MINUTES
CITY OF LAUREL
LAUREL RENEWAL AGENCY
MONDAY, FEB 9TH, 2026
11:00 AM
CITY BOARDROOM

A LAUREL RENEWAL AGENCY meeting was held in City Boardroom and called to order by Cami Story

at 11:00 a.m. on Feb 9th, 2026

COMMITTEE MEMBERS PRESENT

x	Judy Goldsby	x	Dean Rankin
x	Cami Story	x	Daniel Klein
x	Cheryl Hill	x	Peggy Pollock

OTHERS PRESENT

x	Diane Lehm		Gaurav Thakur
x	Forrest Sanderson		Triple Tree Brad, Doug & Bruce
x	Doug Whitney		Steve Solberg
	Kurt Markegard		

KEY CODE: x-present ☐ -absent L-late

General Items: Roll Call

Approval of Minutes – All minutes were approved Daniel and 2nd by Judy– all in favor

New Business:

Ditch Covering Task #5 – Construction has started. The power will be down this Thurs 12th from approx. 9am to 9:30am. They are expecting end of March to be completed for the initial construction to allow to turn on ditch. The landscaping will continue after that section is finished.

There was a mention from Dean about a ribbon cutting and celebration when this project is fully completed. Details to come.

Lighting on SE 4th St. Task Order #6 –

- Forrest will send the letters and packet to the land owners after some minor changes and additions were suggested.
- March 11th 4-6pm will be an open house for landowners
- Cheryl and Cami will work on the details for the zoom
- Forrest will get all the information sent over to Dean. Dean has volunteered to speak to landowners personally to talk about the project.

Project 1: Bids will be going out the end of Feb 2026. We are still waiting on MDT 100% design approval.

Cheryl and Cami will email Doug and Forrest details bout the upcoming community events that may be impacted by the construction for this project.

Old Business:

Other updates:

Big Sky EDA & Beartooth RC&D – Space to Place grant is open for submissions. There is a board meeting for EDA Thursday 2/12 at 7:30am. They also have several job openings and those can be found on their website

Announcements: Next meeting will be Feb 23rd, 2026

Adjourn Meeting: Cheryl made a motion to adjourn the meeting Peggy 2nd at 11:52am

Respectfully submitted,

Cheryl Hill

Cheryl Hill - LURA Secretary

The city makes reasonable accommodations for any known disability that may interfere with a person's ability to participate in this meeting. Persons needing accommodation must notify the City Clerk's Office to make needed arrangements. To make your request known, please call 406-628-7431, Ext. 2, or write to City Clerk, PO Box 10, Laurel, MT 59044, or present your request at City Hall, 115 West First Street, Laurel, Montana.

LIGHTING SID COSTS - TOTAL VS. PER PROPERTY

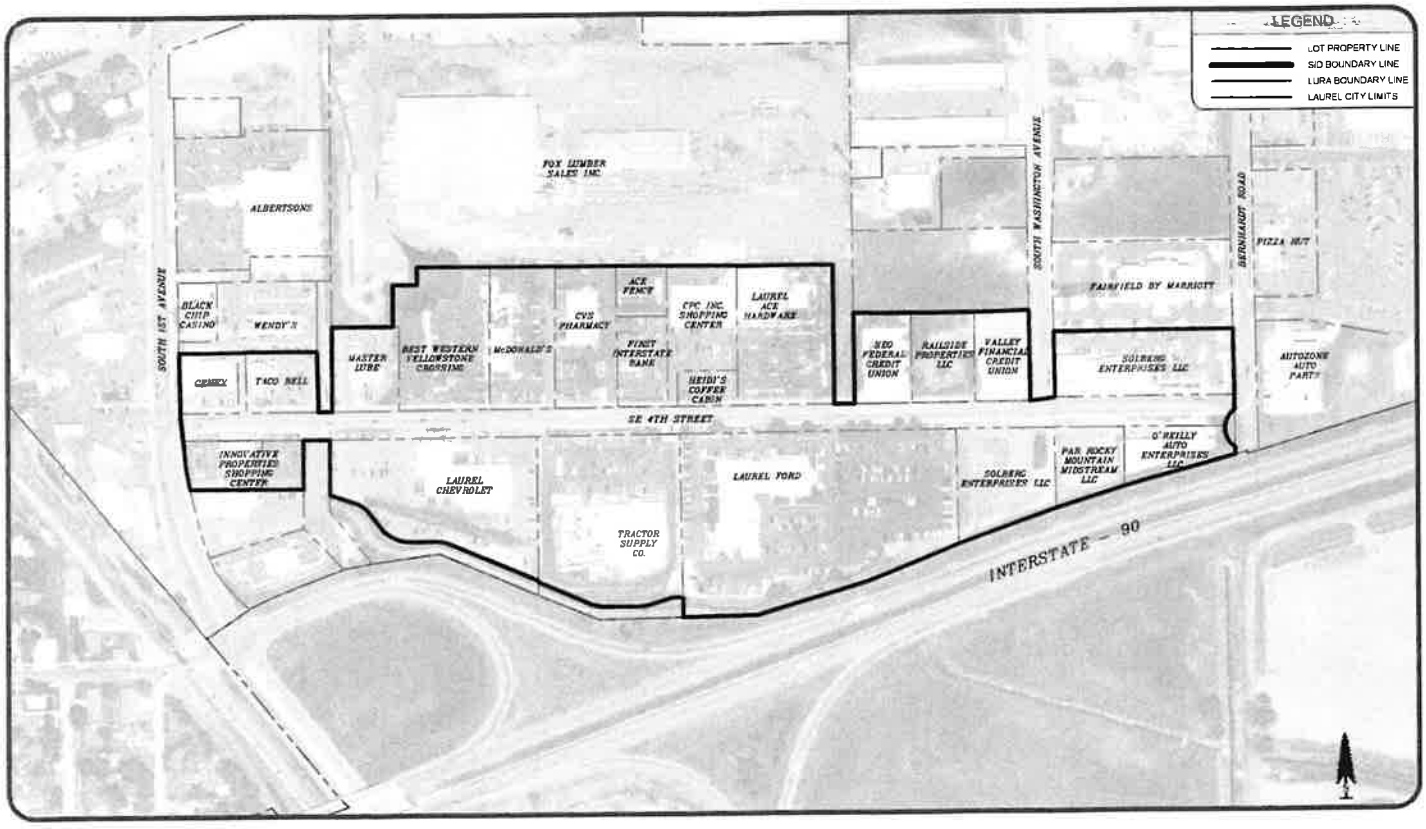
PEDESTRIAN LIGHTING FOR SE 4th STREET

HARD-WIRED COSTS BREAKDOWN (0 - 10 YEARS)

0 - 10 YEARS	TOTAL PROJECT	ANNUAL SID PER PROPERTY COST
MAINTENANCE COSTS	*$2,480*	*$10.78 / year*
UTILITY COSTS	*$18,100*	*$78.70 / year*
0 - 10 YEAR COST	**$20,580**	**$89.48 / year / property**

SOLAR COSTS BREAKDOWN (0 - 10 YEARS)

0 - 10 YEARS	TOTAL PROJECT	ANNUAL SID PER PROPERTY COST
MAINTENANCE COSTS	*$10,540*	*$45.83*
BATTERY REPLACEMENT	*$142,600*	*$620*
0 - 10 YEAR COST	**$153,140**	**$665.83 / year / property**



LIGHTING SPECIAL IMPROVEMENTS DISTRICT MAP

PEDESTRIAN LIGHTING FOR SE 4th STREET

CITY HALL
115 W. 1ST ST.
PLANNING: 628-4796
WATER OFC.: 628-7431
COURT: 628-1964
FAX 628-2241

City Of Laurel

P.O. Box 10
Laurel, Montana 59044

Office of the City Planner

February 13, 2026

O REILLY AUTO ENTERPRISES LLC
PO BOX 9167
SPRINGFIELD, MO 65801

RE: Proposed Street Lights and Lighting District SE 4th Street.

To whom this may concern,

The Laurel Urban Renewal Agency (LURA) is conducting an Open House to discuss and determine interest in and support for a project to install streetlights along SE 4th Street as a public safety and security improvement.

The LURA Committee along with staff, and the project engineer will be at Front Porch, 109 West 1st Street, in Laurel from 4:00 to 6:00 PM on Wednesday, March 11, 2026, to answer questions related to the project and anticipated costs to the landowners. Snacks and refreshments will be provided.

The proposal is for the City of Laurel to commit Tax Increment District Funds (TIF) to pay all the costs associated with the engineering, surveying, design, construction, materials acquisition, and installation required for the project. The owners benefited by the project would need to agree to the creation of a Special Improvement District (SID) to pay for the operation and maintenance of the new lights and be willing to grant easements on their property for the installation of the lighting structures.

Your property has been potentially identified as being benefited by this project, so your opinions are crucial to further discussions and commitments on behalf of the City of Laurel.

If you have questions about the project, or desire a pdf of the District Boundary or Cost Estimates, please give me a call or send me an email and I will forward the information to you.

The open house will be available on Zoom Meetings; you may need to re login every 40 minutes. Here is the Zoom Meeting link.
https://us04web.zoom.us/j/77047109854?pwd=lqJqaha42gxGL8Hbzq2htQIyLNhrfL.1

Meeting ID: 770 4710 9854
Passcode: ygx33n

Regards,

Forrest Sanderson
TIF District Coordinator

ACE INC
ASSOCIATED · CONSTRUCTION · ENGINEERING
2040 Harnish Boulevard, Billings, Montana 59101
406-245-0136 (phone), 406-245-2084 (fax)

RE: LURA SE 4th ST – Solar vs Utility powered lighting

From: Bruce Hill

Date: 11/12/2025

A.C.E. Job #6113.002 Rev 1

Summary of Solar-Powered vs. Electric Utility-Powered Street Lighting

This evaluation compares the costs and performance of solar-powered and electric utility-powered LED streetlights for a proposed city lighting district along SE 4th St. (2,540 ft, 50 poles **on one side of the street**). The analysis covers initial costs, 5-year maintenance costs, 5-year utility costs, and lighting impact.

Assumptions

- **Project Scope:** 50 lighting poles spaced ~50 ft apart on SE 4th St. from S 1st Ave. to Bernhardt Rd.
- **Lighting Type:** Both systems use identical pole configurations with LED technology.
- **Electricity Cost:** $0.1075/kWh (Northwestern Energy rate).
- **Operation:** 12 hours/day, 365 days/year (4,380 hours annually).
- **Wattage:** 80W for electric LED lights; solar LED lights have equivalent output with no grid electricity use. For the solar powered lights on the short winter days, reduced lighting will occur.

1. Electric Utility-Powered Street Lights

Initial Cost:

- Fixture and Pole: $8,000/unit (includes pole, fixture, mounting bracket).
- Installation: $4,580/unit (trenching, pole base, wiring, labor).
- Sidewalk Removal/Installation: $4,478/unit (5' wide per 50 linear feet).
- **Total Initial Cost:** $17,058/unit × 50 = **$852,900**

5-Year Maintenance Costs:

- Bulb Replacements: None needed (LEDs last ~50,000 hours, exceeding 21,900 hours in 5 years).
- Wiring/Infrastructure Repairs: 2% failure rate, $330/unit = $80/year × 5 years = **$400.**

5-Year Utility Costs:

- Electricity Consumption: 80W × 4,380 hours/year × 5 years = 1,752 kWh/unit.
- Cost: 1,752 kWh × $0.1075/kWh = $188.34/unit × 50 = **$9,417.**

Total 5-Year Cost (Electric):

- Initial: $852,900
- Maintenance: $400

- Utility: $9,417
- **Total: $862,717**

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2. Solar-Powered Street Lights

Initial Cost:

- Fixture and Pole: $11,400/unit (includes pole, fixture, solar panel, batteries, mounting bracket).
- Installation: $2,000/unit (pole base only).
- **Total Initial Cost:** $13,400/unit × 50 = **$670,000.**

5-Year Maintenance Costs:

- Battery Replacement: 2% failure rate, $600/unit = $600.
- Solar Panel Cleaning/Minor Repairs: 2% failure rate, $250/unit = $250.
- **Total Maintenance Cost: $850.**

5-Year Utility Costs: $0 (no grid electricity).

Total 5-Year Cost (Solar):

- Initial: $670,000
- Maintenance: $850
- Utility: $0
- **Total: $670,850**

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3. Comparison Summary – 1 to 5 years

Category	Electric Utility-Powered	Solar-Powered
Initial Cost	$852,900	$670,000
5-Year Maintenance Cost	$400	$850
5-Year Utility Cost	$9,417	$0
Total 5-Year Cost	**$862,717**	**$670,850**

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4. Maintenance Cost Comparison Summary – 5 to 10 years

Category	Electric Utility-Powered	Solar-Powered
Increase to 10-Year Extended Battery Warranty	$0	$30,000
5-Year Maintenance Cost	$400	$850

5-Year Utility Cost	$9,417	$0
Total 5-Year Cost	**$9,814**	**$30,850**

4. **Battery Replacement**

When purchasing the solar system, there are two battery options, a battery that has a 5 year warranty or a battery that has a 10 year warranty. The following cost to replace the batteries after the warranty has expired.

Cost to replace the battery with a 5 year warranty

- Material $1,400 x 50 = $70,000, Labor $300 x 50 = $15,000. **Total $85,000**

Cost to replace the battery with a 10 year battery

- Material $2,000 x 50 = $100,000, Labor $300 x 50 = $15,000. **Total $115,000**

5. **Lighting Impact of Solar-Powered Lights**

- **Operation:**
  - Dusk to 3 hours: Full brightness.
  - 3 hours after dusk to 2 hours before dawn: 30% brightness.
  - 2 hours before dawn: Full brightness.
- **Reason:** Solar panels and battery storage add weight, requiring reduced light output to maintain battery capacity overnight.
- **Reliability:** Solar lights are immune to power outages but rely on sunlight availability, necessitating sufficient battery backup in low-sunlight regions.

Key Observations

- **Initial Costs – 5 year battery warranty:** Electric utility-powered lights have a higher initial cost ($862,717 vs $670,850) due to the installation costs of electric wiring and sidewalk replacement.
- **Initial Costs – 10 year battery warranty:** Electric utility-powered lights have a higher initial cost ($862,717 vs $700,000) due to the installation costs of electric wiring and sidewalk replacement.
- **Battery Replacement Cost:** Total battery replacement after 5 years $85,000 (5 year battery warranty), battery replacement after 10 years $115,000 (10 year battery warranty).
- **Maintenance Costs:** Solar lights have slightly higher maintenance costs ($850 vs. $400) due to battery replacements and panel cleaning.
- **Utility Costs:** Solar lights incur no utility costs, saving $9,417 over 5 years compared to electric lights.
- **Total Costs:** Solar-powered lights are cheaper overall ($862,717 vs $700,000) over 5 years, additionally solar lights offer long-term savings beyond this period due to zero utility costs.
- **Lighting Performance:** Solar lights dim to 30% brightness for most of the night to conserve battery, potentially impacting visibility compared to consistently bright electric lights.
- **Reliability:** Solar lights are more resilient to grid failures but depend on adequate sunlight and battery performance.