zoning district map.

VI. Reviewer Analysis and Planning Board Findings

- A. The developer of the Last Chance Subdivision went through the extensive subdivision and zoning processes with Custer County to obtain the necessary approvals for the subdivision with a mix of residential and commercial lots. The City was involved in the subdivision review and approval processes while the City updated its growth policy. The growth policy updates adopted in 2025 were not focused specifically on planning for the Last Chance Subdivision, and the updates resulted in a “Residential” designation on the growth policy’s future land use map, which was the same designation in the 2015 Growth Policy’s future land use map.

Per the growth policy, *“Land use designations on the future land use map are generalized to allow flexibility when Miles City updates its zoning code and map.”* The developer has petitioned the City to amend the growth policy to provide for a “Commercial” designation on the future land use map to allow a commercial zoning designation on Lot 1 of Block 2 of the subdivision, and has submitted a petition to amend the official Miles City zoning district map to provide for zoning of General Commercial (GC) District on that lot.

The developer’s petition to amend the growth policy explains the rationale behind the petition and the extensive costs of obtaining necessary approvals, including a County zone change to commercial for this lot and another lot that may be proceeding with an affordable housing project. It also discusses the limited availability of commercial lots in the City, and notes that the developer recognizes the need for housing in Miles City and that is why 75% of the land in the subdivision is zoned residential, which is noteworthy given several growth policy provisions that are further discussed below.

- B. The growth policy does not provide a specific process for the review of petitions from citizens to amend the growth policy, but the City should consider the amendments following the implementation measures of the growth policy and applicable state laws. Section 1 of the growth policy outlines the Goals and Objectives of the growth policy, followed by the Action Plan & Implementation Schedule, which lists specific actions to be taken to implement the Goals and Objectives. An overview of applicable Goals, Objectives, and Actions that would be supported by the proposed growth policy

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amendments, as well as reviewer- and Planning Board-recommended findings are as follows:

1. **Economic Goal E.1** is to *“Foster sustained economic growth in Miles City.”*
 - a. **Objective a** to achieve that Goal is to *“Identify limitations for existing businesses to grow.”* Limited availability of vacant commercial lots within and around existing commercial properties limits the ability for businesses to expand, whereas a “Commercial” designation on one ±3-acre lot adjacent to a commercial district will promote this Goal and Objective.
 - b. **Objective b** to achieve that Goal is to *“Attract businesses providing living wage jobs.”* Limited availability of vacant commercial lots within and around existing commercial properties limits the ability for new businesses to locate in commercial areas of Miles City, whereas a “Commercial” designation on one ±3-acre lot adjacent to a commercial district will promote this Goal and Objective.
 - c. **Objective c** to achieve that Goal is to *“Undertake a market analysis that identifies commercial gaps, retail leakage, and strategies for a resilient economy.”* While the proposed amendments do not include the undertaking of a market analysis, providing additional commercial development next to a commercial area and close to relatively dense residential development would facilitate economic growth, and with the identified needs for both residential and commercial development within the City and mixture of residential and commercial development that would be provided by retaining the commercial designation approved by the County, a commercial designation on one lot would address the overall needs of the community.

2. **Economic Goal E.3** is to *“Support industrial and commercial development.”*
 - a. **Objective c** to achieve that Goal is to *“Work with commercial and industrial developers on how the City can accommodate their needs while mitigating adverse impacts.”* Working with this developer to accommodate his plans for a commercial lot would promote Goal E.3 and associated Objective c if any identified adverse impacts can be mitigated. No specific adverse impacts have been identified to date. The City staff contemplated commercial uses during the subdivision review when providing comments to the County and planning for provisions of services, and given the proximity of existing commercial development and mitigation offered by zoning requirements (e.g., landscaping, setbacks, maximum building heights, etc.), substantial adverse impacts are not expected. Accommodating the developer’s needs for providing for commercial development within the subdivision as planned and reviewed by the City and County would promote this Goal and Objective, thus according to the growth policy.

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3. **Land Use Goal LU.1** is to *“Provide a predictable development environment.”*
 - a. **Objective a** to achieve that Goal is to *“Update land use regulations to provide greater clarity and flexibility.”* Part of the City’s land use regulations includes the official Miles City zoning district map. Approval of the growth policy amendments to provide a “Commercial” designation on the future land use map would allow for the pending zoning petition for a GC District designation to proceed and give clarity and flexibility to the developer, promoting this Goal and Objective.

4. **Land Use Goal LU.3** is to *“Balance property rights with the common interests of the community.”*
 - a. **Objective a** to achieve this Goal is to *“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.”* The developer of the Last Chance Subdivision planned for a mixture of land uses in the subdivision, including two commercial lots and the rest residential. The developer wishes to retain the ability for one lot in the subdivision to be a commercial lot, with the rest of the lots in the subdivision left with a residential designation. Approval of the proposed commercial designation on one lot adjacent to highway-commercial uses would respect the developer/property owner’s wishes to enjoy and gain economic return from his property and substantial investments he made through the development process. Other public and private interests will not be unreasonably compromised or impacted by a commercial land use/development on one lot adjacent to existing commercial development, particularly with mitigations provided by the City zoning code. Approval of the commercial designation presented by the petition would protect the developer’s private property rights while according to many other provisions of the growth policy.

5. **Housing Goal H.4** is to *“Encourage a mix of housing types.”*
 - a. **Housing Objective a** is to *“Update zoning regulations to allow for appropriate density and housing diversity in residential, commercial, and mixed-use districts.”* Part of the City’s land use regulations includes the official Miles City zoning district map. Approval of the growth policy amendments to provide a “Commercial” designation on the future land use map would allow for the pending zoning petition for a GC District designation to proceed. The GC District allows multifamily dwellings as permitted uses, so the commercial designation would not preclude the most likely housing type that would be proposed on the lot; it would simply

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Last Chance Subdivision Petition by John C. Peila
Report Date: February 4, 2026**

allow the additional flexibility of a commercial land use(s). A mix of housing types would still be achievable with a commercial designation, and provide for appropriate housing density and diversity in a mixed-use area, thus promoting this Goal and Objective.

6. **Action 16**, which supports some of the above Goals and Objectives, is to *“Update the zoning regulations to clarify procedures, meet the community's land use and development needs, and provide flexibility while protecting existing residents.”* With part of the City’s land use regulations being the official Miles City zoning district map, approval of the growth policy amendments to provide a “Commercial” designation on the future land use map would allow for the pending zoning petition for a GC District designation to proceed, thus following this implementation Action 16. Other stated Actions do not appear to be directly applicable to the review of the petition to amend the growth policy.
- C. Upon the reviewer’s review of the 2025 Growth Policy, other growth policy provisions to consider with the proposed amendments include a discussion in 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); and*
 - *Planning and working with developers to extend water, sewer, street, sidewalk, parks and other services to development so the services are available when the demand occurs.”*
- This policy statement would be followed with approval of the proposed amendments, as it would allow the proposed zoning petition to proceed and provide for zoning that extends the existing pattern of development, with additional commercial uses next to an existing commercial area. The City staff have worked with this developer to ensure infrastructure is extended to the new subdivision, with consideration for his commercial plans.
- D. On Page 67, Section 8, “Implementation of the Growth Policy”, there is a discussion about a Community Survey held during the outreach portion of the updates. It stated, *“88% of respondents felt Miles City needs more commercial development. The most popular need*

**Staff Report to City Council
Proposed Growth Policy Amendments:
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identified in the open-ended responses included an indoor pool. The top four (4) types of commercial development:

1. *Youth/Family Entertainment*
2. *Recreational Facilities*
3. *Retail*
4. *Restaurants*

The proposed amendments would respond to the identified need for commercial development, and provide for the above top four types of commercial development if project proponents on the subject lot choose to propose the above-listed uses, which would be allowed in the GC District.

- E. The City Planner/reviewer and Planning Board have found no provisions that the proposed amendments would specifically conflict with. There are Goals and Objectives that would also support keeping the “Residential” designation, such as those that promote additional housing; however, given the Goals, Objectives, and Actions listed above that support commercial development, as well as the allowance for multifamily dwellings in the GC District as permitted uses, the Planning Board recommends the City Council adopt this findings in this staff report as findings of fact and approve the amendments by resolution of intention and subsequently by resolution.

VII. Planning Board Recommendation

Through review of the developer’s petition for a growth policy amendment and the above analysis and findings, the Planning Board adopted the above analysis as findings of fact and recommended, by Miles City Planning Board RESOLUTION NO. 26-01, that the City Council adopt the findings of fact and approve the amendments attached to Resolution No. 4665, a resolution of intention. Upon approval of the amendments by City Council by final resolution, the portions of the 2025 Growth Policy as amended would be incorporated into the Miles City Growth Policy 2025.

VIII. City Council Action

After consideration of the recommendations and suggestions elicited at the Council’s public hearing, the City Council should take action on the proposed amendments. Below are potential actions that the City Council should consider, with language that could be incorporated into potential motions underlined. **Any alternative findings would need to be made by motion(s) and affirmative vote(s).**

**Staff Report to City Council
Proposed Growth Policy Amendments:
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A. Adopt:

Approve and adopt Resolution No. 4665, a resolution of intention to adopt amendments to the Miles City Growth Policy 2025 and findings of fact for the amendments. A final resolution would then be created and placed on the next regular City Council agenda.

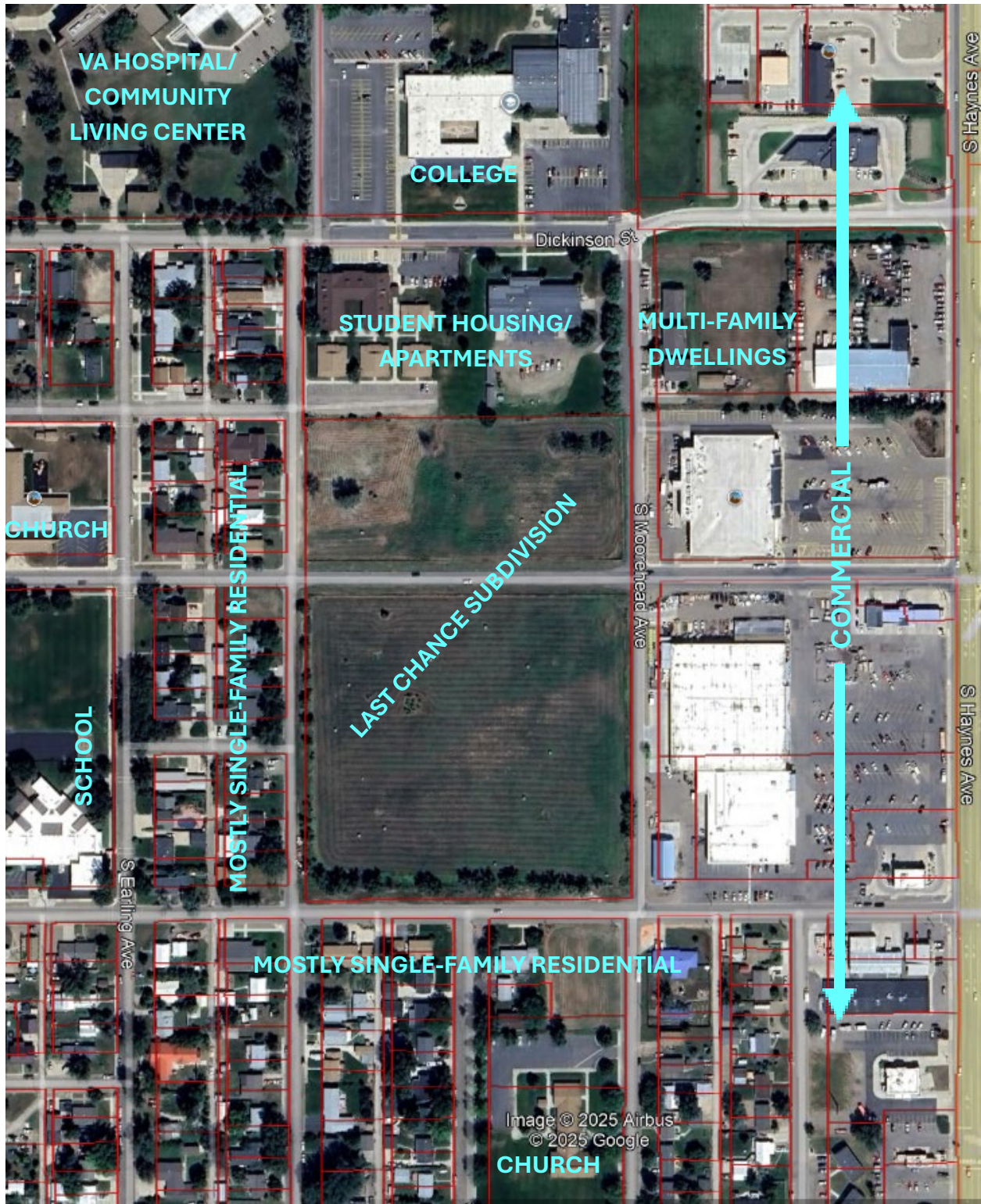
B. Adopt with Revisions:

Approve and adopt Resolution No. 4665, a resolution of intention to adopt amendments to the Miles City Growth Policy 2025 and findings of fact for the amendments, subject to revisions as determined by the City Council. The Council would need to direct the staff as to how to revise the resolution to reflect the action, and staff will prepare a revised resolution of intention and amendments to reflect the motion, vote, and action.

C. Reject:

Reject the amendments by NOT approving or adopting Resolution No. 4665 as presented, and adopt alternative findings of fact as determined by the City Council to support the action. The Council would need to direct the staff as to changes to the findings of fact to reflect the action.

Map of the General Land Use Pattern in Area of Last Chance Subdivision



To: City of Miles City Personnel

From: John Peila

Date: December 15, 2025

RE: Petition to Amend Growth Policy

The intention of this letter is to petition to amend the City of Miles City Growth Policy, specifically to amend the future land use map located on page 66 of the Growth Policy to allow for Lot 1, Block 2 in the Last Chance subdivision to be zoned commercial as it was approved by Custer County when this land was subdivided.

When this project started in 2023, I understood that there was a probability that the city would annex the property after development was completed, consequently myself as well as my engineer, KLJ Engineering, have worked with the City of Miles City in addition to Custer County to ensure all parties were satisfied with the completed project. I have spent millions of dollars developing these lots and paying engineering fees to make sure the entire process was done in accordance with all laws and regulations pertaining to subdividing and zoning. In addition, even though this land was in the county, I also paid \$54,300.00 to the Miles City Park Fund as part of the subdividing process. This project was a huge investment in our city and will now provide the city with more housing as well as an increased tax base. That said, I am also looking forward to a return on my investment.

I recognize the need for housing in Miles City and that is why 75% of the land in the subdivision is zoned residential. However, given the proximity to other commercial businesses, the 2.97-acre commercial lot is the right use for that land. The subdivision originally had two commercial lots, but I have already signed a contract for the lot directly behind Albertsons (Lot 1, Block 1) to be used for a low-income housing complex, which is much needed in our community. As of November 20, 2025, there are 38 homes listed for sale in the City of Miles City and an additional 42 residential lots available, however there are only 12 other commercial lots available not including my lot at the Last Chance Subdivision.

The subdivision cannot be subdivided again, and this nearly 3-acre lot is too large for a residential lot and does not have the services installed for a residential lot. Ultimately, this will cause the lot to sell much slower and prevent the city from gaining any tax base on this property for a very long time, if ever.

I attended the City Council meeting on September 23, at that meeting city council members were in favor of keeping the zoning as it was approved by Custer County. City

Attorney Dan Rice expressed his support and indicated that although this zoning does not align with the current growth policy, that didn't mean changes couldn't be made to the growth policy to allow for this commercial lot. In addition, a letter of support for this subdivision, mainly the commercial lot, was submitted by Todd Steadman, owner of Ace Hardware, the neighboring business. That letter is attached.

In conclusion, I have done everything throughout this process to work with the City of Miles City, I have contributed a large sum of money to the Park Fund, and I have made a huge investment in our city. In return, I am asking for the support of the city to amend the Growth Policy to allow the zoning of the subdivision as it was approved. Although it is not the avenue I would like to go, I am fully prepared to obtain legal counsel if needed.

Thank you for your time and consideration.

Respectfully,

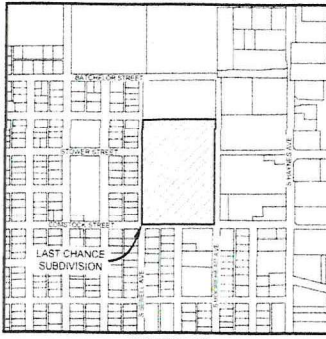
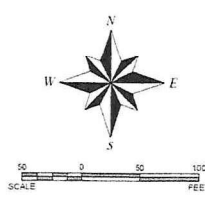
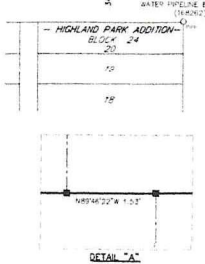
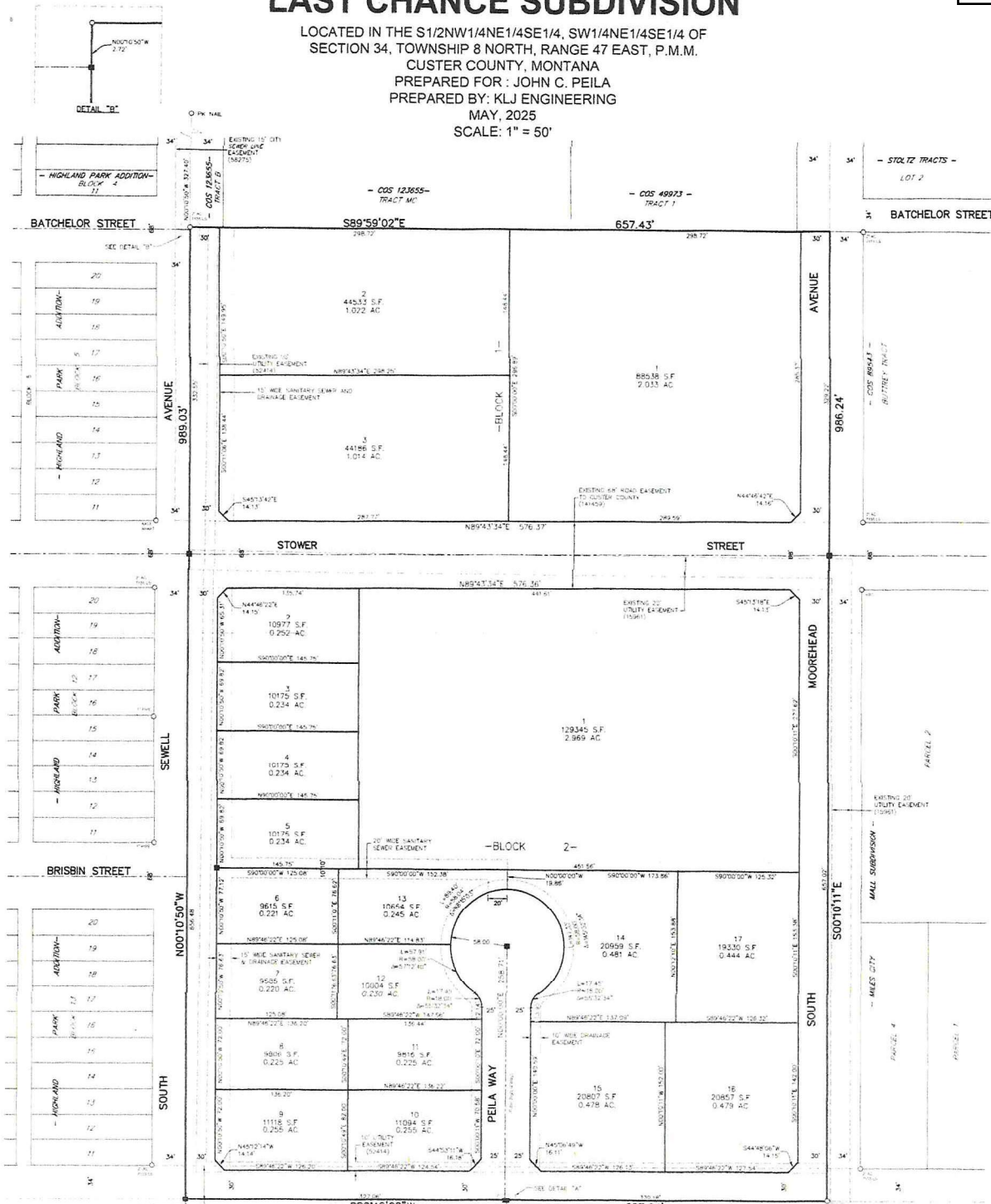


John Peila

Owner – Last Chance Subdivision

PLAT OF LAST CHANCE SUBDIVISION

LOCATED IN THE S1/2NW1/4NE1/4SE1/4, SW1/4NE1/4SE1/4 OF
SECTION 34, TOWNSHIP 8 NORTH, RANGE 47 EAST, P.M.M.
CUSTER COUNTY, MONTANA
PREPARED FOR : JOHN C. PEILA
PREPARED BY: KLJ ENGINEERING
MAY, 2025
SCALE: 1" = 50'



- LEGEND**
- * FOUND PROPERTY CORNER AS NOTED
 - * SET INTERSECTION MONUMENT 6"X18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "PL"
 - ⊥ * SET 5/8" X 18" REBAR AND CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "PL", UNLESS OTHERWISE NOTED
 - ◇ * COMPUTED POSITION NO MONUMENT SET
 - * EXISTING EASEMENT
 - - - * EASEMENT CREATED BY THIS PLAT

BASIS OF BEARINGS

PROJECTION: TRANSVERSE MERCATOR
 HORIZONTAL DATUM: NAD83(2011) (EARTH 2010 2000)
 HORIZONTAL UNITS: INTERNATIONAL FOOT (F)
 CENTRAL MERIDIAN DETERMINED AT THE SECTION CORNER COMMON TO SECTIONS 4 AND 5, T. 8 N. R. 47 E. AND SECTIONS 32 AND 33, T. 8 N. R. 47 E. P.M.M. WHICH IS A 3" GILD BRASS CAP LOCATED AT LATITUDE 46°23'50.9938"N, LONGITUDE 105°51'48.89961"W.
 BEARINGS SHOWN ARE LOCAL GRID BEARINGS
 DISTANCE SHOWN ARE LOCAL GRID DISTANCES
 COMBINED SCALE FACTOR: (C.S.F.) 0.999960292

BY: **KLJ**
 2611 Center Street
 P.O. Box 90203
 Billings, MT 59102



Fwd: Peila

From Todd Steadman <steadman@midrivers.com>
Date Sun 9/21/2025 2:22 PM
To John peila <diamondjconstruction@live.com>

My letter of support to Joel.....just an fyi.....if something else needs to be done please let me know.....

From: Todd Steadman <steadman@midrivers.com>
Date: September 21, 2025 at 2:20:16 PM MDT
To: joel@geoplant.com
Subject: Peila

Joel,
Todd Steadman here from ACE Hardware in Miles City MT.
I am the eastern neighbor of John Peila’s proposed re zoned sub division. I also own the property on 715 S Haynes that borders this.
I will not be able to attend Tuesday’s public meeting as I am working and unavailable. But I did want to go on record of having the new subdivision having my full support! It’s great for Miles City and the neighborhood to Finally have something done with this undeveloped field that has existed in the middle of MC my entire life.....and I’m 55;) I am not sure contacting you is the correct way to go about this BUT the City’s letter didn’t have any method of contacting anyone.....other than showing up for the meeting.

Thanks for your help!
Sincerely,
Todd Steadman
Sent from my iPhone

City Planning Board

PO Box 910
Miles City, MT 59301
(406) 234-6339

Meeting Minutes

January 20, 2026
6:00 pm

Call to Order: The City Planning Board met in the Conference Room on Tuesday, January 20, 2026 at 6pm. Public Works Director Samantha Malenovsky called the meeting to order at 6:13 pm, and on roll call Planning Board Members (PM) present were Amber Rainey, Steve Palmari, Robert Hutchings, Leif Ronning, Eddie Pulecio, John Goff with Brandon Birkeland absent. A quorum was present.

City Planner Joel Nelson and Kirbye McNamee were present via Zoom and Public Works Director (PWD) Samantha Malenovsky was present and recorder. Refer to sign in sheet for attending citizens.

Election of Officers: PWD Malenovsky asked for nominations for President. PM Ronning nominated Goff seconded by Palmeri. PM Goff nominated Rainey, seconded by Pulecio, PM Rainey declined nomination. PM Rainey nominated Palmeri seconded by Hutchings. Nominations closed. PM Ronning and Palmeri voted for Goff. PM Hutchings, Goff, Pulecio, Rainey and Ronning voted for Palmeri. Steve Palmeri became Board President (PP)

PP Palmeri asked for nominations for Vice-President PM Rainey nominated herself seconded by Palmeri. All in favor, PM Rainey became Vice-President

Approval of Minutes: PM Hutchings moved to accept the minutes from the November 6, 2025 meeting, seconded by Ronning. PP Palmeri asked for any discussion or corrections. Hearing none, PP Palmeri asked for a vote on the motion to accept the past meeting minutes, the Board voted 6-0 in favor.

Citizen/Visitor Request: None

Unfinished Business: None

New Business: *Proposed amendments to the Miles City Growth Policy 2025; per petition by John Peila, developer of the recently annexed Last Chance Subdivision.*

Planner Nelson gave an overview of the planning packet. A growth policy amendment is being requested by the developer John Peila of the Last Chance Subdivision. Mr. Peila is requesting a zoning petition for Lot 1, Block 2 from Residential to General Commercial (GC). Currently the Growth Policy future land use map does not allow for GC in this area. Furthermore, staff is proposing a few amendments to the definitions of the future land use map designations to better reflect city zoning designations within the Growth Policy. The staff report gives a history of this subdivision including joint meetings between the Planning Board and Zoning Commission. The discussion between these two groups reflected a desire to not change the Growth Policy to allow for GC in this area, this prompted Mr. Peila to submitted this zone change petition, the draft planning board resolution addresses this petition. There are findings in accordance with the growth policy to support approving the amendments and petition. Staff recommendations to approve to council the staff amendments and zoning petition. Potential planning board actions where given on page 10, section 8 for use on motions.

PM Ronning asked for clarification on what exactly would be voted on. Planner Nelson explained that the findings of fact, staff recommended amendments to the growth policy, which reflect Peila's petition is what would be voted on to go before council. Staff recommends approval of the resolution and amendments as presented. If council approves the Planning Board's recommendation the next step would be to go before the Zoning Commission for zoning of GC on the commercial lot and the residential districts per the interim zoning ordinance for the rest of the subdivision.

PM Hutchings stated that in Peila's letter there was reference that the Last Chance subdivision would not allow for further subdividing, was the planner and board aware of this. Planner Nelson stated that the City's regulations have no limitations on further subdividing but the developer has private covenants that the developer put on the subdivision, the city has no say over covenants nor does it regulate covenants.

PM Goff asked what is the major difference between a conditional use permit and GC. Planner Nelson explained that conditional use allows for small scale retails and restaurants, limited to 5,000 square feet in size, whereas a GC allows for a broader use of commercial within setback restraints and still allowing residential.

PM Rainey requested clarification on what parcel was being requested to change to GC. Lot 1, Block 2 is the only lot requesting the zone change, refer to the Growth Policy, page 75, Appendix B.

Public Hearing: PP Palmeri opened the hearing calling for proponents. John Peila spoke on behalf of the petition, stating that the original idea was to have a combination of residential and commercial, this would be a good transitional point of that area. Originally there was going to be more commercial but a lot has since been sold and apartments are going up instead. Changing the private covenant when lots have already been sold could cause liabilities with those owners. Peila commented that when developers come to town and find a lot that is not zoned the way they want most don't move forward with the purchase as they don't want the hassle of the additional steps. Peila also stated that if it was GC now it would be easier to change to RC if it doesn't work, right now he doesn't know what is going to go there he just wants more options for future development. He is asking to change the Growth Policy to allow for GC on Lot 1, Block 2 of the Last Chance subdivision.

PP Palmeri asked three times for opponents, hearing none the public hearing was closed.

PP Palmeri asked when the Last Chance Subdivision was annexed why didn't its county zoning designation stay the same, or close to the City's zoning. Planner Nelson explained that annexation was pursued by the City, an interim zoning is done initially to align the zoning with the City zoning and growth policy. The change is needed as the growth policy refers to this area as a future land use for residential only.

PM Goff questioned if this zone change would limit the City's ability to say what can and can't go in this area as this could cause some of the residential area to suffer. Planner Nelson stated that General Commercial is very open to a variety of uses, including multi-family residential. Currently there are a lot of commercial districts that abut residential. Both districts have restriction such as building height, landscaping requirements and setbacks that help the two transition in neighborhoods. With all the regulations that General Commercial has there will be some transitional buffer between commercial and residential.

PP Palmeri asked if this is not considered spot zoning why does the growth policy have to change. Planner Nelson explained that the future land use map stated this would be residential and zone changes need to accord to the growth policy. A zone change petition could be processed without a change to the Growth Policy but this could potentially cause litigation issues based off the residential designation on the future land use map.

Action Item: Miles City Planning Board Resolution No. 26-01 A RESOLUTION BY THE MILES CITY PLANNING BOARD ADOPTING FINDINGS OF FACT AND RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AMENDMENTS TO THE MILES CITY GROWTH POLICY 2025

PM Pulecio made a motion to approve Action Item A, seconded by Ronning. Motion passed 5-1 with Rainey voting against.

Any Other Comments/Discussion:. None

Adjournment: PP Palmeri asked for a motion to adjourn. PM Goff so moved, seconded by Hutchings. Motion passed unanimously, and the Planning Board adjourned at 6:55pm.

Respectfully Submitted,

DRAFT

Samantha Malenovsky
Acting Meeting Recorder

DRAFT

Steve Palmeri, President, Planning Board (date)



* ... Over spent expenditure

Claim Line #	Check	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
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3	12/30/25	QUARTERLY CHARGES		47.41			1000 7 420460	346	101000
4	12/30/25	QUARTERLY CHARGES		47.41			5510 10 420730	346	101000
5	12/30/25	QUARTERLY CHARGES		47.41			1000 8 411230	346	101000
6	12/30/25	QUARTERLY CHARGES		237.06			1000 13 460433	346	101000
7	12/30/25	QUARTERLY CHARGES		47.42*			5310 33 430640	346	101000
8	143051	01/22/26 Airport -charges		20.00		2000	5610 87 430300	230	101000
9	143152	01/26/26 Pworks Demo charges		7.20*		36307	2510 107 430220	346	101000
10	143152			1.80*		36307	2520 108 430220	346	101000
140688		-98897C 4480 ADVANCED PUMP & EQUIPMENT INC		7,272.67					
1	INVAP61653	06/30/25 remote monitoring hardware		4,253.38		36845	5310 33 430640	214	101000
2	INVAP61694	09/29/25 lift station level sensor		3,019.29		36845	5310 32 430690	214	101000
140721		-98907C 3292 WESTERN PEAKS LOGISTICS LLC		292.04					
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2				19.79		36927	5310 33 430640	352	101000
3		multiple i 12/06/25 delivery		189.89		36927	5210 80 430540	352	101000
4				42.78		36927	5310 33 430640	352	101000
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1	3060477	11/10/26 FD GO Bond Payment		96,625.00			3000 7 490500	663	101000
140765		-98901C 523 CITY SERVICE, INC.		760.67					
1	S354803	12/22/25 Propane-WWTP		760.67		36923	5310 33 430640	231	101000
140766		2910 TONGUE RIVER ELECTRIC		836.90					
1	01/25/26	Southgate Lighting		595.00			2450 51 430263	341	101000
2	Dec-Jan bi	01/25/26 Government Hill		59.89		36227	2850 105 420140	341	101000
3	Dec-Jan bi	01/25/26 Mildred Tower		182.01		36227	2850 105 420140	341	101000
140767		-98898C 4019 WEX BANK		9,618.36					
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2	01/20/26	FUEL-PARKS		2,366.87		36289	2510 107 430220	231	101000
3	01/20/26	FUEL-PUB WORKS		591.72		36289	2520 108 430220	231	101000
4	01/20/26	FUEL-pw		56.00		36928	5210 22 430530	231	101000
5	01/20/26	FUEL-pw		56.00		36928	5210 80 430540	231	101000
6	01/20/26	FUEL-pw		56.00		36928	5310 32 430690	231	101000
7	01/20/26	FUEL-WWTP		279.78		36928	5310 33 430640	231	101000
8	01/20/26	FUEL-FIRE		502.14		35431	1000 7 420460	231	101000
9	01/20/26	FUEL-AMB		772.22		35431	5510 10 420730	231	101000
10	01/20/26	FUEL-MCPD		2,449.30		36608	1000 5 420140	231	101000

* ... Over spent expenditure

Claim Line #	Check	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
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14	01/20/26 FUEL-Airport			392.79		1922	5610 87 430300	231	101000
140768		394 BOSS INC		341.27					
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3	851006-0 01/28/26			66.96		36976	5310 29 430610	210	101000
4	846435-0 01/07/26 Mayor			5.99*		36976	1000 1 410200	220	101000
5	851007-0 01/31/26 Building Inspector			14.96		33844	2394 18 420531	210	101000
6	844713-0 12/30/25 Dispatch			55.60		36219	1000 5 420140	210	101000
7	851135-0 01/28/26 Dispatch			63.84		36229	1000 5 420160	210	101000
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3	6132887874 01/07/26 SIMS cards			1,239.51		36225	2850 105 420140	345	101000
140770		498 CENTURY LINK		1,941.84					
1	01/21/26 9-1-1 Phone System			1,941.84		36231	2850 105 420140	345	101000
140771		373 MASTERCARD		28,682.71					
1	Jan bill 01/15/26			50.15			1000 3 410500	210	101000
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4	01/15/26			498.00			1000 3 410500	380	101000
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6	01/15/26			292.61*			1000 5 420140	220	101000
7	01/15/26			283.56			1000 5 420140	311	101000
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14	01/15/26			46.80			1000 6 410300	311	101000
15	01/15/26			202.57			1000 7 420460	210	101000
16	01/15/26			102.00			1000 7 420460	214	101000
17	01/15/26			230.83			1000 7 420460	220	101000
18	01/15/26			32.96			1000 7 420460	226	101000
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* ... Over spent expenditure

Claim Line #	Check	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
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28	01/15/26			120.00			2220 16 460100	330	101000
30	01/15/26			666.75			2220 16 460100	382	101000
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34	01/15/26			100.00			2394 18 420531	220	101000
36	01/15/26			129.00			2394 18 420531	320	101000
37	01/15/26			59.93			2394 18 420531	331	101000
38	01/15/26			170.00			2394 18 420531	334	101000
39	01/15/26			158.28			2510 107 430220	210	101000
40	01/15/26			208.24*			2510 107 430220	214	101000
41	01/15/26			147.62			2510 107 430220	220	101000
42	01/15/26			338.86			2510 107 430220	230	101000
43	01/15/26			113.99			2510 107 430220	226	101000
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50	01/15/26			84.72			2520 108 430220	230	101000
51	01/15/26			316.92			2520 108 430220	363	101000
52	01/15/26			202.87*			2880 112 460100	214	101000
53	01/15/26			244.52			2880 112 460100	382	101000
54	01/15/26			328.27			2985 15 450330	220	101004
55	01/15/26			45.00			2985 15 450330	220	101004
56	01/15/26			207.00			2985 15 450330	330	101000
57	01/15/26			234.00			2985 15 450340	311	101000
59	01/15/26			5.99			5210 22 430530	210	101000
60	01/15/26			169.01			5210 22 430530	230	101000
61	01/15/26			2.44			5210 22 430530	311	101000
62	01/15/26			85.33			5210 22 430530	380	101000
63	01/15/26			101.89			5210 23 430550	210	101000
64	01/15/26			130.15			5210 23 430550	214	101000
65	01/15/26			224.07			5210 23 430550	220	101000
66	01/15/26			114.97*			5210 23 430550	226	101000
67	01/15/26			420.57			5210 23 430550	230	101000
68	01/15/26			278.83			5210 23 430550	220	101000
69	01/15/26			1,857.26			5210 23 430550	235	102270
70	01/15/26			534.32			5210 23 430550	363	101000
73	01/15/26			10.78			5210 25 430510	220	101000
74	01/15/26			5.99			5210 80 430540	210	101000
75	01/15/26			19.87			5210 80 430540	220	101000
76	01/15/26			853.66			5210 80 430540	230	101000
77	01/15/26			42.55			5210 80 430540	380	101000

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* ... Over spent expenditure

Claim Line #	Check	Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
78	01/15/26		10.78			5310 29 430610	220	101000
79	01/15/26		95.90			5310 31 430630	210	101000
80	01/15/26		130.15			5310 31 430630	214	101000
81	01/15/26		485.59			5310 31 430630	220	101000
82	01/15/26		114.98*			5310 31 430630	226	101000
85	01/15/26		810.14			5310 31 430630	230	101000
86	01/15/26		534.32			5310 31 430630	363	101000
87	01/15/26		99.93			5310 32 430690	230	101000
88	01/15/26		29.79			5310 32 430690	380	101000
89	01/15/26		5.99*			5310 33 430640	210	101000
90	01/15/26		811.90			5310 33 430640	220	101000
91	01/15/26		1,148.35			5310 33 430640	222	101000
92	01/15/26		578.22			5310 33 430640	230	101000
93	01/15/26		63.62			5310 33 430640	231	101000
94	01/15/26		206.00			5310 33 430640	334	101000
95	01/15/26		81.75			5310 33 430640	363	101000
96	01/15/26		-216.17			5310 33 430640	380	101000
97	01/15/26		32.34			5510 10 420730	210	101000
98	01/15/26		67.05			5510 10 420730	220	101000
99	01/15/26		3,160.41			5510 10 420730	222	101000
100	01/15/26		46.62			5510 10 420730	230	101000
101	01/15/26		280.00			5510 10 420730	380	101000
102	01/15/26		52.15*			5610 87 430300	210	101000
103	01/15/26		58.72			5610 87 430300	220	101000
104	01/15/26		605.03			5610 87 430300	230	101000
105	01/15/26		109.09			5610 87 430300	330	101000
106	01/15/26		159.14			5610 87 430300	345	101000
107	01/15/26		109.23			5610 87 430300	363	101000
108	01/15/26		278.98*			5610 87 430300	363	101000
109	01/15/26		405.08*			5610 87 430300	363	101000
110	01/15/26		142.91			6040 910 430220	210	101000
111	01/15/26		209.78			6040 910 430220	214	101000
112	01/15/26		34.32			6040 910 430220	363	101000
140772	-98905C	4187 MOFI	1,162.96					
1	01/05/26	Fire Training CTR pmt#81-princ	662.04		RCURR	1000 7 490500	654	101000
2	interest		500.92			1000 7 490500	655	101000
140773		4076 EXPRESS LAUNDRY, LLC COMMERCIAL	258.50					
1	78779	01/06/26 City Hall Rugs	34.50		36292	1000 8 411230	350	101000
2	79060	01/20/26 City Hall Rugs	34.50		36301	1000 8 411230	350	101000
3	78562	12/26/25 SHOP: RUGS	20.50*		36301	6040 910 430220	350	101000
4	79130	01/23/26 Shop	20.50*		36301	6040 910 430220	350	101000
5	78799	01/06/26 PD FLOOR: MATS	18.00*		36609	1000 5 420140	360	101000
6	79076	01/20/26 PD FLOOR: MATS	18.00*		36617	1000 5 420140	360	101000

* ... Over spent expenditure

Claim Line #	Check	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
7	79361	02/03/26 PD FLOOR: MATS		18.00*		36625	1000 5 420140	360	101000
8	79202	01/27/26 LIBRARY RUGS		28.00		36877	2220 16 460100	360	101000
9	78927	01/13/26 LIBRARY RUGS		28.00		36877	2220 16 460100	360	101000
10	78727	01/02/26 DISPATCH RUGS		10.00		36228	1000 5 420160	220	101000
11	78949	01/14/26 WTP-mats mops		16.50		36940	5210 80 430540	360	101000
12	78991	01/16/26 WWTP-mats mops		12.00		36940	5310 33 430640	360	101000
140774	-98896E	1970 MONTANA DAKOTA UTILITIES		49,934.51					
1	onlineinvs	01/26/26 GAS/ELECTRIC ~ FD		1,241.42			1000 7 420460	341	101000
2	01/26/26	GAS/ELECTRIC ~ FD		585.72			1000 7 420460	344	101000
3	01/26/26	GAS/ELECTRIC ~ City Hall		250.72			1000 8 411230	341	101000
4	01/26/26	GAS/ELECTRIC ~ City Hall		612.78			1000 8 411230	344	101000
5	01/26/26	GAS/ELECTRIC ~ Parks		794.23			1000 13 460433	341	101000
6	01/26/26	GAS/ELECTRIC ~ Parks		577.85			1000 13 460433	344	101000
7	01/26/26	GAS/ELECTRIC ~ Bath House		95.36			1000 14 460445	341	101000
8	01/26/26	GAS/ELECTRIC ~ Animal Shelter		53.67			1000 21 440600	341	101000
9	01/26/26	GAS/ELECTRIC ~ Animal Shelter		86.51			1000 21 440600	344	101000
10	01/26/26	GAS/ELECTRIC ~ Library		548.87			2220 16 460100	341	101000
11	01/26/26	GAS/ELECTRIC ~ Library		454.38			2220 16 460100	344	101000
14	01/26/26	GAS/ELECTRIC ~ District 165		4,562.21			2400 46 430263	341	101000
15	01/26/26	GAS/ELECTRIC ~ Rental Fee		8,829.40			2400 46 430263	533	101000
16	01/26/26	GAS/ELECTRIC ~ District 167		643.78			2420 48 430263	341	101000
17	01/26/26	GAS/ELECTRIC ~ Rental Fee		1,062.00			2420 48 430263	533	101000
18	01/26/26	GAS/ELECTRIC ~ District 171		60.08			2430 49 430263	341	101000
19	01/26/26	GAS/ELECTRIC ~ District 172		732.97			2440 50 430263	341	101000
20	01/26/26	GAS/ELECTRIC ~ District 202		133.54			2470 72 430263	341	101000
21	01/26/26	GAS/ELECTRIC ~ Rental Fee		325.90			2470 72 430263	533	101000
22	01/26/26	GAS/ELECTRIC ~ District 173		39.89			2480 47 430263	341	101000
23	01/26/26	GAS/ELECTRIC ~ Sewer Lift		124.65			2510 107 430220	341	101000
28	01/26/26	GAS/ELECTRIC ~ Water Plant		5,461.54			5210 22 430530	341	101000
30	01/26/26	GAS/ELECTRIC ~ Water Plant		1,376.95			5210 22 430530	344	101000
31	01/26/26	GAS/ELECTRIC ~ Fish & Game		30.83			5210 23 430550	341	101000
32	01/26/26	GAS/ELECTRIC ~ Fish & Game		75.02			5210 23 430550	344	101000
33	01/26/26	GAS/ELECTRIC ~ Fish & Game		30.83			5310 31 430630	341	101000
34	01/26/26	GAS/ELECTRIC ~ Fish & Game		75.02			5310 31 430630	344	101000
35	01/26/26	GAS/ELECTRIC ~ Sewer Lift		2,299.07			5310 32 430690	341	101000
36	01/26/26	GAS/ELECTRIC ~ Sewer Lift		189.64			5310 32 430690	344	101000
38	01/26/26	GAS/ELECTRIC ~ Ambulance		793.69			5510 10 420730	341	101000
39	01/26/26	GAS/ELECTRIC ~ Ambulance		374.47			5510 10 420730	344	101000
42	01/26/26	GAS/ELECTRIC ~ Shop		677.31			6040 910 430220	341	101000
43	01/26/26	GAS/ELECTRIC ~ Shop		590.59			6040 910 430220	344	101000
44	01/26/26	FISH & GAME ~ ELECTRIC		49.32			2510 107 430220	341	101000
45	01/26/26	FISH & GAME ~ ELECTRIC		120.03			2510 107 430220	344	101000
46	01/26/26	FISH & GAME ~ ELECTRIC		12.33			2520 108 430220	341	101000
47	01/26/26	FISH & GAME ~ ELECTRIC		30.01			2520 108 430220	344	101000

* ... Over spent expenditure

Claim Line #	Check	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
50	01/26/26	Airport Electric		1,200.84			5610 87 430300	341	101000
51	01/26/26	Airport Gas		1,704.74			5610 87 430300	344	101000
54	01/26/26	N Daly Sewer Treatment Plant		11,766.37			5310 33 430640	341	101000
55	01/26/26	419 N 7th-PD		389.07			1000 5 420140	341	101000
56	01/26/26	419 N 7th-PD		857.82			1000 5 420140	344	101000
57	01/26/26	2800 Firehall construction		13.09			4010 501 420460	950	101050
140775		371 GENERAL DISTRIBUTING CO.		152.81					
1	1592068	01/14/26 O2 on Account # 47473		72.84		35438	5510 10 420730	222	101000
2	1590409	01/07/26 O2 on Account# 47473		79.97		35435	5510 10 420730	222	101000
140776		4008 PITNEY BOWES		267.18					
1	3321855680	12/27/25 Postage Quarterly Lease		89.06			1000 3 410500	220	101000
2				89.06			5210 25 430510	220	101000
3	01/31/26			89.06			5310 29 430610	220	101000
140777		4386 KIMBERLY MEES		750.00					
1	01/26/26	Jan 26 PD cleaning		750.00		36621	1000 5 420140	350	101000
140778		4429 RICE & MARTIN, P.C.		170.00					
1	01/24/26	Law Library Prof Services		100.00		RECURR	1000 4 411100	350	101000
2	11/17/25	legal services		30.00		32984	1000 4 411100	350	101000
3	12/08/25			40.00		32984	1000 4 411100	350	101000
140779		4466 Pintler		5,035.85					
**add		the merchant service fees to the recurring claim							
1	2524	01/31/26 December Ambulance Billing		5,035.85		RECURR	5510 10 420730	350	101000
140782		316 DATA IMAGING SYSTEMS, INC		6,954.50					
1	18135	01/31/26 Finance General		357.39			1000 3 410500	360	101000
2	16402	05/31/25 Finance & Administration Water		223.67			5210 25 430510	360	101000
3		Finance & Administration Sewer		223.67			5310 29 430610	360	101000
4		Mayor		119.13			1000 1 410200	360	101000
5		Planning & Community Services		119.14*			1000 36 411020	360	101000
6		Public Utilities Water		257.34			5210 23 430550	360	101000
7		Public Utilities Sewer		257.34			5310 31 430630	360	101000
8		Public Works Maint 204		169.17*			2510 107 430220	360	101000
9		Public Works Maint 205		90.54			2520 108 430220	360	101000
10		Treasurer		119.14			1000 9 410540	360	101000
11		TIF		119.14			2310 11 460462	360	101000
12		Building Inspector		257.33*			2394 18 420531	360	101000
13	18246	01/28/26 MCPD-computer servcs		291.50		36620	1000 5 420140	350	101000
14	17520	11/05/25 December IT srvc all agencies		4,350.00		36226	2850 105 420140	350	101000

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Claim Line #	Check	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
140783	89683S	1721 MID RIVERS TELEPHONE CORP		1,966.63					
3	01/01/26	LIBRARY		156.36		36867	2220 16 460100	345	101000
4	01/01/26			60.00		36867	2220 16 460100	347	101000
6	01/01/26	911 EMERGENCY		524.21		36217	2850 105 420140	345	101000
7	01/01/26	911 Emergency line 2		475.18		36217	2850 105 420140	341	101000
8	01/01/26	RSVP-internet		73.04			2985 15 450340	345	101000
9	01/01/26	AIRPORT		46.92		1993	5610 87 430300	345	101000
11	01/01/26			60.00		1993	5610 87 430300	347	101000
14	01/01/26	FINANCE		38.46			1000 3 410500	347	101000
17	POLICE			38.44			1000 5 420140	347	101000
18	01/01/26	PD/DISPATCH		71.18			1000 5 420160	345	101000
20	FIRE			38.44			1000 7 420460	347	101000
22	PARK DEPT			38.44			1000 13 460433	347	101000
24	ANIMAL CONTROL			38.44			1000 21 440600	347	101000
26	WATER PLANT			38.44			5210 22 430530	347	101000
27	WATER LINES			38.44			5210 23 430550	347	101000
28	WATER ADMINISTRATION			38.44			5210 25 430510	347	101000
29	SEWER LINES			38.44			5310 31 430630	347	101000
30	WASTEWATER TREATMENT PLANT			38.44			5310 33 430640	347	101000
31	AMBULANCE			38.44			5510 10 420730	347	101000
32	01/01/26	CITY SHOP		38.44			6040 910 430220	347	101000
33	WASTEWATER ADMIN			38.44			5310 29 430610	347	101000
140784	89682S	4487 RANGE		2,025.50					
1	01/01/26	MAYOR		56.44			1000 1 410200	345	101000
2	FINANCE/ADMIN			132.84			1000 3 410500	345	101000
3	ATTORNEY			56.50			1000 4 411100	345	101000
4	CITY COURT			146.01			1000 6 410300	345	101000
5	TREASURER			56.50			1000 9 410540	345	101000
6	PARK DEPT			56.50			1000 13 460433	345	101000
7	FLOOD			56.50			1000 201 431200	345	101000
8	BUILDING INSPECTION			56.50			2394 18 420531	345	101000
9	MMD #204			48.87			2510 107 430220	345	101000
10	MMD #205			25.96			2520 108 430220	345	101000
11	WATER ADMINISTRATION			94.67			5210 25 430510	345	101000
12	WASTEWATER ADMIN			94.67			5310 29 430610	345	101000
13	RSVP-telephone			94.34			2985 15 450340	345	101000
14	AMBULANCE			230.57			5510 10 420730	345	101000
15	FIRE			360.63			1000 7 420460	345	101000
16	POLICE DEPT			198.50			1000 5 420140	345	101000
17	ANIMAL CONTROL			12.50			1000 21 440600	345	101000
22	CITYSHOP			110.00			6040 910 430220	345	101000
23	WATERPLANT			91.00			5210 22 430530	345	101000
24	WASTE WATER			46.00			5310 33 430640	345	101000

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Claim Line #	Check #	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
140785	1	4573 12/31/25 Dec 25 amb-Billing	4013 GCS BILLINGS	4.90		35433	5510 10 420730	350	101000
140786	1	Jan2026 02/04/26 Library-Jan 26 cleaning	4465 LITTLE BIRDIES CLEANING	1,080.00		36880	2220 16 460100	360	101000
140787	-98902E	4491 VANCO		74.05					
	**run	ACH only through BMS							
1	15937505	01/02/26 December 25 portal fees		37.02*		36842	5210 25 430510	350	101000
2				37.03*			5310 29 430610	350	101000
140788	-98894C	1921 MONTANA MUNICIPAL INTERLOCAL		315.66		36964	1000	362022	101000
	pay	ACH on bank side too							
1	457019	01/01/26 Jan 2026 retiree premiums		315.66		36922	5310 33 430640	360	101000
140789	-98903C	2509 ACCREDITED LABS C/O QUALITY		770.00					
1	QCS4954	10/18/25 Oct past due inv-meter calib		770.00					
140791	-98895E	4360 ALLEGIANCE BENEFIT PLAN MGMT		100.00					
1	122800636	01/28/26 DEC 25 HSA/FSA admin fees		33.33		36971	1000 5 420140	143	101000
2		01/28/26		33.33			2510 107 430220	143	101000
3		01/28/26		33.34			5210 22 430530	143	101000
140792	-98911C	523 CITY SERVICE, INC.		1,226.73					
1	W277161	01/01/26 5000 gal truck loan #53 pmt		1,185.82			5610 87 490500	650	101000
2	W277161	01/01/26 5000 gal truck int #53 pmt		40.91			5610 87 490500	651	101000
140823	-98906C	4466 Pintler		394.01					
1	Jan2bkstmt	01/02/26 De 25 merchant srvc fees		113.68		36969	5510 10 420730	350	101000
2	dec1bkstmt	12/01/25 Nov 25 merchant srvc fees		116.18		36969	5510 10 420730	350	101000
3	nov3bkstmt	11/03/25 Oct 25 merchant srvc fees		164.15		36969	5510 10 420730	350	101000
140824	-98900E	4518 UI TAX PROGRAM		2,259.72					
		THIS WAS PAID TO UNEMPLOYMENT ON LINE 2/5/25, BUT NOT RECORDED ON BM SIDE.							
1	UI-5 QTR 3	10/31/24 RECORD MISSING PAYROLL PAY		2,259.72			7910	212202	101000
140825	-98899E	4518 UI TAX PROGRAM		404.87					
		THIS WAS PAID TO UNEMPLOYMENT LATE ON 1/7/26. RECORDING THROUGH CLAIM SO REGULAR QUARTERLY PAYMENT CAN BE MADE FOR 12/31/25.							
1	UI-5 QTR 2	03/31/25 RECORD LATE FEE FOR PAYROL		404.87			7910	212202	101000

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Claim Line #	Check	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
140826	-98893C	4133 ONIX NETWORKING COPORATION		12,751.20					
1	SIN053626	12/10/25 Google wrkspce/bldng insp		462.00			2394 18 420531	350	101000
2	12/10/25	city attorneys		369.60			1000 4 411100	350	101000
3	12/10/25	TIFF		184.80			2310 11 460462	350	101000
4	12/10/25	Dispatch		1,663.20			1000 5 420160	350	101000
5	12/10/25	Finance Admin		491.57			1000 3 410500	350	101000
6	12/10/25	Water Admin		493.42*			5210 25 430510	350	101000
7	12/10/25	Sewer Admin		493.42*			5310 29 430610	350	101000
8	12/10/25	Ambulance		1,153.15			5510 10 420730	350	101000
9	12/10/25	Fire		1,803.65			1000 7 420460	350	101000
10	12/10/25	Mayor		184.80			1000 1 410200	350	101000
11	12/10/25	Planning-Community srvc		92.40			1000 36 411020	350	101000
12	12/10/25	Police		3,880.80			1000 5 420140	350	101000
13	12/10/25	Public Utilities water		206.98			5210 22 430530	350	101000
14	12/10/25	Public Utilities sewer		208.82			5310 33 430640	350	101000
15	12/10/25	Public Utilities water		206.98			5210 23 430550	350	101000
16	12/10/25	Public Utilities sewer		208.82			5310 31 430630	350	101000
17	12/10/25	Public Works Maint 204		221.75			2510 107 430220	350	101000
18	12/10/25	Public Works Maint 205		55.44			2520 108 430220	350	101000
19	12/10/25	Shop		184.80*			6040 910 430220	350	101000
20	12/10/25	Treasurer		184.80*			1000 9 410540	350	101000
140827		999999 SARAH PETERSON		75.43			2880 112 460100	382	101000
1	694344	01/05/26 food, supplies for training		75.43		36871			
140828		999999 EVA KOR EDUCATIONAL FUND		2,500.00			2880 112 460100	382	101000
1	0209	11/25/25 Anne Frank exhibit		2,500.00		36872			
140829		268 MILES CITY SANITATION INC.		737.50			1000 5 420140	220	101000
1	61166394	01/01/26 PD-garbage services 3 multit		74.00*		36611			
2	5CX00135	12/31/25 Fire bldng dump fees		663.50		35432	4010 501 420460	950	101000
140830		999999 MATT ROBB		40.68			1000 5 420140	220	101000
1	phonebill	01/05/26 Jan 26 cell/bal owe on dec		40.68*		36612			
140831		2831 MILES CITY STAR PUBLISHING		257.50			2220 16 460100	382	101000
1	01/20/26	print & digital subscription		257.50		36876			
140832		896855 999999 MAHRIA FREDRICKSON		1,200.00			1000 5 420140	370	101000
1	01/21/26	#189 training 12 weeks		1,200.00		36615			

* ... Over spent expenditure

Claim Line #	Check	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
140833									
1	0287319	01/19/26 Police equipment for newer ca	4209 SIRENNET.COM	1,111.40		36616	1000 5 420140	940	101000
140834									
1	1337	12/24/25 art museum roof repair windstr	4488 ODDY CONSTRUCTION LLC	26,254.26		36303	1000 36 411020	360	101000
2	1329	12/16/25 airport-install membrane roof		13,988.65		1985	5610 87 430300	230	101000
140835									
1	99352	01/07/26 Streets 3/4" turf	800 DOEDEN CONSTRUCTION	1,689.60		36302	2510 107 430233	350	101000
2	99352	01/07/26		337.92*		36302	2520 108 430233	350	101000
140836									
1	suls260009	01/01/26 Slough rental fee maintena	762 DEPT OF NAT RESOURCES & CONS	150.00		36299	2510 107 430220	532	101000
2				30.00*			2520 108 430220	532	101000
140837									
1	5304	01/12/26 FY25 1-26 late fee AFR	1936 L.G.S.B. ~ STATE TREASURER	250.00		36970	1000 3 410500	350	101000
2				83.33			5210 25 430510	350	101000
3				83.33*			5310 29 430610	350	101000
140839									
1	01/14/26	membership renewal	1939 MONTANA HISTORICAL SOCIETY	40.00		36873	2220 16 460100	334	101000
140840									
1	1172	01/04/26 veterans park fence repair	1637 MARTIN FENCE, LLC	5,024.80		36298	2510 107 430220	360	101000
140841									
1	89687S	999999 KAYCEE WARNER		209.30		36223	1000 5 420160	370	101000
MLEA-911		Basic traingin 2/2-2/13/26							
1	request	02/01/26 meal/travel advancement		209.30					
140842									
1	89686S	999999 MACI LAEDEKE		209.30		36224	1000 5 420160	370	101000
MLEA-911		Basic Training in Helena mt 2/2-2/13/26							
1	request	02/01/26 meal/travel advancement		209.30					
140843									
1	-98892C	1407 KLJ ENGINEERING LLC		35,050.50		36296	5210 23 430550	357	101000
2		11316 01/14/26 Darling Phase 4		1,667.55			5310 31 430630	357	101000
3				5,780.84			2510 107 430236	350	101000
4	11688	01/16/26 Yellowstone Phase 1		23,933.50		36296	1000 201 431200	350	3 101000

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Claim Line #	Check	Invoice #	Vendor #/Name/ #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
140844	-98891C	2537	RDO EQUIPMENT CO	868.64					
1	P5485112	01/15/26	Hydraulic Seal	347.46		36297	2510 107 430220	231	101000
2				86.86			2520 108 430220	231	101000
3				217.16			5210 23 430550	231	101000
4				217.16			5310 31 430630	231	101000
140845		1361	INTERSTATE ENGINEERING	3,325.00					
1	60591	01/14/26	Wibaux fountain-engineering	3,325.00		36304	2510 107 430230	350	101000
140846		3286	WPCI	433.00					
1	172216	12/02/25	Random-PW 1 emp	26.40		36973	2510 107 430220	350	101000
2				6.60			2520 108 430220	350	101000
3	72065IN	10/09/25	2026 Annual Billing random te	76.00		36973	2510 107 430220	350	101000
4				76.00			2520 108 430220	350	101000
5				68.00			1000 13 460433	350	101000
6				44.00*			6040 910 430220	350	101000
7				56.00			5210 23 430550	350	101000
8				56.00			5310 31 430630	350	101000
9				24.00*			5610 87 430300	350	101000
140847		999999	MICHAEL FREDERICK	50.00					
1	899591	01/12/26	books-library	50.00			2220 16 460100	382	101000
140875		2579	ROBERT PECCIA & ASSO	30,204.89					
1	24710-1	01/22/26	engineering srvc wwt	30,204.89		36850	5310 33 430640	357	101000
140876		4501	CBO CONSULTING SERVICES OF	1,000.00					
1	11008	02/01/26	consulting	1,000.00		33846	2394 18 420531	350	101000
140877		4181	VOICE PRODUCTS SERVICE, INC.	17,160.00					
1	AR122908	01/15/26	911 voice prod 1 yr contract	17,160.00		36221	2850 105 420140	350	101000
140878		870	EAST MAIN ANIMAL CLINIC	475.55					
1	77339	12/02/25	vet fee dog/cats	365.10		36614	1000 21 440600	350	101000
2	78003	12/30/25	vet fee dog/cats	110.45		36614	1000 21 440600	350	101000
140879		999999	JARED DEVAULT	38.40					
1	01/31/26	cell phone Jan-Feb26		38.40*		36613	1000 5 420140	220	101000

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Claim Line #	Check	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
140880	1	139093 01/07/26 X/C aviation oil-airport	4162 CROSS PETROLEUM SERVICE	1,053.56		1999	5610 87 430300	250	101000
140881	1	5I2601038 10/16/25 Annual Community Conn fee	2865 DEPT OF ENVIRONMENTAL QUALITY	7,448.00		36846	5210 23 430550	220	101000
140882	1	102177 01/10/26 Oct 25 Rec&Disb Rec	2322 OLNNESS & ASSOCIATES PC CPA'S	15,400.00		36702	1000 9 410540	350	101000
140882	2	102183 01/14/26 Cast & Acct Assist		7,000.00*		36702	1000 9 410540	350	101000
140883	1	8205 01/21/26 January Rent-FD	4238 RONALD L. ASKIN DRILLING	4,000.00		35437	4010 501 420460	950	101050
140883	2	8206 01/21/26 February Rent-FD		2,000.00		35437	4010 501 420460	950	101050
140884	1	01/21/26 3rd Quarter	975 FIREMANS FUND	1,485.00		35436	1000 7 420460	211	101000
140886	1	702825 12/27/25 4655-resolution budget	4426 APG YELLOWSTONE NEWS	238.07		36975	1000 3 410500	331	101000
140886	2	01/30/26		48.66*		5210 25 430510		331	101000
140886	3	01/30/26		48.66*		5310 29 430610		331	101000
140886	4	709240 01/24/26 321 N 10th flood notice		92.08		36300	1000 201 431200	331	101000
140887	1	106-23130 01/30/26 City Shop-tires, supplies	2903 TIRE-RAMA	2,393.70		36311	2510 107 430220	363	101000
140887	2	01/30/26		957.47		2520 108 430220		363	101000
140887	3	01/30/26		239.37		5210 23 430550		363	101000
140887	4	01/30/26		598.43		5310 31 430630		363	101000
140888	1	75199 02/03/26 PD-jumbo rolls x2	2510 QUAD K SUPPLY	255.00		36623	1000 5 420140	220	101000
140888	2	75109 01/26/26 City Hall-paper towels		94.00*		36306	1000 8 411230	220	101000
140888	3	75110 01/26/26 FD-cleaning supplies		86.00		1000 7 420460		220	101000
140888	4	75110 01/26/26		45.75		5510 10 420730		220	101000
140888	4	75110 01/26/26		29.25					
140889	1	7746579 02/01/26 PD-alarm monitoring monthly	4346 MOUNTAIN ALARM	48.98		36622	1000 5 420140	220	101000
140890	1	28093 01/27/26 Lift station Degreaser	4234 GREEN PRO SOLUTIONS	2,375.00		36935	5310 32 430690	230	101000
140890	1	28093 01/27/26 Lift station Degreaser		2,375.00					

* ... Over spent expenditure

Claim Line #	Check	Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
140891		4139 BILLINGS PRECAST	1,060.00					
1	76110	01/14/26 storm barrels & lids	1,060.00		36313	2510 107 430235	230	101000
140892		1780 MILES CITY MOTOR SUPPLY	822.75					
1	115309	01/12/26 subaru belt	28.99*		2006	5610 87 430300	363	101000
2	115752	01/15/26 subaru power steering pump	221.99*		2006	5610 87 430300	363	101000
3	116536	01/21/26 cloth rags shop supplies	32.99*		2006	5610 87 430300	363	101000
4	117130	01/26/26 rust treatment, disk brakes ub	76.97*		2006	5610 87 430300	360	101000
5	117132	01/26/26 sand screen	13.40*		2006	5610 87 430300	360	101000
6	117338	01/27/26 subaru brakes, thermostat	82.45*		2006	5610 87 430300	363	101000
7	117464	01/28/26 absorbant pads shop supplies	249.00		2006	5610 87 430300	230	101000
8	117542	01/28/26 Taurus thermostat	4.98*		2006	5610 87 430300	363	101000
9	117627	01/29/26 tank heater	80.99*		2006	5610 87 430300	363	101000
10	117656	01/29/26 Taurus-heater cord replae	30.99*		2006	5610 87 430300	363	101000
140893		4063 THE CHEMNET CONSORTIUM INC.	80.00					
1	132498	01/27/26 Drugscreen PD candidate	80.00		36619	1000 5 420140	350	101000
140894		999999 LYNE ANDERSON	114.54					
1	xpvoucher	01/13/26 911 meeting-personal car us	114.54		362222	1000 5 420160	370	101000
140895		4490 REBEL RIVER CREATIVE	90.00					
1	INV5186	01/23/26 Web host-annual subscrip	90.00		2001	5610 87 430300	330	101000
140896		4340 VALLI INFORMATION SYSTEMS (BDS)	3,006.07					
1	104267	01/23/26 Dec 25 water/sewer bills	1,503.03		36847	5210 25 430510	320	101000
2	104267	01/23/26	1,503.04			5310 29 430610	320	101000
140897		3039 UTILITIES UNDERGROUND LOCATION	70.00					
1	5125099	12/31/25 Dec 25 Locates	23.33		36848	5210 23 430550	220	101000
2			23.33			5310 31 430630	220	101000
3			23.34			2510 107 430220	220	101000
140898		4430 SWS EQUIPMENT	247.66					
1	S20527MON	12/19/25 sewer camera lift	242.44		36849	5310 31 430630	214	101000
2	P21448SPO	01/08/26 screws for camera lift	5.22		36849	5310 31 430630	214	101000
140899		999999 AMBER OLSON	53.94					
1	01/28/26	refund water deposit	53.94			5210 214010		101000

* ... Over spent expenditure

Claim Line #	Check	Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
140900		999999 STACI KETCHUM	150.00					
1	02/04/26	refund water deposit	150.00			5210 214010		101000
140901		4218 CUSTER COUNTY TRANSIT	46.00					
1	01312026	02/02/26 volunteer rides/RSVP	34.00		36361	2985 15 450330	379	101004
2	01312026	02/02/26	12.00		36361	2985 15 450351	220	101008

of Claims 79 Total: 405,575.85

Total Electronic Claims 253,600.15 Total Non-Electronic Claims 151975.70

Fund/Account	Amount
1000 GENERAL	
101000 Cash - Operating	88,194.82
2220 LIBRARY	
101000 Cash - Operating	3,620.11
2310 TIFD-Downtown	
101000 Cash - Operating	303.94
2394 BUILDING CODE ENFORCEMENT	
101000 Cash - Operating	2,269.71
2400 LTG M D#165-(Gen City)	
101000 Cash - Operating	13,391.61
2420 LTG M D#167-(MilesAddn Etc)	
101000 Cash - Operating	1,705.78
2430 LTG M D#171-(Balsam Est)	
101000 Cash - Operating	60.08
2440 LTG M D#172-(Main Str)	
101000 Cash - Operating	732.97
2450 LTG M D#195-(SG-Trico)	
101000 Cash - Operating	595.00
2470 LTG M D#202-(SG-MDU&NV)	
101000 Cash - Operating	459.44
2480 LTG M M#173-(Milestown Estates)	
101000 Cash - Operating	39.89
2510 STR MAINT DIST #204	
101000 Cash - Operating	23,379.86
2520 STR MAINT DIST #205	
101000 Cash - Operating	2,143.37
2850 Southeastern Montana Dispatch-911	
101000 Cash - Operating	26,252.72
2880 LIBRARY GRANTS	
101000 Cash - Operating	3,022.82
2985 RETIRED SENIOR VOLUNTEER PROG (RSVP)	
101000 Cash - Operating	401.38
101004 RSVP Non-Federal Cash Operating-Custer	
101008 RSVP- Custer Excess	
3000 Fire Dept G O Bond	
101000 Cash - Operating	614.27
4010 Fire Dept Captial Imprvmt Fund	
101000 Cash - Operating	12.00
101050 CASH-FD Building Bond	
5210 WATER UTILITY	
101000 Cash - Operating	96,625.00
102270 Cash - Curb Stop Replacement Fee	
5310 SEWER UTILITY	
101000 Cash - Operating	663.50
5510 AMEULANCE FUND	
101000 Cash - Operating	4,013.09
5610 AIRPORT OPERATING	
101000 Cash - Operating	27,023.72
6040 PUBLIC WORKS	
101000 Cash - Operating	1,857.26
7910 PAYROLL FUND	
101000 Cash - Operating	68,363.06
101000 Cash - Operating	12,613.19
101000 Cash - Operating	22,408.40
101000 Cash - Operating	2,144.27
101000 Cash - Operating	2,664.59

405,575.85

Total: