

**Public Services Committee Meeting  
July 3, 2014**

The Public Services Committee met Thursday, July 3, 2014, at 6:00 pm in the City Hall conference room. Present were Committee Chairperson Jerry Partridge and Committee Members Dwayne Andrews, Susanne Galbraith and John Hollowell. Also present was Mayor Grenz, Public Utilities Director Al Kelm, Police Chief Doug Colombik, Historical Preservation Officer Connie Muggli and Committee Recorder/Deputy City Clerk Connie Watts.

Chairperson Partridge called the meeting to order.

**1. REQUESTS OF CITIZENS/PUBLIC COMMENT**

None

**2. ORDINANCE NO. 1273: An Ordinance Enacting A New Section 20-11 Of The Code Of Ordinances Of The City Of Miles City, Entitled "Maintenance Of Public Right Of Way"**

Chief Colombik reported that citizens are currently responsible for maintaining boulevards, but the City has no authority to enforce that responsibility. This ordinance would give some leverage for enforcement and would assist the Police Department in handling public nuisance complaints.

\*\* *Committee Member Andrews moved to recommend approval of Ordinance No. 1273 to the Council, seconded by Committee Member Hollowell and passed unanimously, 4-0.*

**3. Resolution No. 3700: A Resolution Authorizing The Outlaw Baseball Club To Place A Concrete Monument At Tedesco Field In Honor Of The Tedesco Family And Sponsors Of Tedesco Field**

Committee Member Hollowell, who is building and donating the monument, said it will be placed on a concrete pedestal on the left side of the entrance, outside the fence to Tedesco Field. The monument will have a protective barrier around it so that it cannot be run into by traffic.

\*\* *After discussion, Committee Member Susanne Galbraith moved to recommend approval of Resolution No. 3700 to the Council, seconded by Committee Member Andrews and passed unanimously, 4-0.*

**A. Resolution No. 3704: A Resolution Declaring The City Council Intent To Create A Miles City Downtown Urban Renewal District With Tax Increment Authority; Declaring The Existence Of Blight Within The Miles City Downtown Urban Renewal Area**

Historic Preservation Officer Muggli explained that this resolution outlines the boundaries that have been proposed up to this point, and it will still have to go through the public process and approval by the City Council. She said that consultant Steve Zeier can join the meeting by conference call if the committee needs more information.

Mr. Zeier asked HPO Muggli to present the following points to the Council:

1. Inclusion of the property to the north of the downtown is necessary to encourage investment in the area. Either through direct assistance or via policy changes as a result of this planning process, redevelopment is sorely needed in these areas.
2. The Milwaukee R/R ROW is a natural boundary, as we have to balance the needs of the district with the needs of the whole. We went east along the RR to Woodbury, to include the old warehouses and industrial buildings, as there is potential there as the economy improves over the 15 year life span of the TIFD.
3. The "Wilderness Area" has potential if and when the floodway issues are mitigated. City-owned property that could soon be very valuable is worthy of inclusion.
4. The 7th street corridor and its adjacent industrial properties are at the end of their service life and are ripe for redevelopment all on their own. To include these as part of the entryway into the downtown and the larger community is critical.
5. Todd's (Steadman) property is a good one to include for the basic reason that if this district was in place two years ago, increment would already be generated. PLUS the sidewalk and infrastructure around it is in rough shape, to say the least. It is not "blighted", other than "many of the sidewalks are cracked or nonexistent", which, as part of the site plan, he is required to install. Our rationale was that it is a high density population area that will potentially draw people to downtown, and the city may/will be required to develop sidewalks across the BNSF tracks and further to link to downtown pedestrian walks and improve streets to provide better access for the people living there.

The area is larger than originally proposed, but they felt the potential for development in the enclosed area, balanced with the property values and the existing businesses, make it a really prime area. The area includes 529 property owners: a total of 146 acres of land with a total taxable valuation of \$46.1 million. The railroad owns quite a bit of this land, from which the TIFD would receive revenue from any improvements.

Quite a bit of development is already occurring in this area, the revenue of which would show up in City coffers in December, 2015. Also, the natural reappraisal process takes place in 2015 as well, so the City will see an immediate increase from that normal reappraisal process.

TIFD funds can be leveraged many different ways, such as low interest loans, funds for matching grants and so on.

She mentioned that the Redi-Mix property, also in this area, is a prime /Brownsfield site.

Committee Member Andrews felt the Chamber of Commerce should be involved in this planning.

Committee Member Galbraith was concerned about including the Steadman apartments in this district, as the large increase in revenue the City would see in property taxes would, instead, be placed in the TIFD and not be available to the City's general fund. She felt this would be detrimental to the City, since those funds will be a significant amount which could otherwise be used to offset normal inflationary costs, such as utilities, insurance rates, etc.

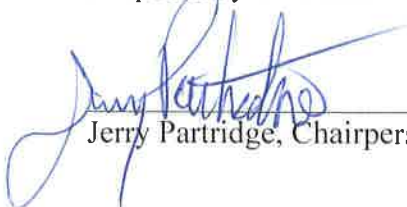
Committee Member Hollowell asked for clarification as to whether including the Oasis and/or Denton Field complex would be beneficial for the TIFD. HPO Muggli will contact Mr. Zeier with this question. She also noted that the boundaries can be amended up until final adoption.

*\*\* Committee Member Galbraith moved to recommend approval of Resolution No. 3705 to the Council, with the stipulation that the two new apartment complexes of the Steadman family be taken out of the Urban Renewal District, as well as the possible inclusion of the Oasis in the District. The motion was seconded by Committee Member Andrews and passed unanimously, 4-0.*

### **ADJOURNMENT**

*\*\* Having no further business, Committee Member Hollowell moved to adjourn, seconded by Committee Member Andrews and passed unanimously. The meeting was adjourned at 6:25 p.m.*

Respectfully Submitted:

  
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Jerry Partridge, Chairperson

  
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Connie Watts, Recorder