



**AGENDA
CITY OF LAUREL
LAUREL URBAN RENEWAL AGENCY
MONDAY, NOVEMBER 24, 2025
11:00 AM
CITY HALL**

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.*

General Items

1. Roll Call:
2. Approval of Minutes: October 27, 2025 and November 10, 2025

New Business

3. Update on Ditch Covering:
4. Update on Lighting for SE 4th:
5. Future Projects: (create timeline)
Parking lot on RR property (southside of Main St)
RR Crossing repair on East Railroad
1st Ave Lighting & Continue Lighting on Main St
Other:

Old Business

6. Update on Project 1:
7. Update on Advisory Position:

Other Items

8. Update from Big Sky EDA:
9. Update from Beartooth RC&D:
10. Next Meeting: December 8, 2025

Announcements

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. 5100, 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:

2. Approval of Minutes: October 27, 2025 and November 10, 2025



MINUTES
CITY OF LAUREL
LAUREL RENEWAL AGENCY
MONDAY, OCT 27TH, 2025
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 Oct 27th, 2025

COMMITTEE MEMBERS PRESENT:

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

OTHERS PRESENT:

	CM Advisory&/or Myrna Beartooth RC&D
x	Forrest Sanderson
x	Doug Whitney
x	Kurt Markegard
	Triple Tree
x	Diane Lehm &/or Advisory

General Items:

Roll Call

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

New Business:

Ditch Covering: We got a verbal agreement from all landowners to agree to the landscaping except for the fiberglass, which we hope to hear back soon.

Bid meeting this Thursday and once those come in, Forrest will bring recommendations to council next Tuesday Nov 4th

Update on Project 1: Everything is turned into MDT and they accepted – we are waiting on their final review. We are still on task to Bid winter and start project spring 2026

SE 4th Lighting: Still gathering info to see the cost of wire/solar after 5 years to give land owners a proper cost analysis

Old Business:

By Laws: Forrest sent the by-laws and ordinance in and the committee will be a total of 7 people

Advisory members update: The vacancies were declared by the city council – at the next workshop they will approve the new committee member

Other updates:

Big Sky EDA– Brandon B. was appointed interim director for Big Sky EDA.

Beartooth RC&D - NA

Announcements: Next meeting will be Nov 10th, 2025

Adjourn Meeting: Cheryl made a motion to adjourn the meeting Daniel 2nd at 11:30

Respectfully submitted,

Cheryl Hill

Cheryl Hill - LURA Secretary

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- Design Updates:
 - Completed 95% Design and submitted for review 09/15/2025.



**Minutes
CITY OF LAUREL
LAUREL RENEWAL AGENCY
Monday, November 10, 2025 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 November 10, 2025

COMMITTEE MEMBERS PRESENT:

☒ Judy Goldsby
☐ Dean Rankin
☒ Cami Story
☒ Daniel Klein
☐ Cheryl Hill
☒ Myrna Lastusky
☒ Peggy Pollock
☒ Diane Lehm

OTHERS PRESENT:

☐ Forrest Sanderson
☐ Doug Whitney
☐ Kurt Markegard
☐ Triple Tree

General Items:

Roll Call

Approval of Minutes – October 27, 2025 minutes not presented, tabled for next meeting

New Business:

Ditch Covering: 6 qualified bids were submitted for this project. Forrest will present to council our recommendation of Earth Movers Excavation for \$587,410.

Update on Project 1: Still waiting to hear back from MDT for approval of project

SE 4th Lighting: Still waiting on info to see the cost of wire/solar after 5 years to give land owners a proper cost analysis

By Laws: still waiting on CAO and City Attorney for change of resolution to amend the By-Laws to meet State of Montana requirements.

Future Project Discussion: We discussed ideas for future projects to get the planning process started. Ideas were; Repair RR crossing on East Railroad, Parking Lot on Main St (RR property), Continue lighting on Main St and South 1st Ave. We will talk more on this at the next meeting.

Old Business:

Other updates:

Big Sky EDA– Diane gave an update on information regarding Big Sky EDA

Beartooth RC&D - Myrna gave an update on information regarding Beartooth RC&D

Announcements: Next meeting will be November 24, 2025

Adjourn Meeting: Judy made a motion to adjourn the meeting Daniel 2nd

Respectfully submitted,
Camilla Story
Camilla Story - LURA Chair

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File Attachments for Item:

3. Update on Ditch Covering:

NOTICE OF AWARD

Date of Issuance: 11/10/2025

Owner: City of Laurel

Owner's Project No.: N/A

Engineer: Triple Tree Engineering, Inc.

Project No.: 25-034

Project: Bernhardt Ditch Improvements Project

~~Contract Name:~~

Bidder: Earth Movers Excavation, Inc.

Bidder's Address: 2209 Airport Road
P.O. Box 957
Laurel, MT 59604

You are notified that Owner has accepted your Bid dated 10/30/2025 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for: **Base Bid.**

The Contract Price of the awarded Contract is **\$587,410.00.** Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

3 unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

0 Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

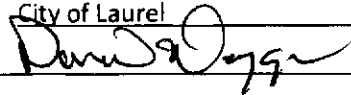
1. Deliver to Owner 3 counterparts of the Agreement, signed by Bidder (as Contractor).
2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any): None

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: City of Laurel

By (signature):



Name (printed): Dave Waggoner

Title: Mayor

Copy: Engineer

EJCDC® C-510, Notice of Award.

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File Attachments for Item:

4. Update on Lighting for SE 4th:

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

From: Bruce Hill

Date: 11/12/2025

A.C.E. Job #61113.002 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:** $\$17,058/\text{unit} \times 50 = \mathbf{\$852,900}$

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, $\$330/\text{unit} = \$80/\text{year} \times 5 \text{ years} = \mathbf{\$400}$.

5-Year Utility Costs:

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

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.