



CITY OF MILES CITY

Regular Council Meeting Agenda

August 11, 2026 at 6:00 PM

City Council Chambers and online at zoom.us

Zoom ID: 4062343462 | Passcode: 59301

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. REQUEST OF CITIZENS AND PUBLIC COMMENT

2. SCHEDULE MEETINGS

3. STAFF REPORTS & OTHER COMMITTEE MINUTES

A. MCDURA/TIFD Board Minutes 0723 2026 (for review only)

B. CITY PLANNER NELSON STAFF REPORT ON INDUSTRIAL SITE LEASE-DMJ PROPERTIES

4. CITY COUNCIL COMMENTS

5. MAYOR COMMENTS

6. BID OPENINGS

A. CITY OWNED LAND LEASE

7. UNFINISHED BUSINESS

A. RESOLUTION NO. 4686 - A RESOLUTION ADOPTING A REVISED PURCHASING POLICY FOR THE CITY OF MILES CITY, MONTANA.

8. NEW BUSINESS

A. RESOLUTION NO. 4701 - A RESOLUTION AUTHORIZING THE PURCHASE OF TORQUE TUBES FOR WASTEWATER PLANT ROTORS

B. APPROVE ABIGAIL STONE LIBRARIAN TO MOVE FROM A PART-TIME POSITION TO A FULL-TIME POSITION (*approved by Library board and Human Resources Committee*)

C. RESOLUTION NO. 4702 - A RESOLUTION APPROVING A REAL PROPERTY LEASE AGREEMENT BETWEEN THE CITY OF MILES CITY AND DMJ PROPERTIES LLC, FOR CERTAIN REAL PROPERTY OWNED BY MILES CITY, MONTANA.

D. DISCUSS MCPD FY26-27 BUDGET.

E. DISCUSS DISPATCH/911 FY26-27 BUDGET.

F. DISCUSS MCFR FY26-27 BUDGET.

G. APPROVE NOTICE FOR PRELIMINARY BUDGET (AVAILABLE FOR VIEWING IN THE CITY CLERKS OFFICE)

H. APPROVE JULY 2026 CLAIMS

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

Miles City Downtown Urban Renewal Agency

CITY OF MILES CITY, MONTANA

Section 3, Item A.

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

MINUTES OF Regular Meeting Held Thursday, July 23, 2026 at 2:00 P.M. City Hall Conference Room

- **CALL TO ORDER**

Meeting was called to order a 2:00 P.M. by Board Chairman Brandon Janshen who determined a quorum was present.

Members Present: Tom Clarke, Todd Gillette, Brandon Janshen, Kenneth Stein, Jason Strouf.

Guests Present: Diane Gordon, Babe Pisk, Keenan Stites, Miles City Star

- **APPROVAL OF MEETING MINUTES**

Minutes of the Regular meeting held June 25, 2026 were approved by motion made by Todd Gillette, 2nd by Tom Clarke, and all present voting in favor

- **TIFD FINANCIAL REPORTS**

Commissioner Clarke pointed out that the project listed under 5/16/2025, Miles City Police Department Parking Lot Seal had been approved by the Board, but now 14 months later no bill of completion had been submitted. Chairman Janshen said he would follow up with Police Chief Columbik to see if the project was finished, with a bill forthcoming, or that it had, perhaps been delayed or abandoned.

Commissioner Clarke pointed out that the project, also listed under 5/16/25, Connors Stadium, roof & roof support, was believed to have been completed, but no billing documents had been submitted for payment. Chairman Janshen agreed to follow-up on this item also.

Commissioner Clarke, noting project listed under MCYBA, Roof & Façade, that the roof had been completed and paid as a partial reimbursement, but that there were other items approved under "Façade" that remained open. Chairman Janshen agreed to follow-up on this item also.

- **CITIZEN REQUESTS**

Mrs. Gordon and Mrs. Pitts asked if the 7th Street sidewalk discussed at the June 25, 2026 meeting was progressing. Chairman Janshen advised them that while we would consider such a project, but that the comments concluding the June 25th discussion were that the TIF Board would need the property owner to submit an application to the TIF Board for their consideration. It was believed the property owner was the City of Miles City, but that might not be correct, and it was suggested to the ladies that they visit with the City Public Works Director to see if a TIF project app was being developed.

- **NEW BUSINESS**

1. Approve TIFD reimbursement of an electrical bill submitted by Alishia Zemlicka / Ole Mae Apartments
 - a. Partial Reimbursement of the \$16,570.41 electrical bill at 25%, or \$4,142.60.

Discussion followed attempting to define “substantial completion”, which could mean total completion of a single portion of the project, such as “electrical”, rather than completion of the “total project”. Ultimately, by motion made by Gillette, 2nd by Strouf, all members agreed the above electrical bill should be paid subject to the 75% match or co-payment by the owner.

Commissioner Clarke expressed a personal concern that the owner of the Ole Mae project has never appeared before the TIF Board which would allow for a discussion of the questions that have come up.

- **OLD BUSINESS**

No old business was presented.

- **PUBLIC COMMENT**

No public comment was presented.

- **MEMBER ROUND TABLE**

The Board discussed whether the member name of a motion maker and 2nd were necessary, particularly if the motion passed unanimously. It was agreed the names would be included.
It was announced that the TIF Board now has a mailbox at City Hall.

- **ADJOURNMENT**

Commissioner Strouf moved to adjourn and Commissioner Stein 2nded. The motion was unanimously approved at 2:45PM.

Staff Report to City Council
Industrial Site Lease Renewal:
DMJ Properties L.L.C. Lease of Lots 16 and 17 of Tract “E”
Report Date: August 6, 2026

I. General Information

Type of Request:	Request for a new lease agreement (renewal) for leased land in the City-owned Industrial Site
Requestors:	Dustin Davis and John Kuntz of DMJ Properties L.L.C.
Leased Lots:	Lots 16 and 17 of Tract “E” of the Industrial Site
Date of City Council meeting:	Tuesday, August 11, 2026 at 6:00 p.m. at the City Hall Conference Room, 17 South 8 th Street, Miles City

II. Introduction/History

The City of Miles City owns and administers what is known as the ‘Industrial Site’, which is an area of lots, some of which exist as tracts of record¹, and some of which are leased lots that have never been recorded with the Custer County Clerk & Recorder as tracts of record. The Industrial Site property was granted to the City of Miles City from the federal government in 1946 for industrial and recreational purposes and for use as a museum site (now the Range Riders Museum). The Industrial Site is located along US Highway 12 just west of downtown, outside the City limits.

Currently, various lease agreements exist between the City of Miles City and numerous tenants. Some of these lease agreements have been in place for decades. Over the years, the City has administered the Industrial Site and other City-owned leased property according to policies and fee structures set by City Council. As new lease agreements are entered into, the City and lessees enter into new lease agreements according to the latest adopted policies and fee structures.

DMJ Properties Lease:

The current DMJ Properties L.L.C. leasehold includes Lots 16 and 17 of Tract “E” of the Industrial Site. According to lease administration records, the effective Lease Agreement was approved by Resolution No. 3010. This lease agreement was entered into on May 25, 2004 between the City of Miles City and tenant DMJ Properties, L.L.C.

The leasehold identified in the lease agreement is comprised of the two lots totaling 49,812.5 square feet, more or less, and the purpose is for “Operation of a trucking company and farm equipment repair service. Equipment sales and service.” The initial 10-year term expired June 30, 2014, but the lessees exercised their two one-time options to renew for five years each term, so the lease agreement technically expired on June 30, 2024. The lessees requested renewal of the lease agreement in May 2024 prior to the

¹ The Montana Subdivision and Platting Act defines a ‘tract of record’ as, “an individual parcel of land, irrespective of ownership, that can be identified by legal description, independent of any other parcel of land, using documents on file in the records of the county clerk and recorder’s office.” 76-3-103(17)(a), MCA. Note that Lots 30, 31, & 32 are among lots in the Industrial Site that have been recorded as ‘tracts of record’ at the clerk and recorder’s office.

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expiration, which the lease administrator began processing, but the renewal was placed on hold during 2024 while the City worked on revisions to the lease rates that were ultimately adopted August 12, 2025 by Resolution No. 4587.

The following statute addresses situations such as this, when a lease agreement expires and lessees continue to possess a commercial leased property and the lessor accepts rental payments:

70-26-204, MCA: Renewal of lease by lessee's continued possession. *If a lessee of real property leased under an arrangement not governed by Title 70, chapter 24, remains in possession of the property after the expiration of the hiring and the lessor accepts rent from the lessee, the parties are presumed to have renewed the hiring on the same terms and for the same time, not exceeding 1 month when the rent is payable monthly, or in any case 1 year.*

Based on the above statute, essentially the lease continues under the same terms on a yearly basis if the lessees continue to make annual payments and the City accepts the payments, which is the case with the DMJ Properties lease.

Current Requests:

Dustin Davis and John Kuntz of DMJ Properties L.L.C. are requesting a renewed/new lease agreement for Lots 16 & 17, with the same terms as the previous lease agreement, including a 10 year term with two one-time successive options to renew for additional 5-year terms.

According to Resolution No. 4100, the City may agree to renew leases in circumstances where the City has allowed the tenant to construct "substantial permanent improvements" on the leaseholds as determined by the City Council. Resolution No. 4123 states such lessees may be granted a preferential right to renew their lease, so the lessees may be given special consideration to renew and the City need not advertise the lease for bid. According to the Montana Cadastral program, DMJ Properties LLC owns improvements on Lot 17 of the Industrial Site, primarily being a warehouse building built in 1969 (remodeled in 2003), with a total 2026 assessed building value of \$207,850; therefore, it appears DMJ Properties L.L.C. qualifies for the provision of renewal based on substantial permanent improvements.

Leasehold Size:

The current lease agreement identifies a leasehold size of 49,812.5 square feet, which was likely based on Lease Administrator approximations based on historic maps. In 2019, a Retracement Certificate of Survey (COS) was completed for the City of Miles City and recorded at the Custer County Clerk & Recorder's Office in Envelope #570B. The purpose of the COS was to retrace the boundaries of existing tracts of record as evidenced by lease histories. Lots 16 & 17 are each tracts of record per that COS. The 2019 COS shows Lot 16 at 18,141 square feet and Lot 17 at 31,545 square feet, for a total leasehold size of the two lots at 49,686 square feet. Therefore, the Lease Administrator is proposing to use those lot sizes and legal

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descriptions in the new lease agreement, if approved.

III. Map Series

The following series of maps are included for reference:

1. Map 1 (page 4) is a 2019 Retracement COS recorded at the Custer County Clerk & Recorder's Office in Envelope #570B.
2. Map 2 (page 5) is the 2019 Retracement COS zoomed in to show Lots 30 – 34.
3. Map 3 (page 6) is July 2023 aerial imagery from Google Earth (obtained 2024), with the approximate boundaries of the leasehold drawn by the Lease Administrator, scaled off of features such as buildings, roads, and visible fence lines. Please note the boundaries are very approximate.

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Map 2: Excerpt of 2019 Retracement COS zoomed in to show Lots 16 & 17



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Map 3: Google Earth imagery with approximate boundaries of the DMJ Properties leasehold:



Lots 16 & 17

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IV.Applicable City Policies/Regulations

Because the Industrial Site and leased lots are located entirely outside the City limits of Miles City, City ordinances generally do not apply, but adopted administrative policies of the City do apply. Specifically, the resolutions for City management of City-owned lease properties apply. The applicable resolutions are discussed below, with applicable sections included.

The current resolutions that govern the City’s operation of the leased lots include Resolution #4100 (a 2017 resolution establishing procedures for the sale or lease of City lands), Resolution No. 4123 (a 2018 resolution providing for procedures to manage and monitor leases of property owned by the City of Miles City), and Resolution No. 4124 (a 2025 resolution establishing minimum base rent for Industrial Site and other City leaseholds; adding an escalation clause for long-term leases; and adding an administrative processing fee). Attached to Resolution #4100 is a “Standard Form of Lease” that is used as a template for City Property Lease Agreements.

The primary sections of the lease management resolutions cited above that apply to this matter are as follows:

- **Resolution #4100:**
 - **Section 4. Extension of Leases With Substantial Permanent Improvements.** The City has previously leased parcels of real property and allowed the tenants to construct substantial permanent improvements upon the same. Given the impracticality for a tenant to relocate such improvements upon lease expiration, the City may, in the City's sole discretion, agree to renew such leases in circumstances where the City has allowed the Tenant to construct substantial permanent improvements, without advertising the same for lease under the provisions of Section 1. Should the City Council determine that a renewal is appropriate, any extension granted by the City Council shall be at the current lease rates established by the City Council. "Substantial Permanent Improvements" shall be determined by the City Council and shall include buildings and other improvements of significant value, but shall not include fencing or corrals.
 - **Section 10. Two-Thirds Majority Vote Required to Lease or Sell.** Except for real property described in §7-8-4201(3) MCA, all leases, sales, transfers, exchanges or donations of City real property must be made by an ordinance or resolution passed by a two-thirds vote of all the members of the City Council.
- **Resolution No. 4123:**
 - **2. Lease Standards.** Leases granted by the City of Miles City shall comply with the following general standards, unless expressly authorized by action of the City Council:

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a. The term of the lease shall be for a period between one to five years. Renewable leases shall be permitted. Leases with terms greater than five years or with renewal options beyond five years shall be set as provided in Section 2(c) and 2(d) below.

b. The termination dates for leases shall be set for June 30, to coincide with the City's fiscal year. The first year of a lease shall require prorated rentals through June 30 of the subsequent year, due upon commencement of the lease, and subsequent rentals shall be for annual periods from July 1 to June 30, payable in advance of July 1 of each year of the lease term. Proof of Insurance shall be provided with payment.

c. The minimum base rate for Industrial Site leases shall be established from time to time by resolution of the City Council. Industrial Site leases entered into shall utilize the minimal rental rate as established by City Council.

Rates above these minimal rates may be charged based on the cost of city services or city owned improvements provided as part of the lease.

d. Rates for leases of City owned property outside of the Industrial Site will be evaluated on a case by case basis.

e. Lease may provide special considerations for lessee investment in tract cleanup, land surface improvements, or improvements to city service systems. All agricultural leases shall include the following animal husbandry clause: "TENANT shall maintain the property with good husbandry and in good farmer-like manner consistent with the prevailing standards for Custer County, Montana. TENANT will abide by all local, state and federal rules, regulations and laws respecting the use of real property, pesticides, soil erosion, hazardous materials, and chemicals and farming practices. TENANT will take all necessary steps to ensure proper weed control for all property subject to this lease. Fences and other improvements will be maintained in good condition.

f. Governmental entities, or nonprofit corporations that are determined to be of special benefit to the greater Miles City community, may receive more favorable lease terms or lease rental rates. Any nonprofit entity seeking such benefits shall file with the Lease Administrator a copy of its IRS tax exempt determination and any determination by the IRS that such entity qualifies as a charity.

g. Leases shall prohibit assignment and subleasing unless prior written approval is obtained from the City Council.

h. If a Lessee desires to eliminate or modify these standards and the Council is agreeable, then the rental provisions may be revised upward from the minimal

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base rates, or other provisions for rental adjustment may be included in the lease to assure that the City is receiving fair market value for the leasehold.

i. Lessees who own substantial permanent physical improvements which have been constructed upon the leasehold with City permission, may be granted a preferential right to renew their lease, at a rate to be determined by the City, which shall be not less than the minimum rental rate established by the City Council, as adjusted from time to time.

- **4. Variation from Standards.** The above standards are intended as general guidelines for the Lease Administrator and potential lessees. Nothing herein shall preclude the approval by the City Council of a lease that varies from the above standards should the Council determine that such lease is in the best interests of the City.

- **Resolution No. 4587:**

- 1. **Lease Rates for City Owned Leaseholds; New and Renewed Lease Agreements.**

Industrial Site leases entered into during and subsequent to FY 2025-2026 shall utilize the following minimal rentals:

- a) Tracts with Highway 10 & 12 frontage: \$.051 per square foot per year
- b) Tracts with paved road frontage: \$.032 per square foot per year
- c) Tracts with gravel road frontage: \$.026 per square foot per year

Rates above these minimal base rates may be charged based on the cost of City services or City-owned improvements provided as part of the lease.

- 3. **Escalation Clause for Long-Term Leases.**

Lease agreements entered into during and subsequent to FY 2025-2026 with combined terms of greater than five (5) years, inclusive of the initial lease term and any options to renew for additional terms, shall be subject to an "Escalation Clause". This Escalation Clause provides for such long-term lease agreements to include rental amounts that increase periodically over time, such as once every five (5) years to account for changing market conditions, including inflation and property value increases. Said increases will be determined by the City Council and its Finance Committee when lease agreements are developed and entered into.

- 4. **Administrative Processing Fees.**

In addition to the above, the City hereby establishes an administrative processing fee to defray the City processing costs when any lessee/tenant or prospective lessee/tenant proposes changes to a lease agreement, enter into a new lease agreement, renewals, amendments, assignments, and other lease-related actions required by the City. The process shall be \$500, to be paid in advance of the City processing the request(s).

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V. Existing/Formal Lease Agreement

As stated previously, the currently effective Lease Agreement for the DMJ Properties lease of Lots 16 and 17 was approved by Resolution No. 3010, entered into on May 25, 2004 between the City of Miles City and DMJ Properties L.L.C. The Lease Administrator does not have a copy of Resolution No. 3010 to attach to this report, but the effective lease agreement was provided to the Lease Administrator by Dustin Davis. The agreement is attached to this report as Attachment 3, for informational purposes and to compare to the draft new lease agreement.

VI.Draft Lease Agreement

A draft lease agreement, prepared by the Lease Administrator and reviewed by the City Attorney, is attached to this report as Attachment 5. The draft lease agreement is based on the standard form of lease document attached to Resolution #4100, with minor modifications to reflect language in Resolution No. 4123, to require proof of liability insurance in the amount of \$750,000.00 per claim and \$1,500,000.00 per occurrence, and to reflect the terms requested by DMJ Properties at this time.

VII. Lease Administrator Analysis

- A. Sec. 2-55 of the City Codes was recently revised to eliminate the Finance Committee, which formerly considered all City lease matters, such as renewals. Therefore, this matter will go directly to the City Council for a decision.
- B. The current lessee is DMJ Properties, L.L.C. The lease agreement was effective through June 30, 2024. Dustin Davis and John Kuntz of DMJ Properties L.L.C. are requesting a renewal with the same terms as the previous lease agreement, including a 10-year term with two one-time successive options to renew for additional 5-year terms. Approval of the requests would require a new lease agreement.

Section 2(a) of Resolution No. 4123 states, *"The term of the lease shall be for a period between one to five years. Renewable leases shall be permitted. Leases with terms greater than five years or with renewal options beyond five years shall be set as provided in Section 2(c) and 2(d) below."* It appears Sections 2(c) and 2(d) have little if anything to do with the durations of leases – the intent may have been to reference 2(e) and 2(f), which speak to special considerations for lessee investments and non-profits. The Lease Administrator is recommending approval of the proposed 10-year initial term (plus the remaining portion of the current fiscal year) with two options to renew for five-year terms each, primarily because the shorter the lease terms that are set, the more often the City and Lease Administrator must handle renewals and new leases. Longer lease terms are more efficient and cost effective than shorter lease terms.

If the new lease is approved with an effective date of August 11, 2026, with a 10+ year initial term and two options to renew for five-year terms each, the lease agreement would have a series of

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terms totaling 20 years plus the remainder of the current fiscal year ending June 30, 2027, effective until June 30, 2047.

- C. According to Resolution No. 4100, the City may agree to renew leases in circumstances where the City has allowed the tenant to construct "substantial permanent improvements" on the leaseholds as determined by the City Council. Resolution No. 4123 states such lessees may be granted a preferential right to renew their lease, so the lessees may be given special consideration to renew and the City need not advertise the lease for bid. According to the Montana Cadastral program, DMJ Properties LLC owns improvements on Lot 17 of the Industrial Site, primarily being a warehouse building built in 1969 (remodeled in 2003), with a total 2026 assessed building value of \$207,850; therefore, it appears DMJ Properties L.L.C. qualifies for the provision of renewal based on substantial permanent improvements.
- D. The 2019 COS shows Lot 16 at 18,141 square feet and Lot 17 at 31,545 square feet, for a total leasehold size of the two lots at 49,686 square feet. Resolution No. 4587 establishes the minimum base rent for the Industrial Site. For tracts with paved road frontage, which is the case with this leasehold, having frontage along Water Plant Road, a paved road, the minimum rental rate is \$0.032 per square foot per year. Although Lot 16 fronts on Logan Drive, a gravel road, the two lots combined are considered the leasehold in gross, which the lessees benefit from by considering the entirety of the leasehold as containing substantial permanent improvements and a preferential right to renew the lease. Therefore, based on Resolution No. 4587, the annual minimal base lease rate for the leasehold would be \$1,589.95.

The former Lease Agreement between the City and DMJ Properties was established in May 2004 using the lease rates resolution in place at the time. The initial term of the agreement was 10 years, with two options to renew the lease for additional five-year terms. The annual rental rates were first established using the following: 49,812.5 square feet with highway frontage @ 3 cents per square foot = \$1,494.38 per year, commencing July 1, 2004 through June 30, 2009. It is unclear to the Lease Administrator why the rental rates were based on highway frontage – the rental amounts were likely based on a resolution that was effective at the time, as there have been various City resolutions in place over the years the current Lease Administrator does not have.

The agreement provided for 10% escalations of annual rent every five years as follows:

- At the five-year mark commencing July 1, 2009, annual rent increased to \$1,643.82 (+10%);
- Commencing 5 years later at July 1, 2014, annual rent increased to \$1,808.20 (+10%);
- Commencing 5 years later at July 1, 2019, annual rent increased to \$1,989.02 (+10%);
- The agreement expired June 30, 2024.

Resolution No. 4587 establishes an escalation clause as follows, at Section 3: ***"Escalation Clause for Long-Term Leases. Lease agreements entered into during and subsequent to FY 2025-2026***

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with combined terms of greater than five (5) years, inclusive of the initial lease term and any options to renew for additional terms, shall be subject to an "Escalation Clause". This Escalation Clause provides for such long-term lease agreements to include rental amounts that increase periodically over time, such as once every five (5) years to account for changing market conditions, including inflation and property value increases. Said increases will be determined by the City Council and its Finance Committee when lease agreements are developed and entered into."

The minimum base rents established by Resolution No. 4587 for the Industrial Site were based on trends in cost of living and historic Consumer Price Index (CPI) numbers when prepared in late 2024 and then adopted in August 2025. The minimum base rental rates increased by approximately 27%, relative to those in the previous Resolution No. 4124, adopted in January 2018. Based on the Lease Administrator's limited research, many Montana municipalities assume 2.5–3.0% average annual inflation rates over the long term to establish budgets, as these figures are in line with CPI data and cost of living fluctuations.

If the City uses the minimal base rental amount of \$1,589.95 per year and applies the escalation clause for a rate increase at the end of the initial five-year mark, a 2.5% increase per year at 5 years would set the new rate in five years at \$1,798.88 per year. That would be a 13.14% increase over 5 years. Then at the end of the first 10-year term, an additional 2.5% increase per year at the end of the initial 10-year term would set the new rate at that time at \$2,035.27 per year. If that escalation rate continues, at 15-years, it would increase again to \$2,302.72 for the final 5-year term ending June 30, 2047. Because in the current economic conditions, commercial rental amounts would not be expected to be lowered with a new long-term lease agreement, the Lease Administrator is not recommending approval of the lease agreement based on these minimal rental amounts.

Alternatively, if the existing annual rental amount of \$1,989.02 is applied and an escalation rate of +10% every 5 years is applied (this used to be the escalation rate in one of the former lease management resolutions), the annual rent at the end of the current fiscal year and start of the primary 10-years of the initial term would become \$2,187.92. At the end of the initial 5-year mark, rent would become \$2,406.71; at the end of the initial 10-year term, it would become \$2,647.39, then at the start of the final 5-year term ending June 30, 2047, the annual rent would become \$2,912.12. These amounts appear reasonable to the Lease Administrator, so they are recommended as outlined in the draft lease agreement. If the City Council wishes to change the rental amounts to align with the minimal base rents in Resolution No. 4587 or other figures, the Council will need to either give the Lease Administrator additional direction and table the matter to provide for the changes, or adopt specific changes before the Mayor executes the lease agreement.

- E. Resolution No. 4587 also establishes an administrative processing fee of \$500 for requests for new leases, renewals, etc. The processing fee has not been assessed to date for the lessees'

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current request because the lease had expired and the original request had been submitted to the City well in advance of adoption of the resolution and the processing fee. The Lease Administrator notes the City Council could still assess the fee as part of entering into the new agreement, but that would need to be added to the lease agreement at the direction of City Council.

- F. According to Resolution No. 4587, Section 1, *"Rates above these minimal base rates may be charged based on the cost of city services or city owned improvements provided as part of the lease..."* It is the Lease Administrator's understanding that the leasehold is served by City water, but not sewer facilities. The Lease Administrator is not aware of any other City services or City-owned improvements that are provided specific to Lots 16 & 17 that would warrant exercising this option to assess rates above the 'minimal base rates'.
- G. The Lease Administrator is unaware of any compliance issues with the current tenants, and they are in good standing with the City.
- H. Per the current lease agreement, the purpose of the lease is for "Operation of a trucking company and farm equipment repair service. Equipment sales and service." The requestors have not requested any changes, and have not indicated they have any plans to change the uses of the leasehold or make any additional improvements.
- I. The Lease Administrator has previously discussed insurance requirements for leases with the City Attorney. Based on statutory requirements, the City requires the tenants to agree to carry minimum liability insurance in the amount of \$750,000 for each claim and \$1.5 million for each occurrence, and to carry Worker's Compensation Insurance as required by the laws of the State of Montana.

VIII. City Council Action

The City Council could approve, deny or table the proposal to enter into a new lease agreement per the draft resolution (Attachment 4) and new lease agreement (Attachment 5) prepared by the Lease Administrator and reviewed by the City Attorney. The following are the potential actions that the City Council could take to approve, table, or deny:

A. Approval:

Approve the lease agreement by resolution, which shall become effective upon execution, with an anticipated execution date of August 11, 2026. Alternatively, the City Council may approve the lease agreement with modifications to the resolution or terms of the lease agreement as specifically directed by Council.

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B. Table:

Should Council decide additional time for consideration is needed, or additional information is needed, the Council could table the matter to obtain additional information or direct the Lease Administrator, other City personnel, or applicants as to what is needed for further consideration by Council.

C. Denial:

Should Council decide not to approve the lease agreement, the City Council may deny the proposed lease renewal and agreement.

IX. Lease Administrator Recommendation

Through review of leasing policies and the history of the lease agreement, the Lease Administrator recommends that the City Council adopt this staff report as findings of fact and r approve the attached resolution granting DMJ Properties L.L.C. a 10+ year lease with options to renew the lease again a maximum of two (2) additional times, for renewal periods of five (5) years each, and authorize the Mayor to execute such lease and bind the City of Miles City thereto and to perform the terms and conditions of such lease.

X. List of Attachments

Attachment 1: July 7, 2026 request for renewal of the Lease by Dustin Davis and John Kuntz of DMJ Properties LLC.

Attachment 2: 2024 request for renewal of the Lease by Dustin Davis and John Kuntz of DMJ Properties LLC (from May 14, 2024 Council packet).

Attachment 3: Existing lease agreement with DMJ Properties, L.L.C.

Attachment 4: Resolution to approve a new lease agreement

Attachment 5: Draft NEW Lease Agreement

RESOLUTION NO. 4686

A RESOLUTION ADOPTING A REVISED PURCHASING POLICY FOR THE CITY OF MILES CITY, MONTANA.

WHEREAS, the City of Miles City wishes to implement a revised policy governing the process relative to all purchases made by the City of Miles City;

AND WHEREAS the City of Miles City has developed an updated policy with regards to the same;

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

1. The Purchasing Policy attached hereto as Exhibit “A” is hereby approved and adopted by the Council, effective immediately.

SAID RESOLUTION FINALLY PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA, THIS 11TH DAY OF AUGUST, 2026.

C. A. Grenz, Mayor

ATTEST:

Mary Rowe, City Clerk

Exhibit A

 CITY OF MILES CITY POLICY & PROCEDURE	Effective Date:	02-2003
	Last Revised:	05-12-26
Purchasing Policy		
RESOLUTION # 4686		

Purpose & Scope

This document is intended to describe the policy and process that shall be followed by the City of Miles City relative to all purchases.

A. Authorization to Make Purchases

1. Upon the City Council's acceptance of budgets, all Department Directors are authorized to make purchases required for their departments in accordance with this policy.
2. The Department Director may designate other department staff to make the purchases for the Department; however, the Department Director will acknowledge ALL department purchases through signing off or initialing each transaction.

B. Montana Law References

1. MCA 7-5-4302 (1) requires that any automobile, truck, other vehicle, road machinery, other machinery, apparatus, appliances, equipment, materials, supplies, or any construction, repair or maintenance of any kind in excess of \$80,000, must be advertised & let to the lowest responsible bidder.
2. MCA 7-5-4302 (2) and (3) as well as MCA 7-5-4303 and MCA 7-5-4304 provide details on bidding & advertising requirements.
3. MCA 7-5-4305 explains that the bidding process cannot be circumvented by dividing a work or construction project into several contracts or separate work orders or similar device.
4. MCA 7-5-4306 & MCA 7-7-4104 explain limitations placed upon the use of installment purchase contracts.
5. MCA 7-7-4101 explains the purposes for which the City can incur indebtedness.
6. MCA 7-5-4310 explains that the city may make purchases at public auction for any vehicle, machinery, appliance, apparatus, building, or materials and supplies provided the sum is less than \$50,000.
7. MCA 15-70-101 explains that all Gas Tax funds must be disbursed to the lowest responsible bidder for projects set forth in MCA 7-5-2301 and 7-5-4302.

8. MCA 7-5-4301 (2) (a) states all necessary contracts for professional, technical, engineering, or legal services are excluded from the provisions of 7-5-4302 through 7-5-4304, 7-5-4306, and 7-5-4307. However, contracts in which the value of the majority of the services to be rendered constitute services other than professional, technical, engineering, or legal services must be awarded under the bidding procedure provided for in 7-5-4302 through 7-5-4304, 7-5-4306, and 7-5-4307.
8.

C. City Policy

1. Department Directors will purchase from local vendors when the item is available locally. Written explanation will be provided and retained by the Director when a local vendor is not the provider.
2. All documentation on purchases will be kept in retrievable files within the appropriate Department.
3. All documentation on purchases for Section E below will be provided to the City Clerk's office for retention in a central location.
4. Minority business enterprises and labor surplus firms will be used when possible.
- 4.5. All contractors utilizing federal funds will be pre-verified through Sam.gov exclusions list prior to award.

D. Process for Procurement by Purchase Order (PO)

1. The Department Director or designee will obtain an invoice from the vendor.
2. The Department Director or designee will prepare and sign the PO and properly code the Purchase Order.
3. The Department Director will insure delivery of signed & coded Purchase Orders to the City Clerk's office as they occur or insure that outstanding PO's are completed properly & delivered to City Clerk's office by the 25th of each month. PO's are paid **the next day after the first Council meeting** of each month.
4. The City Clerk's office will review the PO for completeness and proper coding.
 - a. Department Directors will be advised on POs that need correction or coding adjustment.
 - b. The City Clerk's office may return the PO for the Department Director to correct, or
 - c. The City Clerk's office may make any adjustments after consultation with the Department Director.
5. The City Clerk's office will make notes on any adjustments made to a PO that was not returned to the Department Director for adjustment.

E. Process for Procurement by Credit Card.

1. Departments will restrict those persons authorized to make purchases with the credit card(s) to as few as needed to meet department needs.
2. Department Directors will sign off on each purchase and code it for budgeting purposes.
3. The Department Director will receive a monthly statement from the credit card company. The Department Director or designee will check that all transactions are theirs; that documentation (charge slips, receipt or invoice) exists for every purchase; and that each purchase is properly coded for budget purposes.

3

4. The Department Director will insure that the City Clerk's office gets the original of the card statement and the originals of all documentation (charge slips, receipts or invoices) on a timely basis.
5. All disputed items on the monthly credit card statement, or billing errors or credits due are the responsibility of the Department to rectify or verify.
6. Department Directors and/or employees who are issued a card will sign a "Cardholder Agreement".
7. Credit card(s) will be kept in a secure location(s).
8. The credit card numbers should be protected and should not be posted at a desk or in an easily seen location.
9. The card holder will be responsible for reporting the loss/theft of the credit card to the City Clerk and Department Director immediately. The City Clerk will be responsible to report the loss of the credit card to the Credit Card Company.
10. Credit cards may not be used for any personal (non-City) use, such as: cash advances; meals, per diem that exceeds city policy, or any personal health & medical services.

F. Claims review and approval

1. The City Clerk's office will prepare checks to vendors and present the itemized list of reviewed claims to the City Council for approval before payment.
2. Council approval will be obtained at the first council meeting of each month. Each month before claims are approved by the City Council, ~~the Chair of the City's Finance Committee or his/her designee, or~~ the Council member designated to review claims or the Mayor in the Council members Chair's absence, will:
 - a. Review & approve the journal voucher register & supporting vouchers
 - b. Sign the monthly claims list as evidence of that approval;
 - c. Review and account for the numerical sequence of checks & account for any checks paid but not approved by list and confirm voided checks; and
 - d. Compare the claims register with the claims check register;

Attachments:

- Guide on How to Write Bid Specifications
- Compliance for Audits of Local Government on Procurement, Bid Letting, Contracts
- Purchasing policy guidelines

4

Purchasing Policy Guidelines for the City of Miles City May 2026

Amount of Purchase	Policy/Process	Documentation Required
A. Under \$9,999 <u>10,000</u> 50,001	1. Any manner deemed appropriate by department head manager.	1. Copy of invoice and signed purchase order or credit card receipt 2. Attach documentation to claim
• Exception, see Below		
B. \$10,000 to \$14,999	<u>1. Payment by written purchase orders only, unless authorization to use a credit card is approved by the Mayor in advance.</u> <u>2. Obtain mayor verbal or written approval.</u> • If unbudgeted, purchase must be approved by city council. Secure telephone quotations from a minimum of three vendors, whenever possible. 1. Document if unable to obtain three quotations. 3. 	<u>1. Copy of invoice and signed purchase order or credit card receipt.</u> 1. 2. Attach documentation to claim. Must use purchase order/claim 2. Record of telephone quotations with name of bidder and name of person submitting quote 3. Attach documentation to claim.
C. \$15,000 to \$49,999	1. Payment by written purchase orders only, unless authorization to use a credit card is approved by the Mayor in advance. 2. Secure written bids/quotes from a minimum of three vendors, whenever possible. 3. Document if unable to secure three quotations. 4. If purchase and amount was not approved in Budget, then	1. Copy of invoice and signed purchase order/claim 2. List of vendors 3. Copy of Request for Quotation (RFQ) form 4. Copies of all memoranda and correspondence concerning the purchase 5. Written record of any phone conversations regarding the purchase with vendors ("Sole Source" documentation) 6. Notification to Finance Committee and the Mayor if

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Exception, see Below	the purchase must be approved in advance by City Council	purchase is being awarded to someone other than the lowest bidder
B.D. \$50,000 1 to \$79,999	1. Payment by written purchase orders only, unless authorization to use a credit card is approved by the Mayor in advance. 2. Secure written bids/quotes from a minimum of three vendors, whenever possible. 3. Document if unable to secure three quotations. 4. If purchase and amount was approved in Budget, it will need to go to Finance Committee for approval. If the purchase was not in the budget, the purchase must be approved in advance by the Finance Committee and City Council.	1. Copy of invoice and signed purchase order/claim 2. List of vendors 3. Copy of Request for Quotation (RFQ) form 4. Copies of all memoranda and correspondence concerning the purchase 5. Written record of any phone conversations regarding the purchase with vendors ("Sole Source" documentation) 6. Notification to Finance Committee and the Mayor if purchase is being awarded to someone other than the lowest bidder 7. 6. Attach documentation to claim
C.E. . Over \$80,000 in equipment, supplies or construction costs	Per appropriate section in Montana Codes Annotated, sealed bids with Public Opening; with legal review on the process prior to letting; followed by City Council approval. Solicitation of bids, only need to go to Finance Committee.	1. All of the above, plus: • Copies of all advertisements for bid. • Copies of bid specifications as supplied to vendors, • Copies of certified mail receipts, • Documentation of legal review of the bidding process by the City Attorney

~~*Excluded from the three (3) vendor quotes, as long as it is budgeted for in that current year are curbing, ramps, cement flat work associated with ADA construction, and asphalt paving. This is for individual projects that are under \$25,000. Any one (1) project over \$25,000 will need the three (3) vendor quotes.~~

RESOLUTION NO. 4701

A RESOLUTION AUTHORIZING THE PURCHASE OF TORQUE TUBES FOR WASTEWATER PLANT ROTORS.

WHEREAS, the City Wastewater Treatment Plant requires replacement torque tubes for the rotors used in the plant;

AND WHEREAS, as the purchase is not presently budgeted for, pending approval of the final budget, the City Council has been requested to approve the purchase of the same from Evoqua Water Technologies;

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

1. That the purchase of the equipment set forth in the quote from Evoqua Water Technologies, attached hereto as Exhibit "A," is hereby approved.
2. The Public Utilities Director is authorized to complete the purchase approved herein.

SAID RESOLUTION FINALLY PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA, AT A REGULAR MEETING THIS 11th DAY OF AUGUST, 2026.

C.A. Grenz, Mayor

ATTEST:

Mary Rowe, City Clerk



CIVIL ENGINEERING / PLANNING / SURVEYING

TO: Tom Speelmon
Miles City
Public Utilities Director

FROM: Austin Wargo, PE
RPA
Senior Design Team Leader

DATE: June 10, 2026

SUBJECT: Miles City WWTP Rotors Replacement Analysis Memo

1. INTRODUCTION

The Miles City Wastewater Treatment Plant was constructed in 1979. It has received various upgrades and maintenance throughout the years. The existing oxidation ditch rotors were installed as part of the original Wastewater Treatment Facility in 1979 and have served their useful life. One out of the four oxidation ditch rotors is broken and non-operable. The control systems are also outdated. Miles City has requested RPA analyze options for replacement of the oxidation ditch rotors and their controls.

The rotors are the main component to be upgraded in this comparison, however, the supporting components such as the necessary electrical system for the rotors, necessary modifications, and other project costs will be included as well. With upgrading the rotors, there is also the opportunity to add (Dissolved Oxygen) DO control. Dissolved oxygen control would allow the rotors to automatically turn their speed down and use less power when the dissolved oxygen levels in the oxidation ditch are at sufficient levels. These power savings can be a significant reduction in energy used by the rotors which can be a substantial cost savings over time. The ability to set a precise dissolved oxygen level and maintain it consistently is also useful for providing consistent treatment. In the event denitrification is desired in the future, having the ability to maintain precise oxygen levels is essential.

The existing rotors are metal brush rotors manufactured by Zimpro-Passavant that spin metal brushes into the water causing agitation to add oxygen. There are two types of rotors which proposals were received from. The first are Lakeside rotors which have stainless steel blades that beat the water as it spins. The second is Evoqua rotors which are a plastic disc with texturing that grabs at the water as it spins. These two new rotor options will be further analyzed later in this memo.

2. PERMIT LIMITS

The current permit limits are listed below in **Table 1 – Current Discharge Permit Limits**. The current permit number MT0020001 was issued in 2018 and expired in 2023. The treatment facility is still operating under this permit until DEQ issues a new permit. The discharge point for the wastewater

 (406) 447-5000 3147 Saddle Dr. Helena, MT 59601 www.rpa-eng.com

treatment facility is into the Yellowstone River. The Average monthly limits are 30 mg/L for BOD and 30 mg/L for TSS with 85% removal required for both. E. coli is limited to 126 count/100 ml during the summer and 630 count/100 ml during the winter. The oxidation ditch rotors are a key component to BOD removal.

Table 1 – Current Discharge Permit Limits

Final Effluent Limitations – Outfall 001				
Parameter	Units	Average Monthly Limit ⁽¹⁾	Average Weekly Limit ⁽¹⁾	Maximum Daily Limit ⁽¹⁾
5-Day Biochemical Oxygen Demand (BOD ₅)	mg/L	30	45	--
	lb/day	495	743	--
	% Removal	85	--	--
Total Suspended Solids (TSS)	mg/L	30	45	--
	lb/day	495	743	--
	% Removal	85	--	--
pH	s.u.	6.0 – 9.0 (Instantaneous)		
E. coli Bacteria, April – October 31	# org /100mL	126	252	--
E. coli Bacteria, November 1 – March 31	# org /100mL	630	1260	--
Oil and grease	mg/L	--	--	10
⁽¹⁾ See Definition section at end of permit for explanation of terms.				

In the future, it is possible that Montana DEQ could impose more stringent discharge permit requirements, potentially requiring lower effluent concentrations of BOD, TSS, and E. coli. In addition, there has been increasing discussion throughout the state regarding the potential implementation of nutrient removal requirements, particularly for nitrogen.

Of the nutrients that may be regulated in the future, nitrogen would be the most feasible to remove using the existing treatment process. Currently, the Miles City Wastewater Treatment Plant typically operates only one of its two oxidation ditches at a time. Under the current operating strategy, nitrogen removal would primarily rely on simultaneous nitrification and denitrification (SND) occurring within the ditch. While SND can be an effective method for nitrogen removal, its performance can vary significantly depending on process conditions and is often difficult to predict and consistently optimize.

DO control would be a critical factor in achieving effective simultaneous nitrification and denitrification. Maintaining targeted DO concentrations is necessary to promote both aerobic and anoxic conditions within the treatment process, allowing nitrification and denitrification to occur concurrently. The proposed equipment would provide improved process control capabilities, including more precise DO management, which could enhance the facility's ability to achieve some level of nitrogen removal under future regulatory requirements.

If a specific nitrogen effluent limit is established, it is likely that operating both oxidation ditches would be necessary to consistently achieve compliance. Under this scenario, one ditch could potentially be operated under predominantly anoxic conditions to facilitate denitrification, while the second ditch

would be operated under aerobic conditions to support nitrification. Additional process modifications may also be required to optimize treatment performance.

Because future nitrogen limits have not been established, it is difficult to accurately predict the specific facility modifications that may be required. As a result, the proposed equipment was not formally evaluated for its ability to achieve a particular nitrogen effluent concentration. However, discussions were held with the equipment suppliers regarding the plant's potential for future nitrogen removal. Both suppliers indicated that lower nitrogen limits could likely be achieved through operational changes and relatively modest process modifications, such as operating both ditches simultaneously, installing internal baffles to create distinct treatment zones, and/or adding mixers to improve hydraulic and process control within the oxidation ditches.

3. LAKESIDE ROTORS

The Lakeside rotors are shown below in **Figure 1 – Lakeside Rotors** where their rotor is shown with the splash guard/cover removed and a rotor with cover installed in the background. The Lakeside rotors feature a 60 hp motor that drives the rotor by a drive belt. The Lakeside rotors also include a baffle directly behind the rotor which directs the aerated water from the surface down into the oxidation ditch to enhance aeration and mixing.

Due to the Lakeside rotors using stainless steel “brushes” instead of a disc shape, they are not as susceptible to forces on their shafts that could be caused by cross currents. The proposed shafts also have capacity to accept more stainless steel “brushes” to expand capacity at a later date.

The Lakeside rotors are capable of meeting treatment at current max month flow and loading utilizing only one oxidation ditch. The larger horsepower motors and ability to add more brushes to these rotors give the Lakeside product the ability to provide treatment to a wider range of conditions. In the event of future growth, tighter permit limits, or the ability to continue to run one oxidation ditch at a time, the Lakeside rotors have more margin.

The Lakeside rotors have an oxygen transfer rate of 2.97 lbs O₂/hr/hp. This oxygen transfer rate is less efficient and does require larger horsepower motors to provide effective treatment.

Installation of the Lakeside rotors would require modification to the concrete where the rotor connects to the oxidation ditch. The existing brush rotors measure 11” from the center of the rotor to normal operating water level, whereas the Lakeside proposal requires 15” from the center of the rotor to the normal operating water level. The mounting level of the rotor to the concrete would require a slightly different elevation, requiring some concrete demo and replacement in the location of the rotors’ mounting attachments.

The estimated cost of installing the Lakeside rotors is approximately \$2,504,320 and an additional \$160,000 for adding dissolved oxygen control.

Figure 1 – Lakeside Rotors



4. EVOQUA ROTORS

The Evoqua rotors are shown below in **Figure 2 – Evoqua Rotors**. The Evoqua rotors utilize a plastic disc shape with texturing which pulls air into the water as it rotates. The Evoqua rotors do not utilize a covered hood and only use side splash guards. The disc shape of the Evoqua rotors, if exposed to cross currents or strong winds has the potential to transfer the force from the disc resisting the current into the shaft, potentially causing increased wear. The proposed rotors have the maximum number of plastic discs that the shafts can fit, resulting in no ability to increase their capacity in the future.

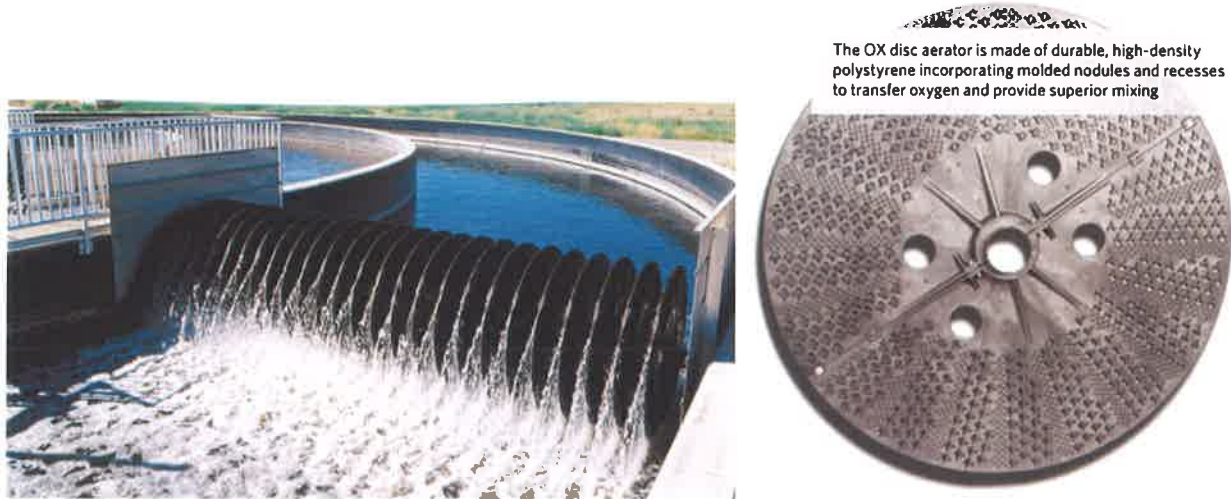
The Evoqua rotors are not capable of meeting treatment at max month flow and loading utilizing only one oxidation ditch. At maximum month flow, the Evoqua rotors would need to run both oxidation ditches to meet treatment. While there is likely some conservancy built into these calculations, and it is possible that treatment could still be met on one oxidation ditch with this system, the fact that this system would be operating closer to its limits on one ditch is worth noting.

The Evoqua rotors are more energy efficient, using an oxygen transfer rate of 3.45 lbs O₂/hr/hp. These rotors are substantially more efficient allowing for smaller motors and potential cost savings overtime.

Installation of the Evoqua rotors would require nearly identical modifications as the Lakeside rotors to make them fit in the existing oxidation ditches. This would involve modifications to the concrete near the location of the rotors.

The estimated cost of installing the Evoqua rotors is approximately \$2,502,400 and an additional \$108,800 for adding dissolved oxygen control.

Figure 2 – Evoqua Rotors



5. CONCLUSION/SUMMARY

In summary, both the Lakeside and Evoqua rotors have been tried and tested around the country and are both valid options to consider. The Lakeside rotors are likely more durable, however, less energy efficient based on their increased horsepower and lower oxygen transfer rate compared to the Evoqua option. The Lakeside rotors have the advantage of increased treatment during high flows allowing for only one oxidation ditch running at current max month flow and load, whereas the Evoqua calculations show that both oxidation ditches would be required to be run to meet treatment under these same conditions. The Lakeside rotors also have the ability to add additional stainless-steel brushes if more treatment is desired at a later date. The Evoqua rotor shafts are unable to accept more discs to expand capacity and increase treatment in the future.

Both options involve very similar work to the existing oxidation ditch concrete, making contractor installation cost equivalent between the two. See **Attachment C** for the detailed cost estimates. The cost estimates show that the Lakeside and Evoqua rotors are nearly identical in cost with both at approximately \$2.5 M. When considering the addition of dissolved oxygen control, the Lakeside dissolved oxygen control system costs approximately \$50,000 more at \$160,000 compared the Evoqua dissolved oxygen control at \$108,800. The maintenance of both proposals would be expected to be similar to one another in both time and cost. Energy usage would be less with Evoqua's rotors on average; however the energy savings may be offset if both ditches need to operate in summer to provide treatment during max month conditions.

Staging the replacement of the rotors could be considered, such as installing these upgrades to only one oxidation ditch now, and the other oxidation ditch at a later date. While this would lower costs for a project, it would likely only reduce costs to approximately 60-70% of the cost to replace all the rotors at once. The other oxidation ditch rotors would then have the cost of a second project in the future, making this more expensive in the long run.

6. Attachments

- A – Lakeside Package
- B – Evoqua Package
- C – Cost Estimates

Miles City WWTP - Rotors Replacement - Lakeside



Robert Peccia & Associates, Inc.
3147 Saddle Drive * Helena * Montana * (406) 447-5000

Item No.	Quantity	Unit	Unit Description	Unit Price			Total Price			Bid Item Total		
				(Figures)			(Figures)			(Figures)		
1	1	LS	Mobilization, Bonding and Submittals (15%)	\$	255,500.00		\$255,500.00			\$255,500.00		
2	1	LS	Demolition	\$	75,000.00		\$75,000.00			\$75,000.00		
3	2	EA	Purchase Price of Rotors (Base Equipment per Ditch)	\$	396,000.00		\$792,000.00			\$792,000.00		
4	1	LS	Equipment Installation	\$	200,000.00		\$200,000.00			\$200,000.00		
5	4	EA	60 hp VFD enclosures	\$	76,000.00		\$304,000.00			\$304,000.00		
6	1	LS	Electrical Upgrades	\$	200,000.00		\$200,000.00			\$200,000.00		
7	1	LS	Ditch Modifications	\$	50,000.00		\$50,000.00			\$50,000.00		
8	1	LS	Control Building Modifications to Accept New Panels	\$	60,000.00		\$60,000.00			\$60,000.00		
9	1	LS	Site Restoration	\$	20,000.00		\$20,000.00			\$20,000.00		
SUBTOTAL DIRECT CONSTRUCTION COSTS:										\$1,956,500.00		
CONTINGENCY (ESTIMATED 10%)										\$195,650.00		
ENGINEERING (ESTIMATED 18%)										\$352,170.00		
TOTAL BASE:										\$2,504,320.00		
ADDITIVE ALTERNATE 1 DIRECT CONSTRUCTION COSTS:										\$125,000.00		
CONTINGENCY (ESTIMATED 10%)										\$12,500.00		
ENGINEERING (ESTIMATED 18%)										\$22,500.00		
ADDITIVE ALTERNATE 1 BASE:										\$160,000.00		
TOTAL COSTS INCLUDING CONTINGENCY AND ENGINEERING:										\$2,664,320.00		

Miles City WWTP - Rotors Replacement - Evoqua

 Robert Peccia & Associates, Inc.
3147 Saddle Drive * Helena * Montana * (406) 447-5000

Item No.	Quantity	Unit	Unit Description	Unit Price			Total Price			Bid Item Total		
				(Figures)			(Figures)			(Figures)		
1	1	LS	Mobilization, Bonding and Submittals (15%)	\$	255,000.00		\$255,000.00		\$255,000.00			
2	1	LS	Demolition	\$	75,000.00		\$75,000.00		\$75,000.00			
3	2	EA	Purchase Price of Rotors (Base Equipment per Ditch)	\$	447,500.00		\$895,000.00		\$895,000.00			
4	1	LS	Equipment Installation	\$	200,000.00		\$200,000.00		\$200,000.00			
5	4	EA	40 hp VFD enclosures	\$	50,000.00		\$200,000.00		\$200,000.00			
6	1	LS	Electrical Upgrades	\$	200,000.00		\$200,000.00		\$200,000.00			
7	1	LS	Ditch Modifications	\$	50,000.00		\$50,000.00		\$50,000.00			
8	1	LS	Control Building Modifications to Accept New Panels	\$	60,000.00		\$60,000.00		\$60,000.00			
9	1	LS	Site Restoration	\$	20,000.00		\$20,000.00		\$20,000.00			
SUBTOTAL DIRECT CONSTRUCTION COSTS:							\$1,955,000.00		\$1,955,000.00			
CONTINGENCY (ESTIMATED 10%)							\$195,500.00		\$195,500.00			
ENGINEERING (ESTIMATED 18%)							\$351,900.00		\$351,900.00			
TOTAL BASE:							\$2,502,400.00		\$2,502,400.00			
10	1	LS	Dissolved Oxygen Control Panel With PLC and D.O. Sensors	\$	85,000.00		\$85,000.00		\$85,000.00			
ADDITIVE ALTERNATE 1 DIRECT CONSTRUCTION COSTS:									\$85,000.00			
CONTINGENCY (ESTIMATED 10%)									\$8,500.00			
ENGINEERING (ESTIMATED 18%)									\$15,300.00			
ADDITIVE ALTERNATE 1 BASE:									\$108,800.00			
TOTAL COSTS INCLUDING CONTINGENCY AND ENGINEERING:									\$2,611,200.00			

Proposal For: Miles City
Thomas Speelmon
Drawer 910
MILES CITY, MT 59301
Phone: 406-234-3493
tspeelmon@milescitymt.gov

James Moore
Evoqua Water Technologies
N19W23993 Ridgeview Pkwy, Suite 200
Waukesha, WI 53188
+12625218368
james.a.moore@xylem.com

Item Pricing Summary

Items

Item	Part No Description	Qty	Net Price	Ext Price
1	5300-5260-91 torque tube body 29'7" prime painted	2 EA	\$30,690.00	\$61,380.00
2	W2T831876 sealing ring	4 EA	\$630.00	\$2,520.00

Currency: USD

Quote Totals

Item(s) Subtotal:	\$ 63,900.00
Freight:	\$ 9,680.00
Total Net Price:	\$ 73,580.00

Proposal Notes

lead time is 8-10 weeks ARO

Our Manufacturing Rep in your area is:

Representative: Nate Miller
Company: MISCOWATER INTERMOUNTAIN
Address: 651 CORPORATE CIR STE 100
GOLDEN, CO, 80401-5652
Phone:
Email:

RESOLUTION NO. 4702

A RESOLUTION APPROVING A REAL PROPERTY LEASE AGREEMENT BETWEEN THE CITY OF MILES CITY AND DMJ PROPERTIES L.L.C., FOR CERTAIN REAL PROPERTY OWNED BY MILES CITY, MONTANA.

WHEREAS, the City of Miles City currently leases to DMJ Properties, L.L.C. certain real property located in Custer County, Montana, to wit:

Legal Description: Lots 16 and 17 of Tract "E" of the Industrial Site west of Miles City, Montana, in Custer County. The leasehold contains approximately 49,686 square feet, more or less, as evidenced by a Certificate of Survey recorded at the Custer County Clerk & Recorder's Office in Envelope #570B, Document #172001;

AND WHEREAS, the lessees, through representatives Dustin Davis and John Kuntz of DMJ Properties L.L.C., has requested to renew the lease agreement for Lots 16 & 17, with the same terms as the previous lease agreement, including a 10-year initial term, plus the remainder of the current fiscal year, with two one-time successive options to renew for additional 5-year terms, requiring a new lease agreement between the lessee and the City;

AND WHEREAS, the lessees, DMJ Properties L.L.C., owns substantial permanent improvements upon said leasehold, including a warehouse building used for operation of a trucking company, farm equipment repair service, and equipment sales and service, and lessees desire to lease said property at the lease rates as established by the City Council of the City of Miles City, and as authorized by Resolution #4100 regarding leaseholds upon which tenants own substantial permanent improvements.

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

The City Council hereby authorizes and approves the terms and conditions of the Lease Agreement between the City of Miles City and DMJ Properties L.L.C. attached hereto as Exhibit "A", which is made a part hereof by this reference; and hereby authorizes the Mayor of the City of Miles City to execute such lease and bind the City of Miles City thereto and to perform the terms and conditions of such lease.

SAID RESOLUTION FINALLY PASSED AND ADOPTED BY AN AFFIRMATIVE VOTE OF 2/3 OF THE MEMBERSHIP OF THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA, THIS 11th DAY OF AUGUST, 2026.

C.A. Grenz, Mayor

ATTEST:

Mary Rowe, City Clerk

From: [Dustin Davis](#)
To: joel@geoplant.com
Subject: City Lease
Date: Tuesday, July 7, 2026 2:48:08 PM
Attachments: [City Lease1.pdf](#)

July 7, 2026

City Council of Miles City

Dustin Davis and John Kuntz of DMJ Properties LLC would like to exercise their right to renew the lease of the property of Lots 16 & 17, Tract E of the Industrial Site west of Miles City.

The previous lease term was a term of 10 years together with 2 one-time successive options to renew for additional 5-year terms. A lease of the previous terms continued on would be greatly appreciated. We have included a copy of our previous lease.

We submitted this request in June of 2024 and have been in contact with the city planner, Joel, to follow up on this matter. We would like this lease updated as 2 years have passed with no lease agreement.

Thank you,
Dustin Davis (406)853-2952
John Kuntz (406)951-0241
DMJ Properties LLC
43 Water Plant Rd
Miles City, MT 59301

City Council of Miles City

Dustin Davis and John Kuntz of DMJ Properties LLC would like to exercise their right to renew the lease of the property of Lots 16 & 17, Tract E of the Industrial Site west of Miles City.

Previous lease term was a term of 10 years together with 2 one time successive options to renew for additional 5 year terms. A lease of the previous terms continued on would be greatly appreciated. We have included a copy of our previous lease.

Thank You,
Dustin Davis and John Kuntz
DMJ Properties LLC

LEASE AGREEMENT

THIS AGREEMENT, made and entered into this 25th day of May, 2004, by and between the **CITY OF MILES CITY, MONTANA**, a Montana municipal corporation, of 17 S. Eighth Street, Miles City, Montana 59301, hereinafter referred to as the "**CITY**" and **DMJ PROPERTIES, L.L.C.**, a Montana limited liability company, of 1413 Main Street, Miles City, Montana 59301 hereinafter referred to as "**TENANT**".

RECITALS:

WHEREAS the CITY owns certain real property located in the "Industrial Site" in Custer County, Montana, more particularly described as follows:

Lots 16 and 17, Tract "E" of the Industrial Site west of Miles City, Montana, containing approximately 49,812.5 square feet, more or less, hereinafter "*Leasehold*"

AND WHEREAS it is the desire of TENANT to lease the above described Leasehold for a term of ten (10) years, together with two, one-time, successive options to renew for additional five (5) year terms.

AND WHEREAS CITY is agreeable to providing such ten (10) year term lease, together with two, one-time, options to renew for additional five (5) year terms, upon the Leasehold under the following terms and conditions;

NOW, THEREFORE, the parties hereto mutually covenant and agree as follows:

I. AGREEMENT

The CITY, for and in consideration of the rents to be paid and the covenants to be performed by TENANT, does hereby demise, lease, and let unto TENANT the real property located in Custer County, Montana and more particularly described as follows:

Lots 16 and 17, Tract "E" of the Industrial Site west of Miles City, Montana, containing approximately 49,812.5 square feet, more or less, hereinafter "*Leasehold*"

II. INITIAL TERM

The term of this Agreement shall be for a period of ten (10) years, beginning on July 1, 2004 and expiring at midnight on June 30, 2014, hereinafter, "*the initial lease term*", subject to the option in TENANT to renew this lease as provided for in Article IV of this lease.

III. RENTAL

The initial annual rental for the initial lease term shall be the following:

49,812.5 sq. ft. with highway frontage @ 3 cents per sq. ft. - \$1,494.38

for a total rental of One Thousand Four Hundred Ninety Four and 38/100 Dollars (\$1,494.38) per year, due and payable in advance on July 1st of each year of the lease term, commencing July 1, 2004 through June 30, 2009.

Commencing with the annual rental due on July 1, 2009, the annual rental shall increase to the sum of One Thousand Six Hundred Forty Three and 82/100 Dollars (\$1,643.82) per year through the remaining initial term of the lease.

IV. OPTIONS TO RENEW

TENANT shall have two (2), one-time, options to renew this lease for additional five (5) year terms. To exercise the first such option, at least sixty (60) days prior to the date of expiration of the initial lease term, TENANT, shall notify CITY, in writing, as to TENANT'S exercise of this option to renew this lease for one additional term of five (5) years from and after the date of expiration of the initial lease term. Such renewal shall be under the same terms and conditions as for the initial term with the exception that the annual rental shall be the sum of One Thousand Eight Hundred Eight and 20/100 (\$1,808.20) per year.

To exercise the second such option, at least sixty (60) days prior to the date of expiration of the first renewal lease term, TENANT, shall notify CITY, in writing, as to TENANT'S exercise of this option to renew this lease for one additional term of five (5) years from and after the date of expiration of the first renewal lease term. Such renewal shall be under the same terms and conditions as for the initial term with the exception that the annual rental shall be the sum of One Thousand Nine Hundred Eighty Nine and 02/100 (\$1,989.02) per year.

If TENANT fails to serve upon CITY its written exercise of TENANT'S right to renew prior to such sixty (60) day period provided above, then this Lease shall terminate upon its original termination date and all rights and obligations of TENANT hereunder shall forever cease, other than TENANT'S indemnity obligations under Sections VI (I) and (K), which shall survive the termination of this lease.

V. LIMITED FIRST RIGHT TO RELEASE

If TENANT exercises both of the options to renew contained in Article IV, above, and fully, faithfully and timely performs all terms, conditions and covenants of this lease, then, at least ninety (90) days prior to the termination of the second option period, the CITY shall determine the fair market rental value of the leasehold and any changes in the

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terms and conditions of the lease as the CITY may deem in its best interests. TENANT shall thereupon have the first right to lease the leasehold premises for such rental and upon such terms and conditions as the CITY has then determined. If TENANT fails to enter into a written lease with CITY for such rentals and upon such terms and conditions, within sixty (60) days of the date that the TENANT was given notice of the form of the new lease by CITY, then such first right to release shall forever cease and CITY may then offer the property constituting the leasehold for lease by any other person or entity.

VI. RESPONSIBILITIES OF THE TENANT

TENANT does hereby acknowledge, covenant and agree as follows:

A. Purpose.

TENANT desires to lease the premises described above for the following general purposes:

Operation of a trucking company and farm equipment repair service.
Equipment sales and service.

TENANT agrees to use the premises for the stated purpose and the stated purpose only, and covenants that it will not use or occupy said premises, or allow the same to be used or occupied, for any unlawful purpose or any purpose deemed extrahazardous on account of fire or otherwise.

B. Compliance with Laws.

TENANT shall comply with, conform to, and obey all present and future laws, ordinances, rules and regulations of all governmental authorities or agencies, respecting the use and occupation of the premises.

C. Independent Investigation.

TENANT acknowledges that it has carefully examined and inspected the premises and improvements and it is fully familiar and acquainted therewith, and agrees to accept the same in their present conditions, and that it is not leasing the premises because of any warranty, representation, information or promises made by the CITY or anyone acting for or on behalf of the CITY, which are not specifically set forth in this Agreement.

D. Maintenance.

TENANT agrees to keep the premises and improvements thereon in good repair and upkeep, reasonable wear and tear alone excepted, and further agrees neither to permit nor cause any waste on the property, or with respect to any improvements thereon. Tenant shall keep the premises in a reasonably clean and orderly condition, considering

the nature of the business conducted thereon, and shall not allow accumulations of junked or inoperable automobiles, trucks, farm equipment, or scrap upon the premises beyond the necessities of the business operation.

E. Improvements to Remain.

Within sixty (60) days immediately following the expiration of this lease, the TENANT shall remove any improvements located on the leasehold and shall restore, at TENANT'S expense, the leasehold premises to level with the adjoining property and in a debris free condition. If inclement weather during such sixty (60) day period delays such removal and restoration, CITY shall provide TENANT with a reasonable time, not to exceed an additional sixty (60) days, in which to remove the improvements and restore the leasehold. If TENANT fails to remove such improvements within such sixty (60) day period, CITY, at its option, may (1) cause the removal of such improvements and restoration of the leasehold premises to be done and shall be entitled to recover all costs and expenses of such removal and restoration from TENANT or (2) retain all such improvements as property of CITY without compensation to TENANT. Provided, however, that upon termination of the Lease, TENANT, within such same sixty (60) day period, shall have the right to sell the improvements upon the Leasehold to a successor tenant.

In the event that any financial institution holds a security interest upon any of the improvements hereon, then, in the event of termination of this lease, whether by expiration of term or uncured default, the financial institution holding such security agreement shall be allowed to remove any improvements upon which it holds a security interest within the times provided for the TENANT to remove improvements, as set forth in the first paragraph of this subsection.

F. Right to Inspect.

The CITY or the CITY'S authorized agents shall have the right to enter upon the premises after written notice and during normal business hours, in order to inspect and determine whether TENANT is in compliance with the terms of this Agreement.

G. Utilities.

TENANT agrees to pay for the use and maintenance of all utility services on the premises, including gas, electricity, telecommunications, water, sewer and solid waste disposal, if applicable.

H. Taxes and Assessments.

TENANT shall pay any and all taxes and assessments which may be lawfully levied against TENANT'S occupancy or use of the premises or any improvements thereon as a result of TENANT'S occupancy.

I. Indemnification.

TENANT shall indemnify and hold the CITY harmless for any loss, damage, claim and/or liability occasioned by, growing out of, or arising or resulting from any default hereunder, or any tortious or negligent act on the part of TENANT, its agents, employees or customers, and TENANT hereby agrees to indemnify and hold harmless the CITY for any such loss or damage. The obligations hereunder shall survive the termination of this lease.

J. Insurance.

TENANT agrees to maintain with a good and reputable insurance company a policy of fire and extended coverage insurance covering the improvements on the premises involved herein to the maximum insurable value, and said policy of insurance shall have a loss-payable clause specifically naming and covering the interests of the CITY. TENANT further agrees to carry minimum liability insurance in the amount of ONE MILLION AND NO/100THS DOLLARS (\$1,000,000.00) each accident, and to carry Worker's Compensation Insurance as required by the laws of the State of Montana. TENANT shall provide evidence of such current and valid insurance upon approval of this lease by the Miles City City Council and, thereafter, upon demand of the lease administrator of the CITY.

K. Environmental Warranty.

TENANT warrants and agrees to neither cause nor allow to be caused any release of hazardous substances from, into, or upon the premises, nor to cause or allow to be caused any contamination by hazardous waste or substances with respect to the premises, and that, when applicable, TENANT shall comply with all local, state and federal environmental laws and regulations.

TENANT agrees to indemnify, defend and hold harmless the CITY, its employees, agents, members, successors and assigns, from and against any and all damage, claim, liability, or loss, including reasonable attorneys and other fees, arising out of, or in any way connected to, any condition in, on or of the property, that is caused or allowed to be caused by TENANT, its agents, employees or customers. Such duty of indemnification shall include, but not to be limited to, damage, liability or loss pursuant to all local, state and federal environmental laws and regulations, strict liability and common law. The obligations hereunder shall survive the termination of this lease.

TENANT shall not be responsible under this Section for preexisting environmental hazards, if any.

L. Compliance with ADA.

TENANT agrees to comply with the Americans with Disabilities Act as the same

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may apply to TENANT.

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M. Nondiscrimination.

TENANT hereby agrees that the premises not be used in any manner that would discriminate against any person or persons on the basis of sex, age, physical or mental handicap, race, creed, religion, color, or national origin.

VII. ASSIGNABILITY OF INTEREST

TENANT shall not assign this Lease, nor sublet the premises, nor any part thereof, without the prior written consent of the CITY, which consent shall not be unreasonably withheld. No permitted sublease shall release TENANT from its obligations under this Lease.

VIII. DEFAULT

If TENANT shall at any time be in default in the payment of rent due hereunder, or in the performance of any of the covenants or provisions of this Lease, and TENANT shall fail to remedy such default within thirty (30) days after receipt of written notice thereof from the CITY, then it shall be lawful for the CITY to enter upon the premises, and again repossesses and enjoy the same as if the Lease had not been entered into, and thereupon this Lease and everything herein contained on the part of the CITY to be done and performed shall cease and terminate, without prejudice, however, to the right of the CITY to recover from TENANT all rent due up to the time of such entry. In the case of such default and entry by the CITY, the ownership of any and all improvements on the premises shall vest in the CITY (if the same shall not have already vested), and the CITY may relet the premises for the remainder of TENANT'S term for the highest rent obtainable and may recover from TENANT any deficiency between the amount so obtained and the rent due hereunder from TENANT. If the default is in the performance of any of covenants or provision of this Lease, other than failure to timely pay the rental called for herein, and, by the nature of the default, it cannot reasonably be cured within a thirty (30) day period, so long as TENANT commences and diligently pursues a cure of such default promptly within the initial 30 day cure period, then TENANT shall have a further reasonable time to complete such cure, not to exceed an additional sixty (60) days after the expiration of the initial thirty (30) day cure period.

IX. MISCELLANEOUS PROVISIONS

If is further mutually understood and agreed as follows:

A. Special Conditions:

1. TENANT shall, at the commencement of this Lease provide the CITY lease administrator with the name and address of the managing member of

the limited liability company, and such manager shall be the person upon whom notices under this lease shall be served. If the company changes the managing member it shall notify the CITY lease administrator in writing of the name and address of the new managing member.

B. Lease Contingent Upon Termination of Existing Leases.

This Agreement is contingent upon the TENANT obtaining executed terminations of the existing lease upon the above described real property by Jim Ferris, d/b/a Ferris & Sons, in the form attached hereto as Exhibit "C" and made a part hereof.

C. Notice.

Any notice hereunder shall be in writing and may be delivered personally or by registered or certified mail with postage prepaid. Notice shall be deemed complete when deposited in a United States Post Office addressed to the managing member noticed to the CITY pursuant to Section IX, A, 1, above, with proper postage attached.

D. Oral Modification Prohibited.

No modification or alteration of this Agreement shall be valid unless evidenced by a writing signed by the parties hereto.

E. Attorneys Fees and Costs.

Should either party incur any costs or expenses, including reasonable attorney fees, in enforcing this Agreement or any provision hereunder, or protecting its rights and interest hereunder, the other or unsuccessful party shall reimburse the prevailing party upon demand.

F. Binding Effects.

This Agreement shall be binding upon and inure to the benefit of the heirs, legal representatives, successors and assigns of the parties hereto; provide, however, that no assignment by, from, through or under TENANT in violation of the provisions hereof shall vest in the assignee(s) any right, title, or interest whatsoever.

G. Time of the Essence.

Time is the essence of this Agreement and all obligations of this Agreement shall be performed on or before the dates set forth herein.

H. Incorporation of Recitals.

The Recitals set forth above are incorporated into the terms and conditions of this

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Section 8, Item C.

Agreement and made a part hereof by reference.

I. Executed Copy.

Each of the parties hereby acknowledges receiving an executed copy of this Agreement.

J. Interpretation.

This Agreement shall be governed and construed in all respects according to the laws of the State of Montana.

K. Contingent Upon Approval of City Council.

This Agreement shall not become effective until a resolution approving this lease has been adopted by the affirmative vote of two-thirds of the membership of the City Council of the City of Miles City, pursuant to §7-8-4201(2) MCA.

IN WITNESS WHEREOF, the parties hereto have executed the Agreement the date and year first hereinabove written.

CITY OF MILES CITY

By: C. A. Gung
ITS MAYOR

ATTEST:

Patricia D. Huss
CITY CLERK

TENANT:

DMJ PROPERTIES, L.L.C.

By: [Signature]
Managing Member

STATE OF MONTANA)
: SS.
COUNTY OF CUSTER)

This instrument was acknowledged before me on the 26th day of May, 2004 by
C.A. GRENZ in his capacity as Mayor of the City of Miles City, Montana, a Montana
municipal corporation.



Melissa Hartman
Melissa Hartman
(Printed name of notary)
Notary Public for the State of Montana
Residing at Miles City, Montana
My Commission expires: 02/24 12007

STATE OF MONTANA)
: SS.
COUNTY OF CUSTER)

This instrument was acknowledged before me on the 7 day of ^{June}~~May~~, 2004 by
Duke Walker in his capacity as Managing Member of DMJ
Properties, L.L.C., a Montana limited liability company.



Sandra K. Hafila
SANDRA K. HAFILA
(Printed name of notary)
Notary Public for the State of Montana
Residing at Miles City, Montana
My Commission expires: 02/01 12007

128587 Fee: \$ 54.00
CUSTER COUNTY Recorded 06/11/2004 At 10:26 AM

Exhibit "A"
CITY PROPERTY LEASE AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, 2026, by and between the **CITY OF MILES CITY, MONTANA**, a Montana municipal corporation, of 17 S. Eighth Street, Miles City, Montana, 59301, hereinafter referred to as the "**CITY**" and **DMJ Properties L.L.C.**, 43 Water Plant Road, Miles City, Montana, 59301, hereinafter referred to as "**TENANTS**".

RECITALS:

WHEREAS the CITY owns certain real property located in the "Industrial Site" west of the City of Miles City, Custer County, Montana, more particularly described as follows:

Lots 16 and 17 of Tract "E" of the Industrial Site west of Miles City, Montana, in Custer County, containing approximately 49,686 square feet, more or less, as evidenced by a Certificate of Survey recorded at the Custer County Clerk & Recorder's Office in Envelope #570B, Document #172001;

AND WHEREAS it is the desire of TENANTS to lease the above-described Leasehold for a term of ten (10) years, plus the remainder of the current fiscal year, subject to the options to renew as hereinafter provided;

AND WHEREAS the CITY is agreeable to providing such 10-year term lease, together with the option to renew for two (2) additional five-year terms, plus the remainder of the current fiscal year, upon the Leasehold under the following terms and conditions.

NOW, THEREFORE, the parties hereto mutually covenant and agree as follows:

I. AGREEMENT

The CITY, for and in consideration of the rents to be paid and the covenants to be performed by TENANT, does hereby demise, lease, and let unto TENANTS the real property located in the Industrial Site and more particularly described as follows:

Lots 16 and 17 of Tract "E" of the Industrial Site west of Miles City, Montana, in Custer County, containing approximately 49,686 square feet, more or less, hereinafter "**Leasehold**".

II. INITIAL TERM

The term of this Agreement shall be for a period of ten (10) years, plus the remainder of the current fiscal year ending June 30, 2027. This agreement shall become effective on August 11, 2026 and expires at midnight on June 30, 2037, hereinafter, "*the initial lease*"

term”, subject to the option to renew this lease as provided for in Article IV of this lease agreement.

III. RENTAL

The annual rental for the initial lease term described in Section II. shall be in accordance with the rates established by the CITY, as follows:

Lots 16 and 17 of Tract “E” of the Industrial Site, containing approximately 49,686 square feet, for a total annual rental of one-thousand, nine-hundred and eighty-nine and 02/100 dollars (\$1,989.02) per year for the remainder of the current fiscal year. Payment for the remainder of the current fiscal year ending June 30, 2027 shall be paid upon contract execution date.

Payments in subsequent years shall be due and payable in advance of July 1st of each subsequent year of the lease terms, commencing July 1, 2027 through June 30, 2047.

Commencing July 1, 2027, the annual rental amount shall become two-thousand, one-hundred and eighty-seven and 92/100 dollars (\$2,187.92) per year for the second and last five years of the initial lease term ending June 30, 2032.

Commencing July 1, 2032, the annual rental amount shall become two-thousand, four-hundred and six and 71/100 dollars (\$2,406.71) per year for the first renewal period of five years, ending June 30, 2037.

Commencing July 1, 2037, if lessees exercise the option to renew per Section IV, the annual rental amount shall become two-thousand, six-hundred and forty-seven and 39/100 dollars (\$2,647.39) per year for the first renewal period of five years, ending June 30, 2042.

Commencing July 1, 2042, if lessees exercise the option to renew per Section IV, the annual rental amount shall become two-thousand, nine-hundred and twelve and 12/100 dollars (\$2,912.12) per year for the second and final renewal period of five years, ending June 30, 2047.

IV. OPTION TO RENEW.

FOLLOWING the "INITIAL LEASE TERM", TENANTS shall have options to renew this lease again a maximum of two (2) additional times, for renewal periods of five (5) years each. TENANTS shall provide notice to the CITY of TENANTS’ intent to renew not more than 90 days and not less than 30 days prior to the expiration of the initial or renewal term. Rental rates at each payment period shall be at the standard rates set by resolution adopted by City Council.

V. RESPONSIBILITIES OF THE TENANTS

TENANTS hereby acknowledge, covenant and agree as follows:

A. Purpose.

TENANTS desire to lease the premises described above for the following general purposes:

Operation of a trucking company and farm equipment repair service.
Equipment sales and service.

TENANTS agree to use the premises for the stated purpose and the stated purpose only, and covenants that TENANTS will not use or occupy said premises, or allow the same to be used or occupied, for any unlawful purpose or any purpose deemed extrahazardous due to fire or otherwise.

B. Compliance with Laws.

TENANTS shall abide by all local, state and federal rules, regulations and laws respecting the use of real property, pesticides, soil erosion, hazardous materials, and chemicals and farming practices.

C. Independent Investigation.

TENANTS acknowledge that the TENANTS have carefully examined and inspected the premises and improvements and are fully familiar and acquainted therewith, and agree to accept the same in their present conditions, and that TENANTS are not leasing the premises because of any warranty, representation, information or promises made by the CITY or anyone acting for or on behalf of the CITY, which are not specifically set forth in this Agreement.

D. Maintenance.

TENANTS agrees to keep the premises and improvements thereon in good repair and upkeep, reasonable wear and tear alone excepted, and further agree neither to permit nor cause any waste on the property, or with respect to any improvements thereon. TENANTS shall not create any condition which would be considered a public nuisance as defined in Chapter 15 of the Miles City Code of Ordinances. TENANTS shall keep the premises in a clean and orderly condition and not allow accumulations of junked or inoperable automobiles, trucks, farm equipment, or scrap upon the premises.

TENANTS will take all necessary steps to ensure proper weed control for all property subject to this lease. Fences and other improvements will be maintained in good condition.

CITY may require that TENANTS screen any condition which the CITY determines, in the CITY'S absolute and sole discretion, constitutes a public nuisance or unsightly condition, using fencing or other method as may be approved by the CITY.

E. Improvements to Remain.

Within sixty (60) days immediately following the expiration of this lease, the TENANT shall remove any improvements located on the leasehold and shall restore, at TENANTS' expense, the leasehold premises to level with the adjoining property and in a debris free condition. "Improvements" shall not include stormwater drainage facilities or other permanent improvements provided as City Services. If inclement weather during such sixty (60) day period delays such removal and restoration, CITY shall provide TENANTS with a reasonable time, not to exceed an additional sixty (60) days in which to remove the improvements and restore the leasehold. If TENANTS fail to remove such improvements within such sixty (60) day period, CITY, at its option, may (1) cause the removal of such improvements and restoration of the leasehold premises to be done and shall be entitled to recover all costs and expenses of such removal and restoration from TENANTS or (2) may retain all such improvements as property of CITY without compensation to TENANTS. Provided, however, that upon termination of the Lease, TENANTS, within such same sixty (60) day period, shall have the right to sell the improvements upon the Leasehold to a successor tenant.

In the event that any financial institution holds a security interest upon any of the improvements hereon, then, in the event of termination of this lease, whether by expiration of term or uncured default, the financial institution holding such security agreement shall be allowed to remove any improvements upon which it holds a security interest within the times provided for the TENANTS to remove improvements, as set forth in the first paragraph of this subsection.

F. Right to Inspect.

The CITY or the CITY'S authorized agents shall have the right to enter upon the premises after providing twenty-four (24) hours' written notice and during normal business hours, in order to inspect and determine whether TENANTS comply with the terms of this Agreement.

G. Utilities.

TENANTS agree to pay for the use and maintenance of all utility services on the premises, including gas, electricity, telecommunications, water, sewer and solid waste disposal, if applicable.

H. Taxes and Assessments.

TENANTS shall pay any and all taxes and assessments which may be lawfully levied against TENANTS' occupancy or use of the premises or any improvements thereon as a result of TENANTS' occupancy.

I. Indemnification.

TENANTS shall indemnify and hold the CITY harmless for any loss, damage, claim and/or liability occasioned by, growing out of, or arising or resulting from any default hereunder, or any tortious or negligent act on the part of TENANTS, their agents, employees or customers, and TENANTS hereby agree to indemnify and hold harmless the CITY for any such loss or damage. The obligations hereunder shall survive the termination of this lease.

J. Insurance.

TENANTS agree to maintain with a good and reputable insurance company a policy of fire and extended coverage insurance covering the improvements on the premises involved herein to the maximum insurable value, and said policy of insurance shall have a loss-payable clause specifically naming and covering the interests of the CITY. TENANTS further agree to carry minimum liability insurance in the amount of SEVEN-HUNDRED, FIFTY-THOUSAND AND NO/100THS DOLLARS (\$750,000.00) for each claim and ONE MILLION, FIVE-HUNDRED THOUSAND AND NO/100THS DOLLARS (\$1,500,000.00) each accident, and to carry Worker's Compensation Insurance as required by the laws of the State of Montana. TENANTS shall provide evidence of such current and valid insurance upon approval of this lease by the City Council of Miles City and, thereafter, each year on or before July 1, or upon demand by the lease administrator of the CITY.

K. Environmental Warranty.

TENANTS warrant and agree to neither cause nor allow to be caused any release of hazardous substances from, into, or upon the premises, nor to cause or allow to be caused any contamination by hazardous waste or substances with respect to the premises, and that, when applicable, TENANTS shall comply with all local, state and federal environmental laws and regulations.

TENANTS agree to indemnify, defend and hold harmless the CITY, its employees, agents, members, successors and assigns, from and against any and all damage, claim, liability, or loss, including reasonable attorneys and other fees, arising out of, or in any way connected to, any condition in, on or of the property, that is caused or allowed to be caused by TENANTS, TENANTS' agents, employees or customers. Such duty of indemnification shall include, but not to be limited to, damage, liability or loss pursuant to all local, state and federal environmental laws and regulations, strict liability and common law. The obligations hereunder shall survive the termination of this lease.

TENANTS shall not be responsible under this Section for preexisting environmental hazards, if any.

L. Compliance with ADA.

TENANTS agree to comply with the Americans with Disabilities Act as the same may apply to TENANTS.

M. Non-Discrimination.

TENANTS hereby agree that the premises will not be used in any manner that would discriminate against any person or persons on the basis of sex, age, physical or mental handicap, race, creed, religion, color, or national origin.

VI. ASSIGNABILITY OF INTEREST

TENANTS shall not assign this Lease, nor sublet the premises, nor any part thereof, without the prior written consent of the CITY, which consent shall not be unreasonably withheld. No permitted sublease shall release TENANTS from its obligations under this Lease. The CITY will not unreasonably withhold an assignment of the lease to a purchaser of TENANTS' buildings, and CITY will not unreasonably withhold a collateral assignment of the lease in favor of a lender who finances the purchase of the buildings.

VII. DEFAULT

If TENANTS shall at any time be in default in the payment of rent due hereunder, or in the performance of any of the covenants or provisions of this Lease, and TENANTS fail to remedy such default within thirty (30) days after receipt of written notice thereof from the CITY, then it shall be lawful for the CITY to enter upon the premises, and again repossesses and enjoy the same as if the Lease had not been entered into, and thereupon this Lease and everything herein contained on the part of the CITY to be done and performed shall cease and terminate, without prejudice, however, to the right of the CITY to recover from TENANTS all rent due up to the time of such entry. In the case of such default and entry by the CITY, the ownership of any and all improvements on the premises shall vest in the CITY (if the same shall not have already vested), and the CITY may re-let the premises for the remainder of TENANTS' term for the highest rent obtainable and may recover from TENANTS any deficiency between the amount so obtained and the rent due hereunder from TENANTS. If the default is in the performance of any of covenants or provision of this Lease, other than failure to timely pay the rental called for herein, and, by the nature of the default, it cannot reasonably be cured within a thirty (30) day period, so long as TENANTS commence and diligently pursue a cure of such default promptly within the initial thirty (30) day cure period, then TENANTS shall have a further reasonable time to complete such cure, not to exceed an additional sixty (60) days after the expiration of the initial thirty (30) day cure period. Payments not received by the City within thirty (30) calendar days of the annual due date shall be subject to a late fee at a rate of 10% per annum.

IX. MISCELLANEOUS PROVISIONS

If is further mutually understood and agreed as follows:

A. Notice.

Any notice hereunder shall be in writing and may be delivered personally or by registered or certified mail with postage prepaid. Postal notice shall be deemed complete when deposited in a United States Post Office addressed to the TENANTS with proper postage attached.

B. Oral Modification Prohibited.

No modification or alteration of this Agreement shall be valid unless evidenced by a writing signed by the parties hereto.

C. Attorneys Fees and Costs.

Should either party incur any costs or expenses, including reasonable attorney fees, in enforcing this Agreement or any provision hereunder, or protecting its rights and interest hereunder, the other or unsuccessful party shall reimburse the prevailing party upon demand.

D. Binding Effects.

This Agreement shall be binding upon and inure to the benefit of the heirs, legal representatives, successors and assigns of the parties hereto; provided, however, that no assignment by, from, through or under TENANTS in violation of the provisions hereof shall vest in the assignee(s) any right, title, or interest whatsoever.

E. Time of the Essence.

Time is of the essence of this Agreement and all obligations of this Agreement shall be performed on or before the dates set forth herein.

F. Incorporation of Recitals.

The Recitals set forth above are incorporated into the terms and conditions of this Agreement and made a part hereof by reference.

G. Executed Copy.

Each of the parties hereby acknowledges receiving an executed copy of this Agreement.

H. Interpretation.

This Agreement shall be governed and construed in all respects according to the laws of the State of Montana.

I. Contingent Upon Approval of City Council.

This Agreement shall not become effective until a resolution approving this lease has been adopted by the affirmative vote of two-thirds of the membership of the City Council of the City of Miles City, pursuant to §7-8-4201(2) MCA.

IN WITNESS WHEREOF, the parties hereto have executed the Agreement the date and year first hereinabove written.

CITY OF MILES CITY

By: _____
C.A. Grenz, Mayor

ATTEST:

Mary Rowe, City Clerk

STATE OF MONTANA)
) ss
COUNTY OF CUSTER)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public for the State of Montana, personally appeared C.A. Grenz in his capacity as Mayor of the City of Miles City, Montana, a Montana municipal corporation, who executed the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Signature of Notary Public
Residing at Miles City, Montana
My Commission expires: ____ / ____ / ____

(NOTARIAL SEAL)

TENANTS:

Dustin Davis of DMJ Properties L.L.C.

John Kuntz of DMJ Properties L.L.C.

STATE OF MONTANA)
) ss
COUNTY OF CUSTER)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Dustin Davis of DMJ Properties L.L.C., who executed the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Signature of Notary Public
Residing at Miles City, Montana
My Commission expires: ____ / ____ / ____

(NOTARIAL SEAL)

STATE OF MONTANA)
) ss
COUNTY OF CUSTER)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public for the State of Montana, personally appeared John Kuntz of DMJ Properties L.L.C., who executed the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.

Signature of Notary Public
Residing at Miles City, Montana
My Commission expires: ____ / ____ / ____

(NOTARIAL SEAL)



MILES CITY POLICE DEPARTMENT
Doug Colombik, Chief of Police

Section 8, Item D.

419 N. 7th Street
Miles City, MT 59301
Phone: (406) 232-3411
Fax: (406) 234-4270

To: Mayor Grenz and Mary Rowe

From: Chief Colombik

Ref: Preliminary budget 2026/2027

Dear Mayor Grenz, Mary and Finance Committee:

The following is a preliminary budget for fiscal year 2026/2027 which will include police and animal control. It is too early to determine if we will be funded for having our SRO in the school system, as these meetings with the school district and county will be ongoing.

Police 1000-005-420140

100 Series line items: These numbers will need to be determined through the budget process.

111 Salaries and wages: The total wage amount is unknown at this point in time. I want to budget for **18 full time sworn officers**. In addition, union negotiations need to be completed to get figures out to the Finance Committee. The request for 18 officers was explained during the presentation Captain Sloan and I did for the Public Safety Committee on February 12, 2026.

121 Overtime: This amount would be the same at \$60,000.00. This number would be suitable if we are full staffed at 18 officers.

131 and 132 Vacation and Sick: These numbers come out of #111 Wages.

133 Other Leave Pay: This line item will be over budget as we have had 2 officers resign and one was terminated so the payout for their comp time, vacation leave and one quarter of their sick time added up. In addition, the officer's cash out their comp time every quarter, so \$50,000.00 is probably not enough going into this next fiscal year. I would budget this line item at \$55,000.00.

MILES CITY POLICE DEPARTMENT
Doug Colombik, Chief of Police

134 Holiday Pay: Currently the holiday pay line item is not correct, as of 4/9/26 the report shows we have used \$1,697.00 for 9 holidays which is not possible. With one holiday left for the fiscal year, we should be close to the \$50,000.00 which was budgeted. This number will need to be determined sometime over the summer when actual figures come out.

141 Unemployment Insurance: This will be determined out of the payroll office.

142 Workers Comp: This will be determined out of the payroll office.

143 Health Insurance: Same as above

144 FICA: Same as above

145 PERS: Same as above

146 Police Pension: Same as above

196: Clothing Allotment: This is part of the union contract as officers receive a clothing allotment twice a year (\$700 total). Keep the same.

210 Office Supplies: Keep the same at \$4,000.00. Various office supply purchases including printer ink.

214 Small Items of Equipment: Increase to \$26,000.00 from \$20,482.00. Computers, weapons, protective gear, etc. We need to replace 10 computers as informed by DIS due to the fact we need to run Windows 11 on all systems. The DIS tech highly suggested we replace all computers from 2022 and older. We currently have 13 computers in the office, they are constantly used for reports, search warrant work and documentation along with evidence work. There is little “down time” with the computers in the police department.

220 Operating Expenses: Increase to \$35,000.00 from \$25,000.00. This line item needs to be increased for multiple monthly purchases along with our Taser contract (two more years on the five-year contract). The upcoming payment due in September is \$16,246.00. Other expenses are towing fees, Verizon, alarm monitoring, body armor, locksmith work, furnace, heating and cooling issues with the building, equipment needed for patrol cars such as stop sticks, first aid supplies, PD cleaning supplies, etc. Other expenses are unexpected costs out of our control (such as the building repair issues and autopsy requests from the County Attorney).

MILES CITY POLICE DEPARTMENT
Doug Colombik, Chief of Police

226 Clothing and Uniforms: Keep the same at \$500.00.

227 Firearm Supplies: Keep the same at \$9,000.00.

231 Gas, Oil, Diesel: Keep the same at \$35,000.00. Fuel prices in the next several months are unknown, but currently very high.

311 Postage: Keep the same at \$1200.00.

334 Memberships: Keep the same at \$1,000.00. Fitness memberships are the biggest expense. This is part of the 283B contract.

341 Electric Utility: Keep the same (determined by clerk)

342 Water Utility: Keep the same (determined by clerk).

343 Sewer Utility: Keep the same

344 Gas Utility: Keep the same

345 Telephone: \$3,000.00, decreased from \$3,600.00. Range provides this service.

347 Internet: Keep the same

350 Professional Services: Keep the same at \$35,000.00. Motorola user fees and license for car and body cams are \$3500 a year, are trying to transition to a different company due to the expense. Other costs include PD cleaning, officer candidate testing, Secure warrant user fees, unexpected deductible fees for law suits and computer I.T. multiple issues. We will probably be close to \$35,000.00 at the end of this current fiscal year.

360 Control R&M: Keep the same at \$432.00 for police department floor mats.

370 Travel: Keep the same at \$8,000.00. We are expecting more travel costs for advanced training with a large number of younger officers along with more police academy costs.

380 Training: Keep the same at \$15,000.00. With the recent turnover of officers, we have to send more to the 12-week police academy in Helena along with appropriate advanced training for our young group of officers to limit liability to the city. Costs to send three officers to the academy without meal allowance will be close to \$5,000.00.

MILES CITY POLICE DEPARTMENT
Doug Colombik, Chief of Police

511 Insurance on Buildings: Keep the same

512 Insurance on Vehicles: Keep the same

700 Grants: Keep the same at \$4500 for the Drug Task Force contribution.

940 Machinery and Equipment: Increase from \$68,120 to \$100,000. This will be to replace the existing Motorola equipment for the cars and body cameras to a different company (10-8 Video). We have already started with two car video systems and two body cameras. The cost to finish outfitting the current fleet will be \$45,000.00. The balance of \$55,000.00 will be to purchase another new street patrol vehicle as our fleet continues to age out. The plan is to apply for Coal Board funds to equipment this new vehicle. The coal board will not fund for police vehicles anymore but is more open to equipment needs.

Capital Improvement Fund: \$10,000.00.

SRO Funding: The remaining balance of this COPS award funding was used to rehire Officer Qualley during the budget crisis of 2024/2025. The award period is for 5 years but the award amount was the same as the original 2020 award at \$125,000.00. This was the 2023 award. We are now out of award funds. There will be ongoing meetings with the county commissioners and Miles City Unified School Board to discuss what options are available to keep an SRO in the school system for 9 months. Currently, we can no longer pull an officer from the street patrol as we are short-handed and our investigation office is suffering from a lack of investigative support (we need two full time investigators due to the case load). There are several issues to work through if this program is going to continue.

BVP Grant

The grant funds are currently not available with this program but when it re-opens, I will draw down the remaining funds to offset the cost of new vests for four new officers. We currently have \$1200.00 left over in this grant.

MILES CITY POLICE DEPARTMENT
Doug Colombik, Chief of Police

Animal Control 1000-021-440600

All current 2025/2026 will be the same estimates.

The first change to this budget is **#940, Machinery and Equipment**. We are currently budgeted for \$20,000.00 to upgrade to a new vehicle for our animal control/code enforcement officer. I have applied for funding on two grants, The Department of Commerce and The Montana Community Foundation Grant. Unfortunately, we received no funding. Animal control and code enforcement does not have the high priority on some of these grant opportunities, which makes it very challenging to be awarded funds. I want to budget another \$20,000.00 to match the funds we have already and replace the 2009 Ford Ranger Officer Winkley is currently using. There is an incredible demand for his services in Miles City.

The second change/request will be to add another code enforcement officer to the police department. We have gotten to the point where one officer cannot keep up with the workload that is coming in on a daily basis for both animal control and code enforcement. One option might be a part-time code enforcement officer during spring, summer and early fall, but many of these cases do not end up in court for several months. There needs to be some discussion on this.

Doug Colombik
Chief of Police
Miles City Police Department
(406) 874-8632 Office
(406) 232-3411 Dispatch

7/1:54

CITY OF MILE. TX
Expenditure Budget by Fund/Org Split Report -- MultiYear Actuals
For the Year: 2026 - 2027

Page: 46 of 90
Report ID: B240A2

Org	Account	Object	Actuals					Current Budget	% Exp. Budget	Prelim. Budget	Budget Changes	Final Budget	% Old Budget
			22-23	23-24	24-25	25-26	25-26						

105 Enhanced 911

420140 Crime Control and Investigation(05)

210	Office Supplies and Mater		1,160	1,710	183	348	1,000	35%				0	0%
214	Small Items of Equipment		39,514	3,162	3,121		3,000	0%			4560	0	0%
220	Operating Expenses		5,957	4,902	3,792	3,098	3,000	103%			4560	0	0%
230	Repair and Maintenance Su			67,444		1,200	0	***%				0	0%
231	Gas, Oil, Diesel Fuel, Gr			116		166	4,700	4%				0	0%
311	Postage, Box Rent, Etc.				195		50	0%				0	0%
320	Printing, Duplicating, Ty						500	0%				0	0%
334	Memberships, Registration						100	0%				0	0%
341	Electric Utility Services		7,365	8,217	6,288	6,161	8,500	72%			9440	0	0%
345	Telephone		39,621	42,174	44,811	33,147	42,000	79%			45600	0	0%
350	Professional Services		164,007	174,119	174,993	139,030	180,000	77%				0	0%
370	Travel		643	3,462	2,310	893	3,000	30%				0	0%
380	Training Services			2,203	1,305	49	1,500	3%				0	0%
512	Insurance on Vehicles & E		385	458	514	524	525	100%			1660	0	0%
940	Machinery & Equipment				47,182	28,457	125,000	23%			145,000	0	0%
941	Eq & Software (2/01)				547	480	45,000	1%				0	0%
Account:			258,652	307,967	285,241	213,553	417,875	51%				0	0%

420160 Communications-Dispatch
350 Professional Services

Account: 1,938

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521000 Interfund Operating Transfers Out
820 Transfers to Other Funds

Account: 59,693

90,000 90,000 90,000 45,000 90,000

50% 50% 50%

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0 0%

Orgn:

320,283

397,967

375,241

258,553

507,875

51%

0

0

0 0%

Fund:

320,283

397,967

375,241

258,553

507,875

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ENTERED

June 2026: \$ 90,700.00 (estimate)

\$ 362,849.47 estimated 911 funds received in 2025-2026

Total:		\$ 272,149.47
September 2025:	\$ 95,504.34	
November 2025:	\$ 83,055.59	
February 2026:	\$ 93,589.54	
Total:		\$107,283.72

Quarterly funds received from the state average \$90,700 quarterly

- \$ 245 Windstorm Disaster Miles City Relief
- \$16 Lyne reimbursement
- \$26,134.00 On boarding NIBRs / Prairie County / reimbursement of wages
- \$66,594.00 Radio Counsel grant received
- \$14,294.72 Investment Earnings received

Money received:

May 26, 2026

To: 911 Board

From: 911 Director Lyne Anderson

Ref: Preliminary 911 Budget for 2026-2027



Here is a line-by-line breakdown for the 2026-2027 Preliminary Budget: (\$342,575)

210 Office Supplies and Meter: Remain Current at \$1000

Basic Office Supplies – such a paper, printer ink, etc.

214 Small Items of Equipment: Decrease to \$2,500

No small equipment needs to be presented for the upcoming fiscal year.

220 Operating Expenses: Increase to \$4500

Line item for Repeater Contracts and Repeater Maintenance. With the unresolved issues involving Mildred Tower being struck by lightning, additional funds will need to be put into this line item to cover unanticipated repair costs.

231 Gas, Oil, Diesel or Fuel : Remain Current at \$4700

New Dispatch vehicle.

311 Postage, Box Rent, Etc.: Remain Current at \$50

320 Printing, Duplicating, Public Education: Remain Current at \$500

334 Memberships: Remain Current at \$100

341 Electric Services: Increase to \$9200

6% increase on all electric services. Service prices will increase in 2026-2027.

345 Telephone: Increase to \$45,000

Line item used for Verizon, Century Link and MidRivers (fax, internet, phone). Century Link and Verizon are consistent due to current contracts.

350 Professional Services: Remain the same \$180,000

line item used for IT services, Mapping license, KLU (GIS services), NetMotion licenses, DVL contract with Digital Loggers, Voice Products, Zuercher annual fees, State CILN fees and Global Scape licenses. In all professional services, there have been increases in all service contracts but KLU fees are expected to be minimal due to Maureen Celandier taking over most of the mapping duties. Also, IT service bill has decreased significantly.

370 Travel: Remain the same at \$3,000

No increase but focus will be on keeping travel for training limited and local.

380 Training Services: Remain the same at \$1,500

No increase but focus will be on keeping travel for training limited and local

512 Insurance on Vehicle: Remain the same at \$1,000

940 Machinery & Equipment: Increase to \$145,000
No new equipment or machinery concerns for dispatch presented at this time.
Discussion to be opened up to the 911 Board.
• End of Fiscal Year's (6) MDT purchase

941 Equipment & Software: Remain the same at \$45,000

**** \$90,000 forwarded to Miles City for Dispatch Wages (Supervisor).**

4/07/26
21:54

CITY OF MILES CITY
Expenditure Budget by Fund/Org Split Report -- MultiYear Actuals
For the Year: 2026 - 2027

Page: 46 of 90
Report ID: B240A2

2850 Southeastern Montana Dispatch-911

Org	Account	Object	22-23	23-24	24-25	25-26	Current Budget 25-26	% Exp. Budget 25-26	Prelim. Budget 26-27	Budget Changes 26-27	Final Budget 26-27	% Old Budget 26-27
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105 Enhanced 911

420140 Crime Control and Investigation(05)

210	Office Supplies and Mater		1,160	1,710	183	348	1,000	35%			0	0%
214	Small Items of Equipment		39,514	3,162	3,121	250	3,000	103%	3500	4500	0	0%
220	Operating Expenses		5,957	4,902	3,792	3,098	0	***			0	0%
230	Repair and Maintenance Su			67,444		1,200	0	4%	2K		0	0%
231	Gas, Oil, Diesel Fuel, Gr			116		166	4,700	4%	2K		0	0%
311	Postage, Box Rent, Etc.				195		50	0%			0	0%
320	Printing, Duplicating, TY						500	0%			0	0%
334	Memberships, Registration						100	0%			0	0%
341	Electric Utility Services		7,365	8,217	6,288	6,161	8,500	72%			0	0%
345	Telephone		39,621	42,174	44,811	33,147	42,000	79%			0	0%
350	Professional Services		164,007	174,119	174,993	139,030	180,000	77%			0	0%
370	Travel		643	3,462	2,310	893	3,000	30%	2K		0	0%
380	Training Services			2,203	1,305	49	1,300	3%	1K		0	0%
512	Insurance on Vehicles & E		385	458	514	524	525	100%			0	0%
940	Machinery & Equipment				47,182	28,457	125,000	23%	50K		0	0%
941	911 Eq & Software (2/01)				547	480	45,000	1%	35K		0	0%
Account:			258,652	307,967	285,241	213,553	417,875	51%			0	0%

420160 Communications-Dispatch

350	Professional Services		1,938				0	0%			0	0%
Account:			1,938				0	***			0	0%

521000 Interfund Operating Transfers Out

820	Transfers to Other Funds		59,693	90,000	90,000	45,000	90,000	50%			0	0%
Account:			59,693	90,000	90,000	45,000	90,000	50%			0	0%

Orgn:	320,283	397,967	375,241	258,553	507,875	51%	0	0%
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Fund:	320,283	397,967	375,241	258,553	507,875	51%	0	0%
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ENTERED

911 Preliminary Budget 2026-2027



April 10, 2026

To: 911 Board, Mayor Grenz and the Miles City City Council

From: 911 Director Lyne Anderson

Ref: Preliminary 911 Budget for 2026-2027

This is a preliminary 911 Budget and will be subject to changes.

Money to be received: Unknown at this time. No financial quarter funds have been finalized for all four quarters of 911 funds received.

Here is a line-by-line breakdown for the 2026-2027 Preliminary Budget:

210 Office Supplies and Meter: Remain Current at \$1000

214 Small Items of Equipment: Remain Current at \$3,000

220 Operating Expenses: Increase to \$4500

Line item for Repeater Contracts and Repeater Maintenance. With the unresolved issues involving Mildred Tower being struck by lightning, additional funds will need to be put into this line item to cover unanticipated repair costs.

231 Gas, Oil, Diesel or Fuel : Remain Current at \$4700

311 Postage, Box Rent, Etc.: Remain Current at \$50

320 Printing, Duplicating, Public Education: Remain Current at \$500

334 Memberships: Remain Current at \$100

341 Electric Services: Remain Current at \$8500**345 Telephone: Remain Current at \$42,000**

Line item used for Verizon, Century Link and MidRivers (fax, internet, phone). Century Link and Verizon are consistent due to current contracts.

350 Professional Services: Remain Current at \$180,000

Line item used for IT services, Mapping license, KLJ (GIS services), NetMotion Licenses, DVL contract with Digital Loggers, Voice Products, Zuercher annual fees, State CJIN fees and Global Scape licenses. In all professional services, there have been increases in all service contracts but KLJ fees are expected to be minimal due to Maureen Celandier taking over most of the mapping duties.

370 Travel: Remain the same at \$3,000

No increase but focus will be on keeping travel for training limited and local.

380 Training Services: Remain the same at \$1,500

No increase but focus will be on keeping travel for training limited and local

512 Insurance on Vehicle: Remain the same at \$1,000**940 Machinery & Equipment: Remain Current at \$125,000**

- New dispatch computers (upgrade) will need to be purchased this year. Current estimate (labor, Microsoft licensing and equipment approximately \$9295 plus on-site labor
- End of Fiscal Year's (6) MDT purchase

941 Equipment & Software: Remain the same at \$45,000

**** \$90,000 forwarded to Miles City for Dispatch Wages (Supervisor).**

04/07/26
4:21:54

CITY OF MILES CITY
Expenditure Budget by Fund/Org Split Report -- MultiYear Actuals
For the Year: 2026 - 2027

Page: 46 of 90
Report ID: B240A2

2850 Southeastern Montana Dispatch-911

Org	Account	Object	22-23	23-24	24-25	25-26	Current Budget 25-26	% Exp. 25-26	Prelim. Budget 26-27	Budget Changes 26-27	Final Budget 26-27	% Old Budget 26-27
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105 Enhanced 911

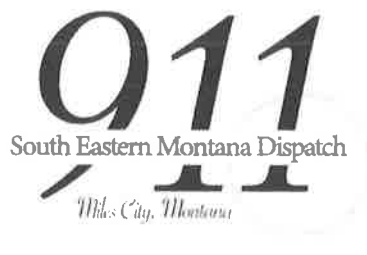
420140	Crime Control and Investigation(05)											
210	Office Supplies and Mater		1,160	1,710	183	348	1,000	35%			0	0%
214	Small Items of Equipment		39,514	3,162	3,121		3,000	0%			0	0%
220	Operating Expenses		5,957	4,902	3,792	3,098	3,000	103%	4500		0	0%
230	Repair and Maintenance Su			67,444		1,200	0	***%			0	0%
231	Gas, Oil, Diesel Fuel, Gr			116		166	4,700	4%			0	0%
311	Postage, Box Rent, Etc.				195		50	0%			0	0%
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334	Memberships, Registration						100	0%			0	0%
341	Electric Utility Services						8,500	72%			0	0%
345	Telephone		7,365	8,217	6,288	6,161	42,000	79%			0	0%
350	Professional Services		39,621	42,174	44,811	33,147	180,000	77%			0	0%
370	Travel		164,007	174,119	174,993	139,030	3,000	30%			0	0%
380	Training Services		643	3,462	2,310	893	1,500	3%			0	0%
512	Insurance on Vehicles & E		385	2,203	1,305	49	525	100%			0	0%
940	Machinery & Equipment			458	514	524	125,000	23%			0	0%
941	911 E9 & Software (2/01)				547	480	45,000	1%			0	0%
Account:			258,652	307,967	285,241	213,553	417,875	51%	0		0	0%

420160	Communications-Dispatch											
350	Professional Services		1,938				0	0%			0	0%
Account:			1,938				0	***%	0		0	0%

521000	Interfund Operating Transfers Out											
820	Transfers to Other Funds		59,693	90,000	90,000	45,000	90,000	50%			0	0%
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Orgn:			320,283	397,967	375,241	258,553	507,875	51%	0		0	0%
Fund:			320,283	397,967	375,241	258,553	507,875	51%	0		0	0%

911 Preliminary Budget 2026-2027



April 10, 2026

To: 911 Board, Mayor Grenz and the Miles City City Council

From: 911 Director Lyne Anderson

Ref: Preliminary 911 Budget for 2026-2027

This is a preliminary 911 Budget and will be subject to changes.

Money to be received: Unknown at this time. No financial quarter funds have been finalized for all four quarters of 911 funds received.

Here is a line-by-line breakdown for the 2026-2027 Preliminary Budget:

210 Office Supplies and Meter: Remain Current at \$1000

214 Small Items of Equipment: Remain Current at \$3,000

220 Operating Expenses: Increase to \$4500

Line item for Repeater Contracts and Repeater Maintenance. With the unresolved issues involving Mildred Tower being struck by lightning, additional funds will need to be put into this line item to cover unanticipated repair costs.

231 Gas, Oil, Diesel or Fuel : Remain Current at \$4700

311 Postage, Box Rent, Etc.: Remain Current at \$50

320 Printing, Duplicating, Public Education: Remain Current at \$500

334 Memberships: Remain Current at \$100

341 Electric Services: Remain Current at \$8500**345 Telephone: Remain Current at \$42,000**

Line item used for Verizon, Century Link and MidRivers (fax, internet, phone). Century Link and Verizon are consistent due to current contracts.

350 Professional Services: Remain Current at \$180,000

Line item used for IT services, Mapping license, KLJ (GIS services), NetMotion Licenses, DVL contract with Digital Loggers, Voice Products, Zuercher annual fees, State CJIN fees and Global Scape licenses. In all professional services, there have been increases in all service contracts but KLJ fees are expected to be minimal due to Maureen Celander taking over most of the mapping duties.

370 Travel: Remain the same at \$3,000

No increase but focus will be on keeping travel for training limited and local.

380 Training Services: Remain the same at \$1,500

No increase but focus will be on keeping travel for training limited and local

512 Insurance on Vehicle: Remain the same at \$1,000**940 Machinery & Equipment: Remain Current at \$125,000**

- New dispatch computers (upgrade) will need to be purchased this year. Current estimate (labor, Microsoft licensing and equipment approximately \$9295 plus on-site labor
- End of Fiscal Year's (6) MDT purchase

941 Equipment & Software: Remain the same at \$45,000

**** \$90,000 forwarded to Miles City for Dispatch Wages (Supervisor).**

Section 8, Item E.

GENERAL

CITY OF MILES CITY
Expenditure Budget by Fund/Org Split Report -- Multiyear Actuals
For the Year: 2026 - 2027

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Org	Account	Object	22-23	23-24	24-25	25-26	Current Budget 25-26	% Exp. Budget 25-26	Prelim. Budget 26-27	Budget Changes 26-27	Final Budget 26-27	% Old Budget 26-27
420160	Communications-Dispatch		280,987	303,514	305,412	208,637	358,376	58%	377,004	509,316	377,004	105%
111	Salaries and Wages - Perm		22,685	40,894	32,171	19,573	40,000	49%				0%
121	OVERTIME-PERMANENT		19,285	35,724	23,677	11,616	0	***				0%
131	VACATION		13,864	22,556	12,206	6,838	0	***				0%
132	SICK LEAVE		17,359	22,584	14,203	10,602	20,000	53%				0%
133	OTHER LEAVE PAY		19,872	16,568	21,151	13,598	0	***				0%
134	HOLIDAY PAY		933	665	616	679	538	126%	943		943	0%
141	Unemployment Insurance		12,161	12,179	12,025	7,232	11,045	65%	10,615		10,615	175%
142	Workers' Compensation		49,573	61,857	71,102	51,671	78,954	65%	45,479		45,479	96%
143	Health Insurance		27,872	33,723	30,800	20,679	27,104	76%	28,820		28,820	58%
144	FICA		32,049	66,603	36,476	23,869	32,505	73%	34,194		34,194	106%
145	PERS		1,854	1,913	1,668	875	1,900	46%	1,600		1,600	0%
196	CLOTHING ALLOTMENT		3,866	3,449	2,243	2,160	2,500	86%				0%
210	Office Supplies and Mater		12,091	1,785	3,386	600	3,000	20%	3,000		3,000	0%
214	Small Items of Equipment		720		660	-114	500	11%	500		500	0%
220	Operating Expenses		5	66	64	205	100	0%				0%
231	Gas, Oil, Diesel Fuel, Gr							0%				0%
311	Postage, Box Rent, Etc.							0%				0%
320	Printing, Duplicating, Ty							0%				0%
330	Publicity, Subscriptions							0%				0%
334	Memberships, Registration							0%				0%
345	Telephone		60	499	205		0	0%				0%
350	Professional Services		3,251	2,320	2,229	372	1,200	31%				0%
370	Travel		2,944	3,738	4,538	2,806	4,000	70%				0%
380	Training Services		366	439	1,765	1,755	2,000	88%				0%
	Account:		521,857	631,136	577,322	383,886	585,372	66%	497,055	0	497,055	84%
490500	Other Debt Service Payments											
658	Principle on PD Building		29,560	30,049	30,547	31,053	31,054	100%				0%
659	Interest on PD Building		7,207	25,466	23,732	19,102	19,102	100%				0%
	Account:		36,767	55,515	54,279	50,155	50,156	100%	0	0	0	0%
	Orgn:		2,218,966	2,596,910	2,360,955	1,647,444	2,522,942	65%	1,736,955	0	1,736,955	68%

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to go back to original

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Section 8, Item E.

7/26
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133	OTHER LEAVE PAY		17,359	22,584	14,203	10,602	20,000	53%				0%
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145	PERS		32,049	66,603	36,476	23,869	32,505	73%	34,194		34,194	105%
196	CLOTHING ALLOTMENT		1,854	1,913	1,668	875	1,900	46%				0%
210	Office Supplies and Mater		3,866	3,449	2,243	2,160	3,000	86%				0%
214	Small Items of Equipment		12,091	1,785	3,386	600	3,000	20%				0%
220	Operating Expenses		720		660	-114	1,000	-11%				0%
231	Gas, Oil, Diesel Fuel, Gr		5	66	64	260	500	0%				0%
311	Postage, Box Rent, Etc.		60		205		100	0%				0%
320	Printing, Duplicating, Ty			499			0	0%				0%
330	Publicity, Subscriptions			60			50	31%				0%
334	Memberships, Registration			2,320	2,229	372	1,200	31%				0%
345	Telephone		3,251	3,738	4,538	2,806	4,000	70%				0%
350	Professional Services		2,944	439	1,765	1,755	2,000	88%				0%
370	Travel		366		725	438	500	88%				0%
380	Training Services											0%
	Account:		521,857	631,136	577,322	383,886	585,372	66%	497,055	0	497,055	84%
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659	Interest on PD Building		7,207	25,466	23,732	19,102	19,102	100%				0%
	Account:		36,767	55,515	54,279	50,155	50,156	100%	0	0	0	0%
	Orgn:		2,218,966	2,596,910	2,360,955	1,647,444	2,522,942	65%	1,736,955	0	1,736,955	68%

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121	OVERTIME-PERMANENT		22,685	40,894	32,171	19,573	40,000	49%			0	0%
131	VACATION		19,285	35,724	23,677	11,616	0	***			0	0%
132	SICK LEAVE		13,864	22,556	12,206	6,838	0	***			0	0%
133	OTHER LEAVE PAY		17,359	22,584	14,203	10,602	20,000	53%			0	0%
134	HOLIDAY PAY		19,872	16,568	21,151	13,598	0	***			0	0%
141	Unemployment Insurance		933	665	616	679	538	126%	943		943	175%
142	Workers' Compensation		12,161	12,179	12,025	7,232	11,045	65%	10,615		10,615	96%
143	Health Insurance		49,573	61,857	71,102	51,671	78,954	65%	45,479		45,479	58%
144	FICA		27,872	33,723	30,800	20,679	27,104	76%	28,820		28,820	106%
145	PPRS		32,049	66,603	36,476	23,869	32,505	73%	34,194		34,194	105%
196	CLOTHING ALLOTMENT		1,854	1,913	1,668	875	1,900	46%			0	0%
210	Office Supplies and Mater		3,866	3,449	2,243	2,160	2,500	86%			0	0%
214	Small Items of Equipment		12,091	1,785	3,386	600	3,000	20%			0	0%
220	Operating Expenses		720		660	-114	1,000	-11%			0	0%
231	Gas, Oil, Diesel Fuel, Gr		5	66	64		500	0%			0	0%
311	Postage, Box Rent, Etc.		60		205		100	0%			0	0%
320	Printing, Duplicating, Ty			499			100	0%			0	0%
330	Publicity, Subscriptions			60			0	0%			0	0%
334	Memberships, Registration		60	2,320	2,229	372	1,200	31%			0	0%
345	Telephone		3,251	3,738	4,538	2,806	4,000	70%			0	0%
350	Professional Services		2,944	439	1,765	1,755	2,000	88%			0	0%
370	Travel		366		725	438	500	88%			0	0%
380	Training Services											
	Account:		521,857	631,136	577,322	383,886	585,372	66%	497,055	0	497,055	84%
490500	Other Debt Service Payments											
658	Principle on PD Building		29,560	30,049	30,547	31,053	31,054	100%			0	0%
659	Interest on PD Building		7,207	25,466	23,732	19,102	19,102	100%			0	0%
	Account:		36,767	55,515	54,279	50,155	50,156	100%	0		0	0%
	Orgn:		2,218,966	2,596,910	2,360,955	1,647,444	2,522,942	65%	1,736,955	0	1,736,955	68%

Section 8, Item E.

Proj Year Def To 1	Fiscal Year 26-27 Finance	30-Jun-27	Wk. Comp. Code	Hire Date	Longevity/ Step	Longevity New	Wage Increase Amount	Base Rate	1 Cola/Basic Incr Pay	Total Wages	Monthly Pay	Total Percent	Gross Monthly Salary
Personnel Cost													
Anderson, Lyne	Director	7720	21-Jun-17	10				\$2,912.84		\$2,912.84	\$5,825.68	100%	\$5,826.00
Dougherty, Mallory	Dispatcher	7720	26-Feb-24	3				\$21.74	0.35	\$22.16	\$3,840.99	100%	\$3,841.00
Laedek, Maci	Dispatcher	7720	24-Sep-25	2				\$21.67	0	\$21.74	\$3,768.19	100%	\$3,768.00
Tangen, LaRae	Dispatcher 3	7720	6-Jun-03	24				\$29.59	0	\$29.59	\$5,128.83	100%	\$5,129.00
Tipp, Erika	Dispatcher	7720	10-Oct-23	4				\$21.74	1.37	\$23.18	\$4,017.79	100%	\$4,018.00
Warner, Kaycee	Dispatcher	7720	24-Jun-25	2				\$21.67	0	\$21.74	\$3,768.19	100%	\$3,768.00
Weiss, Jodie	Dispatcher	7720	24-Mar-25	2				\$21.67	0	\$21.74	\$3,768.19	100%	\$3,768.00
Vacant	Dispatcher	7720		0				\$21.60	0	\$21.67	\$3,756.06	100%	\$3,756.00
								\$21.60	0	\$21.67	\$3,756.06	100%	\$3,756.00

OF EMPLOYEES

9

Overtime (#121)	7720	750	\$43.34	100%	\$32,505.00
Holiday OT Pay (#134)	7720	264	\$44.32	100%	\$11,700.48
Other Leave Pay (comp) (#133)	7720	750	\$21.74	100%	\$16,305.00

Monthly	\$37,630.00
Yearly	\$451,560.00
Minus Vacation	\$20,000.00
Minus Sick	\$12,000.00
Total Yearly for #111	\$419,560.00
Overtime (#121)	\$32,505.00
Holiday OT Pay (#134)	\$11,700.00
Other Leave Pay (comp.mil) (#133)	\$16,305.00
TOTAL ANNUAL SALARY BUDGET	\$512,070.00

8743 8810 9410 9420 7720	0.46% 0.15% 1.29% 5.61% 2.26%	Emp Share: 1= single 0= no coverage	Health Code	Health Ins.	Cost Per Month	Cost Per Year
Pension						
\$839.53	\$131.67	\$5.24	\$974.15	1	\$8,222.28	\$98,667.36
\$553.49	\$86.81	\$3.46	\$974.15	1	\$5,752.75	\$69,033.00
\$542.97	\$85.16	\$3.39	\$974.15	1	\$5,661.92	\$67,943.04
\$739.09	\$115.92	\$4.62	\$974.15	1	\$7,355.15	\$88,261.80
\$578.99	\$90.81	\$3.62	\$974.15	1	\$5,972.95	\$71,675.40
\$542.97	\$85.16	\$3.39	\$974.15	1	\$5,661.92	\$67,943.04
\$542.97	\$85.16	\$3.39	\$974.15	1	\$5,661.92	\$67,943.04
\$541.24	\$84.89	\$3.38	\$974.15	1	\$5,646.99	\$67,763.88
\$541.24	\$84.89	\$3.38	\$974.15	1	\$5,646.99	\$67,763.88
\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00

Total Monthly Expense:
\$8,767.35
Total Annual Expense:
\$666,994.44

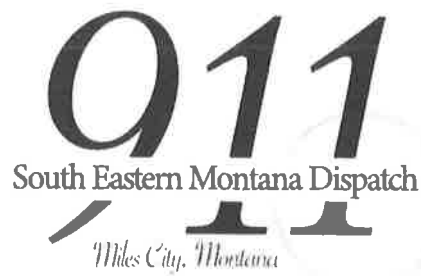
1000-5-420160	
Dispatch	
#111 Salaries & Wages:	\$419,560.00
#121 Overtime:	\$32,505.00
#131 Vacation:	\$20,000.00
#132 Sick Leave:	\$12,000.00
#133 Other Leave Pay:	\$16,305.00
#134 Holiday OT Pay:	\$11,700.00
#141 Unemployment Ins:	\$461.00
#142 Workers Comp:	\$11,573.00
#143 Health Insurance:	\$105,208.00
#144 FICA:	\$39,173.00
#145 PERS:	\$73,789.00
TOTAL:	\$742,274.00

6/26/2026

\$5,422.49	\$850.47	\$33.87	\$2,878.69	\$8,767.35	\$55,582.87
\$65,069.88	\$10,205.64	\$406.44	\$34,544.26	\$105,208.20	\$666,994.44
\$4,883.97	\$734.61	\$29.25	\$2,486.63	\$0.00	\$40,439.46
\$1,885.97	\$264.42	\$10.53	\$895.05	\$0.00	\$14,555.97
\$2,349.55	\$366.49	\$14.67	\$1,247.33	\$0.00	\$20,285.04
\$73,789.00	\$11,573.00	\$461.00	\$39,173.00	\$105,208.00	\$742,274.00
					TOTAL ANNUAL SALARY BUDGET

#145 \$742,274.00 #142 \$1.00 #141 #144 #143

911 City Budget 2026-2027



April 10, 2026

To: Mayor Butch Grenz, Mary Rowe and Miles City City Council
From: Dispatch Supervisor Lyne Anderson
Ref: Preliminary Budge 2026-2027

Mayor Grenz, Mary Rowe and Miles City City Council

Attached is South Eastern Montana Dispatch Center's preliminary budget for 2026-2027. I have not received the final fiscal numbers for 2025-2026, therefore: this budget will have significant changes in the next months.

The following is a line-by-line breakdown for the 2026-2027 preliminary 911 dispatch budget:

100 Series line items: No final yearly numbers have been presented for 2025-2026 spreadsheet for payroll. With that in mind, I have increased the overall employee budget to include reestablishing the "frozen" dispatch position which occurred in the 2025-2026 budget. I would like to also add an additional dispatch position to ensure that two full time dispatchers are on duty during all hours of the day.

Currently dispatch has six full time dispatchers with one full time position open. There is one full-time supervisor. Dispatchers work 12-hour shifts with a 8-hours shift on every other Friday. They are available seven days a week, twenty-four hours a day. A full-time dispatcher is scheduled 44 hours in one week and 36 hours in the other during a two-week, 80-hour cycle. This schedule allows the dispatcher to have every other weekend off while also allowing double coverage during peak hours. Due to the increase volume, radio traffic and walk ins, it is becoming more of a need for South Eastern Montana Dispatch needs to have two dispatchers on duty every hour of every day of the week. South Eastern Montana Dispatch can not longer be manned with only one dispatcher on duty. South Eastern Montana Dispatch answered over 30,000 calls 2025 and over 9,000 of those calls were 911. The need to have two dispatchers on duty is becoming a necessity. The public safety and responder safety is South Eastern Montana Dispatch's highest priority. The liability issues associated with a dispatch center of our size to be manned by one dispatcher multi-tasking, answering phone lines and radio traffic can be overwhelming. Emergency response is based on how fast a 911 dispatcher can get answer the phone,

get the necessary information from the caller and dispatch the appropriate response. Seconds in emergency response does save lives

The work environment is restricted to secure work area. Due to security issues, once a dispatcher reports for duty they are not allowed to leave the dispatch secure area. All breaks and mealtimes are taken in dispatch center so the dispatcher can be available for any incoming phone call or any answer radio traffic at a moment's notice.

South Eastern Montana Dispatch answers all 911 calls and routine calls for service placed in the City of Miles City, City of Jordan, City of Terry, Town of Ismay, Town of Fallon, Town of Mildred along with Prairie, Garfield and Custer Counties. Call volume increases every year. The impact of cell phones with the mobility of individuals in this area has a direct impact on the call volume South Eastern Montana Dispatch answers. Dispatchers do not just answer phones and 911 calls. The dispatcher on duty also assists individuals who appear at the dispatch window. They dispatch emergency response units and law enforcement on 8 channels, 19 repeaters in three counties. They query and enter records on the state and federal level with Criminal Justice Information Network (CJIN) and National Criminal Information Center (NCIC). These records include warrants, Orders of Protection, Stolen items and other law enforcement records. A dispatcher receives training and maintains a strict standard to meet all state and federal guidelines. The dispatcher also works with the state and on the federal level to collect and provide documentation for all crime reporting in Garfield, Custer and Prairie Counties. Dispatchers receive training to work with all emergency departments to provide public emergency education and notifications. Dispatching is demanding, stressful and the amount of training needed can be overwhelming.

111 Salaries and Wages – Perm: Increase to \$509,319

Includes the pay role increase to “unfreeze” the “frozen” dispatch position from the 2025-2026 budget and allow the hiring of another dispatcher.

Total Budget presented: \$ 15,150 for line items 210 to 380

210 Office Supplies and Meter: Remain Current at \$2500

214 Small Items of Equipment: Remain Current at \$3000

220 Operating Expenses: Remain Current \$1000

231 Gas, oil, Diesel Fuel: Remain Current \$500

311 Postage, Box Rent, Inc: Remain Current at \$100

320 Printing, Duplicating, Ty: Increase to \$300

This budget includes more in public education, working with local business in alarm response and the Miles City Job Fair supporting all departments with the City of Miles City.

330 Publicity, Subscriptions: Remain Current at \$0

334 Memberships, Registration: Remain Current at \$50

345 Telephone: Remain current \$1200.

City of Miles City has went to Range Telephone for its phone services. Range is not compliant with 911 ALI and ANI. Dispatch will need to take over the MidRivers phone line. There is also a need for more Field Opps apps, "I am responding" Apps with the City of Miles City responders.

350 Professional Services: Remian Current at \$4000

370 Travel: Remain Current at \$2000

380 Training Services: Remain Current at \$500

Respectfully,



Lyne F. Anderson
911 Director
South Eastern Montana Dispatch

4/07/26
4:21:54

1000 GENERAL

CITY OF MILLS CITY
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For the Year: 2026 - 2027

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7 Fire

420460	Fire Suppression(07)											
111	Salaries and Wages - Perm		462,912	505,758	464,539	308,599	525,738	59%	514,405	532,385	514,405	98%
112	SALARIES AND WAGES - PART		19,580	21,349	23,140	14,426	24,400	59%	21,155	24,400	21,155	87%
121	OVERTIME-PERMANENT		50,982	63,361	140,210	100,101	60,000	167%	61,918	61,918	0	0%
131	VACATION		58,712	79,837	30,861	21,657	39,821	54%	39,721	39,721	0	0%
132	SICK LEAVE		34,458	34,642	10,437	4,479	13,420	33%	13,420	13,420	0	0%
133	OTHER LEAVE PAY		7,499	6,030			6,405	0%	6,405	6,405	0	0%
134	HOLIDAY PAY		11,539	11,543	14,938	12,219	15,860	77%	15,860	15,860	0	0%
141	Unemployment Insurance		1,603	1,083	1,026	1,154	1,116	103%	1,856	1,856	1,856	166%
142	Workers' Compensation		41,661	46,672	50,606	33,787	54,131	62%	48,062	54,684	48,062	89%
143	Health Insurance		76,739	81,584	68,046	47,220	78,353	60%	47,450	84,863	47,450	61%
144	FICA		10,416	11,776	11,885	6,949	10,797	64%	12,048	12,505	12,048	112%
147	Firemen's Pension		77,725	84,083	68,630	45,326	72,517	63%	100,540	84,738	100,540	138%
149	Firemen's 457B Match		5,858	3,387	5,515	3,310	6,924	48%	2,019	7,500	2,019	29%
210	Office Supplies and Mater		1,802	3,562	7,185	1,666	3,000	56%	3,000	3,000	0	0%
211	Clothing Allowment		6,558	9,822	3,617	6,600	7,500	88%	4,400	4,400	0	0%
214	Small Items of Equipment		16,717	13,682	1,256	3,329	1,000	33%	1,000	1,500	0	0%
217	Small Item Equ/Inspector			316			8,000	30%	8,000	8,000	0	0%
220	Operating Expenses		8,224	16,892	5,089	2,360	2,000	49%	2,000	2,000	0	0%
222	Chemicals, Lab & Med Suppl		169	1,054	2,676	979	12,000	89%	18,000	18,000	0	0%
223	Operating Exp/Inspector		2,706	14,014	9,858	10,727	9,000	24%	9,000	9,000	0	0%
226	Clothing and Uniforms		12,665	2,157	4,685	2,174	9,000	45%	4,000	4,000	0	0%
230	Repair and Maintenance Su		900	8,577	5,524	4,067	1,000	74%	1,000	1,000	0	0%
231	Gas, Oil, Diesel Fuel, Gr		15,414	1,582	236	735	100	0%	100	100	0	0%
241	Consumable Tools		1,082	56	59		0	0%	0	0	0	0%
311	Postage, Box Rent, Etc.		37	13			0	0%	0	0	0	0%
320	Printing, Duplicating, Ty			424	49	40	305	13%	305	305	0	0%
330	Publicity, Subscriptions		1,275	1,440	1,600	1,200	1,850	65%	1,850	1,850	0	0%
334	Memberships, Registrations		4,687	5,702	7,208	7,508	9,150	82%	7,150	7,150	0	0%
341	Electric Utility Services		449	420	466	352	500	70%	500	500	0	0%
342	Water Utility Services		536	501	558	515	500	103%	500	500	0	0%
343	Sewer Utility Services		4,314	3,682	3,362	2,376	4,622	51%	4,622	4,622	0	0%
344	Gas Utility Service		2,875	2,716	5,028	3,276	4,392	75%	4,392	4,392	0	0%
345	Telephone		142	1,050	834	682	1,000	68%	1,000	1,000	0	0%
346	Garbage Service		608	608	608	175	732	24%	732	732	0	0%
347	Internet										0	0%
350	Professional Services		9,485	11,101	7,369	3,147	10,000	31%	10,000	10,000	0	0%
360	Contr R & M		5,071	12,459	13,089	6,613	14,000	47%	14,000	14,000	0	0%
364	R&M Vehicles - Fire/Amb		39,272	50,838	23,982	9,935	25,000	40%	25,000	25,000	0	0%
370	Travel		2,400	1,491	205	2,082	2,000	104%	2,000	2,000	0	0%
375	Travel/Inspector		1,008	1,998	1,006	3,429	1,000	0%	1,000	1,000	0	0%
380	Training Services		8,293	18,498	4,285		500	0%	500	500	0	0%
382	Books		166		83		23	0%	23	23	0	0%
400	BUILDING MATERIALS		13,515	1,080	314		500	0%	500	500	0	0%
511	Insurance on Buildings		1,840	2,167	2,563	2,621	2,621	100%	2,621	2,621	0	0%

ENTERED

7/26
1:54

00 GENERAL

CITY OF MILES CITY
Expenditure Budget by Fund/Org Split Report -- MultiYear Actuals
For the Year: 2026 - 2027

Page: 9 of 90
Report ID: B240A2

Sec	00	GENERAL	Org	Account	Object	22-23	23-24	Actuals	24-25	25-26	Current Budget	% Exp.	Prelim. Budget	Budget Changes	Final Budget	% Old Budget
				7	Fire											
				420460	Fire Suppression(07)											
				111	Salaries and Wages - Perm	462,912	505,758	464,539	308,599	525,738	59%	514,405	532,385	24,400	514,405	98%
				112	SALARIES AND WAGES - PART	19,580	21,349	23,140	14,426	24,400	59%	21,155	24,400	24,400	21,155	87%
				121	OVERTIME-PERMANENT	50,982	63,361	140,210	100,101	60,000	167%		61,928	61,928		0%
				131	VACATION	58,712	79,837	30,861	21,657	39,821	54%		39,821	39,821		0%
				132	SICK LEAVE	34,458	34,642	10,437	4,479	13,420	33%		13,420	13,420		0%
				133	OTHER LEAVE PAY	7,499	6,030			6,405	0%		6,405	6,405		0%
				134	HOLIDAY PAY	11,539	11,543	14,928	12,219	15,860	77%		15,860	15,860		0%
				141	Unemployment Insurance	1,603	1,083	1,026	1,154	1,116	103%		1,856	1,856	1,856	166%
				142	Workers' Compensation	41,661	46,672	50,606	33,787	54,131	62%		48,062	48,062	48,062	89%
				143	Health Insurance	76,739	81,584	68,046	47,220	78,353	60%		47,450	84,883	47,450	61%
				144	FICA	10,416	11,776	11,885	6,949	10,797	64%		12,048	12,505	12,048	112%
				147	Firemen's Pension	77,725	84,083	68,630	45,326	72,517	63%		100,540	84,73,867	100,540	139%
				149	Firemen's 457B Match	5,858	6,387	5,515	3,310	6,924	48%		7,500	7,500	2,019	29%
				210	Office Supplies and Mater	1,802	3,562	1,589	1,666	3,000	56%		3,000	3,000		0%
				211	Clothing Allowment	6,558	9,822	7,185	6,600	7,500	88%		9490	9490		0%
				214	Small Items Equ/Inspector	16,717	13,682	3,617	3,329	10,000	33%		17,000	17,000		0%
				217	Operating Expenses	8,224	16,892	5,089	2,360	8,000	30%		5,000	5,000		0%
				220	Chemicals, Lab & Med Suppl	169	1,054	2,676	979	2,000	49%		2,000	2,000		0%
				222	Operating Exp/Inspector	2,706	14,014	9,858	10,727	12,000	89%		12,000	12,000		0%
				226	Clothing and Uniforms	900	2,157	4,685	2,174	9,000	24%		9,000	9,000		0%
				230	Repair and Maintenance Su	15,414	8,577	5,524	4,067	1,000	45%		1,000	1,000		0%
				231	Gas, Oil, Diesel Fuel, Gr	1,082	1,582	236	735	1,000	74%		1,000	1,000		0%
				241	Consumable Tools	37	56	59		100	0%		100	100		0%
				311	Postage, Box Rent, Etc.		13			0	0%					0%
				320	Printing, Duplicating, Ty		424	49	40	305	13%		305	305		0%
				330	Publicity, Subscriptions	1,275	1,440	1,600	1,200	1,850	65%		1,850	1,850		0%
				334	Memberships, Registration	4,687	5,702	7,208	7,508	9,150	82%		9,150	9,150		0%
				341	Electric Utility Services	449	420	466	352	500	70%		500	500		0%
				342	Water Utility Services	536	501	558	515	500	103%		500	500		0%
				343	Sewer Utility Services	4,314	3,682	3,362	2,376	4,622	51%		4,622	4,622		0%
				344	Gas Utility Service	2,875	2,716	5,028	3,276	4,392	75%		4,392	4,392		0%
				345	Telephone	142	1,050	834	692	1,000	69%		1,000	1,000		0%
				346	Garbage Service	608	608	608	175	732	24%		732	732		0%
				347	Internet	9,485	11,101	7,369	3,147	10,000	31%		10,000	10,000		0%
				350	Professional Services	5,071	12,459	13,089	6,613	14,000	47%		14,000	14,000		0%
				360	Contr R & M	39,272	50,838	23,982	9,935	25,000	40%		25,000	25,000		0%
				364	R&M Vehicles - Fire/Amb	2,400	1,491	205	2,082	2,000	104%		2,000	2,000		0%
				370	Travel	1,008	1,998	1,006	3,429	1,000	0%		2,000	2,000		0%
				375	Travel/Inspector	8,293	18,498	4,285		15,093	23%		24,140	24,140		0%
				380	Training Services	166		83		500	0%		500	500		0%
				382	Books	1,080		314		500	0%		500	500		0%
				400	BUILDING MATERIALS	2,167		2,563		500	0%		500	500		0%
				511	Insurance on Buildings	1,840			2,621	2,621	100%					0%

Section 8, Item F.

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21:54

CITY OF MILES CITY
Expenditure Budget by Fund/Org Split Report -- Multiyear Actuals
For the Year: 2026 - 2027

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Report ID: B240A2

000 GENERAL

Org	Account	Object	22-23	23-24	24-25	25-26	Current Budget 25-26	% Exp. 25-26	Prelim. Budget 26-27	Budget Changes 26-27	Final Budget 26-27	% Old Budget 26-27
512	Insurance on Vehicles & E		6,152	7,744	9,765	9,912	9,912	100%	747,535	0	747,535	0%
	Account:		1,028,046	1,149,751	1,013,971	685,737	1,075,759	64%		0		69%
420730	Emergency Medical Services-Ambulance											
	220 Operating Expenses		24									
	Account:		24				0	0%	0	0	0	0%
490500	Other Debt Service Payments											
645	Equipment-Principle		22,195	46,870	48,870	49,606	49,607	100%				0%
646	Equipment-Interest		2,780	16,115	13,834	9,525	9,525	100%				0%
654	Training Center-Principa		7,485	7,585	7,664	6,108	8,064	76%				0%
655	Training Center-Interest		6,471	6,371	6,292	4,359	5,892	74%				0%
	Account:		38,931	76,941	76,660	69,598	73,088	95%	0	0	0	0%
Orgn:			1,067,001	1,226,692	1,090,631	755,335	1,148,847	66%	747,535	0	747,535	65%

Section 8, Item F.

Project: Intel Cost
Year: Fiscal Year 26-27
Dept: Finance
To Date: 30-Jun-27

Pension: 14.3800%
Unemp. Inc.: 0.0900%

SS/MED

1.4500%

Single

\$974.15

Name	Position	Wk. Comp. Code	Hire Date	Longevity Years	Longevity New	Base Rate	Add Dates/ Certification Pay	Total Wages	Monthly Pay	Total Percent	Gross Monthly Salary
Anderson, Ivan	Confirmed FF	7704	23-Jan-26	1		\$23.90		\$2,414.26	\$4,828.52	61%	\$2,945.00
Draine, Ayche	FF 1	7704	26-Jan-26	1		\$20.72		\$2,092.25	\$4,184.50	61%	\$2,553.00
Harbaugh, Tanner	Captain	7704	14-Sep-15	12		\$37.47		\$3,985.68	\$6,971.36	61%	\$4,253.00
Harbaugh, Taran	Battalion Chief	7704	25-Jan-16	11		\$405.05		\$4,087.28	\$8,174.56	61%	\$4,986.00
Kanduch, Ed	Captain	7704	1-Oct-12	15		\$3,238.02		\$3,723.72	\$7,447.44	61%	\$4,543.00
Kurkowski, Chris	FF 2	7704	22-Feb-22	5		\$132.63		\$2,765.23	\$5,570.46	61%	\$3,398.00
Lewin, Sarah	Engineer	7704	15-Jul-13	14		\$416.68		\$3,392.96	\$6,785.92	61%	\$4,139.00
Miller, Casey	Lieutenant	7704	1-Nov-12	15		\$471.51		\$3,614.93	\$7,229.86	61%	\$4,410.00
Realbird, Blake	Confirmed FF	7704	9-Mar-26	1		\$20.57		\$2,077.67	\$4,155.34	61%	\$2,535.00
Richards, Jake	Captain	7704	29-Aug-16	11		\$34.97		\$3,136.08	\$6,962.10	61%	\$4,247.00
Shantz, Gusie	FF	7704	28-Jul-25	2		\$41.14		\$2,098.24	\$4,196.48	61%	\$2,560.00
Vacant	FF	7704	0-Jan-00	0		\$2,057.10		\$2,057.10	\$4,114.20	61%	\$2,510.00
Anderson, Kell	Part paid FF	7704	15-Apr-25	2		\$13.14		\$13.14	\$315.36	0%	\$0.00
Vacant	Part paid FF	7704	15-Apr-25	2		\$18.14		\$18.14	\$435.36	100%	\$435.00
Davis, Brad	Part paid FF	7704	10-Dec-24	3		\$21.14		\$21.14	\$507.36	61%	\$309.00
Lewis, Angel	Part paid FF	7704	26-May-26	1		\$10.96		\$10.96	\$263.04	0%	\$0.00
Loomis, Janet	Part paid FF	7704	22-Oct-18	9		\$17.14		\$17.14	\$411.36	0%	\$0.00
Pierce, Thomas	Part paid FF	7704	21-Nov-19	8		\$13.14		\$13.14	\$315.36	100%	\$315.00
Prete, Gerald	Part paid FF	7704	1-Jan-12	16		\$17.14		\$17.14	\$411.36	100%	\$411.00
Starhoppe, Steven	Part paid FF	7704	1-Dec-96	31		\$16.14		\$16.14	\$387.36	100%	\$387.00
Tuesdale, Christopher	Part paid FF	7704	3-Sep-22	5		\$16.14		\$16.14	\$387.36	67%	\$260.00
Vacant	Part paid FF	7704		0		\$10.96		\$10.96	\$263.04	100%	\$263.00

OF EMPLOYEES

22

\$ 2,736.34

Overtime
Holiday OT Pay (#134) 7704 2700 \$37.29
Other Leave Pay (comp) (#133) 7704 792 \$74.57
0 \$39.72

\$61,416.63
\$36,028.26
\$0.00

Monthly for #111 \$43,079.00
Monthly for #112 \$2,380.00
Yearly for #111 \$516,948.00
Yearly for #112 \$28,560.00
Minus Vacation \$45,000.00 #131
Total Yearly for #111 \$15,000.00 #132
Total Yearly for #112 \$28,560.00
Overtime (#121) \$61,416.63 #121
Holiday OT Pay (#134) \$36,028.26 #134
Other Leave Pay (comp, mil) (#133) \$642,950.89 #133
TOTAL ANNUAL SALARY BUDGET

Pension	Workers's Comp.	Unemploy. Ins.	SS/MED	Health Code	Health Ins.	Cost Per Month	Cost Per Year
\$422.90	\$169.07	\$2.65	\$42.70	1	\$594.23	\$4,196.55	\$50,358.60
\$366.61	\$163.90	\$2.30	\$37.02	1	\$594.23	\$3,717.06	\$44,604.72
\$610.73	\$273.04	\$3.83	\$61.67	1	\$594.23	\$5,796.50	\$69,558.00
\$715.99	\$320.10	\$4.49	\$72.30	1	\$594.23	\$6,693.11	\$80,317.32
\$652.37	\$291.66	\$4.09	\$65.87	1	\$594.23	\$6,151.22	\$73,814.64
\$487.95	\$218.15	\$3.06	\$49.27	1	\$594.23	\$4,750.66	\$57,007.92
\$594.36	\$285.72	\$3.73	\$60.02	1	\$594.23	\$5,657.06	\$67,884.72
\$633.28	\$363.12	\$3.97	\$63.95	1	\$594.23	\$5,988.55	\$71,862.60
\$364.03	\$162.75	\$2.28	\$36.76	1	\$594.23	\$3,695.05	\$44,340.60
\$609.87	\$272.66	\$3.82	\$61.58	1	\$594.23	\$5,799.16	\$69,469.92
\$367.62	\$164.35	\$2.30	\$37.12	1	\$594.23	\$3,725.62	\$44,707.44
\$360.44	\$161.14	\$2.26	\$36.40	1	\$594.23	\$3,664.47	\$43,973.64
\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00

1000-007-420460

FIRE

#111 Salaries & Wages:	\$456,948.00
#112 Salaries & Wages:	\$28,560.00
#121 Overtime:	\$61,416.63
#131 Vacation:	\$45,000.00
#132 Sick Leave:	\$15,000.00
#133 Other Leave Pay:	\$0.00
#134 Holiday OT Pay:	\$36,026.26
#141 Unemployment Ins:	\$679.00
#142 Workers' Comp:	\$35,022.00
#143 Health Insurance:	\$65,569.00
#144 FICA:	\$9,323.00
#145 PERS:	\$92,328.00
TOTAL:	\$865,771.89

6/26/2026

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Miles City has completed its **preliminary municipal budget** for Fiscal Year 2026-2027. The budget has been placed on file and is open to inspection in the office of the City Clerk at City Hall, 17 S. 8th, Miles City, Montana, and **will be available for review between August 12th and August 31st, 2026.**

The City Council will meet for the purpose of conducting hearings on the preliminary budget beginning Tuesday, **August 25, 2026**, at 6:00 P.M. or, upon subsequent notice, within 30 days of receiving certified taxable values from the Department of Revenue, for the purpose of considering the adoption of Resolution, which fixes the final budget and makes appropriations for Fiscal Year 2026/2027. At this meeting the City Council will also consider the adoption of a Resolution which sets mill levies for Fiscal Year 2026/2027. Any resident or taxpayer may appear at any of the foregoing meetings and be heard for or against any part of the budget. Comments should be submitted in writing during this public review period to the City Clerk.

For information or questions, please contact the City Clerk at 234-3462.

Mary Rowe, City Clerk

(Publish August 15, 22, & and 29, 2026)

08/06/26
09:55:51

CITY OF MILES CITY
Claim Details
For the Accounting Period: 7/26

Page: 1 of 17
Report ID: AP100

Section 8, Item H.

Stockman Bank
* ... Over spent expenditure

Claim Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
141062	90187S	4008 PITNEY BOWES	254.37					
		**move to 7/26 last paid in April 2026						
1	3322919872	07/16/26 Postage Quarterly Lease	84.79		37566	1000 3 410500	220	101000
2	07/16/26		84.79			5210 25 430510	220	101000
3	07/16/26		84.79			5310 29 430610	220	101000
141276	-98800C	4050 US BANK - SPA LOCKBOX CM9695	398,097.50					
1	06/19/26	CARBON HILL PRINCIPAL	9,000.00			5210 23 490200	618	102312
2	06/19/26	INTEREST	3,561.25			5210 23 490200	632	102312
3	06/19/26	CARBON HILL PRINCIPAL	40,000.00			5210 23 490200	616	102312
4	06/19/26	INTEREST	16,980.00			5210 23 490200	638	102312
5	06/19/26	WWTP PHASE I PRINCIPAL	42,000.00			5310 29 490200	608	102316
6	06/19/26	INTEREST	8,895.00			5310 29 490200	626	102316
7	06/19/26	NORTHEAST WTR LN PRINCIPAL	9,000.00			5210 23 490200	617	102313
8	06/19/26	INTEREST	3,561.25			5210 23 490200	631	102313
9	06/19/26	NORTHEAST WTR LN PRINCIPAL	41,000.00			5210 23 490200	615	102313
10	06/19/26	INTEREST	17,460.00			5210 23 490200	634	102313
11	06/19/26	NORTHEAST WTR LN PRINCIPAL	9,000.00			5210 23 490200	611	102315
12	06/19/26	INTEREST	240.00			5210 23 490200	622	102315
13	06/19/26	WWTP PHASE II PRINCIPAL	152,000.00			5310 29 490200	619	102317
14	06/19/26	INTEREST (SRF-17398)	45,400.00			5310 29 490200	639	102317
141287	90188S	869 EAST MONT COMMUNICATIONS	3,000.00					
1	PCS00726	07/01/26 Prairie Co Repeater site	600.00		37845	2850 105 420140	220	101000
2	30546	07/01/26 voice paging yearly renewal	2,400.00		37845	2850 105 420140	350	101000
141344	90189S	2910 TONGUE RIVER ELECTRIC	709.34					
1	email 07/25/26	Southgate Lighting+latefee	603.93			2450 51 430263	341	101000
2	junejuly26	07/25/26 Garfield 911	53.40		37156	2850 105 420140	341	101000
3	junejuly26	07/25/26 Mildred tower	50.43		37156	2850 105 420140	341	101000
4	07/25/26	late fee	1.58		37156	1000 5 420160	220	101000
141345	90190S	1361 INTERSTATE ENGINEERING	192,204.94					
1	62303	07/16/26 Wibaux Park FTN street	14,529.37		37729	2510 107 430230	350	101000
2	PayApp2	07/25/26 Wibaux Park FTN slipa	177,675.57		37731	1000 13 460435	350	101000
141346	90185S	4547 MT Dept of Justice -DCI	900.00					
1	26-6	08/04/26 DCI-Devault Boot camp	450.00		37930	1000 5 420140	380	101000
2	26-6	08/04/26 DCI-Slotsve Boot camp	450.00		37930	1000 5 420140	380	101000

08/06/26
09:55:51

CITY OF MILES CITY
Claim Details
For the Accounting Period: 7/26

Page: 2 of 17
Report ID: AP100

Section 8, Item H.

Stockman Bank
* ... Over spent expenditure

Claim Line #	Check Invoice #/Inv	Vendor #/Name/ Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
141347	90191S	394 BOSS INC	1,015.90					
1	879306-0	06/25/26 City Attorney	49.98		32990	1000 4 411100	210	101000
2	877182-0	06/12/26	87.92		32989	1000 4 411100	210	101000
3	877183-0	06/12/26	191.99		32989	1000 4 411100	210	101000
4	884997-0	07/29/26 Building dept	17.92		36772	2394 18 420531	214	101000
5	883960-0	07/22/26 WWTP	57.95		37475	5210 25 430510	210	101000
6	883960-0	07/22/26	57.95		37475	5310 29 430610	210	101000
7	884356-0	07/24/26 Police	87.40		37926	1000 5 420140	220	101000
8	884472-0	07/24/26	319.60		37926	1000 5 420140	220	101000
9	884358-0	07/24/26	110.20		37926	1000 5 420140	220	101000
10	880647-0	07/16/26 dispatch	34.99		37153	2850 105 420140	210	101000
141348	90192S	572 VERIZON WIRELESS	1,712.48					
1	6147970212	07/07/26 MDT Fees	320.08		37923	1000 5 420140	345	101000
2	07/07/26	cell phone fees	193.25			1000 5 420140	220	101000
3	6147970213	07/07/26 SIMS cards -all agencies	1,199.15		37849	2850 105 420140	345	101000
141350	90193S	498 CENTURY LINK	1,941.84					
1	07212026	07/21/26 9-1-1 Phone System	1,941.84		37151	2850 105 420140	345	101000
141351	-98794E	373 MASTERCARD	25,527.79					
1	07/13/26		10.86			1000 3 410500	220	101000
2	07/13/26		212.97			1000 5 420140	214	101000
3	07/13/26		14.99			1000 5 420140	220	101000
4	07/13/26		73.80			1000 5 420140	220	101000
5	07/13/26		93.30			1000 5 420140	311	101000
6	07/13/26		21.60			1000 5 420140	311	101000
7	07/13/26		111.89			1000 5 420140	366	101000
8	07/13/26		395.33			1000 7 420460	210	101000
9	07/13/26		229.29			1000 7 420460	214	101000
10	07/13/26		379.81			1000 7 420460	220	101000
13	07/13/26		39.96			1000 7 420460	230	101000
14	07/13/26		1,211.26			1000 7 420460	380	101000
15	07/13/26		19.99			1000 13 460433	210	101000
16	07/13/26		1,152.20			1000 13 460433	220	101000
17	07/13/26		297.72			1000 13 460433	230	101000
18	07/13/26		441.98			1000 13 460433	350	101000
19	07/13/26		137.79			1000 13 460433	363	101000
20	07/13/26		110.50			1000 14 460445	220	101000
21	07/13/26		834.94*			1000 14 460445	230	101000
22	07/13/26		141.98			2220 16 460100	210	101000
23	07/13/26		45.98			2220 16 460100	210	101000
24	07/13/26		73.72			2220 16 460100	311	101000
25	07/13/26		420.94			2220 16 460100	320	101000

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Claim Line #	Check Invoice #/Inv Date/Description	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
26	07/13/26		870.38			2220	16	460100	330		101000
27	07/13/26		175.00			2220	16	460100	334		101000
28	07/13/26		4.56			2220	16	460100	350		101000
30	07/13/26		215.48			2220	16	460100	382		101000
31	07/13/26		755.81			2220	16	460100	382		101000
34	07/13/26		19.99			2394	18	420531	220		101000
36	07/13/26		80.00			2394	18	420531	231		101000
37	07/13/26		150.38			2510	107	430220	220		101000
38	07/13/26		251.85			2510	107	430220	220		101000
39	07/13/26		9.83			2510	107	430220	231		101000
40	07/13/26		98.91*			2510	107	430220	242		101000
41	07/13/26		11.24			2510	107	430220	226		101000
42	07/13/26		576.34			2510	107	430220	363		101000
43	07/13/26		1,194.00			2510	107	430233	230		101000
44	07/13/26		37.59			2520	108	430220	220		101000
46	07/13/26		62.93			2520	108	430220	220		101000
47	07/13/26		2.80			2520	108	430220	226		101000
48	07/13/26		2.46			2520	108	430220	231		101000
49	07/13/26		24.73*			2520	108	430220	242		101000
50	07/13/26		144.12			2520	108	430220	363		101000
51	07/13/26		298.50			2520	108	430233	230		101000
52	07/13/26		51.28			2850	105	420140	210		101000
53	07/13/26		958.39*			2880	112	460100	214		101000
54	07/13/26		141.98*			2880	112	460100	382		101000
55	07/13/26		954.35*			2880	112	460100	382		101000
56	07/13/26		373.99			4010	501	420460	950	8	101050
57	07/13/26		59.40			5210	22	430530	220		101000
59	07/13/26		514.69			5210	22	430530	230		101000
60	07/13/26		66.70			5210	22	430530	230		101000
61	07/13/26		19.50			5210	22	430530	311		101000
62	07/13/26		4.84			5210	22	430530	311		101000
63	07/13/26		305.10			5210	22	430530	940		101000
64	07/13/26		26.54			5210	23	430550	214		101000
65	07/13/26		157.41			5210	23	430550	220		101000
66	07/13/26		26.56			5210	23	430550	220		101000
67	07/13/26		7.03			5210	23	430550	226		101000
68	07/13/26		147.23			5210	23	430550	235		102270
69	07/13/26		240.33			5210	23	430550	363		101000
70	07/13/26		10.86			5210	25	430510	220		101000
73	07/13/26		59.40			5210	80	430540	220		101000
74	07/13/26		12.97			5210	80	430540	222		101000
75	07/13/26		523.31			5210	80	430540	230		101000
76	07/13/26		66.70			5210	80	430540	230		101000
77	07/13/26		10.87			5310	29	430610	220		101000
78	07/13/26		26.55			5310	31	430630	214		101000

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79	07/13/26		157.41			5310	31	430630	220		101000
80	07/13/26		7.03			5310	31	430630	226		101000
81	07/13/26		274.46			5310	31	430630	230		101000
82	07/13/26		240.34			5310	31	430630	363		101000
85	07/13/26		334.78			5310	32	430690	230		101000
86	07/13/26		7.99			5310	33	430640	220		101000
87	07/13/26		9.99			5310	33	430640	222		101000
88	07/13/26		656.23			5310	33	430640	222		101000
89	07/13/26		157.49			5310	33	430640	226		101000
90	07/13/26		279.20			5310	33	430640	230		101000
91	07/13/26		8.60			5310	33	430640	311		101000
92	07/13/26		60.96			5510	10	420730	210		101000
93	07/13/26		3,781.74			5510	10	420730	222		101000
94	07/13/26		388.07			5510	10	420730	382		101000
95	07/13/26		76.31			5610	87	430300	210		101000
96	07/13/26		45.98			5610	87	430300	210		101000
97	07/13/26		549.00			5610	87	430300	210		101000
98	07/13/26		26.93			5610	87	430300	210		101000
99	07/13/26		214.77			5610	87	430300	220		101000
100	07/13/26		49.34			5610	87	430300	220		101000
101	07/13/26		86.95			5610	87	430300	230		101000
102	07/13/26		153.72			5610	87	430300	230		101000
103	07/13/26		88.00			5610	87	430300	230		101000
104	07/13/26		6.75			5610	87	430300	231		101000
105	07/13/26		6.65			5610	87	430300	231		101000
106	07/13/26		204.85			5610	87	430300	250		101000
107	07/13/26		118.00			5610	87	430300	330		101000
108	07/13/26		50.00			5610	87	430300	334		101000
109	07/13/26		655.75			5610	87	430300	334		101000
110	07/13/26		109.88			5610	87	430300	345		101000
111	07/13/26		74.99			5610	87	430300	363		101000
112	07/13/26		419.95			5610	87	430300	363		101000
113	07/20/26		0.00			6040	910	430220	214		101000
141352	-98792C	4187 MOFI	1,162.96								
1	07052026	07/05/26 FD Train Ctr pmt#87	688.21		37564	1000	7	490500	654		101000
2			474.75			1000	7	490500	655		101000
141353	90194S	4076 EXPRESS LAUNDRY, LLC	244.50								
1	82908	07/29/26 WTP dust mops	16.50		37482	5210	22	430530	220		101000
2	82384	07/03/26 WWTP dust mops	12.00		36549	5310	33	430640	360		101000
3	82343	07/01/26 WTP-mops mats	16.50		36549	5210	80	430540	360		101000
4	82762	07/21/26 PD floormats	18.00		37924	1000	5	420140	360		101000
5	82452	07/07/26 PD floormats	18.00		37919	1000	5	420140	360		101000
6	82438	07/07/26 City Hall Rugs	34.50		37718	1000	8	411230	350		101000

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7	82516	07/10/26 City Shop mats rugs	20.50		37718	6040	910	430220	360		101000
8	82743	07/21/26 City Hall rugs	34.50		37726	1000	8	411230	360		101000
9	82327	06/30/26 Library Mats	28.00		37969	2220	16	460100	360		101000
10	82588	07/14/26 Library rugs	28.00		37969	2220	16	460100	360		101000
11	83026	08/04/26 PD floormats	18.00		37928	1000	5	420140	360		101000
141354	-98789E	1970 MONTANA DAKOTA UTILITIES	43,463.96								
1	07/23/26	GAS/ELECTRIC ~ FD	675.59			1000	7	420460	341		101000
2	07/23/26	GAS/ELECTRIC ~ FD	82.50			1000	7	420460	344		101000
3	07/23/26	GAS/ELECTRIC ~ City Hall	616.26			1000	8	411230	341		101000
4	07/23/26	GAS/ELECTRIC ~ City Hall	94.58			1000	8	411230	344		101000
5	07/23/26	GAS/ELECTRIC ~ Parks	2,000.45			1000	13	460433	341		101000
6	07/23/26	GAS/ELECTRIC ~ Parks	127.56			1000	13	460433	344		101000
7	07/23/26	GAS/ELECTRIC ~ Bath House	163.27			1000	14	460445	341		101000
8	07/23/26	GAS/ELECTRIC ~ Animal Shelter	72.51			1000	21	440600	341		101000
9	07/23/26	GAS/ELECTRIC ~ Animal Shelter	42.48			1000	21	440600	344		101000
10	07/23/26	GAS/ELECTRIC ~ Library	1,131.01			2220	16	460100	341		101000
11	07/23/26	GAS/ELECTRIC ~ Library	94.58			2220	16	460100	344		101000
14	07/23/26	GAS/ELECTRIC ~ District 165	4,906.94			2400	46	430263	341		101000
15	07/23/26	GAS/ELECTRIC ~ Rental Fee	8,814.20			2400	46	430263	533		101000
16	07/23/26	GAS/ELECTRIC ~ District 167	692.96			2420	48	430263	341		101000
17	07/23/26	GAS/ELECTRIC ~ Rental Fee	1,062.00			2420	48	430263	533		101000
18	07/23/26	GAS/ELECTRIC ~ District 171	64.67			2430	49	430263	341		101000
19	07/23/26	GAS/ELECTRIC ~ District 172	751.88			2440	50	430263	341		101000
20	07/23/26	GAS/ELECTRIC ~ District 202	143.74			2470	72	430263	341		101000
21	07/23/26	GAS/ELECTRIC ~ Rental Fee	325.90			2470	72	430263	533		101000
22	07/23/26	GAS/ELECTRIC ~ District 173	44.39			2480	47	430263	341		101000
23	07/23/26	GAS/ELECTRIC ~ Sewer Lift	168.78			2510	107	430220	341		101000
28	07/23/26	GAS/ELECTRIC ~ Water Plant	8,307.31			5210	22	430530	341		101000
30	07/23/26	GAS/ELECTRIC ~ Water Plant	362.48			5210	22	430530	344		101000
31	07/23/26	GAS/ELECTRIC ~ Fish & Game	18.37			5210	23	430550	341		101000
32	07/23/26	GAS/ELECTRIC ~ Fish & Game	11.38			5210	23	430550	344		101000
33	07/23/26	GAS/ELECTRIC ~ Fish & Game	18.37			5310	31	430630	341		101000
34	07/23/26	GAS/ELECTRIC ~ Fish & Game	11.39			5310	31	430630	344		101000
35	07/23/26	GAS/ELECTRIC ~ Sewer Lift	2,488.82			5310	32	430690	341		101000
36	07/23/26	GAS/ELECTRIC ~ Sewer Lift	136.94			5310	32	430690	344		101000
38	07/23/26	GAS/ELECTRIC ~ Ambulance	431.93			5510	10	420730	341		101000
39	07/23/26	GAS/ELECTRIC ~ Ambulance	52.74			5510	10	420730	344		101000
42	07/23/26	GAS/ELECTRIC ~ Shop	686.60			6040	910	430220	341		101000
43	07/23/26	GAS/ELECTRIC ~ Shop	49.26			6040	910	430220	344		101000
44	07/23/26	FISH & GAME ~ ELECTRIC	29.39			2510	107	430220	341		101000
45	07/23/26	FISH & GAME ~ ELECTRIC	18.22			2510	107	430220	344		101000
46	07/23/26	FISH & GAME ~ ELECTRIC	7.35			2520	108	430220	341		101000
47	07/23/26	FISH & GAME ~ ELECTRIC	4.56			2520	108	430220	344		101000
50	07/23/26	Airport Electric	1,348.44			5610	87	430300	341		101000

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51	07/23/26	Airport Gas	316.85			5610	87	430300	344		101000
54	07/23/26	N Daly Sewer Treatment Plant	6,022.04			5310	33	430640	341		101000
55	07/23/26	New PD-419 N 7th	535.38			1000	5	420140	341		101000
56	07/23/26	New PD-419 N 7th	126.36			1000	5	420140	344		101000
57	07/23/26	2800 Firehall constr trck	82.67			4010	501	420460	950	8	101050
58	07/23/26	2800 Firehall NEW bldng	320.86			4010	501	420460	950	8	101050
141356	90195S	268 MILES CITY SANITATION INC.	2,754.00								
1	07202026	07/20/26 Annual Garbage Service ~	1,144.00		37727	6040	910	430220	346		101000
2	67169069	07/01/26 Monthly Garbage Service ~	37.00		37918	1000	5	420140	220		101000
3	07012026	07/01/26 Annual Garbage	297.00		37964	2220	16	460100	346		101000
4	07012026	07/01/26 Annual Garbage Srvc- Fire	597.19		36483	1000	7	420460	346		101000
5	07012026	07/01/26 -ambulance	381.81			5510	10	420730	346		101000
6	07012026	07/01/26 Annual Garbage srvc-WTP	297.00		37464	5210	22	430530	346		101000
141357	-98787C	4019 WEX BANK	13,674.75								
1	113572255	06/30/26 Parks-Fuel	1,589.16		37716	1000	13	460433	231		101000
2	113572255	06/30/26 P Works-Fuel	3,394.58		37716	2510	107	430220	231		101000
3	113572255	06/30/26	848.64		37716	2520	108	430220	231		101000
4	113572255	06/30/26 Shop-Fuel	233.83		37716	6040	910	430220	231		101000
5	113572255	06/30/26 WWTP-Fuel	113.75		36548	5210	22	430530	231		101000
6	06/30/26		113.75			5210	80	430540	231		101000
7	06/30/26		113.75			5310	32	430690	231		101000
8	06/30/26		568.80			5310	33	430640	231		101000
9	113572255	06/30/26 Fire-Fuel	677.60		36481	1000	7	420460	231		101000
10	113572255	06/30/26 Ambulance-Fuel	1,283.79			5510	10	420730	231		101000
11	113572255	06/30/26 MCPD-Fuel	2,776.81		37917	1000	5	420140	231		101000
12	113572255	06/30/26 Animal control-Fuel	117.08		37917	1000	21	440600	231		101000
13	113572255	06/30/26 PUD-Fuel	875.68		37457	5210	23	430550	231		101000
14	06/30/26		875.68			5310	31	430630	231		101000
15	113572255	06/30/26 Airport-Fuel	91.85		2062	5610	87	430300	231		101000
141358	90196S	4386 KIMBERLY MEES	750.00								
1	JULY2026	07/26/26 July 26 pd cleaning srvc	750.00		37927	1000	5	420140	350		101000
141359	90197S	4429 RICE & MARTIN, P.C.	100.00								
1	07282026	07/24/26 Law Library Prof Services	100.00		RECURR	1000	4	411100	350		101000
141360	90198S	2579 ROBERT PECCIA & ASSO	7,344.15								
1	24710_2	07/16/26 Eng SRvcs for WWTP	7,344.15		37466	5310	33	430640	357		101000

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141361	90199S	4493 MaCon Supply Inc	97.00								
1	343306 07/06/26	Rotory Hammer drill bit	97.00		37458	5210	23	430550	214		101000
141363	90200S	316 DATA IMAGING SYSTEMS, INC	1,259.95								
1	19326 07/31/26	Finance General	185.43			1000	3	410500	360		101000
2		Finance & Administration Water	116.04			5210	25	430510	360		101000
3		Finance & Administration Sewer	116.05			5310	29	430610	360		101000
4		Mayor	61.81			1000	1	410200	360		101000
5		Planning & Community Services	61.81			1000	36	411020	360		101000
6		Public Utilities Water	133.51			5210	23	430550	360		101000
7		Public Utilites Sewer	133.51			5310	31	430630	360		101000
8		Public Works Maint 204	87.77			2510	107	430220	360		101000
9		Public Works Maint 205	46.98			2520	108	430220	360		101000
10		Treasurer	61.81			1000	9	410540	360		101000
11		TIF	61.81			2310	11	460462	360		101000
12		Building Inspector	133.47			2394	18	420531	360		101000
13	19320 07/10/26	WTP-anitvirus for comps	59.95		37478	5210	22	430530	330		101000
141364	90180S	1721 MID RIVERS TELEPHONE CORP	1,970.99								
**late fee from Airport bill will be charged to the Finance Dept											
3	07012026 07/01/26	LIBRARY	156.52		37960	2220	16	460100	345		101000
4	07/01/26		60.00		37960	2220	16	460100	347		101000
6	07012026 07/01/26	911 EMERGENCY	542.78		37842	2850	105	420140	345		101000
7	07/01/26	911 Emergency line 2	475.18		37842	2850	105	420140	341		101000
8	07012026 07/01/26	RSVP-internet	73.04		36389	2985	15	450340	345		101000
9	07012026 07/01/26	AIRPORT	57.52		2060	5610	87	430300	345		101000
11	07012026 07/01/26		60.00		2060	5610	87	430300	347		101000
14	07/01/26	FINANCE	36.63			1000	3	410500	347		101000
17		POLICE	36.66			1000	5	420140	347		101000
18	07/01/26	PD/DISPATCH	69.40			1000	5	420160	345		101000
20		FIRE	36.66			1000	7	420460	347		101000
22		PARK DEPT	36.66			1000	13	460433	347		101000
24		ANIMAL CONTROL	36.66			1000	21	440600	347		101000
26		WATER PLANT	36.66			5210	22	430530	347		101000
27		WATER LINES	36.66			5210	23	430550	347		101000
28		WATER ADMINISTRATION	36.66			5210	25	430510	347		101000
29		SEWER LINES	36.66			5310	31	430630	347		101000
30		WASTEWATER TREATMENT PLANT	36.66			5310	33	430640	347		101000
31		AMBULANCE	36.66			5510	10	420730	347		101000
32	07/01/26	CITY SHOP	36.66			6040	910	430220	347		101000
33		Wastewater Admin	36.66			5310	29	430610	347		101000

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141365	90181S 4487 RANGE		2,223.50					
1	07012026 07/01/26 MAYOR		57.79			1000 1 410200	345	101000
2	FINANCE/ADMIN		138.08			1000 3 410500	345	101000
3	ATTORNEY		57.74			1000 4 411100	345	101000
4	CITY COURT		147.25			1000 6 410300	345	101000
5	TREASURER		57.74			1000 9 410540	345	101000
6	PARK DEPT		57.74			1000 13 460433	345	101000
7	FLOOD		57.74			1000 201 431200	345	101000
8	BUILDING INSPECTION		57.74			2394 18 420531	345	101000
9	MMD #204		50.11			2510 107 430220	345	101000
10	MMD #205		27.21			2520 108 430220	345	101000
11	WATER ADMINISTRATION		95.91			5210 25 430510	345	101000
12	WASTEWATER ADMIN		95.91			5310 29 430610	345	101000
13	RSVP-telephone		96.34		36388	2985 15 450340	345	101000
14	AMBULANCE		243.05		36478	5510 10 420730	345	101000
15	FIRE		425.15		36478	1000 7 420460	345	101000
16	POLICE DEPT		230.50		37914	1000 5 420140	345	101000
17	ANIMAL CONTROL		14.50		37914	1000 21 440600	345	101000
22	CITYSHOP-breakdown		142.00		37707	6040 910 430220	345	101000
23	WATERPLANT		123.00		36547	5210 22 430530	345	101000
24	WASTE WATER		48.00		36547	5310 33 430640	345	101000
141367	90201S 2153 JOHN MUGGLI CONTRACTING LLC		16,500.00					
1	204962 07/20/26 Remove Old like Sile WTP		16,500.00		37465	5210 22 430530	360	101000
141368	-98785E 4491 VANCO		71.05					
**run ACH only through BMS								
1	16385832 07/01/26 June 26 portal fees		35.52		37489	5210 25 430510	350	101000
2			35.53			5310 29 430610	350	101000
141369	90202S 4544 TIMECLOCK PLUS LLC (TCP)		33,358.41					
Csmith to confirm which bank account								
1	INV0048887 06/30/26 Dispatch		3,009.92		726JCK	1000 5 420160	350	101000
2	INV0048887 06/30/26 Finance & Administration		1,504.92			1000 3 410500	350	101000
3	INV0048887 06/30/26 Finance & Admin water		376.22			5210 25 430510	350	101000
4	INV004887 06/30/26 Finance & Admin sewer		376.24			5310 29 430610	350	101000
5	INV004887 06/30/26 Fire		2,754.08			1000 7 420460	350	101000
6	INV004887 06/30/26 Ambulance		1,760.80			5510 10 420730	350	101000
7	INV004887 06/30/26 Fire PPDs		1,881.20			1000 7 420460	350	101000
8	INV004887 06/30/26 Ambulance PPDs		752.48			5510 10 420730	350	101000
9	INV004887 06/30/26 RSVP		175.26			2985 15 450330	330	101000
10	INV004887 06/30/26 Judicial clerk		376.24*			1000 6 410300	350	101000
11	INV004887 06/30/26 Airport		525.78			5610 87 430300	350	101000
12	INV004887 06/30/26 Engineering & Operations		2,708.93			2510 107 430220	350	101000

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13	06/30/26		643.37			2520	108	430220	350		101000
14	06/30/26		33.86			2540	109	430220	350		101000
15	INV004887 06/30/26 Shop		752.46			6040	910	430220	350		101000
16	INV004887 06/30/26 Parks		525.75			1000	13	460433	350		101000
17	INV004887 06/30/26 Building Inspector		376.23			2394	18	420531	350		101000
18	INV004887 06/30/26 Utility Distribution		75.25			5210	22	430530	350		101000
19	06/30/26		94.06			5310	31	430630	350		101000
20	06/30/26		112.87			5210	23	430550	350		101000
21	06/30/26		67.72			5310	33	430640	350		101000
22	06/30/26		26.34*			5310	32	430690	350		101000
23	INV004887 06/30/26 Utility distribution		940.58			5210	23	430550	350		101000
24	06/30/26		940.58			5310	31	430630	350		101000
25	INV004887 06/30/26 WWTP/WTP operations		2,258.88			5210	22	430530	350		101000
26	06/30/26		903.55			5310	33	430640	350		101000
27	06/30/26		602.02*			5310	32	430690	350		101000
28	INV004887 06/30/26 Police		5,643.45			1000	5	420140	350		101000
29	INV004887 06/30/26 Animal control		175.26			1000	21	440600	350		101000
30	INV004887 06/30/26 AC-Police other		175.25			1000	5	420140	350		101000
31	INV004887 06/30/26 Legal-clerk		376.23			1000	4	411100	350		101000
32	INV004887 06/30/26 City Attorney		175.25			1000	4	411100	350		101000
33	INV004887 06/30/26 Library		2,257.38			2220	16	460100	350		101000
141371	-98795C 523 CITY SERVICE, INC.		748.25								
1	376281 06/22/26 WWTP-propane		589.25		36541	5310	33	430640	231		101000
2	376282 06/22/26 WWTP-propane		159.00		36541	5310	33	430640	231		101000
141372	-98796E 4360 ALLEGIANCE BENEFIT PLAN MGMT		100.00								
1	00607 06/28/26 June 26 HSA/FSA admin fees		33.34		37563	1000	5	420140	143		101000
2	06/28/26		33.33			2510	107	430220	143		101000
3	06/28/26		33.33			5210	22	430530	143		101000
141373	-98791C 523 CITY SERVICE, INC.		68,230.39								
1	INV428569 07/03/26 5000 gal truck loan #59		1,216.71			5610	87	490500	650		101000
2	INV428569 07/03/26 5000 gal truck int #52		10.02			5610	87	490500	651		101000
3	INV436726 07/06/26 1000 Galls jetA+		36,459.86		2064	5610	87	430300	237		101000
4	INV431634 07/03/26 6001 Gall Avgas		30,543.80		2063	5610	87	430300	237		101000
141374	-98798C 1921 MONTANA MUNICIPAL INTERLOCAL		315.66								
pay ACH on bank side too											
1	461607 07/01/26 July 2026 retiree premiums		315.66		37560	1000		362022			101000

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141375	-98790E	4519 CITY OF MILES CITY-UTILITIES	1,051.44								
1	07072026	07/01/26 CITY WTR/SWR	38.92			1000	7	420460	342		101000
2	07/01/26	CITY WTR/SWR CHARGES/PAYMENTS	46.67			1000	7	420460	343		101000
3	07/01/26	CITY WTR/SWR CHARGES/PAYMENTS	24.89			5510	10	420730	342		101000
4	07/01/26	CITY WTR/SWR CHARGES/PAYMENTS	29.84			5510	10	420730	343		101000
5	07/01/26	CITY WTR/SWR CHARGES/PAYMENTS	63.81			1000	8	411230	342		101000
6	07/01/26	CITY WTR/SWR CHARGES/PAYMENTS	76.50			1000	8	411230	343		101000
7	07/01/26	CITY WTR/SWR CHARGES/PAYMENTS	46.22			1000	5	420140	342		101000
8	07/01/26	CITY WTR/SWR CHARGES/PAYMENTS	34.66			1000	5	420140	343		101000
9	07/01/26	CITY WTR/SWR CHARGES/PAYMENTS	212.84			1000	13	460433	342		101000
10	07/01/26	CITY WTR/SWR CHARGES/PAYMENTS	50.20			1000	13	460433	343		101000
11	07/01/26	CITY WTR/SWR CHARGES/PAYMENTS	25.80			1000	21	440600	342		101000
12	07/01/26	CITY WTR/SWR CHARGES/PAYMENTS	30.49			1000	21	440600	343		101000
15	07/01/26	CITY WTR/SWR CHARGES/PAYMENTS	26.29			2220	16	460100	342		101000
16	07/01/26	CITY WTR/SWR CHARGES/PAYMENTS	31.10			2220	16	460100	343		101000
18	07/01/26	CITY WTR/SWR CHARGES/PAYMENTS	44.00			5310	33	430640	342		101000
20	07/01/26	CITY WTR/SWR CHARGES/PAYMENTS	124.13			6040	910	430220	342		101000
21	07/01/26	CITY WTR/SWR CHARGES/PAYMENTS	145.08			6040	910	430220	343		101000
141376	-98793C	4466 Pintler	3,732.22								
1	2843	07/02/26 Jan 26 Ambulance billing	3,624.80		RECURR	5510	10	420730	350		101000
2	07/02/26	Merchant srvc fees	107.42			5510	10	420730	350		101000
141377	-98799C	4469 US Bank - FD Bond	221,625.00								
1	3238174	05/11/26 Fire Dept GO Bond principle	125,000.00			3000	7	490500	662		101000
2	3238174	05/11/26 Fire Dept GO Bond interest	96,625.00			3000	7	490500	663		101000
141386	-98788C	4469 US Bank - FD Bond	500.00								
1	8198881	05/22/26 dissemination&paying agent	500.00		35197	4010	501	420460	950	8	101050
141398	90203S	999999 CANDY CARPENTER	150.00								
1	07072026	07/07/26 refund water deposit	150.00			5210		214010			101000
141431	90204S	999999 SAMANTHA COOPER	18.56								
1	07072026	07/07/26 refund water deposit	18.56			5210		214010			101000
141432	90182S	999999 MATT ROBB	112.02								
		need to reimburse months March, April, May 2026									
1	mar-may26	07/27/26 MRobb mar-may26 cell	112.02		37565	1000	5	420140	220		101000

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141433	90205S 2510 QUAD K SUPPLY		615.75					
1	76672 07/06/26 can liners 2 boxes-PD		100.00		37920	1000 5 420140	220	101000
2	76489 06/16/26 FD-cleaning supplies		146.40		36467	1000 7 420460	220	101000
3	76489 06/16/26		93.60		36467	5510 10 420730	220	101000
4	76780 07/15/26 FD/AMB cleaining supplies		138.32		36485	1000 7 420460	220	101000
5	76780 07/15/26		88.43		36485	5510 10 420730	220	101000
6	36695 07/31/26 balance forward		49.00		37974	2220 16 460100	220	101000
141434	90206S 4000 AG PARTNERS. LLC		1,813.82					
1	JB2561 07/20/26 late fee/balance misc chrg		1,143.82		37723	1000 13 460433	222	101000
2	IB9637 07/28/26 weed spray		160.00		37476	5210 22 430530	222	101000
3	07/28/26		160.00			5310 33 430640	222	101000
4	IB9574 07/10/26 weed spray		175.00		37474	5210 22 430530	222	101000
5	07/10/26		175.00			5310 33 430640	222	101000
141435	90207S 902 ENERGY LABORATORIES INC		522.00					
1	796695 07/10/26 water sample testing		190.00		37462	5210 80 430540	352	101000
2	798306 07/16/26 nutrient test wwtp		63.00		37484	5310 33 430640	352	101000
3	799492 07/21/26 Oil & Grease test WWTP		117.00		37484	5310 33 430640	352	101000
4	800865 07/27/26 TOC test WTP		152.00		37484	5210 80 430540	352	101000
141436	90208S 4545 OLD SCHOOL CONCRETE LLC		9,308.50					
1	07082026 07/08/26 ada 416 S LAKE		9,308.50		37720	2510 107 430235	230	101000
141438	90209S 4464 GREAT WEST ENGINEERING		40,328.69					
1	40029 07/01/26 Storm Water PER		37,829.69		37717	2510 107 430235	350	101000
2	40297 07/22/26 Storm water PER		1,999.20		37734	2510 107 430235	350	101000
3	07/22/26		499.80			2520 108 430235	350	101000
141439	90210S 4465 LITTLE BIRDIES CLEANING		1,080.00					
1	31 07/27/26 July 26 cleaning srvcs		1,080.00		37972	2220 16 460100	360	101000
141440	90211S 4308 SDI ARCHITECTS & DESIGN		600.00					
1	2026001GA- 07/22/26 Grant Admin PAR		600.00*		37970	2880 112 460100	350	101000
141442	90212S 4527 MONTANA ASSOCIATION OF		2,850.32					
1	INV000119 04/30/26 Apirl IT srvcs-911		866.21		37850	2850 105 420140	350	101000
2	INV000212 05/30/26 May IT srvcs 911		935.12		37850	2850 105 420140	350	101000
3	INV000213 06/30/26 JUNE IT srvcs 911		1,048.99		37850	2850 105 420140	350	101000

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141443	90213S	2162 MONTANA SUPREME COURT	300.00								
1	clerk2026	07/23/26 Fall 26 Court Clerks	300.00		34845	1000	6	410300	334		101000
141444	90214S	999999 LUCAS & ALISHIA ZEMLIKA, OLD	4,142.60								
1	7560	07/23/26 TIFD-partial reimbursement	4,142.60		37409	2310	11	460466	730		101000
141445	90215S	4191 LEISURE IN MONTANA	15.00								
1	SAL44792-1	07/15/26 Frog Pool-valve seals	15.00*		37730	1000	14	460445	230		101000
141446	90216S	4038 BOBCAT OF MILES CITY	6,034.74								
1	01-107262	07/13/26 Airport-tool cat repair	4,770.33		2065	5610	87	430300	363		101000
2	01-89957	07/30/26 Unit 41-skidsteer/tooth	505.77		37737	2510	107	430220	363		101000
3	07/30/26		126.44			2520	108	430220	363		101000
4	07/30/26		316.10			5210	23	430550	363		101000
5	07/30/26		316.10			5310	31	430630	363		101000
141447	90217S	999999 CLINT WORMAN, BAR T AERO	1,098.00								
1	n/a	07/20/26 land lease cancelled fee retur	1,098.00		2066	5610		361010			101000
141448	90183S	1986 JACKS BODY SHOP	6,983.90								
1	3089	07/04/26 2024 Dodge Durango crash	6,983.90		37922	1000	5	420140	350		101000
141449	90218S	910 EVERGREEN LANDSCAPING	4,432.70								
	INV#	2025111911046713									
	INV#	2025111911046883									
	INV#	2025111911046689									
	INV#	2026111911046458									
1	11046713	07/14/26 WWTP-sprinkler system	1,178.04		37467	5310	33	430640	360		101000
2	11046883	07/24/26 ADJ Nozzle-sprinkler	51.25		37738	1000	13	460433	220		101000
3	11046689	07/10/26 Parks-sprinklers	1,011.00		37725	1000	13	460433	230		101000
4	11046458	06/19/26 Turf pump	2,192.41		37725	1000	13	460433	214		101000
141450	90219S	4546 EMPIRE ROOFING INC	225,242.23								
1	2026168	07/22/26 Stored materials for WTP	225,242.23		37472	5210	22	430530	360		101000
141451	90220S	771 DEPT OF REVENUE	2,275.17								
1	PayApp1	07/22/26 1% Gross WTP-ReRoof	2,275.17		37473	5210	22	430530	360		101000
141452	90221S	147 A+ ELECTRIC MOTOR, INC	5,989.20								
1	6503333	05/21/26 rewind electric motor WTP	5,989.20		37470	5210	22	430530	360		101000

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141453	90222S	4254 MC ELECTRIC, LLC	8,833.79								
1	8742	07/16/26 Install generator MT Lift stat	8,683.79		37471	5310	33	430640	940		101000
2	8762	07/21/26 Light 600 main-locates	150.00		37740	2440	50	430263	360		101000
141454	90223S	3229 ROLLING RUBBER POINTS/GILLS	50.00								
1	705269	07/22/26 tire repairX2-PD	50.00		37925	1000	5	420140	366		101000
141483	90224S	1737 MC AREA SOLID WASTE DISTRICT	29.25								
1	156495	07/23/26 Demo Slough	14.62		37739	2510	107	430235	350		101000
2		07/23/26	14.63			2520	108	430235	350		101000
141485	90225S	2560 REGAN PLUMBING & HEATING	3,019.30								
1	222-19565	06/11/26 soccer fields-parts	161.10		37713	1000	13	460433	230		101000
2	222-19596	06/19/26 JC field-parts	943.68		37713	1000	13	460433	230		101000
3	222-19582	06/16/26 Splash pad-parts	161.55*		37713	1000	14	460445	230		101000
4	222-19722	07/20/26 Splash pad-repairs of	1,752.97		37736	1000	13	460433	360		101000
141486	90226S	4253 DOUBLE J CONCRETE & CARPENTRY,	4,446.00								
1	149	07/16/26 600 Main curbs	4,446.00		37728	2510	107	430234	350		101000
141487	90227S	4264 OCLC, INC	1,473.70								
1	1000504201	07/01/26 Library-annual contract	1,473.70		37962	2220	16	460100	382		101000
141488	90228S	4385 SIGN SOLUTIONS	5,311.84								
1	424587	07/27/26 signs for streets	4,249.47*		37696	2510	107	430220	242		101000
2		07/27/26	1,062.37*			2520	108	430220	242		101000
141489	90229S	771 DEPT OF REVENUE	1,794.70								
1	Payapp2	07/31/26 1% gross Wibaux Slip	1,794.70*		37732	2510	107	430230	950		101000
141490	90230S	979 FIREMANS COMPANY	648.80								
1	19225	07/24/26 WTP-test, service	267.50		37483	5210	22	430530	350		101000
2	19225	07/24/26 WWTP	381.30		37483	5310	33	430640	350		101000
141491	90231S	4391 CONTINENTAL UTILITY SOLUTIONS	120.00								
1	15338	07/28/26 Software mngmt 1yr	60.00		37480	5210	25	430510	350		101000
2			60.00			5310	29	430610	350		101000
141492	90232S	4460 VEGA AMERICAS, INC	2,848.66								
1	6567231	07/24/26 chemical tank level sensor	1,463.54		37479	5210	22	430530	214		101000
2	6567229	07/24/26 wet well level sensor	1,385.12		37479	5310	32	430690	214		101000

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141493	90233S	4171 FERGUSON WATERWORKS #1701	7,295.84								
1	965897	07/29/26 1" water meters	3,129.20		37477	5210	23	430550	214		101000
2	965590	07/27/26 water meter radios	4,166.64		37477	5210	23	430550	214		101000
141494	90234S	4260 OVERDRIVE, INC	4,621.35								
		INV#CD0152626225661									
		INV# ADV-0006448									
1	CD01526262	07/01/26 annual Library 2Go	4,271.35*		37966	2880	43	460100	382		101000
2	ADV0006448	07/27/26 advantage plus program	350.00		37973	2220	16	460100	382		101000
141495	90235S	283 MONTANA STATE LIBRARY	3,485.35								
1	MSCFY2027	07/01/26 annual MSC membership	3,485.35		37967	2880	41	460100	350		101000
141496	90236S	999999 FIRST PRESBYTERIAN CHURCH	100.00								
1	07022026	07/02/26 RSVP-Bling rental space	100.00		36392	2985	15	450330	220		101004
141497	90237S	999999 POWDER RIVER COUNTY	346.00								
1	101	06/29/26 lifeguard training	346.00		37715	1000	14	460445	380		101000
141498	90238S	4340 VALLI INFORMATION SYSTEMS	3,005.17								
1	106783	07/15/26 june water/sewer bills	1,502.58		37463	5210	25	430510	320		101000
2	106783	07/15/26	1,502.59			5310	29	430610	320		101000
141499	90239S	4346 MOUNTAIN ALARM	48.98								
1	8674829	07/01/26 PD Alarm system	48.98		37915	1000	5	420140	220		101000
141500	90240S	671 CUSTER COUNTY TREASURER	1,950.00								
1	07012026	07/01/26 lease space Jul-Sept 26	1,950.00		36390	2985	15	450340	530		101000
141501	90241S	4078 MSASCD	75.00								
1	10	06/18/26 Annual state assoc dues	75.00		36387	2985	15	450340	334		101000
141502	90242S	4342 Secure Warrant-Law Enforcement	3,250.00								
1	507	05/09/26 7/26-6/27 subscription	3,250.00		37916	1000	5	420140	350		101000
141503	90243S	4234 GREEN PRO SOLUTIONS	1,710.75								
1	28914	05/26/26 lift station degreaser	1,710.75		36550	5310	32	430690	220		101000
141504	90244S	1638 ENVIRO-CLEAN INTERMOUNTAIN LLC	190.90								
1	09P4140	07/21/26 vac truck repair parts #30	95.45		37469	5210	23	430550	230		101000
2			95.45			5310	31	430630	230		101000

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CITY OF MILES CITY
Claim Details
For the Accounting Period: 7/26

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Section 8, Item H.

Stockman Bank
* ... Over spent expenditure

Claim Line #	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
141506	90245S	4217 CENTRAL SQUARE TECHNOLOGIES	72,769.01					
1	468432	07/27/26 zurecher/yearly CAD RMS fees	72,769.01		37152	2850 105 420140	350	101000
141507	90186S	4541 INTERNATIONAL CODE COUNCIL	5,700.00					
1	1002312893	07/10/26 mechanical review	1,300.00		36770	2394 18 420531	350	101000
2	1002312895	07/10/26 Building preliminary	1,200.00		36770	2394 18 420531	350	101000
3	1002320279	07/24/26 limited scope review	1,200.00		36770	2394 18 420531	350	101000
4	1002320281	07/24/26 building/mechanical	2,000.00		36770	2394 18 420531	350	101000
141509	90246S	4384 BROSZ ENGINEERING INC	97.50					
1	B44485C	07/01/26 project management/fire/amb	97.50		36488	4010 501 420460	950 8	101050
141510	90247S	291 ECOLAB PEST ELIMINATION	126.99					
1	4534707	07/30/26 pest control-Fire	126.99		36486	1000 7 420460	220	101000
141511	90248S	4439 SYN-TECH SYSTEMS	600.00					
1	338181	07/31/26 2026 1yr support pln Airport	600.00		2071	5610 87 430300	350	101000
141512	90249S	4426 APG YELLOWSTONE NEWS	1,421.07					
1	746789	06/04/26 1404 Ord-bus licenses	33.16			1000 3 410500	331	101000
2			33.17			5210 25 430510	331	101000
3			33.17			5310 29 430610	331	101000
4			33.17			1000 2 410100	331	101000
5	748496	07/29/26 Last Chance sub notice	178.01		37735	1000 36 411020	331	101000
6	749172	07/29/26 1405 Zoning	143.33		37735	1000 36 411020	331	101000
7	766440	07/29/26 Legal zoning updates	61.75		37735	1000 36 411020	331	101000
8	766516	07/29/26 10N earling floodplain	90.64		37735	1000 201 431200	331	101000
9	746115	07/26/26 Water report noticed	682.00		37481	5210 22 430530	331	101000
10	762238	07/27/26 1406 Ord build/plan review	132.67*			2394 18 420531	331	101000
141513	90250S	999999 TODD BROWN	471.25					
1	07302026	07/30/26 writ release payback emp	471.25		37569	7910 201000		101000
# of Claims 84 Total:			1,496,396.74					
Total Electronic Claims			778,300.97	Total Non-Electronic Claims		718,095.77		

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CITY OF MILES CITY
Fund Summary for Claims
For the Accounting Period: 7/26

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Section 8, Item H.

Fund/Account	Amount
1000 GENERAL	
101000 Cash - Operating	237,296.15
2220 LIBRARY	
101000 Cash - Operating	9,766.43
2310 TIFD-Downtown	
101000 Cash - Operating	4,204.41
2394 BUILDING CODE ENFORCEMENT	
101000 Cash - Operating	6,518.02
2400 LTG M D#165-(Gen City)	
101000 Cash - Operating	13,721.14
2420 LTG M D#167-(MilesAddn Etc)	
101000 Cash - Operating	1,754.96
2430 LTG M D#171-(Balsam Est)	
101000 Cash - Operating	64.67
2440 LTG M D#172-(Main Str)	
101000 Cash - Operating	901.88
2450 LTG M D#195-(SG-Trico)	
101000 Cash - Operating	603.93
2470 LTG M D#202-(SG-MDU&NV)	
101000 Cash - Operating	469.64
2480 LTG M M#173-(Milestown Estates)	
101000 Cash - Operating	44.39
2510 STR MAINT DIST #204	
101000 Cash - Operating	83,460.98
2520 STR MAINT DIST #205	
101000 Cash - Operating	3,854.48
2540 STR MAINT DIST#207-(MILESTOWN ESTATES)	
101000 Cash - Operating	33.86
2850 Southeastern Montana Dispatch-911	
101000 Cash - Operating	82,968.38
2880 LIBRARY GRANTS	
101000 Cash - Operating	10,411.42
2985 RETIRED SENIOR VOLUNTEER PROG (RSVP)	
101000 Cash - Operating	2,369.64
101004 RSVP Non-Federal Cash Operating-Custer	100.00
3000 Fire Dept G O Bond	
101000 Cash - Operating	221,625.00
4010 Fire Dept Captial Imprvmt Fund	
101050 CASH-FD Building Bond	1,375.02
5210 WATER UTILITY	
101000 Cash - Operating	279,513.18
102270 Cash - Curb Stop Replacement Fee	147.23
102312 RevBnd/CurYearDebt-DNRC/CarbonTank	69,541.25
102313 RevBnd/CurYearDebt-DNRC/NE WtrLine	71,021.25
102315 RevBnd/CurYearDebt-ARRA/NE Water Line PH	9,240.00
5310 SEWER UTILITY	
101000 Cash - Operating	40,108.67
102316 RevBnd/CurYearDebt-Phase 1 Haynes Lift	50,895.00
102317 RevBnd/CurYearDebt-WWTP Phase II	197,400.00
5510 AMBULANCE FUND	
101000 Cash - Operating	13,143.01
5610 AIRPORT OPERATING	
101000 Cash - Operating	80,036.98

Fund/Account	Amount
6040 PUBLIC WORKS	
101000 Cash - Operating	3,334.52
7910 PAYROLL FUND	
101000 Cash - Operating	471.25
Total:	1,496,396.74