

**MINUTES
CITY OF LAUREL
CITY COUNCIL WORKSHOP
TUESDAY, APRIL 16, 2024**

A Council Workshop was held in Council Chambers and called to order by Council President Sparks at 6:29 p.m. on April 16, 2024.

COUNCIL MEMBERS PRESENT:

| | |
|---|---|
| <input checked="" type="checkbox"/> Tom Canape | <input checked="" type="checkbox"/> Heidi Sparks |
| <input checked="" type="checkbox"/> Michelle Mize | <input checked="" type="checkbox"/> Jessica Banks |
| <input checked="" type="checkbox"/> Casey Wheeler | <input checked="" type="checkbox"/> Irv Wilke |
| <input checked="" type="checkbox"/> Richard Klose | <input checked="" type="checkbox"/> Jodi Mackay |

OTHERS PRESENT:

Brittney Harakal, Council Administrative Assistant
Matt Wheeler, Public Works Director
Michele Braukmann, Civil Attorney – Via phone
Kelly Strecker, Clerk/Treasurer
Kurt Markegard, Planning Director
Stan Langve, Chief of Police
Jessica McCartney, 303 Union President
Ryan Welsh, KLJ

Public Input:

There were none.

General Items

1. Appointment of Kurt Markegard and Floodplain Administrator.

Recently, the City received a floodplain permit application. In processing that application, it was noted that Forrest Sanderson is still designated as the Floodplain Administrator. The Planning Director has received the training to be designated as the City's Floodplain Administrator.

Executive Review

2. Resolution - A Resolution Of The City Council Approving The 2025-2027 Collective Bargaining Agreement Between The City Of Laurel And Local Union 303, American Federation Of State, County, And Municipal Employees, AFSCME.

Jessica McCartney, 303 Union President, briefly reviewed the changes made in the Collective Bargaining Agreement. The CBA will go from July 2024 to June 2027. The negotiation team was able to negotiate all three years of language changes and the first year for wages.

One language change was to change the School Resource Officers start time to 7:30 p.m. this allows them to do patrol in the school zones before the start of the school day. During the school year, the SROs will receive 5 hours of OT each pay period; during the summers, they will only receive 4 hours of OT like all the other officers. They have forfeited the shift differential for the additional hour of OT.

There is a \$3.00 increase for all Officers. Those in the one-year probationary period will receive \$1.00 less. This wage increase does make Laurel comparable to the agencies surrounding us. Dispatch and Animal Control will receive a \$1.50 raise. Negotiations took approximately 8 hours and were very productive.

It was questioned if this CBA covers EMS wages. No.

It was questioned if it was normal to negotiate wages yearly. It was clarified that is allowed and there are many examples of coming to the negotiating table yearly for wage negotiations.

It was questioned if this wage increase would assist with the hiring process. It was clarified that they anticipate that it will assist in filling the vacant positions.

Council noted that under health insurance, TBD is listed. It was clarified that amount would be added to the contract. That amount won't be known until the Health Insurance Committee votes.

3. Resolution - A Resolution Of The City Council Authorizing The City Of Laurel And The Laurel Urban Renewal Agency (LURA) To Submit A Request For Proposal For A TIF Consultant.

Kurt Markegard, Planning Director, reviewed the attached financial report. There are a lot of projects coming down the pipeline in Planning; he does not have the time to dedicate to the TIF District to be able to support their needs. They need help to get their projects moving and to complete their required reporting.

It was questioned when the City goes out for RFP if they have to access a proposal. It was clarified that once the City receives all proposals they schedule interviews with all those who submitted proposals. They select which firm can provide the City with what is needed. The Council then gets to vote on if a contract is awarded. The City can choose to reject all proposals. When the City goes out for a bid, it is a very formal process. The City is legally required to accept the lowest responsible bidder. There are more stringent rules governing that process. During the RFP process, the City will analyze all qualifications for the proposals received.

It was questioned if this would be a part-time, full-time, or project-based RFP. It was clarified that it will depend on the proposals received.

It was questioned who will oversee the consultant ensuring that the work is being completed. It was clarified that the Planning Director would be overseeing the contract.

4. Resolution - A Resolution Of The City Council Authorizing The Mayor To Execute The Agreement For Provision Of Fire Services By And Between The City Of Laurel And Laurel Urban Fire Service Area (LUFSA).

Last year, the City started to look at all the Fire District contracts and noted that they were all very different. All contracts are now consistent contract and on a yearly renewal basis. The Fire Administrative Assistant is working on evaluating the rates that are being charged to the Fire Districts. The review is to make sure the rates are objective and consistent.

5. Resolution - A Resolution Of The City Council Authorizing The Mayor To Execute The Agreement For Provision Of Fire Services By And Between The City Of Laurel And Yellowstone Boys And Girls Ranch.

No discussion on the item. Discussed with the previous agenda item.

6. Resolution - A Resolution Of The City Council Approving A Memorandum Of Understanding By And Between The City Of Laurel And Yellowstone County For The W. 12th Street Overlay Project.

Matt Wheeler, Public Works Director, stated that the W. 12th Street Overlay is done. This resolution allows the County to pay half the cost. Their half will be 25k.

7. Resolution - A Resolution Awarding The Bid And Authorizing The Mayor To Execute All Contract And Related Documents For 5th Avenue To 7th Avenue Sewer Line Replacement Project.

Ryan Welsh, KLJ, briefly reviewed the attached bid tab. Western Municipal Construction was the lowest responsive bidder.

It was questioned why contractors are not held to their bid amounts. It was clarified that a change order is for a change in conditions. It was further questioned if there are instances where a request for a change order is denied. It was clarified that there have been denials in the past.

It was questioned how fast this project would be completed. It was clarified that it is scheduled for 40 calendar days. This project is expected to be completed by July 1, 2024.

8. Resolution - Resolution Of Intent To Adopt Updated Growth Management Policy For The City Of Laurel-Yellowstone County Joint Planning Jurisdiction And Provide For A Thirty (30) Day Public Comment Period.

Kurt Markegard, Planning Director, briefly reviewed the process to bring the Growth Management Policy before the Council. The County has already adopted the Growth Management Policy.

The Planning Director reminded the Council that the Growth Management Policy is a land use issue. After the public hearing Council will have an opportunity to discuss any concerns. Council

has the option to adopt it as is, adopt it as amended, or deny it and send it back to the Planning Board.

Civil Attorney Braukmann noted that this was a year-long process, and the Planning Director has done a large amount of work on these issues.

Council was reminded that Growth Management Policies are not regulatory documents; they are the basis and foundation for a lot of things the City has to do legally. These are quasi-judicial issues.

It was questioned if the Growth Management Policy is needed when the City applies for grants. It was clarified that when applying for grants various plans are needed.

This is a resolution of intent, setting the public hearing towards the end of May.

9. Resolution - Resolution Of Annexation Of Property Legally Described As The Amended Plat Of Lots 1 & 2 Of Nutting Brothers Subdivision, Second Filing, Lot 1a, Adjacent To The City Of Laurel, As An Addition To The City Of Laurel, Yellowstone County, Montana, With Concurrent Approval Of Zoning Designation Upon Annexation Of The Property.

Kurt Markegard, Planning Director, gave a brief time of how this request came before the Council. See the attached Staff report. There will be a public hearing at next week's meeting. There are a few details that will need to be addressed with a development agreement. It is recommended that the property be zoned as Public.

The owner's representative on the project noted that there are certain things that the School District can spend bonded funds on.

It was questioned if the annexation process should have been done prior to digging holes and moving dirt. It was clarified that the District only has three years from passing the bond to be able to finish the construction project. They have been working with the Planning Director for the last six months on getting the annexation process taken care of. The plan is for the school to be open for the 2025 School year. The annexation request does not go all the way up to E. Maryland, just the southern portion.

Council was reminded that they were being asked to annex the land, not the use of the land. A development agreement will address all the intricacies of building the project. After passing approving the annexation the City and School District then have a year to finalize the development agreement. If those conditions are not reached then the annexation does not occur.

It was questioned if storm sewer would be part of those discussions. It was clarified that our current annexation policy has limited criteria. Storm sewer is not one of those criteria. Both the City and the District will need to work together to find a solution to this problem. Developers need to know they can annex so they can proceed with their projects. The irrigation ditch in the area will need to be addressed.

Chris Lorash, School Board Trustee, stated that the money has to be used in a specific way. The goal is to improve the District and City as a whole. There is no additional money available. If they need to do additional things, then certain things will not be done.

10. Ordinance - An Ordinance Amending Title 12 Of The Laurel Municipal Code Related To The Standards For Public Works.

Ryan Welsh briefly reviewed the Standards for Public Works. There will be a public hearing on May 14th, 2024.

It was clarified that in reviewing the document, it was noted that this was no longer present in LMC. This ordinance is fixing that oversight.

Council Issues

Other Items

Attendance at Upcoming Council Meeting

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

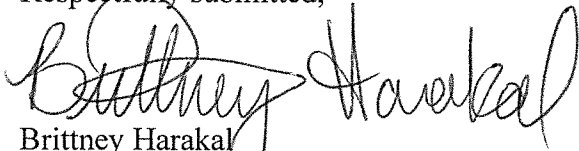
Announcements

On April 20, 2024, there is a Community Clean Up Day. Meet at the Perk at 10 a.m. All supplies will be supplied. Submit your pictures to the Build A Better Laurel Facebook page.

Emergency Services Committee will meet Monday at 6:00 p.m. in Council Chambers.

The council workshop adjourned at 8:36 p.m.

Respectfully submitted,



Brittney Harakal
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.



LAUREL URBAN RENEWAL AGENCY

Tax revenue for the Tax Increment Finance District since the City Council created the district -Actuals.

| | |
|-----------|------------------|
| 2008-2009 | \$161,472 |
| 2009-2010 | \$234,239 |
| 2010-2011 | \$259,115 |
| 2011-2012 | \$387,178 |
| 2012-2013 | \$404,404 |
| 2013-2014 | \$404,759 |
| 2014-2015 | \$372,182 |
| 2015-2016 | \$545,079 |
| 2016-2017 | \$580,623 |
| 2017-2018 | \$624,706 |
| 2018-2019 | \$699,747 |
| 2019-2020 | \$613,851 |
| 2020-2021 | \$755,951 |
| 2021-2022 | \$795,345 |
| 2022-2023 | <u>\$851,529</u> |

Total \$7,690,180

Cash on Hand 4-16-2024 = \$4,711,068.81

22 X \$800,941(Average last 3 years) = *\$17,620702

*Total revenue forecast with cash on hand *\$22,331,770

*Projected revenue based off average of years 2020 - 2023 until the sunset of TIFD (2045).

Debt service every year until Jan 2045 \$180,241.12
Payment due from 4-16 until 1-1-2045 \$2,650,114.04

Revenue minus bond payment = *\$19,681,625

Montana Code Annotated 2023

TITLE 7. LOCAL GOVERNMENT CHAPTER 15. HOUSING AND CONSTRUCTION Part 42. Urban Renewal

Costs That May Be Paid By Tax Increment Financing

7-15-4288. Costs that may be paid by tax increment financing. The tax increments may be used by the local government to pay the following costs of or incurred in connection with an urban renewal area or targeted economic development district as identified in the urban renewal plan or targeted economic development district comprehensive development plan:

- (1) land acquisition;
- (2) demolition and removal of structures;
- (3) relocation of occupants;
- (4) the acquisition, construction, and improvement of public improvements or infrastructure, publicly owned buildings, and any public improvements authorized by Title 7, chapter 12, parts 41 through 45; Title 7, chapter 13, parts 42 and 43; and Title 7, chapter 14, part 47, and items of personal property to be used in connection with improvements for which the foregoing costs may be incurred;
- (5) costs incurred in connection with the redevelopment activities allowed under **7-15-4233**;
- (6) acquisition of infrastructure-deficient areas or portions of areas;
- (7) administrative costs associated with the management of the urban renewal area or targeted economic development district;
- (8) assemblage of land for development or redevelopment by private enterprise or public agencies, including sale, initial leasing, or retention by the local government itself at its fair value;
- (9) the compilation and analysis of pertinent information required to adequately determine the needs of the urban renewal area or targeted economic development district;
- (10) the connection of the urban renewal area or targeted economic development district to existing infrastructure outside the area or district;
- (11) the provision of direct assistance to secondary value-adding industries to assist in meeting their infrastructure and land needs within the area or district; and
- (12) the acquisition, construction, or improvement of facilities or equipment for reducing, preventing, abating, or eliminating pollution.

History: En. 11-3921 by Sec. 1, Ch. 287, L. 1974; amd. Sec. 1, Ch. 452, L. 1975; amd. Sec. 2, Ch. 532, L. 1977; amd. Sec. 31, Ch. 566, L. 1977; R.C.M. 1947, 11-3921(part); amd. Sec. 1, Ch. 147, L. 1981; amd. Sec. 9, Ch. 712, L. 1989; amd. Sec. 1, Ch. 737, L. 1991; amd. Sec. 1, Ch. 500, L. 1993; amd. Sec. 2, Ch. 269,

Montana Code Annotated 2023

TITLE 7. LOCAL GOVERNMENT

CHAPTER 15. HOUSING AND CONSTRUCTION

Part 42. Urban Renewal

Powers Which May Be Exercised By Urban Renewal Agency Or Authorized Department

7-15-4233. Powers which may be exercised by urban renewal agency or authorized department. (1) In the event the local governing body makes the determination provided for in **7-15-4232**, the local governing body may authorize the urban renewal agency or department or other officers of the municipality to exercise any of the following urban renewal project powers:

- (a) to formulate and coordinate a workable program as specified in **7-15-4209**;
- (b) to prepare urban renewal plans, except that the local governing body shall approve the inclusion of a tax increment provision;
- (c) to prepare recommended modifications to an urban renewal project plan;
- (d) to undertake and carry out urban renewal projects as required by the local governing body;
- (e) to make and execute contracts as specified in **7-15-4251**, **7-15-4254**, **7-15-4255**, and **7-15-4281**, with the exception of contracts for the purchase or sale of real or personal property;
- (f) to disseminate blight clearance and urban renewal information;
- (g) to exercise the powers prescribed by **7-15-4255**, except the power to agree to conditions for federal financial assistance and imposed pursuant to federal law relating to salaries and wages shall be reserved to the local governing body;
- (h) to enter any building or property in any urban renewal area in order to make surveys and appraisals in the manner specified in **7-15-4257**;
- (i) to improve, clear, or prepare for redevelopment any real or personal property in an urban renewal area;
- (j) to insure real or personal property as provided in **7-15-4258**;
- (k) to effectuate the plans provided for in **7-15-4254**;
- (l) to prepare plans for the relocation of families displaced from an urban renewal area and to coordinate public and private agencies in such relocation;
- (m) to prepare plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements;
- (n) to conduct appraisals, title searches, surveys, studies, and other preliminary plans and work necessary to prepare for the undertaking of urban renewal projects;
- (o) to negotiate for the acquisition of land;

MCA Contents / TITLE 7 / CHAPTER 15 / Part 42 / 7-15-4238 Employment...

Montana Code Annotated 2023

TITLE 7. LOCAL GOVERNMENT


CHAPTER 15. HOUSING AND CONSTRUCTION

Part 42. Urban Renewal

Employment Of Necessary Staff

7-15-4238. Employment of necessary staff. The urban renewal agency or department or officers exercising urban renewal project powers shall be supplied with the necessary technical experts and such other agents and employees, permanent and temporary, as are required.

History: En. Sec. 16, Ch. 195, L. 1959; R.C.M. 1947, 11-3916(part); amd. Sec. 17, Ch. 253, L. 1979.

Created by **LAWS** 

EDD11 Project

EXHIBIT A

AMORTIZATION SCHEDULE

| Period | Beginning Balance | Payment | Principal | Interest | Cumulative Principal | Cumulative Interest | Ending Balance |
|-----------|-------------------|-------------|--------------|-------------|----------------------|---------------------|-------------------|
| 4/15/2020 | \$ 3,055,000.00 | \$0.00 | \$0.00 | \$ | \$0.00 | \$ | \$ 3,055,000.00 |
| 7/1/2020 | \$ 3,055,000.00 | \$90,119.56 | \$68,320.44 | \$21,799.12 | \$68,320.44 | \$ 21,799.12 | \$ 2,986,679.56 |
| 1/1/2021 | \$ 2,986,679.56 | \$90,119.56 | \$69,644.69 | \$20,474.88 | \$107,965.11 | \$ 42,274.01 | \$ 2,917,034.89 |
| 7/1/2021 | \$ 2,917,034.89 | \$90,119.56 | \$70,314.57 | \$19,804.89 | \$148,279.78 | \$ 62,078.90 | \$ 2,846,720.22 |
| 1/1/2022 | \$ 2,846,720.22 | \$90,119.56 | \$70,995.99 | \$19,128.57 | \$167,275.77 | \$ 81,207.47 | \$ 2,775,724.23 |
| 7/1/2022 | \$ 2,775,724.23 | \$90,119.56 | \$71,688.82 | \$18,430.74 | \$200,964.59 | \$ 99,638.21 | \$ 2,704,035.41 |
| 1/1/2023 | \$ 2,704,035.41 | \$90,119.56 | \$72,393.36 | \$17,726.20 | \$233,357.95 | \$ 117,366.41 | \$ 2,631,642.05 |
| 7/1/2023 | \$ 2,631,642.05 | \$90,119.56 | \$73,109.81 | \$17,019.75 | \$266,467.76 | \$ 135,386.16 | \$ 2,558,532.24 |
| 1/1/2024 | \$ 2,558,532.24 | \$90,119.56 | \$73,839.37 | \$16,311.19 | \$299,307.13 | \$ 153,405.35 | \$ 2,485,122.87 |
| 7/1/2024 | \$ 2,485,122.87 | \$90,119.56 | \$74,579.23 | \$15,603.33 | \$332,886.36 | \$ 171,424.68 | \$ 2,411,643.64 |
| 1/1/2025 | \$ 2,411,643.64 | \$90,119.56 | \$75,329.62 | \$14,896.04 | \$367,215.98 | \$ 189,444.72 | \$ 2,337,914.02 |
| 7/1/2025 | \$ 2,337,914.02 | \$90,119.56 | \$76,089.74 | \$14,189.28 | \$402,305.72 | \$ 207,465.00 | \$ 2,264,424.32 |
| 1/1/2026 | \$ 2,264,424.32 | \$90,119.56 | \$76,859.81 | \$13,482.51 | \$438,165.53 | \$ 225,486.21 | \$ 2,190,564.51 |
| 7/1/2026 | \$ 2,190,564.51 | \$90,119.56 | \$77,639.63 | \$12,775.88 | \$474,805.16 | \$ 243,507.42 | \$ 2,116,954.69 |
| 1/1/2027 | \$ 2,116,954.69 | \$90,119.56 | \$78,429.67 | \$12,069.29 | \$512,234.83 | \$ 261,528.71 | \$ 2,043,525.32 |
| 7/1/2027 | \$ 2,043,525.32 | \$90,119.56 | \$79,229.41 | \$11,362.91 | \$550,464.24 | \$ 279,550.62 | \$ 1,970,054.91 |
| 1/1/2028 | \$ 1,970,054.91 | \$90,119.56 | \$80,039.29 | \$10,656.62 | \$589,503.53 | \$ 297,572.24 | \$ 1,896,585.67 |
| 7/1/2028 | \$ 1,896,585.67 | \$90,119.56 | \$80,859.42 | \$9,950.25 | \$629,362.95 | \$ 315,593.49 | \$ 1,823,116.22 |
| 1/1/2029 | \$ 1,823,116.22 | \$90,119.56 | \$81,689.31 | \$9,243.91 | \$670,052.26 | \$ 333,614.40 | \$ 1,749,646.81 |
| 7/1/2029 | \$ 1,749,646.81 | \$90,119.56 | \$82,529.46 | \$8,537.35 | \$711,581.72 | \$ 351,635.75 | \$ 1,676,117.34 |
| 1/1/2030 | \$ 1,676,117.34 | \$90,119.56 | \$83,379.27 | \$7,830.74 | \$754,960.99 | \$ 369,657.49 | \$ 1,602,588.15 |
| 7/1/2030 | \$ 1,602,588.15 | \$90,119.56 | \$84,239.07 | \$7,124.14 | \$800,199.96 | \$ 387,679.63 | \$ 1,529,059.01 |
| 1/1/2031 | \$ 1,529,059.01 | \$90,119.56 | \$85,109.26 | \$6,417.51 | \$847,309.22 | \$ 405,701.14 | \$ 1,455,529.87 |
| 7/1/2031 | \$ 1,455,529.87 | \$90,119.56 | \$85,989.24 | \$5,710.63 | \$895,298.46 | \$ 423,722.77 | \$ 1,382,000.66 |
| 1/1/2032 | \$ 1,382,000.66 | \$90,119.56 | \$86,879.41 | \$5,003.82 | \$944,177.87 | \$ 441,744.59 | \$ 1,308,471.41 |
| 7/1/2032 | \$ 1,308,471.41 | \$90,119.56 | \$87,779.17 | \$4,297.01 | \$994,957.04 | \$ 459,766.60 | \$ 1,234,942.22 |
| 1/1/2033 | \$ 1,234,942.22 | \$90,119.56 | \$88,688.92 | \$3,590.09 | \$1,047,645.96 | \$ 477,788.69 | \$ 1,161,413.05 |
| 7/1/2033 | \$ 1,161,413.05 | \$90,119.56 | \$89,608.47 | \$2,883.24 | \$1,102,254.43 | \$ 495,811.93 | \$ 1,087,883.84 |
| 1/1/2034 | \$ 1,087,883.84 | \$90,119.56 | \$90,538.17 | \$2,176.32 | \$1,158,792.60 | \$ 513,836.25 | \$ 1,014,345.67 |
| 7/1/2034 | \$ 1,014,345.67 | \$90,119.56 | \$91,477.62 | \$1,469.41 | \$1,217,270.22 | \$ 531,860.66 | \$ 940,816.45 |
| 1/1/2035 | \$ 940,816.45 | \$90,119.56 | \$92,427.24 | \$712.51 | \$1,277,697.46 | \$ 549,885.17 | \$ 867,389.28 |
| 7/1/2035 | \$ 867,389.28 | \$90,119.56 | \$93,387.45 | \$0.00 | \$1,340,084.91 | \$ 567,909.68 | \$ 793,960.11 |
| 1/1/2036 | \$ 793,960.11 | \$90,119.56 | \$94,357.66 | \$0.00 | \$1,404,442.57 | \$ 585,934.19 | \$ 720,530.92 |
| 7/1/2036 | \$ 720,530.92 | \$90,119.56 | \$95,337.67 | \$0.00 | \$1,470,780.24 | \$ 603,958.69 | \$ 647,101.73 |
| 1/1/2037 | \$ 647,101.73 | \$90,119.56 | \$96,327.68 | \$0.00 | \$1,539,107.92 | \$ 621,983.19 | \$ 573,672.54 |
| 7/1/2037 | \$ 573,672.54 | \$90,119.56 | \$97,327.69 | \$0.00 | \$1,609,435.61 | \$ 640,007.69 | \$ 500,243.35 |
| 1/1/2038 | \$ 500,243.35 | \$90,119.56 | \$98,337.70 | \$0.00 | \$1,681,773.31 | \$ 658,032.19 | \$ 426,814.16 |
| 7/1/2038 | \$ 426,814.16 | \$90,119.56 | \$99,357.71 | \$0.00 | \$1,756,131.02 | \$ 676,056.69 | \$ 353,384.97 |
| 1/1/2039 | \$ 353,384.97 | \$90,119.56 | \$100,387.72 | \$0.00 | \$1,832,518.74 | \$ 694,081.19 | \$ 280,000.78 |
| 7/1/2039 | \$ 280,000.78 | \$90,119.56 | \$101,427.73 | \$0.00 | \$1,910,946.47 | \$ 712,105.69 | \$ 206,571.59 |
| 1/1/2040 | \$ 206,571.59 | \$90,119.56 | \$102,477.74 | \$0.00 | \$1,991,424.21 | \$ 730,130.19 | \$ 133,142.40 |
| 7/1/2040 | \$ 133,142.40 | \$90,119.56 | \$103,537.75 | \$0.00 | \$2,073,961.96 | \$ 748,154.69 | \$ 59,713.21 |
| 1/1/2041 | \$ 59,713.21 | \$90,119.56 | \$104,607.76 | \$0.00 | \$2,158,569.72 | \$ 766,179.19 | \$ (14,816.02) |
| 7/1/2041 | \$ (14,816.02) | \$90,119.56 | \$105,687.77 | \$0.00 | \$2,245,257.49 | \$ 784,203.69 | \$ (89,832.03) |
| 1/1/2042 | \$ (89,832.03) | \$90,119.56 | \$106,777.78 | \$0.00 | \$2,334,035.27 | \$ 802,228.19 | \$ (179,857.04) |
| 7/1/2042 | \$ (179,857.04) | \$90,119.56 | \$107,877.79 | \$0.00 | \$2,424,913.06 | \$ 820,252.69 | \$ (270,882.05) |
| 1/1/2043 | \$ (270,882.05) | \$90,119.56 | \$108,987.80 | \$0.00 | \$2,517,900.86 | \$ 838,277.19 | \$ (362,907.06) |
| 7/1/2043 | \$ (362,907.06) | \$90,119.56 | \$110,107.81 | \$0.00 | \$2,613,008.67 | \$ 856,301.69 | \$ (455,932.07) |
| 1/1/2044 | \$ (455,932.07) | \$90,119.56 | \$111,237.82 | \$0.00 | \$2,710,246.49 | \$ 874,326.19 | \$ (549,957.08) |
| 7/1/2044 | \$ (549,957.08) | \$90,119.56 | \$112,377.83 | \$0.00 | \$2,809,624.32 | \$ 892,350.69 | \$ (644,982.09) |
| 1/1/2045 | \$ (644,982.09) | \$90,119.56 | \$113,527.84 | \$0.00 | \$2,911,152.16 | \$ 910,375.19 | \$ (740,007.10) |
| 7/1/2045 | \$ (740,007.10) | \$90,119.56 | \$114,687.85 | \$0.00 | \$3,015,839.91 | \$ 928,400.69 | \$ (835,032.11) |
| 1/1/2046 | \$ (835,032.11) | \$90,119.56 | \$115,857.86 | \$0.00 | \$3,123,697.77 | \$ 946,425.19 | \$ (930,057.12) |
| 7/1/2046 | \$ (930,057.12) | \$90,119.56 | \$117,037.87 | \$0.00 | \$3,234,735.64 | \$ 964,449.69 | \$ (1,025,082.13) |
| 1/1/2047 | \$ (1,025,082.13) | \$90,119.56 | \$118,227.88 | \$0.00 | \$3,349,963.52 | \$ 982,474.19 | \$ (1,120,107.14) |
| 7/1/2047 | \$ (1,120,107.14) | \$90,119.56 | \$119,427.89 | \$0.00 | \$3,469,391.41 | \$ 1,000,498.69 | \$ (1,215,132.15) |
| 1/1/2048 | \$ (1,215,132.15) | \$90,119.56 | \$120,637.90 | \$0.00 | \$3,593,029.31 | \$ 1,018,523.19 | \$ (1,310,157.16) |
| 7/1/2048 | \$ (1,310,157.16) | \$90,119.56 | \$121,857.91 | \$0.00 | \$3,720,887.22 | \$ 1,036,547.69 | \$ (1,405,182.17) |
| 1/1/2049 | \$ (1,405,182.17) | \$90,119.56 | \$123,087.92 | \$0.00 | \$3,853,975.14 | \$ 1,054,572.19 | \$ (1,500,207.18) |
| 7/1/2049 | \$ (1,500,207.18) | \$90,119.56 | \$124,327.93 | \$0.00 | \$4,001,303.07 | \$ 1,072,596.69 | \$ (1,595,232.19) |
| 1/1/2050 | \$ (1,595,232.19) | \$90,119.56 | \$125,577.94 | \$0.00 | \$4,153,881.01 | \$ 1,090,621.19 | \$ (1,690,257.20) |
| 7/1/2050 | \$ (1,690,257.20) | \$90,119.56 | \$126,837.95 | \$0.00 | \$4,311,718.96 | \$ 1,108,645.69 | \$ (1,785,282.21) |
| 1/1/2051 | \$ (1,785,282.21) | \$90,119.56 | \$128,107.96 | \$0.00 | \$4,474,826.92 | \$ 1,126,670.19 | \$ (1,880,307.22) |
| 7/1/2051 | \$ (1,880,307.22) | \$90,119.56 | \$129,387.97 | \$0.00 | \$4,643,214.89 | \$ 1,144,694.69 | \$ (1,975,332.23) |
| 1/1/2052 | \$ (1,975,332.23) | \$90,119.56 | \$130,677.98 | \$0.00 | \$4,816,892.87 | \$ 1,162,719.19 | \$ (2,070,357.24) |
| 7/1/2052 | \$ (2,070,357.24) | \$90,119.56 | \$131,977.99 | \$0.00 | \$4,995,870.86 | \$ 1,180,743.69 | \$ (2,165,382.25) |
| 1/1/2053 | \$ (2,165,382.25) | \$90,119.56 | \$133,287.99 | \$0.00 | \$5,180,158.85 | \$ 1,198,768.19 | \$ (2,260,407.26) |
| 7/1/2053 | \$ (2,260,407.26) | \$90,119.56 | \$134,607.99 | \$0.00 | \$5,370,766.84 | \$ 1,216,792.69 | \$ (2,355,432.27) |
| 1/1/2054 | \$ (2,355,432.27) | \$90,119.56 | \$135,937.99 | \$0.00 | \$5,567,704.83 | \$ 1,234,817.19 | \$ (2,450,457.28) |
| 7/1/2054 | \$ (2,450,457.28) | \$90,119.56 | \$137,277.99 | \$0.00 | \$5,771,982.82 | \$ 1,252,841.69 | \$ (2,545,482.29) |
| 1/1/2055 | \$ (2,545,482.29) | \$90,119.56 | \$138,627.99 | \$0.00 | \$5,983,610.81 | \$ 1,270,866.19 | \$ (2,640,507.30) |
| 7/1/2055 | \$ (2,640,507.30) | \$90,119.56 | \$140,007.99 | \$0.00 | \$6,202,618.80 | \$ 1,288,890.69 | \$ (2,735,532.31) |
| 1/1/2056 | \$ (2,735,532.31) | \$90,119.56 | \$141,407.99 | \$0.00 | \$6,428,026.79 | \$ 1,306,915.19 | \$ (2,830,557.32) |
| 7/1/2056 | \$ (2,830,557.32) | \$90,119.56 | \$142,827.99 | \$0.00 | \$6,660,854.78 | \$ 1,324,939.69 | \$ (2,925,582.33) |
| 1/1/2057 | \$ (2,925,582.33) | \$90,119.56 | \$144,257.99 | \$0.00 | \$6,901,112.77 | \$ 1,342,964.19 | \$ (3,020,607.34) |
| 7/1/2057 | \$ (3,020,607.34) | \$90,119.56 | \$145,707.99 | \$0.00 | \$7,148,820.76 | \$ 1,360,988.69 | \$ (3,115,632.35) |
| 1/1/2058 | \$ (3,115,632.35) | \$90,119.56 | \$147,177.99 | \$0.00 | \$7,403,998.75 | \$ 1,379,013.19 | \$ (3,210,657.36) |
| 7/1/2058 | \$ (3,210,657.36) | \$90,119.56 | \$148,667.99 | \$0.00 | \$7,666,666.74 | \$ 1,397,037.69 | \$ (3,305,682.37) |
| 1/1/2059 | \$ (3,305,682.37) | \$90,119.56 | \$150,177.99 | \$0.00 | \$7,936,844.73 | \$ 1,415,062.19 | \$ (3,400,707.38) |
| 7/1/2059 | \$ (3,400,707.38) | \$90,119.56 | \$151,707.99 | \$0.00 | \$8,214,552.72 | \$ 1,433,086.69 | \$ (3,495,732.39) |
| 1/1/2060 | \$ (3,495,732.39) | \$90,119.56 | \$153,257.99 | \$0.00 | \$8,500,810.71 | \$ 1,451,111.19 | \$ (3,590,757.40) |
| 7/1/2060 | \$ (3,590,757.40) | \$90,119.56 | \$154,827.99 | \$0.00 | \$8,795,638.70 | \$ 1,469,135.69 | \$ (3,685,782.41) |
| 1/1/2061 | \$ (3,685,782.41) | \$90,119.56 | \$156,417.99 | \$0.00 | \$9,100,056.69 | \$ 1,487,160.19 | \$ (3,780,807.42) |
| 7/1/2061 | \$ (3,780,807.42) | \$90,119.56 | \$158,027.99 | \$0.00 | \$9,414,084.68 | \$ 1,505,184.69 | \$ (3,875,832.43) |
| 1/1/2062 | \$ (3,875,832.43) | \$90,119.56 | \$159,657.99 | \$0.00 | \$9,737,742.67 | \$ 1,523,209.19 | \$ (3,970,857.44) |
| 7/1/2062 | \$ (3,970,857.44) | \$90,119.56 | \$161,307.99 | \$0.00 | \$10,071,050.66 | \$ 1,541,233.69 | \$ (4,065,882.45) |
| 1/1/2063 | \$ (4,065,882.45) | \$90,119.56 | \$162,977.99 | \$0.00 | \$10,414,028.65 | \$ 1,559,258.19 | \$ (4,160,907.46) |
| 7/1/2063 | \$ (4,160,907.46) | \$90,119.56 | \$164,667.99 | \$0.00 | \$10,766,696.64 | \$ 1,577,282.69 | \$ (4,255,932.47) |
| 1/1/2064 | \$ (4,255,932.47) | \$90,119.56 | \$166,387.99 | \$0.00 | \$11,129,084.63 | \$ 1,595,307.19 | \$ (4,350,957.48) |
| 7/1/2064 | \$ (4,350,957.48) | \$90,119.56 | \$168,127.99 | \$0.00 | \$11,499,212.62 | \$ 1,613,331.69 | \$ (4,445,982.49) |
| | | | | | | | |

2611 Gabel Road
Billings, MT 59102-7329
406 245 5499
KLIENG.COM



April 3, 2024

Matt Wheeler
City of Laurel
115 W. 1st Street
Laurel, MT 59044

Re: 5th Ave. to 7th Ave. Sewer Line Replacement – Recommendation of Award

Dear Matt:

Bids for the 5th Ave to 7th Ave Sewer Line Replacement project were received on March 28th, 2024. Five bids were opened and read aloud, with bid amounts being \$401,111.00, \$422,161.00, \$444,295.00, \$549,940.00, and \$568,265.00. The bid for \$444,295.00 from 4050 Development was considered an unresponsive bidder as they did not include their Contractor's License. The bids were checked for mathematical accuracy and none of the bids had any discrepancies.

The lowest responsive bidder for the project is Western Municipal Construction at \$401,111.00. The second lowest bidder is JR Civil of Montana with a bid amount of \$422,161.00. Enclosed is a Certified Bid Tabulation. Please have the City determine whether to award the project and to who and for what amount; upon notice, we will pull together the notice of award (NOA), route to City for signature, and ultimately work with the chosen Contractor to finalize Contracts for the City's approval.

If you have any questions or concerns, please contact me at (406) 247-2933.

Sincerely,

KLJ

A handwritten signature in black ink, appearing to read 'Ryan E. Welsh'. The signature is fluid and cursive, written over a white background.

Ryan E. Welsh, PE
Project Engineer

Enclosure(s): Certified Bid Tabulation

Project #: 2304-01231
cc: file



TABULATION OF BIDS
5TH AVE TO 7TH AVE SEWER LINE REPLACEMENT
 City of Laurel, MD
 March 20, 2024



| ITEM | DESCRIPTION | UNIT | QTY | Engineer's Opinion of Cost | | Western Municipal Construction | | 4050 Development | | Askin Construction | | JR Civil LLC | | Cop Construction | |
|------|--|------|------|----------------------------|---------------------|--------------------------------|---------------------|------------------|---------------------|--------------------|---------------------|--------------|---------------------|------------------|---------------------|
| | | | | UNIT PRICE | TOTAL PRICE | UNIT PRICE | TOTAL PRICE | UNIT PRICE | TOTAL PRICE | UNIT PRICE | TOTAL PRICE | UNIT PRICE | TOTAL PRICE | UNIT PRICE | TOTAL PRICE |
| 101 | Mobilization | LS | 1 | \$15,000.00 | \$15,000.00 | 18,700.00 | 18,700.00 | 15,500.00 | 15,500.00 | 50,000.00 | 50,000.00 | 41,600.00 | 41,600.00 | 21,650.00 | 21,650.00 |
| 102 | Taxes, Insurance and Bonds | LS | 1 | \$12,000.00 | \$12,000.00 | 25,300.00 | 25,300.00 | 26,000.00 | 26,000.00 | 20,000.00 | 20,000.00 | 26,400.00 | 26,400.00 | 15,000.00 | 15,000.00 |
| 103 | Traffic Control | LS | 1 | \$6,000.00 | \$6,000.00 | 8,500.00 | 8,500.00 | 9,700.00 | 9,700.00 | 11,800.00 | 11,800.00 | 14,572.00 | 14,572.00 | 25,000.00 | 25,000.00 |
| 104 | Stormwater Management and Erosion Control | LS | 3 | \$6,000.00 | \$18,000.00 | 9,000.00 | 27,000.00 | 13,000.00 | 39,000.00 | 4,500.00 | 13,500.00 | 5,300.00 | 15,900.00 | 5,000.00 | 15,000.00 |
| 105 | Sewer Bypass Pumping | CY | 435 | \$17,745.00 | \$7,711,095.00 | 9.00 | 3,915.00 | 28,000.00 | 12,160.00 | 25,000.00 | 625,000.00 | 4,800.00 | 19,440.00 | 9,400.00 | 331,560.00 |
| 106 | Unclassified Excavation | EA | 5 | \$1,500.00 | \$7,500.00 | 990.00 | 4,950.00 | 850.00 | 4,250.00 | 50.00 | 250.00 | 38.00 | 190.00 | 40.00 | 1,560.00 |
| 107 | Connect to Ex. Sanitary Sewer Main | EA | 1 | \$1,400.00 | \$1,400.00 | 1,400.00 | 1,400.00 | 1,800.00 | 1,800.00 | 1,500.00 | 1,500.00 | 1,170.00 | 1,170.00 | 760.00 | 2,730.00 |
| 108 | Connect to Ex. Manhole | EA | 1 | \$1,400.00 | \$1,400.00 | 1,400.00 | 1,400.00 | 1,800.00 | 1,800.00 | 1,500.00 | 1,500.00 | 1,170.00 | 1,170.00 | 760.00 | 2,730.00 |
| 109 | Geogrid | SY | 500 | \$6.00 | \$3,000.00 | 6.00 | 3,000.00 | 5.25 | 2,625.00 | 7.00 | 3,500.00 | 6.50 | 3,250.00 | 4.00 | 2,000.00 |
| 110 | Non-Woven Geotextile Fabric | SY | 1010 | \$1.95 | \$1,969.50 | 4.70 | 4,773.00 | 2.50 | 2,525.00 | 5.00 | 5,050.00 | 4.10 | 4,141.00 | 3.00 | 3,030.00 |
| 111 | 3" Minus Sub-base Course | CY | 335 | \$90.00 | \$30,150.00 | 48.00 | 4,320.00 | 21.00 | 1,917.00 | 50.00 | 4,500.00 | 46.00 | 4,118.00 | 36.00 | 3,024.00 |
| 112 | 1 1/2" Crushed Base Course | CY | 290 | \$62.00 | \$18,180.00 | 57.00 | 3,531.00 | 21.50 | 6,256.50 | 55.00 | 3,027.50 | 42.80 | 2,651.60 | 36.00 | 2,304.00 |
| 113 | Asphalt Concrete Pavement Patch (Match Ex or 4") | SY | 120 | \$38.00 | \$4,560.00 | 39.00 | 7,080.00 | 60.00 | 7,200.00 | 55.00 | 6,600.00 | 42.80 | 5,136.00 | 36.00 | 4,320.00 |
| 114 | Asphalt Concrete Pavement Patch (7") | SY | 600 | \$4.00 | \$2,400.00 | 31.00 | 12,610.00 | 5.00 | 3,050.00 | 30.00 | 18,000.00 | 14.00 | 8,400.00 | 12.00 | 7,200.00 |
| 115 | Concrete Drive Approach | SF | 180 | \$24.00 | \$4,320.00 | 260.00 | 6,240.00 | 54.00 | 1,296.00 | 125.00 | 3,062.50 | 35.50 | 6,465.00 | 62.00 | 11,160.00 |
| 116 | Concrete Curb & Gutter | LF | 130 | \$15.00 | \$1,950.00 | 91.00 | 1,365.00 | 54.00 | 810.00 | 50.00 | 750.00 | 27.00 | 405.00 | 34.00 | 510.00 |
| 117 | Remove Concrete Curb & Gutter | LF | 130 | \$10.00 | \$1,300.00 | 11.00 | 110.00 | 10.00 | 110.00 | 3.00 | 30.00 | 8.60 | 86.00 | 6.00 | 60.00 |
| 118 | Gravel Alley Surface Repair | SY | 260 | \$23.00 | \$5,980.00 | 18.00 | 414.00 | 12.00 | 276.00 | 15.00 | 315.00 | 12.50 | 281.25 | 14.00 | 322.00 |
| 119 | Concrete Flankwork Removal | SY | 70 | \$31.00 | \$2,170.00 | 9.10 | 282.10 | 18.00 | 324.00 | 10.00 | 300.00 | 10.10 | 303.10 | 17.00 | 513.00 |
| 120 | Remove Ex. Sanitary Sewer Main | LF | 780 | \$49.00 | \$38,220.00 | 7.40 | 362.80 | 5.50 | 42.25 | 10.00 | 70.00 | 10.10 | 77.71 | 1.00 | 7.80 |
| 121 | Type 2 Pipe Bedding | CY | 350 | \$44.50 | \$15,575.00 | 65.00 | 2,892.50 | 24.00 | 840.00 | 55.00 | 1,927.50 | 57.80 | 25,245.00 | 41.00 | 14,345.00 |
| 122 | Imported Fresh Backfill | CY | 350 | \$90.00 | \$31,500.00 | 44.00 | 3,960.00 | 20.50 | 7,175.00 | 50.00 | 4,500.00 | 57.80 | 20,245.00 | 41.00 | 15,045.00 |
| 123 | 12" PVC Sanitary Sewer Main | LF | 800 | \$14.00 | \$11,200.00 | 166.00 | 2,326.00 | 242.00 | 3,388.00 | 270.00 | 3,780.00 | 69.00 | 963.00 | 40.00 | 560.00 |
| 124 | Sanitary Sewer Service Reconnect | EA | 6 | \$750.00 | \$4,500.00 | 880.00 | 6,480.00 | 1,700.00 | 12,600.00 | 3,000.00 | 22,500.00 | 99.00 | 747.00 | 230.00 | 1,770.00 |
| 125 | 48" Sanitary Sewer Manhole | EA | 2 | \$7,000.00 | \$14,000.00 | 7,000.00 | 14,000.00 | 18,500.00 | 37,000.00 | 10,000.00 | 20,000.00 | 16,619.00 | 33,238.00 | 12,900.00 | 25,800.00 |
| 126 | Exploratory Excavation | HR | 10 | \$650.00 | \$6,500.00 | 370.00 | 2,385.00 | 380.00 | 2,460.00 | 500.00 | 3,250.00 | 1,116.00 | 728.40 | 2,200.00 | 1,400.00 |
| 127 | Tree Trim | EA | 1 | \$1,000.00 | \$1,000.00 | \$1,300.00 | \$1,300.00 | \$900.00 | \$900.00 | \$500.00 | \$500.00 | \$1,160.00 | \$1,160.00 | \$800.00 | \$800.00 |
| | Base Bid Total | | | | \$393,215.00 | | \$401,111.00 | | \$444,285.00 | | \$444,285.00 | | \$427,161.00 | | \$568,765.00 |

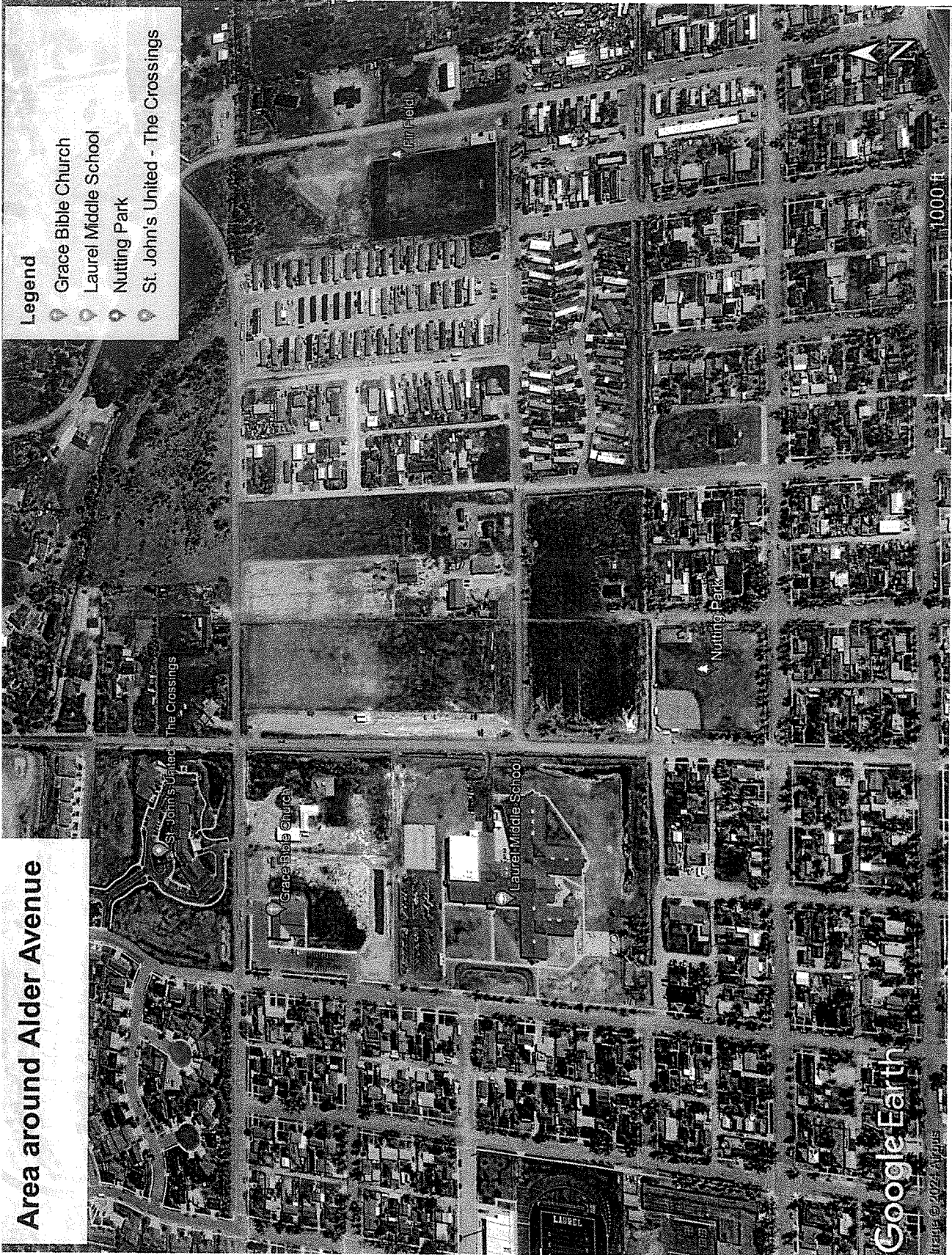
This represents true tabulation of bids received and prepared by the contractor.

Ryan E. Weishaar
 Ryan E. Weishaar
 Project Engineer
 Date: 4/3/2024

Area around Alder Avenue

Legend

- Grace Bible Church
- Laurel Middle School
- Nutting Park
- St. John's United - The Crossings



Google Earth

Imagery © 2024, Altimetrix

CITY HALL
115 W. 1ST ST.
PUB. WORKS: 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 Planning Director

PLANNING BOARD AND ZONING COMMISSION
RECOMMENDATION
Laurel School District
Annexation and Initial Zoning

Applicant:

Laurel School District
410 Colorado Avenue
Laurel MT 59044

The School District represents 100% of the land ownership. Annexation pursuant to §7-2-4601 et. seq. MCA. (Annexation by Petition).

Request:

The Laurel School District representing 100% of the ownership of lands involved, has Petitioned the City of Laurel for Annexation of approximately 4.886 acres of property adjacent to the City of Laurel with an initial Zoning Designation of Public for concurrent review.

The subject property is generally described as that portion of NW 1/4 Section 10, Township 2 South, Range 24 East, P.M.M., Yellowstone County, Montana, for a proposed amended Nutting Brothers Subdivision Second Filing Lot1A. An annexation Exhibit, which is incorporated into this report by reference, has been submitted in support of the Petition and Requested Initial Zoning.

Process:

The annexation petition and requested initial zoning has been scheduled for consideration and a public hearing by the Laurel – Yellowstone City County Planning Board and Zoning Commission for 6 p.m. on Wednesday, March 20, 2024. The City Council will consider the annexation and zoning designation at a future council meeting.

Analysis of the Request

- The Laurel School District represents 100% of the land ownership involved in the petition.
- The Laurel Growth Policy designates the property as a 'growth area' of the city.
- The current use of the property is a sports field that has been used by the school district for many years.
- The requested zone City Laurel "Public" provides for a small number of specific uses and is consistent with the requirements of R-08-22 that lands embraced by the city be assigned R-7500 or greater.
- The subject property was presumed to be zoned County Residential Tracts or is un-zoned Yellowstone County.
- Part 46 annexation requires that the land use designation be 'consistent with the prevailing use of the property, consistent with the prevailing County Zoning Assignment, and/or consistent with the current growth policy'.
- In addition to the extension of urban scale services the City Zoning provides options for development that are not available to rural properties. These options include but are not limited to Planned Unit Developments
- The initial zoning must be considered under City Resolution R-08-22 (Annexation), the Laurel Municipal Code Title 17 (Zoning).
- The question of annexation and initial zoning must be heard by the Laurel – Yellowstone City County Planning Board and Zoning Commission.
- Is the requested annexation and initial zoning in the best interest of the City and Citizens of the City of Laurel.
- The property is situated such that street rights-of-way will need to be annexed with the subject property.

Findings:

- ✓ The subject property is adjacent to the City of Laurel.
- ✓ The City Council is not required to submit the question of annexation to the qualified electors of the area to be annexed as the petition is signed by 100% of the owners.
- ✓ The city may annex the property as 100% of the ownership of same has petitioned the city for annexation.
- ✓ The driver for the annexation request is the building of an elementary school on the property. The only way the development plan works is to extend the City water and sewer systems to the proposed school.
- ✓ The subject property was included as 'institutional' under existing land uses in the Growth Policy adopted by the City of Laurel. Additionally, the property has been identified as an annexation priority area of the Planning Jurisdiction Map in the 2020 Growth Policy. As such, the requested zoning is consistent with the Laurel Growth Policy.
- ✓ The proposed assignment of "Public" meets all the statutory requirements of Part 46 annexation and zoning assignment.
- ✓ The Laurel "Public" Zone is determined to be a "greater than" R-7500 classification density. Zoning assignments for government owned land is not subject to zoning regulations typically required to other applicants. The Laurel School District meets the definition of an "agency" in MCA 76-2-402 and therefore can use their property as they

see fit as long as any changes in use contrary to local zoning regulations that the City Council holds a public hearing.

- ✓ The extension of city services will be at the owner's expense (R-08-22) and in accordance with the Annexation Agreement as approved by the City Council and requirements of the Public Works Department.
- ✓ The city can provide services to the property both existing and proposed if extension of water, sewer, and storm water lines are extended.

12 Point Test for Zoning:

- I. Is the zoning in accordance with the growth policy;
 - The proposed zoning is consistent with having a public agency own the land and to plan for education for the community.
 - The Growth Policy identifies all of the property proposed for annexation as an annexation priority area.
 - Resolution R-08-22 requires zoning assignment at annexation at R-7500 or greater.
 - The Zone "Public" meets the definition as 'greater than' R-7500.

Finding:

The requested zoning is in accordance with the Growth Policy.

- II. Is the zoning designed to lessen congestion in the streets;
 - The proposed zoning is consistent with a school zone already in the area just east of this area.
 - The proposed zoning along with the annexation agreement will allow development of the property consistent with surrounding uses of property.
 - Proposed development that would potentially impact roads and streets would require a traffic impact analysis and associated improvements which has been completed.

Finding:

The requested zoning will have a material impact on congestion in the streets but should be mitigated by the suggestions in the traffic impact analysis.

- III. Is the zoning designed to secure safety from fire, panic, and other dangers;
 - The Growth Policy identifies this property as institutional in the existing use map.
 - Adequate public infrastructure exists or can be readily extended/expanded to serve the property for "public" designation.
 - Fire hydrants and water supply should be adequate if they meet the requirements from the Public Works Department.

Finding:

The requested zoning will not have an adverse impact on safety from fire, panic, or other dangers.

- IV. Is the zoning designed to promote health and the general welfare;
- The connection of the school building at the time of development to the Laurel municipal water and wastewater systems will have positive impacts to public health and general welfare.
 - Education meets the goals of promoting the growth management policy to serve the citizens of the Laurel area.

Finding:

The requested zoning will promote the public health and the general welfare.

- V. Is the zoning designed to provide adequate light and air;
- The existing zoning imposes building setbacks, height limits, limits on the number of buildings on a single parcel, and reasonable area limits on new development.
 - The proposed "Public" provides restrictions on structure height, setbacks, lot coverage. These standards exist to provide open spaces and adequate light and air.
 - The existing development has more than adequate separation from surrounding uses.
 - Open spaces are planned to be reserved north of this property that the school district owns.

Finding

The requested zoning will provide adequate light and air.

- VI. Is the zoning designed to prevent the overcrowding of land;
- The existing zoning imposes building setbacks, height limits, limits on the number of buildings on a single parcel, and reasonable area limits on new development.

Finding:

The proposed zoning will prevent the overcrowding of land.

- VII. Is the zoning designed to avoid undue concentration of population;
- The existing zoning imposes building setbacks, height limits, limits on the number of buildings on a single parcel, and reasonable area limits on new development.
 - The subject property is large enough to provide adequate separation from surrounding uses.
 - The property is not going to be used for residential development with the "public" designation.

Finding:

The proposed zoning will prevent the undue concentration of population.

- VIII. Is the zoning designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- The requested zoning will allow for a school building and will be required to provide for adequate water, sewerage or other public requirements.

Finding:

The requested zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. Additionally, as the uses of the property change and the intensity of development changes, the city will be able to plan for and be prepared for the anticipated increased demands on their public systems.

- IX. Does the zoning give reasonable consideration to the character of the district and its peculiar suitability for particular uses;
- The requested zoning is consistent with the Growth Policy.
 - The property is compatible with surrounding development which is, for the most part, school use just west of the property and would be a consolidation of education facilities within the City of Laurel.
 - The water and sewer infrastructure with this annexation is for the intended use of the property and will need final approval from the City of Laurel City Council and the Public Works Department.

Finding:

The requested zoning is consistent with surrounding uses, the Growth Policy and provides for opportunities with suitable uses.

- X. Does the zoning give reasonable consideration to the peculiar suitability of the property for its particular uses;
- The requested zoning is consistent with the Growth Policy.
 - The property is compatible with surrounding development which is, for the most part, school to the west and low density to north and south of the property.
 - The water and sewer infrastructure proposed with the annexation will have to meet infrastructure requirements by the Public Works Department.

Finding:

The requested zoning is in keeping with the character of the development in the area.

- XI. Will the zoning conserve the value of buildings;
- The extension and availability of public water and sewer resultant from annexation and initial zoning will add value to buildings as the proposed use is substantially like or complementary to surrounding buildings and uses.
 - The requested zoning is consistent with the Growth Policy.
 - The proposed zoning is not anticipated that there would be any adverse effect on the value of surrounding buildings or lands.

Finding:

The value of existing buildings both on and adjacent to the requested zone will either be enhanced or not affected by the proposed zoning.

- XII. Will the zoning encourage the most appropriate use of land throughout the municipality?
- The requested zoning is consistent with the Growth Policy.
 - The requested zoning is consistent with the prevailing land uses and zoning surrounding the property.

Finding:

The requested zoning provides for the most appropriate use of land in the municipality as the school district has owned the property for some time and the annexation of the property into the City of Laurel will give the school district to plan for its future education needs.

Conclusion:

The petition for annexation into the City of Laurel with the initial zoning assignment of Laurel "Public" appears to be consistent with the requirements of Part 46 Annexation and City Council Resolution R-08-22. Additionally, the annexation, extension of services, and initial zoning assignment are in the best interest of both the City of Laurel and the Laurel School District.

RECOMMENDATION

The Laurel – Yellowstone City County Planning Board recommend that the Laurel City Council adopt the Findings of Fact outlined in this Recommendation and approve the Annexation and Initial Zoning requested by the Laurel School District.

- That an Amended Plat or Certificate of Survey suitable for filing with Yellowstone County that describes the tract of land to be Annexed is submitted by the School District.
- That an Annexation Agreement is submitted for acceptance by the City Council.
- That any extensions of water, sewer and storm facilities be approved by the Public Works Department.
- That any recommendations from the traffic study be implemented and approved by the City Council.