AGENDA
CITY OF LAUREL
CITY COUNCIL MEETING
TUESDAY, OCTOBER 08, 2024
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

1. Approval of Minutes of September 24, 2024.

Correspondence

2. Police Monthly Report - September 2024.
3. Resignation Letter from Alan Kasemodel.

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.*

4. Claims entered through October 4, 2024.
5. Approval of Payroll Register for PPE 9/29/2024 totaling $267,141.33.
6. Council Workshop Minutes of September 3, 2024.
7. Council Workshop Minutes of October 1, 2024.

Ceremonial Calendar

Reports of Boards and Commissions

8. Budget/Finance Committee Minutes of September 24, 2024.
9. Laurel Urban Renewal Agency Minutes of Septemeber 9, 2024.
10. Cemetery Commission Minutes of July 16, 2024.
11. Tree Board Minutes of September 5, 2024.

12. Laurel Urban Renewal Agency Minutes of September 23, 2024.

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

13. Resolution No. R24-87: Resolution Of The City Council Approving An Application For Special Review For A Business To Be Called "The Board Of Trade" Authorizing The Onsite Sale And Consumption Of Alcohol On Premises, Within An Existing Structure Located At 117 ½ East Main Street, City Of Laurel
14. Resolution No. R24-88: A Resolution Of The City Council Authorizing The Mayor To Execute Amendment 1 And Amendment 2 To The Original Task Order Previously Approved By City Council Via Resolution R 23-81 For The Project Known As The 5th - 7th Sewer Line Replacement With KLJ Engineering, LLC.
15. Resolution No. R24-89: A Resolution Of The City Council Authorizing The Mayor To Execute An Independent Contractor Service Contract With Red Ridge Construction.

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. Approval of Minutes of September 24, 2024.

DRAFT

MINUTES OF THE CITY COUNCIL OF LAUREL

SEPTEMBER 24, 2024

A regular meeting of the City Council of the City of Laurel, Montana, was held in the Council Chambers and called to order by Mayor Dave Waggoner at 6:30 p.m. on September 24, 2024.

COUNCIL MEMBERS PRESENT:	Thomas Canape	Heidi Sparks
	Michelle Mize	Jessica Banks
	Casey Wheeler	Irv Wilke
	Richard Klose	Jodi Mackay
COUNCIL MEMBERS ABSENT:	None	
OTHER STAFF PRESENT:	Brittney Harakal, Administrative Assistant Michele Braukmann, Civil City Attorney JW Hopper, Fire Chief Travis Nagel, Assistant Fire Chief	

Mayor Waggoner led the Pledge of Allegiance to the American flag.

MINUTES:

Motion by Council Member Wilke to approve the minutes of the regular meeting of September 10, 2024, as presented, seconded by Council Member Sparks. There was no public comment or Council discussion. A vote was taken on the motion. All eight Council Members present voted aye. Motion carried 8-0.

CORRESPONDENCE:

- Beartooth RC&D Correspondence

COUNCIL DISCLOSURE OF EX PARTE COMMUNICATIONS: None.

PUBLIC HEARING: None.

CONSENT ITEMS:

- **Claims entered through September 20, 2024.**
  A complete listing of the claims and their amounts is on file in the Clerk/Treasurer's Office.
- **Approval of Payroll Register for PPE 9/15/2024 totaling $258,354.70.**
- **Clerk/Treasurer Financial Statements for August 2024.**
- **Council Workshop Minutes of September 17, 2024.**

The Mayor asked if there was any separation of consent items. There was none.

Motion by Council Member Klose to approve the consent items as presented with the addition of the claim that was removed from the September 10, 2024 Consent Agenda, seconded by Council Member Sparks. There was no public comment or Council discussion. A vote was taken on the motion. All eight Council Members present voted aye. Motion carried 8-0.

CEREMONIAL CALENDAR: None.

REPORTS OF BOARDS AND COMMISSIONS:

- Budget/Finance Committee Minutes of September 10, 2024.
- Public Works Committee Minutes of August 19, 2024.
- Emergency Services Committee Minutes of August 26, 2024.
- Park Board Minutes of September 5, 2024.

DRAFT

AUDIENCE PARTICIPATION (THREE-MINUTE LIMIT): None.

SCHEDULED MATTERS:

- **Resolution No. R24-83: A Resolution Of The City Council Authorizing The Mayor To Execute An Independent Contractor Service Contract With Ace Electric, Inc.**

Motion by Council Member Canape to approve Resolution No. R24-83, seconded by Council Member Wilke. There was no public comment or Council discussion. A vote was taken on the motion. All eight Council Members present voted aye. Motion carried 8-0.

- **Resolution No. R24-84: A Resolution Of The City Council Authorizing The Mayor To Execute An Independent Contractor Service Contract With Cindan Heating & Cooling Co., Inc.**

Motion by Council Member Mackay to approve Resolution No. R24-84, seconded by Council Member Wilke. There was no public comment or Council discussion. A vote was taken on the motion. All eight Council Members present voted aye. Motion carried 8-0.

- **Resolution No. R24-85: A Resolution Of The City Council Authorizing The Mayor To Execute An Independent Contractor Service Contract With Prorover.**

Motion by Council Member Mize to approve Resolution No. R24-85, seconded by Council Member Wilke. There was no public comment or Council discussion. A vote was taken on the motion. All eight Council Members present voted aye. Motion carried 8-0.

- **Resolution No. R24-86: A Resolution Of The City Council Authorizing The Mayor To Execute An Independent Contractor Service Contract With Donahue Roofing & Siding LLC.**

Motion by Council Member Sparks to approve Resolution No. R24-86, seconded by Council Member Mize. There was no public comment or Council discussion. A vote was taken on the motion. All eight Council Members present voted aye. Motion carried 8-0.

- **Appointments of Kyle Scott and Dillon Scott to the Laurel Volunteer Fire Department.**

The Fire Chief introduced Mr. Scott and Mr. Scott to the Council.

Motion by Council Member Wheeler to approve the Mayor's appointment of Kyle Scott and Dillon Scott to the Laurel Volunteer Fire Department, seconded by Council Member Wilke. There was no public comment or Council discussion. A vote was taken on the motion. All eight Council Members present voted aye. Motion carried 8-0.

ITEMS REMOVED FROM THE CONSENT AGENDA: None.

COMMUNITY ANNOUNCEMENTS (ONE-MINUTE LIMIT): None.

COUNCIL DISCUSSION: None.

MAYOR UPDATES: None.

UNSCHEDULED MATTERS: None.

ADJOURNMENT:

Motion by Council Member Banks to adjourn the Council meeting, seconded by Council Member Wilke. There was no public comment or Council discussion. A vote was taken on the motion. All eight Council Members present voted aye. Motion carried 8-0.

There being no further business to come before the Council at this time, the meeting was adjourned at 6:37 p.m.

DRAFT

Brittney Harakal, Administrative Assistant

Approved by the Mayor and passed by the City Council of the City of Laurel, Montana, this 8th day of October 2024.

Dave Waggoner, Mayor

Attest:

Kelly Strecker, Clerk/Treasurer

File Attachments for Item:

2. Police Monthly Report - September 2024.

Laurel Police Department

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

Total Calls

Printed on October 1, 2024

[CFS Date/Time] is between '2024-09-01 00:00:00' and '2024-09-30 23:59:59' and

[Primary Incident Code->Code : Description] All

Code : Description		Totals
10-15 : With Prisoner	0	0
: Abandoned Vehicle	19	19
: Agency Assist	48	48
: Alarm - Burglary	16	16
: Alarm - Fire	1	1
AMB : Ambulance	82	82
: Animal Complaint	7	7
: Area Check	5	5
: Assault	4	4
: Bad Checks	0	0
: Barking Dog	6	6
: Bomb Threat	0	0
: Burglary	0	0
: Child Abuse/Neglect	5	5
: Civil Complaint	7	7
: Code Enforcment Violation	7	7
: Community Integrated Health	7	7

Code : Description		Totals
: Counterfeiting	0	0
: Criminal Mischief	6	6
: Criminal Trespass	7	7
: Cruelty to Animals	5	5
: Curfew Violation	11	11
: Discharge Firearm	0	0
: Disorderly Conduct	6	6
: Dog at Large	31	31
: Dog Bite	1	1
DUI : DUI Driver	4	4
: Duplicate Call	2	2
: Escape	0	0
: Family Disturbance	16	16
: Fight	1	1
FIRE : Fire or Smoke	28	28
: Fireworks	0	0
: Forgery	0	0
: Found Property	8	8
: Fraud	2	2
: Harassment	5	5
: Hit & Run	2	2

Code : Description		Totals
: ICAC	2	2
: Identity Theft	1	1
: Indecent Exposure	0	0
: Insecure Premises	2	2
: Intoxicated Pedestrian	1	1
: Kidnapping	0	0
: Littering	0	0
: Loitering	2	2
: Lost or Stray Animal	10	10
: Lost Property	4	4
: Mental Health	1	1
: Missing Person	2	2
: Noise Complaint	2	2
: Open Container	0	0
: Order of Protection Violation	5	5
: Parking Complaint	8	8
: Possession of Alcohol	0	0
: Possession of Drugs	1	1
: Possession of Tobacco	1	1
: Privacy in Communications	2	2
: Prowler	0	0

Code : Description		Totals
: Public Assist	48	48
: Public Safety Complaint	16	16
: Public Works Call	12	12
: Report Not Needed	6	6
: Robbery	0	0
: Runaway Juvenile	3	3
: Sexual Assault	2	2
: Suicide	0	0
: Suicide - Attempt	0	0
: Suicide - Threat	4	4
: Suspicious Activity	50	50
: Suspicious Person	13	13
: Theft	18	18
: Threats	4	4
: Tow Call	4	4
: Traffic Accident	13	13
: Traffic Hazard	8	8
: Traffic Incident	12	12
: TRO Violation	0	0
: Truancy	0	0
T/S : Traffic Stop	283	283

Code : Description		Totals
: Unattended Death	2	2
: Unknown - Converted	0	0
: Unlawful Transactions w/Minors	0	0
: Unlawful Use of Motor Vehicle	0	0
: Vicious Dog	2	2
: Warrant	12	12
: Welfare Check	26	26
Totals	931	931

File Attachments for Item:

3. Resignation Letter from Alan Kasemodel.

From:	Alan Kasemodel
To:	City Mayor
Cc:	Brittney Harakal
Subject:	Resignation
Date:	Sunday, September 29, 2024 3:06:18 PM

Please accept my resignation from the Laurel AirportAuthority board effective immediately.

Thank you,

Alan Kasemodel

File Attachments for Item:

6. Council Workshop Minutes of September 3, 2024.

MINUTES
CITY OF LAUREL
CITY COUNCIL WORKSHOP
TUESDAY, SEPTEMBER 03, 2024

A Council Workshop was held in Council Chambers and called to order by Mayor Dave Waggoner at 6:30 p.m. on September 3, 2024.

COUNCIL MEMBERS PRESENT:

_x_ Tom Canape	_x_ Heidi Sparks
_x_ Michelle Mize	_x_ Jessica Banks
_x_ Casey Wheeler	_x_ Irv Wilke
_x_ Richard Klose	_x_ Jodi Mackay

OTHERS PRESENT:

Kurt Markegard, Planning Director
Kelly Strecker, Clerk/Treasurer

Public Input:

There were none.

General Items

Executive Review

1. Resolution - A Resolution Of The City Council Authorizing A Xeriscape Landscape Area For Development Located At The Corner Of South 4th Street And 8th Avenue South.

Alan Rapaz, representing Home Front, recently did a remodel of the exterior of their building. Their goal was to provide a Xeriscape landscaping of the property. Xeriscaping can save maintenance and water and make the property more valuable. During the process of upgrading the property, the City also did the S. 4th Street project. It moved the sidewalk closer to the buildings. In doing so, it left a small grassy area. The ask is to remove the grass on S. 4th and install mulch to match the rest of the property.

It was questioned who would be paying the cost for this project. It was clarified that the property owner would be covering the cost of this project.

The Planning Director clarified that LMC states that the boulevard shall be kept with trees and grass. In order to install Xeriscaping they must get permission from Council.

It was questioned if any trees were removed from this boulevard. It was clarified there were no trees on that half block.

Home Front is working on remodeling all the apartments within the property. This property has not been well maintained in the past. Home Front recently acquired the property.

2. Resolution - A Resolution Of The City Council Authorizing The Mayor To Approve A Change Order For In Control, Inc. For The Project Known As The City Of Laurel WWTP Upgrades

It was questioned if this was budgeted. It was clarified that it is budgeted. This is part of the SCADA project for the Waste Water Treatment Plant.

Council Issues

3. Discussion - Food Trucks

There have been some brick-and-mortar businesses that have had issues with food trucks and where they can be.

In Billings, food trucks are not allowed to park on the streets. Food trucks took off in correlation to the breweries that did not serve food. Anytime there is a closure of the public right of way, a permit is needed. For example, the Farmers Market put on by the Chamber of Commerce does require a permit for the use of the public right of way.

It was questioned if food trucks are required to get a business license. It was clarified they are required to get a business license annually. In order to get their business license they must show proof of a passed health inspection.

The biggest complaint is that food trucks are operating on the street. It was clarified that it is a zoning issue and will need to be addressed with the zoning ordinance.

Council noted many food trucks are based out of Laurel.

4. Discussion - Park Board Recommendation to Remove White Shower House.

Park Board made the recommendation to remove the white shower house at Riverside Park as it is not useable and not cost-effective to repair. The idea was to do a vault system and bypass the septic system entirely.

It was questioned if this is budgeted. It was clarified that the cost would be for landfill fees.

It was questioned if we could install an RV dump station down there. There is no sewer there, and it would need a lift station to get water back to the sewer plant. It would be very costly to install a lift station.

Council asked that this be on next week's agenda for a vote.

5. Discussion - Cover The Shooting Range With 2 Feet Of Reclaimed Dirt To Make It A Usable Space.

Park Board would like to have the ground be useable for more campground spots eventually.

It was noted that this would be affected by the National Registry of Historic Places. It was also noted that this park is located in the floodplain and will affect where the water goes during a flood.

6. Discussion - National Registry of Historic Places

What is the benefit of going onto the registry? It was clarified that it does open the City up to funding opportunities.

The Planning Director briefly reviewed the historical timeline of Riverside Park. Four years ago, the City asked the State for a nomination for the Historic Places Registry. The State has spent the last four years gathering pertinent information for the national application process.

7. Follow Up on Planning Changes

The Planning Director gave a brief overview of the changes. The Civil Attorney is still working on the clarification Council previously requested.

Other Items

There were none.

Attendance at Upcoming Council Meeting

All Council Members present plan to attend next week's meeting.

Announcements

The next Tree Board meeting will be Thursday at 4:30 in the Council Conference Room.

The next Park Board meeting will be Thursday at 5:30 in Council Chambers.

Hunter's Stafey is starting soon; if anyone is interested, there is still time to sign up.

The council workshop adjourned at 7:46 p.m.

Respectfully submitted,

Brittney Harakal
Administrative Assistant

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

File Attachments for Item:

7. Council Workshop Minutes of October 1, 2024.

MINUTES
CITY OF LAUREL
CITY COUNCIL WORKSHOP
TUESDAY, OCTOBER 01, 2024

A Council Workshop was held in Council Chambers and called to order by Mayor Dave Waggoner at 6:30 p.m. on October 1, 2024.

COUNCIL MEMBERS PRESENT:

_x_ Tom Canape
_x_ Michelle Mize
_x_ Casey Wheeler
_x_ Richard Klose
_x_ Heidi Sparks
_x_ Jessica Banks
_x_ Irv Wilke
_x_ Jodi Mackay

OTHERS PRESENT:

Brittney Harakal, Council Administrative Assistant
Matt Wheeler, Public Works Director
Judy Goldsby, City/County Planning Board Chair

Public Input:

There were none.

General Items

Executive Review

1. Resolution - Resolution Of The City Council Approving An Application For Special Review For A Business To Be Called "The Board Of Trade" Authorizing The Onsite Sale And Consumption Of Alcohol On-Premises, Within An Existing Structure Located At 117 ½ East Main Street, City Of Laurel

This special review is to put the Board of Trade back into the same place it was originally. Council had no questions.

2. Resolution - A Resolution Of The City Council Authorizing The Mayor To Execute Amendment 1 And Amendment 2 To The Original Task Order Previously Approved By City Council Via Resolution R 23-81 For The Project Known As The 5th - 7th Sewer Line Replacement With KLJ Engineering, LLC.

Council questioned if this was the task order amendment that Ryan with KLJ had spoken about at the last Council Workshop. It was clarified that it was. The Mayor had signed Amendment 1 by accident, so this resolution is to approve both amendments.

It was questioned if there were any changes to numbers originally presented to Council a few weeks ago. It was clarified that no numbers had changed.

3. Resolution - A Resolution Of The City Council Authorizing The Mayor To Execute An Independent Contractor Service Contract With Red Ridge Construction.

This small service contract is to place two concrete pads at the Container Site. There are big holes, and people are tripping and stumbling when trying to empty out their pickups. Doing two this year will allow for the third to remain open while the work is being completed.

It was questioned if this work will be done this fall or if it will wait until the spring. It was clarified that the goal is to have the work completed within the next three weeks.

Council Issues

4. Discussion - Food Trucks

Mayor Waggoner read the following statement from Janel Alison, owner of The Cracked Egg. "My only concern was the proximity of said trucks to Brick-and-Mortar restaurants. Also, their presence in intersections or unsafe areas."

The Planning Director has not had a chance to work on this item yet.

Council noted that they could see limiting street parking for food trucks. However, they did not think they would be able to address the proximity of a food truck to a brick-and-mortar business.

Other Items

This Friday at 10 a.m., there will be a Ceremony at the Canyon Creek Battle Field.

Saturday at 11 a.m., there will be a Celebration of Life for Kaj, the owner of Crazy Taco, in the parking lot by the baseball field.

The next Park Board meeting is Thursday at 5:30 p.m. in Council Chambers.

The next Tree Board meeting is Thursday at 4:30 p.m. in the Council Conference Room.

Attendance at Upcoming Council Meeting

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

Announcements

There were no additional announcements.

The council workshop adjourned at 6:42 p.m.

Respectfully submitted,

Brittney Harakal
Administrative Assistant

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

File Attachments for Item:

8. Budget/Finance Committee Minutes of September 24, 2024.

Minutes of City of Laurel
Budget/Finance Committee
Tuesday, September 24, 2024

Members Present: **Michelle Mize, Heidi Sparks, Casey Wheeler, Richard Klose**

Others Present: **Kelly Strecker, Mayor Dave Waggoner, JW Hopper, Chief Langve (6:00 p.m.)**

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 September 10, 2024, Budget and Finance Committee meeting minutes. Michelle Mize moved to approve the minutes of September 10, 2024. Heidi Sparks seconded the motion. With no objection, the minutes of July 09, 2024, were approved.
2. Review and approve purchase requisitions. Chief Hopper presented a purchase requisition for 10 sets of bunker gear for the fire department. Chief Hopper stated that each fireman will have 2 sets, and this requisition should almost complete that, other than the new fireman that have been with the department less than one year. The cost of the new gear is $42,200.00 with each set being approximately $4,200.00. There was Committee discussion. With no objection, the purchase requisition for the new bunker gear was approved. Chief Langve presented a purchase requisition for cell phones for the police officers. Chief stated that each officer should have a work phone and not be being using their personal phones for business. He also stated that they should not be sharing phones especially for evidence purposes. The cost of the new phones with cell phone plans will not exceed $11,000.00. Chief stated that moving forward the cell phone plans will be budgeted. There was Committee discussion. With no objection, the purchase requisition for new cells phones for the officers was approved.
3. Review and recommend approval to Council; claims entered through September 20, 2024. Heidi Sparks moved to approve the claims and check the register for claims entered through September 20, 2024. Michelle Mize seconded the motion. With no objection, the claims and check register of September 20, 2024, were approved. There was no public comment or Committee discussion.
4. Review and approve Payroll Register for the pay period ending September 15, 2024, totaling $258,354.70. Heidi Sparks motioned to approve the payroll register for the pay period ending September 15 ,2024 totaling $258,354.70. Michelle Mize seconded the motion. With no objection, the payroll register ending September 15, 2024, was approved. There was no public comment or Committee discussion.
5. Review and approve August 2024 monthly financial statement. Heidi Sparks moved to approve the August 2024 monthly financial statement. Michelle Mize seconded the motion. With no objection, the August 2024 monthly financial statement was approved. There was no public comment or Committee discussion.

New Business –None

Old Business – Kelly stated that the claim check for the Montana League of Cities and Towns that was pulled last meeting has been signed and mailed out. The mayor has agreed to pay it for this fiscal year but would like to look into what we are getting out of our membership for the cost and have further discussions.

Other Items –

1. Review Comp/OT reports for the pay period ending September 15, 2024.
2. Mayor Update – The mayor did not have any updates this week.

3. Clerk/Treasurer Financial Update-Kelly stated that they have closed the month of August as far as financials. She stated that she is continuing to work on the HB 355 close out of 2 grants.

Announcements –

4. The next Budget and Finance Committee meeting will be held on October 8, 2024, at 5:30 pm.
5. Casey Wheeler is scheduled to review claims for the next meeting.

Meeting Adjourned at 6:20 p.m.

Respectfully submitted,

Kelly Strecker

Kelly Strecker
Clerk Treasurer

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. Laurel Urban Renewal Agency Minutes of Septemeber 9, 2024.

MINUTES
CITY OF LAUREL
LAUREL RENEWAL AGENCY
MONDAY, SEPT 9TH, 2024
11:00 AM
CITY BOARDROOM

A LAUREL RENEWAL AGERNCY meeting was held in City Boardroom and called to order by Cami Nelson

at 11:00 p.m. on Sept 9th, 2024

COMMITTEE MEMBERS PRESENT:

x	Judy Goldsby		Vacancy
	Cami Nelson	x	Daniel Klein
x	Cheryl Hill		Kurt Markegard
	Janice Lehman		

OTHERS PRESENT:

	Mardie Spalinger
x	Forrest Sanderson
x	Doug Whitney
x	Dianne Lehm
x	Dean Rankin
x	Cody NWE

General Items:

Roll Call

Approval of Minutes – Cheryl made a motion to approve to approve the minuets, Daniel 2nd

New Business:

Project Discussion – we are still on board with moving forward with the project for lights, trees and then concrete.

- Forrest felt the need to do the lights first to start with the leasing and getting that in contract with NWE. It was also discussed about doing a NEW district called the maintenance district and include lights, sidewalks and trees.
- We need to meet with the tree board as well as the business owners to approve and ask opinion on the new maintenance district. We can't go to the board until we know people are on board with this change.
  Plan A – maintenance district created Plan B – Lighting dist. Expansion
- We talked about adding Washington to the project
- We need an RFP to draft Doug for engineering for the project

NWE – Cody gave us more details on the leasing of the lights - $110,000 down pt and $81 lights per light per month. It is 20 weeks out from order date for poles to be in.

Project Timeline – 3 to 4 weeks

Old Business:

Budget update

Announcements:

Dianne Lehm gave us an update on Big Sky EDA – Annual meeting is Oct 3rd and we can register online

Next meeting 9/23/24

Adjourn Meeting: Daniel made a motion to adjourn the meeting Cheryl 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:

10. Cemetery Commission Minutes of July 16, 2024.

MINUTES

CITY OF LAUREL

CEMETERY COMMISSION

July 16, 2024

PUBLIC IMPUT; none

General Items;

1. Approve Minutes of April 16, 2024 minutes; motion by Wally 2nd by Tom, motion pass

OLD BUISNESS;

1. Eagle Scout Project; fire pit installed at city cemetery
2. 2. Cement Planter; Tom to check electric location
3. 3. New cemetery map foe kiosk; still need a good map

NEW BUISNESS;

1. Still working on a box for flags

Meeting started at 5pm adjurned at 5:40 pm motion by Wally 2nd by Tom

Members present; Tom Canape, Wally Hall, David Gaslow,, Richard Klose, Matt Wheeler

NEXT MEETING October15,2024

File Attachments for Item:

11. Tree Board Minutes of September 5, 2024.

Laurel Tree Board Meeting
Minutes
9-5-24
Council Conference room

Attendance: Matt Wheeler, Tom Canape, LuAnne Engh, Bridget Coleman, Michelle Mize, guest Bill Hansen

1. Public Input
2. General Items.
   a. August minutes
   b. Members – currently we have 5 members, Michelle Mize, Tom Canape (council members), Bridget Coleman, LuAnne Engh and Phyllis Bromgard. We've asked the City Council to drop our committee from 7 to 5 since we can't keep enough for quorum. We still have advisors in Aaron Christensen and Dan Fevold. Bill Hansen is considering our committee since LuAnne would like to leave after 13 years. Tom has talked to Phyllis and she wants to remain active.
   c. Arbor Day – Oct. 8th Thomson Park 12-3pm We have 130 students with Graff and New Life attending. They will bring sack lunches. We'll have lunch for the adults. We'll provide ice cream bars. The program will highlight the 2024 tee shirt designer, Quinn Butler. We'll have the American Legion honor the flag and the fireman will be there with the trucks. Seven presenters have agreed to attend. Students will return to their schools before 3:00.
   d. DNRC – report- Michelle organized the tree inventory with the DNRC June 25th. Two wards still need to be finished. We decided to attempt this next Spring when the trees leaf out in May. We still need to figure out how to get the software to do the project. Supposedly we should do this every 3 years.
   e. Trees on public/private boulevards – The DNRC says it is in our city ordinances that the city is responsible for the care of boulevard trees. Matt has maintained that the city ISN'T responsible and that trees that the state has planted in projects on Main street and 8th street belong to the homeowner and they should water and care for them. We will work with the city attorney on getting this issue clarified.
   f. Jean Carol Library Tree – the plaque from Bright n Beautiful will be installed soon. It's black granite with white lettering. Granite can be placed directly in the ground without concrete.
   g. Tree maintenance – Matt asked that we approve spending $11,000 to clean up the dead branches on all the trees in Thomson Park. Everyone could use some attention. He will get another bid before presenting the bill to Council. We approved the speding.
   h. Arbor Day Accounts – City $100 – Foundation - $2014 –

Old Business

City ordinance – Michelle Braukmann (city Attorney) will continue to review the city ordinance regarding liability to the city on trees on boulevards. She would like to make a presentation at the next meeting.

1. Grants for the future

Meeting Adjourned at 5:15

Next Meeting: October 3rd, 4:30 Council Conference Room (unless otherwise advised)

File Attachments for Item:

12. Laurel Urban Renewal Agency Minutes of September 23, 2024.

MINUTES
CITY OF LAUREL
LAUREL RENEWAL AGENCY
MONDAY, SEPT 23TH, 2024
11:00 AM
CITY BOARDROOM

A LAUREL RENEWAL AGERNCY meeting was held in City Boardroom and called to order by Cami

at 11:00 p.m. on Sept 23th, 2024

COMMITTEE MEMBERS PRESENT:

x	Judy Goldsby		Vacancy
x	Cami Nelson	x	Daniel Klein
x	Cheryl Hill	x	Kurt Markegard
	Janice Lehman		

OTHERS PRESENT:

x	Mardie Spalinger
x	Forrest Sanderson
x	Doug Whitney
x	Dianne Lehm
x	LuAnne Engh

General Items:

Roll Call

Approval of Minutes – Judy made a motion to approve the amended minutes

New Business:

Project Discussion – Committee went over the pro's and con's of leasing and purchasing the light poles. After much discussion and seeing the long-term effects (when the tif district is gone, the cost will be put onto the land owners) we decided to get more information on purchasing the poles. Forrest and Doug will provide pole options at the next meeting.

It was also agreed that we need to move forward with a NEW maintenance district and dissolve the current lighting district. We do need to talk to land owners to make sure they are onboard with this district change.

Judy made a motion to amend the change for to a qualification, to hire an engineering firm. Mardie 2nd, all in favor

Kurt updated us on the budget for Tiff $2,571.67 is spoken for for 2024

Old Business:

Next meeting is Oct 7th

Announcements:

Dianne Lehm will send out an email about the EDA

Next meeting 10/7/24

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:

13. Resolution No. R24-87: Resolution Of The City Council Approving An Application For Special Review For A Business To Be Called “The Board Of Trade” Authorizing The Onsite Sale And Consumption Of Alcohol On Premises, Within An Existing Structure Located At 117 ½ East Main Street, City Of Laurel

RESOLUTION NO. R24-87

RESOLUTION OF THE CITY COUNCIL APPROVING AN APPLICATION FOR SPECIAL REVIEW FOR A BUSINESS TO BE CALLED "THE BOARD OF TRADE" AUTHORIZING THE ONSITE SALE AND CONSUMPTION OF ALCOHOL ON PREMISES, WITHIN AN EXISTING STRUCTURE LOCATED AT 117 ½ EAST MAIN STREET, CITY OF LAUREL

WHEREAS, The Board of Trade (hereinafter "Applicant"), submitted a Special Review Application for the property located at 117 ½ East Main Street, Laurel MT 59044, which is currently zoned within the Laurel Central Business Zoning District (hereinafter "CBZD") within the City of Laurel; and

WHEREAS, the Applicant seeks to provide for the sale and consumption of alcohol on its premises, within an existing structure located at 117 ½ East Main Street, Laurel MT 59044, to be known as The Board of Trade, more particularly described as Allard Subdivision, Lots 9 and 10, Block 27, Section 9, T. 2 S., R. 24 E., P.M.M., City of Laurel, Yellowstone County, Montana;

WHEREAS, the Applicant seeks such Special Review pursuant to and anticipating its purchase and transfer of an All-Beverage Liquor License presently held by Sonny O'Day, Inc. with the State of Montana;

WHEREAS, the Laurel Municipal Code authorizes such action upon City Council approval through the Special Review Procedure; and

WHEREAS, the Applicant submitted an Application for Special Review to the Laurel-Yellowstone City-County Planning Board (acting as the Zoning Commission) for review and consideration. The Planning Board (acting as the Zoning Commission) considered this matter on September 18, 2024 and recommends the City Council's approval of the Application for Special Review, subject to the following conditions:

1. Any applicable permits, including but not limited to building permits, sign permits, and right-of-way permits must be applied for within twelve (12) months of the approval.

2. Construction of any improvements to the site and building must be completed within twelve (12) months of approval of the Application for Special Review. Applicant may request an extension if necessary.

3. The operation of the business at the site shall not constitute a nuisance.

4. Any use of the property not specifically included in this approval or allowable within its underlying zoning district shall be deemed a violation of the Laurel Zoning Code.

5. Any subsequent use or change of use associated with this Application for Special Review shall require Applicant to submit additional documentation to the City of Laurel for subsequent processing and approval or denial.

WHEREAS, a public hearing was held on the 18th day of September, 2024, with the Zoning Commission;

WHEREAS, the City Council of the City of Laurel hereby finds, based upon the recommendation of the Zoning Commission, Staff recommendation, and public comment gathered at the public hearing of the Zoning Commission, that it is in the best interests of the residents of the City of Laurel to approve the Application for Special Review as provided in the Staff Report and Findings attached hereto, subject to the above stated conditions.

NOW THEREFORE, BE IT RESOLVED that the City Council hereby approves the Application for Special Review to allow the Applicant to provide for the sale and consumption of alcohol on its premises, located at 117 ½ East Main Street, Laurel MT 59044; and

BE IT FURTHER RESOLVED that the approval of the Application for Special Review is site-specific to this address, and the approval granted herein is subject to the conditions listed in this Resolution, the Staff Report, and all attachments thereto;

FINALLY, BE IT RESOLVED that the Application for Special Review, Staff Report, and all attachments thereto are hereby incorporated as part of this Resolution.

Introduced at a regular meeting of the City Council on the 8th day of October, 2024, by Council Member _____.

PASSED and APPROVED by the City Council of the City of Laurel the 8th day of October, 2024.

APPROVED by the Mayor the 8th day of October, 2024.

CITY OF LAUREL

_____

Dave Waggoner, Mayor

ATTEST:

_____
Kelly Strecker, Clerk-Treasurer

APPROVED AS TO FORM:

_____
Michele L. Braukmann, Civil City Attorney

Wold, Inc
2938 Arnold Palmer Drive
Billings, MT 59106

Yellowstone Bank
P.O. Box 81010
Billings, MT 59108

Montana Rail Link
P.O. Box 16624
Missoula, MT 59808

Laurel Montana Properties LLC
1952 E. Fort Union Blvd
Salt Lack City UT 84121

City of Laurel
P.O. Box 10
Laurel, MT 59044

Laurel Community Foundation Inc
P.O. Box 1130
Laurel, MT 59044

Shawn & Amy Mullaney
1629 Cove Lane
Laurel, MT 59044

103EM LLC
4826 Eloika Rd
Chattaroy, WA 99003

Cant Touch This LLC
3642 Custer Ave
Billings, MT 59102

Franklin & Joyce Kops
P.O. Box 1335
Havre, MT 59501

FBGM Holdings LLC
302 4th Avenue
Laurel, MT 59044

Lazy 8 Properties LLC
233 27th Avenue West
Laurel, MT 59044

Uniquities LLC
3085 US Highway 310
Bridger, MT 59014

117 Properties LLP
P.O. Box 50630
Casper, WY 82605

Terry & Tracy Steinmasel
50318 US Highway 93 #2
Polson, MT 59860

Qwest Corporation
700 W. Mineral Ave
Littletown CO, 80120

Jerome & Hazel Klein
411 W. 14th Street
Laurel, MT 59044

A Haus of Reality Inc
P.O. Box25
Laurel, MT 59044

Maack Properties LLP
2685 Ranch Trail Rd
Laurel, MT 59044

K&P 201 Management LLC
P.O. Box 186
Laurel, MT 59044

Loef Properties LLC
902 10th Avenue
Laurel, MT 59044

Sonny O'Days Ince
2940 Gregory Dr. N
Billings, MT 59102

Prometheus Land LLC
1704 N. 2nd Rd
Huntley, MT 59037

RFD Properties LLC
2639 Saint Johns Avenue
Billings, MT 59104

Propriedad West LLC
P.O. Box 20853
Billings, MT 59104

Summit National Bank
P.O. Box 98
Hulett WY, 82720

Rubicon Properties Laurel LLC
2639 Saint Johns Avenue
Billings, MT 59102

Tamsen & Paul Kober
11 Montana Avenue
Laurel, MT 59044

International Church of the
201 1st Avenue
Laurel, MT 59044

Glacier Bank
49 Common Loop
Kalispell, MT 59901

PUBLIC HEARING NOTICE

The Laurel Zoning Commission will conduct a public hearing on a Special Review for The Board of Trade (formerly known as Lucky Louie's) on property located at 117 E. Main Street, Laurel, Montana. The hearing is scheduled for ***6:00 p.m., or as soon as practicable thereafter, in the City Council Chambers (115 W. Main Street, Laurel, Montana), on Wednesday, September 18, 2024.***

The specific property subject to the Special Review is described as:

- LAUREL REALTY SUBD, S09, T02 S, R24 E, BLOCK 1, Lot 2 – 3
-

The use triggering the Special Review is a request for **onsite sale and consumption of alcohol** within the Laurel Central Business District (CBD)

In addition to the above items, the Zoning Commission/City Council will consider the following items in the Special Review Process:

- The request complies with the requirements of the City of Laurel Zoning;
- The request is consistent with the objectives and purpose of Title 17 of the Laurel Municipal Code;
- The proposed use is compatible with surrounding land use or is otherwise screened and separated from adjacent land in such a way as to minimize adverse effects;
- The zoning commission shall consider and may impose modification or conditions concerning, but not limited to:
    - Street and road capacity,
    - Ingress and egress to adjoining streets,
    - Off-street parking,
    - Fencing, screening and landscaping.
    - Building bulk and location,
    - Usable open space,
    - Signs and lighting,
    - Noise, vibration, air pollution and similar environmental influences.

A copy of the Special Review application and supporting materials is available for public review at Laurel City Hall during regular business hours. Questions may be directed to Kurt Markegard, Planning Director at (406) 628-4796 ext. 5305 or kmarkegard@laurel.mt.gov . Public comment is encouraged.

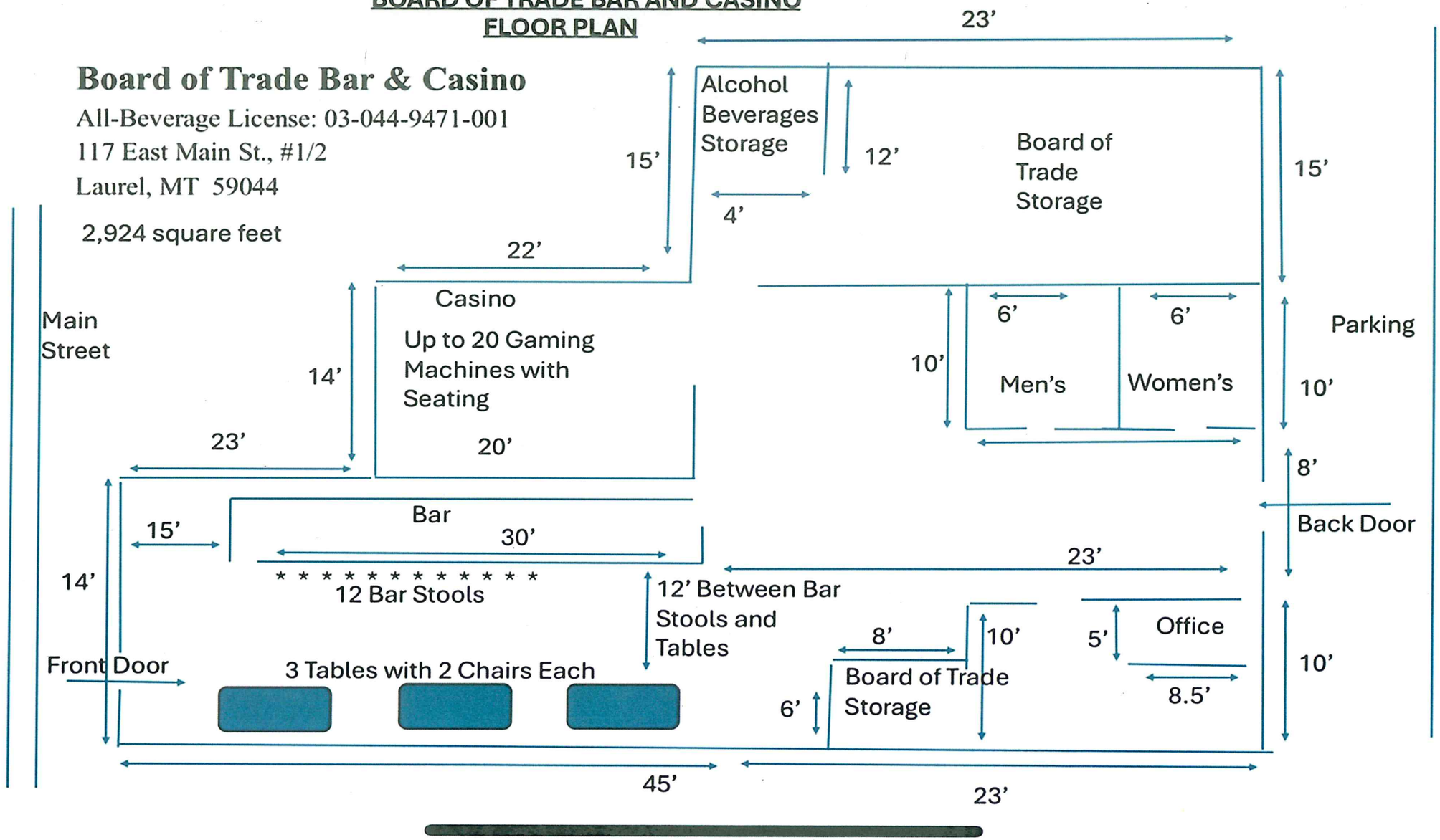
The City of Laurel is committed to open and transparent government and associated public decision-making processes. Public comment is encouraged.

BOARD OF TRADE BAR AND CASINO
FLOOR PLAN

Board of Trade Bar & Casino

All-Beverage License: 03-044-9471-001
117 East Main St., #1/2
Laurel, MT 59044

2,924 square feet



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

Application for Special Review

The undersigned as owner or agent of the following described property requests a Special Review as outlined in Chapter 17 of the Laurel Municipal Code.

Applicant: Chad Page

Legal Description: _____

General Address: 117 1/2 East main Laurel MT

Owner of Tract: 406 LLC

Mailing Address: 701 East main Laurel MT

Phone Number: 406-861-9987

Email Address: ChadPage1982@yahoo.com

General Description of the requested Special Review:
To put Bar/Casino serve Beer/liquor

Timeline for development:
ASAP

Attachments:
_____Site Map (printed on at least 11"x17" in paper size showing dimensions, acreage and location of tracts in question)
✓ Site Plan (printed on at least 11"x17" paper size including: property boundaries and lot line dimensions, the location of proposed/existing structures, off-street parking, site elevations, service and refuse areas, means of ingress and egress, landscaping, screening, signs and open space areas, and latitude and longitude of the site.
_____ Justification letter describing the special review requested and reasoning
_____ Map of all properties within 300 feet of the property
_____ List of the names and addresses of the property owners and/or agents for all parcels within 300 feet of the parcel under Special Review. (City staff can assist with this process)
✓ Special Review fee as per Laurel Schedule of Fees

Applicant Signature: [signature]

Date: aug/28/2024

CITY HALL
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FAX 628-2241

City of Laurel

P.O. Box 10
Laurel, Montana 59044

Office of the City Planner

Instructions for Special Review Applications

Special Review applications are reviewed by the Laurel City-County Planning Board, which acts as the City Zoning Commission for Special Reviews. The Zoning Commission shall make a recommendation to the Laurel City Council for final approval, approval with conditions, or denial of the application. The City Council has the final authority to grant or deny application requests.

1. Applications must be received on or before the 1st of the month to be considered at the following month's meeting.
2. Application forms and supporting documents must be completely filled out, printed legibly or typed, with sufficient detail for the Zoning Commission and City Council to make a decision on the matter.
3. If new construction or a change in the use of the property is contemplated, building and/or development plans shall be submitted with the application.
4. Applications must be submitted to the Planning Department with the applicable fee as noted in the most recent Schedule of Fees.
5. A public hearing is required to be held for all Special Review applications.
6. The City will notify all property owners listed within the 300-foot radius and a legal ad will be published at least 15 days prior to the public hearing.
7. The Laurel Zoning Commission meets the 3rd Wednesday of the month at 5:35PM at the Laurel City Council Chambers. The applicant or a representative of the applicant must be present at the public hearing.
8. Recommendations of the Laurel City-County Planning Board shall be provided to the Laurel City Council for their review and final Approval, Conditional Approval, or Denail of the application.

CITY HALL
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COURT: 628-1964
FAX 628-2241

City Of Laurel

P.O. Box 10
Laurel, Montana 59044

Laurel Zoning Commission

September 25, 2024

Laurel City Council

Re; Onsite Consumption of Alcohol at 117 ½ East Main Street for "Board of Trade".

Dear City Council Members,

The Laurel/Yellowstone City-County Planning Board acting as the City's zoning commission held a public hearing to consider the special review for the on-site sale and consumption of alcohol at 117 ½ East Main Street for a business to be called "Board of Trade" on September 18, 2024. The public hearing had one proponent and no opponents and after the public hearing closed, the zoning commission considered the request and had no concerns about recommending to the City Council to approve the special review. This location has been used since the 1930's as a bar and was only up for a zoning review as the liquor license recently left this location. A new building owner is looking to reopen the bar and was subject to the special review criteria in Laurel's zoning ordinance.

The zoning commission hereby recommends approving the special review and it is not recommended to hold another public hearing as all property owners within 300 feet were noticed about the request and there were no objections.

Sincerely,

Judy Goldsby
Planning Board Chair

MONTANA HISTORIC PROPERTY RECORD

For the Montana National Register of Historic Places Program and State Antiquities Database

Montana State Historic Preservation Office
Montana Historical Society
PO Box 201202, 1410 8th Ave
Helena, MT 59620-1202

Property Address: **117-117 ½ East Main Street** Historic Address (if applicable): City/Town: **Laurel, MT**	Site Number: **24 YL 1768** (An historic district number may also apply.) County: **Yellowstone**
Historic Name: **Board of Trade Bar** Original Owner(s): **Laurel Realty Company** Current Ownership ☒ Private ☐ Public Current Property Name: **Marilyn's Paint & Decor/Board of Trade Bar** Owner(s): **117 Properties, LLP** Owner Address: **PO Box 39** **Laurel, MT** Phone:	Legal Location PM: **Montana** Township: **2S** Range: **24E** **SW ¼ SW ¼ SE ¼** of Section: **9** Lot(s): **2** Block(s): **1** Addition: **Laurel Realty Subdivision** Year of Addition: **1906** USGS Quad Name: **LAUREL, MONT** Year: **1956/69**
Historic Use: **Movie Theater, Billiard Hall, Grocery** Current Use: **Flower Shop, Bar** Construction Date: **1908** ☒ Estimated ☐ Actual ☒ Original Location ☐ Moved Date Moved:	UTM Reference www.nris.mt.gov/topofinder2 ☐ NAD 27 (preferred) ☒ NAD 83 Zone: **12** Easting: **673664** Northing: **5059760**
National Register of Historic Places NRHP Listing Date: Historic District: NRHP Eligible: ☒ Yes ☐ No	Date of this document: **September 30, 2009** Form Prepared by: **Sara Adamson and Jecyn Bremer** Address: **PO Box 1493, Wilson, WY 83014** Daytime Phone: **307 690 4768**
MT SHPO USE ONLY Eligible for NRHP: ☐ yes ☐ no Criteria: ☐ A ☐ B ☐ C ☐ D Date: Evaluator:	Comments:

Property Name: **117-117 ½ East Main Street** Site Number: **24 YL 1768**

ARCHITECTURAL DESCRIPTION ☐ See Additional Information Page

Architectural Style: **Western Commercial** If Other, specify:
Property Type: **Commerce** Specific Property Type:

Architect: Architectural Firm/City/State:
Builder/Contractor: Company/City/State:
Source of Information:

Concisely, accurately, and completely describe the property and alterations with dates. Number the buildings and features to correlate with the Site Map.

Description
This one-story, frame, rectangular, false-front commercial building has a flat roof and concrete foundation. The building was divided into two commercial spaces some time after 1944. At some point after 1947, the western commercial space was connected with the space in the adjoining building, 115 East Main Street by perforating the shared wall.

The south façade is clad in vertical metal siding above its full-width, metal awning. Below the awning the western storefront is clad in modern, vertical-grooved, composite siding, and has a recessed entry with a single, metal and glass entry door, flanked by single-light, fixed, wood windows. The eastern storefront has been infilled with red brick with a flush entry with a three-panel, wood door, and small fixed, single-light, horizontal metal windows.

The north façade is clad in brick-patterned asphalt sheeting, with a full-width, shed-roof, metal awning, and a small front-gabled, concrete block addition with a concrete pad and asphalt shingle roof.

East facing side façade adjoins 119 East Main Street.

West side façade adjoins 115 East Main Street and has a stepped parapet.

There is one, small, modern, plywood-sided, front-gabled, storage shed immediately to the north of the building with an asphalt shingle roof and no foundation.

Setting
Commercial street front setting with one mature deciduous street tree. The rear of the building faces a gravel parking area and alley.

Property Name: **117-117 ½ East Main Street** Site Number: **24 YL 1768**

HISTORY OF PROPERTY

☐ See Additional Information Page

The Laurel Realty Company, which platted this addition, owned this lot originally, and sold it to Tim Reardon in 1907. Reardon was an Irish immigrant who came to the United States at age five, grew up in Joliet, Montana, and was a section foreman for the Northern Pacific Railroad. In 1908, the building was photographed, and had a simple, frame false-front with a large, open, porch-like, recessed storefront. By 1912, this building was a movie theater. By 1914, the lot was owned by Edward and Nellie Hannar, who conveyed the lot to the Laurel State Bank that year. Edward Hannar was a builder and contractor who did very well in the building boom in Laurel after arriving in 1906. The bank sold it several months later to John and Nina Struck, who owned it for one year, before transferring ownership for several months to A. B. Bassett, and taking ownership again four months later in 1916. Several early photographs of this building, one dated 1918, show it had a recessed, angled theater entrance below an arched opening in the façade. By 1920 it was a billiards hall and by 1921, the façade had been converted into a squared-off storefront with a single entrance. The Strucks owned the property until 1919, selling it to Elroy Westbrook, the eldest son of Walter Westbrook, one of the most influential founding members of the Laurel community. Elroy Westbrook was later President of the short-lived American Bank of Laurel, as well as President of Midland National Bank of Billings. Westbrook immediately sold it to Leone Mazzanti, an attorney, and his wife Veronica. The Mazzantis owned it until 1925, when they sold it to Producers Ranch Company, which quitclaimed the lot to Realty Finance and Securities in 1931, the third year of the Great Depression. That company quitclaimed the property to Joseph McClellan, of Billings, who held the lot until 1944, when Chester and Edna Biffle, of Laurel, bought it. The building housed the Laurel Safeway store from 1929 through the 1930s, until it moved several doors down some time before 1937. The Board of Trade Bar was located here by 1940, and the liquor license for the bar business dates to 1937. The Biffles bought the adjoining building at 115 East Main Street in 1947. The Biffles owned the two buildings until 1965, when they sold them to George and Betty Peters. Some time after 1944 and before 1958, this building was divided into two commercial spaces, with resulting alterations to the storefront at the same time. By 1958, the Board of Trade Bar occupied the western half of the building, and a café the eastern half (the bar space today is in the eastern half). At some point, the wall connecting the building to 115 East Main Street was perforated, connecting the western commercial space in 117 East Main with 115 East Main Street. (Deeds; Johnston; 108, 173, 440, 594-95, 714; 1912, 1920, 1944 Sanborn Maps; Photos, Laurel Chamber; City Directories, 1925, 1930, 1932, 1937, 1958; Frickel)

INFORMATION SOURCES/BIBLIOGRAPHY

☐ See Additional Information Page

1912, 1920, 1944 Sanborn Maps.

City Directory, 1925, 1930, 1932, 1937, 1958.

Deeds, researched by First Montana Title in Billings, MT, files now with the Laurel City Planner.

Frickel, Linda. Conversation with Sara Adamson. December 2010.

Historic Photos, Laurel Chamber of Commerce.

Johnston, Elsie. *Laurel's Story, A Montana Heritage*. Laurel, MT: Frontier Press & Artcraft Printers, 1979.

Property Name: **117-117 ½ East Main Street** Site Number: **24 YL 1768**

NATIONAL REGISTER OF HISTORIC PLACES

NRHP Listing Date:
NRHP Eligibility: ☒ Yes ☐ No ☐ Individually ☒ Contributing to Historic District ☐ Noncontributing to Historic District
NRHP Criteria: ☒ A ☐ B ☒ C ☐ D
Area of Significance: **Commerce** Period of Significance: **1908-1960**

STATEMENT OF SIGNIFICANCE

☐ See Additional Information Page

This modest commercial building is significant as one of Laurel's few surviving examples of the Western false-front style of architecture and as a commercial building from the first decade of significant development in Laurel (1900-1910).

While the completion of the Northern Pacific Railroad in 1883 had been the impetus for Laurel's initial establishment, and the construction of the Rocky Fork Railroad had determined its location at the intersection of the two lines, it was not until the Northern Pacific, Great Northern, and the Chicago, Burlington, and Quincy Railroads made their junction in Laurel in 1906, that the town grew rapidly. By 1910, the population of Laurel had grown from 368 in 1900, to 806, and the downtown area expanded rapidly, providing services to the growing population. This building, constructed c. 1908, was one of the first buildings built in Laurel's boom years.

The building is also significant as an example of Western, false-front architecture. As a boomtown destined to continue to grow, not bust, thanks to the railroad, Laurel's buildings were generally constructed to be permanent, not hastily-constructed, boomtown false-fronts like this one. Several destructive fires, starting in 1907, had inspired residents to build out of masonry, and many of the Laurel downtown commercial buildings are brick. This one is exceptional.

This building is eligible to the National Register under Criteria A and C.

INTEGRITY (location, design, setting, materials, workmanship, feeling, association)

☐ See Additional Information Page

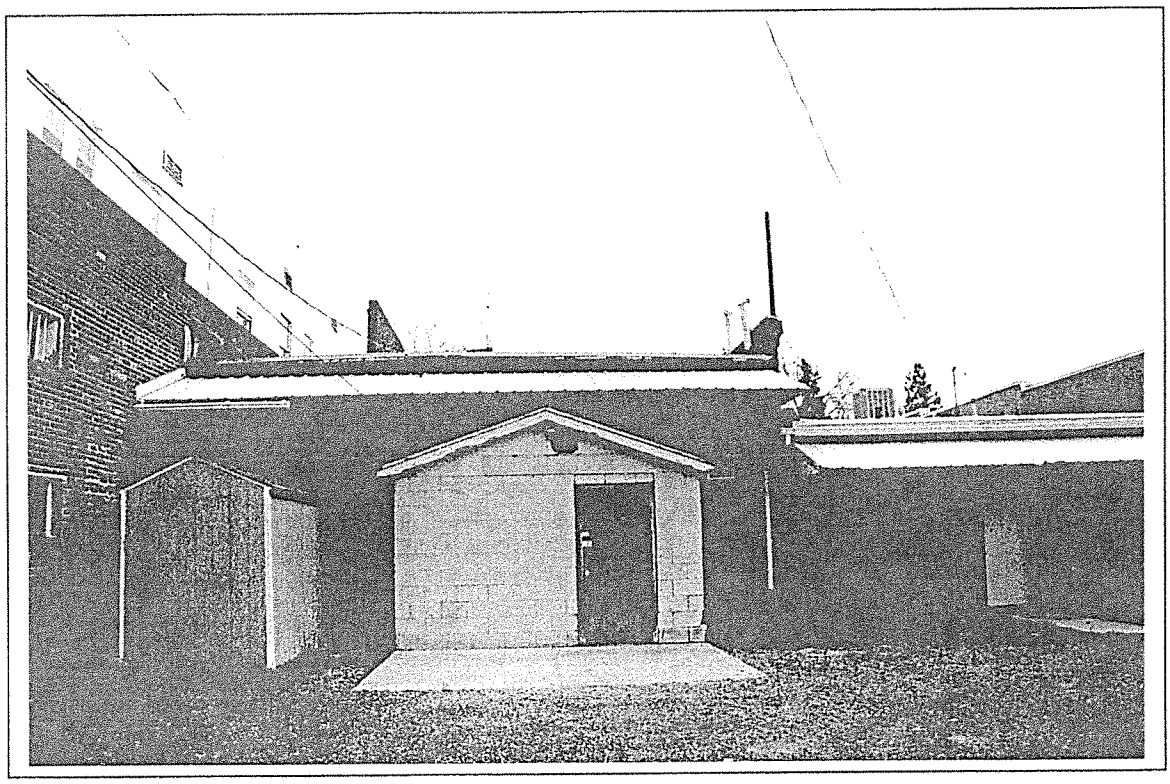
Like nearly every other commercial building in downtown Laurel, this building's storefront windows and entrance have been updated and altered from their historic appearance. The remaining architectural details of the primary façade are largely unchanged, however, and the building retains sufficient integrity to be eligible to the National Register as a contributing resource in a historic district.

MONTANA HISTORIC PROPERTY RECORD

PHOTOGRAPHS

Property Name: **117-117 ½ East Main Street** Site Number: **24 YL 1768**

Roll #
Frame #
Feature #
Facing: **Northeast**
Description: **South façade**

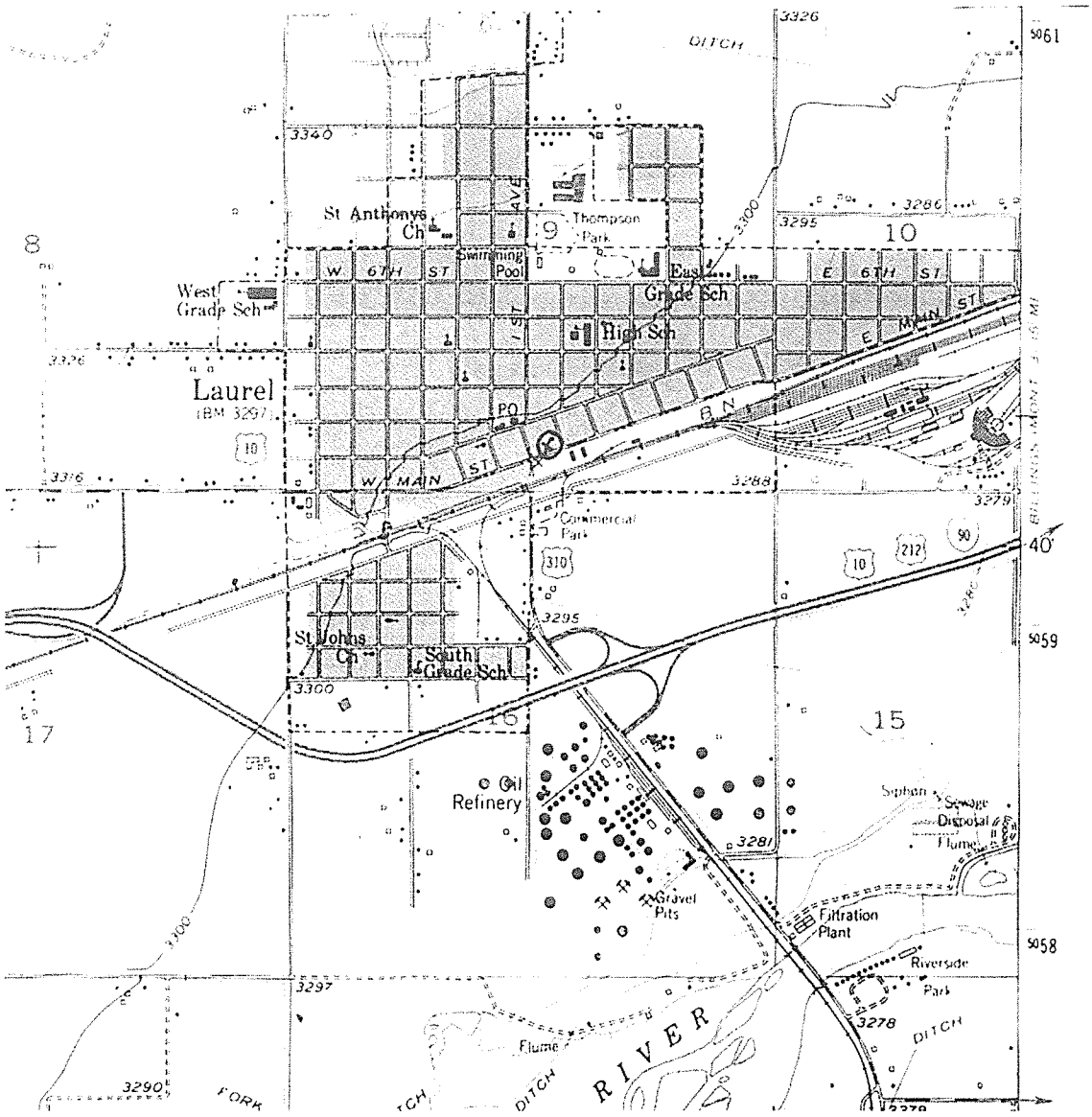


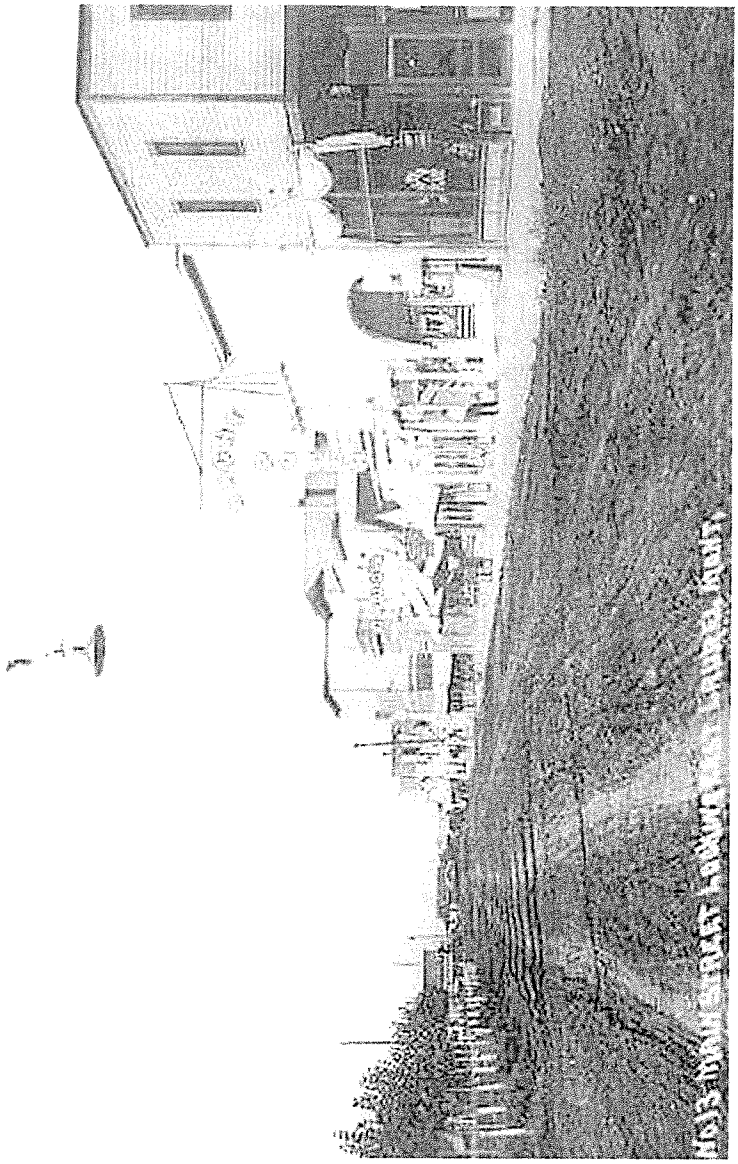
Roll #
Frame #
Feature #
Facing: **South**
Description: **North façade**

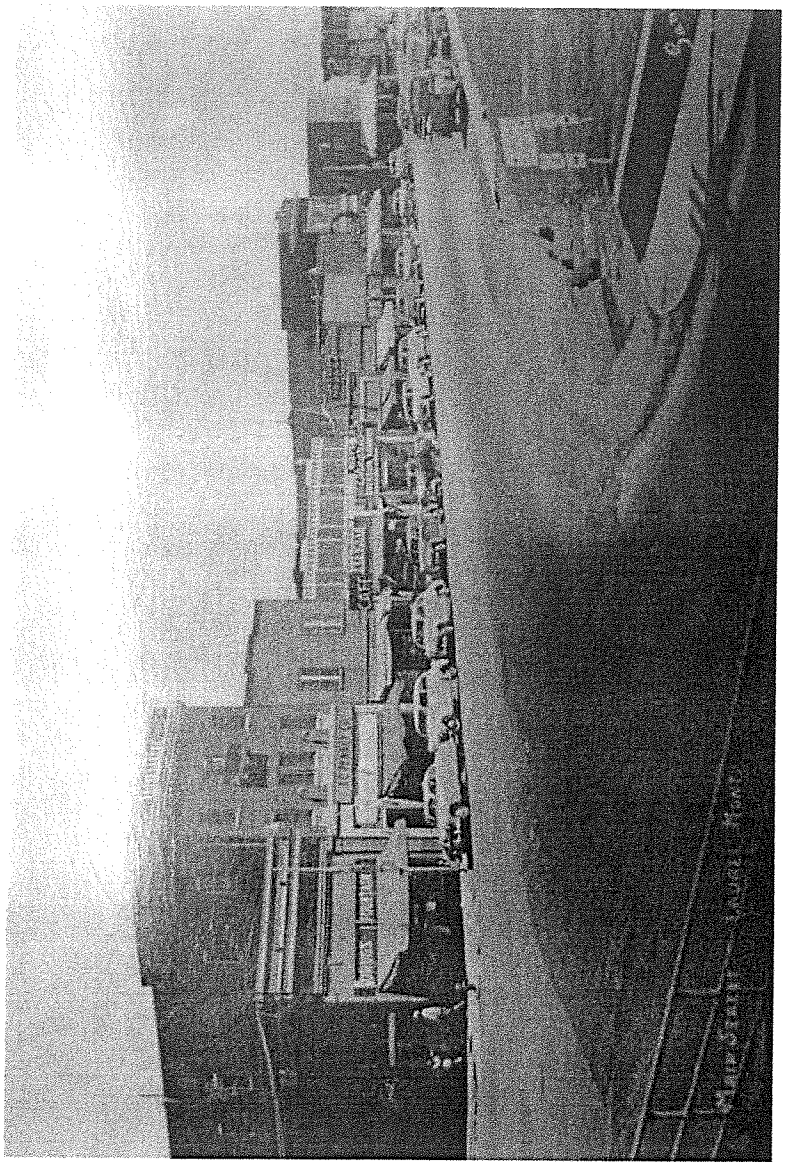
MONTANA HISTORIC PROPERTY RECORD

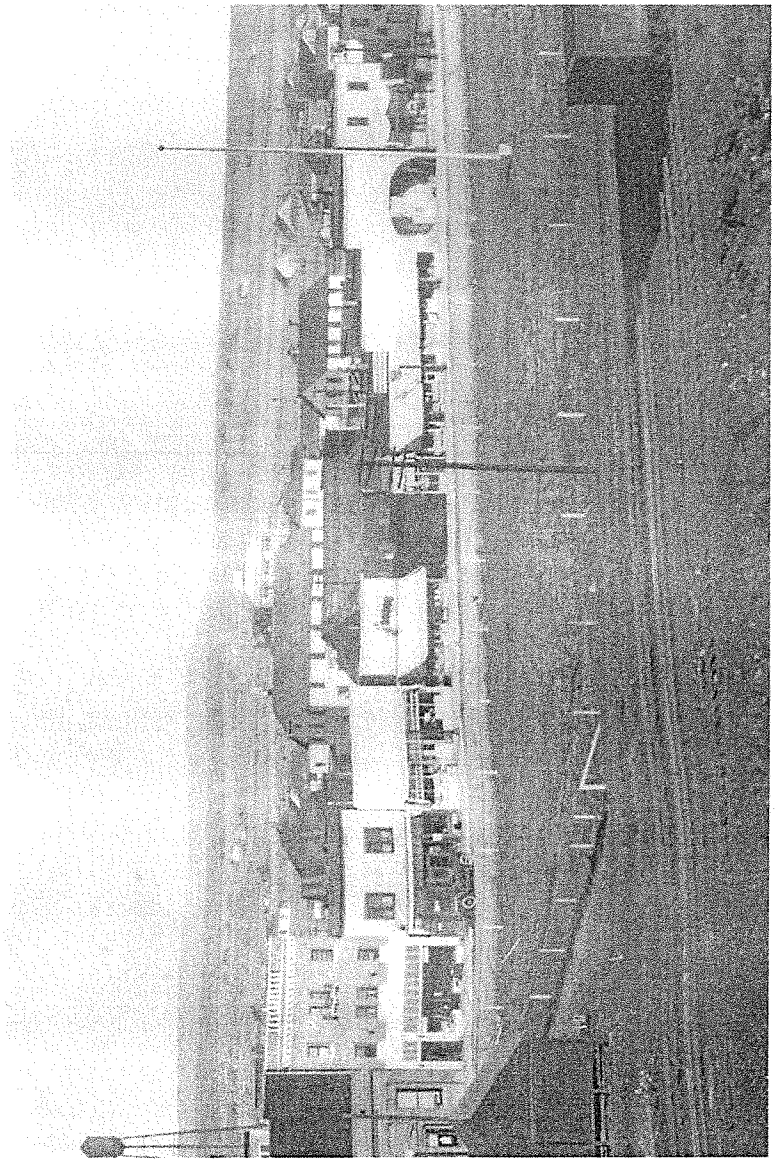
TOPOGRAPHIC MAP

Property Name: **117-117 ½ East Main Street** Site Number: **24 YL 1768**

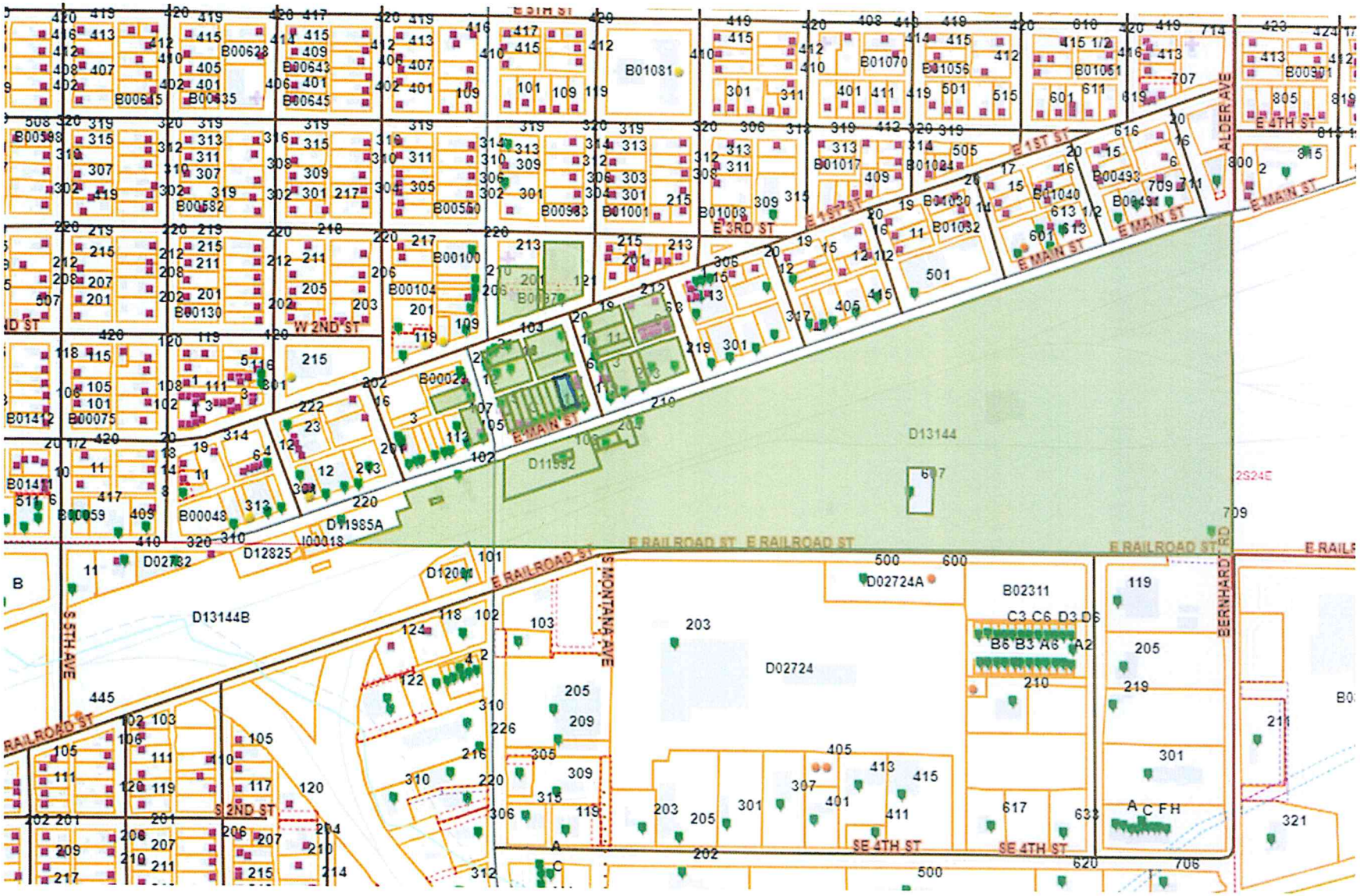








□ = Lot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August 29, 2024

To Whom it May Concern:

In compliance with Laurel Municipal Code Chapter 17.68, this letter and attendant materials comprise a request for a Special Review to approve the Montana Department of Revenue's transfer of Sonny O'Day's, Inc., All-Beverage License from The Pelican Cafe, LLC, to the location of the former historic Board of Trade Bar (BOT), known most recently as Lucky Louie's Tavern and Casino (Lucky's), at 117 #1/2, East Main Street. The new BOT (in the process of forming its own LLC) will provide a continuance of the very same services that were provided by Lucky's a mere year ago, the only difference being that the location will have a different name and will be under different ownership.

Sonny O'Day's and the Board of Trade Bar are indeed historic, providing nearly a century of service to the residents of the greater Laurel-area community and its visitors. Both have been written about extensively in publications describing the history of Laurel and the State of Montana. Joining together Sonny's liquor license (the oldest singly-held liquor license in the State of Montana) with the legendary Board of Trade Bar, reinforces fond Laurel memories, establishes a comfortable haven for Laurel residents, serves as an attraction for countless visitors, and contributes significantly to the local economy, making this new enterprise a vital, active, and even more integral part of the greater Laurel-area community than each was, separately.

Because heritage and long-standing traditions are important in Laurel, we seek timely approval of this Special Request, to ensure that Sonny O'Day's historic All-Beverage license remains in Laurel, where Sonny and his wife, Carra, a much-beloved grade-school teacher, raised their family and lived for over nine decades, and that the legendary Board of Trade Bar will remain an important page in Laurel's history.

In order to ensure a smooth transition by, and to stay compliant with, the State of Montana, it is imperative that Sonny O'Day's license transfer from the Pelican Cafe to the Board of Trade receive the City of Laurel's approval, soon. Time is of the essence. If there is documentation missing that the Laurel City Council requires for final approval of the transfer, we propose a conditional approval, contingent on the receipt of the requested documentation, and that your final approval be confirmed as the date on

which you are in receipt of the last needed document.

Thank you in advance for your consideration of this Special Request. We look forward to long and valued service in the Laurel community.

Best regards,

Chad Page
Owner, The Pelican Cafe, LLC, and the Board of Trade Bar

Shelley Van Atta
Owner, Sonny O'Day, Inc.

File Attachments for Item:

14. Resolution No. R24-88: A Resolution Of The City Council Authorizing The Mayor To Execute Amendment 1 And Amendment 2 To The Original Task Order Previously Approved By City Council Via Resolution R 23-81 For The Project Known As The 5th - 7th Sewer Line Replacement With KLJ Engineering, LLC.

RESOLUTION NO. R24-88

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT 1 AND AMENDMENT 2 TO THE ORIGINAL TASK ORDER PREVIOUSLY APPROVED BY CITY COUNCIL VIA RESOLUTION R 23-81 FOR THE PROJECT KNOWN AS THE 5TH - 7TH SEWER LINE REPLACEMENT WITH KLJ ENGINEERING, LLC.

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

Section 1: Approval. Amendment 1 and Amendment 2 to the Task Order for the Project known as the 5th-7th Sewer Line Replacement, copies attached hereto and incorporated herein (hereinafter "Amendment 1 and Amendment 2"), is hereby approved.

Section 2: Execution. The Mayor is hereby given authority to execute both Amendments on behalf of the City.

Introduced at a regular meeting of the City Council on the 8th day of October, 2024, by Council Member _____.

PASSED and APPROVED by the City Council of the City of Laurel the 8th day of October, 2024.

APPROVED by the Mayor the 8th day of October, 2024.

CITY OF LAUREL

_____
Dave Waggoner, Mayor

ATTEST:

_____
Kelly Strecker, Clerk-Treasurer

APPROVED AS TO FORM:

_____
Michele L. Braukmann, Civil City Attorney

This is **EXHIBIT A**, consisting of a page, referred to in and part of the Task Order Amendment 2 dated September 17th, 2024.

Engineer's Services for Task Order: 5th – 7th Sewer Line Replacement – Amendment 2

PART 1—BASIC SERVICES

A1.01 *Project Budget – Table A below is a comparison of the original Engineer's estimate of costs for engineering design and construction vs. the actual accumulated costs acquired during the project.*

A.

Task	Engineer's EOC	Actual Expenditure	Over/Under
Project Management	$16,905.00	$7,896.50	($9,008.50)
Survey	$12,099.00	$9,521.50	($2,577.50)
Preliminary Design	$12,491.00	$4,661.50	($7,829.50)
Final Design	$12,154.99	$21,281.00	$9,126.01
Bidding	$5,640.00	$16,601.00	$10,961.00
Construction	$50,245.01	$62,734.50	$12,489.49
Closeout	$2,465.00	$0.00	($2,465.00)
Total Costs	**$112,000.00**	**$122,696.00**	**$10,696.00**

B. Final Design – Lack of known information and additional gathering/in depth analysis of the existing system pushed preliminary design issues into the Final Design phase.

C. Bidding – Changes requested by the City during the bidding process (analysis of the alley way running north/south) and change order design were charged to bidding as the design phases of the project had already been closed out at that time.

D. Construction – Extra days were added into the construction as we were waiting on approval of the alley way change order which was never approved. Extra construction review of the asphalt between 5th Ave and 6th Ave. as Contractor was required to pave the east end of this alley way 3 times in order to get an adequate cross slope to prevent runoff from the car wash from running onto property north of the alley way.

This is **EXHIBIT K**, consisting of [1] pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services Task Order** dated September 26, 2023.

Amendment 1 To Task Order: 5th -7th Sewer Line Replacement

1. Background Data:

a. Effective Date of Task Order: September 12th, 2023

b. Owner: City of Laurel, Montana

c. Engineer: KLJ Engineering LLC

d. Specific Project: 5th – 7th Sewer Line Replacement

2. Description of Modifications

a. Engineer shall perform the following Additional Services: As outlined in Attached Exhibit A

3. Task Order Summary (Reference only)

a.	Original Task Order amount:	$95,800
b.	Net change for prior amendments:	$0
c.	This amendment amount:	$16,200
d.	Adjusted Task Order amount:	$112,000

The foregoing Task Order Summary is for reference only and does not alter the terms of the Task Order, including those set forth in the Agreement.

Owner and Engineer hereby agree to modify the above-referenced Task Order as set forth in this Amendment. All provisions of the Agreement and Task Order not modified by this, or previous Amendments remain in effect. The Effective Date of this Amendment is _____.

OWNER: City of Laurel		ENGINEER: KLJ Engineering LLC	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date Signed:	_____	Date Signed:	_____

This is **EXHIBIT K**, consisting of [1] pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services Task Order** dated September 26, 2023.

Amendment 1 To Task Order: 5th -7th Sewer Line Replacement

1. Background Data:

a. Effective Date of Task Order: September 12th, 2023

b. Owner: City of Laurel, Montana

c. Engineer: KLJ Engineering LLC

d. Specific Project: 5th – 7th Sewer Line Replacement

2. Description of Modifications

a. Engineer shall perform the following Additional Services: As outlined in Attached Exhibit A

3. Task Order Summary (Reference only)

a.	Original Task Order amount:	$95,800
b.	Net change for prior amendments:	$0
c.	This amendment amount:	$16,200
d.	Adjusted Task Order amount:	$112,000

The foregoing Task Order Summary is for reference only and does not alter the terms of the Task Order, including those set forth in the Agreement.

Owner and Engineer hereby agree to modify the above-referenced Task Order as set forth in this Amendment. All provisions of the Agreement and Task Order not modified by this, or previous Amendments remain in effect. The Effective Date of this Amendment is 6/11/2024

OWNER: City of Laurel		ENGINEER: KLJ Engineering LLC	
By:		By:	
Title:	Mayor	Title:	Associate Vice President, Municipal
Date Signed:	6/11/24	Date Signed:	June 12, 2024

This is **EXHIBIT A**, consisting of 2 pages, referred to in and part of the Task Order Amendment 1 dated 9/26/2023.

Engineer's Services for Task Order: 5th – 7th Sewer Line Replacement – Amendment 1

PART 1—BASIC SERVICES

A1.01 *Project Management – Refer to original Task Order Agreement (TO)*

A1.02 *Topography and Boundary Survey:*

A. Engineer will extend Topographic and Base Drawing services described in the TO to include the alley running north from Kwiki Car Wash to West 1st Street. Additional survey and base mapping will be confined to the alley right-of-way and will include cross sections of the south half of West 1st Street up to 100-feet each side of the alley.

B. In addition to services described in TO, Engineer will provide the following:

1. Prepare a preliminary grading design of the alley described above and adjustments that may be needed to the east-west alley between North 5th Street and North 6th Street, as needed to achieve surface drainage away from adjacent buildings.
2. Prepare preliminary cost estimate for Contractor to complete this additional work through a Change Order.
3. Meet with City Public Works Department to review preliminary plan.

A1.03 *Final Design Phase*

A. In addition to services described in TO, Engineer will provide the following:

1. Revise the Preliminary Design plan to address input from the City Public Works Department. Prepare final plan and profile sheets to be included as a revision to the current design drawings.

A1.04 *Bidding or Negotiating Phase – Refer to original TO*

A1.05 *Construction Phase*

A. Engineer will extend services described in TO to include the following:

1. Coordinate with Contractor and Owner to negotiate a Change Order to include additional work in current construction contract.
2. Provide up to an additional 20 hours of on-site RPR time for observation of additional alley work.
3. Provide one day of additional construction staking to stake alley grading. Engineer's scope is based on Contractor using single set of stakes for both subgrade and final surfacing. No blue tops are provided.

A1.06 *Post-Construction Phase – Refer to original TO*
A1.07 *Commissioning Phase*—Not Included
A1.08 *Other Services*—Not Included

PART 2—ADDITIONAL SERVICES – Refer to original TO

This is **EXHIBIT A**, consisting of 2 pages, referred to in and part of the Task Order Amendment 1 dated _____.

Engineer's Services for Task Order: 5th – 7th Sewer Line Replacement – Amendment 1

PART 1—BASIC SERVICES

A1.01 *Project Management – Refer to original Task Order Agreement (TO)*

A1.02 *Topography and Boundary Survey:*

A. Engineer will extend Topographic and Base Drawing services described in the TO to include the alley running north from Kwiki Car Wash to West 1st Street. Additional survey and base mapping will be confined to the alley right-of-way and will include cross sections of the south half of West 1st Street up to 100-feet each side of the alley.

B. In addition to services described in TO, Engineer will provide the following:

1. Prepare a preliminary grading design of the alley described above and adjustments that may be needed to the east-west alley between North 5th Street and North 6th Street, as needed to achieve surface drainage away from adjacent buildings.
2. Prepare preliminary cost estimate for Contractor to complete this additional work through a Change Order.
3. Meet with City Public Works Department to review preliminary plan.

A1.03 *Final Design Phase*

A. In addition to services described in TO, Engineer will provide the following:

1. Revise the Preliminary Design plan to address input from the City Public Works Department. Prepare final plan and profile sheets to be included as a revision to the current design drawings.

A1.04 *Bidding or Negotiating Phase – Refer to original TO*

A1.05 *Construction Phase*

A. Engineer will extend services described in TO to include the following:

1. Coordinate with Contractor and Owner to negotiate a Change Order to include additional work in current construction contract.
2. Provide up to an additional 20 hours of on-site RPR time for observation of additional alley work.
3. Provide one day of additional construction staking to stake alley grading. Engineer's scope is based on Contractor using single set of stakes for both subgrade and final surfacing. No blue tops are provided.

A1.06 *Post-Construction Phase – Refer to original TO*
A1.07 *Commissioning Phase*—Not Included
A1.08 *Other Services*—Not Included

PART 2—ADDITIONAL SERVICES – Refer to original TO

File Attachments for Item:

15. Resolution No. R24-89: A Resolution Of The City Council Authorizing The Mayor To Execute An Independent Contractor Service Contract With Red Ridge Construction.

RESOLUTION NO. R24-89

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE MAYOR TO EXECUTE AN INDEPENDENT CONTRACTOR SERVICE CONTRACT WITH RED RIDGE CONSTRUCTION.

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

Section 1: Approval. The Independent Contractor Service Contract by and between the City of Laurel (hereinafter "the City") and Red Ridge Construction, attached hereto and incorporated herein, is hereby approved.

Section 2: Execution. The Mayor is hereby given authority to execute the Independent Contractor Service Contract with Red Ridge Construction on behalf of the City.

Introduced at a regular meeting of the City Council on the 8th day of October 2024 by Council Member _____.

PASSED and APPROVED by the City Council of the City of Laurel on the 8th day of October 2024.

APPROVED by the Mayor on the 8th day of October 2024.

CITY OF LAUREL

_____
Dave Waggoner, Mayor

ATTEST:

_____
Kelly Strecker, Clerk-Treasurer

APPROVED AS TO FORM:

_____
Michele L. Braukmann, Civil City Attorney

INDEPENDENT CONTRACTOR SERVICE CONTRACT

This Contract is made and entered into this 8th day of October 2024, between the City of Laurel, a municipal corporation organized and existing under the laws of the State of Montana whose address is P.O. Box 10, Laurel, Montana 59044, hereinafter referred to as "City" and Red Ridge Construction, a contractor licensed to conduct business in the State of Montana, whose address is 615 Idaho Ave, Laurel MT 59044, hereinafter referred to as "Contractor".

SECTION ONE
DESCRIPTION OF SERVICES

A. Purpose. City shall hire Contractor as an independent contractor to perform for City the services described in the Bid dated September 24, 2024, attached hereto as Exhibit "A" and by this reference made part of this contract.

B. Effective Date. This contract is effective upon the date of its execution by both Parties. Contractor shall complete the services within 60 days of commencing work. The parties may extend the term of this contract in writing prior to its termination for good cause.

C. Scope of Work. Contractor shall perform his/her work and provide services in accordance with the specifications and requirements of this contract, any applicable Montana Public Work Standard(s) and Exhibit "A".

SECTION TWO
CONTRACT PRICE

Payment. City shall pay Contractor five thousand eight hundred eighty dollars and no cents ($5,880.00) for the work described in Exhibit A. Any alteration or deviation from the described work that involves extra costs must be executed only upon written request by the City to Contractor and will become an extra charge over and above the contract amount. The parties must agree to extra payments or charges in writing. Prior to final payment, Contractor shall provide City with an invoice for all charges.

SECTION THREE
CITY'S RESPONSIBILITIES

Upon completion of the contract and acceptance of the work, City shall pay Contractor the contract price, plus or minus any additions or deductions agreed upon between the parties in accordance with Sections one and two, if any.

SECTION FOUR
CONTRACTOR'S WARRANTIES AND RESPONSIBILITIES

A. Independent Contractor Status. The parties agree that Contractor is an independent contractor for purposes of this contract and is not to be considered an employee of the City for any purpose hereunder. Contractor is not subject to the terms and provisions of the City's personnel policies or handbook and shall not be considered a City employee for workers' compensation or any other purpose. Contractor is not authorized to represent the City or otherwise bind the City in any dealings, agreements or sub-contracts in any dealings between Contractor and any third parties. The City is interested solely in the

results of this contract. Contractor is solely responsible for all work and work product under this contract, including techniques, sequences, procedures, and means. Contractor shall supervise and direct the work to the best of his/her ability.

B. Wages and Employment. Contractor shall abide by all applicable State of Montana Rules, Regulations and/or Statutes in regards to prevailing wages and employment requirements. Contractor shall comply with the applicable requirements of the Workers' Compensation Act. Contractor shall maintain workers' compensation coverage for all members and employees of his/her business, except for those members who are exempted as independent contractors under the provisions of §39-71-401, MCA. Contractor understands that all contractors or subcontractors working on publicly funded projects are required to have withheld from earnings a license fee of one percent (1%) of the gross contract price if the gross contract price is Five Thousand Dollars ($5,000) or more. This license fee is paid to the Montana Department of Revenue pursuant to Montana law.

C. Unless otherwise specified by the terms of this Agreement, all materials and equipment used by Contractor on the Construction Project shall be new and where not otherwise specified, of the most suitable grade for their intended uses.

D. All workmanship and materials shall be of a kind and nature acceptable to the City.

E. All equipment, materials, and labor provided to, on, or for the Contract must be free of defects and nonconformities in design, materials, and workmanship for a minimum period beginning with the commencement of the work and ending one (1) year from completion and final acceptance by the City. Upon receipt of City's written notice of a defective or nonconforming condition during the warranty period, Contractor shall take all actions, including redesign and replacement, to correct the defective or nonconforming condition within a time frame acceptable to the City and at no additional cost to the City. Contractor shall also, at its sole cost, perform any tests required by City to verify that such defective or nonconforming condition has been corrected. Contractor warrants the corrective action taken against defective and nonconforming conditions for a period of an additional one (1) year from the date of City's acceptance of the corrective action.

F. Contractor and its sureties are liable for the satisfaction and full performance of all warranties.

G. Contractor has examined the facilities and/or has made field examinations. Contractor has knowledge of the services or project sought under this Contract and he/she further understands the site conditions to be encountered during the performance of this Contract. Contractor has knowledge of the types and character of equipment necessary for the work, the types of materials needed and the sources of such materials, and the condition of the local labor market.

H. Contractor is responsible for the safety of the work and shall maintain all lights, guards, signs, temporary passages, or other protections necessary for that purpose at all times.

I. All work is performed at Contractor's risk, and Contractor shall promptly repair or replace all damage and loss at its sole cost and expense regardless of the reason or cause of the damage or loss; provided, however, should the damage or loss be caused by an intentional or negligent act of the City, the risk of such loss shall be placed on the City.

J. Contractor is responsible for any loss or damage to materials, tools, work product or other articles

used or held for use in the completion or performance of the Contract.

K. Title to all work, work product, materials and equipment covered by any payment of Contractor's compensation by City, whether directly incorporated into the Contract or not, passes to City at the time of payment, free and clear of all liens and encumbrances.

SECTION FIVE
INDEMNITY AND INSURANCE

Contractor shall indemnify, defend and save City, its officers, agents and employees harmless from any and all losses, damage and liability occasioned by, growing out of, or in any way arising or resulting from any intentional or negligent act on the part of Contractor or its agents or employees.

SECTION SIX
COMPLIANCE WITH LAWS

Contractor shall comply with all federal, state, local laws, ordinances, rules and regulations. Contractor shall either possess a City business license or shall purchase one, if a City Code requires a business license.

SECTION SEVEN
NONDISCRIMINATION

Contractor agrees that any hiring of persons as a result of this contract must be on the basis of merit and qualification and further that Contractor shall not discriminate on the basis of race, color, religion, creed, political ideas, sex, age, marital status, physical or mental disability or national origin.

SECTION EIGHT
DEFAULT

If either party fails to comply with any term or condition of this Contract at the time or in the manner provided for, the other party may, at its option, terminate this Contract and be released from all obligations if the default is not cured within ten (10) days after written notice is provided to the defaulting party. Said notice shall set forth the items to be cured. Additionally, the non-defaulting party may bring suit for damages, specific performance, and any other remedy provided by law except for punitive damages. The Parties hereby waive their respective claims for punitive damages. These remedies are cumulative and not exclusive. Use of one remedy does not preclude use of the others. Notices shall be provided in writing and hand-delivered or mailed to the parties at the addresses set forth in the first paragraph of this Contract.

SECTION NINE
TERMINATION

Either party may terminate the contract for their convenience upon thirty days written notice sent postage prepaid, to the addresses provided herein.

SECTION TEN
GOVERNING LAW AND DISPUTE RESOLUTION

The Parties agree that the laws of the State of Montana govern this Contract. The Parties agree that venue is proper within the Courts of Yellowstone County, Montana. If a dispute arises, the Parties, through a representative(s) with full authority to settle a dispute, shall meet and attempt to negotiate a resolution of the dispute in good faith no later than ten business days after the dispute arises. If negotiations fail, the Parties may utilize a third party mediator and equally share the costs of the mediator or file suit.

SECTION ELEVEN
ATTORNEY FEES

If any action is filed in relation to this agreement, the unsuccessful party in the action shall pay to the successful party, in addition to all sums that either is ordered to pay, a reasonable sum for the successful party's attorney's fees and all costs charges and expenses related to the action.

SECTION TWELVE
ENTIRE AGREEMENT

This contract and its referenced attachment and Exhibit A contain the entire agreement and understanding of the parties and supersede any and all prior negotiations or understandings relating to this project. This contract shall not be modified, amended, or changed in any respect except through a written document signed by each party's authorized respective agents.

SECTION THIRTEENTH
ASSIGNMENT OF RIGHTS

The rights of each party under this Contract are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other party.

SECTION FOURTEEN
SEVERABILITY

Each provision, section, or subsection of this Contract shall stand separate and independent of every other. In the event that a court of competent jurisdiction shall find any provision, section, or subsection of this contract to be invalid, the remaining provisions, sections, and subsections of this contract shall remain in full force and effect.

SECTION FIFTEEN
PARAGRAPH HEADINGS

The titles to the paragraphs of this contract are solely for the convenience of the parties and shall not be used to explain, simplify, or aid in the interpretation of the provisions of this agreement.

SIGNED AND AGREED BY BOTH PARTIES ON THE 8th DAY OF OCTOBER 2024.

CITY OF LAUREL	CONTRACTOR
_____	_____
Dave Waggoner, Mayor	Red Ridge Construction
ATTEST:	Employer Identification Number
_____	_____
Kelly Strecker, Clerk/Treasurer	

RED RIDGE
construction
Laurel MT

Proposal

Seth Dillingham
Phone: 406-426-0949
Address: 615 Idaho Ave
Laurel Mt 59044

Date: 9-24-24

To: Kevin
City of laurel

Job description; cut out asphalt sections in front of dumpster pads pour new concrete pads

- Two 10x21' pads
- 4000 psi exterior concrete
- Rebar reinforcement in driveway
- Broom finish

Items	Overhead	Labor	Total
Pad #1	$1,100.00	$1,840.00	$2,940.00
Pad #2	$1,100.00	$1,840.00	$2,940.00

Total $5,880.00