

2011 Community Meeting Recap for the City of Miles City

This document is a summary of the 2011 CEDS community meetings. These meetings were designed to discuss local findings from the five-year CEDS document created last year by SEMDC, and to get community feedback as to what the current state of the community is, how things have changed from last year, and what projects are priorities to be completed for the following year(s).

This year was especially important to host a community meeting because of the many natural resource development projects currently going on, expanding, and those that are proposed to begin in the next few years. There will be many impacts on communities in south eastern Montana, and the goal is to maximise positive impacts and mitigate negative ones. The more communities understand the impacts, proactively plan, and communicate within the community and region, the better the outcomes will be.

This document summarises the thoughts, ideas, and projects discussed at the community meeting. It also summarises some of the findings from the survey that was passed out at the meetings

Developed by: Southeastern Montana Development Corporation (SEMDC) www.semdc.org 406.748.2990

Miles City CEDS Meeting 2011

Group Discussion

The first activity in this community meeting was to brainstorm strengths, weaknesses, and influential factors in Miles City. This was a way to open up discussion, and begin looking at the various aspects that enhance or hinder this community. Due to the resource industry that is developing locally and regionally, we asked the community to not only think of strengths, weaknesses, and influential factors, but also think ahead to how this industry may affect this area.

Strengths

Medical Hub	Economic Diversity										
Financial Hub	Food / Restaurant options										
County Seat	Education Hub										
Transportation (rail / hwy /air/ crossroads)	Convention center being built										
Schools: Community College (education	Clean air / Attractive / Healthy Living										
offered pre-k through – college)											
Strong Ag economy, ag clusters, and	Good quality of Life										
Natural Resource Base											
Fort Keogh	Rivers and plenty of outdoor recreation										
Good paying jobs through Gov't	Some Land growth potential										
Low cost of living	Culture / symphony / art center / range riders										
Events – Bucking horse sale/car show	Farmers Market										
Good, caring, hardworking people	Great telecommunications – IT and fiber are										
	great										
Strong volunteerism	Active Leadership community										
Strong Historical / Pre. Community	Strong Sports supports										
Livestock center and grain terminal	Economic Development Center										
Good roads and access	Increase in Truck Traffic										
Auto parts / Ag Support	3 car dealerships – more variety										

Concerns

No Industrial Infrastructure / land / zoning	Parking concerns downtown
Lack of Cell Phone service outside of town	Water infrastructure needs upgrade, difficult
	to meet regulations /mandates
Economic development is weak / lack of	Need for downtown development and
motives for industry to move here	diversity
Housing / Costs of housing	Concern with / annexation (can we annex
	ahead of time)
City and County lack of communication and	Lack of available rail spur for transpo
difficult local relationships	

How it will impact the local ag economy and culture?	Jobs / living wage will increase due to nature resource dev. How will this effect local business? Will people move for increased salaries?								
Additional noise, coal dust, diesel, etc with the Tongue River Rail coal trains.	Demand on Emergency services and security would increase								
Will there be detrimental effects to the Yellowstone and local land	Concerns about availability for housing for Seniors as housing costs increase and availability decrease								
Is development going to be sustainable? Boom/Bust?	Need to Learn from other Boom towns so we can be proactive								
There will be a higher demand for goods and services	Air service (increase in other areas – will they drop it in M.C.?)								
More People coming in is a concern – change in attitude is needed (more people is not the problem)	Haynes Interchange - already congested – Major upgrade needed								
Concern that the money will leave	Increase in truck Traffic, impacts on roads								
Need for Impact Tax?	Increase rail traffic								

(Concerns regarding nearby and potential natural resource development)

Influential Factors

Need for capital (For ex. in housing)	Fluctuation with costs of services								
Environmental regulations & societal	Increase / decrease in Wages								
Pressure for "green" communities									
Decrease of Gov't money	Healthcare – and government								
	intervention/insurance rates								
FEMA (flood Plain / Insurance)	Internet and communications companies								
National and State Gov't	Competition among rural / urban /								
regulations/protocol	metropolitan / business								
Geographic Distances / Services / Econ /	Growth timeline (how fast will growth occur								
Access	and how planned will be?)								
Banking / Econ regulatory burden	Lack of Available Housing								
Impacts from Development (in Ag / Econ)	Prices of groceries (Transportation costs and								
	"middle man")								
	Sprawl and Land Development								

Working Groups

In this second activity, we divided the group up to discuss the following themes in more detail: Economy, Housing, Quality of life, Infrastructure and Services. Groups were asked to discuss various concerns, and were encouraged to propose a project that could tackle the issue at hand. After the themes were discussed, we came back as a group to review

each issue. Each person was given three stickers which they would use to vote on certain projects they deemed more important. They could put all three stickers on one project, or one sticker on each project. This prioritisation of projects will give SEMDC and the community an idea of what the community would like to see accomplished. Below is a summary of each group's main concerns and projects associated.

Economy

Lack of clear point of contact for development

When people plan to move, open a business, develop, or bring in an industry, Miles City does not have a central point of contact for potential develop questions regarding things such as zoning, state rules and regulations, housing codes, land use, etc. People have to go to many different entities to find answers, and sometimes answers are not complete/correct. This does not allow for fluid transactions/sales and does not exhibit a pro-economic development mentality.

Lack of understanding regarding natural resource extraction

There is a lack of clarity as to how fast the natural resource industry will expand locally and what that will mean for the community at large. There were certain stigmas discussed related to natural resource extraction, and fears that may not come to fruition. It was recommended that the community look towards other natural resource communities and learn about how to maximise the "boom," minimize the "bust," and plan for sustainable and healthy communities.

Traffic studies and infrastructure enhancement

The traffic has increased greatly in the Haynes Avenue area as well as the West End. This will increase with more natural resource developments. It was also discussed that there is a lack of parking in the downtown area, and with an interest in improving the Main Street, parking needs to be improved.

City and County separated

The City and County do not have a very productive relationship as there is lack of good communication. This creates difficulty in making sound decisions and proactive steps regarding the local economy and development.

Proposed Economic Projects

- Enhance City/County Communication (2 votes)
- Establish point of contact for new businesses and citizens (2 votes)
- Evaluating People in Miles City Regarding Growth. (1 vote)
- Develop Training for Energy Industry (Safety / Heavy quip etc)
- Cultural / Marketing for Cowboy Hall of Fame

Housing

Floodplain issues

The designated floodplain stifles development and weights financially on community, as it limits land to be developed on and is costly to get insurance.

Lack of Senior Housing and Assisted Living

There is currently a lack of housing options for seniors and those with disabilities. It was discussed that there is a fear that the housing market will go up and fewer houses will be available or for affordable for seniors due to the increased population that comes with natural resource development.

Lack of Available Land / Private Property Issues

Even though there is ample land around Miles City, very little of it is available because it is currently owned. This 'land-locked' atmosphere makes it difficult to develop and expand outside of the city.

Proposed Housing Projects

Expand Housing Downtown **(2 vote)** Investigate financing for Housing / elderly Housing **(2 votes)** Congregate Housing (**2 votes**) Re-assess flood Plain **(2 votes)**

Quality of Life

Youth feel "bored"

The community members at the meeting felt like there are plenty of things to do in the community that youth could become involved in. They felt that perhaps it is a matter of promoting some of those activities more widely.

High suicide rate

Miles City's suicide rate is one of the highest in the Country, and is a critical mental health issue in the community.

No youth support /housing to get out of difficult situations

Those youth who are in difficult situations at home, in between homes, or have been removed from a previous living arrangement have no safe space to go, and no intermediate place to stay.

Projects

Indoor Recreation Center (**4 votes**) Home / shelter / projects for youth who need to get out of difficult situations Increase Mental Health Service (i.e. homeless shelter)

Services and Infrastructure

Transportation & Traffic in & out of downtown

There is increasing traffic in and out of the City, especial on Haynes Avenue. This can be detrimental in regards to increased number of accidents, traffic, and wear on the roads.

Water Pipes aging

The water pipes are ageing, which will be a costly repair. It was also mentioned at the meeting that the water system is delicate and also needs to meet government regulations.

Dependant on government assistance for Infrastructure

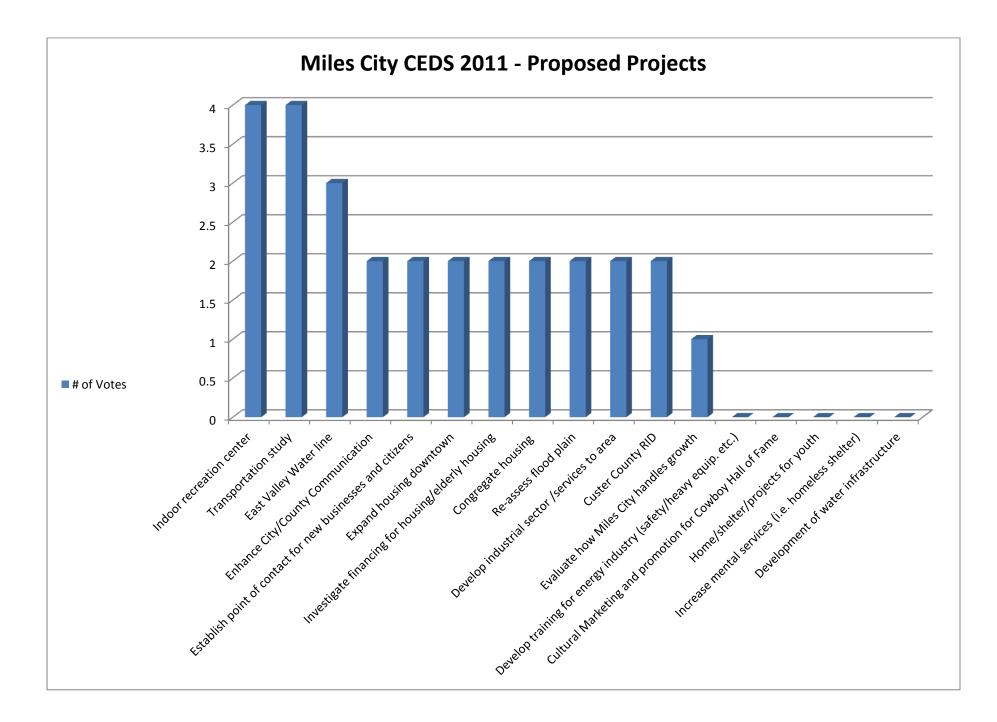
There was discussion on how it is frustrating there is such a dependence on government assistance, especially in a time where federal and state money is fluctuating so much.

Projects

Transportation Study **(4 votes)** East Valley Water Line **(3 votes)** Develop Industrial Sector / Services to area **(2 votes)** Custer County RID #1 **(2 votes)** Development of Water contaminant

Projects and Survey Results

The following pages are charts illustrating the prioritization of all projects and the results from the survey passed out at the meeting.



4		_		-																																		
3.5		╞	t	t	F	ŀ		ľ						T		T														_								
3		╏	╈	t	┢	F	ŀ	t	┢	t	t					t		╏	╏		t		╏	t				_		h					-	[Miles City CEDS	Survey
2.5		H	╈			r	┢	t	┢	╉	╉	t					╏	╉			┨		┨		H			_	-	Η	Η	Η			┢		Results 2011	
2		H	ł	ł	┢	┢	ŀ	ł	┢	╉														П	Н			_		Н	\vdash	Г	ŀ		ŀ		Total surveys coll 14	ected:
1.5		Н		ł			╏	╂				_						_		-		-	$\left \right $	Н	Η		Η		$\left \right $	H	Η	H	⊢				Scale: 1-4	
1		Н		4																_		_	_							H	H							
0.5																				_		_								L							1 Not at all Important/Comp Unsatisfied	letely
0																																					Unsatistied	
	' stores and air	unities	foods	eniors	nunity	nunity	encies	chools	unities	ousing	services	nunity	Junity	eniors	nunity	nunity	cisions	inions	rvices	nunitv	enters	rvices	rvices	tation	Idinas	o licing	ounity.	nunity	Junity	nunity	: :	community	community	community	community		4 Very Important Completely Satist	
	vailability of good grocery stores The outlity of water soil and air	Availability of adult employment opportunities	Access to healthy/local foods	Services for seniors	and how it effects you and your community	ment and how it effects you and your community	Response time of police/ ambulance/fire to emergencies	Quality of teaching at schools	Availability of youth employment opportunities	Access to affordable housing	nce/ se		s to exercise/enhancing health in the community	Housing for seniors	r comn	The diversity of businesses in your community	Local opportunities for citizens to participate in local decisions	Local opportunities to volunteer/voice opinions	Access to and guality of dental services	The effects of brownfield sites in your community	auality day care centers	Access to and guality of medical services	Access to and guality of mental health services	acress to public transportation	dican accessibility in town and in nublic buildings	Arcess to guality housing		Youth participation in the community	Adult participation in the community	roadband and internet access in your community						H	ow important is this	to you? (avg.)
	Availability of good grocery	nent o	health	Service	inoý pi	inoý pi	ire to (teachir	nent o	afford	nation about City and County assistance/	s in the	n in the	Housin	ino youi	, in you	e in lo	eer/vc	v of de	in voui	tv dav	of med	ntal he	hlir tr	in nub					in youi		The level of influence corporations have in your	lourism opportunities in your	ment and how it effects you and your	citizens have in making change in the	H	ow satisfied are you	with? (avg.)
	ty of g ality of	nployr	ess to	•,	you ar	you ar	ance/1	ity of	nployr	ess to	unty a	inesse	health		nent c	esses	ticipat	volunt	aualit	sites	/ auali	ualitv	ofmer					ipatior	patior		road o	have	nities	you ar	change			
	iliabili he our	ure qui dult er	Acce		ffects	ffects	ambul	Qual	uth er	Acc	and Co	isnd lle	ncing)	velopr	busin	to par	ies to	o and	vnfield	dable,	and a	uality	Arres	in tow	2		partic	partici	ernet a	er Rail	ations	portu	ffects	aking (
	Ava T	v of ac			w it e	w it e	olice/ ;		/ of yo		t City a	Sma	e/enha		iek De	sity of	tizens	ortunit	cess t	of brov	Availability of affordable/	ess to	and a	2	ihilitv		4+1-07	v dult	Adult	nd inte	ue Riv	corpor	ism op	w it e	e in mi			
		ilabilit			and ho	and ho	e of p		lability		abou	t	, P		ter Cre	e diver	; for ci		Ă	fects c	oility o	Acc	ess to			מררבזי	-			and ar	Tong	ience (Tour	and hc	ns have			
		Ava			ment	ment	se tim		Avai			ailable	ss to e		tial Ot	Ť	unities	Loca		The ef	Availal		ACC		dican					roadb	tentia	of influ						
					overn	govern	espon				inforr	ies ava	Acces		poten	_	pport			·					Han	5				<u>م</u>	the po	evel o		govern	uence			
					Your local government	National govern	Ľ				Access to inforn	Opportunities available			of the		Local c														cts of	The		State governi	Level of influence			
					Your	Nat					Act	Oppc			Effects of the potential Otter Creek Development on your community		_													1	Ette				Level			