

**MINUTES
CITY OF LAUREL
CITY COUNCIL WORKSHOP
TUESDAY, APRIL 18, 2023**

A Council Workshop was held in Council Chambers and called to order by Mayor Dave Waggoner at 6:30 p.m. on April 18, 2023.

COUNCIL MEMBERS PRESENT:

<input checked="" type="checkbox"/> Emelie Eaton	<input checked="" type="checkbox"/> Heidi Sparks
<input checked="" type="checkbox"/> Michelle Mize	<input type="checkbox"/> Richard Herr
<input checked="" type="checkbox"/> Casey Wheeler	<input checked="" type="checkbox"/> Irv Wilke
<input checked="" type="checkbox"/> Richard Klose	<input type="checkbox"/> Jodi Mackay

OTHERS PRESENT:

Michele Braukmann, Civil City Attorney
Brittney Moorman, Council Administrative Assistant
Kelly Strecker, Clerk/Treasurer
JW Hopper, Fire Chief
Brent Peters, Deputy Chief

Public Input:

There were none.

General Items

1. School Bond Presentation.

Matt Torix (School Superintendent), Wayne Fjare (Facilities Director), and Chris Lorash (School Board Member) presented the attached information and answered any questions from Council.

It was questioned if the schools would be a single story, and it was clarified that the buildings would be two stories.

It was questioned what happens if the businesses protest their taxes. It was clarified that if taxes are protested, they spread out amongst the taxpayers.

It was questioned whether the School District would sell off the current Administration building. It was clarified that the School Board had discussed the possibility of selling that building. They could put that money into a rainy day fund or use it to pay down the bond, and that is not included in this bond proposal.

It was questioned if construction costs increase what areas would be cut from this proposal. It was clarified that they would not be cutting classrooms or educational facilities. It was clarified that the elementary and high school bonds are separate, and those funds will be kept separate. It was further clarified that contingency money is built into the bond proposals. If those funds are

not needed, they will go back into paying for the bond. The School Board is committed to the educational outcomes of the students.

It was questioned if moving the High School Library would give it more space. It was clarified that it would have more space as there is room for a 2nd-floor open balcony concept, allowing the old Library space to become three classrooms.

It was questioned what K-5 grade leveling meant on the handout. It was clarified that when the 5th grade moves to the new school, it will leave more capacity at the Middle School and give room for growth.

It was questioned what the classroom sizes are. It was stated that grades K-2 can have 20 students per class, and grades 3-5 can have up to 28 students.

It was questioned if this bond includes any wages for additional staffing, and it was clarified that the bonds are only for building maintenance. There are absolutely no wages included in these bond proposals. The more kids enrolled in our school district, the more money they will receive from the State.

It was clarified that if these bonds don't pass, the roofs will still need to be replaced, structural issues addressed, etc. These things will be costly to replace. These kids are walking outside in -20F to go to the bathroom. Some kids have to wear coats in classrooms because the temperatures cannot be controlled in the classrooms.

It was questioned why the school district purchased the field on W. 12th Street. It was clarified that it was not cost-effective to build in that location at this time. The school is keeping the land and using it at a later date or selling it later on down the road. The elementary bond is maxed out. Building on that land would cost between two and five million before even being able to put a brick on it; it was not an efficient use of the funds at this time.

2. Motion to allow Council Member Klose to be absent from the City of Laurel for possibly more than ten days. (LMC 2.12.060)

There was no discussion on this item.

3. Appointment of Fire Chief.

Mayor Waggoner stated his appointment is for JW Hopper. The Council will be voting on that appointment at next week's meeting. There was no discussion on this item.

4. Appointment of Steven Hurt to the Cemetery Commission for the remainder of a term ending June 30, 2024.

A typo in Mr. Hurd's name will be corrected for next week's meeting. There was no further discussion on the item.

Executive Review

5. Resolution - Resolution Authorizing The Mayor To Execute Lease Agreements With Laurel Little League And American Legion Baseball Post #123 For Baseball Facilities And Pool Building As Described In The Lease Agreements.

These leases allow for the use of the old pool house; it will be used as a clubhouse and will be charged \$50 annually for the use of the old pool house. The indemnification has also been updated.

They plan on painting the building and doing some minor changes inside the building. They will take care of most of the maintenance as well. This building is useless for other uses. This lease automatically renews each year. The City will still have access to all the pump equipment for the Splash Park.

If the rent were to go up, they have first rights to the space moving forward.

6. Resolution - A Resolution Of The City Council Authorizing The Mayor To Execute An Independent Contractor Service Contract With Play Space Designs For Phase Two Of The Laurel Splash Park.

A prominent donor came forward to ensure Phase 2 could move forward. Council needs to authorize the Phase 2 small service contract.

7. Resolution- A Resolution Of The City Council Authorizing The Mayor To Approve A Work Change Directive For The Project Known As The WTP Lift Well Replacement.

There was no discussion on the item.

8. Resolution - A Resolution Of The City Council Authorizing Participation In The Montana Board Of Investments Of Short-Term Investment Pool And Authorizing The Execution And Delivery Of Documents Related Thereto.

The Clerk/Treasurer circulated an email explaining what STIP was earlier this week. She was available for any questions, and there were none.

9. Ordinance No. O23-02: An Ordinance Amending Section 2.72.020 (Composition) Of The Laurel Municipal Code Related To Membership In The Laurel City-County Planning Board.

This is the second reading of this ordinance. The ordinance will clean up the Laurel Municipal Code to match our interlocal agreement with the County.

Council Issues

Emergency Services Committee's next meeting is Monday at 6:00 p.m. in Council Chambers.

A Council Member heard from a local business owner that the turnaround workers do not get long lunches, so they have not seen an influx in customers.

Other Items

- Resolution – S. 4th Street Change Order

There is a water main located in the middle of Russel Park, which needs to be moved into the public right of way on S. 5th Street. The Change Order for this water main relocation will be \$82k, and it will connect between Maple and Cedar; see attached.

Attendance at Upcoming Council Meeting

Announcements

The council workshop adjourned at 7:15 p.m.

Motion by Council Member Mize to reopen the Council Workshop, seconded by Council Member Sparks. There was no public comment or Council discussion. All six Council Members present voted aye. Motion carried 8-0.

Brent Peters, Deputy Chief, read the attached statement.

The council workshop adjourned at 7:19 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.

**FOR
VOTE**



Laurel Schools Bond

Planning for the Future of Laurel Public Schools

WHAT ARE THE BOND GOALS?

Bond Goals:

- 1 MODERNIZE LEARNING ENVIRONMENTS:** In the past, Laurel committed to its students by building educational facilities. It's time to recommit to our Laurel students, and address the critical need for replacement and renovation.
- 2 CREATE ADDITIONAL COMMUNITY AMENITIES:** Create additional athletic fields, community parking, improved gymnasiums, and auditoriums for public use.
- 3 REDUCE COSTLY MAINTENANCE ISSUES:** New additions and school buildings are needed to save the school district money in the long run by reducing costly maintenance work.
- 4 IMPROVE CAREER TRAINING OPPORTUNITIES:** A new career training facility is proposed to give Laurel students the skills needed to be successful straight out of high school.
- 5 ENHANCE SECURITY AND SAFETY:** Renovations and updates to existing schools will improve safety and security for students, staff, and the public when utilizing the facilities.
- 6 ADDRESS OVERCROWDING AT SCHOOLS:** Additional classrooms and school buildings will increase capacity, alleviate current overcrowding, and allow for future growth.

Proposed Plans:

Elementary School District Plans



Springfield at Graff Elementary Site

- ⓐ Updated High School Track Events
- ⓑ Community Soccer Fields
- ⓒ Additional Parking
- ⓓ Softball Field



Additions and Renovations at West Elementary

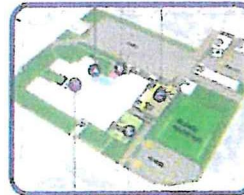
- ⓐ 2-Story Classroom Wing Addition
- ⓑ Renovation of West Elementary
- ⓒ New Auxiliary Gymnasium
- ⓓ New Parking Lot & Parent Drop-Off



New 3-5 Elementary School at Megan Fields

- ⓐ Dedicated Parent Drop-Off
- ⓑ New 3-5 Elementary School
- ⓒ Redeveloped Soccer Fields

High School District Plans



Athletic & CTE Additions, and Interior Renovations at the High School

- ⓐ Special Education Renovation
- ⓑ Admin Office Renovation
- ⓒ Athletic Expansion
- ⓓ Library Renovation
- ⓔ CTE Expansion



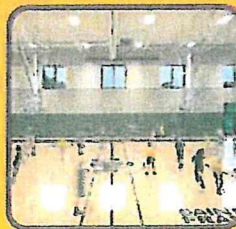
Relocating the Administration Building

- ⓐ Renovated South Elementary
- ⓑ Modular classrooms become facility storage
- ⓒ Existing sportsfield to remain

To learn more about the planning process and proposed plans, visit www.lps2023bond.com



Types of Spaces the New Bond Will Create



VOTE FOR



Laurel Schools Bond

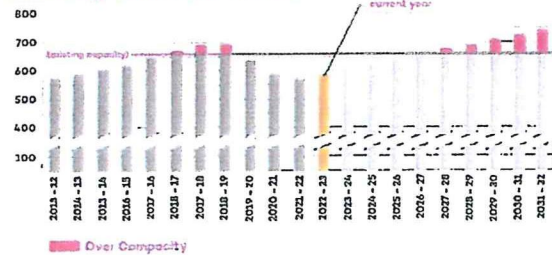
Planning for the Future of Laurel Public Schools

WHY IS THIS BOND IMPORTANT?

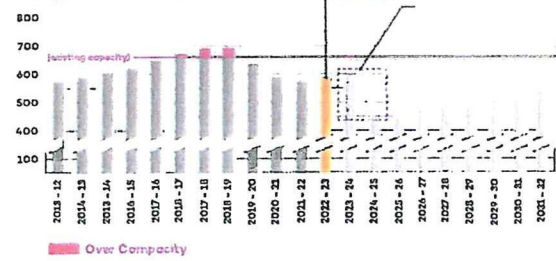
FACILITIES ARE AT CAPACITY

Middle School Capacity

Existing (Without Bond)

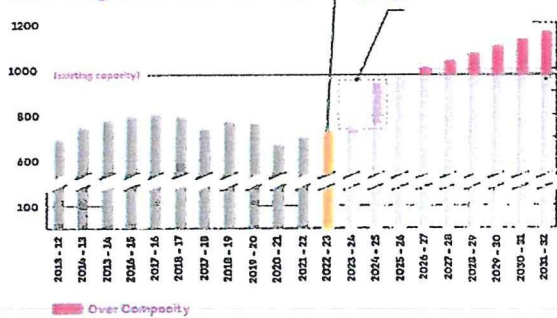


Proposed (With Bond)

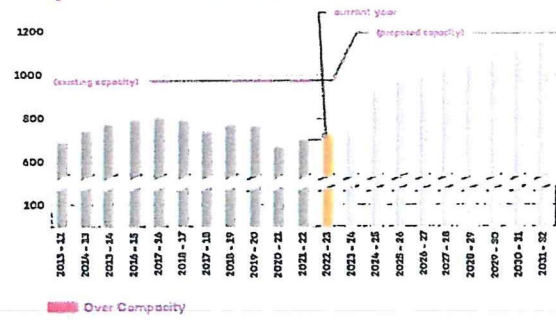


Elementary School Capacity

Existing (Without Bond)



Proposed (With Bond)



GRAFF ELEMENTARY

Graff Elementary does not have enough classrooms and so exterior modular trailers were placed on site as a temporary solution for overcrowding in the main building. The exterior modulars ultimately pose a security issue, when students must travel between the modulars and the main building throughout the day.



SOUTH ELEMENTARY

South Elementary is operating above capacity and so students must travel outside between their modular classroom and the main building to use the bathroom, have lunch, go to the library through the day, even in poor weather conditions.

BUILDINGS ARE AT THE ENDS OF THEIR LIFE.



GRAFF ELEMENTARY

Built in 1951, Graff Elementary is one of the oldest buildings in the district and has reached the end of its life, while costs to maintain the building increase each year.



WEST ELEMENTARY

Built in 1955, West Elementary requires significant upgrades to its mechanical systems. Shown here is an example of old, corroded pipes and equipment that require constant repair and replacement, which over time, is a tremendous expense.



SOUTH ELEMENTARY

Christmas Eve 2022, the pipes in the radiator will in the principal office at South Elementary burst, flooding water throughout the halls and into classrooms, requiring that the floors be either replaced or refurbished. Maintenance issues like these are costly and increase in frequency with the age of the buildings.



WEST ELEMENTARY

West, South, and Graff elementary schools have old mechanical systems that are costly to maintain and require significant upgrades. Because mechanical systems are unreliable, students often have to have their coats on during cold days, or strip down layers on warm days, making it difficult for them to concentrate on learning.

MODERNIZE ACADEMIC & PHYSICAL EDUCATION ENVIRONMENTS.



INDUSTRIAL ARTS/AG-ED BUILDING

Built in 1963, the Industrial Arts/Ag-Ed building at the Laurel High school has been an instrumental facility in providing students with career training opportunities. However, the building is outdated and no longer provides an adequate or modern learning environment.



WEST ELEMENTARY

West Elementary lacks a dedicated gymnasium, which means the student Gymnastics & Fitness space also has to function as the physical activity area.



HIGH SCHOOL

Special Education spaces within the High School are lacking in space and amenities. Upgrades to CPEOD spaces are needed to meet the needs of students.



WRESTLING TRAINING

The high school wrestling team has no dedicated wrestling training room and as a result, must use the high school cafeteria & study hall space, wrestling mats for each practice session. Safety concerns at the perimeter of the practice room raise safety concerns, as well as health safety concerns with having physical education classes in the cafeteria.

VOTE FOR

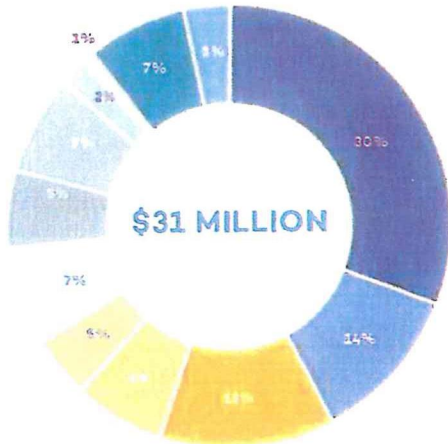


Laurel Schools Bond

Planning for the Future of Laurel Public Schools

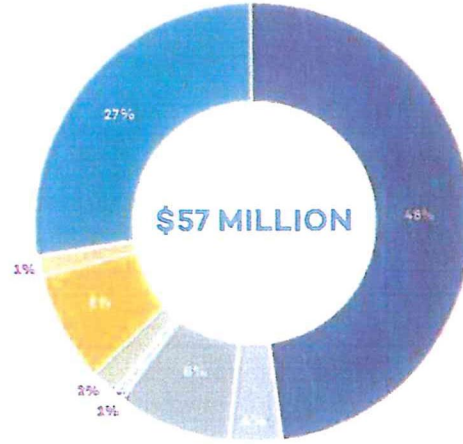
WHAT ARE THE PROJECT COSTS?

High School District Cost Breakdown:



- 30** **PHYSICAL EDUCATION EXPANSION \$9,205,000**
Includes an outdoor gymnasium, locker rooms, health classrooms, and a meeting room.
- 14** **LIBRARY, SPED, MUSIC, PERFORMING ARTS FCS RENOVATION \$3,445,000**
Includes addition to the library, additional Special Education classrooms, and FCS.
- 11** **CAREER TECHNOLOGY ADDITION \$3,850,000**
Includes career training and technology classrooms.
- 7** **CONTINGENCY \$2,154,800**
Includes construction and off-site infrastructure contingency.
- 7** **PROFESSIONAL FEES \$2,205,280**
Includes architectural engineering, and consultant professional fees.
- 5** **DEFERRED MAINTENANCE BUDGET \$2,056,079**
Includes funds intended to cover the needs of deferred maintenance.
- 3** **SITE IMPROVEMENTS \$1,398,000**
Includes parking and adjacent drainage issues.
- 2** **BUS BARN IMPROVEMENTS \$1,700,000**
Includes development of new bus barn and pull-through parking.
- 1** **BOND COSTS, LEGAL, INSURANCE \$1,000,000**
Includes all bond costs, legal fees, OCR, utility costs, and insurance.
- 2** **FF&E + TECHNOLOGY \$677,185**
Includes furniture, fixtures, equipment and technology additions.
- 1** **PERMIT, FEES, & TESTING \$203,121**
Includes furniture, fixtures, equipment, and technology additions.

Elementary District Cost Breakdown:



- 48** **NEW ELEMENTARY (3RD - 5th) \$27,360,000**
Includes a new 72,000 sq ft building.
- 27** **WEST ELEMENTARY \$15,538,513**
Includes a renovation to the existing and an addition.
- 11** **CONTINGENCY \$4,637,695**
Includes construction and off-site infrastructure contingency.
- 6** **BOND COSTS, LEGAL, INSURANCE \$4,876,461**
Includes all bond costs, legal fees, OCR, utility costs, and insurance.
- 2** **FF&E + TECHNOLOGY \$1,166,873**
Includes furniture, fixtures, equipment and technology for all elementary buildings.
- 1** **DEMO GRAFF ELEMENTARY \$826,950**
Demolition of the existing Graff Elementary school to make way for new fields.
- 1** **PERMIT, FEES, & TESTING \$454,985**
Includes construction testing, special drainage issues, construction administration, plan review, and permit fees.

The Good News

A record low bond market and record high construction costs are contributing factors that helped lower the cost of the proposed Laurel Schools 2023 Bond. The estimated 2023 Bond will save the tax payer in 2023. The proposed new 20-year bonds will be first added to the tax roll in 2023 as the old bonds are coming off the tax roll. The net addition in taxes per annum in 2023 and thereafter for the 20-year term will be the difference of the 2023 Bond and the net increase for the 20-year term.

High School Bond: \$31,000,000
Elementary School Bond: \$57,000,000
TOTAL BOND AMOUNT: \$88,000,000

WHAT DOES IT COST ME?
 Estimated tax increase on a \$100,000 home (taxable market value) based on 20-year term.

\$12.90 / Month **\$154.81 / Year**

20-YEAR TERM - GENERAL OBLIGATION

ESTIMATED MILL LEVY COMPUTATION	ELEMENTARY	HIGH SCHOOL	COMBINED
2022	\$22,000,000	\$15,000,000	\$37,000,000
2023	\$27,360,000	\$15,538,513	\$42,898,513
2024	\$27,360,000	\$15,538,513	\$42,898,513
2025	\$27,360,000	\$15,538,513	\$42,898,513
2026	\$27,360,000	\$15,538,513	\$42,898,513
2027	\$27,360,000	\$15,538,513	\$42,898,513
2028	\$27,360,000	\$15,538,513	\$42,898,513
2029	\$27,360,000	\$15,538,513	\$42,898,513
2030	\$27,360,000	\$15,538,513	\$42,898,513
2031	\$27,360,000	\$15,538,513	\$42,898,513
2032	\$27,360,000	\$15,538,513	\$42,898,513
2033	\$27,360,000	\$15,538,513	\$42,898,513
2034	\$27,360,000	\$15,538,513	\$42,898,513
2035	\$27,360,000	\$15,538,513	\$42,898,513
2036	\$27,360,000	\$15,538,513	\$42,898,513
2037	\$27,360,000	\$15,538,513	\$42,898,513
2038	\$27,360,000	\$15,538,513	\$42,898,513
2039	\$27,360,000	\$15,538,513	\$42,898,513
2040	\$27,360,000	\$15,538,513	\$42,898,513

ESTIMATED TAX INCREASE FOR INDIVIDUAL RESIDENTIAL TAXPAYER		Estimated Annual Amount	Estimated Annual Amount	Estimated Annual Amount	Estimated Annual Amount
2022	\$100,000	\$12.90	\$154.81	\$167.71	\$167.71
2023	\$100,000	\$12.90	\$154.81	\$167.71	\$167.71
2024	\$100,000	\$12.90	\$154.81	\$167.71	\$167.71
2025	\$100,000	\$12.90	\$154.81	\$167.71	\$167.71
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2036	\$100,000	\$12.90	\$154.81	\$167.71	\$167.71
2037	\$100,000	\$12.90	\$154.81	\$167.71	\$167.71
2038	\$100,000	\$12.90	\$154.81	\$167.71	\$167.71
2039	\$100,000	\$12.90	\$154.81	\$167.71	\$167.71
2040	\$100,000	\$12.90	\$154.81	\$167.71	\$167.71

To learn more about the planning process and proposed plans, visit www.lps2023bond.com



RESOLUTION NO. R23-_____

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE MAYOR TO APPROVE A CHANGE ORDER FOR THE PROJECT KNOWN AS THE SOUTH 4TH STREET RECONSTRUCTION.

BE IT RESOLVED by the City Council of the City of Laurel, Montana,

Section 1: Approval. The Change Order for the Project known as the South 4th Street Reconstruction Project, a copy attached hereto and incorporated herein, is hereby approved.

Section 2: Execution. The Mayor is hereby given authority to execute the Change Order for the Project known as the South 4th Street Reconstruction Project on behalf of the City.

Introduced at a regular meeting of the City Council on the _____ day of April, 2023, by Council Member _____.

PASSED and APPROVED by the City Council of the City of Laurel the _____ day of April, 2023.

APPROVED by the Mayor the _____ day of April, 2023.

CITY OF LAUREL

Dave Waggoner, Mayor

ATTEST:

Kelly Strecker, Clerk-Treasurer

APPROVED AS TO FORM:

Michele L. Braukmann, Civil City Attorney

Change Order

No. 1

Date of Issuance: 4/14/2023

Effective Date: 4/14/2023

Project: South 4 th Street Reconstruction	Owner: City of Laurel	Owner's Contract No.:
Contract:		Date of Contract: June 8, 2022
Contractor: COP Construction		Engineer's Project No.: 2104-00862

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Contractor is instructed to abandon an existing waterline within Russell Park and replace with an 8" waterline and appurtenances in In South 5th Street between Maple Ave. and Cedar Ave. See the Attached exhibit sheet U-16

Attachments (list documents supporting change): See previously submitted WCD No. 1 and Contractors Copy of Laurel new tie-in Waterline plan & profile between Maple Ave. and Cedar Ave. on South 5th Street – U16

Engineer's Breakout of Change Order Cost

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:
\$4,298,070.00

Original Contract Times: Working days Calendar days
Substantial completion (days): 140 Days starting on March. 27, 2023
Ready for final payment (days): 170 Days starting on March 27, 2023

Increase from previously approved Change Orders No. 0 to No. 0:
\$0.00

Increase from previously approved Change Orders No. 0 to No. 0:
Substantial completion (days): 140 Days starting on March. 27, 2023
Ready for final payment (days): 170 Days after starting on March 27, 2023

Contract Price prior to this Change Order:
\$4,298,070.00

Contract Times prior to this Change Order:
Substantial completion (days): 140 Days starting on March. 27, 2023
Ready for final payment (days): 170 Days starting on March 27, 2023

Increase/Decrease of this Change Order:
\$82,251.00

[Increase] [Decrease] of this Change Order:
Substantial completion (days): 5 Calendar Days
Ready for final payment (days): 5 Calendar Days

Contract Price incorporating this Change Order:
\$4,380,321.00

Contract Times with all approved Change Orders:
Substantial completion (days): 145 Days Starting on March 27,, 2023
Ready for final payment (days): 175 Days starting on March 27, 2023

RECOMMENDED:
By: 
Engineer (Authorized Signature)

ACCEPTED:
By: _____
Owner (Authorized Signature)

ACCEPTED:
By: _____
Contractor (Authorized Signature)

Date: April 14, 2023

Date: _____

Date: _____

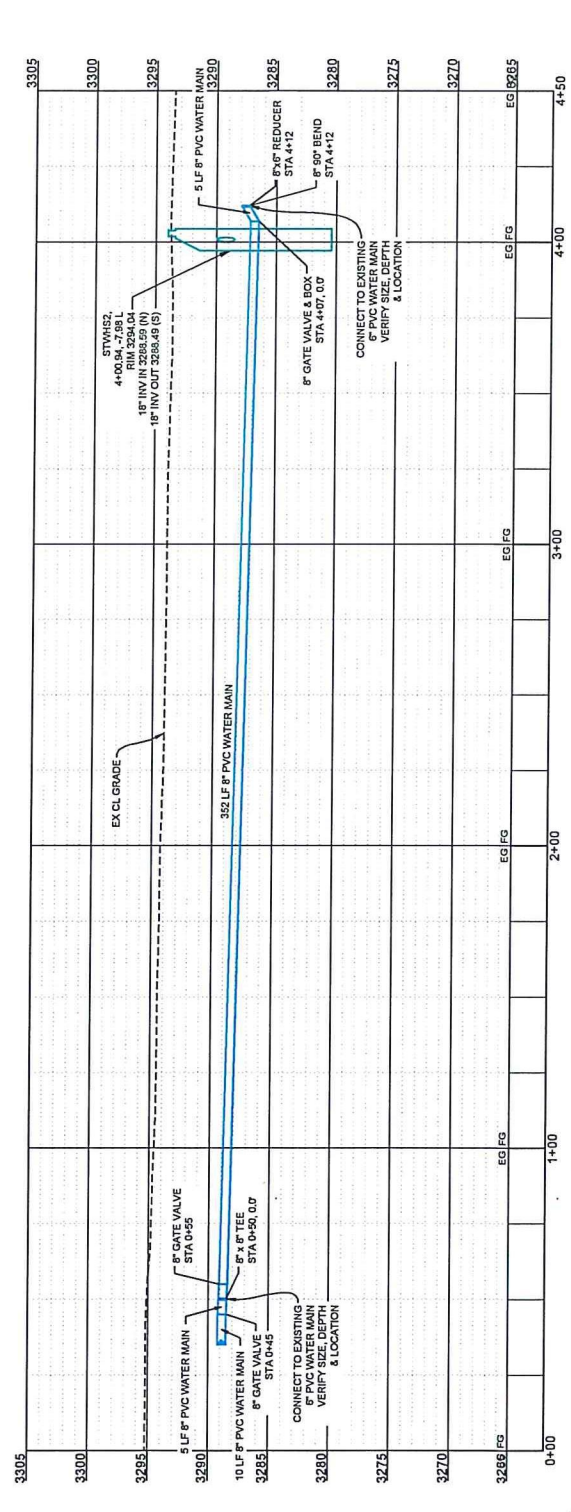
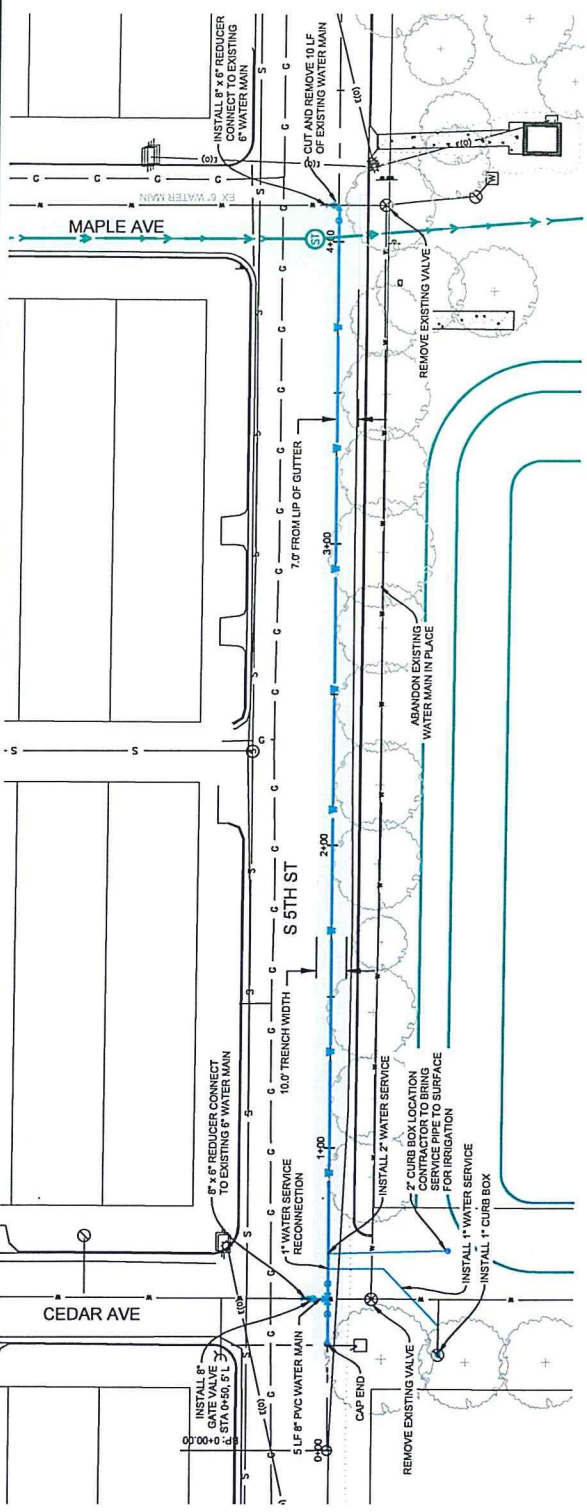
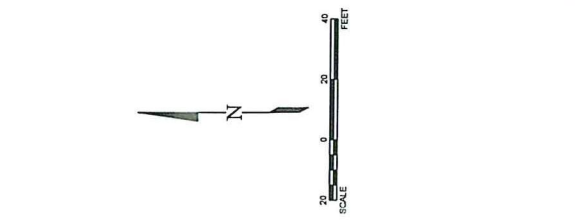


NO.	DATE	REVISION

DATE	04/14/2023
PROJECT NAME	2104-0062
PROJECT NO.	2104-0062
SCALE	AS SHOWN
DESIGNED BY	MK
CHECKED BY	RW

SOUTH 4TH STREET RECONSTRUCTION
CITY OF LAUREL
LAUREL, MT

SHEET
U16
© KLJ 2022



Mayor Waggoner, Council Members and City Staff,

I would first like to congratulate Chief Hopper as the next Fire Chief for the City of Laurel. I do believe the selection was the good one to build a working relationship between the Fire Department and the City of Laurel. I have full faith in JW and that he will transition the fire department well in to the future. I have watched JW grow for many years and become one of the most dedicated and reliable leaders of the fire department. I hope I was able to be a mentor to him during that his growth with the LVFD.

I'm sure we all have heard Michelle speak several times about showing up every day. That is what we all need to do. Show up and give our best, hold all of ourselves to the highest standard and be accountable for our actions. If we all do that then Laurel will flourish. On that note, I would like to thank Council Members Mize and Wilkie for doing just that: showing up. The firefighters are delighted with your interest in learning what we do, how we train and learn.

Both have participated in the fire departments training and meetings for a month and half now. Thank you both very much.

Over the last couple of months, I have spent a lot of time thinking of what is the path going forward? I-remind myself of what I preach: "What we do is bigger than any one of us". I have certainly used this many times at the fire department, but this is true for everyone who serves the citizens of laurel. With this quiet and less stressful environment I-find myself in now, I have identified that my direct personality and my need to fix a problem the moment it becomes a problem (Thank you to the Military) is not always the most fitting approach for others involved. Perhaps, learning to be more transparent outside of the chaos and madness that is often our norm in the fire department.

Every day I remind myself WHY I joined the fire department almost 25 -years ago. That reason was to continue serving but on a smaller scale than the military by serving my community. That is what I will continue doing, every day.

I want to thank the Council Members, City staff and all those I have had the pleasure working with over the years. We have accomplished so many projects and improvements together and have overcome many obstacles and adversity. Thank you for the opportunities I have been given to learn and lead such an exceptional fire department.

Thank you, and again

Congratulations to Chief Hopper

Brent Peters

Laurel Fire Department

406-670-8954