

**MINUTES
CITY OF LAUREL
CITY COUNCIL WORKSHOP
TUESDAY, OCTOBER 19, 2021**

A Council Workshop was held in Council Chambers and called to order by Council President Eaton at 6:30 p.m. on October 19, 2021.

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 type="checkbox"/> Don Nelson

OTHERS PRESENT:

Nick Altonaga, Planning Director
Nathan Herman, Utilities Plant Superintendent
Kurt Markegard, Public Works Director
Stan Langve, Police Chief

Public Input:

There were none.

General Items

Executive Review

1. Resolution - A Resolution Of The City Council Approving Certain Revisions To The CBA Through A Memorandum Of Agreement Between The City Of Laurel And Local Union Local 303, American Federation Of State, County And Municipal Employees, AFSCME.

Stan Langve, Police Chief, briefly reviewed the language changes in the 303 Union contract; see attached. The intent is to have this person in place by November 2nd.

2. Resolution - Dynamic Designs Encroachment Permit to Install Handicap Accessible Ramp at Front Door.

Kurt Markegard, Public Works Director, stated this is an encroachment permit to allow Dynamic Designs to install an ADA ramp into their business. Council issues a permit with Staff's recommendations. Staff's recommendation is to allow the encroachment to proceed.

It was questioned if this came from a LURA grant. It was clarified that Council awarded this LURA grant request. This request allows them to build in the right of way.

3. Resolution - A Resolution Authorizing The Mayor To Execute A Contract With "In Control, Inc." To Prepare A Pre-Engineering Survey For The City's Waste Water Treatment Plant.

Nathan Herman, Utilities Plant Superintendent, stated this is similar to the proposal Council saw at the last Council meeting. The last proposal was for the Water Treatment Plant. This proposal is for the WasteWater Treatment Plant. The cost will be no greater than \$50k.

Council Issues

4. NorthWestern Energy Easement Discussion

Council President Eaton reminded Council that they should now have ex parte communications and keep this process public. She knew of two Council Members who NorthWestern Energy had contacted.

Council Member Herr stated NorthWestern Energy had contacted him. They were asking where to go with proceedings. He told them to speak with the Mayor or the Council President.

Council Member McGee stated NorthWestern Energy also contacted him. They discussed the tabled resolutions and how to move these forward.

Council Member Wilke spoke with the Clerk/Treasurer on the need for these items to come back to the table.

Council President Eaton read the attached email into the record. There was a question on how the dollar figure was decided on. This item was tabled because there was discussion on whether this easement amount was fair.

Council did not see a reason to make any suggested changes at this time. The item will be untabled at the October 26, 2021, City Council meeting.

5. NorthWestern Energy Zone Change Discussion

Council President Eaton briefly reviewed the attached letter from Planning Director Altonaga.

6. Annexation of City-Owned Property Contiguous With Municipal City Limits Discussion

Nick Altonaga, Planning Director, stated that there is a lot of property outside of the City Limits that the City owns. It makes sense that all property owned by the City be within its limits. The attached list is a preliminary list of properties suggested to be annexed into the City. Once this is done, they can update the zoning map more accurately to represent the zoning jurisdictions correctly.

Council asked if there were any costs associated with these annexations. Such as sidewalks, utilities, etc. It was clarified there were no additional costs associated with annexing these properties into the City. There will be a resolution of intent to annex these properties. Then there will be a 20-day comment period. After that comment period has closed, there will be a resolution to annex the properties. This list does include the Water Treatment Plant and WasteWater Treatment Plant. As it sits now, if there were an issue at one of the plants, they would call the Sheriff instead of the local Police Department.

It was questioned if there were any private property included on this list. It was clarified that in the future, possibly, but the privately-owned property is a different process.

7. Southside Storm Water Master Plan Discussion

Kurt Markegard, Public Works Director, stated that the Southside Storm Water Master Plan draft was presented to Public Works Committee last night.

Matt Smith, KLJ, briefly reviewed the attached PowerPoint. They based their calculations on a two-year storm event. In order to adequately drain the stormwater, they need a flow rate of 35cfs. The capacity of culvert #2 is 7 cfs. Culvert #2 is where the majority of the water on the southside naturally flows too. Once they found where the water was flowing and the capacity of that outfall, they were able to put together a few solutions. He briefly reviewed all the options available to deal with the stormwater. The best option is a phased approach. It would start with a retention pond located in Russel Park. This retention pond would be at a slight slope and grassed. It would not be filled with water very often. The next phase would be to increase the flow capacity of culvert #2. The final phase of this project is to include stormwater as the streets on the southside are rebuilt. The estimated cost for all of this is \$3.8 million.

It was questioned if stormwater is phased in with the street improvements will the lack of drainage affect the street improvements. It was clarified that by addressing S. 4th and W. Railroad, the drainage issues would be decreased significantly.

The cost to put in the retention pond will cost approximately \$300k. They would also put in a trench with gravel to help the water dissipate faster.

8. W. Railroad Update

Kurt Markegard, Public Works Director, stated he had been asked to get an update of costs from the DOT; see attached. He spoke with the Clerk/Treasurer about either bonding via Street Maintenance or using Street Maintenance dollars when the State asks for the gap funding. Having a plan for the stormwater should assist with getting this project moving forward. The railroad crossing was also recently redone.

Council President Eaton read the attached email from the Clerk/Treasurer.

It was questioned what the State needs from the City to give an official answer on the gap funding of this project. The Public Works Director stated he would verify and get back to the Council President. Council expressed its desire to move forward with this project.

9. S. 4th Street Stakes Update

Council President Eaton had noticed stakes in people's yards on S. 4th Street. There were lots of utility markings and some stakes. These stakes seemed to have caused confusion.

Matt Smith, KLJ, clarified that the stakes were put in the ground as control points for a survey. The total map is complete, and people can remove the stakes from their yards. Those stakes do not represent where the street or curb will be.

10. Update on Lion's Park Improvements.

Kurt Markegard, Public Works Director, stated the trail is paved. It is .8 miles in length. The pier should be complete by the end of this week. Alisha Stickney with the State came down a few days ago and found a person in a wheelchair fishing from the paved trail. He thanked everyone for the many donations to get this project done. He also thank the Lions for all their hard work raising funds for this project.

Other Items

Review of Draft Council Agendas

Attendance at Upcoming Council Meeting

Announcements

A postal service worker had asked a Council Member to remind residents that mail trucks need 15 feet on each side of a mailbox to get in and out. Please keep garbage cans away from your mailbox as well.

There is a First Responder Chili Cook-Off and Silent Auction to benefit Sean McCleary, a Laurel Volunteer Fireman. It will be held on November 6, 2021, from 1 to 8 at High Plans Brewery.

The council workshop adjourned at 7:33 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Brittney Moorman', with a long horizontal flourish extending to the right.

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.

ADDENDUM "A"
CLASSIFICATION

GRADE	CLASSIFICATION
1	
2	Animal Control & Parking Attendant (Vacant – Grade and salary to be negotiated when filled through future negotiation)
3	Communications Officer I
4	Communications Officer II
5	Communications Officer III
6	Police Officer, Patrolman
7	Police Officer, Senior Patrolman
8	Police Officer, Master Patrolman
9	

ADDENDUM "B"

WAGES

1. Effective July 1, 2021 each bargaining unit employee shall receive a two percent (2%) increase to their current base rate: police officers - 2%, dispatchers - 2%
2. Effective July 1, 2022 each bargaining unit employee shall receive a two percent (2%) increase to their current base rate: police officers - 2%, dispatchers - 2% - animal control & parking 2%
3. Effective July 1, 2023 each bargaining unit employee shall receive a three percent (3%) increase to their current base rate: police officers - 3%, dispatchers - 3% - animal control & parking 3%
4. This contract will remain in effect until June 30, 2024 at which time it will be renegotiated under the terms of this Agreement
5. The Employer shall compensate a newly hired employee one-dollar (\$1.00) per hour below that of the base rate for his/her classification grade for the first twelve (12) months of employment. After employee's successful completion of his/her twelve (12) month probation period, the Employer shall compensate employee in accordance with the position's pay schedule.
6. Employees will receive differential pay of seventy-five cents (\$.75) per hour for the afternoon shift and one dollar (\$1.00) per hour for the night shift in addition to any other compensation.

Afternoon shift shall be hours between 3 p.m. and 11 p.m. Night shift shall be hours between 11 p.m. and 7 a.m.
7. When an employee is temporarily assigned to a higher grade, the employee shall receive the wage rate of the step of the higher grade corresponding to his/her current step for each hour worked in the higher grade, provided however, that if such employee works four (4) hours or more in the higher grade in the same shift. The employee shall receive the higher rate of pay for the full shift.

ADDENDUM "B" (continued)

Grade	Position	7/01/21 To 6/30/22	7/01/22 To 6/30/23	7/01/23 To 6/30/24
1				
2	Animal Control & Parking Attendant (Vacant — Grade and salary to be negotiated when filled through future negotiations)	\$16.50	\$16.83	\$17.33
3	Communications Officer I	<u>\$21.80/hr</u>	<u>\$22.24/hr</u>	<u>\$22.91/hr</u>
4	Communications Officer II	\$22.88/hr	\$23.34/hr	\$24.04/hr
5	Communications Officer III	\$24.18/hr	\$24.66/hr	\$25.40/hr
6	Police Officer, Patrolman	\$24.59/hr	\$25.08/hr	\$25.83/hr
7	Police Officer, Senior Patrolman	\$25.67/hr	\$26.18/hr	\$26.97/hr
8	Police Officer, Master Patrolman	\$27.30/hr	\$27.85/hr	\$28.69/hr
9				

A. Senior Patrolman wage is a minimum of \$1.00 per hour over Patrolman's base wage. Master Patrolman wage is a minimum of \$2.50 per hour over Patrolman's base wage.

B. Communication Officer II wage is a minimum of \$1.00 per hour over Communication Officer I base wage. Communication Officer III wage is a minimum of \$2.20 per hour over Communication Officers I base wage.

ADDENDUM "F"
POLICE/DISPATCH - ANIMAL CONTROL/PARKING
RETENTION SYSTEM

Years of Service = \$.05/hour Increase beginning 2nd year of employment
\$.10/hour increase beginning year 11-15 and then returns to \$.05/hour.

Years	Increase/Hour	Yearly Increase
1	\$.00	\$.00
2	\$.05	\$ 104.00
3	\$.10	\$ 208.00
4	\$.15	\$ 312.00
5	\$.20	\$ 416.00
6	\$.25	\$ 520.00
7	\$.30	\$ 624.00
8	\$.35	\$ 728.00
9	\$.40	\$ 832.00
10	\$.45	\$ 936.00
11	\$.55	\$1,144.00
12	\$.65	\$1,352.00
13	\$.75	\$1,560.00
14	\$.85	\$1,768.00
15	\$.95	\$1,976.00
16	\$ 1.00	\$2,080.00
17	\$ 1.05	\$2,184.00
18	\$ 1.10	\$2,288.00
19	\$ 1.15	\$2,392.00
20	\$ 1.20	\$2,496.00
21	\$ 1.25	\$2,600.00
22	\$ 1.30	\$2,704.00
23	\$ 1.35	\$2,808.00
24	\$ 1.40	\$2,912.00
25	\$ 1.45	\$3,016.00

Amounts will not compound. This is for all 303 Members. This amount is based on work year of 2080 hours/year. Yearly amount will depend on regular hours worked. There is no cap on years of service.

Brittney Moorman

From: Sam Painter <sam@thompsonpainterlaw.com>
Sent: Thursday, September 30, 2021 1:01 PM
To: Brittney Moorman; City Mayor
Cc: Kurt Markegard
Subject: FW: City of Laurel Easement Byron Line City of Laurel Park
Attachments: FINAL City of Laurel Park Easement.pdf

Attached is the easement for Northwest Energy. I will send the resolution for this later on.

Sincerely,

Sam S. Painter

Sam S. Painter
Thompson Painter Law P.C.
180 South 32nd Street West, Suite 3
Billings, MT 59102
(406) 294-4230

From: Ishkanian, Roy <Roy.Ishkanian@northwestern.com>
Sent: Thursday, September 30, 2021 9:06 AM
To: Sam Painter <sam@thompsonpainterlaw.com>
Subject: RE: City of Laurel Easement Byron Line City of Laurel Park

OK – here you go.

I will have the first payment of \$500 with me at the meeting on Oct 5

Thx Roy

From: Sam Painter <sam@thompsonpainterlaw.com>
Sent: Wednesday, September 29, 2021 5:01 PM
To: Ishkanian, Roy <Roy.Ishkanian@northwestern.com>
Subject: [EXTERNAL] RE: City of Laurel Easement Byron Line City of Laurel Park

CAUTION: This Email is from an EXTERNAL source outside of NorthWestern Energy.

The Original Sender of this email is sam@thompsonpainterlaw.com.

Are you expecting the message? Is this different from the message sender displayed above?

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If you believe the email to be malicious and/or phishing email, please use the **Report Phish** button.

Roy, I talked to the Mayor, and if you are prepaying for the easement, the logical thing would be to make the easement have a 10 year term: \$5000 payment is \$500 per year for 10 years,

which is the amount the City requests and the amount you want to pay up front. A simple solution. Please insert a 10 year term, or I can if you would like, and we have a deal. I will get the resolution prepared for the council next week.

Sincerely,

Sam S. Painter

Sam S. Painter
Thompson Painter Law P.C.
180 South 32nd Street West, Suite 3
Billings, MT 59102
(406) 294-4230

From: Ishkanian, Roy <Roy.Ishkanian@northwestern.com>
Sent: Wednesday, September 29, 2021 3:59 PM
To: Sam Painter <sam@thompsonpainterlaw.com>
Subject: RE: City of Laurel Easement Byron Line City of Laurel Park

Hi Sam:

I appreciate that other companies pay annually, but for us paying all at once allows us to capitalize the payment along with the rest of the asset – this is helpful from our standpoint. That is why I offered nearly \$1,000 more than the calculated \$4,059 (at the \$150 per rod I have paid others). It would be very much appreciated if we could pay all at once.

Also, since this is recorded, I don't typically include the amount paid to each landowner. I am happy to confirm the amount we will pay via an email or letter to Nick or Tom separately. Once this is signed I can have a check within 10 days to the City.

I have prepared the final version with the easement and exhibit in one document and it is attached. I think this is ready for prime time unless you have any other questions or concerns. FYI – I have this set up for two City of Laurel signatures. If it is just one I can revise the signature lines and acknowledgement section.

Thank you again for your help with this.

Regards,

Roy M. Ishkanian, MBA
Manager Lands & Permitting
Energy Supply | Lands | Permitting
Roy.Ishkanian@northwestern.com
O: (406) 655-6415
C: (406) 670-5765
1944 Monad Road
P.O. Box 80330
Billings, MT 59108-0330

From: Sam Painter <sam@thompsonpainterlaw.com>
Sent: Wednesday, September 29, 2021 10:32 AM
To: Ishkanian, Roy <Roy.Ishkanian@northwestern.com>
Subject: [EXTERNAL] RE: City of Laurel Easement Byron Line City of Laurel Park

CAUTION: This Email is from an EXTERNAL source outside of NorthWestern Energy.

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Roy,

I was advised NWE and the City want this item on next week's council agenda. I discussed the revised language with the Mayor and Staff and the revised language you proposed is . The language is acceptable. Please finalize.

The only outstanding issue is payment. The City has agreed to annual payments for pipeline easements with other company's and they would propose a \$500 annual payment as consideration for the easement. The payment would cease when the pipeline is no longer used and the easement extinguished or vacated.

Would you propose the payment arrangement and if acceptable, incorporate into the document? I will prepare the resolution for the council if you would prepare and send the final documents to me. I will make sure the item is added to the agenda on Tuesday.

Thank you.

Sincerely,

Sam S. Painter

Sam S. Painter
Thompson Painter Law P.C.
180 South 32nd Street West, Suite 3
Billings, MT 59102
(406) 294-4230

From: Ishkanian, Roy <Roy.Ishkanian@northwestern.com>
Sent: Friday, September 17, 2021 10:58 AM
To: Sam Painter <sam@thompsonpainterlaw.com>
Subject: RE: City of Laurel Easement Byron Line City of Laurel Park

Hello Sam:

OK- I have taken a stab at addressing the concerns you outlined below. Please see the 'compare' and REV versions of the easement to see what has changed.

Yes, we intend to compensate the City. I have paid private land owners \$150 per rod for the same easement just south of the river. For the 446.5' of bore, we are taking about 27 rods at \$150/rod = \$4,059. I would propose compensating the City \$5,000 for the easement.

Please let me know your thoughts on the above items

Thanks!

Roy M. Ishkanian, MBA
Manager Lands & Permitting
Energy Supply | Lands | Permitting
Roy.Ishkanian@northwestern.com
O: (406) 655-6415
C: (406) 670-5765
1944 Monad Road
P.O. Box 80330
Billings, MT 59108-0330



From: Sam Painter <sam@thompsonpainterlaw.com>
Sent: Friday, September 17, 2021 9:56 AM
To: Ishkanian, Roy <Roy.Ishkanian@northwestern.com>
Subject: [EXTERNAL] City of Laurel Easement Byron Line City of Laurel Park

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Dear Mr. Ishkanian:

I write on behalf of the City of Laurel in my capacity as the City's City Attorney for Civil Matters. The Mayor and Public Works Director met with me to discuss the proposed easement you had sent them for the City's approval. After our meeting, the Mayor requested I provide you the City's response as follows:

1. The City is agreeable to an easement for the buried pipeline across its City Park. However, the City is concerned about the language authorizing you to clear cut any trees or vegetation over the entire right of way area. As you know the right of way runs across a city park. The City has been working to reconstruct a campground and recreational area that was damaged during the past floods and a pipeline failure. The City would like some sort of language providing notice and an opportunity to negotiate a payment for damages to the park, especially tree removal.
2. In regard to the improvements to the park, the City would like to negotiate compensation for allowing the pipeline to be placed under the park, which limits options for the surface. When I asked them the purpose of the compensation, the Mayor and Staff advised they would like to construct a walking path through the park and along the back where the old city dump is buried. As an alternative to cash, the City would be interested in discussing your company's construction of a walking path, including a placard or sign providing notice that your company constructed the path for all Park Guests to use during their temporary visit or stay. As I understand it, the path is not intended to be a substantially expensive paved path. The City is thinking a gravel walking path would be more appropriate in the area of the park, and perhaps a bench or two for folks to sit and rest upon, near the rear of the park. I can provide you further information regarding the proposal if you have interest expressed.

Please consider the City's concern and proposal at your first convenience.

Thank you.

Sincerely,

Sam S. Painter

Sam S. Painter
Thompson Painter Law P.C.
180 South 32nd Street West, Suite 3
Billings, MT 59102
(406) 294-4230

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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

October 18, 2021

Regarding the Northwestern Energy Zone Change Application

Mayor and City Council,

The Planning Department has reviewed the recently made recommendation of annexation of the Northwestern Energy property adjacent to the Yellowstone River with other city staff. After further review, the Department recommends that City Council un-table the resolution for zoning for the Northwestern Energy parcels and pass the resolution at the City Council meeting scheduled for October 26, 2021.

It is in the best interests of the city to move the zone change forward in order to facilitate the development of a vital piece of infrastructure for the region. Please let me know if you have any questions or comments about this letter or the item to be discussed. Thank you for your consideration.

Regards,

Nicholas Altonaga, CFM

Planning Director

City Owned Property Draft

Planning Director

10/13/2021

Address: 1152 YARD OFFICE RD

Legal description: S10, T02 S, R24 E, C.O.S. 1048, PARCEL 1

Taxid: D02645

Geocode: 03082110116010000

Property owner: CITY OF LAUREL

Certificate of Survey: CS 1048

Tract: 1

Address: 1501 SEWER PLANT RD

Legal description: S15, T02 S, R24 E, ACRES 9.5, PORTION IN E2E2SW ADJ TO & S OF COS 1998
(SEWAGE *

Taxid: D02720

Geocode: 03082115307200000

Property owner: CITY OF LAUREL

Subdivision: UNPLATTED

Address: US HIGHWAY 212 S

Legal description: S15, T02 S, R24 E, WATER PLANT IN SWSW4

Taxid: D02722

Geocode: 03082115307010000

Property owner: CITY OF LAUREL

Subdivision: UNPLATTED

Address: W RAILROAD ST

Legal description: S17, T02 S, R24 E, C.O.S. 3014, PARCEL 1, 26.788 AC (2000) RESOLUTION
ANNEX TO CITY 03-12 (04)

Taxid: D02829

Geocode: 03082117104010000

Property owner: CITY OF LAUREL

Certificate of Survey: CS 3014

Tract: 1

Address: US HIGHWAY 10 W

Legal description: S17, T02 S, R24 E, C.O.S. 1055, PARCEL 1, LESS 1.71 AC FOR HWY (17)

Taxid: D02804

Geocode: 03082117207200000

Property owner: CITY OF LAUREL

Certificate of Survey: CS 1055

Tract: 1

Legal description: S04, T02 S, R24 E, IN N2SW4 LAUREL RESERVOIR

Address: W BEARTOOTH DR

Taxid: D02545

Geocode: 03082104324200000

Property owner: CITY OF LAUREL

Subdivision: UNPLATTED

Address: W BEARTOOTH DR

Legal description: S04, T02 S, R24 E, C.O.S. 496, PARCEL 1, AMND

Taxid: D02541

Geocode: 03082104324210000

Property owner: CITY OF LAUREL

Certificate of Survey: CS 496 1ST AM

Tract: 1

Address: Park W 12TH ST

Legal description: LAURMAC SUBD AMEND, S09, T02 S, R24 E, BLOCK 14, Lot 4 - 6, AMND (13)

Taxid: B01523

Geocode: 03082109238010000

Property owner: CITY OF LAUREL

Subdivision: LAURMAC SUB AM

Block: 14

Lot: 4

Address: LAUREL AIRPORT RD

Legal description: S04, T02 S, R24 E, C.O.S. 3162, PARCEL A, TRS A-B, C1, D-E COS 3162 (11)

Taxid: D02525

Geocode: 03082104101010000

Property owner: CITY OF LAUREL

Certificate of Survey: CS 3162

Tract: A

Address: MILWAUKEE RD

Legal description: VILLAGE SUBD, S11, T02 S, R24 E, BLOCK 6, Lot 1

Taxid: B03234

Geocode: 03082111202010000

Property owner: CITY OF LAUREL

Subdivision: VILLAGE SUB 1ST FIL

Block: 6

Lot: 1

Address: SE 4TH ST

Legal description: HAGEMAN SUBD 3RD FILING, S16, T02 S, R24 E, BLOCK 11A, Lot ROW, AMD (12)

Taxid: B00464C

Geocode: 03082116106120000

Property owner: CITY OF LAUREL

Subdivision: HAGEMAN SUB 3RD FIL

Block: 11A

Lot: ROW

Address: W 7TH ST

Legal description: S08, T02 S, R24 E, C.O.S. 3397, PARCEL 2, **MULTI-DISTRICT** TR 2 COS 3397 SD 7 - .619 AC SD 07L - 1.282 AC

Taxid: D02583B

Geocode: 03-0821-08-1-05-21-6000

Property owner: CITY OF LAUREL

Certificate of Survey: COS 3397

Block:

Lot:

Opinion of Probable Capital Cost					
Alternative SD-1 (Extend New Stormdrain from Culvert 2)					
Stormdrain Improvements as part of Street Rehabilitation					
#	ITEM	QTY	UNITS	UNIT PRICE ¹	TOTAL
101	Mobilization	1	LS	\$ 103,000.00	\$ 103,000
102	Taxes, Insurance and Bond	1	LS	\$ 52,000.00	\$ 52,000
103	Traffic Control	1	LS	\$ 15,000.00	\$ 15,000
104	Stormwater Management and Erosion	1	LS	\$ 8,000.00	\$ 8,000
105	Concrete Curb and Gutter Removal	210	SY	\$ 17.00	\$ 3,570
106	Type 2 Pipe Bedding	150	CY	\$ 72.00	\$ 10,800
107	Imported Trench Backfill	300	CY	\$ 50.00	\$ 15,000
108	Exploratory Excavation	30	HR	\$ 300.00	\$ 9,000
109	Concrete Collars	19	EA	\$ 400.00	\$ 7,600
110	Combined Curb & Gutter	945	LF	\$ 35.00	\$ 33,075
111	12" diam. Storm Drain Pipe	1,290	LF	\$ 75.00	\$ 96,750
112	15" diam. Storm Drain Pipe	1,400	LF	\$ 82.00	\$ 114,800
113	18" diam. Storm Drain Pipe	1,110	LF	\$ 90.00	\$ 99,900
114	24" diam. Storm Drain Pipe	2,630	LF	\$ 95.00	\$ 249,850
115	30" diam. Storm Drain Pipe	720	LF	\$ 120.00	\$ 86,400
116	36" diam. Storm Drain Pipe	610	LF	\$ 140.00	\$ 85,400
117	Bore 30" Culvert (West Railroad)	90	LF	\$ 650.00	\$ 58,500
118	2'x3' Inlet Boxes	63	EA	\$ 3,200.00	\$ 201,600
119	48" diam. Storm Drain Manhole	15	EA	\$ 4,000.00	\$ 60,000
120	60" diam. Storm Drain Manhole	4	EA	\$ 5,400.00	\$ 21,600
121	Street Trench Repair	9000	SY	\$ 100.00	\$ 900,000
Subtotal					\$ 2,232,000
	Contingency	20%			\$ 447,000
Subtotal: 2022 Construction Cost					\$ 2,679,000
	Engineering	18%			\$ 483,000
Subtotal: 2022 CAPITAL COST					\$ 3,162,000

Culvert 2 Improvements					
#	ITEM	QTY	UNITS	UNIT PRICE ¹	TOTAL
201	Mobilization	1	LS	\$ 12,000.00	\$ 12,000
202	Taxes, Insurance and Bond	1	LS	\$ 6,000.00	\$ 6,000
203	Traffic Control	1	LS	\$ 5,000.00	\$ 5,000
204	Stormwater Management and Erosion	1	LS	\$ 2,000.00	\$ 2,000
205	Bore 42" Culvert	300	LF	\$ 800.00	\$ 240,000
Subtotal					\$ 265,000
	Contingency	20%			\$ 53,000
Subtotal: 2022 Construction Cost					\$ 318,000
	Engineering	18%			\$ 58,000
TOTAL: 2022 CAPITAL COST					\$ 376,000

¹ Estimated unit costs are based upon estimates from suppliers and bid tabs for similar projects throughout Montana.

TOTAL: 2022 CAPITAL COST (All Storm Drain Imp with Alt SD-1)	\$ 3,538,000
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Opinion of Probable Capital Cost					
Alternative SD-2 (Extend New Stormdrain from Culverts 1 & 2)					
Stormdrain Improvements as part of Street Rehabilitation					
#	ITEM	QTY	UNITS	UNIT PRICE ¹	TOTAL
101	Mobilization	1	LS	\$ 89,000.00	\$ 89,000
102	Taxes, Insurance and Bond	1	LS	\$ 45,000.00	\$ 45,000
103	Traffic Control	1	LS	\$ 15,000.00	\$ 15,000
104	Stormwater Management and Erosion	1	LS	\$ 8,000.00	\$ 8,000
105	Concrete Curb and Gutter Removal	177	SY	\$ 17.00	\$ 3,003
106	Type 2 Pipe Bedding	150	CY	\$ 72.00	\$ 10,800
107	Imported Trench Backfill	300	CY	\$ 50.00	\$ 15,000
108	Exploratory Excavation	30	HR	\$ 300.00	\$ 9,000
109	Concrete Collars	17	EA	\$ 400.00	\$ 6,800
110	Combined Curb & Gutter	795	LF	\$ 35.00	\$ 27,825
111	12" diam. Storm Drain Pipe	1,090	LF	\$ 75.00	\$ 81,750
112	15" diam. Storm Drain Pipe	1,040	LF	\$ 82.00	\$ 85,280
113	18" diam. Storm Drain Pipe	390	LF	\$ 90.00	\$ 35,100
114	24" diam. Storm Drain Pipe	3,330	LF	\$ 95.00	\$ 316,350
115	30" diam. Storm Drain Pipe	800	LF	\$ 120.00	\$ 96,000
116	Bore 30" Culvert (West Railroad)	90	LF	\$ 700.00	\$ 63,000
117	2'x3' Inlet Boxes	53	EA	\$ 3,200.00	\$ 169,600
118	48" diam. Storm Drain Manhole	17	EA	\$ 4,000.00	\$ 68,000
119	Street Trench Repair	8000	SY	\$ 100.00	\$ 800,000
Subtotal					\$ 1,945,000
	Contingency	20%			\$ 389,000
Subtotal: 2022 Construction Cost					\$ 2,334,000
	Engineering	18%			\$ 421,000
Subtotal: 2022 CAPITAL COST					\$ 2,755,000

Culvert 1 & 2 Improvements					
#	ITEM	QTY	UNITS	UNIT PRICE ¹	TOTAL
201	Mobilization	1	LS	\$ 18,000.00	\$ 18,000
202	Taxes, Insurance and Bond	1	LS	\$ 9,000.00	\$ 9,000
203	Traffic Control	1	LS	\$ 5,000.00	\$ 5,000
204	Stormwater Management and Erosion	1	LS	\$ 2,000.00	\$ 2,000
205	Bore 30" Culvert	510	LF	\$ 700.00	\$ 357,000
Subtotal					\$ 391,000
	Contingency	20%			\$ 79,000
Subtotal: 2022 Construction Cost					\$ 470,000
	Engineering	18%			\$ 85,000
Subtotal: 2022 CAPITAL COST					\$ 555,000

¹ Estimated unit costs are based upon estimates from suppliers and bid tabs for similar projects throughout Montana.

TOTAL: 2022 CAPITAL COST (All Storm Drain Imp with Alt SD-2)	\$ 3,310,000
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Opinion of Probable Capital Cost					
Alternative S-3 (Stormwater Detention in Russell Park)					
Modifications to Storm Drain Improvements with Pond Addition					
#	ITEM	QTY	UNITS	UNIT PRICE ¹	TOTAL
101	Mobilization	1	LS	\$ (13,000.00)	\$ (13,000)
102	Taxes, Insurance and Bond	1	LS	\$ (7,000.00)	\$ (7,000)
105	Concrete Curb and Gutter Removal	-20	SY	\$ 17.00	\$ (340)
106	Type 2 Pipe Bedding	-25	CY	\$ 72.00	\$ (1,800)
107	Imported Trench Backfill	-50	CY	\$ 50.00	\$ (2,500)
109	Concrete Collars	-4	EA	\$ 400.00	\$ (1,600)
110	Combined Curb & Gutter	-90	LF	\$ 35.00	\$ (3,150)
111	12" diam. Storm Drain Pipe	-120	LF	\$ 75.00	\$ (9,000)
112	15" diam. Storm Drain Pipe	25	LF	\$ 82.00	\$ 2,050
113	18" diam. Storm Drain Pipe	-360	LF	\$ 90.00	\$ (32,400)
114	24" diam. Storm Drain Pipe	-60	LF	\$ 95.00	\$ (5,700)
115	30" diam. Storm Drain Pipe	-720	LF	\$ 120.00	\$ (86,400)
116	36" diam. Storm Drain Pipe	135	LF	\$ 140.00	\$ 18,900
118	2'x3' Inlet Boxes	-6	EA	\$ 3,200.00	\$ (19,200)
120	60" diam. Storm Drain Manhole	-4	EA	\$ 5,400.00	\$ (21,600)
121	Street Trench Repair	-1000	SY	\$ 100.00	\$ (100,000)
Subtotal					\$ (283,000)
	Contingency	20%			\$ (57,000)
Subtotal: 2022 Construction Cost					\$ (340,000)
	Engineering	18%			\$ (62,000)
Subtotal: 2022 CAPITAL COST					\$ (402,000)

Culvert 2 & Pond Improvements					
#	ITEM	QTY	UNITS	UNIT PRICE ¹	TOTAL
201	Mobilization	1	LS	\$ 25,000.00	\$ 25,000
202	Taxes, Insurance and Bond	1	LS	\$ 13,000.00	\$ 13,000
203	Traffic Control	1	LS	\$ 5,000.00	\$ 5,000
204	Stormwater Management and Erosion	1	LS	\$ 2,000.00	\$ 2,000
205	Bore 24" Culvert	300	LF	\$ 550.00	\$ 165,000
206	Bolder Pit	385	CY	\$ 65.00	\$ 25,025
207	Pond Excavation	3,500	CY	\$ 30.00	\$ 105,000
208	Top Soil Stripping/Stockpile & Restoration	2000	CY	\$ 10.00	\$ 20,000
209	Irrigation Repair	1	LS	\$ 15,000.00	\$ 15,000
210	Landscape Restoration (Sod)	11,000	SY	\$ 15.00	\$ 165,000
Subtotal					\$ 496,000
	Contingency	20%			\$ 100,000
Subtotal: 2022 Construction Cost					\$ 596,000
	Engineering	18%			\$ 108,000
TOTAL: 2022 CAPITAL COST					\$ 704,000

¹ Estimated unit costs are based upon estimates from suppliers and bid tabs for similar projects throughout Montana.

Opinion of Probable Capital Cost					
Alternative S-4 (Stormwater Detention on First Congregational Church Property)					
Modifications to Storm Drain Improvements with Pond Addition					
#	ITEM	QTY	UNITS	UNIT PRICE ¹	TOTAL
111	12" diam. Storm Drain Pipe	60	LF	\$ 75.00	\$ 4,500
115	30" diam. Storm Drain Pipe	-50	LF	\$ 120.00	\$ (6,000)
Subtotal					\$ (2,000)
	Contingency		20%		\$ (1,000)
Subtotal: 2022 Construction Cost					\$ (3,000)
	Engineering		18%		\$ (1,000)
Subtotal: 2022 CAPITAL COST					\$ (4,000)

Culvert 1 & Pond Improvements					
#	ITEM	QTY	UNITS	UNIT PRICE ¹	TOTAL
201	Mobilization	1	LS	\$ 9,000.00	\$ 9,000
202	Taxes, Insurance and Bond	1	LS	\$ 5,000.00	\$ 5,000
203	Traffic Control	1	LS	\$ 5,000.00	\$ 5,000
204	Stormwater Management and Erosion	1	LS	\$ 2,000.00	\$ 2,000
205	Bore 24" Culvert	210	LF	\$ 550.00	\$ 115,500
206	Pond Excavation	2,000	CY	\$ 30.00	\$ 60,000
207	Top Soil Stripping/Stockpile & Restoration	481	CY	\$ 10.00	\$ 4,815
208	Landscape Restoration (Seeding)	0.3	Acre	\$ 1,500.00	\$ 448
Subtotal					\$ 181,000
	Contingency		20%		\$ 37,000
Subtotal: 2022 Construction Cost					\$ 218,000
	Engineering		18%		\$ 40,000
Subtotal: 2022 CAPITAL COST					\$ 258,000

¹ Estimated unit costs are based upon estimates from suppliers and bid tabs for similar projects throughout Montana.

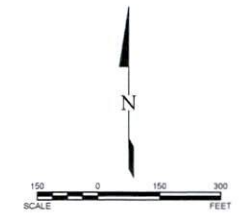
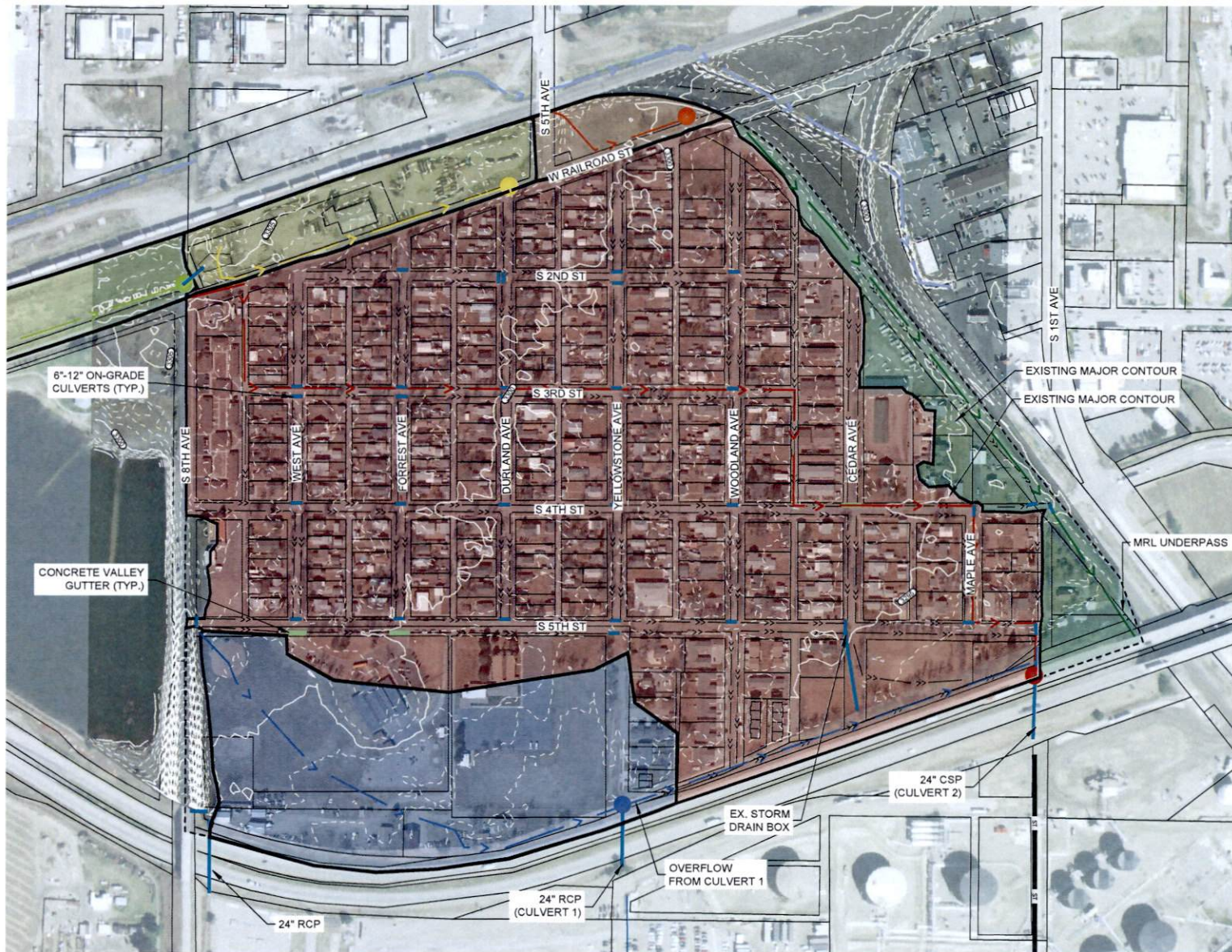


FIGURE 1
(SHEET 2 OF 2)

EXISTING DRAINAGE PATTERNS

LEGEND

- EXISTING CULVERT
- ST — EXISTING STORM DRAIN
- FLOW PATH
- SUB-BASIN BOUNDARY
- OFF-SITE SUB-BASIN BOUNDARY
- POINT OF ANALYSIS



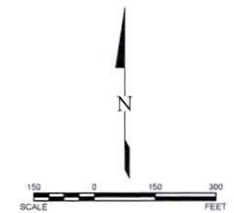
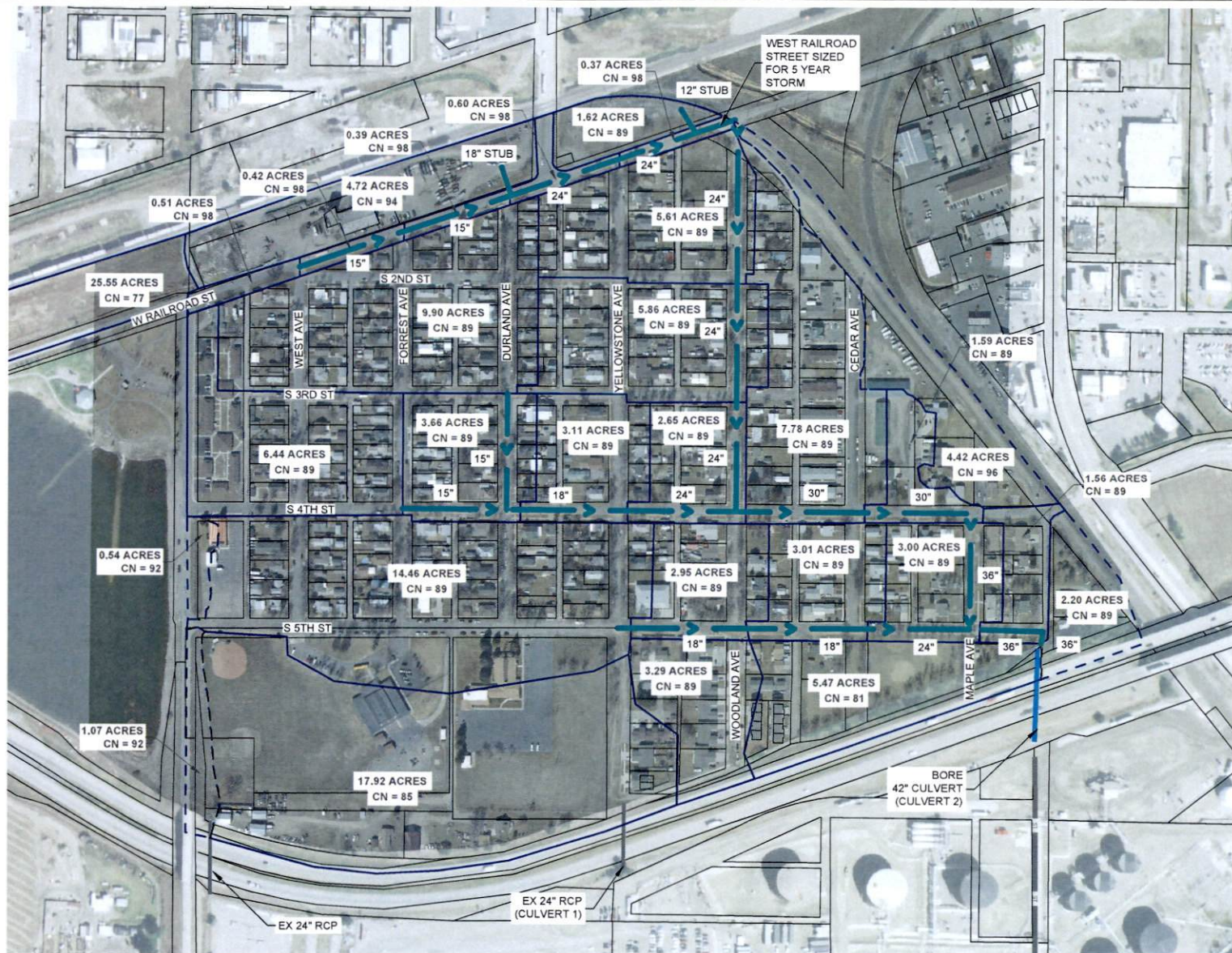


FIGURE 2
STORMDRAIN ALTERNATIVE

SD-1

EXTEND NEW STORM DRAIN
FROM CULVERT 2

LEGEND

- EXISTING CULVERT
- PROPOSED CULVERT
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- 24" STORM DRAIN DIAMETER LABEL
- SUB-BASIN BOUNDARY
- - - OFF-SITE SUB-BASIN BOUNDARY



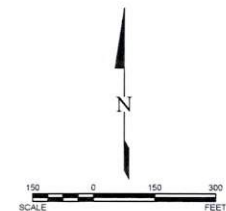
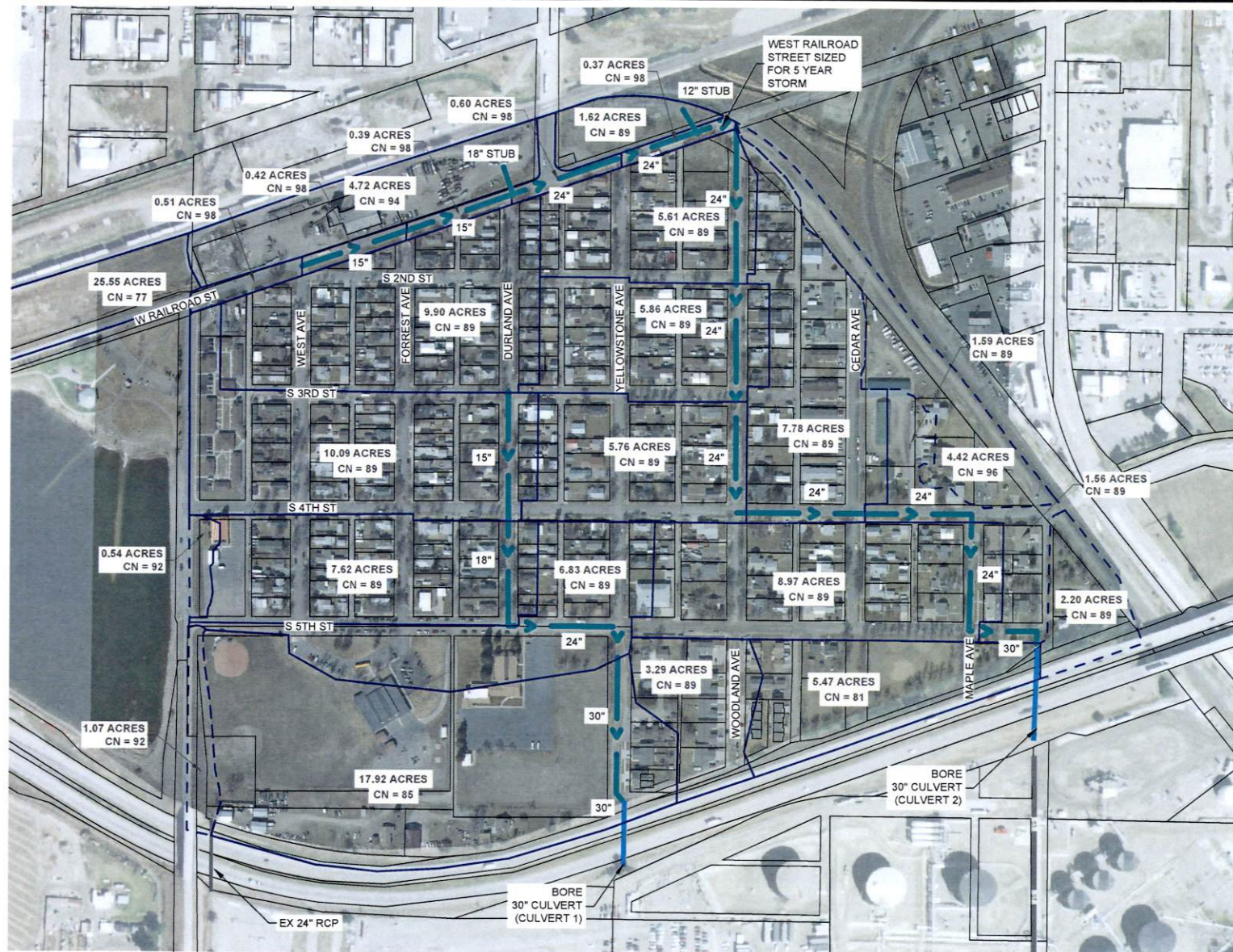


FIGURE 3
STORMDRAIN ALTERNATIVE

SD-2

EXTEND NEW STORM DRAIN
FROM CULVERTS 1 & 2

LEGEND

- EXISTING CULVERT
- PROPOSED CULVERT
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- 24" STORM DRAIN DIAMETER LABEL
- SUB-BASIN BOUNDARY
- - - OFF-SITE SUB-BASIN BOUNDARY



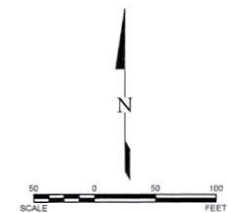


FIGURE 4
STORAGE ALTERNATIVE

S-2

STORMWATER DETENTION ON
CHS PROPERTY AT CULVERT 2

LEGEND

- EXISTING CULVERT
- PROPOSED CULVERT
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
-
- SUB-BASIN BOUNDARY
- OFF-SITE SUB-BASIN BOUNDARY

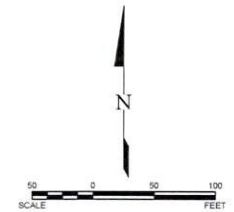
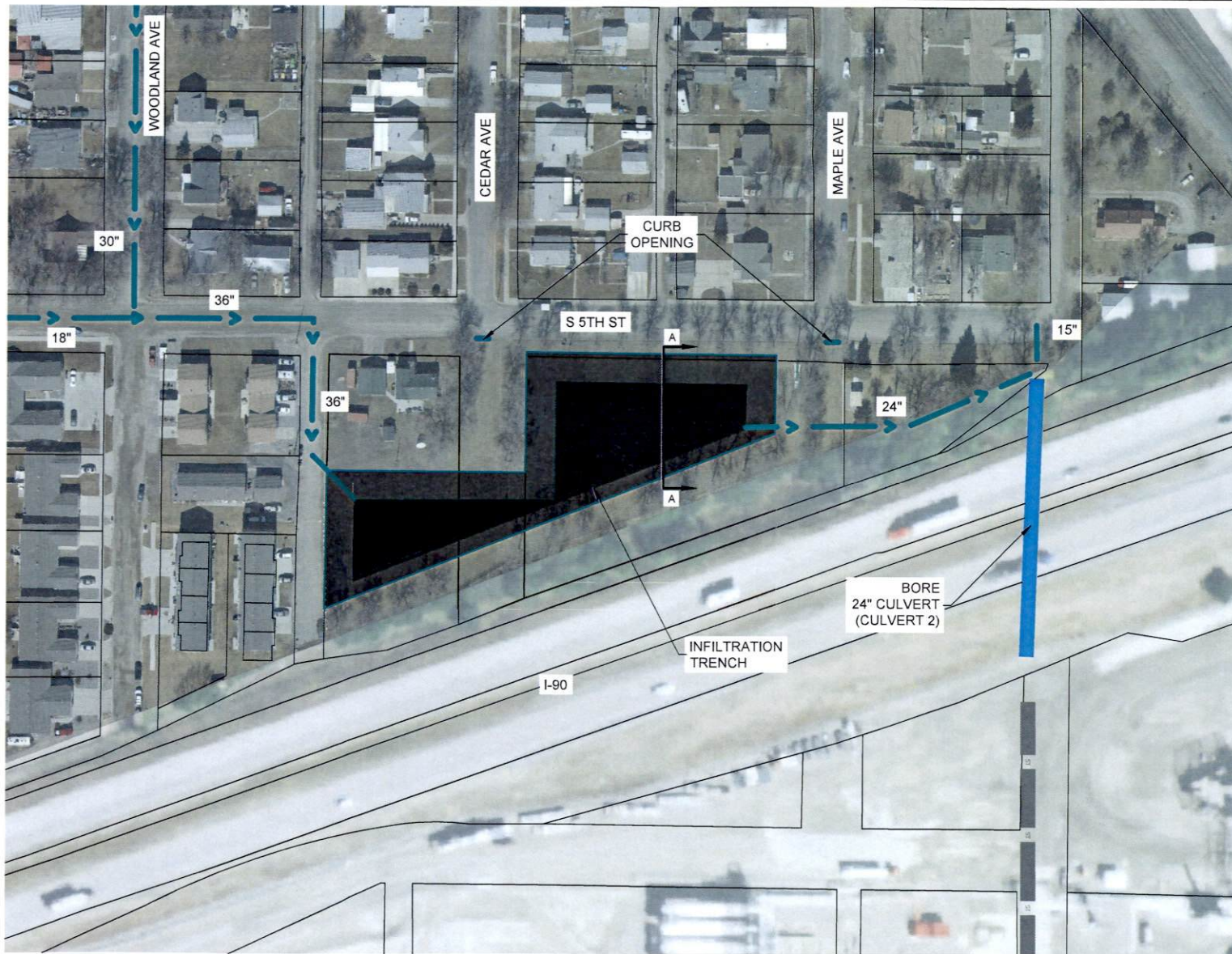


FIGURE 5
STORAGE ALTERNATIVE

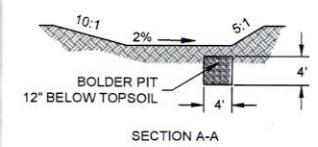
S-3

STORMWATER DETENTION
IN RUSSELL PARK

LEGEND

- EXISTING CULVERT
- PROPOSED CULVERT
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- 24" STORM DRAIN DIAMETER LABEL
- SUB-BASIN BOUNDARY
- - - OFF-SITE SUB-BASIN BOUNDARY

POND DETAIL



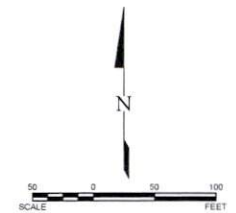


FIGURE 6
STORAGE ALTERNATIVE

S-4

STORMWATER DETENTION ON
FIRST CONGREGATIONAL
CHURCH PROPERTY

LEGEND

- EXISTING CULVERT
- PROPOSED CULVERT
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- 24" STORM DRAIN DIAMETER LABEL
- SUB-BASIN BOUNDARY
- - - OFF-SITE SUB-BASIN BOUNDARY



Kurt Markegard

From: Osterloh, Parker <josterloh@mt.gov>
Sent: Tuesday, September 7, 2021 1:48 PM
To: Kurt Markegard
Cc: Potts, Katie; Strizich, Carol; Nelson, Rod; Taylor, Michael; Schnieber, Kurtis; Bethany Langve; Matt Smith; City Mayor
Subject: RE: City of Laurel Urban Priority Project

Good morning Kurt,

After speaking with the district engineers it is my understanding that project cost estimates should not have significantly increased due to material costs and that the original cost estimates, which include an inflation factor of 3% per year, to the anticipated year of construction, and 20% contingency, are likely still accurate enough that a full reexamination of the cost estimate is not warranted.

However, I have been cautioned by the district engineer that, similar to 2019, when the cost estimates were originally being developed, there is still a significant amount of risk and unknowns with the project because there is not enough field data to make a more informed cost estimate. It is possible that after nomination and project development begins in earnest there may be unforeseen factors that elevate project costs as much as 25%. Unfortunately, with the limited information available to develop preliminary cost estimates it is difficult to know if this is the case, that is the reason for such a disparity between the high cost estimate and the low cost estimate, and why we include a contingency in all project estimates. It is still entirely possible that the low end cost estimate is more accurate, but there is no way to tell until further on in the process.

One solution to this risk would be to increase the contingency percentage for the project, which would then decrease through project development as and more is known about the site conditions.

I have included the original cost estimates updated to display projected costs with inflation. If you would like I can increase the contingency percentage, to 25 or 30 percent, for you to look at as well.

Estimated Project Costs					
Project Segment	Estimate	FY2021	FY2022	FY2023	FY2024
West Railroad Street - 8th Ave - 1st Ave [High End Estimate]	\$ 6,189,800	\$ 6,566,759	\$ 6,763,762	\$ 6,966,675	\$ 7,174,588
Urban Funding Balance		\$ 4,108,240	\$ 4,325,642	\$ 4,543,044	\$ 4,763,446
Shortfall		\$ (2,458,519)	\$ (2,438,120)	\$ (2,423,631)	\$ (2,410,142)
West Railroad Street - 8th Ave - 1st Ave [Low End Estimate]	\$ 4,370,800	\$ 4,636,982	\$ 4,776,091	\$ 4,919,374	\$ 5,066,657
Urban Funding Balance		\$ 4,108,240	\$ 4,325,642	\$ 4,543,044	\$ 4,763,446
Shortfall		\$ (528,742)	\$ (450,449)	\$ (376,330)	\$ (293,189)
Inflation 3% per year after 2019					
Includes IDC					
Annual Urban Allocation \$217,402					
OT/PE	\$ 500,000.00		PE	\$ 350,000.00	
RW	\$ 500,000.00		RW	\$ 300,000.00	
IC	\$ 385,000.00		IC	\$ 500,000.00	
CN	\$ 3,640,000.00		CN	\$ 2,440,000.00	
CE	\$ 364,000.00		CE	\$ 244,000.00	
Total	\$ 5,389,000.00		Total	\$ 3,834,000.00	
20% Contingency*	\$ 800,800.00		20% Contingency*	\$ 536,800.00	
	\$ 6,189,800.00			\$ 4,370,800.00	
*Contingency applied to CN/CE estimates					

If you feel like a meeting would be beneficial to discuss this in more detail let me know and I'd be happy to set something up. Feel free to reach out if you have any questions as well.

Thanks,
Parker

From: Kurt Markegard <kmarkegard@laurel.mt.gov>
Sent: Friday, July 30, 2021 12:08 PM
To: Osterloh, Parker <josterloh@mt.gov>
Cc: Potts, Katie <kpotts@mt.gov>; Strizich, Carol <cstrizich@mt.gov>; Nelson, Rod <rodney@mt.gov>; Taylor, Michael <mictaylor@mt.gov>; Schnieber, Kurtis <kschnieber@mt.gov>; Bethany Langve <cityclerk@laurel.mt.gov>; Matt Smith <matt.smith@kljeng.com>; City Mayor <citymayor@laurel.mt.gov>
Subject: [EXTERNAL] RE: City of Laurel Urban Priority Project

Parker,

Yes.

Kurt

From: Osterloh, Parker <josterloh@mt.gov>
Sent: Friday, July 30, 2021 12:06 PM
To: Kurt Markegard <kmarkegard@laurel.mt.gov>
Cc: Potts, Katie <kpotts@mt.gov>; Strizich, Carol <cstrizich@mt.gov>; Nelson, Rod <rodney@mt.gov>; Taylor, Michael <mictaylor@mt.gov>; Schnieber, Kurtis <kschnieber@mt.gov>
Subject: RE: City of Laurel Urban Priority Project

Kurt,

Thanks for reaching out, I just want to confirm that you want the cost estimate based on the same scope as before (full reconstruct with sidewalk, curb and gutter?

Thank you,
Parker

From: Kurt Markegard <kmarkegard@laurel.mt.gov>
Sent: Friday, July 30, 2021 10:42 AM
To: Osterloh, Parker <josterloh@mt.gov>
Cc: Potts, Katie <kpotts@mt.gov>; Strizich, Carol <cstrizich@mt.gov>; Nelson, Rod <rodney@mt.gov>; Taylor, Michael <mictaylor@mt.gov>; Schnieber, Kurtis <kschnieber@mt.gov>
Subject: [EXTERNAL] RE: City of Laurel Urban Priority Project

Parker,

The City of Laurel is discussing moving the West Railroad project forward again. I have been asked by the mayor if we can get an updated cost estimate seeing pricing for materials is way up. I would expect the costs might be around 25% increase? Let me know if this is something the DOT could provide Laurel as we are looking at trying to find the gap funding.

Thanks,

Kurt Markegard
Public Works Director
Laurel MT

Brittney Moorman

From: Bethany Langve
Sent: Tuesday, October 19, 2021 12:37 PM
To: Ward 1B; Emelie Eaton
Cc: Brittney Moorman
Subject: TIF District Bonding Capability

Council President Eaton,

Brittney assisted me today in figuring out how much debt service the TIF District could currently support.

The maximum amount of annual debt service payments the TIF District could potentially support is \$466,623.35. This figure is a rough figure that does not take into consideration the current grant programs, staff wages to assist the LURA Board, future changes in interest rates, etc. I would never recommend the City sell a bond with annual debt service payments this high, as it would tie up all of the TIF Districts cash.

To give you an example of what the TIF District could potentially bond, the Water Fund recently sold the \$4,921,000 SED Basin bond. The most recent annual debt service payment on that bond is \$314,500.

These are really rough figures, and all of this is subject to the buyer of the bond's interest, requests, etc. We will also have to take into consideration the grant programs, staff wages etc. at the time of any bond sales. I hope this helps with some of the questions regarding the TIF District and bonding.

Bethany

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