



# BUILDING A COMMUNITY AROUND ENERGY DEVELOPMENT

John Williams, Mayor  
Colstrip, Montana

*Tomorrow's Town ....Today*

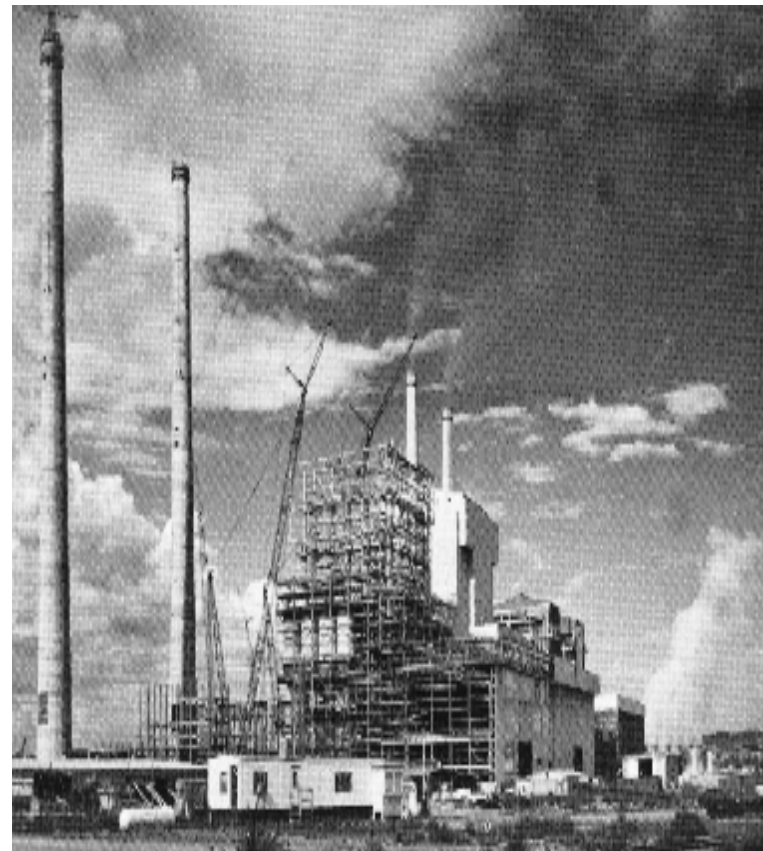
# HISTORICAL PERSPECTIVE - Colstrip prior to energy development



- n Agriculture
- n Homogenous community
- n Rural
- n Native American culture

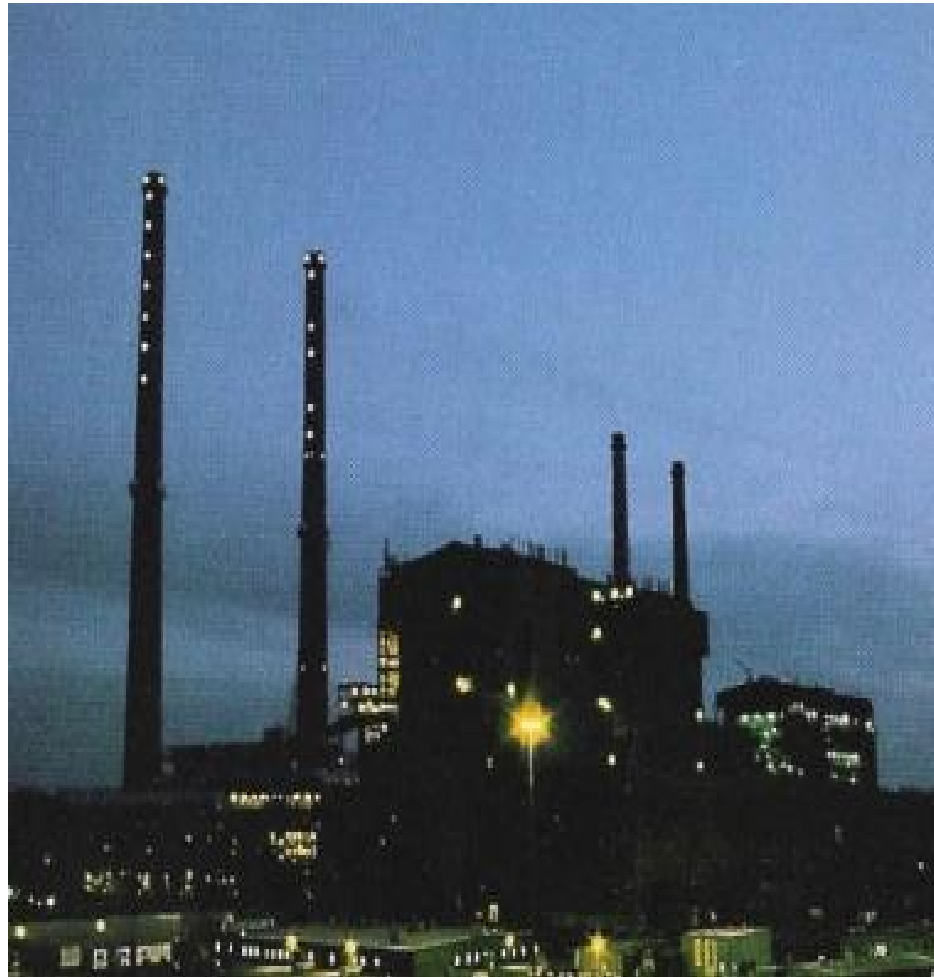
# *Community Development*

- n Townsite expansion run by Co.
- n Decision Making by Companies
- n Minimal interaction with outlying areas
- n Elected officials did not embrace change or impact
- n Retained ownership of community & infrastructure
- n Company hired professionals

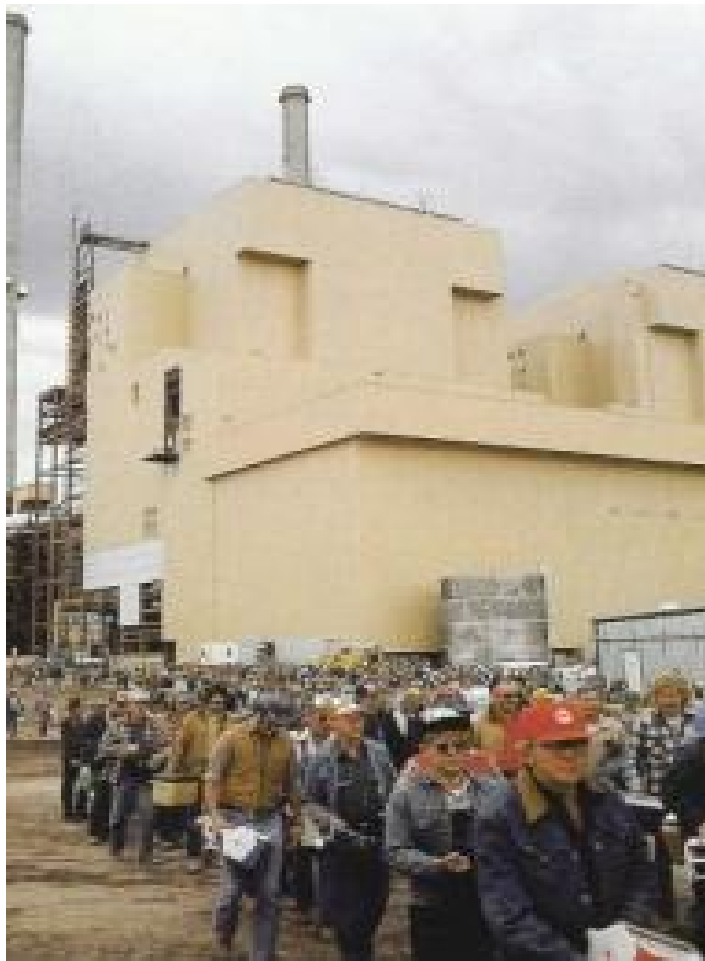


# ***STRENGTHS of the COMMUNITY***

- n Design offers quality of life
- n Companies developed amenities with employees in mind
- n Decision making was efficiently handled



# ***CHALLENGES THE COMMUNITY FACED***



- n Responsibility for community to survive & thrive
- n Ownership in community decision making
- n Litigation used to resolve problems vs. problem solving

# 1998 CITY INCORPORATION



- n Companies involvement
- n Recognition of financial benefits of taxable valuation
- n Community services & infrastructure improvements
- n Voice in operations
- n Voice in the future
- n Ownership by residents of the community

# ***INCORPORATION DOWNSIDE***

- n Perception of loss of control
- n Resistance to taxes
- n Pressure on local elected officials



# ***BENEFITS TO COMMUNITY – Quality of Life - CPRD***



- n Walking/bike paths
- n Park system
- n Sports Town USA
- n Pool



# ***COLSTRIP MEDICAL DISTRICT***

- n Care Providers, Physicians, Family Medicine
- n Laboratory & x-rays
- n Physical Therapy & specialty clinics
- n Telemedicine



# ***CULTURAL OPPORTUNITIES***

## **SCHOOLHOUSE HISTORY & ART CENTER**



Circa 1924, recipient of the Montana Historical Society,  
Community Action Award, 2001.

# ***COST OF LIVING***

- n Minimal taxes
- n Reasonable Rates for services



- COLSTRIP \$ 515
- BILLINGS \$ 1,289
- HELENA \$ 1,499
- MISSOULA \$ 1,557
- GLENDIVE \$ 1,934

# ***COMMUNITY SUPPORT***

- n Individual family support**
- n After School Programs**
- n Breakfast Club**
- n Teen night**
- n Quality of Life Corporation**

# ***DEVELOPMENT OF ECONOMIC BASE***



- n Jobs within energy development**
- n Support to energy development**
- n Service industry to critical mass**
- n Median household income**

# ***TOOLS FOR COMMUNITY DEVELOPMENT***



- n **Tax Increment Financing Industrial District**
- n **Impact Fees**
- n **Bonds**
- n **Economic Development Organizations**
- n **Other taxes or incentives**

# ***NEEDS FOR COMMUNITY DEVELOPMENT***



- n **Local community involvement**
- n **Planning efforts**
- n **Townsite expansion groups elected by citizens**
- n **Rural & Native American Involvement**

# ***CREDITS***



**Tomorrow's  
Town...  
Today!**

- n Southeastern Montana Development Corporation**
- n Joel Vetch**
- n Pictures from “The Virtual Tour of Colstrip, MT”**