

**MINUTES
CITY OF LAUREL
CITY COUNCIL WORKSHOP
TUESDAY, JULY 21, 2020**

A Council Workshop was held in Council Chambers and called to order by Council President Eaton at 6:30 p.m. on July 21, 2020.

COUNCIL MEMBERS PRESENT:

<input checked="" type="checkbox"/> Emelie Eaton	<input checked="" type="checkbox"/> Heidi Sparks
<input checked="" type="checkbox"/> Bruce McGee	<input checked="" type="checkbox"/> Richard Herr
<input checked="" type="checkbox"/> Scot Stokes	<input checked="" type="checkbox"/> Irv Wilke
<input checked="" type="checkbox"/> Richard Klose	<input checked="" type="checkbox"/> Don Nelson

OTHERS PRESENT:

Nick Altonaga, Planning Director

Public Input:

There were none.

General Items

1. Update from Laurel Public School Superintendent.

Linda Filpula, Laurel Public Schools Superintendent, stated any of this information is subject to change at any time. They are currently looking at three different options. The first option is to have all students in person five days a week. Some students will not be able to do this. Compromised individuals will be accommodated. The second option is looking to offer 100% online instruction. The last option is a model somewhere in the middle. To reduce the number of students in a space at one time. Students would alternate days. This is a challenging schedule for families to manage.

The School District is working very hard to have all students in school 100% of the time. Some parents may opt for the online option. Online may be a good option for some families and more challenging for others.

Every day there are different guidelines being released; this is a moving target and is subject to change. All area School Superintendents met with Mr. Felton. At the time of the meeting, masks were optional. As of right now, they are no longer optional. The School District is working to make contact traceable groups.

Social distancing will be practiced as much as possible. Lunches will be served in the classroom. Recess will rotate areas, and playground equipment will be disinfected after recess. Procedures to move students in and out of the classroom will be established. Grades 6-12 rotate to different classes. They are looking at having groups of students that rotate together. Have one elective offered per quarter? Looking at having the Middle School have block scheduling. Blocks 1-4 on day one, blocks 5-8 on day two. No lockers will be assigned at the Middle School. The High

School was already moving to a block schedule. Teachers have requested different entrances for the different grade levels. All schools have traffic patterns on the floors. The High School will have grab-and-go lunches to be served in classrooms. The High School is also an open campus where students can leave during lunch.

Transporting students is an issue. There are a large number of students who need to be transported each day. Siblings can sit next to each other on the bus; otherwise, it will be one student per seat. Buses typically run 60 to 80 students. There is a discussion about not transporting students within a three-mile radius of the school. The Board will be discussing this issue at its next Board meeting. There is concern about Alder Ridge, as they have typically transported them because it is not the safest route, but it is located within a three-mile radius. The School District is asking if the families can transport, please do to free up seats for those that cannot.

It was questioned when school would open this year. It was clarified school would start on August 27th. A survey will go out tomorrow to see how many families plan to send their kids to school for this next school year.

2. Appointment of Evan Bruce to the City/County Planning Board for a two-year term ending June 30, 2022.

Evan Bruce, 105 E. Main, stated he currently serves on several community boards already. He serves on Yellowstone County Historic Preservation Board. He has been on City/County Planning Board and has shown up to every meeting since he has been on the Board.

Executive Review

3. Resolution No. R20-__ : A Resolution To Adopt An Official Schedule Of Fees And Charges For The City Of Laurel, Repealing All Previous Resolutions That Set Fees Or Charges That Conflict With The Schedule Attached Hereto Upon Its Effective Date.

Council President Eaton stated that Council voted last time on a resolution of intent. This is the second phase of that effort. There is a public hearing scheduled for July 28th.

4. Ordinance - Street Maintenance

No Staff was present to present the item.

Council Issues

5. Discussion on Laurel Depot and Spruce Grove Project

Nick Altonaga, Planning Director, stated he was contacted a few months ago about the property located at 202 8th Avenue. The attached document was submitted to Staff. The developer wanted to come before Council before moving forward. The property was annexed in 2017; however, the adopted conditions were not met. The property owner asked how to annex into the City. This project will clear up the confusion on this property.

Andrew Chanania, Project Developer, briefly reviewed the attached document. He stated this is an informal introduction to this project. The point of this discussion is to get preliminary feedback. They would like to bring forward a project that meets Council's expectations. Some of this information will shift a little bit. They received a report back earlier today showing their rates are a little high. Will retool the financing for rent to be more in line with the market. After the market study, it may be beneficial to have more units included in this project. The current structure on the property will be demolished.

It was questioned if this development will include a park. It was clarified that only subdivisions have parkland requirements. There will be green space for internal use only.

It was questioned how many buildings would be part of this development. It was clarified if the 24-unit plan moves forward, it might be three buildings total. It is possible to have up to four buildings.

It was questioned with the rent being so low if these apartments are for low-income families. It was clarified that this development is geared towards families. The one-bedroom units would be more suited for younger people or even seniors. To reside in one of these developments, tenants have to be below certain income levels.

6. Discussion on Depreciation and Replacement Fund for Solid Waste.

This item has been pulled till the next Workshop.

Other Items

Public Works Committee asked that Council discuss looking into leasing equipment rather than buying new equipment. The lease would be for ten years for four pieces of needed equipment.

Council requested that the Street Maintenance Ordinance be pulled until the next Workshop when Staff can present the item.

Review of Draft Council Agendas

The Street Maintenance Ordinance has been removed from next week's agenda.

Attendance at Upcoming Council Meeting

All Council Members present will be at next week's meeting.

Announcements

The council workshop adjourned at 7:08 p.m.

Respectfully submitted,



Brittney Moorman
Administrative Assistant

NOTE: This meeting is open to the public. This meeting is for information and discussion of the Council for the listed workshop agenda items.

7/21/2020

Laurel Depot Affordable Housing Development Information & Background

Development Team

Laurel Depot will be co-developed by Andrew Chanania, North Fork Development and Gene Leuwer of GL Development. Formerly an employee of the Montana Department of Commerce, Andrew founded his consulting and development firm in 2017 and works with a range of local governments, non-profits, and for-profit entities to address community development needs in Montana, Wyoming, and North Dakota. Gene Leuwer was the Executive Director of Rocky Mountain Development Council (the Human Resources Development Corporation for Broadwater, Jefferson and Lewis and Clark Counties) from 1974 to January 2013, until he decided to focus on affordable housing development state-wide. NeighborWorks Montana, a state-wide non-profit whose mission is to, “strengthen our communities by providing education and financing that gives every Montanan the opportunity to live in a home where they can thrive” will also partner with us to facilitate a critical piece of gap financing. The Development Team have/are working on a number of comparable developments, and resumes and relevant information about those developments are attached.

Here is a link to information about one project currently under construction in Helena, MT:

<https://www.rmdc.net/what-we-do/housing-services/red-alder-residences.html>

Funding

- Competitive 9% Housing Credits – awarded by the Montana Board of Housing (MBOH)
- Competitive Home Investment Partnerships program (HOME) grant – awarded by the Montana Department of Commerce
- Permanent Loan – issued by a private lender (TBD)
- Construction Loan – issued by a private lender (TBD)

Timeline

- 4/13/2020 Submitted 9% Housing Credit Letter of Intent
- 5/18/2020 Presented 9% Housing Credit projects for MBOH consideration
- 5/19/2020 MBOH invited 8 of the 14 9% Housing Credit projects to submit a full application
- 8/3/2020 Submit 9% Housing Credit application to MBOH
- 9/15/2020 Submit HOME application to MT. Dept. of Commerce
- 10/19/2020 9% Housing Credit award
- November 2020 HOME award
- Winter/Spring 2021 Finalize design; complete environmental review; complete due diligence tasks to finalize HOME contract and 9% Housing Credit equity; secure necessary permits and approvals
- Spring/Summer 2021 Start Construction
- Spring/Summer 2022 Complete Construction

Our Vision

Provide affordable, quality housing to residents with limited choices through excellently designed, safe housing commensurate with local needs and goals.

We understand the City of Laurel's Planning Department is in the middle of a major update to the City's Growth Management Policy, which includes a significant discussion of growth priority areas and overall goals for Laurel's future growth. Furthermore, we appreciate the fact that the areas to the west of Laurel city limits (including the property we are considering at 202 8th Ave) are a high priority for development due to their proximity to city services and established transportation corridors, and annexation and development of land in this area presents a viable option for growth. We are committed to working with the City to achieve development goals such as meeting City engineering and development standards, enabling future westward development through certain easements, and achieving the City's annexation goals.

As envisioned Laurel Depot, Laurel Depot will provide a new affordable housing resource for families by offering 1, 2, and 3-bedroom apartments with inviting grounds and green space as well as a play area for kids. If our budget allows, we intend to construct a community building complete with a community kitchen, meeting area, and restrooms. The chart on the following page shows the unit mix and rent limits we are considering at this time, but please note that this may change to some extent based on a final market study, construction costs, and the total amount of Housing Credit funding we decide to seek.

bedrooms	# of units	subsidy type	AMI set aside	util allow	max rent	charged rent
1	0	LIHTC	30%	\$65	\$431	\$366
1	1	LIHTC	40%	\$65	\$575	\$510
1	4	LIHTC	50%	\$65	\$718	\$653
1	1	LIHTC	60%	\$65	\$862	\$797
1	1	LIHTC	70%	\$65	\$1,006	\$797
1	1	LIHTC	80%	\$65	\$1,150	\$797
2	2	LIHTC	30%	\$88	\$517	\$429
2	2	LIHTC	40%	\$88	\$690	\$602
2	6	LIHTC	50%	\$88	\$862	\$774
2	1	LIHTC	60%	\$88	\$1,035	\$924
2	0	LIHTC	70%	\$88	\$1,297	\$924
2	1	LIHTC	80%	\$88	\$1,380	\$924
3	0	LIHTC	30%	\$110	\$597	\$487
3	0	LIHTC	40%	\$110	\$797	\$687
3	1	LIHTC	50%	\$110	\$996	\$886
3	1	LIHTC	60%	\$110	\$1,195	\$1,079
3	0	LIHTC	70%	\$110	\$1,394	\$1,079
3	2	LIHTC	80%	\$110	\$1,594	\$1,079

For reference, a chart showing a few data points illustrating income and household sizes for Yellowstone County follows:

Household Size	30% of AMI	50% of AMI	80% of AMI
1	\$16,110	\$26,850	\$42,960
2	\$18,390	\$30,650	\$49,040
3	\$20,700	\$34,500	\$55,200