



CITY OF MILES CITY

Regular Council Meeting Minutes

May 26, 2026 at 6:00 PM

City Council Chambers and online at zoom.us

Zoom ID: 4062343462 | Passcode: 59301

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Mayor Grenz

Councilmember Dan Scott
Councilmember Ed Pulecio
Councilmember Rick Huber
Councilmember Jeni Losey
Councilmember Cody Steiner
Councilmember Kevin Thomason
Councilmember Brooke Bartholomew
Councilmember Don Simpson

ALSO PRESENT: City Attorney Dan Rice, Public Utilities Director Tom Speelmon, Dispatch Director Lyne Anderson, Human Resources Officer David Livingston, Airport Manager Brad Davis, Mile City Police Chief Doug Colombik, Miles City Interim Fire Chief Ed Kanduch, Miles City Planner Joel Nelson via zoom and the Clerk/Minute Recorder Tamara Ellsworth

1. REQUEST OF CITIZENS AND PUBLIC COMMENT

2. SCHEDULE MEETINGS

3. STAFF REPORTS & OTHER COMMITTEE MINUTES

Mayor Grenz commented on how well the Airport Commission is doing and gave thanks to them.

Dispatch Director Anderson informed the Council that there is a 911 Board meeting on June 9th in Terry, Mt at the Senior Citizen Center.

- A. Airport Commission Minutes 03-09-2026
- B. Airport Minutes 04-13-2026
- C. MILES CITY POLICE DEPT. STAFF REPORT MAY 2026
- D. APRIL 2026 TREASURER REPORT - CASH RECONCILIATION

4. CITY COUNCIL COMMENTS

5. MAYOR COMMENTS

6. BID OPENINGS

A. MILES CITY WATER TREATMENT PLANT RE-ROOF

Public Utilities Director Speelmon opened the sealed Bids and read them aloud as follows:

Empire Roofing \$900,000.00 has the Bond with it.

Bradford Roof Management \$683,580.00 has the Bond with it.

Centimark Roofing \$773,989.00 has the Bond with it.

7. UNFINISHED BUSINESS

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

Motion made by Councilmember Bartholomew to table and move to next meeting, Seconded by Councilmember Losey.

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

Voting Nay: Councilmember Steiner

Mayor Grenz let the Council know of the changes made to the Purchasing policy, feels the policy still needs work and the City should be paying attention to where the money is being spent more closely. He also reminded the Council that there is no longer a finance committee to review and recommend the Purchasing policy this needs more time to look at. Councilmember Losey completely agreed and felt that tabling this for the next meeting for further review.

B. APPROVE APRIL CLAIMS

Motion made by Councilmember Huber, Seconded by Councilmember Thomason.

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

Councilmember Huber asked Interim Fire Chief about the personal credit card being used for the Blinds purchased for the new fire hall building.

Mayor Grenz on behalf of a lot of citizens inquired to where has all of the old furniture, fixings and equipment go as he has not seen many items up for auction.

Councilmember Pulecio asked where the funds are coming from for the purchases.

Interim Fire Chief Kanduch explained the use of personal credit by employee was to use a savings coupon and he did not have access to the Department Credit card at the time of purchase. He also explained that a lot of the furniture, fixings and equipment is still currently being utilized at this time and was moved into the building they are currently renting, the funds for the purchases are coming from the approved FFE budgeted amount.

Airport Manager Davis also informed the Council that the furniture, fixings and equipment is extremely old, worn down and almost near the end of their life use and will not even be good to put into an auction.

8. NEW BUSINESS

A. DISCUSS RESOLUTION NO. 4689 - A RESOLUTION APPROVING THE PLACEMENT OF A CITY OF MILES CITY PUBLIC SAFETY MILL LEVY ON THE NOVEMBER 2026 GENERAL ELECTION BALLOT

Council Chairperson Bartholomew gave the background information of the Public Safety Mill Levy and it would be for just the Police Department and utilized only for equipment and for 1 year. November of next year is when those funds would be released. Also expressed the urgency with getting this on the next meeting for vote due to the ballot deadline.

Councilmember Scott asked for more information on this Resolution, what is happening with the SRO (School Resource Officer) funding, and wondered if adding the SRO to this Mill Levy is a good idea.

Councilmember Huber confirmed with Police Chief Colombik the equipment, vehicles and asked what the taxes would be with this mill levy. Also got clarification that this mill levy will only be for the Police Department so no other department could use these funds.

Police Chief Colombik gave a presentation on the 2 new vehicles needed, 1 vehicle for Animal Control, equipment that is necessary as well. He also let the Council know that the last time he applied for a Coal Grant for vehicles they informed him that they will no longer give out grants for vehicles. The School Board offered more money for the SRO officer and stated that no matter what happens the Police Department will continue to provide an SRO officer for the schools it is a much-needed safety measure, to which Mayor Grenz completely agrees.

After discussion among the Council this will be on next meeting for a vote.

B. APPROVE WA MITCHELL AGENCY TO MOVE FORWARD WITH WORKERS COMP COVERAGE.

Motion made by Councilmember Scott, Seconded by Councilmember Pulecio.

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

C. APPROVE RESOLUTION NO. 4688 - A RESOLUTION AUTHORIZING THE CITY OF MILES CITY TO ENTER INTO A MONTANA DEPARTMENT OF JUSTICE 9-1-1 GRANT PROGRAM CONTRACT FOR GRANT FUNDING RELATING TO RADIO CONSOLE REPLACEMENT.

Motion made by Councilmember Simpson, Seconded by Councilmember Scott.

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

Dispatch Director Anderson announced that the 9-1-1 Board has been awarded \$66,594.00.

D. APPROVED TIFD AWARD FOR THE CITY OF MILES CITY RELATED TO THE DEVELOPMENT OF A DOWNTOWN MASTERPLAN IN THE AMOUNT OF \$35,000.00

Motion made by Councilmember Bartholomew, Seconded by Councilmember Simpson.

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

Mayor Grenz informed Council of what this award is for and the City of Miles City had entered into an agreement to allow Kelsey Merritt to apply for grants on behalf of Miles City.

Council Chairperson Bartholomew also reiterated that due to this award and grant application that no other directors will be able to apply for the same grant.

Councilperson Losey gave information about what a master plan does and how it opens for charities and donations to happen and this is a very good.

- E. APPROVE ORDINANCE NO. 1405 -*(first reading)* AN ORDINANCE ADOPTING AMENDMENTS TO THE OFFICIAL MILES CITY ZONING DISTRICT MAP TO DESIGNATE LONG-TERM ZONING DISTRICTS FOR THE RECENTLY ANNEXED LAST CHANCE SUBDIVISION, AND PROVIDING FOR A HEARING THEREON.

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

Don Sterhan with CR Builders introduced himself to the Council and gave a brief presentation of their company. CR Builders is the sponsor of a 30 unit housing project to be built on the Last Chance Subdivision, explained that a majority of the funds are coming through state and federal. The rent will be based off of a percentage of the income of the tenant applying for a unit. He gave thanks to the Mayor and Council for allowing this subdivision to take place and for the City's support. He also informed them that housing will be available when the project is built and complete and they do not bring residents in to get the units filled, there will be an applications process for the housing.

Councilperson Scott wanted to know roughly what the rent per unit would be.

Councilperson Steiner asked if when this housing project is complete will it already have residents from out of town residing in the units.

- F. APPROVE TIFD AWARD FOR OLE MAE APARTMENTS, LLC IN THE AMOUNT OF \$49,485.00 OR 25% OF THE ADJUSTED PROJECT COST OF \$195,380.00.

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

Councilperson Steiner would like to know how the percentage on these applications get determined.

TIFD Member Gillette explained the sliding scale that figures out the percentage to use.

- G. APPROVED TIFD AWARD FOR TRAILS INN IN THE AMOUNT OF \$8,280.00 OR 80% OF THE TOTAL PROJECT COST \$10,350.00

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

Dan Rice explained that 3 benches have been destroyed by vandalism and is requesting a steel bench and some signage for the business.

- H. APPROVE THE CITY OF MILES CITY WATER DEPARTMENT TO SEND THE BAD DEBT WRITE-OFFS IN THE AMOUNT OF \$4,276.75 TO COLLECTIONS

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

Council Chairperson Bartholomew asked how long the wait is until we send these write-offs to collections.

Public Utilities Director Speelmon stated the wait varies but in most cases a year is the wait before sending off to collections.

I. DISCUSSION ON PORTABLE STORAGE CONTAINER ORDINANCE.

Mayor Grenz gave his opinion about storage containers being allowed in residential zones, he does not think that it is a good idea to allow them, it will more than likely decrease the value of neighboring properties. Need to look into getting an ordinance in place with restrictions.

Councilperson Simpson stated that there are many sheds around town that look terrible and delapidated and there is no restriction on how a resident maintains their sheds.

City Planner Nelson informed the Mayor and Council that there is zoning meeting on June 10th and there is a draft ordinance they there looking into putting together for this metal storage containers and after hearing the discussion will look into revising and creating restrictions/or prohibiting in the ordinance.

J. DISCUSS AND REVIEW THE 2 PROPOSALS FROM TCP (TIMECLOCK PLUS)

Mayor Grenz explained that the auditors have suggested the idea of getting physical time clocks in our departments and the honor system is no longer working.

Deputy Clerk/Payroll Officer explained the pricing on the 2 different quotes and that TCP has worked with many municipalities within the State of Montana and have worked with Black Mountain Software for 10 years. Courtney with TCP is more than happy to join the next meeting via zoom so if there are more detailed questions from the Council she would be able to answer those.

Councilperson Scott and Pulecio asked about the thumbprint system and if can it be more than one finger due to many outdoor workers damage their hands quite often.

K. DISCUSS CHAPTER 24 - ZONING, ARTICLE IV. - ADMINISTRATION AND ENFORCEMENT, SEC. 24-63. - ACCESSORY BUILDINGS. ADDING (A) "ALL ACCESSORY BUILDINGS IN RESIDENTIAL DISTRICTS ARE PROHIBITED UNTIL THE PRIMARY/MAIN BUILDING IS CONSTRUCTED; CONCURRENT CONSTRUCTION OF ACCESSORY AND PRIMARY BUILDINGS IS ALLOWED".

Mayor Grenz discussed the building of shops on property and that some of them are extremely large, needing to look into this ordinance to get them prohibited, devalues the value of the neighboring homes. He asked the Council to really take a look at the current ordinance and reflect on what measures needed to be taken.

City Attorney Rice gave clarification that previously this Ordinance had stated to prohibit the building of accessory buildings the Council recommended this go to further review with a Public Service Committee where changes were made to delete Section A of 24-63.

Councilperson Pulecio disagrees with the Mayor and said that most of the properties that the owner are building shops is due to the lot size and would not be able to build a home and a shop and most are building shops to store their personal property such as a RV's.

Councilperson Scott disagrees as well and states to keep the ordinance as it is. Both Councilperson Scott and Councilperson Pulecio made a suggestion of putting restrictions on what the shop looks like such as siding or to look more like a home.

Public Utilities Director Speelmon let the Council know that the City Hall office is consistently receiving in person and phone call complaints.

City Planner Nelson recommended amending the Ordinance and put some restrictions on it.

L. DISCUSS AN AMBULANCE DISTRICT TO BE PUT ON THIS YEARS BALLOT

Mayor Grenz asked Council what they thought of an Ambulance District as he is open to anything that would create funds for the ambulance. He would like to know what the pay is for a Billings ambulance trip, if there is a stipend the MCFR employee receives, and what mileage amount does that stipend apply for.

Council asked Mayor Grenz for more clarification as to what this subject would entail.

Councilperson Losey addressed that there may not be enough time to be able to put this on a ballot as more information is needed for it.

Council Chairperson Bartholomew stated that the most pressing issue is the revenue currently generated is not sustaining the service.

Councilperson Huber would like to know on average how many trips does the ambulance take to Billings per month.

Councilperson Pulecio asked if there was an Ambulance District would it separate the Fire from the Ambulance.

Councilperson Scott advised that the Fire Dept should look into a Tourism Grant to have the Ambulance Services paid for that is what Livingston Mt has done with their Tourism Grant.

Public Utilities Director Speelmon said that yes when creating a district it would be its own separate entity and not combined with anything else.

City Attorney Rice explained that for a Mill Levy this would be enough time to get done for an Ambulance District.

Interim Fire Chief gave information about the ambulance trips to Billings and also let the Council know that with the two current resignations it is creating overtime and less time to provide for the Ambulance trips and agreed that the 5yr agreement with the County was a step in the right direction.

9. ADJOURNMENT

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

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

Council meeting adjourned at 8:04 pm