



**AGENDA
CITY OF LAUREL
CITY COUNCIL MEETING
TUESDAY, MARCH 10, 2026
6:30 PM
COUNCIL CHAMBERS**

WELCOME . . . By your presence in the City Council Chambers, you are participating in the process of representative government. To encourage that participation, the City Council has specified times for citizen comments on its agenda -- once following the Consent Agenda, at which time citizens may address the Council concerning any brief community announcement not to exceed one minute in duration for any speaker; and again following Items Removed from the Consent Agenda, at which time citizens may address the Council on any matter of City business that is not on tonight's agenda. Each speaker will be limited to three minutes, unless the time limit is extended by the Mayor with the consent of the Council. Citizens may also comment on any item removed from the consent agenda prior to council action, with each speaker limited to three minutes, unless the time limit is extended by the Mayor with the consent of the Council. If a citizen would like to comment on an agenda item, we ask that you wait until the agenda item is presented to the Council by the Mayor and the public is asked to comment by the Mayor.

Any person who has any question concerning any agenda item may call the City Clerk-Treasurer's office to make an inquiry concerning the nature of the item described on the agenda. Your City government welcomes your interest and hopes you will attend the Laurel City Council meetings often.

Pledge of Allegiance

Roll Call of the Council

Approval of Minutes

Correspondence

- [1.](#) Police Monthly Report - February 2026
- [2.](#) BOI Livestream Information
- [3.](#) Letters from Council Member Klose to both BOI and DPHHS
- [4.](#) Letter from Senator Ricci and Representative Deming
- [5.](#) Public Comments on Proposed Mental Health Facility

Council Disclosure of Ex Parte Communications

Public Hearing

Consent Items

NOTICE TO THE PUBLIC

*The Consent Calendar adopting the printed Recommended Council Action will be enacted with one vote. **The Mayor will first ask the Council members if any Council member wishes to remove any item from the Consent Calendar for discussion and consideration.** The matters removed from the Consent Calendar will be considered individually at the end of this Agenda under "Items Removed from the Consent Calendar." (See Section 12.) The entire Consent Calendar, with the exception of items removed to be discussed under "Items Removed from the Consent Calendar," is then voted upon by roll call under one motion.*

6. Claims entered through March 6, 2026.
7. Approval of Payroll Register for PPE 3/1/2026 totaling \$277,678.02.

Ceremonial Calendar

Reports of Boards and Commissions

- [8.](#) Budget/Finance Committee Minutes of February 10, 2026.
- [9.](#) Budget/Finance Committee Minutes of February 24, 2026.
- [10.](#) City/County Planning Board January 21, 2026.
- [11.](#) City/County Planning Board Minutes of February 18, 2026.

- [12.](#) Emergency Services Committee Minutes of February 23, 2026.
- [13.](#) Laurel Urban Renewal Agency Minutes of January 12, 2026.
- [14.](#) Laurel Urban Renewal Agency January 26, 2026.
- [15.](#) Laurel Urban Renewal Agency Minutes of February 9, 2026.
- [16.](#) Laurel Urban Renewal Agency Minutes of February 23, 2026.
- [17.](#) Laurel Airport Authority Minutes of February 18, 2026.
- [18.](#) Public Works Committee Minutes of February 9, 2026.
- [19.](#) Tree/Park Board Minutes of February 5, 2026.

Audience Participation (Three-Minute Limit)

Citizens may address the Council regarding any item of City business that is not on tonight's agenda. Comments regarding tonight's agenda items will be accepted under Scheduled Matters. The duration for an individual speaking under Audience Participation is limited to three minutes. While all comments are welcome, the Council will not take action on any item not on the agenda.

Scheduled Matters

- [20.](#) Resolution No. R26-07: Resolution Of City Council Approving Conditional Approval Of The Preliminary Plat Of Laurel Industrial Park 2nd Filing Subdivision.

Items Removed From the Consent Agenda

Community Announcements (One-Minute Limit)

This portion of the meeting is to provide an opportunity for citizens to address the Council regarding community announcements. The duration for an individual speaking under Community Announcements is limited to one minute. While all comments are welcome, the Council will not take action on any item not on the agenda.

Council Discussion

Council members may give the City Council a brief report regarding committees or groups in which they are involved.

Mayor Updates

Unscheduled Matters

Adjournment

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

File Attachments for Item:

1. Police Monthly Report - February 2026



Laurel Police Department

215 W. 1st Street Laurel, Mt. 59044 ▪ Phone 406-628-8737 ▪ Fax 406-628-4641

Total Calls City Council

Printed on March 1, 2026

[CFS Date/Time] is between '2026-02-01 00:00:00' and '2026-02-28 23:59:59' and

[Primary Incident Code->Code : Description] All

Code : Description

Totals

10-15 : With Prisoner	1	1
: Abandoned Vehicle	16	16
: Agency Assist	41	41
: Alarm - Burglary	9	9
: Alarm - Fire	3	3
AMB : Ambulance	83	83
: Animal Complaint	3	3
: Area Check	10	10
: Assault	2	2
: Bad Checks	0	0
: Barking Dog	1	1
: Bomb Threat	0	0
: Burglary	0	0
: Child Abuse/Neglect	1	1
: Civil Complaint	6	6
: Code Enforcment Violation	6	6
: Community Integrated Health	0	0

Code : Description	Totals	
: Counterfeiting	0	0
: Criminal Mischief	10	10
: Criminal Trespass	9	9
: Cruelty to Animals	4	4
: Curfew Violation	3	3
: Discharge Firearm	1	1
: Disorderly Conduct	8	8
: Dog at Large	17	17
: Dog Bite	2	2
DUI : DUI Driver	7	7
: Duplicate Call	2	2
: Escape	0	0
: Family Disturbance	11	11
: Fight	1	1
FIRE : Fire or Smoke	21	21
: Fireworks	0	0
: Forgery	0	0
: Found Property	8	8
: Fraud	2	2
: Harassment	3	3
: Hit & Run	4	4

Code : Description	Totals	
: ICAC	0	0
: Identity Theft	2	2
: Indecent Exposure	0	0
: Insecure Premises	2	2
: Intoxicated Pedestrian	0	0
: Kidnapping	0	0
: Littering	0	0
: Loitering	0	0
: Lost or Stray Animal	10	10
: Lost Property	4	4
: Mental Health	8	8
: Missing Person	2	2
: Noise Complaint	3	3
: Open Container	0	0
: Order of Protection Violation	1	1
: Parking Complaint	9	9
: Possession of Alcohol	0	0
: Possession of Drugs	2	2
: Possession of Tobacco	1	1
: Privacy in Communications	0	0
: Prowler	0	0

Code : Description		Totals
: Public Assist	30	30
: Public Safety Complaint	8	8
: Public Works Call	6	6
: Report Not Needed	6	6
: Robbery	0	0
: Runaway Juvenile	4	4
: Sexual Assault	1	1
: Suicide	0	0
: Suicide - Attempt	0	0
: Suicide - Threat	1	1
: Suspicious Activity	50	50
: Suspicious Person	9	9
: Theft	30	30
: Threats	9	9
: Tow Call	5	5
: Traffic Accident	22	22
: Traffic Hazard	7	7
: Traffic Incident	12	12
: TRO Violation	0	0
: Truancy	0	0
T/S : Traffic Stop	132	132

Code : Description	Totals	
: Unattended Death	3	3
: Unknown - Converted	0	0
: Unlawful Transactions w/Minors	0	0
: Unlawful Use of Motor Vehicle	0	0
: Vicious Dog	1	1
: Warrant	11	11
: Welfare Check	15	15
Totals	701	701

File Attachments for Item:

2. BOI Livestream Information

To watch the Board meeting livestream, scan the QR code to navigate to the Youtube channel.

To provide public comment to the Board, please contact Savannah Morgan at BOI.BoardSec@mt.gov.



File Attachments for Item:

3. Letters from Council Member Klose to both BOI and DPHHS

Director Charles Brereton

Montana DPHHS

111 North Sanders rm 311

Helena Mt.

Mr Brereton, my name is Richard A. Klose SR. I am a member of the Laurel city council, but today I speak to you as a private citizen of Laurel. I have but one request, that is for you or Mr. Villa to call Laurel during a city council meeting and ask the general public, is there a location or locations in or around Laurel that the Laurel citizens would support the Forensic Mental Health Facility. Give them instructions that you will call back at the next Laurel city council meeting and have ONE person answer YES or NO. If yes ask the location if no thank them for their time and hang up. That is all I ask even if it means getting on bended knee. Thank you for your time.

Richard A.Klose SR.

Phone; 406-671-1814

Email; kloserichard@yahoo.com

Executive Director Dan Villa, Mr. Chairman Jeff Meredith, board members. My name is Richard A. Klose SR. last name spelled K L O S E. I live at 511 cottonwood ave in Laurel.

Thank you for your time today. I am the vice chairman of the Laurel city council. I am here today to address the concerns that the citizens in Laurel have in regard to the proposed site of the Forensic Mental Health Facility on the west end of Laurel. There is much push back on this site. This is making it very difficult for the city and city employees to get their everyday work done. Many have asked why not the site on Buffalo Trail that is all ready state owned. Yes there is a large cost in getting water and sewer there but I'm sure the cost of the 114 acres is not cheap either.

In my opinion some of the tension in Laurel can be eased by calling Laurel Tuesday night during our city council meeting and asking the attendees one question. "Is there a location or more locations in and around Laurel that you people would support for this facility? And would you encourage your city council to support as well". Tell them you will call back at the next city council meeting for their answer. Instruct just one individual to answer. If yes ask for location, if no thank the attendees for their time and that you will review options and hang up.

If I need to get on bended knee in order to get some help in this matter I will. I am sure that you are all aware of what's been going on in Laurel and ask your help in finding a way to ease the tension.

Thank you again for your time and for all that you do for the citizens in Montana.

Respectfully

Richard A. Klose SR.

Presented as a Laurel Private Citizen

File Attachments for Item:

4. Letter from Senator Ricci and Representative Deming

The Honorable Greg Gianforte
Governor of Montana
State Capitol
1301 East Sixth Avenue
Helena, MT 59620

Dear Governor Gianforte:

This letter is from Senator Vince Ricci, Senate District 27, and Representative Lee Deming, House District 54. We wish to convey our strong opposition to the proposed location of the Forensic Mental Health facility in Laurel.

To begin, we wish to remind you that Laurel never expressed interest in hosting the facility beyond requesting additional information—unlike two other communities in the region that actively pursued the opportunity.

We believe the selected parcel is entirely inappropriate for our community.

As you are likely aware, we have repeatedly requested that someone from the State visit Laurel to directly address residents' questions about the proposed facility. Although at least two meetings were scheduled, both were canceled by the State. We understand the reasons provided for the cancellations, but we maintain that the meetings should have proceeded, if only to respond to legitimate community concerns. The State has a responsibility to engage directly with the Laurel community on an issue of this importance and long-term impacts.

In the absence of meaningful engagement from the State to answer residents' questions—and for the reasons outlined above and others—we cannot support construction of this facility in or near Laurel.

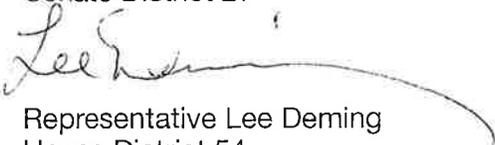
Finally, it is abundantly clear that our constituents do not want this facility built anywhere near our town. This issue is splitting Laurel and causing bitter divisions that we believe will be long-lasting. The fight over placing this facility in Laurel is just getting started. We believe that the fight against the facility will continue and the costs to the State in time and money will continue to increase.

Thank you for considering our position and concerns.

Respectfully,



Senator Vince Ricci
Senate District 27



Representative Lee Deming
House District 54

File Attachments for Item:

5. Public Comments on Proposed Mental Health Facility

Brittney Harakal

From: Civil Attorney
Sent: Wednesday, February 25, 2026 12:18 AM
To: Elizabeth Wilson
Cc: threepeat43@gmail.com; Shawna; City Mayor; Kurt Markegard; Ward 1B; Ward 4B; Brittney Harakal; Kelly Strecker
Subject: Re: MHF Issues: Possible Ordinances/Resolutions for the City of Laurel

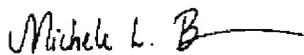
Thank you, Elizabeth, for your response on this.

I will do my part to ensure that the City is addressing things. I am hopeful for a plan ahead for the City. I will commit to making sure we can evaluate the merits of these proposals. I am unsure if the Mayor and Kurt will put this in front of CC this next Cycle. I ask them to do so. But, if the timing issue cannot be met by them, my commitment to you is that an answer will be provided by this next cycle.

I am hopeful that the Mayor and Kurt will respond to you on how to best move this matter forward. I welcome all of your feedback.

I appreciate your work and commitment to issues that matter. The City is hearing you.

Best Regards,



Michele L. Braukmann
Civil City Attorney
City of Laurel
Cell Phone: [406.671.4333](tel:406.671.4333)
civilattorney@laurel.mt.gov

From: Elizabeth Wilson <elizabethanngilg@gmail.com>
Sent: Wednesday, February 25, 2026 12:09 AM
To: Civil Attorney <civilattorney@laurel.mt.gov>
Cc: threepeat43@gmail.com <threepeat43@gmail.com>; Shawna <shawna@carltondepot.com>; City Mayor <citymayor@laurel.mt.gov>; Kurt Markegard <kmarkegard@laurel.mt.gov>; Ward 1B <ward1b@laurel.mt.gov>; Ward 4B <ward4b@laurel.mt.gov>
Subject: Re: MHF Issues: Possible Ordinances/Resolutions for the City of Laurel

I didn't realize that I had not sent the rest of our request to you, Michele. I hope these provide what you had in mind. This is CARED's complete request, as well as sample drafts of the resolution and ordinance that we are requesting from both the City of Laurel and Yellowstone County. We hope this assists the City and County in returning control of this matter to the community of Laurel.

- Elizabeth

Forensic Hospital

From VICKI WALTON <miviw@msn.com>

Date Tue 3/3/2026 4:40 PM

To Ward 1B <ward1b@laurel.mt.gov>

Tom,I know you are not my ward representative, but in representing Laurel I hope you will vote no on this facility if and when it comes to you. Thank you Miles and Vicki Walton Outlook for Android

Brittney Harakal

From: Ward 4B
Sent: Friday, February 27, 2026 5:53 PM
To: Civil Attorney; Brittney Harakal
Subject: Fw: Moving forward

From: SHAWNA@CARLTONDEPOT.COM <SHAWNA@CARLTONDEPOT.COM>
Sent: Friday, February 27, 2026 2:34 PM
To: Civil Attorney <civilattorney@laurel.mt.gov>; citymayor@laurel.mt.gove <citymayor@laurel.mt.gove>; Laurel City Planner <cityplanner@laurel.mt.gov>; Ward 2B <ward2b@laurel.mt.gov>; Ward 2A <ward2a@laurel.mt.gov>; Ward 1B <ward1b@laurel.mt.gov>; Ward 1A <ward1a@laurel.mt.gov>; Ward 3A <ward3a@laurel.mt.gov>; Ward 3B <ward3b@laurel.mt.gov>; Ward 4A <ward4a@laurel.mt.gov>; Ward 4B <ward4b@laurel.mt.gov>
Subject: Moving forward

Good Afternoon Everyone,

I would like to thank the CC and everyone else as this is a long horrific process, I feel as if we are just in the beginning of the battle; 6 months late to the party by way of thanks to our CAO and Mayor, but still the beginning of uncovering a lot of lies, deceit and mistruths.

I am sad and hurt by the continued division in our community between the residents and the city. This will only get better with open communication; we don't want to hear the excuses any longer. This includes, "searching the word facility brings up X number of documents", quit with the drawn-out stories and JUST DO IT. We understand Kelly is gone, but these things have been ignored for far too long.

Again, I want to reiterate what I stated Tuesday,

"You want us to follow Roberts Rules of Law, yet you guys are not following the laws and protocols". This may not apply to all of you because I truly feel the city council was left in the dark and lied to like the citizens; however, expect in return what you give.

"Under normal circumstances and for personal use the city should absolutely charge a fee for documents; however, this is due to the pure negligence of the city of Laurel and its employees. In addition, it is completely unacceptable that out of all the PPR only two of us have received Fee Bills for our requests; again, this is discriminatory and shows retaliation against us."

As for those PPR; what has been provided to date is unacceptable; screen shots from the mayor's phone showing NO conversation with Kurt, yet Kurt has already released screen shots showing conversations between the two. This shows violation of MCA 2-2-1003, which has been stated on numerous occasions. Again, these are the things that continue to add fuel to the fire.

At this point, I feel the only way to figure anything out is OPEN communication, NO more stories, no more lies. As a community. a Mayor, an Attorney, a CAO, administrators, citizens and city council; let's try and work together to get us out of this mess and move forward.

Thank you again City Council for your time and service; thank you to Michelle, Brittany, Kelly or whomever is trying to provide the appropriate and accurate information. Thank you to Kurt and the Mayor for your service to our community prior to the summer of 2025 when you somehow lost the heart you had for this community and started lying, cheating, conspiring with the state of Montana to sell out our small town.

Sincerely,
Shawna Hopper

Brittney Harakal

From: Ward 4B
Sent: Friday, February 27, 2026 9:30 AM
To: Brittney Harakal; Civil Attorney
Subject: Fw: Zoning Request

From: Samantha Mayes <brown.samantham@gmail.com>
Sent: Friday, February 27, 2026 7:29 AM
To: City Mayor <citymayor@laurel.mt.gov>; Ward 2B <ward2b@laurel.mt.gov>; Ward 4A <ward4a@laurel.mt.gov>; Ward 1A <ward1a@laurel.mt.gov>; Ward 1B <ward1b@laurel.mt.gov>; Ward 2A <ward2a@laurel.mt.gov>; Ward 3A <ward3a@laurel.mt.gov>; Ward 3B <ward3b@laurel.mt.gov>; Ward 4B <ward4b@laurel.mt.gov>
Subject: Zoning Request

Good Morning-

I am writing in hopes that you will add the emergency zoning ordinance to create a buffer between schools and prison facilities, as presented to you on Tuesday, to the next possible council agenda. I am positive you are aware of how upset our entire community is about how this all is unfolding, and this would give you the chance to go on offense for our community. Please consider the ordinance CARED presented to you last week. At this point, it is clear to most of us who are paying attention that the state is willing to do whatever it takes to get this project through. If there are any tools at our disposal as a community to stop this from moving forward, we need to take them.

Thank you for your work for Laurel,

Samantha Mayes

Brittney Harakal

From: Ward 3A
Sent: Tuesday, March 3, 2026 6:13 PM
To: Brittney Harakal; Civil Attorney
Subject: FW:

From: VICKI WALTON <miviw@msn.com>
Sent: Tuesday, March 3, 2026 4:45 PM
To: Ward 3A <ward3a@laurel.mt.gov>
Subject:

Councilman, I know you do not represent me as I'm in ward two, but in representing Laurel I would hope you would vote no if and when it comes to you for a vote.

Get [Outlook for Android](#)

Brittney Harakal

From: Ward 2A
Sent: Tuesday, March 3, 2026 6:23 PM
To: Brittney Harakal; Civil Attorney
Subject: FW: Forensic Hospital



Jessica Banks

Ward 2A City Council Member

Mobile: 406-690-7181

Email: ward2a@laurel.mt.gov

P.O. Box 10

Laurel, MT 59044

[Home Page | Laurel MT \(cityoflaurelmontana.com\)](http://cityoflaurelmontana.com)



From: VICKI WALTON <miviw@msn.com>
Sent: Tuesday, March 3, 2026 4:23 PM
To: Ward 2A <ward2a@laurel.mt.gov>
Subject: Forensic Hospital

Just wanted to be sure you knew how my wife Vicki and I felt about the possibility of a forensic facility being built just west of our house @ 419 8th Ave . Building there is a huge mistake!! Several cities have asked for this to be built in their cities, let it go to them, not here. You are our voice. Thank you

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File Attachments for Item:

8. Budget/Finance Committee Minutes of February 10, 2026.

**Minutes of City of Laurel
Budget/Finance Committee
Tuesday, February 10, 2026**

Members' Present: Jessica Banks, Tom Canape, Richard Klose, Casey Wheeler

Others Present: Kelly Strecker, Kelly Gauslow

The meeting was called to order by the Committee Chair at 5:30 pm.

Public Input: There was no public comment.

General Items –

1. Review and approve January 27, 2026, Budget and Finance Committee meeting minutes. Tom Canape moved to approve the minutes of January 27, 2026. Casey Wheeler seconded the motion. With no objection, the minutes of January 27, 2026, were approved. There was no public comment or committee discussion.
2. Review and approve purchase requisitions. Kelly presented a purchase requisition, as Matt Wheeler could not be present at the meeting. The purchase requisition is for two large meters at the water plant. One of the meters that failed is in the clear well. This meter is for accurately dosing the chlorine amount. The second meter is to replace the total flow meter for the water that leaves the plant for the distribution system. This meter has not failed yet but is the same age as the other meter. This old meter will be kept for backup. Both of these meters are used for everyday normal operation for the water plant. Tom Canape moved to approve the purchase requisition for the two new water meters at the water plant. Jessica Banks seconded the motion. With no objection, the purchase requisition was approved.
3. Review and recommend approval to Council; claims entered through February 6, 2026. Casey Wheeler moved to approve the claims and check register for claims entered through February 6, 2026. Tom Canape seconded the motion. With no objection, the claims and check register of February 6, 2026, were approved. There was no public comment.
4. Review and approve Payroll Register for the pay period ending February 1, 2026, totaling \$274,962.29. Casey Wheeler motioned to approve the payroll register for the pay period ending February 1, 2026, totaling \$274,962.29. With no objection, the payroll register was approved. There was no public comment.
5. Review and approve January 2026 Utility Billing Adjustments. Casey Wheeler moved to approve January 2026 Utility Billing Adjustments. Tom Canape seconded the motion. With no objection, the January Utility Billing Adjustments were approved. There was no public comment.

New Business -None

Old Business – None

Other Items –

1. Review Comp/OT reports for the pay period ending February 1, 2026.
2. Mayor Update – The mayor was not present at the meeting.
3. Clerk/Treasurer Financial Update-Kelly stated that she finished up the quarterly reports for the Transit Program and submitted the drug and alcohol report to the FTA that is due February 13, 2026.

Announcements –

1. The next Budget and Finance Committee meeting will be held on February 24, 2026, at 5:30 pm.
2. Jessica Banks is scheduled to review the claims for the next meeting.

Meeting Adjourned at 5:55 p.m.

Respectfully submitted,



Kelly Strecker

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

File Attachments for Item:

9. Budget/Finance Committee Minutes of February 24, 2026.

**Minutes of City of Laurel
Budget/Finance Committee
Tuesday, February 24, 2026**

Members' Present: Jessica Banks, Tom Canape, Richard Klose, Casey Wheeler

Others Present: Amber Hatton, Kelly Gauslow, Matt Wheeler

The meeting was called to order by the Committee Chair at 5:26 pm.

Public Input: There was no public comment.

General Items –

1. Review and approve February 10, 2026, Budget and Finance Committee meeting minutes. Jessica Banks moved to approve the minutes of February 10, 2026. Tom Canape seconded the motion. With no objection, the minutes of February 10, 2026, were approved. There was no public comment or committee discussion.
2. Review and approve purchase requisitions. Matt presented a purchase requisition. The purchase requisition is for a Bobcat L35 Small Articulated Loader that will mainly be used at the water plant. The bid came in as \$75,325.00. The board asked if this was budgeted for, which Matt explained we had budgeted \$100,000 for this and it came lower. Richard Klose moved to approve the purchase requisition for a Bobcat L35 Small Articulated Loader for the water plant. Tom Canape seconded the motion. With no objection, the purchase requisition was approved.
3. Review and recommend approval to Council; claims entered through February 20, 2026. Jessica Banks moved to approve the claims and check register for claims entered through February 20, 2026. Tom Canape seconded the motion. With no objection, the claims and check register of February 20, 2026, were approved. There was no public comment.
4. Review and approve Payroll Register for the pay period ending February 15, 2026, totaling \$257,037.96. Jessica Banks motioned to approve the payroll register for the pay period ending February 15, 2026, totaling \$257,037.96. Tom Canape seconded the motion. With no objection, the payroll register was approved. There was no public comment.
5. Review and approve February 2026 Monthly Financial Statement. There was an error on the agenda, and it was for January 2026 Monthly Financial Statement. Jessica Banks moved to approve January 2026 Monthly Financial Statement. Tom Canape seconded the motion. With no objection, the January 2026 Monthly Financial Statement was approved. There was no public comment.

New Business -None

Old Business – Richard Klose requested a copy of the Cemetery account report, and those reports were provided.

Other Items –

1. Review Comp/OT reports for the pay period ending February 15, 2026.
2. Mayor Update – The mayor was not present at the meeting.
3. Clerk/Treasurer Financial Update- Clerk treasurer was not present and there were no updates to report.

Announcements –

1. The next Budget and Finance Committee meeting will be held on Tuesday, March 10, 2026, at 5:30 pm.
2. Richard Klose is scheduled to review the claims for the next meeting.

Meeting Adjourned at 5:45 p.m.

Respectfully submitted,



Amber Hatton

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

File Attachments for Item:

10. City/County Planning Board January 21, 2026.

**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, JANUARY 21, 2026**

A City/County Planning board meeting was held in Council Chambers and called to order by County chair Judy Goldsby at 6:00 pm on January 21, 2026.

Board Members Present:

<u>X</u> Tom Canape	<u>X</u> Richard Herr	<u>X</u> Paul Thomaе
<u>X</u> Ron Benner	<u>X</u> Richard Klose	
<u>X</u> Judy Goldsby	<u>X</u> Jonathan Klasna	

Others Present:

Amber Hatton – Deputy Clerk Treasurer
Kurt Markegard – CAO

Public Input: *Citizens may address the committee regarding any item of business that is not on the agenda. The duration for an individual speaking under Public Input is limited to three minutes. While all comments are welcome, the committee will not take action on any item not on the agenda.*

Disclosure of Ex Parte Communication - None

Public Hearing - None

General Items

- 1. Minutes from December 18, 2025 –**
Motion made by Richard Herr to approve December 18, 2025, minutes, seconded by Jon Klasna. There was no public comment. Motion passed 7-0.
- 2. Nomination and Election of President-**
Mention made by Richard Herr to nomination Richard Klose as President, seconded by Tom Canape. There was no public comment. Motion passed 7-0.
- 3. Nomination and Election of Vice President-**
Richard Klose nominated Tom Canape as Vice President. Ron Benner nominated Jon Klasna to remain the Vice President. Jon Klasna accepted to remain the Vice President. Tom Canape made a second motion to keep Jon Klasna as Vice President.

There was no public comment. Motion passed 7-0.

New Business

4. Review and Amend Bylaws-

The board, with the assistance of Kurt Markegard, went through each section of the bylaw and discussed what changes needed to be addressed. Ron Benner volunteered to document the changes to the bylaw and bring them back to the board to review. The changes will also need to be reviewed by the City and County Attorneys and may need to be approved by Laurel Council and County Commissioners.

Old Business - none

Other Items - none

Announcements

5. Next Meeting: February 18, 2026, at 6:00 pm

Adjournment:

Motion by Jon Klasna to adjourn the meeting, seconded by Richard Herr. There was no public comment. Motion passed 7-0.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:40 PM.



Amber Hatton

Deputy Clerk Treasurer

File Attachments for Item:

11. City/County Planning Board Minutes of February 18, 2026.

**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, FEBRUARY 18, 2026**

A City/County Planning board meeting was held in Council Chambers and called to order by County chair Richard Klose at 6:00 pm on February 18, 2026.

Board Members Present:

<input checked="" type="checkbox"/> Tom Canape	<input checked="" type="checkbox"/> Richard Herr	<input checked="" type="checkbox"/> Paul Thoma
<input checked="" type="checkbox"/> Ron Benner	<input checked="" type="checkbox"/> Richard Klose	<input checked="" type="checkbox"/> Mike Waters
<input checked="" type="checkbox"/> Judy Goldsby	<input checked="" type="checkbox"/> Jonathan Klasna	

Others Present:

Amber Hatton – Deputy Clerk Treasurer
Forrest Sanderson – Contract Planner
Brittney Harakal – Administrative Assistant

Public Input: *Citizens may address the committee regarding any item of business that is not on the agenda. The duration for an individual speaking under Public Input is limited to three minutes. While all comments are welcome, the committee will not take action on any item not on the agenda.*

Disclosure of Ex Parte Communication - None

Public Hearing - None

General Items

1. **Minutes from January 21, 2026 –**
Motion made by Judy Goldsby to approve January 21, 2026, minutes, seconded by Richard Herr. There was no public comment. Motion passed 8-0.
2. **Appointment of Mike Waters to the Laurel-Yellowstone City-County Planning Board**
Mike Waters introduced himself. Commissioner Mike Waters, District 3 County Commissioner with Yellowstone County for over 1 year. He is happy to be here, and his goal is to have the commission more directly involved in Laurel Planning and the City activities. He is also interested in the City's annexation process.

New Business

3. Laurel Industrial Park Subdivision 2nd Filing

Forrest Sanderson, Contracted Planner, reviewed the attached staff report.

The Board questioned under the proposed conditions of approval number 6, when the professional engineer designs a sidewalk section and the lot divisions are developed, when will the sidewalk be installed. Does that mean there will be no sidewalk until somebody develops it or is it only in front of that lot that the sidewalk will be done? Is it the entire section of the sidewalk, or is it just for that lot?

Forrest explained, the SIA addresses it where we're dealing with potential industrial development, the heavy truck traffic going across the sidewalks would destroy it. They were not requiring it to be installed upfront. They were requiring it to be installed after the lot was developed. The engineer would design entire section from Washington to the end of the subdivision. When LOT two was developed, they would build that section of sidewalk. So, in theory, you would see the construction go in four separate sections, all to the master engineering design.

The board is concerned based on past developments, if the sidewalk is not developed up front, they may be unfinished, and that section is developed without a sidewalk.

The board also asked about the ditch along East Railroad Street, whether it was an irrigation ditch or a drain ditch and will it be buried? According to Forrest, it's a stormwater transfer ditch. It could be left open or it could be piped, that would be at the owner or developer's discretion.

Ron Benner made a motion to approve and pass on to the City Council, with the amendment in proposed condition number 6, to state that with the development on any lot within the subdivision, the whole sidewalk would be completed with the development of the first lot. The second motion, by Judy Goldsby. There was no public comment. Motion passes 8-0.

Old Business

4. Laurel-Yellowstone City-County Planning board Bylaws

Ron Benner worked on updating the bylaws and presented the bylaws with a redline copy for the board to review. There were a few board members that did not have a chance to review the updated version of the bylaws. There is also a concern on the map in "exhibit A" as being the current map with the jurisdictional boundaries.

Judy Goldsby made a motion to table this until board members have an opportunity to review updated bylaws and current map. Motion was seconded by Richard Herr. There was no public comment. Motion passes 8-0.

Other Items - none

Announcements

5. Next Meeting: March 18, 2026, at 6:00 pm

Adjournment:

Motion by Jonathan Klasna to adjourn the meeting, seconded by Ron Benner. There was no public comment. Motion passed 8-0.

There being no further business to come before the Board at this time, the meeting was adjourned at 6:45 PM.

A handwritten signature in blue ink that reads "Amber Hatton". The signature is cursive and includes a stylized flourish at the end.

Amber Hatton
Deputy Clerk Treasurer

File Attachments for Item:

12. Emergency Services Committee Minutes of February 23, 2026.



**MINUTES
CITY OF LAUREL
EMERGENCY SERVICES COMMITTEE
MONDAY, FEBRUARY 23, 2026**

The Emergency Services Committee meeting was called to order at 6:00pm on Monday, February 23, 2026, by Chair Jodi Mackay

Members Present: Jodi Mackay - Chair, Irv Wilke – Vice Chair, Brent Edmond, Sara Naylor, Jamie Swecker, Bruce McGee, Shane Lacasse

Others Present: Ambulance Chief Lyndy Gurchiek, Police Chief Jarred Anglin, Fire Chief JW Hopper, CAO Kurt Markegard

Public Input: NONE

General Items:

1. Approval of the Minutes from January 26, 2026. Irv made motion to approve, Bruce seconded. Motion carried 7-0

2. Update from Emergency Departments – reports attached
Fire Department

35 calls during the reporting period resulting in 494 hours for firefighters and officers

FD consists of 30 members (new ff will be voted on by CC on 2/24/26)

Completed 180 hours of training to include Cold Water Rescue and training on new ambulance and PD vests

DNRC staffing continues – Wildland training and Pack Test upcoming

DNRC completed upgrade to Brush 5 truck – completed custom bed, new toolboxes, etc. 100% covered by DNRC

CHS recent \$5000 donation to FD. Working to develop relationship with NWE.

FD applying for grants – Firehouse Subs and tourism grant

Working on getting new reporting system up and running

JW having conversations with school district about 4th of July fireworks – NFPA sets guideline for distances between public and fireworks – FD and school district working well together to maximize safety

Concerns about FAP garage doors – need fixed – concerned about trucks not getting out

Hearts, Lies & Alibies fundraiser successful – likely use funds toward cold water suits

Ambulance

113 requests for service

Missed 5 calls due to being on previous call (picked up by AMR / Park City)

30% of calls from Ward 5

2 calls for mutual aid – Joliet and Park City

Continue working on recertifications

New ambulance striped and registered – soft roll out this week while staff cont. to train

Doing joint training with FD on new ambulance

Opportunities to meet with Commissioner Chris White and Congressman Troy Downing about issues facing ambulance services

Police

699 FAP calls for the reporting period (471 for pd) with 96 crimes reported plus over 100 traffic stops

Met with Shane at CHS about upcoming turnaround – new bussing system eases traffic issues

Continued firearms training – low-light and nighttime drills

Ofc. Mayo requested Test & Evaluation Active Shooter Response Training Kit

Active Shooter Training to be better prepared for emergency
Sgt. Booth and K9 Colt had productive 2025 with 30 deployments – successful in seizing drugs and firearms and locating missing individuals
Colt turns 7 in June. Careers for K9's are usually about 10 years
Sgt. Booth working on grants for a new patrol vehicle
Ofc. Baumgartner continues to work with the Yellowstone Cty Tactical Response Team
11 callouts to deal with high risk search warrants, sex trafficking, crimes against children
Ofc. Baumgartner needs a suppressor for his AR – have been working with On Target in Laurel for PD needs
PD concerned about communications / radios – cannot hear or be heard by partner agencies –
Chief working on quotes or options for updated radios

New Business:

3. Noise Ordinance Discussion – Mayor and Council rec'd an email from a constituent upset about a parking lot near her home being pressure washed around 11 pm. She felt that Laurel needed to adopt a noise ordinance.
 - . In order to adopt a noise ordinance, all officers need to have a decibel reader. Decibel readers have to be calibrated daily. Each neighborhood has to have a decibel level baseline established and documented.
 - . Chief Anglin reports noise complaints vary by season and weather. Will get complaints in winter about snow plows in parking lots at 3 am. Typical calls come from apartment complexes regarding loud music or noisy neighbors. Officers do respond and make contact. Majority of public respond appropriately. PD can use “disorderly conduct” if offense rises to level.
 - . Chief Anglin will provide last years data regarding noise complaints to Chair. This reporting period had 4 complaints.
 - . Bruce felt the department had larger issues facing them (i.e. new radios). Irv felt the “disorderly conduct” ticket option was appropriate unless we saw a documented spike in complaints. Sara thought it would be good to look at the data to see where / if issues were prevalent.
 - . Chair will keep this item on the agenda for next month to follow up on numbers.
4. Traffic Pattern Discussion – Council Member Klose approached the Chair and Chief Anglin about issues west bound on Main Street at the intersection of 1st Avenue. He wanted to inquire about a turn hour for turning South. Chief Anglin emailed his DOT contact to initiate a traffic study. The committee discussed the domino effect of having a longer light for that direction and how it would effect southbound traffic that already backs up at the 4 way stop intersection of 1st Avenue and 1st Street. The decision to do a study and / or act on adding a turn arrow is up to the state.

Old Business:

Other Items:

Announcements:

5. Next meeting will be Monday, March 23, 2026 at 6:00pm in Council Chambers

Meeting adjourned at 7:08 p.m.



Laurel Police Department

215W. 1st Street Laurel, Mt. 59044 • Phone 406-628-8737 • Fax 406-628-4641

Officer Steven Baumgartner
Laurel Police Department
Badge #105

Re: End of Year Activity Report

Dear Emergency Services Committee,

Another year has passed with being a team member for the Yellowstone County TRT. 2025 had a total of 11* callouts. These calls ranged from Drug High Risk Search Warrant, Search Warrant, Barricades. Yellowstone County TRT worked jointly with several agencies including Billing Police Department, DEA, US Marshalls, and HIDTA(Drug Enforcement), HIS and CCSIU.

The range for the team is anywhere withing driving distance. Team calls can range across the state including Anaconda, MT in a search for the homicide suspect. Woking sex trafficking/crimes against children. Along with activations increased training in tactics and hostage rescue incidents that may occur.

With Officer Baumgartner on TRT, the team has started to implement the use of night vision optics where stealth is a priority. Not having a suppressor for his rifle hinders his ability to stay covert when moving into position for dangerous situations.

Being on the team for nearly four years now has shown me the time and dedication it takes to keep the area a safer one so that others may live in relative safety in their day-to-day lives.

Sincerely,

Steve Baumgartner



Laurel Police Department

215 W. 1st Street Laurel, MT 59044 • Phone 406-628-8737 • Fax 406-628-4641

Chief of Police Jarred Anglin

To Whom It May Concern,

Sergeant Booth and K9 Colt had another productive year. The year 2025 marks the team's fifth year serving the community of Laurel. While the team remained busy, they also had time to celebrate at home as the Booth family welcomed a baby boy into the world...K9 Colt's newest snack buddy.

The team had approximately 30 K9 deployments, keeping pace with the last few years. These deployments included a variety of assignments ranging from traffic stops and postal sniffs to search warrant operations. The team also conducted a successful track this winter, locating a runaway female during freezing temperatures. This marked the team's fifth successful track and reflects one of the highest tracking success rates in the state of Montana.

K9 Colt and Sergeant Booth assisted in the seizure of the following:

- 50 pounds of methamphetamine
- 2 kilograms of cocaine
- Approximately 100,000 fentanyl pills
- 20 stolen firearms

Of the 50 pounds of methamphetamine seized, 43 pounds were recovered here in Laurel, along with 17 of the stolen firearms. The remaining seven pounds of methamphetamine and three firearms were seized throughout the Laurel and Yellowstone County area. The majority of the fentanyl pills were seized from mail deliveries to the Billings and Laurel areas, as well as during traffic stops. The two kilograms of cocaine were seized during a traffic stop outside of Laurel.

Sergeant Booth and K9 Colt have continued to demonstrate why they are such valuable assets to the community. As they move into the latter part of their career together, Sergeant Booth is still collecting donations for a new patrol vehicle. His current patrol vehicle has the highest mileage of all Laurel Police Department patrol vehicles. Having reliable and safe equipment makes it possible for the team to continue their success.

Several people have asked Sergeant Booth how much longer K9 Colt will continue to work, and the answer is simple: when K9 Colt shows signs of slowing down, he will retire. K9 Colt will turn seven years old this June. The average working career of a patrol canine is approximately seven to nine years, with most dogs retiring around 10 years of age. The police department and Sergeant Booth want to give K9 Colt the retirement he deserves.

Sergeant Booth and K9 Colt remain committed to serving the citizens of Laurel with professionalism, dedication, and integrity. Their continued success is a direct result of strong community support, proactive policing efforts, and an unwavering commitment to public safety. As they look toward the future, the team will continue to work diligently to protect the community, build partnerships, and uphold the high standards expected of the Laurel Police Department.

Respectfully,

A handwritten signature in blue ink, appearing to read "J. J. Booth". The signature is stylized and cursive.

Jackson J. Booth 106
K9 Patrol Sergeant
Laurel Police Department
215 W. 1st Street
Laurel, MT 59044
(406) 628-8737



LAUREL POLICE DEPARTMENT

215 West 1st Street, Laurel, MT 59044 Phone: 406-628-8737 Email: janglin@laurel.mt.gov

Chief of Police Jarred Anglin

Emergency Services Report February 23, 2026

Since January 26, 2026, the FAP complex has responded to a total of **699 calls for service** during this reporting period.

Year to date, FAP has responded to **1,367 calls for service**, compared to **1,302 calls** during the same time period in 2025. This reflects an increase of **65 calls year-to-date**. Overall call volume remains steady with a moderate upward trend.

Law Enforcement Activity

During this reporting period, a total of **96 crimes were reported**, and **5 arrests were made**. Of the reported cases, **50 resulted in charges being filed**, **11 were closed with no charges**, **22 had no suspect information available**, and **5 warrant requests were submitted**. The remaining cases are currently under investigation.

Officers continue balancing reactive call response with investigative follow-up responsibilities. Calls during this reporting period included traffic stops, welfare checks, disturbances, theft complaints, crashes, agency assists, and general citizen contacts.

The department is also preparing for the upcoming CHS turnaround. With an anticipated increase in temporary workers and traffic volume, we expect a potential rise in calls for service, particularly related to traffic complaints, disturbances, and general public safety concerns. Planning efforts are underway to ensure appropriate patrol coverage and coordination with partnering agencies as needed.

Specialized Assignments

K9 Sergeant Booth and Officer Baumgartner (YCSO TRT) have attached their respective year-in-review reports outlining their activity and accomplishments.

Equipment & Training Updates

Officers participated in firearms training at the range last night, focusing on low-light and nighttime shooting drills. Training will conclude tonight with additional low-light scenarios. This training ensures officers remain proficient in reduced-visibility conditions commonly encountered during evening and overnight patrol operations.

Officer Mayo has coordinated with Unit Solutions, who will be sending the department a **T&E (Test & Evaluation) Active Shooter Response Training Kit**. The equipment will be used for evaluation purposes prior to any purchasing decision.

The Active Shooter Response Training Kit is designed to provide an effective and sustainable solution for ongoing active shooter preparedness training. The full kit has an estimated cost of **\$7,869** and includes:

- Four UNIT4 Training Rifles
- Eight UNIT4 Magazines
- 20 Pre-filled Non-Marking TPAKs (600 rounds)
- 20 Pre-filled Marking TPAKs (600 rounds)
- One 600 Round Non-Marking Value Pack
- One 600 Round Marking Value Pack
- One TPAK Re-Stack Assembly Kit
- One Hard 4-Up Rifle Case with die-cut foam and wheels

A kit of this nature is vital for training as it allows officers to conduct realistic, scenario-based active shooter exercises in a controlled environment. It increases repetition, decision-making under stress, team coordination, and tactical communication without the safety risks associated with live-fire training. This type of training is especially important for preparedness in schools, public events, and critical infrastructure within our community. Ongoing training and preparation also support officer confidence and readiness, which directly impacts overall community safety and response effectiveness.

The department remains committed to maintaining public safety through consistent response, thorough investigations, proactive preparation, and continued training.

Respectfully,
Chief Anglin



Laurel Police Department

215 W. 1st Street Laurel, Mt. 59044 • Phone 406-628-8737 • Fax 406-628-4641

Total Calls Emergency Services

Printed on February 23, 2026

Code : Description	Totals	
10-15 : With Prisoner	1	1
: Abandoned Vehicle	18	18
: Agency Assist	48	48
: Alarm - Burglary	14	14
: Alarm - Fire	3	3
AMB : Ambulance	86	86
: Animal Complaint	5	5
: Area Check	7	7
: Assault	1	1
: Bad Checks	0	0
: Barking Dog	0	0
: Bomb Threat	0	0
: Burglary	0	0
: Child Abuse/Neglect	2	2
: Civil Complaint	7	7
: Code Enforcement Violation	5	5
: Community Integrated Health	0	0
: Counterfeiting	0	0
: Criminal Mischief	8	8
: Criminal Trespass	8	8
: Cruelty to Animals	4	4
: Curfew Violation	5	5
: Discharge Firearm	1	1
: Disorderly Conduct	8	8
: Dog at Large	13	13
: Dog Bite	2	2
DUI : DUI Driver	7	7
: Duplicate Call	1	1
: Escape	0	0
: Family Disturbance	8	8
: Fight	1	1
FIRE : Fire or Smoke	20	20
: Fireworks	0	0
: Forgery	0	0
: Found Property	6	6
: Fraud	2	2
: Harassment	3	3
: Hit & Run	4	4
: ICAC	0	0

Code : Description	Totals	
: Identity Theft	2	2
: Indecent Exposure	0	0
: Insecure Premises	2	2
: Intoxicated Pedestrian	0	0
: Kidnapping	0	0
: Littering	0	0
: Loitering	1	1
: Lost or Stray Animal	8	8
: Lost Property	3	3
: Mental Health	7	7
: Missing Person	3	3
: Noise Complaint	4	4
: Open Container	0	0
: Order of Protection Violation	1	1
: Parking Complaint	8	8
: Possession of Alcohol	0	0
: Possession of Drugs	1	1
: Possession of Tobacco	1	1
: Privacy in Communications	0	0
: Prowler	0	0
: Public Assist	38	38
: Public Safety Complaint	7	7
: Public Works Call	4	4
: Report Not Needed	6	6
: Robbery	0	0
: Runaway Juvenile	5	5
: Sexual Assault	2	2
: Suicide	0	0
: Suicide - Attempt	0	0
: Suicide - Threat	2	2
: Suspicious Activity	46	46
: Suspicious Person	10	10
: Theft	30	30
: Threats	7	7
: Tow Call	4	4
: Traffic Accident	22	22
: Traffic Hazard	6	6
: Traffic Incident	11	11
: TRO Violation	0	0
: Truancy	0	0
T/S : Traffic Stop	129	129
: Unattended Death	3	3
: Unknown - Converted	0	0
: Unlawful Transactions w/Minors	0	0
: Unlawful Use of Motor Vehicle	0	0
: Vicious Dog	1	1

Code : Description

Totals

: Warrant	13	13
: Welfare Check	14	14
Totals	699	699

Laurel Emergency Services Report created 2/23/26:

2022

1238 requests for service
 177 times LEMS was unavailable
 48 times AMR was unavailable
 351 responses in Ward 5=29% of calls outside of the city of Laurel

2023

1300 requests for service
 171 times LEMS was unavailable
 23 times AMR was unavailable
 351 responses in Ward 5=27% of calls outside of the city of Laurel

2024

1363 requests for service
 73 times LEMS was unavailable
 14 times AMR was unavailable
 373 responses in Ward 5=27% of calls outside of the city of Laurel

2025

1492 requests for service
 44 times LEMS was unavailable
 12 times AMR was unavailable
 404 responses in Ward 5=27% of calls outside of the city of Laurel

Recent Month Summary:

January 2026:

Requests	113
Missed Calls	5 = 4%
Shortest Delay	30 minutes
Longest Delay	42 minutes
Average Delay	35 minutes
Fire Driver Available	1 time
City Driver Available	1 time
QRU Response With 1 Provider	2 times **
On A Previous Call	5 times
2 Units On A Call	4 times
No Crew / Provider Available	0 times
AMR Transported or Responded	3 times*
Red Lodge Transported	0 times
HELP Flight Transported	0 times
HELP Amb Transported or Responded	0 time
Columbus Transported or Responded	0 times
Joliet Transported	0 times
Park City Transported	2 times
PD Assisted Pt or Transported	0 times
FD Assisted Pt no transport	0 times
POV Transport	0 times
Refusal or no transport	0 times
YCSO Transported	0 times
MHP Transported	0 times



**2 times the QRU responded to begin patient care. 0 times the QRU responded and the patient refused / no transport to hospital or no patient found.

34 responses in Ward 5 = 30% of calls outside of the city of Laurel
 2 LEMS response for mutual aid. 1 with Joliet and 1 with Park City. None of these responses resulted in LEMS not being available for another call.

2026 Running Totals

	January	February	March	April	May	June	July	August	September	October	November	December	Total 2026
Requests	113												113
Missed Calls	5												5
Shortest Delay (minutes)	30												30
Longest Delay (minutes)	42												42
Average Delay (minutes)	35												35
Fire Driver Available	1												1
City Driver Available	1												1
QRU Response w 1 Provider	2												2
On A Previous Call	5												5
2 Units On A Call	4												4
No Crew / Provider Available	0												0
AMR Transported or Responded	3												3
Columbus Transported or Responded	0												0
Joliet Transported	0												0
Park City Transported	2												2
Red Lodge Transported	0												0
HELP Flight Transported	0												0
HELP Amb Transported or Responded	0												0
POV Transport	0												0
PD Assisted Pt or transported	0												0
FD Assisted Pt no transport	0												0
YCSO Transported	0												0
MHP Transported	0												0
QRU/AMR, Refusal or No Patient	0												0
Responses in Ward 5	34												34
LEMS response for mutual aid	2												2

*correction made after report given

-Staffing -- no changes this report.

-Recertification for our individual EMS licenses is due March 31st, working on our continuing education hours and recertification classes will be attended in Billings. Approximately half of our staff are recertifying this year.

-The new ambulance is striped, stocked and we just received licensing/registration for it. We are doing a soft roll out this week, using it as a backup while we work through training and learning the differences. We will be posting information about the roll out soon. We still have some fund-raising money coming in which will go to pay back the reserve fund.

-We have recently had the opportunity to meet with County Commissioner Chris White and Congressman Troy Downing. Separately they requested to meet with us about the state of EMS in Montana and tour our building / ambulances and discuss our needs in EMS.



LAUREL FIRE DEPARTMENT

215 West 1st Street • Laurel, Mt • 59044 • Office 406.628.4911 • Fax 406.628.2185

Emergency Services Meeting 1/26/2026 – 2/23/2026

Calls (1/26/2026 – 2/23/2026)

- Responded to 35 Total Calls

Total Hours on Call - 494



- Training Hours – 180 HRS YTD

Training

- Cold Water Rescue
- Joint Training With EMS/PD
 - Training on New Ambulance
 - Training on PDs New Vests
- Apparatus Maintenance

Rookie School Training

- Driving
- MVA (Motor Vehicle Accidents)
- Car Fires
- MVA/Car Fires Practical Test

Department News

- Current Numbers
 - 30 Members
 - 3 firefighters in rookie school
 - 1 Fire Fighter Resigned due to not having enough time.
 - 1 Fire Fighter interviewed and approved by department. Scheduled to attend CC meeting 2/24/2026.

- DNRC Staffing
 - Training will start in January
 - Basic Wildlands
 - Pack Test (3miles/45 lbs./45 minutes)
 - Wildland Refresher
 - Upgrade to Brush 5 (100% funded by DNRC)

- Misc.-
 - \$5k donation from CHS
 - Meeting with Northwest Energy/Cat at the Gas generated Power Plant.
 - Applying for Fire House Subs Grant.
 - Applied for a tourism grant.
 - Emergency Networking
 - Training starts in March and goes live April 1st.
 - Meetings with School about 4th of July.
 - Replacement of Garage doors at the station.
 - Thank you to all firefighters for their continued dedication and thank you to city staff for their continued support.

File Attachments for Item:

13. Laurel Urban Renewal Agency Minutes of January 12, 2026.



**MINUTES
CITY OF LAUREL
LAUREL RENEWAL AGENCY
MONDAY, JAN 12TH, 2026
11:00 AM
CITY BOARDROOM**

A LAUREL RENEWAL AGENCY meeting was held in City Boardroom and called to order by Cami Story at 10:00 p.m. on Jan 12th, 2026

COMMITTEE MEMBERS PRESENT

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

OTHERS PRESENT

x	Diane Liem	x	Gaurav Thakur
x	Forrest Sanderson		Triple Tree Brad, Doug & Bruce
x	Doug Whitney		
L	Kurt Markegard		

KEY CODE: x-present -absent L-late

General Items: Roll Call

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

New Business:

Updated By Laws: The Ordinance will go before city council 1/13/2026 for the 2nd ready and approval.

Update on the Board: Peggy Pollock was approved to the committee; Cheryl was approved for the advisory position.

Cheryl has sent over a letter to request to be added back onto the committee once the ordinance has been approved and we move from 5-7members. Judy will also be sending over a letter the county commissioners to request to be the county representative.

Election of Officers: Judy made a motion to change the voting moved until after the council has had the opportunity to approve the ordinance. Dean made a 2nd and all was in favor.

Old Business:

Project 1: 95% will be provided by Triple Tree at our next meeting Jan 26th

Ditch Covering Task #5 Jan 8th there was a meeting to go over pre-construction – Doug from Triple Tree said we are looking at just over a week before construction starts.

E. Railroad Path – The city has begun to do work on the shoulder.

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

- Forrest is updating the cost sheet to represent what will be the approx. costs for landowners. This letter needs to also include an invite to the Open house on Feb 4th 4-6pm at The Front Porch 109 W. 1st St Laurel Mt
- Forrest will contact Triple Tree to change Open house date and time.
- Judy made a motion, Peggy 2nd to exclude the following businesses in the lighting district. Wendy’s, Nampa & Fox lumber.
- Daniel makes a motion to leave Bernhart out of the lighting district as is and Judy made a 2nd – all was in favor. We will look at adding lighting to that street and others at a later project.

Other updates:

Big Sky EDA & Beartooth RC&D –

Announcements: Next meeting will be Jan 26th, 2026

Adjourn Meeting: Cheryl made a motion to adjourn the meeting Judy 2nd at 12:00

Respectfully submitted,

Cheryl Hill

Cheryl Hill - LURA Secretary

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

File Attachments for Item:

14. Laurel Urban Renewal Agency January 26, 2026.



**MINUTES
CITY OF LAUREL
LAUREL RENEWAL AGENCY
MONDAY, JAN 26TH, 2026
11:00 AM
CITY BOARDROOM**

A LAUREL RENEWAL AGENCY meeting was held in City Boardroom and called to order by Cami Story at 11:00 a.m. on Jan 26th, 2026

COMMITTEE MEMBERS PRESENT

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

OTHERS PRESENT

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

KEY CODE: x-present -absent L-late

General Items: Roll Call

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

New Business:

Ditch Covering Task #5 – Construction has started. They will be having weekly meetings on Tuesdays.

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

- Forrest is waiting for the advised and updated lighting cost analysis for land owners
- March 11th 4-6pm will be an open house for landowners
- Forrest will have the letters out to landowners by Feb 23rd with the following included
 - Invitation
 - District Map
 - Cost Est

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

Old Business:

Updated By Laws: The ordinance will go before the council on Tuesday 27th for the 2nd reading. We will have one vacant spot that will need to be filled.

E. Railroad Path – Shoulder work has been completed by the city.

Other updates:

Big Sky EDA & Beartooth RC&D – Space to Place grants are open for submissions

Announcements: Next meeting will be Feb 9th, 2026

Adjourn Meeting: Cheryl made a motion to adjourn the meeting Judy 2nd at 11:19am

Respectfully submitted,

Cheryl Hill

Cheryl Hill - LURA Secretary

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

File Attachments for Item:

15. Laurel Urban Renewal Agency Minutes of February 9, 2026.



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

A LAUREL RENEWAL AGENCY meeting was held in City Boardroom and called to order by Cami Story at 11:00 a.m. on Feb 9th, 2026

COMMITTEE MEMBERS PRESENT

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

OTHERS PRESENT

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

KEY CODE: x-present -absent L-late

General Items: Roll Call

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

New Business:

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

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

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

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

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

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

Old Business:

Other updates:

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

Announcements: Next meeting will be Feb 23rd, 2026

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

Respectfully submitted,

Cheryl Hill

Cheryl Hill - LURA Secretary

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LIGHTING SID COSTS - TOTAL VS. PER PROPERTY

PEDESTRIAN LIGHTING FOR SE 4th STREET



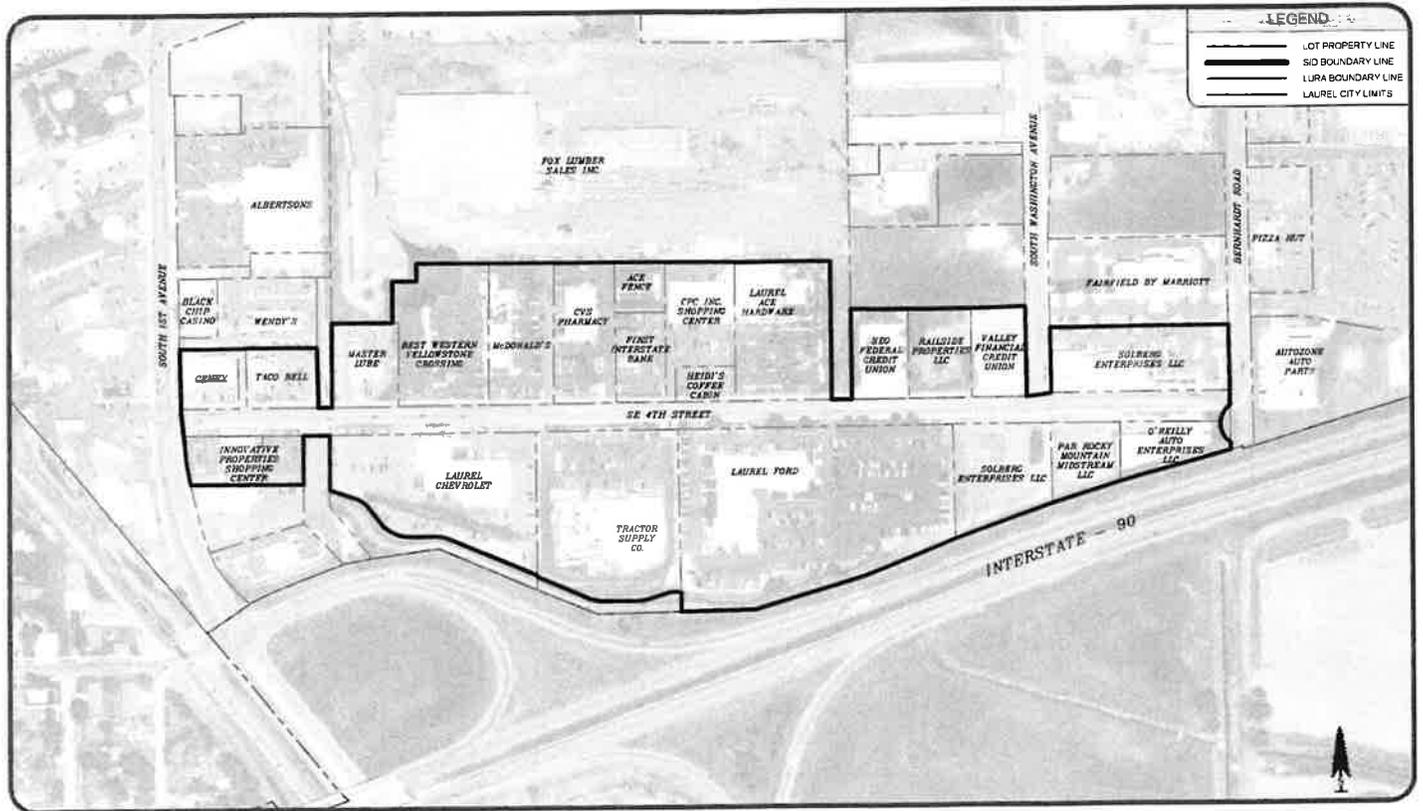
HARD-WIRED COSTS BREAKDOWN (0 - 10 YEARS)

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



SOLAR COSTS BREAKDOWN (0 - 10 YEARS)

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



LIGHTING SPECIAL IMPROVEMENTS DISTRICT MAP

PEDESTRIAN LIGHTING FOR SE 4th STREET

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

City Of Laurel

P.O. Box 10
Laurel, Montana 59044



Office of the City Planner

February 13, 2026

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

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

To whom this may concern,

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

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

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

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

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

The open house will be available on Zoom Meetings; you may need to re login every 40 minutes. Here is the Zoom Meeting link.

<https://us04web.zoom.us/j/77047109854?pwd=lqJqaha42gxGL8Hbzq2htQIyLNhrfL.1>

Meeting ID: 770 4710 9854
Passcode: ygx33n

Regards,

Forrest Sanderson
TIF District Coordinator

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

From: Bruce Hill

Date: 11/12/2025

A.C.E. Job #6113.002 Rev 1

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

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

Assumptions

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

1. Electric Utility-Powered Street Lights

Initial Cost:

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

5-Year Maintenance Costs:

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

5-Year Utility Costs:

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

Total 5-Year Cost (Electric):

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

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

2. Solar-Powered Street Lights

Initial Cost:

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

5-Year Maintenance Costs:

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

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

Total 5-Year Cost (Solar):

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

3. Comparison Summary – 1 to 5 years

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

4. Maintenance Cost Comparison Summary – 5 to 10 years

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

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

4. Battery Replacement

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

Cost to replace the battery with a 5 year warranty

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

Cost to replace the battery with a 10 year battery

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

5. Lighting Impact of Solar-Powered Lights

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

Key Observations

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

File Attachments for Item:

16. Laurel Urban Renewal Agency Minutes of February 23, 2026.



**MINUTES
CITY OF LAUREL
LAUREL URBAN RENEWAL AGENCY
MONDAY, FEB 23RD, 2026
11:00 AM
CITY BOARDROOM**

A LAUREL URBAN RENEWAL AGENCY meeting was held in City Boardroom and called to order by Cami Story at 11:00 a.m. on Feb 23, 2026

COMMITTEE MEMBERS PRESENT

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

OTHERS PRESENT

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

KEY CODE: x-present -absent L-late

General Items: Roll Call

Approval of Minutes – All minutes were approved Judy 1st and 2nd by Dean– all in favor

New Business:

Update of Board Positions: Board positions were presented last week and they will be voting on them this week at council the meeting. 2/24/26

Election of Officers: The committee will be voting on officers on March 9th 2026

Budget: Start preparing for upcoming fiscal year: Forrest will submit a request for budget sheets and we will work on it as a committee in March

Project Updates:

Ditch Covering Task #5 – Construction has started and we hope to have the ditch covered on or before April 15th. The landscaping will then take place.

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

- Forrest submitted the letters to Britney to have sent out
- March 11th 4-6pm will be an open house for landowners
- Dean and Steve will be speaking to the owners personally to see if they can get signatures and approvals.
- All documents will be put on the website

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

Old Business: NA

Other updates:

Cami asked to see if we as a committee can landscape the section by the underpass with the same rock that the tire shop did. Forrest will talk to Matt Wheeler to see if the city works dept can do that project.

It was discussed about putting up a sign at each location of the projects to show who paid and provided each project. Cheryl will bring a few examples to the next meeting to discuss.

Big Sky EDA & Beartooth RC&D – Space to Place grant is open for submissions. They also have several job openings and those can be found on their website

There is a potential brown field study happening at the dry cleaners here in Laurel.

There is a rural grant available 10% match and \$75,000.00 contact the Beartooth RC&D for information.

There is a small business free training through Beartooth RC&D

Announcements: Next meeting will be Feb 23rd, 2026

File Attachments for Item:

17. Laurel Airport Authority Minutes of February 18, 2026.



Meeting Minutes - February 18, 2026

Roll Call: Doug Myers (Present), Jim Wise (Present), Gary Blain (Absent), Joe Mutchler (Present), Randy Hand (Present)

Members of the public Present: Fred Lee, Brad Sinclair, Reef Hogan

Approval of Minutes from previous meeting 01/20/2026: Approved by unanimous consent. (Jim / Randy)

Financial Update: Claims: Reviewed/Approved

Codi has paid these bills as of 2/16. We need to sign and mail them off.

- Doug Myers - \$74.95 (Rural Broadband Internet)
- Jim Wise - \$2,272.83 (Mead Lumber Co SRE building garage door openers).
- Yellowstone Valley Coop - \$448.00 (Electric)
- Local Government Service - \$80.00 (Late fee for State Report)
- Century Link - \$88.67 (Quonset Hut Phone Line)
- Cotter's Sewer - \$74.00 (Porta Potty Rental)
- MacKenzie Disposal - \$117.48 (Trash Service)
- DNRC - \$2,998.05 (Ag Grazing Bureau)
- Power Plan - \$1,212.57 (Snow Plow Blades)

Discussion: We are a "For Tax" operation (albeit generating minimal revenue) but acct office still needs to file tax returns for us.

Public Comment on Non-Agenda Items: Please limit to 3 minutes

Doug Myers – We need to develop an approach re non-compliant hangars at the airport (those not containing any aircraft in violation of FAA FARs).

Joe Mutchler – We need to get hangar owner list from Acct office ... he will call her.

Randy Hand – There is no room on City Server for LAA info. Brock Williams is still hosting the server used for our website. Randy will approach John Roberts to see if he could coordinate with Brock and upgrade our website to allow additional information (hangar build site availability, hangar rentals available, Event postings, general comments etc.).

Public Comment on Agenda Items: Please limit to 3 minutes

No comments on agenda items.



Airport Project Status Report

February 18, 2026

Laurel Municipal Airport

CLIENT CONTACT PERSON AND ADDRESS

Joe Mutchler, 406-702-6658
PO Box 242
Laurel, MT 59044
joseph.t.mutchler@gmail.com

WORK IN PROGRESS

Laurel Airport Master Plan Update

KLJ # 2105-00217 AIP 3-30-0047-024-2022

KLJ has completed the Airport Master Plan (AMP) and Airport Layout Plan (ALP) updates, and the ALP has received FAA approval. KLJ is currently in the closeout process with the FAA, currently the first round of review has been completed and updates to the report have been submitted and awaiting approval from the FAA.

Laurel Pavement Maintenance

KLJ #2305-01826 AIG #3-30-0047-025-2024

The project has been completed and has entered the closeout phase. During the FAA review, the report was returned with several comments requiring correction. All requested revisions were completed on February 16, 2026, and the updated report has been fully compiled and resubmitted to the FAA for final review and comments.

Laurel Access Road - Design and Construction

KLJ #2405-01024 AIG #3-30-0047-0026-2025

The project is currently in the design phase, with construction anticipated for the summer of 2026 under a separate grant. The design is approximately 90% complete. A final survey has been completed, providing additional topographic data for the existing access road to support completion of the final design. With this data received, the plans are being finalized and prepared for final review and the engineer's stamp.

At this time, KLJ is awaiting completion of the Independent Fee Estimate (IFE) from Lochner for the Bidding, Construction Administration and Observation, and Closeout fee and scopes of services. Upon receipt of the completed IFE, KLJ will finalize the Record of Negotiations and Task Orders with the airport and will issue the solicitation for asphalt testing.

Staff will continue advancing the design and FAA grant applications to ensure the project remains on schedule for a spring bid date.

OTHER ITEMS

- DeFrance Hanger for Ed Taylor – Confirmation Survey has been successfully completed
 - KLJ Owes Laurel Airport Authority the report for that survey still.
- Cory 2615 for Brad Sinclair – Confirmation Survey has been successfully completed
 - KLJ Owes Laurel Airport Authority the report for that survey still.
- Cory 2625 for Chuck Henrichs - Confirmation Survey has been successfully completed
 - KLJ Owes Laurel Airport Authority the report for that survey still.
- Cory2635 for Fred Lee – Confirmation Survey has been successfully completed.



- FAA Form 7460 has been prepared, submitted to the Federal Aviation Administration, and is currently undergoing FAA review and evaluation.
- Upon FAA approval of the 7460 submittal, KLJ will mobilize to the site to perform construction staking approximately one week prior to the start of construction to ensure accurate and reliable GPS control is established and maintained.

ITEMS REQUIRING ACTION BY CITY/AIRPORT

- SAM's Registration Renewal.
- IFE for Access Road – Currently with Jim Greil at Lochner

ITEMS REQUIRING ACTION BY MT Aeronautics

- Aeronautics Grants
 - Airport Access Road
 - Requested: \$59,311.00
 - Granted: \$51,007.00

ITEMS REQUIRING ACTION BY FAA

- Nothing currently.

Reported by: Justin Zindell
KLJ Engineering LLC
406-294-5500
Justin.Zindell@kljeng.com

cc: Roxanne Trotta, Airport Project Manager Roxanne.Trotta@faa.gov

Cory Lot Lease Updates / Status:

- Fred Lee: Lease signed, lease fee paid, utilities setup paid.
- Chase Moore: Verbal intent to lease but has done nothing yet. He has been provided with lease and costs info. He's been given until Wed 2/25 to respond or we'll go to Bill Austin then Chuck Duke.
- Brad Sinclair: Lease signed, lease fee paid, utilities setup paid. He has submitted a building plan.
- Jerry Nelson: Verbal intent to lease but has done nothing yet. He has been provided with lease and costs info. His office says that they'll have all lease and payments to us by end of this week.

KLJ Site survey has been completed for all lots. We are waiting for FAA form 7460 to be completed for Fred Lee's lot.

Maintenance Report:

- a. **SRE building garage door openers** ... Jim Wise has purchased three openers from Mead Lumber and will install them with help from a friend Ben Krause
- b. **Airport entry gate operational concerns** ... On March 4th (Wed at 8 am) we will have a visit by the gate maintenance company. Perhaps he can show us how to fully shut down the gate for high wind events.

New Business:

- a. **SAM Registration** ... Joe Mutchler has been updating our information within the organization.
- b. **Cory lots update with building requirements** ... Cory lot builders need to be made familiar with our "Minimum Standards". A plan needs to be developed for allowable (according to codes) placement of septic and cistern tankage for those wanting bathrooms in their hangars.
- c. **Runway 9-27 deactivation** ... may be considered to eliminate runway zone protection issues, and thus allow building on the strip of land immediately north of the current hail hangar building.
- d. **Montana State Report** ... has been signed and sent off to the state.

Old Business:

- a. **Abandoned aircraft** on the parking ramp ... can be declared derelict and the sheriff can declare them as abandoned and have them towed away (would likely require destruction). Current owners need to be encouraged to sell or move aircraft left indefinitely on the ramp. Maybe LAA Board should contact him and require he pays rent, moves airplane, gets it airworthy (unlikely) and flies it away, or removes it himself. Bret McKenney and Joe Mutchler will discuss.
- b. **High wind event/Perimeter damaged** ... Heath Olson's crews cleaned up hangar roof debris the day after the event very promptly. However, the damage his panels caused the perimeter fence has not been repaired. Jim Wise will call him.
- c. **AWOS** intermittent wind info ... is still an issue. Joe Mutchler will call AWI and get them involved.
- d. **FAA compliance** ... we are in hopes that the FAA will soon approve what we believe to be the final edits that have been made to our minimum standards documents.

Laurel Airport Authority
P.O. Box 242 Laurel, MT 59044
406-628-0172

File Attachments for Item:

18. Public Works Committee Minutes of February 9, 2026.



**MINUTES
CITY OF LAUREL
PUBLIC WORKS COMMITTEE
FEB 9, 2026**

The Public Works Committee meeting was called to order at 6:00pm on Monday, 2/9/26, by Vice Chair Jodi Mackay.

Members Present: Jodi Mackay – Vice Chair, Irv Wilke, Jessica Banks, Sara Naylor, Richard Herr

Others Present: Matt Wheeler- Public Works Director

Public Input: David Carlson and Steve Carter from AE2S introduced themselves. They are engineering consultants and have an office on the west end of Billings. Have been following Public Works agendas and minutes and noted “Engineering Services” on tonight’s agenda and wanted to attend and introduce themselves.

General Items:

1. Approval of Minutes of 12/15/25. Motion made by Irv Wilke. Seconded by Richard Her. Passed 5 – 0
2. Nominate and Vote on Chair and Vice Chair
 - i. Irv nominated Jodi for Chair. Seconded by Jessica. Passed 5 – 0
 - ii. Richard nominated Irv for Vice Chair. Seconded by Jessica. Passed 5 – 0
3. Emergency Call Out Report- Report attached
Minimal calls for the reporting period – 3 in January during brief cold snap. All water related and typical for time of year and weather.

New Business:

4. Engineering Services – The City’s contract with KLJ ended, but with many subdivision requests in the works (Cherry Hills 4th filing and Casa Linda), the City entered into a short term contract with KLJ to provide contracted engineering services through April.
 - i. Matt, along with KLJ, met with the State to discuss the continued issue with handling storm water on W. Railroad. The latest proposed plan is to run storm water down Woodland to the new system at S. 4th. Woodland would receive new curb, gutter, water and sewer in this process. Ryan with KLJ estimates this to cost \$2.4 million (report attached)
 - ii. Dealing with the storm water would allow work to commence on W. Railroad. The last estimate on this was \$10 - \$11 million with the City needing to contribute around ½. The committee preciously discussed using LURA funds for a portion. The City will likely go out to bid for this project in the near future.
5. Water Usage Date Discussion – Matt recently had to pull data on the City’s water usage. In 2015, the City used 750 million gallons of water. In 2025, the City used 1.4 billion gallons of water. Currently, the City is managing production of this quantity. High use days does cause slight strain on the system.

Old Business:

6. Fire Hydrant by Middle School Update – the hydrant was repaired after a broken line last winter. However, the area around it which is a crosswalk, pools and causes issues with standing water. There is a contract for repair but it hasn’t been completed. We will keep this on the agenda to ensure it stays on PW’s radar as we move into Spring.

Other Items: Committee discussion of roads that need addressing - may do an overlay (like recent South Side project). Committee particularly discussed W 7th Street by Town Pump and roads around old middle school.

Sara asked if federal funding was possibly available to support these projects. Matt reported that KLJ is working on general funding that may support road maintenance.

No new progress on water tank. Jodi asked our public attendees (David and Steve from AE2S) if grants and funding were part of what their firm could assist customers with. David stated that they do have experience in securing funding.

Public Works has a full crew of employees.

Announcements

Next Meeting will be Monday, 3/16/26 at 6:00 pm in Council Chambers.

Meeting adjourned at 6:29 pm

Emergency Overtime Callout List

1-1-26

TO

7-1-26

Maintenance Shop 406-628-4773

City Dispatch 406-628-8737

Response Code	X In Column Not accepting Overtime /NA = Not Available /Y = Responding /B=Phone Busy									
Employee Name	Telephone									
Kevin Budge	[REDACTED]									
Dylan Ceaser	[REDACTED]									
jay hatton	[REDACTED]									
keith guy	[REDACTED]									
wade spalinger	[REDACTED]									
Brandon Gonzales	[REDACTED]									
aaron fox	[REDACTED]									
joel barnhardt	[REDACTED]									
Bridger Fornier	[REDACTED]									
krista gauslow 406	[REDACTED]									
anthony woodard	[REDACTED]									
shane nauman	[REDACTED]									
Distribution		1-21	1-22	1-24						
Justin Baker	[REDACTED]	3	2	1						
Kevin Hoffman	[REDACTED]	1	y3							
Daniel Nauman	[REDACTED]	2	1	2						

Elm Lift Station 628-7773 Village Lift Station 628-5918 Dial 9 after tone to acknowledge alarm

Wastewater Treatment Plant-628-6474

Autodailer- 628-4866

Response Code	NO= In 1st Column Not accepting Overtime / NA = Not Available / Y = Responding									
Employee	Telephone									
Thomas Henry	[REDACTED]									
Cindy Caswell	[REDACTED]									
Corey Nicholson	[REDACTED]									
Norman Stamper	[REDACTED]									

Water Treatment Plant 628-4410

Response Code	NO= In 1st Column Not accepting Overtime / NA = Not Available / Y = Responding									
Employee	Telephone									
HP Nuernberger	[REDACTED]									
Josh Sawyer	[REDACTED]									
Sam Waggoner	[REDACTED]									
Joe Waggoner	[REDACTED]									
TJ Worbel	[REDACTED]									
daniel waggoner	[REDACTED]									
ron yost	[REDACTED]									

Matt Wheeler Cell# 208-1885 8	One Call Locate - 1-800-424-5555 (City Job # 25663)
Kurt Markegard Cell# 860-5785 Hm 208-2356	SCHESLER 628-4221 HESTON 281-0811
Mayor 406 633 3809	Dwight Ace Electric 406 697 2037
	Travis Ace Electric 406 850 0612
MDU 1-800-638-3278 / MDT 252-4138	Pace Construction 252-5559 (sewer backups)
SanitarySystemOverflows call DEQ withing 24 hours at406-444-3080	

Call Out - Date and Incident Location

1-21 h2o turn on 9th ave		
1-22 lift station issues		
1-24 water break actison		



Laurel Water Tank Funding Project

(KLJ # 2304-01608)

Reason for Project: Existing City water Tank needs to be recoated on the inside and can't happen until City has a backup storage supply. They also have needs for upgrades to their upper pressure zones. See previously approved Water System PER and City of Laurel CIP. This project looks at funding opportunities and provides grant writing services from multiple sources

Project Scope: To research funding alternatives, create packages for submittal, and assist City in finding monies for completing the future water tank and upper pressure zone improvements for the City of Laurel

Current Status:

- Task Order Signed by City on 12/13/23
- Submittal uploaded to EDA on 7.11.24.
- Notified of EDA denial of funding on 1/7/2025
- KLJ reviewing other opportunities for funding
- As of January 2026 City has spent \$19,618.08 of the \$56,000 budget for funding applications.
- KLJ has submitted an Application for consideration of Congressionally Directed Spending on behalf of the City on 3/26/25. This application did not get funded
- Feb. 2026 Congressional Spending is releasing funding requests. KLJ was contacted for resubmittal. Option was opened up to the City in January, but no decision made to date.
- Additional opportunity through EDA for Coal Impacted Communities opened Feb. 2, 2026. KLJ is checking to see if this project fits in that criteria and would be looked favorably upon.

Laurel Subdivision Services (KLJ #2604-10067)

Reason for Project: KLJ has been retained to provide City of Laurel engineering services as needed until April 30th, 2026.

Project Scope: Engineering subdivision and miscellaneous reviews and other related work. KLJ will prepare staff reports, recommendations, and attend meetings upon request.

Current Status:

- Cherry Hill 4th Filing
 - Pre-Application meeting was held on April 16th at City Hall.
 - Package submitted to City on 9/5/25
 - Review comments sent on 10/8/2025
 - Approval letter for Fire Protection sent to Developer 2/5/26
- Casa Linda Subdivision
 - Initial Plans review and comments sent to Developer on 2/3/26



City of Laurel Project Status Update
February 6^h, 2026



- West Railroad Reconstruction
 - City staff and KLJ has been meeting with MDT and Sanbell for coordination of the West Railroad Reconstruction Project.
 - In August, 2025 KLJ submitted for Rural And Tribal Assistance Funding through DOT for design funding of this project. Awards should be available in February of 2026.
 - MDT is at a halting point waiting for City to install Southside stormwater systems that were expected to be complete prior to reconstruction of West Railroad
 - City has approved KLJ to perform a cost analysis on construction of stormwater from South 4th Street to West Railroad Street.



ENGINEER'S BREAKOUT OF COST
WOODLAND AVENUE STORMWATER IMPROVEMENTS
 WOODLAND AVE. FROM 4TH ST. TO WEST RAILROAD
 City of Laurel, MT
 February 9, 2026



ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
Schedule 1 - Storm Improvements					
101	Mobilization (20% bid item costs)	LS	1	\$50,000.00	\$50,000.00
102	Taxes, Insurance and Bonds (10% bid item costs)	LS	1	\$25,000.00	\$25,000.00
103	Traffic Control (5% bid item costs)	LS	1	\$13,000.00	\$13,000.00
104	Stormwater Management and Erosion Control	LS	1	\$13,000.00	\$13,000.00
105	Type 2 Pipe Bedding	CY	805	\$33.00	\$26,565.00
106	Imported Trench Backfill	CY	805	\$28.00	\$22,540.00
107	15" Storm Drain Pipe	LF	250	\$99.00	\$24,750.00
108	24" Storm Drain Pipe	LF	1200	\$100.00	\$120,000.00
109	Storm Drain Inlets	EA	9	\$4,900	\$44,100.00
110	48" Storm Drain Manholes	EA	3	\$5,500.00	\$16,500.00
111	Exploratory Excavation	HR	6	\$350.00	\$2,100.00
Schedule 1 Subtotal					\$357,555.00
Schedule 2 - Water System Improvements					
201	Mobilization	LS	1	\$63,000.00	\$63,000.00
202	Taxes, Insurance and Bonds	LS	1	\$31,500.00	\$31,500.00
203	Traffic Control	LS	1	\$16,000.00	\$16,000.00
204	Stormwater Management and Erosion Control	LS	1	\$16,000.00	\$16,000.00
205	Temporary Water System,	LS	1	\$7,600.00	\$7,600.00
206	Asbestos Inspection	LS	1	\$1,600.00	\$1,600.00
207	Remove Ex. Valve	ea	3	\$250.00	\$750.00
208	Remove EX. Fire Hydrant Assembly	EA	1	\$1,300.00	\$1,300.00
209	Remove Ex. Water Main	EA	1115	\$13.00	\$14,495.00
210	Connect to Ex. Water Main	EA	4	\$2,000.00	\$8,000.00
211	8" C900 PVC Water Main	LF	1115	\$78.00	\$86,970.00
212	8" Gate Valve & Box	EA	8	\$4,300.00	\$34,400.00
213	8" X 6" Tee	EA	3	\$1,600.00	\$4,800.00
214	8" Tee	EA	2	\$1,700.00	\$3,400.00
215	8" Bends	EA	4	\$1,400.00	\$5,600.00
216	Fire Hydrant Assembly	EA	3	\$8,500.00	\$25,500.00
217	Install 1" Water Service w/Curb Box	EA	28	\$2,500.00	\$70,000.00
218	1" Water Service Reconnection	EA	28	\$30.00	\$840.00
219	Type 2 Pipe Bedding	CY	620	\$33.00	\$20,460.00
220	Imported Trench Backfill	CY	620	\$28.00	\$17,360.00
221	Trench Plugs	EA	3	\$750.00	\$2,250.00
222	Exploratory Excavation	HR	9	\$350.00	\$3,150.00
223	Landscape Restoration (Seeding)	LS	1	\$13,000.00	\$13,000.00
Schedule 2 Subtotal					\$447,975.00

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
	Schedule 4 - Street Improvements				
401	Mobilization	LS	1	\$108,000.00	\$108,000.00
402	Taxes, Insurance and Bonds	LS	1	\$54,500.00	\$54,500.00
403	Traffic Control	LS	1	\$27,000.00	\$27,000.00
404	Stormwater Management and Erosion Control	LS	1	\$27,000.00	\$27,000.00
405	Concrete Curb & Gutter Removal	LF	2400	\$7.50	\$18,000.00
406	Concrete Flatwork Removal	SY	500	\$11.00	\$5,500.00
407	Excavation above Subgrade	CY	625	\$28.00	\$17,500.00
408	Remove Ex. Sign	EA	5	\$150.00	\$750.00
409	Mailbox Remove and Reset	EA	28	\$250.00	\$7,000.00
410	Tree Removal	EA	30	\$1,050.00	\$31,500.00
411	Geogrid	SY	1250	\$2.95	\$3,687.50
412	Separation Fabric	SY	3750	\$2.50	\$9,375.00
413	3" Minus Sub-base Course	CY	850	\$60.00	\$51,000.00
414	1-1/2" Crushed Base Course	CY	850	\$41.00	\$34,850.00
415	4" ACC	SY	3750	\$27.00	\$101,250.00
416	Concrete Curb & Gutter	LF	2400	\$25.00	\$60,000.00
417	Concrete Drive Approach	SF	500	\$12.00	\$6,000.00
418	Concrete Sidewalk (4-Inch Thick)	SF	12000	\$9.00	\$108,000.00
419	Concrete ADA Approach	SF	200	\$13.00	\$2,600.00
420	Concrete Curb Return	EA	10	\$1,300.00	\$13,000.00
421	Truncated Dome Warning Panels	EA	10	\$310.00	\$3,100.00
422	New Sign & Post	EA	5	\$570.00	\$2,850.00
423	Exploratory Excavation	HR	15	\$350.00	\$5,250.00
424	Landscape Restoration (Seeding)	LS	1	\$63,000.00	\$63,000.00
Schedule 4 Subtotal					\$760,712.50

Unit bid item costs are based upon the 2022 Pavement Maintenance Project. The 30% contingency accounts for inflation of bid item costs. Stormwater Improvements assumes 3 Inlets at each Intersection. Water System Improvements assumes replacement of ex. watermain with an 8" main, 28 services, and a hydrant at each Intersection. Street Improvements assumes that we replace the whole cross section to including sidewalk and 30% of surfacing needs subgrade stabilization.

Schedule 1 (ST W Imp.)	\$	357,555.00
Schedule 2 (H2O Imp.)	\$	447,975.00
No Schedule 3 (WW Imp.)	\$	-
Schedule 4 (Street Imp.)	\$	760,712.50
Construction Cost	\$	1,566,242.50
Contingency Cost (30%)	\$	469,872.75
Subtotal of Constructon	\$	2,036,115.25
Engineering Design (8%)	\$	162,889.22
Engineering CA (12%)	\$	244,333.83
OVERALL CONSTRUCTION COST	\$	2,443,338.30



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



File Attachments for Item:

19. Tree/Park Board Minutes of February 5, 2026.

Laurel Park-Tree Board Minutes for February 5, 2026

The meeting was called to order at 5:26 by Tom Canape at the American Legion Building in Riverside Park.

In attendance were Irv Wilke, Brent Edgmond, Renee Studiner, Paul Kober, Tom Canape, Richard Klose, Phyllis Bromgard, Joe Holzwarth, and Jon Rutt.

Guests – None

Public input – None

General Items

1. LPB Minutes for January 8, 2026 – Irv Wilke moved to approve and Richard Klose 2nd the motion. Approved

New Business

Old Business

2. Renting Riverside Park in August 2026 – Plan changed to tentatively one night.
3. Billie Riddle Splash Park Toilets – Still looking for sewer line.
4. Riverside Park Campground/Other items – All campers and leftovers have been cleaned up.
5. American Legion Building at Riverside Park – Meeting here tonight and got the tour, looks very nice.
6. Riverside Hall/Lions Club – Lighting has been approved and contractor is working in the hall for sheetrock upgrade. Some discussion on the old fixtures and how to dispose of those items. Paul asked how to get the \$10K for repairs. Insulation will wait till fall.
7. Laurel Rod and Gun Club Building – City Council discussed using the building. Matt will check the sewer status and see if repair is an option. Matt will be checking the status of the plumbing in the building. Water leak was found near the building. The Rod and Gun Club was asked if they were interested in championing the building again. Some discussion followed about someone working on the building. Power is connected but shut off. Discussion on possible fundraising for Riverside Park.
8. Tree Board Business – Arbor Day Grant Paperwork has been submitted. October the 6th, 2026 is Arbor Day at Thompson Park this year. Some discussion followed on the event. Joe will research the grant. Lu Anne Engh will still advise.

Other Items

Tom is working on a bus tour of all the parks. Jon asked for the budget report on the Park Department. Richard Klose will chase that down.

Next month's meeting will be on March 5, 2026.

Adjourn 6:33

Submitted Jon Rutt

File Attachments for Item:

20. Resolution No. R26-07: Resolution Of City Council Approving Conditional Approval Of The Preliminary Plat Of Laurel Industrial Park 2nd Filing Subdivision.

RESOLUTION NO. R26-07

**RESOLUTION OF CITY COUNCIL APPROVING CONDITIONAL APPROVAL OF
THE PRELIMINARY PLAT OF LAUREL INDUSTRIAL PARK 2ND FILING
SUBDIVISION.**

WHEREAS, on December 4, 2026, Sanbell submitted a preliminary plat application for the Laurel Industrial Park Subdivision 2nd Filing;

WHEREAS, the property description is as follows:

General Location: Intersection East Railroad Street and South Washington Avenue. The property is located within the City of Laurel.

Legal Description: Lot -1 Block 1 Laurel Industrial Park NE¹/₄ Section 16, Township 2 South, Range 24 East, P.M.M.

WHEREAS, the proposed subdivision would create four new lots within the Laurel Highway Commercial Zoning District;

WHEREAS, the property is currently vacant and is located on the southwest corner of the intersection of East Railroad Street and South Washington Avenue;

WHEREAS, the project is being reviewed as a First Minor Subdivision because the parent tract existed on or before 2003, and the lot sizes and proposed use of the property post subdivision are consistent with the prevailing city zoning regulations;

WHEREAS, on September 10, 2025, a pre-application meeting was held to discuss the proposal;

WHEREAS, the preliminary plat application was submitted on December 5, 2025;

WHEREAS, Element Review was completed on December 12, 2025 and Sufficiency review was completed on January 6, 2026;

WHEREAS, the developer granted a 30-day extension to the review time on January 8, 2026;

WHEREAS, the preliminary plat review timeline expires on March 25, 2026;

WHEREAS, this matter was heard by the Laurel-Yellowstone Planning Board on February 18, 2026;

WHEREAS, the Planning Board made the following recommendations on Conditions of Approval:

1. To provide for the installation of private utilities, prior to final plat approval the applicant will coordinate with private utility providers for any needed easements and show them on the final plat as requested by the private utility companies.
2. To provide for proper addressing, prior to final plat approval the applicant will secure an address for each lot in the subdivision at the time of development.
3. That the extension of water, sewer, and storm water for each lot in the subdivision be reviewed and approved by the Montana Department of Environmental Quality.
4. Minor changes may be made to the SIA final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
5. That the proposed alley be dedicated as a public right-of-way and constructed to the standards of the Public Works Standards of the City of Laurel.
6. That a professional engineer designs a sidewalk section along East Railroad Street that conforms to the City of Laurel Public Works Standards. The SIA shall require that when a lot in the subdivision is developed the sidewalk shall be installed in accordance with the approved design.
7. The final plat shall comply with all requirements of the Laurel – Yellowstone County Subdivision Regulations, the changes recommended by the various City and County Departments, and the laws and Administrative Rules of the State of Montana.

WHEREAS, Staff recommends that the City Council grant conditional approval of the preliminary plat of Laurel Industrial Park 2nd Filing Subdivision and adopt the Findings of Fact as presented in the staff report, consistent with the Planning Board’s recommendations.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Laurel, Montana, as follows:

1. Conditional approval of the of the preliminary plat of Laurel Industrial Park 2nd Filing Subdivision is hereby granted, and the Findings of Fact as presented in the staff report are hereby adopted, consistent with the Planning Board’s recommendations.

2. That the Conditions of Conditional Approval are as follows:
- a. To provide for the installation of private utilities, prior to final plat approval the applicant will coordinate with private utility providers for any needed easements and show them on the final plat as requested by the private utility companies.
 - b. To provide for proper addressing, prior to final plat approval the applicant will secure an address for each lot in the subdivision at the time of development.
 - c. That the extension of water, sewer, and storm water for each lot in the subdivision be reviewed and approved by the Montana Department of Environmental Quality.
 - d. Minor changes may be made to the SIA final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
 - e. That the proposed alley be dedicated as a public right-of-way and constructed to the standards of the Public Works Standards of the City of Laurel.
 - f. That a professional engineer designs a sidewalk section along East Railroad Street that conforms to the City of Laurel Public Works Standards. The SIA shall require that when a lot in the subdivision is developed the sidewalk shall be installed in accordance with the approved design.
 - g. The final plat shall comply with all requirements of the Laurel – Yellowstone County Subdivision Regulations, the changes recommended by the various City and County Departments, and the laws and Administrative Rules of the State of Montana.

Introduced at a regular meeting of the City Council on the 10th day of March, 2026, by Council Member _____.

PASSED and APPROVED by the City Council of the City of Laurel the 10th day of March, 2026.

APPROVED by the Mayor the 10th day of March, 2026.

CITY OF LAUREL

Dave Waggoner, Mayor

ATTEST:

Kelly Strecker, Clerk-Treasurer

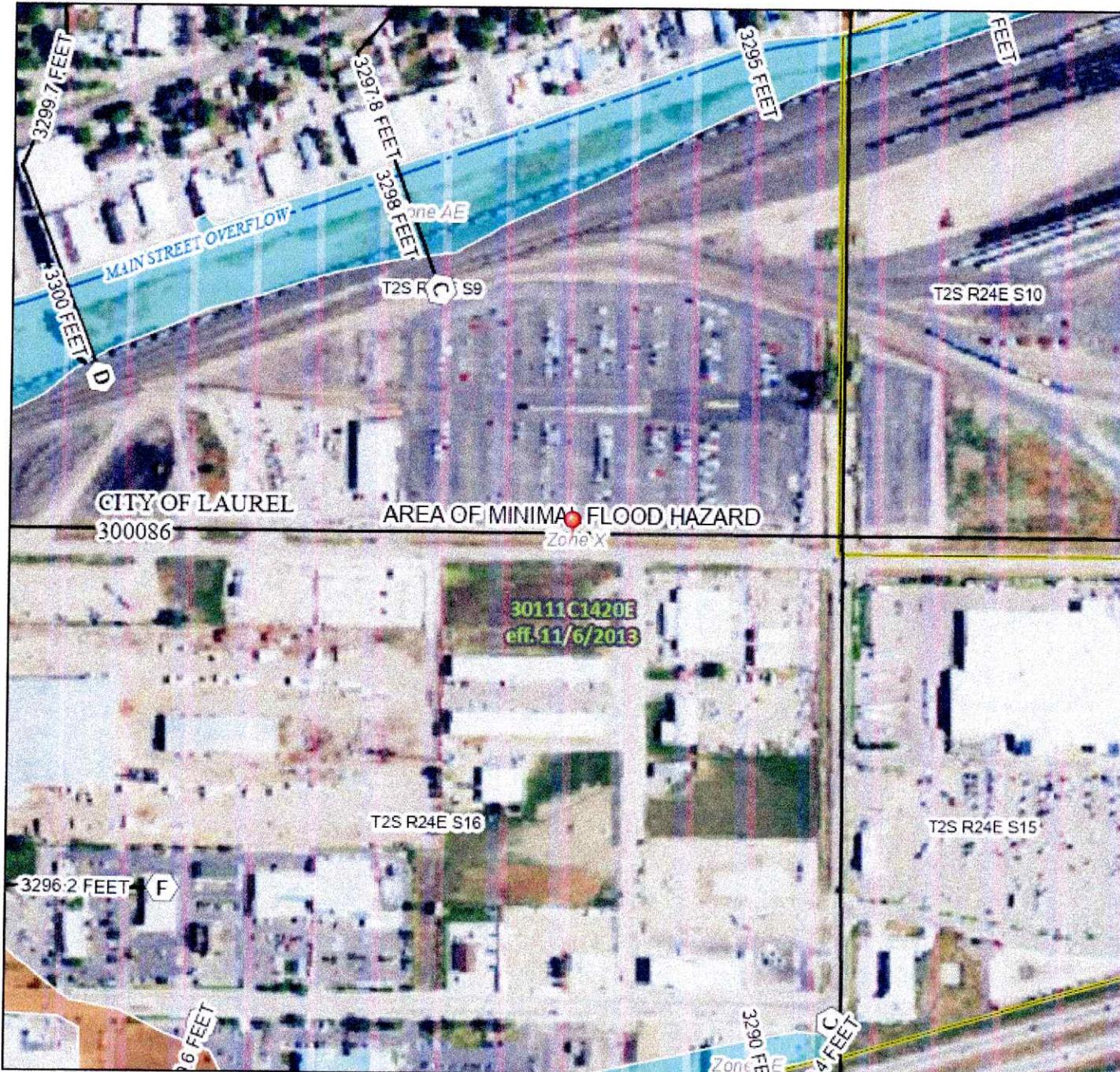
APPROVED AS TO FORM:

Michele L. Braukmann, Civil City Attorney

National Flood Hazard Layer FIRMette



108°46'8"W 45°40'19"N



Legend

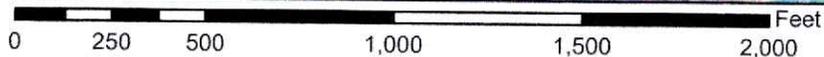
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | |
|------------------------------------|---|
| SPECIAL FLOOD HAZARD AREAS | <ul style="list-style-type: none"> Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> Area with Flood Risk due to Levee. <i>Zone D</i> |
| OTHER AREAS | <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMRs Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES | <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall |
| OTHER FEATURES | <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature |
| MAP PANELS | <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped |
-
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/11/2026 at 3:25 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier FIRM panel number, and FIRM effective date. Map image unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

108°45'31"W 45°39'54"N

Basemap Imagery Source: USGS National Map 2023

PRELIMINARY PLAT OF LAUREL INDUSTRIAL PARK SUBDIVISION, 2ND FILING

BEING LOT 1, BLOCK 1 OF LAUREL INDUSTRIAL PARK SUBDIVISION
SITUATED IN THE NE1/4 OF SECTION 16, T. 2 S., R. 24 E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR OWNER/SUBDIVIDER: SOLBERG ENTERPRISES LLC.

PREPARED BY : **sanbell**

NOVEMBER, 2025
BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

PLAT DATA

NUMBER OF PROPOSED LOTS	= 4
MAXIMUM LOT AREA	= 0.43 AC
MINIMUM LOT AREA	= 0.42 AC
AREA OF PARKLAND	= 0.00 AC
LINEAR FEET OF PROPOSED STREETS	= 0.00 AC
LINEAR FEET OF PROPOSED ALLEY	= 600
NET AREA OF SUBDIVISION	= 1.60 AC
GROSS AREA OF SUBDIVISION	= 1.99 AC
EXISTING ZONING	= HC
PROPOSED ZONING	= HC
EXISTING LAND USE	= UNDEVELOPED
PROPOSED LAND USE	= HC

ADJACENT OWNERS

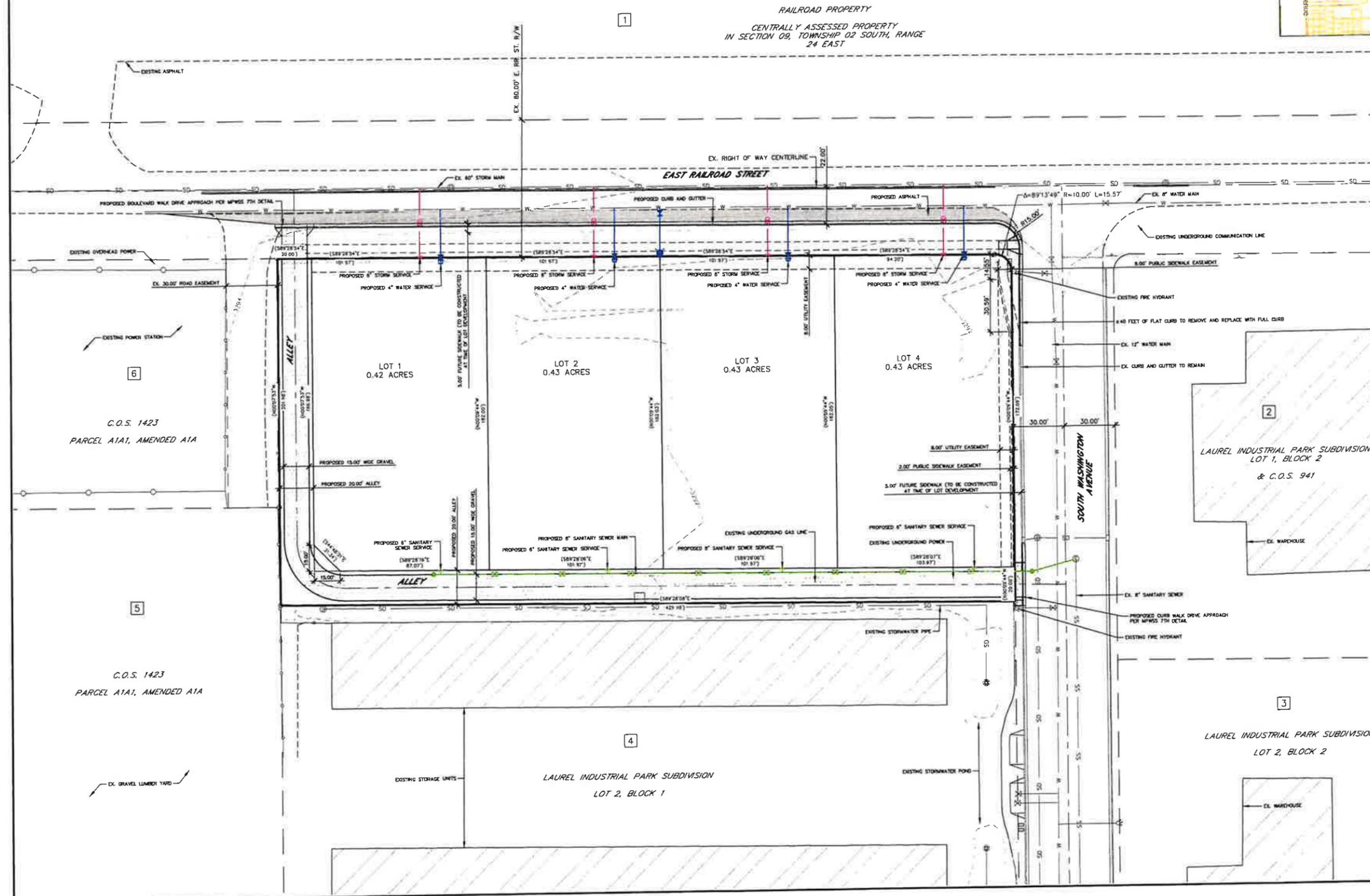
- 1 BNSF RAILWAY CO
P.O. BOX 961089
FORT WORTH, TX 76161-0089
- 2 FIBER GLASS SYSTEMS LP
7909 PARKWOOD CIRCLE
LAUREL, MT 59044
- 3 ROBERT & LUANNE ENGH
1405 WILLOW DR
LAUREL, MT 59044-9543
- 4 CANYON CREEK STATIONS, LLC
204 S. WASHINGTON AVE UNIT A4
LAUREL, MT 59044-3331
- 5 FOX LUMBER SALES INC
P.O. BOX 1000
HAMILTON, MT 59840-1000
- 6 MONTANA POWER COMPANY
310 W 69TH ST
SIOUX FALLS, SD 57108-5613

ADJACENT ZONING

- 1 HEAVY INDUSTRIAL
- 2 LIGHT INDUSTRIAL
- 3 LIGHT INDUSTRIAL (NORTH ± HALF)
HIGHWAY COMMERCIAL (SOUTH ± HALF)
- 4 HIGHWAY COMMERCIAL
- 5 LIGHT INDUSTRIAL
- 6 LIGHT INDUSTRIAL



SCALE 1" = 30'





LETTER OF TRANSMITTAL

To: City of Laurel	Date: 12-04-25
Attn. Planning & Public Works Depts.	Project No: 04028.12
115 W 1 st St	Project: Laurel Industrial Park Sub. 2 nd Filing
Laurel, MT 59044	Reference: Preliminary Plat Application

By Mail
 By Email
 Delivered By Hand
 To Pick Up

Attachments:

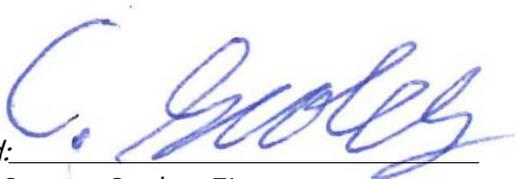
- | | | |
|--|---|--|
| <input type="checkbox"/> SID Pre-Creation Exhibits | <input type="checkbox"/> Contract Documents | <input type="checkbox"/> Prints |
| <input type="checkbox"/> Plans/Specifications | <input type="checkbox"/> Change Order | <input checked="" type="checkbox"/> Plat Submittal |
| <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Estimate | <input type="checkbox"/> Other |

MESSAGES:

Enclosed is the preliminary plat application for a proposed first minor subdivision within Laurel Industrial Park Subdivision. Two paper copies and one electronic copy have been provided. Please reach out to me if additional paper copies are needed, and they will be provided ASAP.

Please feel free to reach out to me at cscoles@sanbell.com or 406-869-3373 as needed.

Thank you,

Signed: 
 Connor Scoles, EI

LAUREL INDUSTRIAL PARK SUBDIVISION,

2ND FILING

Project #04028.12

Location - Laurel Montana



**Intelligent Infrastructure.
Enduring Communities.**

NOVEMBER 2025



APPENDIX E

Preliminary Plat Application

Subdivision Name: Laurel Industrial Park Subdivision, 2nd Filing

Date of Preapplication Meeting: 09/10/2025

Type: Major _____ First Minor Subsequent Minor _____

Tax Code: B02311

Location: Laurel, Montana

Legal Description: Lot 1, Block 1, Laurel Industrial Park Subdivision

¼ Section: NE ¼ Sec 16, Township: 02 South, Range: 24 East

General Location: Southwest of intersection of South Washington Avenue and East Railroad Street

Subdivider Information:

Name: Solberg Enterprises, LLC

Officers include Steve Solberg

Address: 500 SE 4th St. Laurel, MT 59044-3308

Telephone: 406-860-4004 E-mail: steves@laurelford.net

Owner Information:

Name: Steve Solberg

Address: 500 SE 4th St. Laurel, MT 59044-3308

Telephone: 406-860-4004 E-mail: steves@laurelford.net

Plat Data:

Gross Area: 1.99 Acres

Net Area: 1.64 Acres

Number of Lots: 4

Maximum Lot Size: 0.43 Acres

Minimum Lot Size: 0.42 Acres

Linear Feet of Streets: 0 feet (600 feet of alley)

Existing Zoning: Highway Commercial

Surrounding Zoning:

North: Heavy Industrial

South: Highway Commercial

East: Light Industrial

West: Light Industrial

Existing Land Use: Undeveloped

Proposed Land Use: Highway Commercial

Parkland Requirement:

Land: ___0___ Acres: ___0___

Cash: ___0___ Cash: \$ ___0___

No Parkland Requirements per MCA 76-3-621 and City of Laurel Code of Ordinances 16.10.070: "park land dedication may not be required" when "subdivision for parcels that are all nonresidential".

Variances Requested (list and attach Variance Request):

- 1.
- 2.
- 3.

Service Providers for Proposed Subdivision

Gas: Montana Dakota Utilities

Electric: Yellowstone Valley Electric Cooperative

Telephone: CenturyLink and Spectrum

School (Elementary, Middle, High): Laurel Elementary School, Laurel Intermediate School, Laurel Middle School, Laurel High School.

Irrigation District: Big Ditch

Cable Television: CenturyLink and Spectrum

List of Materials Submitted with Application

1. Preliminary Plat
2. Draft Subdivision Improvement Agreement
4. Fema Firmette Floodplain Map
5. A Geotechnical report

Agent Information

Name: Sanbell

Address: 1300 Transtech Way

Telephone: 406-869-3373

Title 16 - SUBDIVISIONS
APPENDIX E

I declare that I am the owner of record of the above-described property, and have examined all statements and information contained herein, and all attached exhibits, and to the best of my knowledge and belief, are true and correct.

Owner of Record Date

Owner Under Contract Date

The submission of a preliminary plat application constitutes a grant of permission by the subdivider to enter the subject property.

(Ord. 07-01 (part), 2007)

LAUREL INDUSTRIAL PARK SUBDIVISION, 2ND FILING

Project #04028.12

APPENDIX A PRELIMINARY PLAT

Intelligent Infrastructure.
Enduring Communities.



PRELIMINARY PLAT OF LAUREL INDUSTRIAL PARK SUBDIVISION, 2ND FILING

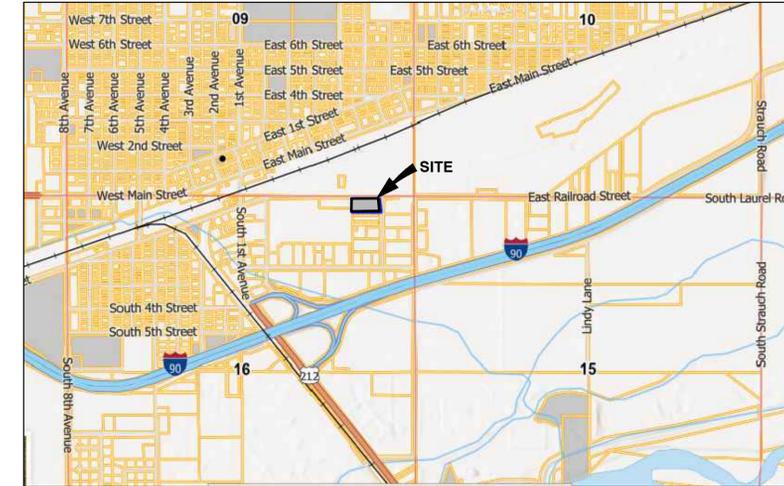
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SITUATED IN THE NE1/4 OF SECTION 16, T. 2 S., R. 24 E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR OWNER/SUBDIVIDER: SOLBERG ENTERPRISES LLC.

PREPARED BY : **sanbell**

NOVEMBER, 2025

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

PLAT DATA

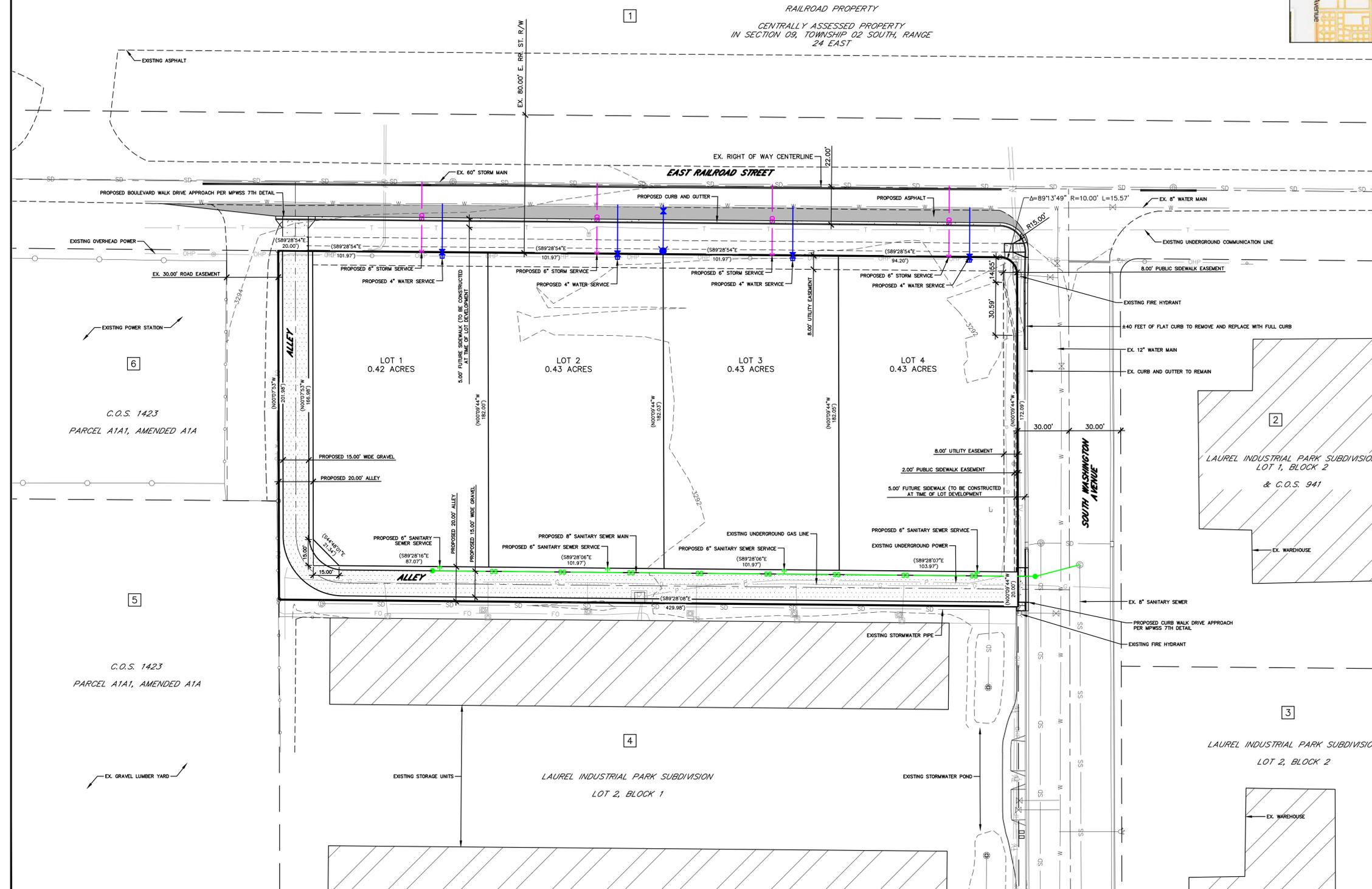
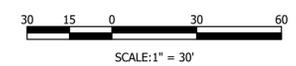
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MAXIMUM LOT AREA	= 0.43 AC
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AREA OF PARKLAND	= 0.00 AC
LINEAR FEET OF PROPOSED STREETS	= 0.00 AC
LINEAR FEET OF PROPOSED ALLEY	= 600
NET AREA OF SUBDIVISION	= 1.60 AC
GROSS AREA OF SUBDIVISION	= 1.99 AC
EXISTING ZONING	= HC
PROPOSED ZONING	= HC
EXISTING LAND USE	= UNDEVELOPED
PROPOSED LAND USE	= HC

ADJACENT OWNERS

- 1 BNSF RAILWAY CO
P.O. BOX 061089
FORT WORTH, TX 76161-0089
- 2 FIBER GLASS SYSTEMS LP
7909 PARKWOOD CIRCLE
LAUREL, MT 59044
- 3 ROBERT & LUANNE ENGH
1405 WILLOW DR
LAUREL, MT 59044-9643
- 4 CANYON CREEK STATIONS, LLC
204 S WASHINGTON AVE UNIT A4
LAUREL, MT 59044-3331
- 5 FOX LUMBER SALES INC
P.O. BOX 1000
HAMILTON, MT 59840-1000
- 6 MONTANA POWER COMPANY
310 W 69TH ST
SIOUX FALLS, SD 57108-5613

ADJACENT ZONING

- 1 HEAVY INDUSTRIAL
- 2 LIGHT INDUSTRIAL
- 3 LIGHT INDUSTRIAL (NORTH ± HALF)
HIGHWAY COMMERCIAL (SOUTH ± HALF)
- 4 HIGHWAY COMMERCIAL
- 5 LIGHT INDUSTRIAL
- 6 LIGHT INDUSTRIAL



LAUREL INDUSTRIAL PARK SUBDIVISION, 2ND FILING

Project #04028.12

**APPENDIX B
SUBDIVISION IMPROVEMENT
AGREEMENT**

Intelligent Infrastructure.
Enduring Communities.



Subdivision Improvements Agreement

Laurel Industrial Park Subdivision, 2nd Filing

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Return to:
Sanbell
1300 North Transtech Way
Billings, MT 59102

Subdivision Improvements Agreement

This agreement is made and entered into this _____ day of _____, 202___, by and between **Solberg Enterprises, L.L.C.**, whose address for the purpose of this agreement is 500 SE 4th Street Laurel, MT 59044, hereinafter referred to as "Subdivider," and the **CITY OF LAUREL or COUNTY OF YELLOWSTONE**, Montana, hereinafter referred to as "City/County."

WITNESSETH:

WHEREAS, at a regular meeting conducted on _____ day of _____, 202___, the City-County Planning Board recommended conditional approval of a preliminary plat of Laurel Industrial Park Subdivision, 2nd Filing; and

WHEREAS, at a regular meeting conducted on _____ day of _____, 202___, the City Council/County Commissioners conditionally approved a preliminary plat of Laurel Industrial Park Subdivision, 2nd Filing; and

WHEREAS, a Subdivision Improvements Agreement is required by the City/County prior to the approval of the final plat.

WHEREAS, the provisions of this agreement shall be effective and applicable to *Laurel Industrial Park Subdivision, 2nd Filing* upon the filing of the final plat thereof in the Office of the Clerk and Recorder of Yellowstone County, Montana. The Subdivision shall comply with all requirements of the City of Laurel Subdivision Regulations, the rules, regulations, policies, and resolutions of the City of Laurel, Yellowstone County, and the laws and administrative rules of the State of Montana.

THEREFORE, THE PARTIES TO THIS AGREEMENT, for and in consideration of the mutual promises herein contained and for other good and valuable consideration, do hereby agree as follows:

I. VARIANCES

- A. Subdivider has requested, and the City/County hereby grants, the following variances from the strict interpretation of these Subdivision Regulations:
 - 1. None Requested

II. CONDITIONS THAT RUN WITH THE LAND

- A. Lot owners will be required to construct that segment of the required sidewalk that fronts their property at the time of lot development. Sidewalk is to meet construction standards outlined by City of Laurel Standards for Public Works Improvements, 2024.
- B. Lot owners should be aware that a geotechnical study has been completed for the property.
- C. No water rights have been transferred to the lot owners. No rights to waters from irrigation ditches exist for the property.
- D. There is attached hereto a Waiver waiving the right to protest the creation of the special improvement district or districts, which by this reference is expressly incorporated herein and made as much a part hereof as though fully and completely set forth herein at this point. The Waiver will be filed with the plat, shall run with the land, and shall constitute the guarantee by the Subdivider and property owner or owners of the developments described herein. Said Waiver is effective upon filing and is not conditioned on the completion of the conditions set forth in this Agreement. The Subdivider and owner specifically agree that they are waiving valuable rights and do so voluntarily.

III. TRANSPORTATION

- A. Streets

The subdivision fronts the existing East Railroad Street and South Washington Avenue. East Railroad Street has an existing 80-foot-wide right-of-way dedication along the subdivision frontage and is constructed to a paved width of 24 feet. South Washington Avenue has an existing 60-foot-wide right of way dedication and is constructed to a

paved width of 52 feet with curb and gutter along the subdivision frontage.

No further streets are proposed. A new alley is proposed.

- Proposed rights-of-way widths:
No changes to proposed East Railroad Street or South Washington Avenue right-of-way widths.

Alley right of way will have 20-foot width
- Proposed pavement widths and surface types:
East Railroad Street pavement will be widened to 22 feet from centerline of right of way to new back of curb along the subdivision frontage. No changes proposed to the existing width of South Washington Avenue along the subdivision frontage.

Alley to have a 15-foot-wide gravel surfacing. Alley to meet alley construction standards set by City of Laurel Standards for Public Works Improvements, 2024. All approaches to the alley from other rights of way to meet the construction standards set by the Montana Public Works Standard Specifications, 7th Edition.
- Curb and gutter design:

Curb and gutter is to be added to the pavement edge of East Railroad Street and South Washington Avenue that fronts the property in all locations where existing full curb and gutter is not already in place.

B. Sidewalks

Types of required sidewalk:

Lot owners will be required to construct that segment of the required sidewalk that fronts their property at the time of lot development. Sidewalk is to meet construction standards outlined by City of Laurel Standards for Public Works Improvements, 2024.

Location of required sidewalks:

Sidewalk is to be placed adjacent to the back of curb in South Washington Avenue, except for the north 45 feet of frontage in South Washington Avenue, where sidewalk is to transition to a boulevard walk

with a 6.5 feet boulevard to bypass an existing fire hydrant and electrical utilities.

Sidewalk is to be placed adjacent to a 5-foot-wide boulevard along the south side of East Railroad Street.

Widths and surface:

Sidewalks are to be 5 feet wide.

Other required sidewalk improvements:

Sidewalks shall be ADA compliant. Any detectable warning plates shall be cast iron truncated domes.

- C. Street Lighting
 - No Street Lighting is to be installed.
- D. Traffic Control Devices
 - No changes to existing traffic control devices are proposed.
- E. Access
 - Access locations are to be determined at the time of future lot development.
 - No restrictions are proposed to access.
- F. Bike or Pedestrian Trail Plans
 - No trails are proposed.
- G. Public Transit
 - No public transit services are proposed.

IV. EMERGENCY SERVICE

- Emergency access to be provided by the existing East Railroad Street and South Washington Avenue rights of way, and the proposed alley with widths and construction requirements described in section III of this agreement.
- Urban Wildland Interface Code requirements do not apply to the property.

V. STORM DRAINAGE

All drainage improvements shall comply with the provisions of the *City of Laurel Standards for Public Works 2024*, and a storm water management plan

shall be submitted to and approved by the City of Laurel Public Works Department.

- No existing stormwater detention facilities are on site. One six-inch storm sewer service shall be provided to each site from the existing 60-inch diameter existing storm drain main in East Railroad Street.
- Upon development, each lot owner shall construct stormwater improvements in compliance with Part 8 of the City of Laurel Standards for Public Works, 2024.

VI. UTILITIES

The SIA does not constitute an approval for extension of, or connection to, water mains and sanitary sewers. The property owner shall make application for extension/connection of water mains and sanitary sewers to the Public Works Department. The extension/connection of/to water mains and sanitary sewers is subject to the approval of the applications and the conditions of approval. Applications shall be submitted for processing prior to the start of any construction and prior to review and approval of any project plans and specifications. The appropriate water and wastewater hookup fees in effect shall be submitted with the applications.

Fees shall be paid for the lots as applied for in the extension application and as per the first paragraph above. The Developer/Owner acknowledges that the subdivision shall be subject to the applicable System Development Fees in effect at the time new water and/or sanitary sewer service connections are made. The design/installation of sanitary sewers and appurtenances, and water mains and appurtenances (fire hydrants, etc.) shall be in accordance with design standards, specifications, rules, regulations of and as approved by the City of Laurel Public Works Department, Fire Department, and the Montana Department of Environmental Quality.

A. Water

One new fire hydrant apparatus shall connect to the existing 8-inch water main in East Railroad Street. Four 4-inch diameter water services (one for each lot) are to connect to the existing 8-inch water main in East Railroad Street. A shutoff valve is to be constructed for each service where the service crosses the property line. All water improvements are to meet the City of Laurel Standards for Public Works Improvements, 2024.

B. Sanitary Sewer

Approximately 380 linear feet of 8-inch diameter sanitary sewer main shall be constructed in the new alley. Four new 6-inch diameter sanitary sewer services will be constructed from the main stubbed to the property line, one to each lot. All sanitary sewer improvements are to meet the City of Laurel Standards for Public Works Improvements, 2024.

C. Power, Telephone, Gas, and Cable Television

- Existing overhead power is in place within the property boundary along the north and east property lines.
- 8-foot-wide utility easements are provided along the north and east boundaries of the subdivision for existing and future utilities.

VII. PARKS/OPEN SPACE

- No Parkland Requirements per MCA 76-3-621 and City of Laurel Code of Ordinances 16.10.070: “park land dedication may not be required” when “subdivision for parcels that are all nonresidential”.
- No park improvements to be constructed.
- No park maintenance district to be formed.

VIII. IRRIGATION

- The development is in the Big Ditch irrigation district.
- No irrigation ditches are located on or adjacent to the property, so no mitigation efforts are required to protect irrigation ditches.
- There are no existing or proposed easements for irrigation ditches on the property.

IX. SOILS/GEOTECHNICAL STUDY

- A geotechnical study was completed for the site by Geoscience, PLLP on June 17, 2014.
- Specific foundation construction details and pavement sections are recommended in the geotechnical study.
- See the geotechnical study for details on recommended construction practices on site.

X. FINANCIAL GUARANTEES

Except as otherwise provided, Subdivider shall install and construct said required improvements with cash or by utilizing the mechanics of a special improvement district or private contracts secured by letters of credit or a letter of commitment to lend funds from a commercial lender. All engineering and legal work in connection with such improvements shall be paid by the contracting parties pursuant to said special improvement district or private contract, and the improvements shall be installed as approved by the Public Works and Public Utilities Department.

XI. LEGAL PROVISIONS

- A. Subdivider agrees to guarantee all public improvements for a period of one year from the date of final acceptance by the AGB.
- B. The owners of the properties involved in this proposed Subdivision by signature subscribed herein below agree, consent, and shall be bound by the provisions of this Agreement.
- C. The covenants, agreements, and all statements in this Agreement apply to and shall be binding on the heirs, personal representatives, successors and assigns of the respective parties.
- D. In the event it becomes necessary for either party to this Agreement to retain an attorney to enforce any of the terms or conditions of this Agreement or to give any notice required herein, then the prevailing party or the party giving notice shall be entitled to reasonable attorney fees and costs.
- E. Any amendments or modifications of this Agreement or any provisions herein shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.
- F. Subdivider shall comply with all applicable federal, state, and local statutes, ordinances, and administrative regulations during the performance and discharge of its obligations. Subdivider acknowledges and agrees that nothing contained herein shall relieve or exempt it from such compliance.

IN WITNESS WHEREOF, the parties hereto have set their hands and official seals on the date first above written.

"SUBDIVIDER" *Solberg Enterprises, L.L.C.*

By: _____

Its: _____

STATE OF MONTANA)

: ss

County of Yellowstone)

On this day of, 2025, before me, a Notary Public in and for the State of Montana, personally appeared, Steve Solberg, officer of Solberg Enterprises, L.L.C., known to me to be the subdivider who executed the foregoing instrument and acknowledged to me that he/she executed the same.

Notary Public in and for the State of Montana

Printed Name: _____

Residing at: _____

My commission expires: _____

This agreement is hereby approved and accepted by the City/County, this ____ day of _____, 202__.

"CITY"

CITY OF LAUREL, MONTANA

By: _____

Mayor

Attest: _____

City Clerk

WAIVER OF RIGHT TO PROTEST

FOR VALUABLE CONSIDERATION, the undersigned, being the Subdivider and all of the owners of the hereinafter described real property, do hereby waive the right to protest the formation of one or more special improvement district(s) for street light maintenance and energy, and for the construction of streets, street widening, sidewalks, survey monuments, street name signs, curb and gutter, street lights, driveways, traffic signals, and traffic control devices, parks and park maintenance, trails, sanitary sewer lines, water lines, storm drains (either within or outside the area), and other improvements incident to the above which the City of Laurel or Yellowstone County may require.

This Waiver and Agreement is independent from all other agreements and is supported by sufficient independent consideration to which the undersigned are parties and shall run with the land and shall be binding upon the undersigned, their successors and assigns, and the same shall be recorded in the office of the County Clerk and Recorder of Yellowstone County, Montana.

The real property hereinabove mentioned is more particularly described as follows:

Laurel Industrial Park Subdivision, 2nd Filing

Signed and dated this _____ day of _____, 202__.

Subdivider/Owner

By: _____

Its: Officer for Solberg Enterprises, L.L.C.

STATE OF MONTANA)

: ss

County of Yellowstone)

On this _____ day of _____, 2025, before me, a Notary Public in and for the State of Montana, personally appeared Steve Solberg, known to me to be Officer for Solberg Enterprises, L.L.C., the person who executed the foregoing instrument and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year hereinabove written.

Notary Public in and for the State of Montana

Printed name: _____

Residing in _____

My commission expires: _____

LAUREL INDUSTRIAL PARK SUBDIVISION, 2ND FILING

Project #04028.12

APPENDIX C FEMA FLOODPLAIN MAP

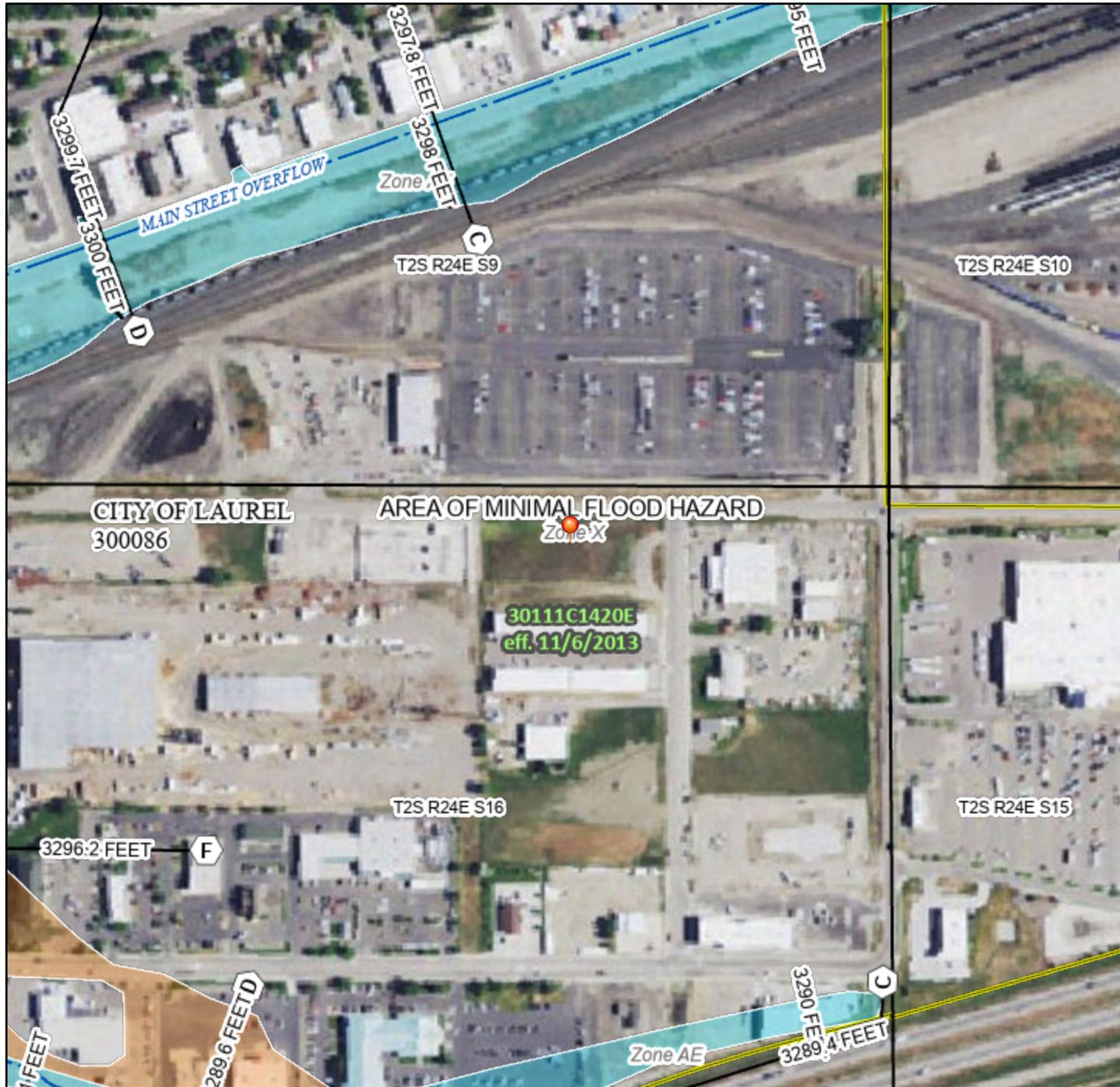
Intelligent Infrastructure.
Enduring Communities.



National Flood Hazard Layer FIRMMette



108°46'9"W 45°40'17"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/12/2025 at 9:52 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community id, FIRM panel number, and FIRM effective date. Map is unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000 108°45'32"W 45°39'52"N

Basemap Imagery Source: USGS National Map 2023

LAUREL INDUSTRIAL PARK SUBDIVISION, 2ND FILING

Project #04028.12

APPENDIX D GEOTECHNICAL REPORT

Intelligent Infrastructure.
Enduring Communities.



GEOSCIENCE, PLLP

2728 GREGORY DRIVE NORTH

BILLINGS, MONTANA 59102

406.656.5028

WWW.GEOSCIENCEINC.NET

June 17, 2014

JKS, LLP

Attn: Mr. Jim Haar
1201 Fourth Ave. N.
Billings, MT 59101

**RE: GEOTECHNICAL STUDY; PROPOSED COMMERCIAL DEVELOPMENT,
LOTS 2, 3B, & 4 LAUREL INDUSTRIAL PARK SUBDIVISION, LAUREL,
MT**

Dear Mr. Haar:

We are pleased to present this geotechnical site investigation report for the proposed development on Lots 2, 3B, and 4 of Laurel Industrial Park Subdivision in Laurel, Montana. The report describes site conditions and presents conclusions and recommendations to support design and construction of foundation elements.

As building plans and design elevations are developed, we are available to discuss our recommendations and possible. If you have any questions about this report, or if we may provide other services, please contact us.

Best Regards,

GEOSCIENCE, PLLP



Greg S. Vick, PG



Jordan L. Grover, PE

Enc: Report

**GEOTECHNICAL INVESTIGATION REPORT
LOTS 2, 3B, & 4
LAUREL INDUSTRIAL PARK SUBDIVISION
LAUREL, MONTANA**

Prepared for:

**JKS, LLP
1201 Fourth Ave. N.
Billings, MT 59101**

Prepared by:

**GEOSCIENCE, PLLP
GEOTECHNICAL ENGINEERING & GEOLOGY
2728 GREGORY DRIVE NORTH
BILLINGS, MONTANA 59102**

June 17, 2014

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1.0 SUMMARY

GEOSCIENCE conducted a geotechnical site investigation for the proposed commercial development on Lots 2, 3B, and 4 of Laurel Industrial Park Subdivision in Laurel, Montana (the site).

The scope of services included subsurface exploration, field observations, material property testing, engineering analyses, and furnishing this geotechnical report. The purposes were to investigate soil, rock and groundwater conditions, evaluate soil-engineering properties, and provide recommendations to support design and construction of foundation elements.

The site is underlain by fine-grained alluvial soils (clay with lesser silt and fine sand), coarse-grained sandy gravel with cobble at depths of about 7 to 11 feet, and then shale bedrock at depth. Groundwater was encountered at about 8 to 9 feet during drilling. The upper clay soils appear relatively low in density and of moderate to high plasticity indicating the potential for shrink/swell and subsequent differential movement under foundations and slabs-on-grade.

Provided the structures are lightly loaded (2 klf or less for perimeter wall loads) and some differential movement is acceptable, foundation subgrade improvement consisting of over-excavation of 24 inches of native soil and placement of compacted structural fill may be used to help reduce the potential for differential movement. A woven fabric such as Propex 315ST or equivalent shall be placed at the native soil/structural fill interface.

Other options of foundation support may be considered based on foundation loading, required performance, and economics. If the anticipated foundation loads are increased or the tolerance of movement becomes less, the deeper sandy gravel with cobble or shale bedrock may be targeted for bearing. An economical comparison may be considered to compare excavation/replacement costs versus supporting the structures within the sandy gravel with cobble for low to moderate loads and shale for higher loads. This office is available to discuss options.

At grade flooring systems and slabs shall consider the potential for subgrade shrink/swell associated with moderately to highly plastic clay soils, such as encountered at the site. Slab design alternatives may include subgrade improvement by partial over-excavation and replacement, subgrade stabilization by cement or lime treatment, or designing floor systems as structural elements.

Final surface grading and building elevations shall be planned to maintain positive drainage around the structures and to help prevent surface water infiltration near foundations and slabs. Surface runoff from adjacent properties, particularly from the west, shall be controlled and directed away from structures.

Infiltration basins, if required, shall be located as far as practical away from building foundations. We suggest targeting the deeper sandy gravel with cobble for infiltration. Site constraints may limit the location of detention basins. Site designers should use their discretion in siting detention basins, but shall accept the risk to slabs, pavement, or foundations caused by infiltration and saturation of subgrade soils.

Control of water including landscape irrigation, rain gutter downspouts, buried water lines, and surface runoff is critical. Based on our experience, the following critical points regarding foundation construction and water management are emphasized. This report should be passed on to design professionals, building contractors, property managers, and future property owners so that they will be alerted to potential hazards discussed herein.

- If soils in the foundation excavations become wet or frozen during construction, the wet or frozen material must be removed.
- Excessive wetting during construction is a common cause of foundation distress. Excavated soils should be placed around the excavation to prevent storm runoff or other surface water from flowing into the excavation during construction.
- Exterior backfills must be compacted and sloped to drain away from structures. Runoff should be discharged away from the proposed and adjacent structures.
- Irrigation is strongly discouraged within 10 feet of the building. Over irrigation must be avoided. Underground irrigation systems should be pressure tested when installed and checked periodically for leaks.
- Runoff discharge detention basins are not recommended adjacent to or upgradient from foundations. A minimum separation of 50 feet is suggested between detention basins and foundations. Site constraints may limit the location of detention basins. Site designers should use their discretion in siting detention basins, but shall accept the risk of settlement caused by infiltration and saturation of soils below foundations.
- Buried rain gutter downspouts or buried extensions are not recommended unless the owner assures maintenance and performance of the buried pipes.
- If site grading fill exceeds 3 feet in height, this office shall be notified to re-evaluate our recommendations.

This report, including engineering analyses, recommendations, figures, and design details are exclusive to the above referenced site. Under no circumstances shall the figures be separated from the text and used independently. Recommendations in this report are not applicable to other construction sites. The above summary shall be considered an overview and does not constitute the entire report.

2.0 PROPOSED CONSTRUCTION

Preliminary plans indicate light duty commercial units will be constructed. Anticipated foundation loads are considered unknown at this time, but are likely on the order of 2 klf for continuous perimeter wall loads and 15 kips for isolated column loads. No basement or

habitable space below grade is planned. Paved parking areas are planned around the perimeter of the buildings. At the time of this report, excavation for foundations had not begun.

3.0 INVESTIGATION PROCEDURE

3.1 Field Investigation

Fieldwork consisted of site reconnaissance and drilling and sampling ten geotechnical soil borings. Approximate borehole locations are shown on Figure 1 in Appendix A. Subsurface logs are attached in Appendix B.

Soil type, thickness, consistency, and relative moisture content were observed and documented by an Engineering Geologist and Professional Engineer. Site conditions may be variable and actual soil conditions encountered in the foundation excavations may differ from those represented on the borehole logs.

4.0 SITE CONDITIONS

Soil, bedrock, and groundwater conditions are described below.

4.1 Soils and Material Testing

In general, the site is underlain by fine-grained alluvial soils (clay with lesser silt and fine sand), coarse-grained sandy gravel with coble at depths of about 7 to 11 feet, and then shale bedrock at depth.

The fine-grained alluvium mostly consists of stratified deposits of lean to fat clay (CL, CH), with thin lenses of clayey to silty sand (SC, SM). The fine-grained soils are generally described as soft to medium stiff, brown, dry becoming moist or saturated, low to high plasticity, stratified, and moisture sensitive. Laboratory testing indicates Liquid Limits range from 37 to 46, Plastic Index of 21 to 31, with 90 to 100% passing the No. 200 sieve. Consolidation testing indicates the fine-grained soils are compressible under the anticipated foundation loads with moderate swell potential under lightly loaded footings and floor slabs. Laboratory test results are included in Appendix C.

Coarse-grained alluvium underlies the site at depths of about 7 to 11 feet below the ground surface. The coarse-grained alluvium consists of stratified deposits of poorly graded gravel and cobble with sand, classifying as GP under the USCS. The sandy gravel is generally gray, wet, medium dense to dense, and stratified.

4.2 Bedrock

Based on published geologic maps by Lopez, 2002, and Ross et al, 1965 the project site is underlain by bedrock of the Niobrara Shale formation. The shale is generally described as gray to dark gray, dry to slightly moist, weak, thinly bedded to laminated, and slightly to moderately weathered.

4.3 Groundwater

Groundwater was observed at depths of about 8 to 9 feet during the field investigation. Soil moisture conditions and groundwater levels, however, likely vary seasonally. Local flood irrigation and irrigation ditches near the site likely significantly influences groundwater levels. Temporary piezometers were installed and may be monitored as time allows.

Soil moisture conditions will likely fluctuate in response to seasonal precipitation, runoff, snowmelt, and irrigation. Additionally, concrete slab construction blocks air/soil moisture transfer in arid climates and subsequently increases soil moisture. Controlling moisture change of soils below structures is considered by some to be the most critical factor affecting foundation performance in the area.

Seasonal groundwater level variation has not been established by this office through long-term monitoring. Consequently, the client and owner should use caution when planning final elevations. Habitable space below grade is not recommended.

4.4 Earthquakes and Seismicity

The City of Laurel and vicinity are in an area of low seismic activity. Site ground accelerations from seismic activity were obtained from the U.S. Geological Survey 2008 data for probabilistic ground motions with a uniform likelihood of exceedance of 2% in 50 years. The ground motion values, in percent of gravity, for a “firm rock” site are:

Peak Ground Acceleration (PGA)	5.5% g
0.2 Second Period Spectral Acceleration (S_S)	12% g
1.0 Second Period Spectral Acceleration (S_1)	4.5% g

Site ground motion accelerations and a design response spectrum were derived in accordance with the general procedure defined in the 2009 International Building Code (IBC) and ASCE 7 – Minimum Design Loads for Buildings and Other Structures. The provisions of the building codes are intended to provide uniform levels of performance for structures, depending on their occupancy and use and the risk inherent to their failure.

The approach adopted in the building codes is intended to provide a uniform margin of safety against collapse at the *design* ground motion. The *design* earthquake ground motion is selected at a ground shaking level that is 2/3 of the *maximum considered earthquake* (MCE) ground motion. The MCE ground motion is defined with a uniform likelihood of exceedance of 2 percent in 50 years (a return period of about 2,500 years). The Site Ground Motion parameters are presented below and the Design Seismic Response Spectrum is shown on Figure 2 in Appendix A.

Earthquake Loads – Site Ground Motion and Design Response Spectrum 2009 International Building Code (IBC) Section 1613/ASCE 7 Section 9.0.

Mapped Maximum Considered Earthquake (MCE) Spectral Response Acceleration Parameters, Site Class B:

$$0.2\text{-Sec Period } (S_s) = 0.143 \qquad 1\text{-Sec Period } (S_1) = 0.055$$

Site Class Definition for Project: D – Stiff Soil – Site Class Definition

Site Coefficients and Adjusted MCE Spectral Response Acceleration Parameters:

$$S_{MS} = 0.228 \quad (F_a = 1.6) \qquad S_{M1} = 0.132 \quad (F_v = 2.4)$$

Design Spectral Response Acceleration Parameters:

$$S_{DS} = 0.152 \qquad (\text{Site Class D})$$

$$S_{D1} = 0.088 \qquad (\text{Site Class D})$$

5.0 ENGINEERING ANALYSES AND RECOMMENDATIONS

5.1 Foundations

Provided the structures are lightly loaded (2 klf or less for perimeter wall loads) and some differential movement is acceptable, foundation subgrade improvement consisting of over-excavation of 24 inches of native soil and placement of compacted structural fill may be used to help reduce the potential for differential movement. A woven fabric such as Propex 315ST or equivalent shall be placed at the native soil/structural fill interface.

Other options of foundation support may be considered based on foundation loading, required performance, and economics. If the anticipated foundation loads are increased or the tolerance of movement becomes less, the deeper sandy gravel with cobble or shale bedrock may be targeted for bearing. An economical comparison may be considered to compare excavation/replacement costs versus supporting the structures within the sandy gravel with cobble for low to moderate loads and shale for higher loads. This office is available to discuss options.

At grade flooring systems and slabs shall consider the potential for subgrade shrink/swell associated with moderately to highly plastic clay soils, such as encountered at the site. Slab design alternatives may include subgrade improvement by partial over-excavation and replacement, subgrade stabilization by cement or lime treatment, or designing floor systems as structural elements.

Final surface grading and building elevations shall be planned to maintain positive drainage around the structures and to help prevent surface water infiltration near foundations and slabs. Surface runoff from adjacent properties, particularly from the west, shall be controlled and directed away from structures.

Over the life of the structure, minor cracks in the foundation walls, floors, and sheetrock are normal and should not be a cause for concern. Foundation footings should be placed at or below the frost depth recommended by local codes (typically 42 inches). Also, wet or frozen material should be removed from beneath the footings and floor slabs prior to pouring concrete.

This office should observe the excavations and exposed subgrade prior to placement of footings or structural fill to verify our assumptions.

5.2 Over-Excavation and Engineered Fill

Shallow foundation loads up to 2,000 psf may be supported by over-excavating the in-place, native clay soil to a depth of 24-inches and then placing compacted granular structural fill back up to footing elevations.

Engineered fill may consist of compacted imported granular material, typically 1½-inch minus road-mix material. Structural fill shall be placed in lifts and compacted to foundation elevation. Suitable structural fill materials shall follow the recommendations in the Earthwork/Fill Materials Section of this report.

Construction observation and field density testing are required to verify fill placement and compaction. Site preparation and placement and compaction of structural fill should conform to the recommendations in the Earthwork/Compaction Section of this report.

5.3 Lateral Loads on Basement Walls

Lateral pressures were calculated for active, passive, and at-rest conditions assuming level soil backfill adjacent to the foundation (Bowles, 1996).

Table 1 Lateral Loads γK (equivalent fluid pressure)	
Static Condition Level Backfill	At Rest - 52 pcf Active - 40 pcf Passive - 275 pcf

5.3.1 Soil Friction Factor

Terzaghi, et al (1996), suggest a maximum value of 30 degrees for the friction angle along a concrete base in granular soils. Accordingly, a friction value of 0.58, which is the tangent of 30 degrees, is suggested. A friction factor of 0.50 is suggested to calculate soil friction for design of retaining walls in contact with any fine-grained soils in the subgrade. The friction value may be combined with the passive pressure to resist horizontal loads.

5.4 Earthwork

5.4.1 Site Clearing and Subgrade Preparation

All sod, topsoil, and loose debris shall be removed from the entire building footprint as well as the planned paved parking area. All exposed subgrade surfaces should be free of mounds and depressions which could prevent uniform compaction. If unexpected fills, organics, or obstructions are encountered during site clearing or excavation, such features should be removed and the excavation thoroughly cleaned prior to backfill placement and/or construction.

Subgrade surfaces beneath building foundations shall be scarified, moisture-conditioned to near optimum moisture content, and recompactd to at least 98% of maximum dry density as measured by ASTM D 698. If density tests indicate compaction is not being achieved, soil should be scarified or removed, moisture-conditioned to within ± 2 percent of optimum moisture content, and re-compacted and re-tested. A minimum 5 ton roller is required for preparation of subgrade surfaces. Field density testing is required.

Fill, footings or slabs should not be placed on frozen or wet subgrade. Organics should be removed and replaced with structural fill. All excavations shall be inspected prior to fill or concrete placement. This office is available to inspect excavations. Adequate notice is appreciated.

5.4.2 Excavation

Based on the soil conditions encountered, conventional earthmoving equipment should be capable of excavating site soils. All excavations should be approved by a representative of GEOSCIENCE prior to backfill placement.

All excavations must conform to OSHA *Standards for Excavations*, 29 CFR Part 1926.652 Appendix B to Subpart P. Based on field observations, the soils at the site are classified as Type C using OSHA classification system. Type C soils require excavation slope angles not to exceed 1½ H: 1 V (horizontal to vertical) for excavations exceeding 5 feet in depth.

5.4.3 Fill Materials

Structural fill from an offsite source should conform to the following requirements or be approved by the project Geotechnical Engineer. Generally, 1 ½-inch minus, crushed aggregate base meets the following specification.

Table 2 Granular Fill Recommendations	
Gradation	Percent finer by weight
3-inch	100
No. 4 Sieve	40-80
No. 200 Sieve	15 Maximum
Liquid Limit and Plastic Index = Non-plastic	

5.4.4 Fill Placement and Compaction

Structural fill placed beneath building foundations and floor slabs should be placed in maximum 9-inch loose lifts, moisture-conditioned to near optimum moisture content, and compacted to at least 98% of maximum dry density as measured by ASTM D 698. If density tests taken in the fill indicate compaction is not being achieved, fill should be scarified or removed, moisture-conditioned to within ±2 percent of optimum moisture content, and re-compacted and re-tested. No fill should be placed over frozen ground or in a frozen condition.

Field density testing is required for structural fill. Structural fill density testing is required at half of the structural fill height and at finished structural fill elevation.

Exterior foundation backfill and backfill below concrete slabs, driveways, sidewalks, and all other paving shall be compacted to a minimum 95% of maximum dry density as measured by ASTM D 698. It is important to keep all fills free of construction debris, organics, frozen lumps, and other deleterious materials. Fills should be observed during placement.

Additionally, exterior backfill should be over-constructed to maintain required grading if minor settlement/consolidation of the fill occurs. Care should be taken adjacent to “green” foundation concrete. Over compaction adjacent to “green” concrete may lead to foundation damage and cracking. Under no circumstances shall fill be placed using “hydro”-compaction methods. Excessive water may damage foundation elements.

5.5 Site Grading and Surface Water Control

Surface water should not be allowed to accumulate and infiltrate the soil near foundations. It must be controlled and directed away from the structures. Final surface grading and building elevations shall be planned to maintain positive drainage around the structure and to help prevent surface water infiltration near foundations and slabs.

Site grading is critical. A simple means of reducing moisture changes is to prevent surface water infiltration by sloping the ground away from the foundation. The recommended minimum slope within 10 feet of the building is 1 inch vertical for 1 foot horizontal. The sloped ground should be initially constructed at a greater slope to account for settlement/consolidation of exterior backfill. Within ten feet of the foundation, the upper 12 to 18 inches of backfill should consist of less permeable, compacted fine-grained soil (silts and clays). The area around the foundation should be inspected regularly by the property owner— particularly after a rainstorm – to determine if proper drainage away from the structure has been maintained.

Changes in site grading by landscapers or property owners have been a persistent and damaging problem. It is the property owner's responsibility to control water and maintain the site to prevent infiltration near foundations. Additionally, it is the property owner's responsibility to maintain rain gutter downspouts and buried sprinklers system conduits.

Roof drainage should include gutters, downspouts, extensions, and splash blocks. The downspouts should discharge at least 6 feet away from foundation walls and beyond any backfill zones.

Sprinklers should not spray closer than 10 feet from foundations and beyond backfill zones. Plantings near foundations should not trap surface runoff. Additionally, sidewalks or low-water consumption groundcover are recommended to further reduce the risk of water infiltration near the foundation walls.

Buried rain gutter discharge pipes are not recommended because of persistent, often undetected, seepage problems caused by clogging, crushing, and adverse grading of the pipes. Similarly, infiltration basins are not recommended adjacent to or upgradient of the structure or adjacent structures. If detention is required by statute, infiltration basins should be located down gradient and at least 50 feet from foundations. Site constraints may limit the location of detention basins. Site designers should use their discretion in siting detention basins, but shall accept the risk of settlement caused by infiltration and saturation of soils below foundations.

5.6 Foundation Drains

Habitable space below grade is not planned; as such, footing drains are not required by code.

5.7 Interior Slabs-On-Grade

A structural engineer should design interior slabs based on anticipated long-term and construction phase loading. Cracking and movement of slabs-on-grade is difficult to control and should be expected to occur with time. Cracking and movement may be the result of many factors such as concrete shrinkage and daily and seasonal variability in temperature and moisture and not necessarily the result of soil activity.

At grade flooring systems and slabs shall consider the potential for subgrade shrink/swell associated with moderately to highly plastic clay soils such as encountered at the site. Slab design alternatives may include subgrade improvement by partial over-excavation and replacement with granular fill, subgrade stabilization by cement or lime treatment, or designing the floor system as structural elements.

If floor coverings or coatings less permeable than the concrete slab will be used, or if moisture is a concern, we recommend a vapor retarder be placed beneath the slab. Some coverings, coatings or situations may require a vapor *barrier*, i.e., a membrane with a permeance less than 0.3 perms. Flooring installation should be consistent with the flooring manufacturer's recommendations for subsoil and slab construction and moisture testing prior to installation. A durable membrane such as *Stego Wrap* (Stego Industries, LLC) may be used. Such products should be installed according to the manufacturer's recommendations. Installation of a vapor barrier/retarder may increase the tendency for slab curling.

5.8 Exterior Slabs-On-Grade

Exterior concrete flatwork often moves in response to changes in temperature and soil moisture, or freeze/thaw cycles. Over-excavation and replacement of 12 inches of subgrade soil with granular fill may reduce the tendency of the slabs to move. Granular materials placed below slabs should be graded to drain. Steel reinforcement requirements shall be designed by the structural engineer based on anticipated long-term and construction phase loading as well as subgrade variability and curling tolerances.

Exterior columns should not bear on exterior slabs or un-compacted fill to help reduce slab movement being transferred to the structure.

5.9 Other Considerations

Footings, slabs, and foundation and retaining walls should be reinforced to resist differential movement. A structural engineer should specify reinforcement.

Water, sewer, and sprinkler lines should be pressure tested before backfilling and periodically after installation.

Type II Portland Cement with maximum water to cement ratio of 0.45 is recommended for all project concrete. All foundations and wall concrete should be designed and reinforced according to the recommendations of the project Structural Engineer.

5.10 Winter Construction

Subgrade soils and fill should be protected against frost. No concrete or structural fill shall be placed against frozen ground or contain frozen materials such as snow or ice. It is the contractor's responsibility to take adequate precautions to prevent damage from frost heave or frozen subgrade. Insulating or warming blankets are recommended to protect subgrade soils when temperatures are near or below freezing.

5.11 Construction Observations

A representative of this office should observe the foundation excavation and placement and compaction of structural fill recommended in this report. Recommendations in this report are contingent upon our involvement. If any unexpected soils or conditions are revealed during construction, this office should be notified immediately to survey the conditions and make necessary modifications.

6.0 PAVEMENT RECOMMENDATIONS

Design criteria are based on test hole observations and field classification of soil types. Design methodologies are consistent with methods suggested in Chapter 4 Low-Volume Road Design of the *AASHTO Guide for Design of Pavement Structures, (1993)*.

No traffic level data is available. Traffic levels are assumed to be low as inferred from the type and size of commercial buildings (assisted living facility) and city streets.

In general, subgrade soils encountered at the site include silty sand, sandy silt, sandy clay soils. Sod and uncontrolled fill encountered in the boreholes appears to be on the order of 0.5 to 1.5 feet thick. Fill thicknesses may vary across the site.

These soils are generally considered to be poor subgrade materials. California Bearing Ratio (CBR) values are estimated to be on the order of about 2 to 3. This value is considered to be poor strength for pavement subgrade.

The pavement section was developed based on the following design assumptions and our experience with similar projects and soil conditions. Projections for 18-kip equivalent single axle loads (ESAL) were not provided by the client. If the proposed project, traffic loading or design parameters differ from that assumed, this office shall be notified to re-evaluate our recommendations.

US Climate Region – VI
 Reliability – 75 %
 Traffic Level – Low
 Performance Period – 20 years
 Subgrade Quality – Poor (Estimated CBR = 3)
 Pavement sections are based on an estimated structural number of 2.9.

Recommended pavement section is presented in the following table:

Table 3 Flexible Pavement and Aggregate Design Options			
Road Surface	Asphalt Concrete Thickness (inches)	Aggregate Base Course (inches)	Total Section Thickness (inches)
Low Volume Flexible Pavement	3	12	15

6.1.1 Roadway Site Clearing and Subgrade Preparation

Site preparation should consist of stripping the existing asphalt, concrete, vegetation, loose surficial materials, and debris from the proposed parking areas. All exposed subgrade surfaces should be free of mounds and depressions which could prevent uniform compaction. If man-placed fills or obstructions are encountered during site clearing or grading, such features should be removed and the excavation thoroughly cleaned prior to placement fill.

All exposed soils that will receive crushed aggregate base materials should be scarified to a minimum depth of 9 inches, conditioned to near optimum moisture content, and re-compacted to at least 95% of maximum dry density, as determined by ASTM D 698. Re-compacted subgrade surfaces shall then be proof-rolled with a loaded tandem-axle haul truck. A representative of this office shall observe and approve proof-rolling.

Areas that are observed to show excessive rutting, pumping, or are otherwise considered unstable during proof-rolling shall be excavated to a depth determined in the field and replaced with compacted gravel. Exceedingly soft or failed areas of subgrade may require placement of a geogrid or woven geotextile in addition to the clean compacted gravel to stabilize the subgrade. Crushed aggregate base may then be placed on the approved subgrade surface.

Subgrade and crushed aggregate base should be graded to drain. Saturation of base materials will substantially reduce the pavement life expectancy. Additionally, a collection system with proper grading should be incorporated into roadway design to collect and convey surface water and prevent accumulation and ponding.

6.1.2 Roadway Fill Materials

Untreated crushed aggregate base should conform to the following grading requirements or be approved by the project Geotechnical Engineer:

Table 4 Crushed Aggregate Base Specification	
Sieve Size (inch)	Percent finer by weight
1-1/2	95-100
3/4	70-89
3/8	50-70
No. 4	35-58
No. 40	9-30
No. 200	0-8
Liquid Limit/Plasticity Index	Non-Plastic

The crushed aggregate base course material should not contain more than 30% recycled asphalt pavement (RAP).

6.1.3 Roadway Fill Placement and Compaction

Fill material should be moisture-conditioned to near optimum moisture content and compacted to at least 95% of maximum dry density, as measured by ASTM D 698. If density tests taken in the fill indicate compaction is not being achieved, fill should be scarified or removed, moisture-conditioned to within ± 2 percent of optimum moisture content, and re-compacted and re-tested. No fill should be placed over frozen ground.

Additional work such as over-excavation and replacement with compacted gravel or placement of geogrid/geotextile resulting from poor construction practices, failure to control surface water, or excessive or repeated use of heavy construction equipment are not the responsibility of Owner/Client or GEOSCIENCE. Haul routes and heavy vehicle traffic shall be spread out across the site to help prevent “failed” subgrade areas. It is the contractor’s responsibility to maintain site drainage during construction.

6.1.4 High Traffic Areas

In areas subject to heavy repetitive vehicle loading, such as loading/delivery docks, approaches, or dumpster loading sites, a Portland Cement Concrete (PCC) pavement is recommended. The section should consist of a minimum of 6-inches of crushed base and a 6-inch thick PCC pavement.

Portland cement concrete mix design and material specifications should be in accordance with, or equivalent to, requirements of the AASHTO *Guide Specifications for Highway Construction* and the *Standard Specifications for Transportation Materials*.

6.1.5 Hot Mix Bituminous Asphalt

Asphalt concrete should conform to approved mix designs and meet MPW and the City of Billings Modifications for placement and compaction.

7.0 LIMITATIONS

The conclusions and recommendations presented in this report assume that site conditions are not substantially different than those exposed by the test holes. If subsurface conditions different from those encountered in the test holes are observed or appear to be present during construction, GEOSCIENCE, PLLP should be advised so that we can review those conditions and reconsider our recommendations where necessary. In addition, we should review any foundation plans for the project to determine if the recommendations presented have been followed.

If there is a substantial lapse of time between submission of this report and the start of work at the site (two years from the date of issuance) and/or conditions have changed due to natural causes or construction operations at or near the site, it is recommended that this report be reviewed to determine the applicability of the conclusions and recommendations.

This report was prepared for use by the client and their representatives. It should be made available to prospective contractors for information on factual data only and not as a warranty of subsurface conditions. This report should be passed on to design professionals, contractors, and future property owners to alert them to the risks associated with water and other hazards.

It is customary for the consultant that provides design recommendations to be retained to provide observation and related services during construction. If GEOSCIENCE, PLLP is not retained to provide continuing services, you agree to hold harmless from all claims, losses, and expenses arising out of any interpretation, clarifications, substitutions, or modifications of our work provided to you or others. If GEOSCIENCE, PLLP is retained to provide observations and related services during construction, our services will not in any way have any right to control the work, stop the job, supervise or coordinate subcontractors, direct the contractor's means, methods, techniques, sequences or procedures of construction, and safety precautions and programs.

This report has been prepared for the exclusive use of our client, as referenced in the cover letter and cover page of this report. All information contained in this report as well as any future written documents, that may address comments or questions regarding this report, constitute the "entire report". GEOSCIENCE, PLLP's opinions, conclusions, and recommendations are based on the entire report. This report may be insufficient for other applications or other clients, other than those described herein. The entire report shall not be transferred to other clients or used for other purposes without the written consent and permission of GEOSCIENCE, PLLP.

Long term monitoring of groundwater levels was not included as part of this scope of services. Groundwater levels may change due to seasonal precipitation, irrigations, changes in land use and other factors. Evaluation of these influences or prediction of future groundwater levels is outside of this scope of services.

These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar conditions. No warranty is made or implied.

This report, including engineering analyses, recommendations, figures, and design details are exclusive to the above referenced site. Under no circumstances shall the figures be separated from the text and used independently. Recommendations in this report are not applicable to other construction sites.

8.0 REFERENCES

Bowles, J.E., 1996, Foundation Analysis and Design, 5th Ed.: McGraw-Hill.

Lopez, D. A., 2002, Geologic Map of the Billings Area, Yellowstone County Montana; Montana Bureau of Mines and Geology, Geologic Map Series No. 61-A.

Terzaghi, K., Peck, R.B., and Mesri, G., 1996, Soil Mechanics in Engineering Practice, 3rd Edition, John Wiley and Sons, Inc.

APPENDIX A

Figures



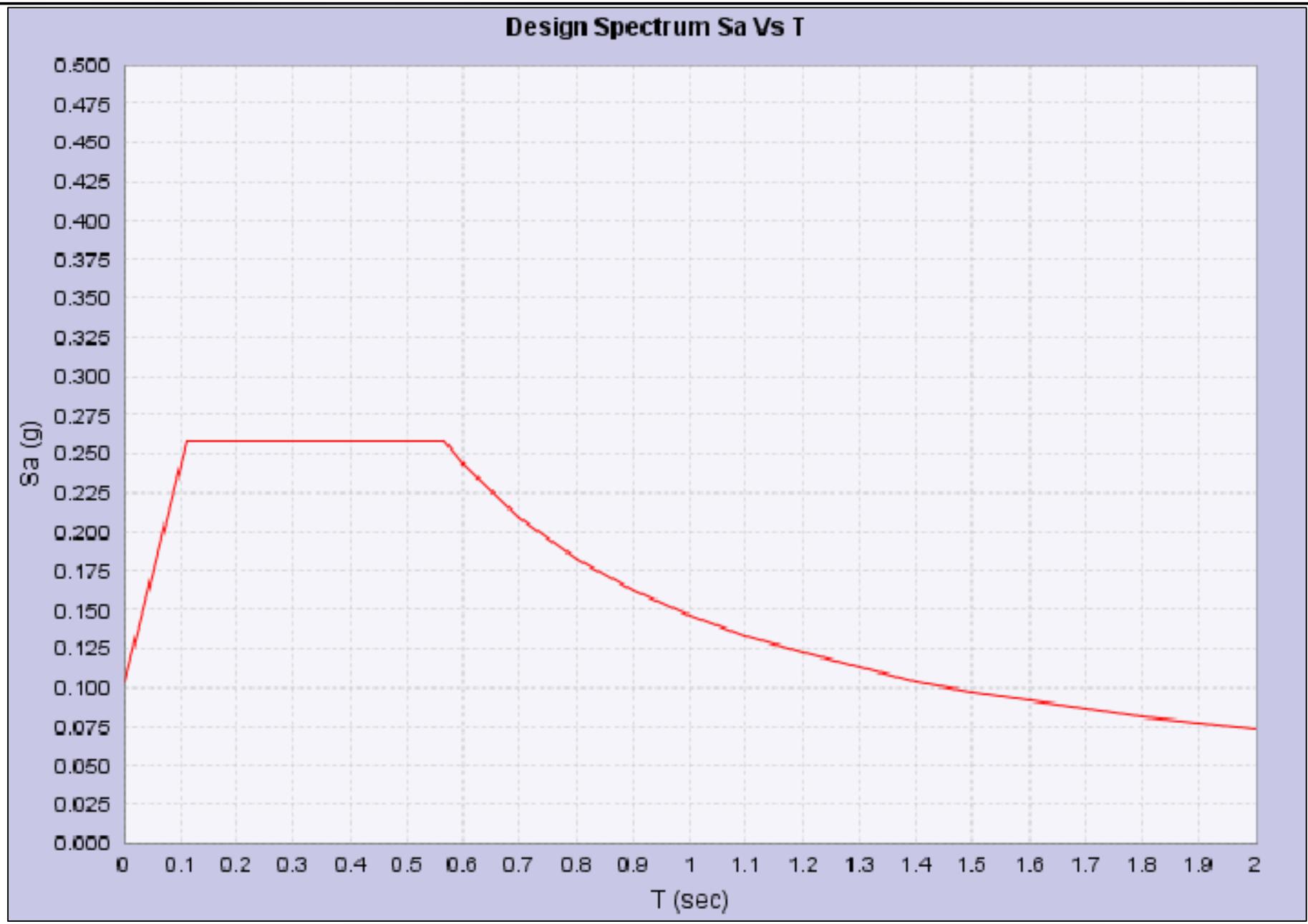
● INDICATES APPROXIMATE BOREHOLE LOCATION ADVANCED BY GEOSCIENCE 5-22-2014

Geotechnical Investigation Report
 Proposed Commercial Development
 Lots 2, 3B & 4, Blk 1, Laurel Industrial
 Park Sub., Laurel, Montana

**SITE AND BOREHOLE
 LOCATION MAP**

FIGURE

1



Geotechnical Investigation Report
Proposed Commercial Development
Lots 2, 3B, & 4, Block 1 Laurel Industrial
Park Sub., Laurel, Montana

2009 INTERNATIONAL BUILDING CODE
DESIGN RESPONSE SPECTRA Sa vs. T

APPENDIX B

Borehole Logs

BOREHOLE LOG

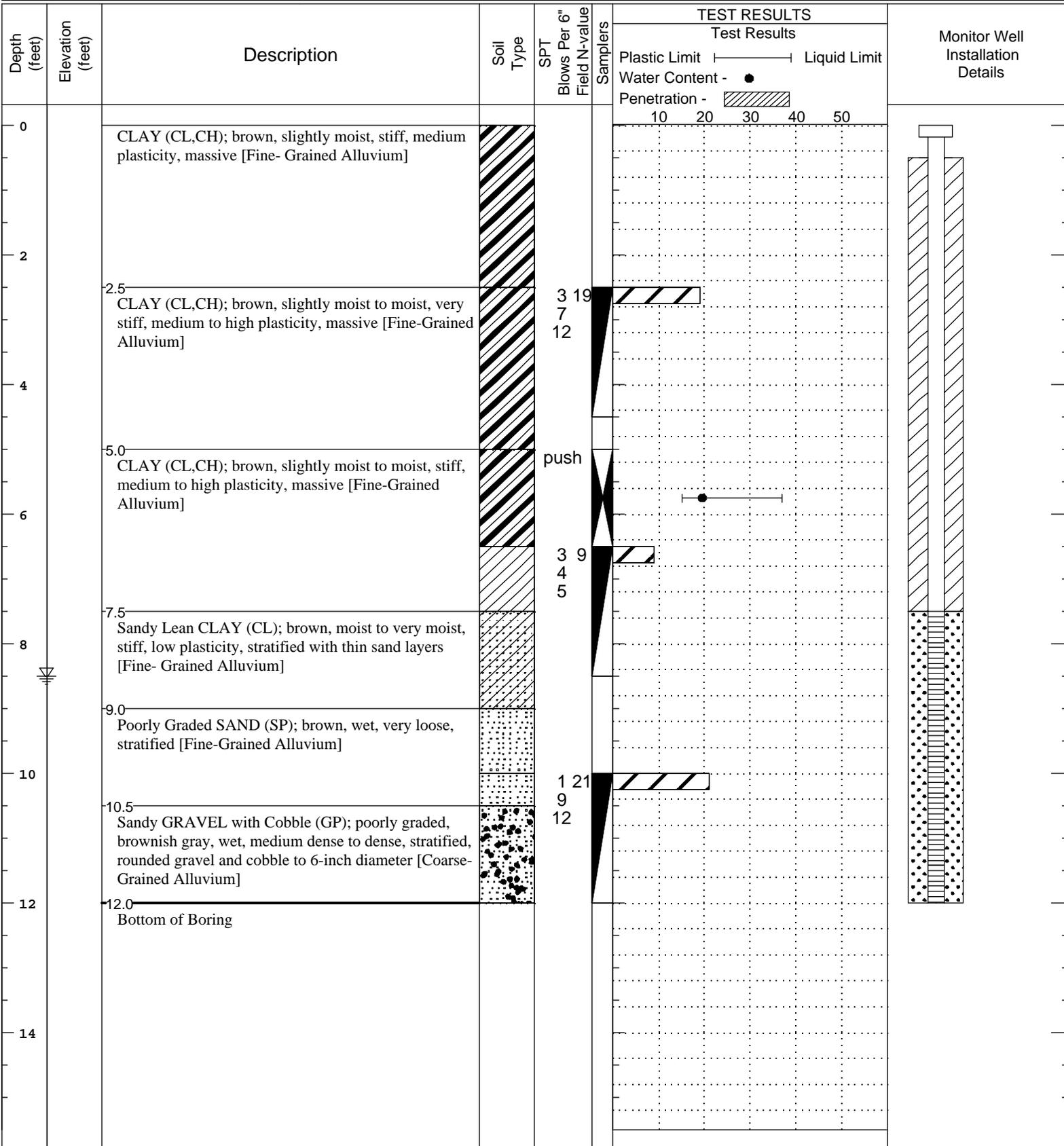
PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park
CLIENT: Harr/Solberg
LOCATION: Northwest Portion Lot 1
DRILLER: jlg
DRILLING METHOD: Geoscience Simco - Hollow Stem Augers
DEPTH TO - WATER> INITIAL: 8.5 **AFTER 24 HOURS:** **CAVING>** C

STRUCTURE: Commercial
DATE: 5/22/2014
ELEVATION: nm
LOGGED BY: gsv

LOG NO. B-1

File: Laurel Ind Park Logs

This information pertains only to this boring and should not be interpreted as being indicative of the entire site.



Stratigraphy Based On Field Observations And Geologic Mapping

BOREHOLE LOG

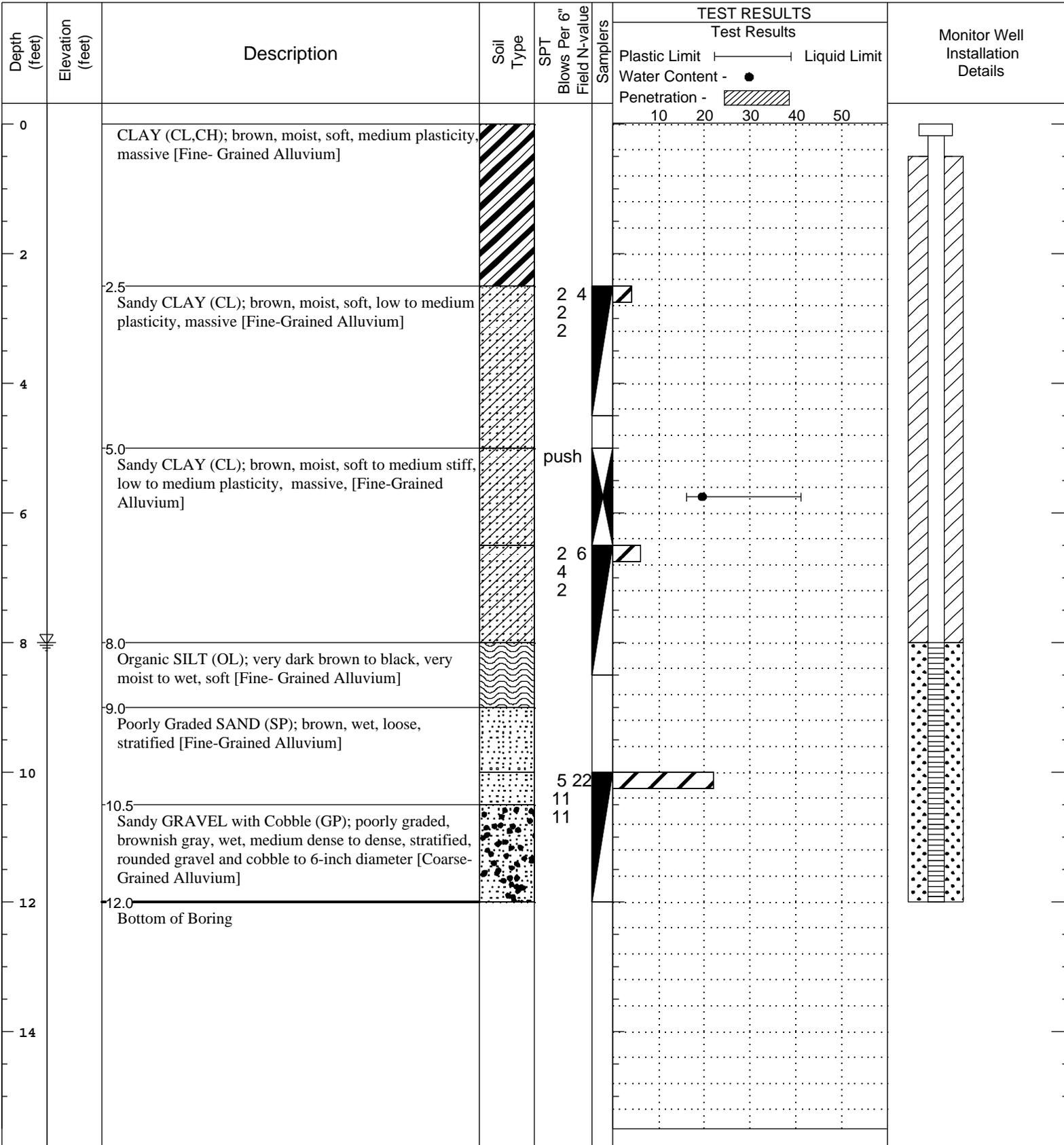
PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park
CLIENT: Harr/Solberg
LOCATION: Southwest Portion Lot 4
DRILLER: jlg
DRILLING METHOD: Geoscience Simco - Hollow Stem Augers
DEPTH TO - WATER> INITIAL: 8 **AFTER 24 HOURS:** **CAVING>** C

STRUCTURE: Commercial
DATE: 5/22/2014
ELEVATION: nm
LOGGED BY: gsv

LOG NO. B-2

File: Laurel Ind Park Logs

This information pertains only to this boring and should not be interpreted as being indicative of the entire site.



Stratigraphy Based On Field Observations And Geologic Mapping

BOREHOLE LOG

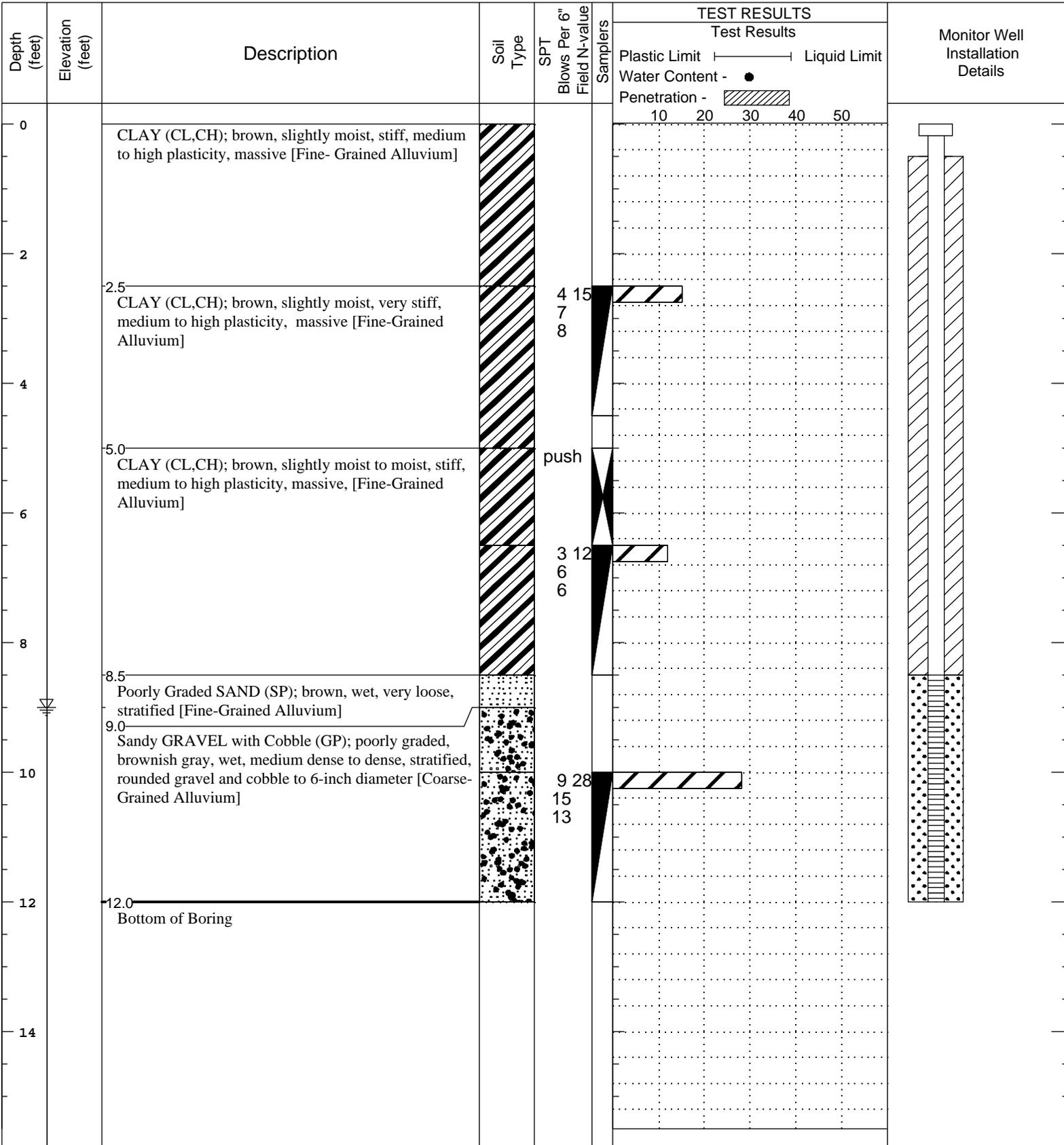
PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park
 CLIENT: Harr/Solberg
 LOCATION: Northeast Portion Lot 3B
 DRILLER: jlg
 DRILLING METHOD: Geoscience Simco - Hollow Stem Augers
 DEPTH TO - WATER> INITIAL: 9 AFTER 24 HOURS: CAVING> C

STRUCTURE: Commercial
 DATE: 5/22/2014
 ELEVATION: nm
 LOGGED BY: gsv

LOG NO. B-3

File: Laurel Ind Park Logs

This information pertains only to this boring and should not be interpreted as being indicative of the entire site.



Stratigraphy Based On Field Observations And Geologic Mapping

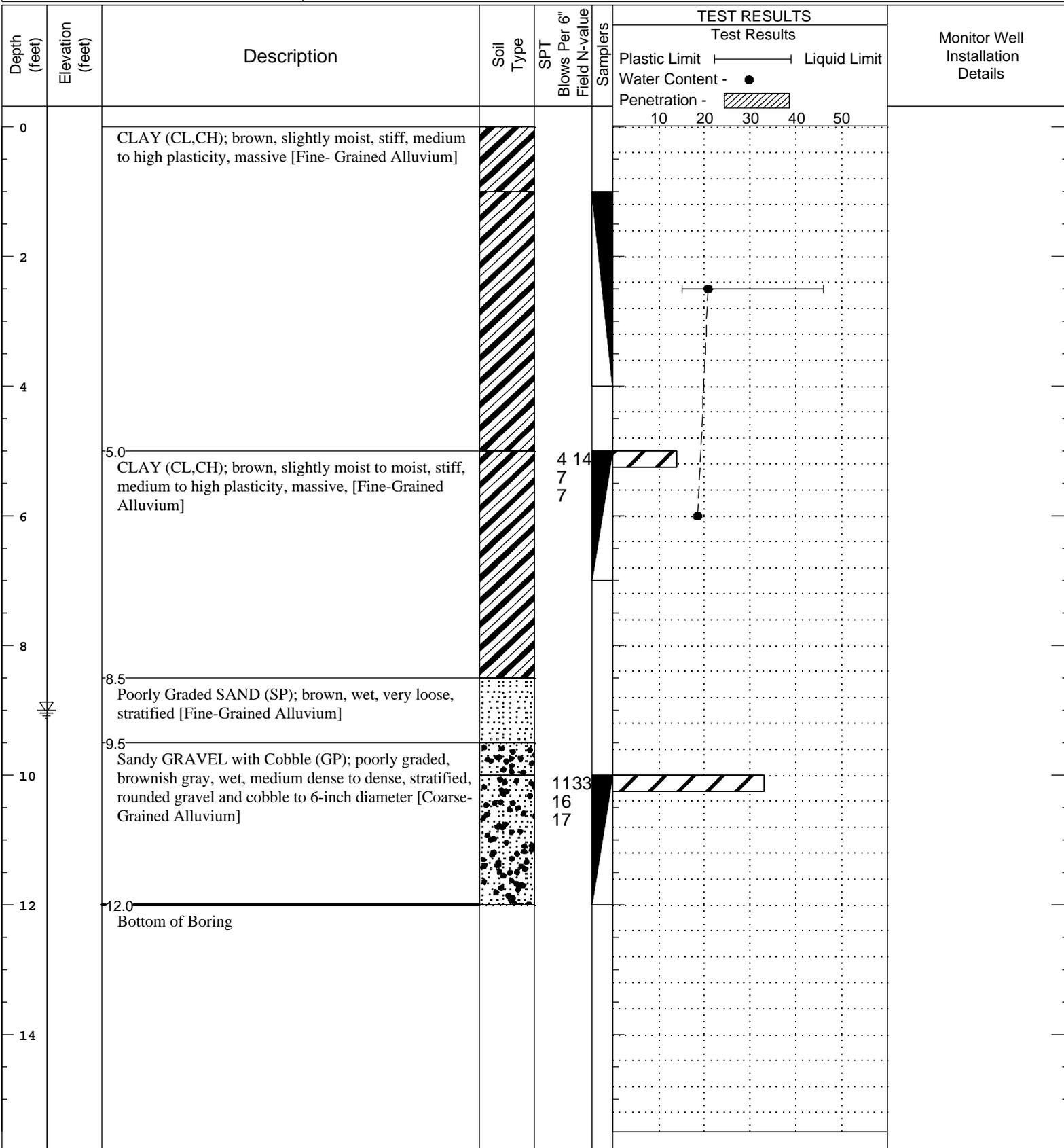
BOREHOLE LOG

PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park
CLIENT: Harr/Solberg
LOCATION: Northeast Portion Lot 4
DRILLER: jlg
DRILLING METHOD: Geoscience Simco - Hollow Stem Augers
DEPTH TO - WATER> INITIAL: 9 **AFTER 24 HOURS:** C **CAVING> C**
STRUCTURE: Commercial
DATE: 5/22/2014
ELEVATION: nm
LOGGED BY: gsv

LOG NO. B-4

File: Laurel Ind Park Logs

This information pertains only to this boring and should not be interpreted as being indicative of the entire site.



Stratigraphy Based On Field Observations And Geologic Mapping

BOREHOLE LOG

PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park
CLIENT: Harr/Solberg
LOCATION: Southeast Portion Lot 4
DRILLER: jlg
DRILLING METHOD: Geoscience Simco - Hollow Stem Augers
DEPTH TO - WATER > INITIAL: ∇ 9 **AFTER 24 HOURS:** ∇ _____ **CAVING > C.** _____

STRUCTURE: Commercial
DATE: 5/22/2014
ELEVATION: nm
LOGGED BY: gsv

LOG NO. B-5

File: Laurel Ind Park Logs

This information pertains only to this boring and should not be interpreted as being indicative of the entire site.

Depth (feet)	Elevation (feet)	Description	Soil Type	SPT Blows Per 6" Field N-value	TEST RESULTS			Monitor Well Installation Details
					Plastic Limit	Water Content - ●	Liquid Limit	
0		CLAY (CL,CH); brown, slightly moist, stiff, medium to high plasticity, massive [Fine- Grained Alluvium]						
5.0		CLAY (CL,CH); brown, moist, medium stiff to stiff, medium to high plasticity, massive [Fine-Grained Alluvium]		38				
8.5		Poorly Graded SAND (SP); brown, wet, loose, stratified [Fine-Grained Alluvium]		44				
10.5		Sandy GRAVEL with Cobble (GP); poorly graded, brownish gray, wet, medium dense to dense, stratified, rounded gravel and cobble to 6-inch diameter [Coarse-Grained Alluvium]		49				
12.0		Bottom of Boring		15				

Stratigraphy Based On Field Observations And Geologic Mapping

BOREHOLE LOG

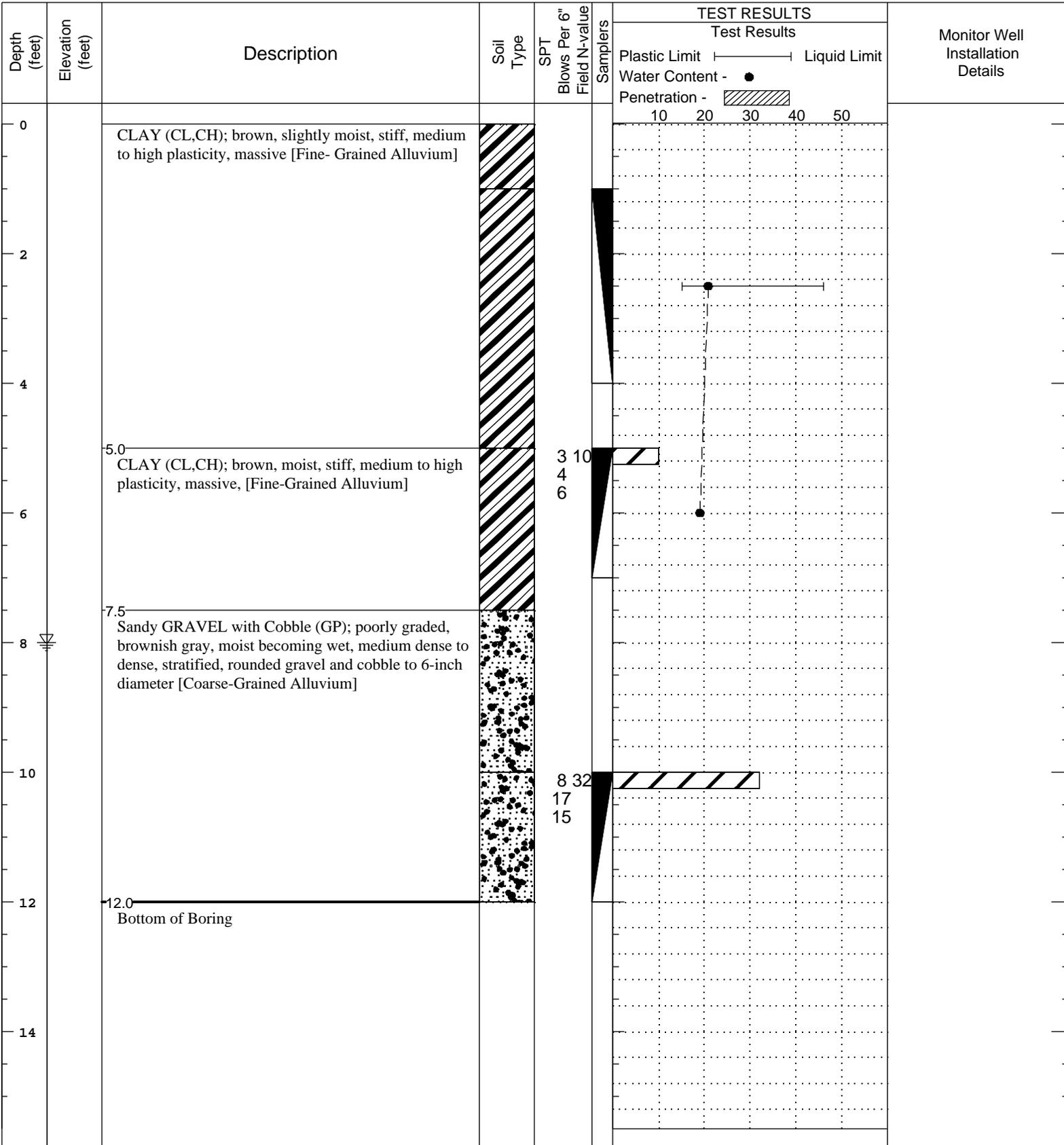
PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park
CLIENT: Harr/Solberg
LOCATION: Northwest Portion Lot 4
DRILLER: jlg
DRILLING METHOD: Geoscience Simco - Hollow Stem Augers
DEPTH TO - WATER> INITIAL: 8 **AFTER 24 HOURS:** **CAVING>**

STRUCTURE: Commercial
DATE: 5/22/2014
ELEVATION: nm
LOGGED BY: gsv

LOG NO. B-6

File: Laurel Ind Park Logs

This information pertains only to this boring and should not be interpreted as being indicative of the entire site.



Stratigraphy Based On Field Observations And Geologic Mapping

BOREHOLE LOG

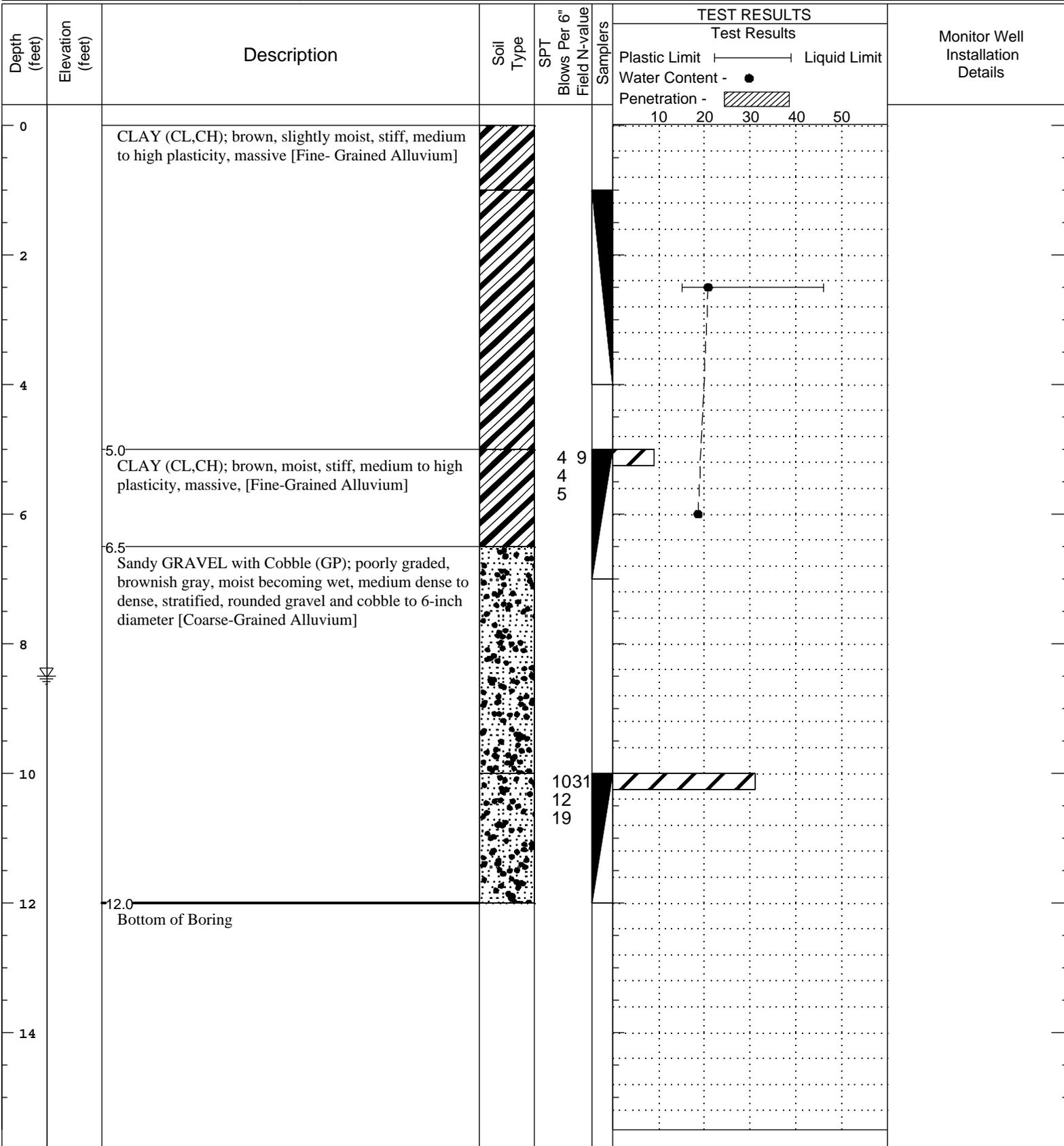
PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park
CLIENT: Harr/Solberg
LOCATION: Southwest Portion Lot 3B
DRILLER: jlg
DRILLING METHOD: Geoscience Simco - Hollow Stem Augers
DEPTH TO - WATER> INITIAL: 8.5 **AFTER 24 HOURS:** **CAVING>** C

STRUCTURE: Commercial
DATE: 5/22/2014
ELEVATION: nm
LOGGED BY: gsv

LOG NO. B-7

File: Laurel Ind Park Logs

This information pertains only to this boring and should not be interpreted as being indicative of the entire site.



Stratigraphy Based On Field Observations And Geologic Mapping

BOREHOLE LOG

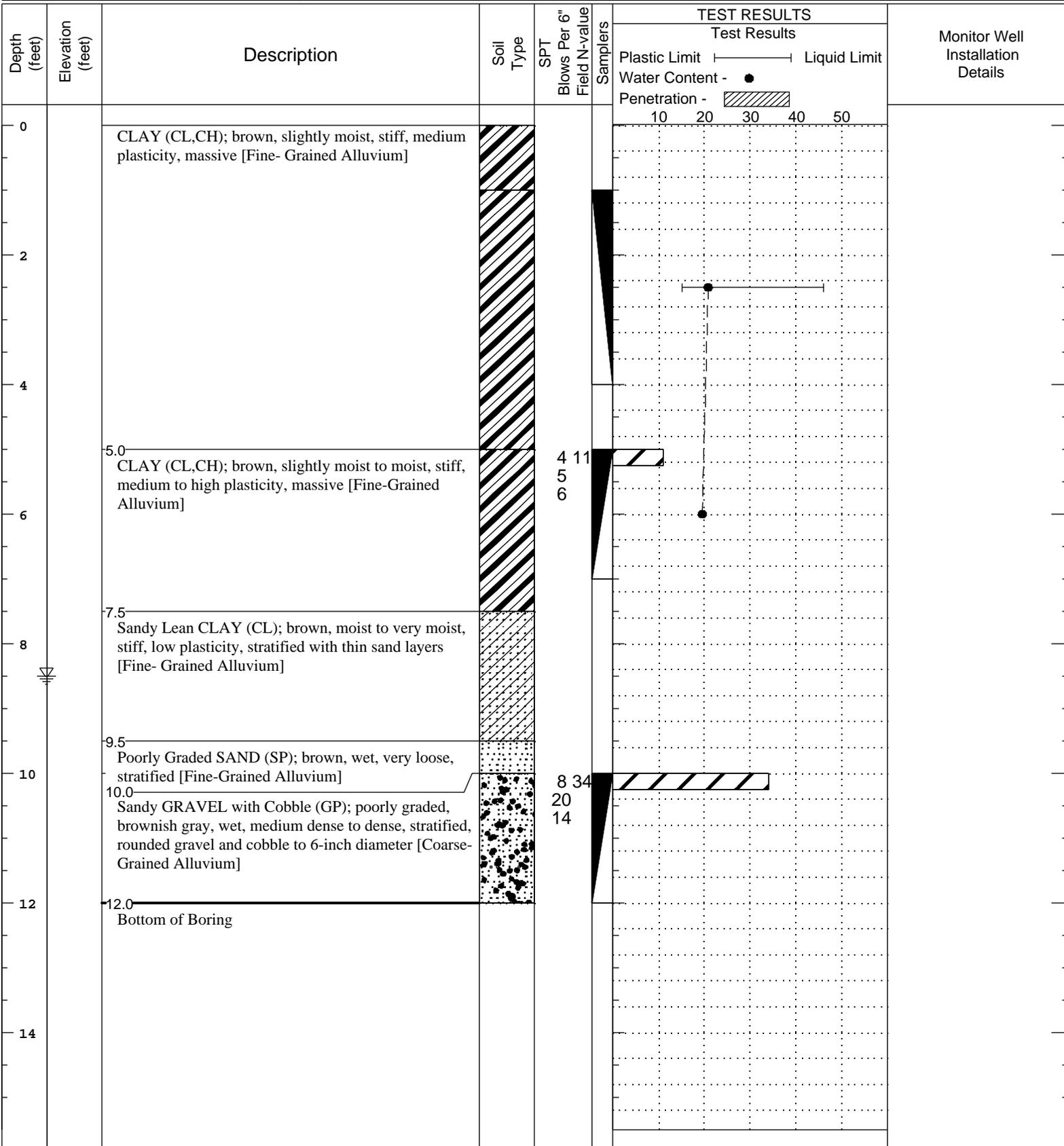
PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park
CLIENT: Harr/Solberg
LOCATION: Northeast Portion Lot 1
DRILLER: jlg
DRILLING METHOD: Geoscience Simco - Hollow Stem Augers
DEPTH TO - WATER> INITIAL: 8.5 **AFTER 24 HOURS:** **CAVING>** C

STRUCTURE: Commercial
DATE: 5/22/2014
ELEVATION: nm
LOGGED BY: gsv

LOG NO. B-8

File: Laurel Ind Park Logs

This information pertains only to this boring and should not be interpreted as being indicative of the entire site.



Stratigraphy Based On Field Observations And Geologic Mapping

BOREHOLE LOG

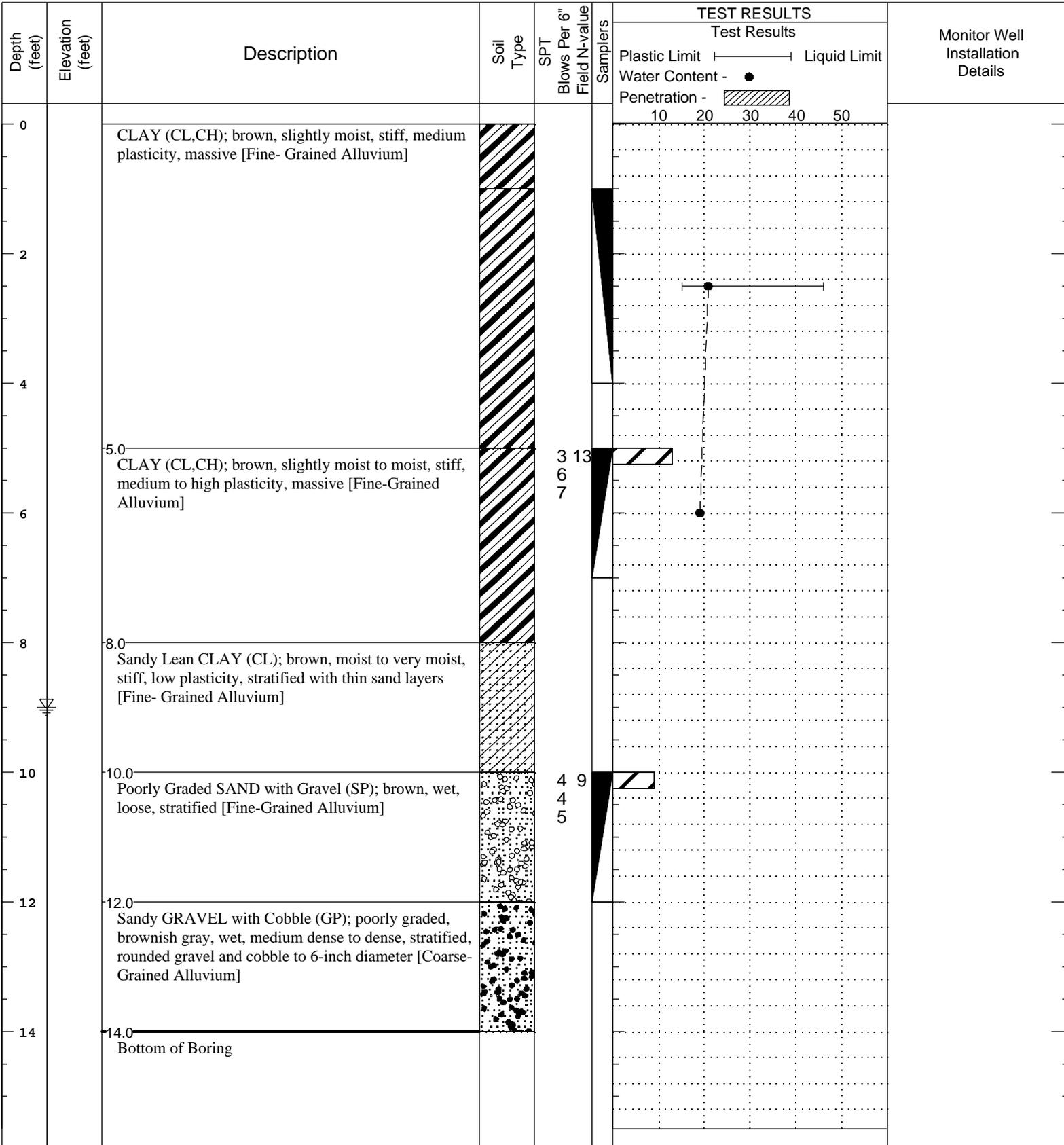
PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park
CLIENT: Harr/Solberg
LOCATION: East Portion Lot 2
DRILLER: jlg
DRILLING METHOD: Geoscience Simco - Hollow Stem Augers
DEPTH TO - WATER> INITIAL: 9.0 **AFTER 24 HOURS:** CAVING> C

STRUCTURE: Commercial
DATE: 5/22/2014
ELEVATION: nm
LOGGED BY: gsv

LOG NO. B-9

File: Laurel Ind Park Logs

This information pertains only to this boring and should not be interpreted as being indicative of the entire site.



Stratigraphy Based On Field Observations And Geologic Mapping

BOREHOLE LOG

PROJECT: Lots 1, 2, 3B, & 4, Block 1 Laurel Industrial Park
 CLIENT: Harr/Solberg
 LOCATION: West Portion Lot 2
 DRILLER: jlg
 DRILLING METHOD: Geoscience Simco - Hollow Stem Augers
 DEPTH TO - WATER> INITIAL: 9.0 AFTER 24 HOURS: 9.0 CAVING> C

STRUCTURE: Commercial
 DATE: 5/22/2014
 ELEVATION: nm
 LOGGED BY: gsv

LOG NO. B-10

File: Laurel Ind Park Logs

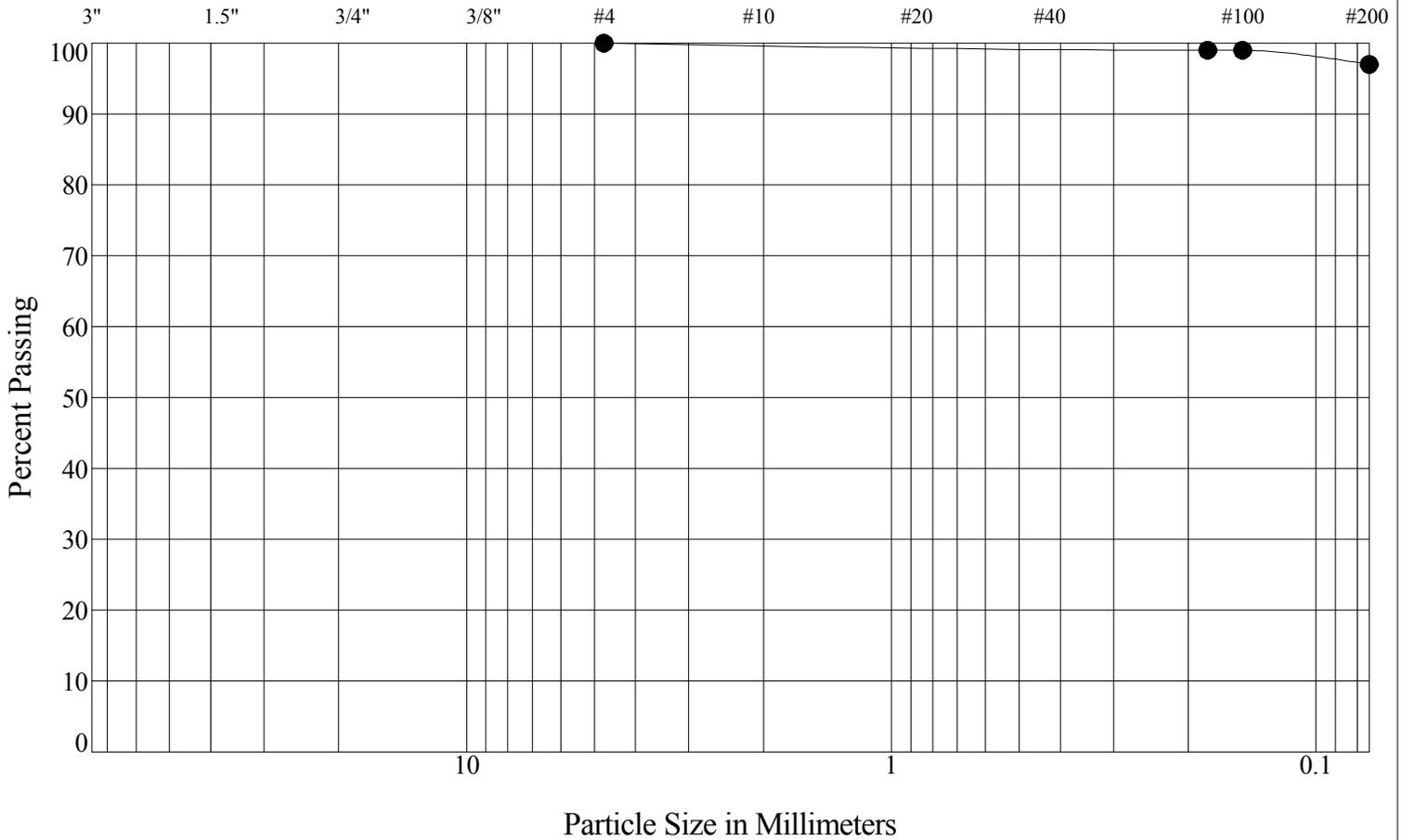
This information pertains only to this boring and should not be interpreted as being indicative of the entire site.

Depth (feet)	Elevation (feet)	Description	Soil Type	SPT Blows Per 6" Field N-value	TEST RESULTS			Monitor Well Installation Details
					Plastic Limit	Water Content - ●	Liquid Limit	
0		CLAY (CL,CH); brown, slightly moist, stiff, medium plasticity, massive [Fine- Grained Alluvium]						
5.0		CLAY (CL,CH); brown, slightly moist to moist, stiff, medium to high plasticity, massive [Fine-Grained Alluvium]		4 12				
9.0		Sandy Lean CLAY (CL); brown, moist to very moist, stiff, low plasticity, stratified with thin sand layers [Fine- Grained Alluvium]		5 11				
10.0		Poorly Graded SAND with Gravel (SP); brown, wet, loose, stratified [Fine-Grained Alluvium]		5 6				
12.5		Sandy GRAVEL with Cobble (GP); poorly graded, brownish gray, wet, medium dense to dense, stratified, rounded gravel and cobble to 6-inch diameter [Coarse-Grained Alluvium]						
14.0		Bottom of Boring						

Stratigraphy Based On Field Observations And Geologic Mapping

APPENDIX C
Laboratory Test Results

Sieve Size



Gravel		Sand		
coarse	fine	coarse	medium	fine

Percent Passing U.S. Standard Sieve Size

3"	1 1/2"	3/4"	3/8"	#4	#10	#20	#40	#80	#100	#200
				100	100	99	99	99	99	97

Boring No.: B-46789
 Sample No.: Bucket
 Depth: 1.0' - 4.0'
 Date Received: 05/23/2014

Liquid Limit: 46
 Plastic Limit: 15
 Plasticity Index: 31
 Classification: CL
 Moisture Content: 20.8%

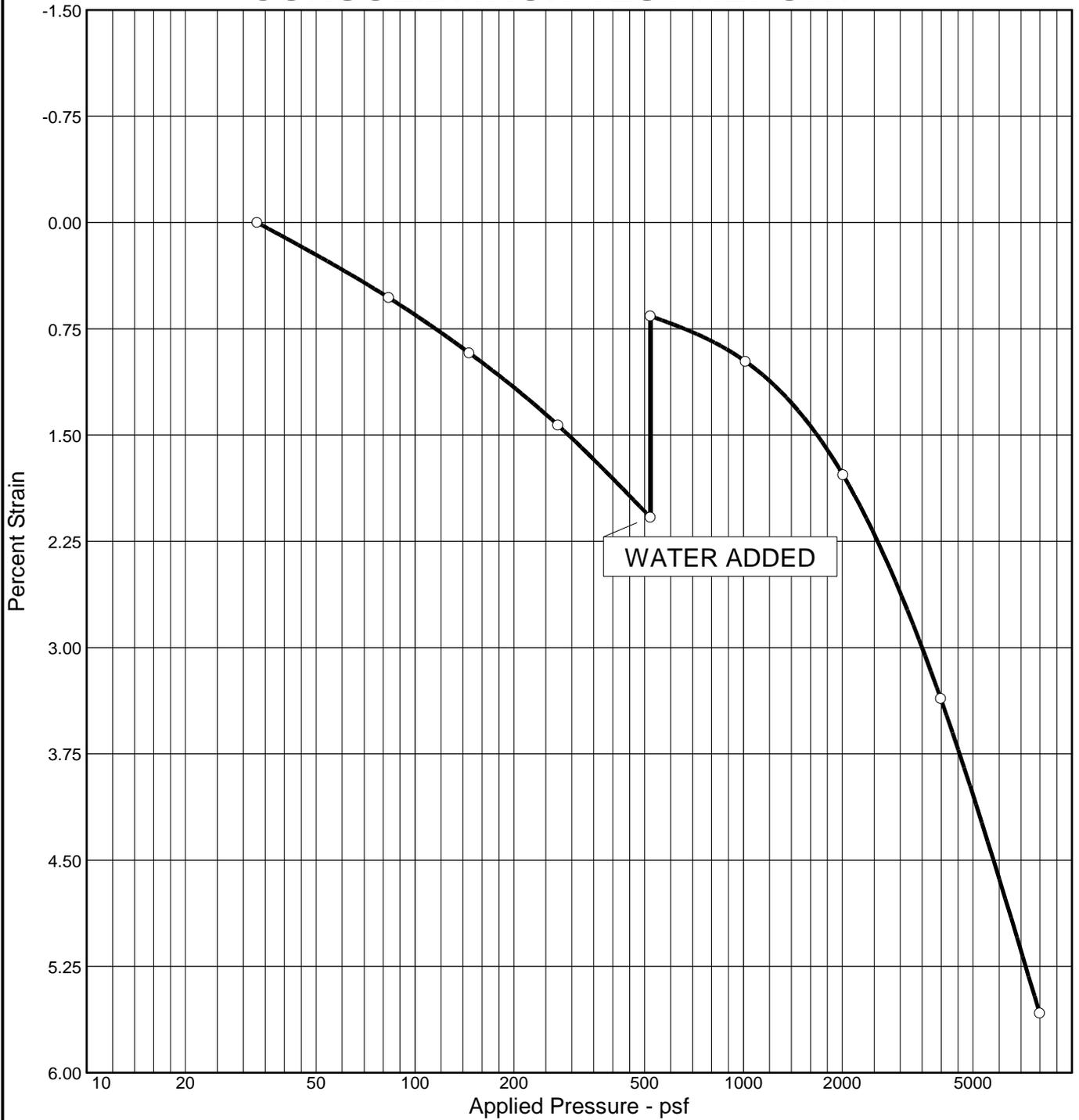
Percent Gravel: 0.0
 Percent Sand: 3.0
 Percent Silt + Clay: 97.0
 ASTM Group Name: Lean Clay
 AASHTO Group Name: A-7-6



2511 Holman Avenue
 P. O. Box 80190
 Billings, MT 59108-0190
 Phone: 406.652.3930
 Fax: 406.652.3944

Sieve Analysis
 Project Number: 09-2511
 Laurel

CONSOLIDATION TEST REPORT



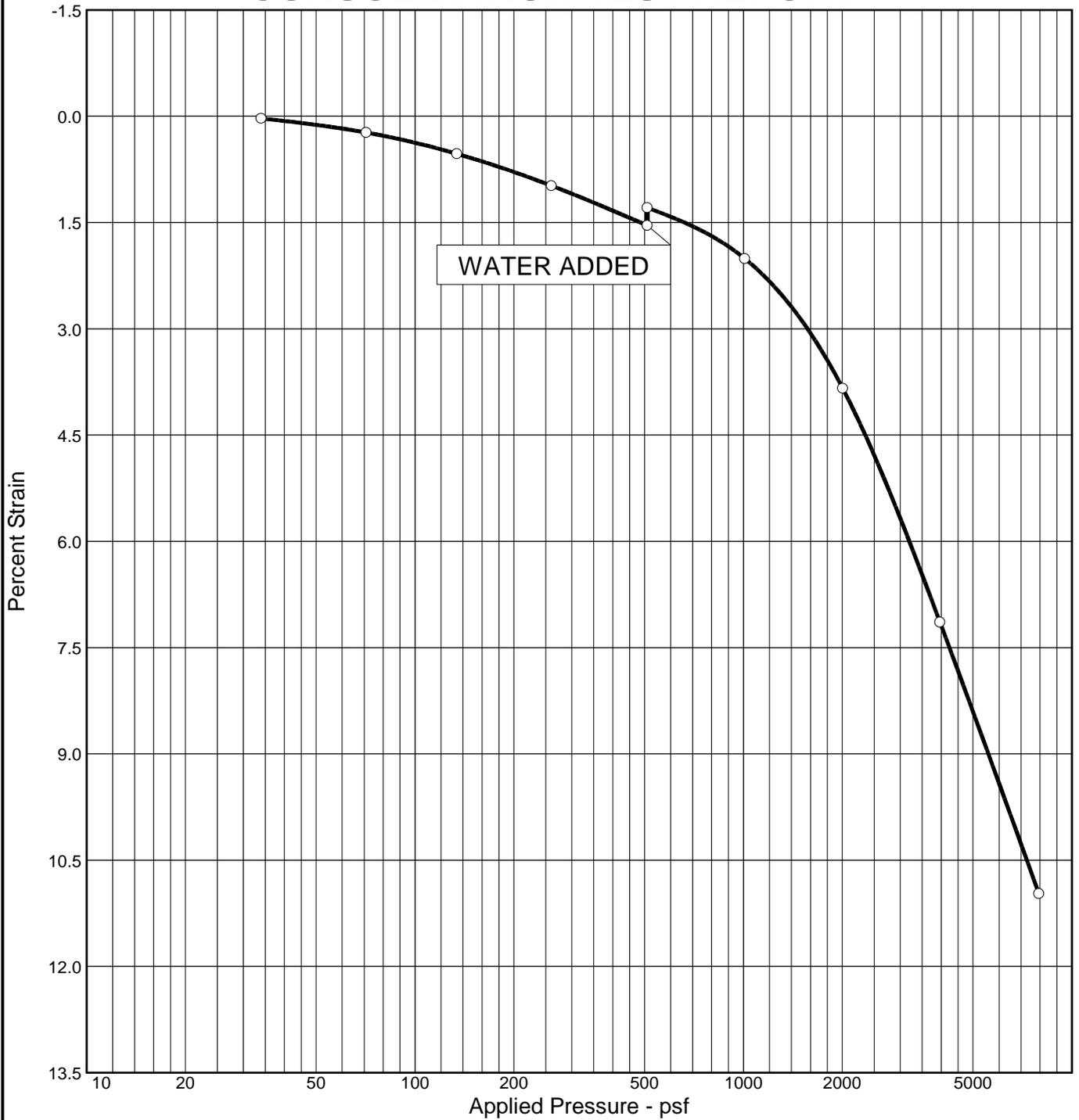
Natural		Dry Dens. (pcf)	LL	PI	Sp. Gr.	Overburden (psf)	P_c (psf)	C_c	C_r	Swell Press. (psf)	Swell %	e_0
Sat.	Moist.											
86.4 %	19.5 %	103.5	41	25	2.65	807	2386	0.12		2358	1.4	0.599

MATERIAL DESCRIPTION	USCS	AASHTO
CL: Lean Clay	CL	A-7-6

Project No. _____ Client: GeoScience Project: _____ Location: Laurel B-2 Depth: 5.0 - 6.5 ft <div style="text-align: center;"> CONSOLIDATION TEST REPORT SK GEOTECHNICAL CORP. </div>	Remarks:
--	-------------------------

Figure

CONSOLIDATION TEST REPORT

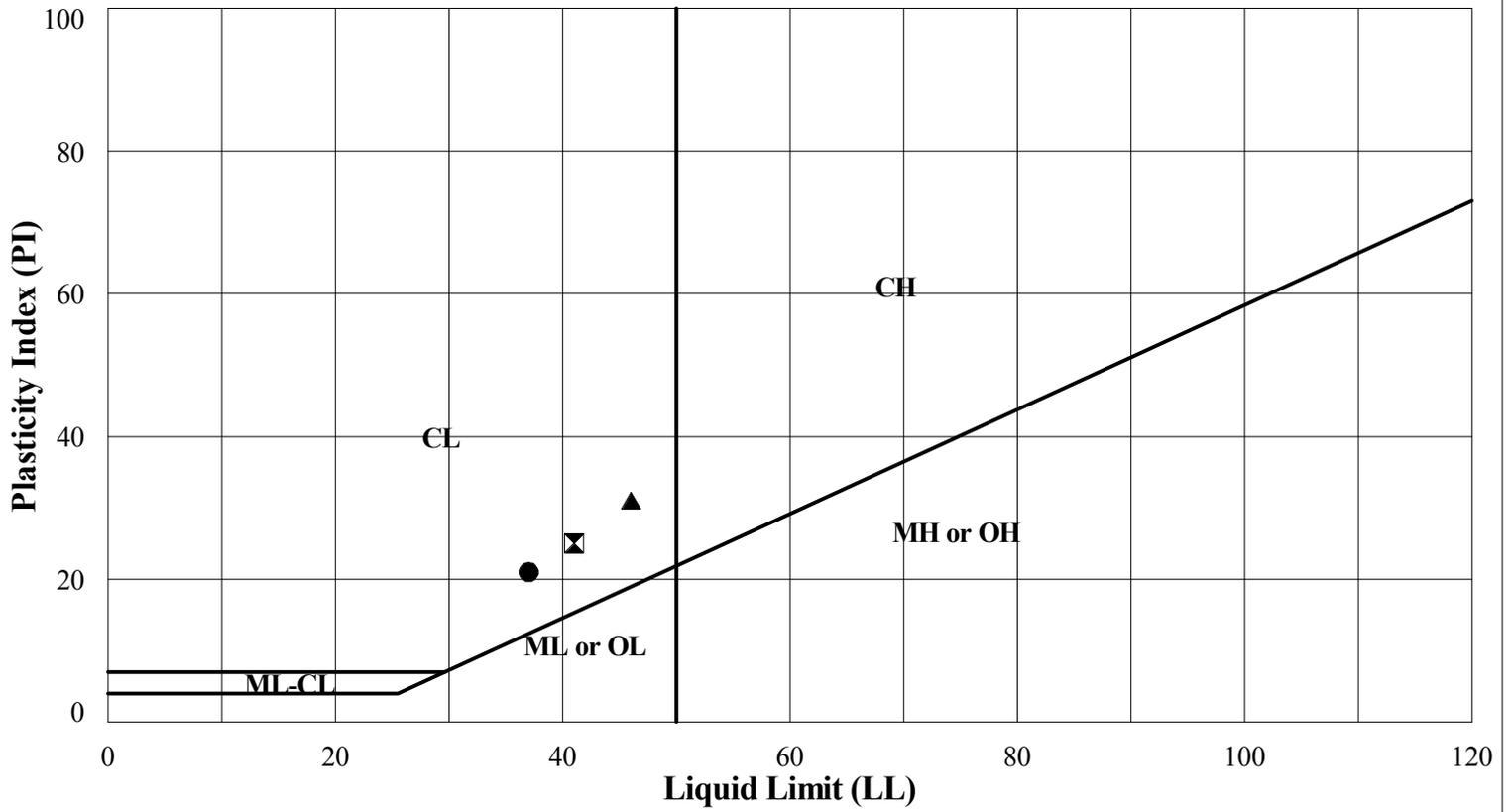


Natural		Dry Dens. (pcf)	LL	PI	Sp. Gr.	Overburden (psf)	P _c (psf)	C _c	C _r	Swell Press. (psf)	Swell %	e ₀
Sat.	Moist.											
73.5 %	18.6 %	99.1	37	21	2.65	757	1829	0.21		690	0.2	0.670

MATERIAL DESCRIPTION	USCS	AASHTO
CL: Lean Clay trace Sand	CL tr S	A-6

Project No. _____ Client: GeoScience Project: _____ Location: Laurel B-1 Depth: 5.0 - 6.5 ft	Remarks:
CONSOLIDATION TEST REPORT <h2 style="margin: 0;">SK GEOTECHNICAL CORP.</h2>	

Figure



Legend	Boring	Sample No.	Depth	LL	PL	PI	P 200	MC	Classification
●	B-1	Shelby	5.0' - 6.5'	37	16	21	%	18.6%	
⊠	B-2	Shelby	5.0' - 6.5'	41	16	25	%	19.5%	
▲	B-46789	Bucket	1.0' - 4.0'	46	15	31	97%	20.8%	CL



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Phone: 406.652.3930
Fax: 406.652.3944

Atterberg Limits' Tests

Project Number: 09-2511
Laurel



Community Planning
Surveying + Mapping + GIS + Drone
Civil Infrastructure Engineering
Multimodal Transportation Engineering
*Water and Wastewater Utility Design and
Operations*
Landscape Architecture + Placemaking
Construction Management and Inspection
*Communications + Public Engagement +
Visualizations*

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



Planning Office

PLANNING BOARD RECOMMENDATION
Laurel Industrial Park 2nd Filing
February 19, 2026

INTRODUCTION

On December 4, 2025, Sanbell submitted a preliminary plat application for the Laurel Industrial Park Subdivision 2nd Filing. The proposed subdivision would create four new lots within the Laurel Highway Commercial Zoning District. The property is currently vacant and is located on the southwest corner of the intersection of East Railroad Street and South Washington Avenue. The project is being reviewed as a First Minor Subdivision because the parent tract existed on or before 2003, the lot sizes and proposed use of the property post subdivision are consistent with the prevailing city zoning regulations. The project will be presented to the Laurel – Yellowstone City County Planning Board on February 18, 2026, with the decision being made by the Laurel City Council.

RECOMMENDATION

Staff recommends that the Planning Board recommend that the City Council grant conditional approval of the preliminary plat of Laurel Industrial Park 2nd Filing Subdivision and adopt the Findings of Fact as presented in the staff report.

PROPOSED CONDITIONS OF APPROVAL

1. To provide for the installation of private utilities, prior to final plat approval the applicant will coordinate with private utility providers for any needed easements and show them on the final plat as requested by the private utility companies.
2. To provide for proper addressing, prior to final plat approval the applicant will secure an address for each lot in the subdivision at the time of development.
3. That the extension of water, sewer, and storm water for each lot in the subdivision be reviewed and approved by the Montana Department of Environmental Quality.
4. Minor changes may be made to the SIA final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
5. That the proposed alley be dedicated as a public right-of-way and constructed to the standards of the Public Works Standards of the City of Laurel.

6. That a professional engineer designs a sidewalk section along East Railroad Street that conforms to the City of Laurel Public Works Standards. The SIA shall require that when the first lot in the subdivision is developed that all of the sidewalk shall be installed in accordance with the approved design.
7. The final plat shall comply with all requirements of the Laurel – Yellowstone County Subdivision Regulations, the changes recommended by the various City and County Departments, and the laws and Administrative Rules of the State of Montana.

VARIANCES REQUESTED

N/A. None Requested.

PROCEEDURAL HISTORY

- On September 10, 2025, a pre-application meeting was held to discuss the proposal.
- The preliminary plat application was submitted on December 5, 2025.
- Element Review was completed on December 12, 2025.
- Sufficiency review was completed on January 6, 2026
- The matter is scheduled for the Laurel-Yellowstone Planning Board on February 18, 2026.
- The developer granted a 30-day extension to the review time on January 8, 2026.
- The preliminary plat review timeline expires on March 25, 2026.

PLAT INFORMATION

General Location:	Intersection East Railroad Street and South Washington Avenue. The property is located within the City of Laurel.
Legal Description:	Lot -1 Block 1 Laurel Industrial Park NE¼ Section 16, Township 2 South, Range 24 East, P.M.M.
Engineer and Surveyor:	Sanbell
Existing Zoning:	None
Existing Land Use:	Vacant
Proposed Land Use:	Industrial/Mini Storage
Gross and Net Area:	1.99/1.64
Proposed Number of Lots:	4 New Lots
Lot Size:	0.42 – 0.43
Parkland Requirements:	N/A Exempt to Parkland Dedication.

Attachments

Findings of Fact
Proposed Plat
Draft SIA
FEMA FIRMette
Geotechnical Report

FINDINGS OF FACT

The Planning staff has prepared the following Findings of Fact for the preliminary plat of Lot-1 Block-1, Laurel Industrial Park 2nd Filing. These findings are based on the preliminary plat application and supplemental documents and addresses the review criteria required by the Montana Subdivision and Platting Act (76-3-608 M.C.A.) and the Laurel – Yellowstone Subdivision Regulations.

A. Primary Review Criteria 76-3-608 MCA.

1. Effect on Agriculture and Agricultural Water Users Facilities

- a. The parent tract was created via subdivision prior to 2003 as an industrial park.
- b. The parent tract is located within the City of Laurel and is, and has been zoned, for industrial uses for over 20 years.
- c. The parent tract consists of approximately 1.99 acres and has no real Agricultural value.
- d. The water rights for the irrigated property will continue to run with the property.
- e. The irrigation systems will not be altered by this subdivision.

There are not any anticipated adverse effects on agriculture or agricultural water users facilities.

2. Effect on Local Services

- a. The parcel being created is currently served by existing facilities. As such, the extension of public utilities is not necessary.
- b. The addition of three new lots will not have an adverse impact on local services such as solid waste streets, emergency services, schools, or mail delivery.
- c. The proposal is to extend sewer services along the rear of each lot. Public utilities need to be in public rights-of-way.
- d. The subdivision is exempt from the provision of park land as it is not for residential purposes.

The effect on local services is minimal.

3. Effect on the Natural Environment

- a. The lot addition of three new tracts will not have a measurable impact on the natural environment.
- b. The property is located within the incorporated limits of the City of Laurel.
- c. The property surrounding the parcel being created has and continues to be used for commercial and industrial purposes.

The effect on the Natural Environment is insignificant.

4. Effect on Wildlife and Wildlife Habitat

- a. There are no known endangered or threatened species on the property.
- b. The property is not frequented by wildlife and is wholly surrounded by commercial and industrial uses. A Sage Grouse consultation is not required where the property is located within the city limits.

This subdivision should have a minimal effect on wildlife and wildlife habitat.

5. Effect on the Public Health, Safety, and Welfare
- a. There are no known natural or man-made hazards on the property.
 - b. The property is not located within a 100-year flood hazard area per FIRM #30111C1420E.
 - c. The water and sewer main extensions will need to be designed by a professional engineer and reviewed and approved by MDEQ.
 - d. The property is in the Laurel Fire District and is served by the Laurel Police Department.

The effect on public health, safety and welfare is insignificant.

B. Was an Environmental Assessment Required?

Minor Subdivisions are exempt from the requirements of preparing an Environmental Assessment. 76-3-609(2)(d)(i) M.C.A.

C. Does the subdivision conform to the City of Laurel Growth Policy?

- a. **Preservation of prime agricultural lands.** The lot being created is not located on the irrigated agricultural lands.
- b. **The Laurel Growth Policy designates this property as Industrial on the future land use map.** Industrial uses are important to the local economy as they provide job opportunities and significant additions to the local taxable valuation.
- c. **Land Use Plan relationship to Housing.** Industrial development provides for good jobs that support a strong housing demand which supports schools, parks and services meeting needs of people and families.

D. Does the subdivision conform to the Montana Subdivision and Platting Act and to local subdivision regulations?

The proposed subdivision is in conformance with the Laurel – Yellowstone Subdivision Regulations. The developer and the local government have complied with the subdivision review and approval processes prescribed in the local regulations and the MSPA.

E. Does the proposed subdivision conform to all requirements of the zoning in effect?

The proposed division and the intended future use is consistent with the prevailing zoning on the property.

F. Does the proposed plat provide easements for the location and installation of any utilities?

The necessary public and private easements exist.

G. Does the proposed plat provide legal and physical access to each parcel within the subdivision and the notation of that access on the plat?

Each lot in the subdivision has the ability to install an approach to East Railroad Street and via the proposed alley to South Washington Ave.

CONCLUSIONS OF FINDINGS OF FACT

- The preliminary plat of Laurel Industrial Park 2nd Filing does not create any adverse impacts that warrant denial of the subdivision.
- The proposed subdivision conforms to several goals and objectives of the City of Laurel Growth Management Plan.
- The proposed subdivision complies with state and local subdivision regulations, sanitary requirements, has legal and physical access, and is consistent with the prevailing zoning.
- Any potential adverse impacts of the subdivision can be adequately mitigated by the imposition of conditions of approval.

RECOMMENDATION

The Laurel – Yellowstone City County Planning Board recommends that the Laurel City Council grant conditional approval of the preliminary plat of Laurel Industrial Park 2nd Filing and adopt the Findings of Fact presented in the Planning Board Recommendation.