



CITY OF MILES CITY

Regular Council Meeting Minutes

December 09, 2025 at 6:00 PM

City Council Chambers and online at zoom.us

Zoom ID: 4062343462 | Passcode: 59301

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Councilmember Ed Pulecio
Councilmember Rick Huber
Councilmember Brant Kassner
Councilmember Kevin Thomason
Councilmember Don Simpson
Councilmember Dan Scott
Councilmember Brooke Bartholomew

ABSENT

Mayor Dwayne Andrews

ALSO PRESENT:

City Attorney Dan Rice, Public Works Director Samantha Malenovksy, Interim Fire Chief Eddy Kanduch, Police Chief Doug Colombik, Public Utilities Director Tom Speelmon, Dispatch Director Lyne Anderson and Deputy Clerk/Minute Recorder Tamara Ellsworth via zoom Contract Planner Joel Nelson.

1. REQUEST OF CITIZENS AND PUBLIC COMMENT

- A. SPENCER HAYNES IS REQUESTING THAT THE CITY ENFORCE SECTION 15-11 OF THE MT CODE OF ORDINANCES THAT PERTAINS TO THE MAINTENANCE OF SIDEWALKS AS HE HAS NOTICED BUSINESSES ALONG HAYNES AVENUE THAT ARE NOT DOING SO.

2. VACANCY INTERVIEWS

- A. WARD II COUNCIL INTERVIEWS

Motion made by Councilmember Pulecio to reconvene the interview process, Seconded by Councilmember Huber.

Candidates were asked interview questions by the Council.

3. APPOINTMENTS

- A. WARD II COUNCIL MEMBER

Motion made by Councilmember Bartholomew to appoint Jeni Losey for Ward II Seat, Seconded by Councilmember Scott. On a Roll Call vote motion passed 5 to 2.
Voting Yea: Councilmember Pulecio, Councilmember Kassner, Councilmember Simpson, Councilmember Scott, Councilmember Bartholomew
Voting Nay: Councilmember Huber, Councilmember Thomason

B. URBAN RENEWAL AGENCY BOARD OF COMMISSIONERS (TIFD)

-CITY RESIDENT - BRANDON JANSHEN

Motion made by Councilmember Pulecio to appoint Branden Janshen for the URA/TIFD board committee member, Seconded by Councilmember Simpson. On roll call vote All in Favor.
Voting Yea: Councilmember Pulecio, Councilmember Huber, Councilmember Kassner, Councilmember Thomason, Councilmember Simpson, Councilmember Scott, Councilmember Bartholomew

4. APPROVAL OF COUNCIL MINUTES/COMMITTEE MINUTES

A. Regular City Council Meeting 2025 1125

Motion made by Councilmember Bartholomew, Seconded by Councilmember Scott.
Voting Yea: Councilmember Pulecio, Councilmember Huber, Councilmember Kassner, Councilmember Thomason, Councilmember Simpson, Councilmember Scott, Councilmember Bartholomew

5. SCHEDULE MEETINGS

6. STAFF REPORTS & OTHER COMMITTEE MINUTES

A. Planning Staff Report & Draft Resolution for Lot 8 Tract E Industrial Site Lease.

Contract Planner Geoplant Nelson gave an overview of the lot that was put out for bid and only one bid was received. Explained the bid amount does exceed the rent amount and there are some documents he is waiting on such as the proof of insurance and would like to make sure the past tenants have all of their equipment off the lot as well.

B. TIFD MINUTES 2025 1121

7. CITY COUNCIL COMMENTS

Councilperson Huber announced that the SEMDC will be meeting in Broadus, MT at 1pm on December 17th, 2025 at the Powder River courthouse, election room 119. He requested of the Council Chairperson Kassner if the upcoming Mayor Grenz could attend this meeting in person and use the City vehicle and be expensed for travel. It was advised that due to the upcoming Mayor not being an official City Employee until January that cannot be done by the City but he is more than welcome to use his own vehicle and own funds. Councilperson Huber requested that the MC-Preliminary Engineering Review be resent via email to all Council members for further review. He asked for a further detailed explanation of the DOA letter that was placed in the Council's mailbox as he has many questions and requested the Treasurer to be present at meeting when this information is given out to help answer the questions of the members.

Councilperson Bartholomew inquired about the process of the new Council Chair position that would be coming up. Council Chairperson Kassner explained the election process.

8. MAYOR COMMENTS

9. BID AWARDS

A. CONNORS STADIUM ROOF (Finance Committee Recommends Approving).

Motion made by Councilmember Thomason, Seconded by Councilmember Pulecio.
Voting Yea: Councilmember Pulecio, Councilmember Huber, Councilmember Kassner, Councilmember Thomason, Councilmember Simpson, Councilmember Scott, Councilmember Bartholomew.

Public Works Director Malenovsky gave the bid amounts for the Connors Stadium Roof

Connor's Roof : \$105,697.00 TIFD grant: \$97,920.00

SDI contract : \$27,000.00 Parks Cash: \$65905.00

Total : \$132,697.00 left in Parks cash: \$31,128.00

Councilperson Pulecio asked where this cash in Parks is coming from, Director Malenovsky stated that it is coming from the Last Chance Subdivision. Councilperson Huber brought up the pools such as the Frog pool, Natural Oasis and Splashpad and feels those funds should be put to those items. Director Malenovsky explained that this decision is entirely up to the Council how they would like to proceed. She did explain the Connors Stadium roof as of right now is a public health hazard for it not being structurally sound and not a want for the City as the pools are currently not any hazards. A discussion about pools ensued and the City Attorney had to bring the meeting back to order. Councilperson Bartholomew asked if this item gets approved tonight will the amount be locked in. Director Malenovsky stated this amount from SDI is a 24 hour sunset. If no decision is made tonight the amount could possibly be higher if it comes back to Council for vote.

10. UNFINISHED BUSINESS

A. RESOLUTION NO. 4655 - A RESOLUTION PURSUANT TO §7-6-4006 OF THE MONTANA CODE ANNOTATED, AUTHORIZING AMENDMENT OF FINAL BUDGET FOR FY 2025-2026 TO INCREASE THE BUDGETED AMOUNT IN VARIOUS FUNDS FOR VARIOUS UNBUDGETED REVENUES AND EXPENDITURES. (Finance Committee Recommends Approving).

Motion made by Councilmember Scott, Seconded by Councilmember Thomason.
Voting Yea: Councilmember Pulecio, Councilmember Huber, Councilmember Kassner, Councilmember Thomason, Councilmember Simpson, Councilmember Scott, Councilmember Bartholomew

11. NEW BUSINESS

A. RESOLUTION NO. 4656 - A RESOLUTION OF THE CITY OF MILES CITY APPROVING "SECOND AMENDMENT OF PROFESSIONAL SERVICES AGREEMENT" WITH SAFEBUILT LLC, FOR SUPPLEMENTAL BUILDING PLAN REVIEW SERVICES.

Motion made by Councilmember Huber, Seconded by Councilmember Pulecio.
Voting Yea: Councilmember Pulecio, Councilmember Huber, Councilmember Kassner, Councilmember Thomason, Councilmember Simpson, Councilmember Scott, Councilmember Bartholomew

B. RESOLUTION NO. 4657 - A RESOLUTION APPROVING A REAL PROPERTY LEASE AGREEMENT BETWEEN THE CITY OF MILES CITY, AND THREE G CONSTRUCTION, LLC AND BEAR BUTTZ SEPTIC, REPRESENTED BY OWNER OF SAID BUSINESSES,

JASON GERGEN, FOR CERTAIN REAL PROPERTY OWNED BY MILES CITY, MONTANA.
(Finance Committee Recommends Approving).

Motion made by Councilmember Scott to table and move this item to the Special Council meeting on Dec 16th, 2025, Seconded by Councilmember Pulecio.

Voting Yea: Councilmember Pulecio, Councilmember Huber, Councilmember Kassner, Councilmember Thomason, Councilmember Simpson, Councilmember Scott, Councilmember Bartholomew

City Contract Planner Nelson let Council know that he is still waiting on insurance proof documents and also would like to reach out to the last tenants to make sure all items are removed so the City would not have to do that. Councilpersons Bartholomew and Huber feel these documents need to be in hand before the City commits to a lease agreement. The Council agreed.

- C. Change Airport Manager Position from exempt to non-exempt. (Human Resources Committee Recommends Approving).
- D. APPROVE TIFD GRANT IN THE AMOUNT OF \$17,323.20 OR 60% OF PROJECT COST TO 600 CAFE, INC. TO REPLACE HEATING AND AIR CONDITIONING UNITS AT 600 CAFE FACILITY. (Miles City Downtown Urban Renewal Agency (URA)-TIFD Committee Recommends Approving).

Motion made by Councilmember Thomason, Seconded by Councilmember Pulecio.

Voting Yea: Councilmember Pulecio, Councilmember Huber, Councilmember Thomason, Councilmember Simpson, Councilmember Scott

Voting Nay: Councilmember Kassner, Councilmember Bartholomew

Motion passed 5-2.

A discussion amongst Councilmembers ensued as to whether these TIFD funds should be used for maintenance services. John Laney 320 S Montana Ave read aloud a letter of approval for this grant application as there are rentals above the restaurant and the Heating A/C that this business has is a very old and it is a necessity. Brandon Jahnshen gave an overview of how the TIFD Board makes these application decisions. Each application is handled by a one by one scenario.

- E. NOVEMBER 2025 CLAIMS

Motion made by Councilmember Huber, Seconded by Councilmember Thomason.

Voting Yea: Councilmember Pulecio, Councilmember Huber, Councilmember Kassner, Councilmember Thomason, Councilmember Simpson, Councilmember Scott, Councilmember Bartholomew

12. ADJOURNMENT

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

Motion made by Councilmember Huber, Seconded by Councilmember Simpson.

Voting Yea: Councilmember Pulecio, Councilmember Huber, Councilmember Kassner, Councilmember Thomason, Councilmember Simpson, Councilmember Scott, Councilmember Bartholomew

Meeting adjourned at 7:31 pm