



**AGENDA
CITY OF LAUREL
CITY COUNCIL WORKSHOP
TUESDAY, JANUARY 06, 2026
6:30 PM
COUNCIL CHAMBERS**

Public Input: *Citizens may address the Council regarding any item of City business that is not on tonight's agenda. The duration for an individual speaking under Public Input is limited to three minutes. While all comments are welcome, the Council will not take action on any item not on the agenda. Because of the Rules that govern public meetings, Council is not permitted to speak in response to any issue raised that is a non-Agenda item. The Mayor may provide factual information in response, with the intention that the matter may be addressed at a later meeting. In addition, City Council may request that a particular non-Agenda item be placed on an upcoming Agenda, for consideration. Citizens should not construe Council's "silence" on an issue as an opinion, one way or the other, regarding that non-Agenda matter. Council simply cannot debate an item that is not on the Agenda, and therefore, they must simply listen to the feedback given during public input. If a citizen would like to speak or comment regarding an item that is on tonight's agenda, 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.*

Be advised, if a discussion item has an upcoming public hearing, we would request members of the public to reserve your comments until the public hearing. At the public hearing, the City Council will establish an official record that will include all of your comments, testimony, and written evidence.

General Items

1. Nominations and Vote for President and Vice President On January 13, 2026.
2. Appointment of Tony Contreras to the Yellowstone Historic Preservation Board for the remainder of a two year term ending December 31, 2026.

Executive Review

3. Ordinance O25-02: An Ordinance Amending Title 20, Chapter 02 Of The Laurel Municipal Code Related To The Laurel Urban Renewal Agency.
4. **Planning:** Resolution - A Resolution Of The City Council Approving Annexation Of Approximately 10.31 Acres Of Property Adjacent To The City Of Laurel With An Initial Zoning Designation Of Laurel Highway Commercial (HC) For Concurrent Review.

Council Issues

Other Items

Attendance at Upcoming Council Meeting

Announcements

5. Employee Recognition January to June 2026.

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. Appointment of Tony Contreras to the Yellowstone Historic Preservation Board for the remainder of a two year term ending December 31, 2026.

NOV 07 2025

BOARD APPLICATION FORM YELLOWSTONE COUNTY, MONTANA

NAME ANTHONY (TONY) CONTRERAS PHONE: 406-672-5530
ADDRESS: 909 12th AVE WORK PHONE: _____
CITY: LAUREL STATE: MT ZIP 59014
EMAIL ADDRESS tony.contreras1177@gmail.com

BUSINESS OR JOB: _____

BOARD OR COMMISSION APPLIED FOR: Yellowstone Historic Preservation Board

Please describe your experience or background that you believe qualifies you for service on this Board or Commission (attach additional sheets if needed):

PLEASE SEE THE ATTACHED DOCUMENT EXPLAINING BOTH MY EXPERIENCE AND BACKGROUND, AS WELL AS WHY I WANT TO SERVE AS A REPRESENTATIVE -
Why do you wish to serve on this Board or Commission?
- WITH THE YELLOWSTONE HISTORIC PRESERVATION BOARD. I ALSO INCLUDED TWO LETTERS OF RECOMMENDATION.

Additional information that you feel is pertinent (attach additional sheets if needed):

Signature: 

Return application to: Board of County Commissioners
P.O. Box 35000
Billings, MT 59107-5000

OFFICE USE ONLY:

APPOINTED: YES ☐

NO ☐

DATE

TERM EXPIRATION DATE:

To: Yellowstone Historic Preservation Board

My name is Anthony (Tony) Contreras. Please accept this document, the attached application, and two letters of recommendation as my request to be considered for selection as a representative and team member for the Laurel area with the Yellowstone Historic Preservation Board.

Experience or background that qualifies me for service on the Board

I have lived in Laurel for over 35 years, giving me a deep appreciation for the heritage and character of our community. My lifelong connection to Laurel has fostered a strong commitment to preserving its history and unique identity.

My professional and volunteer experiences also reflect my dedication to community service and historic preservation. I currently serve as a full-time member of Laurel EMS for the City of Laurel and as co-chair of the Billings Mexican Fiesta, one of the longest-running cultural events in Montana.

Last year, my co-chair and I collaborated with the Western Heritage Center to archive and display the history of the Fiesta. We gathered more than 100 newspaper articles and over 400 photographs, spending many hours interviewing and recording oral histories. We used these items, stories, and materials to help curate a public exhibit highlighting the event's long-term impact on the region. This work deepened my understanding of how historical documentation and storytelling strengthen community connections. This also led to a secondary project where we participated in the Western Heritage Center's "High Noon" program, where we gave a in person presentation showcasing the Fiesta and the historical histories and impacts of the Hispanic culture on Billings and the surrounding area.

My familiarity with local historic sites reflects not only my interest in preservation but also my desire to share the lesser-known pieces of our history. These experiences have equipped me with a strong foundation in research and public engagement—essential skills for serving effectively on the Yellowstone Historic Preservation Board.

Why I wish to serve on the Board

Laurel's history is one of resilience, collaboration, and cultural diversity. I want to contribute to preserving that legacy by ensuring that both our early landmarks and more recent community stories are documented and celebrated. My passion lies not just in preserving history but in sharing how our town's roots have shaped the community and area we know today.

Serving on the Yellowstone Historic Preservation Board would allow me to continue my commitment to education, preservation, and community engagement. My goal is to ensure that Laurel's and the surrounding areas stories—both well-known and hidden—remain protected, accessible, and relevant for generations to come.

Please let me know if you have any questions or would like to meet in person.

Thank you for your consideration.



Tony Contreras
(406)672-8550
tony.contreras1177@gmail.com

October 29, 2025

Yellowstone Historic Preservation Board

Re: Tony Contreras

Dear Members of the Yellowstone Historic Preservation Board,

I am honored to write this letter in enthusiastic support of Tony Contreras's application to serve as a representative on the Yellowstone Historic Preservation Board. I have known Tony personally and professionally for approximately twenty years, and during that time I have come to know him as a person of integrity, dedication, and genuine commitment to preserving the character and history of our communities.

On a personal level, Tony and his wife have been pillars of the Laurel community. Their family's active involvement in local initiatives and their consistent willingness to give their time and talents speak to the deep values that drive Tony's community service. His sense of responsibility and follow-through are qualities that would greatly benefit the board's mission to protect and promote Yellowstone County's historical and cultural assets.

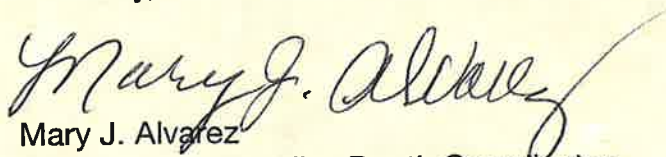
Professionally, I have had the privilege of working alongside Tony for ten years on the Billings Mexican Fiesta planning committee, where he served in multiple capacities ranging from kid activity coordinator, vendor coordinator and most recently co-chair. With the efforts of our current leadership, the event not only strengthened cultural engagement but also preserved the historical authenticity that makes the Fiesta the region's longest-running cultural celebration. His ability to collaborate, problem-solve, and inspire others ensured that the event remained both historically grounded and community-driven.

Tony's commitment to preservation extends beyond events. I had the opportunity to witness his and Dallas's (Tony's co-chair) archival project collaboration with the Western Heritage Center, which showcased historical artifacts and personal narratives tied to our local heritage. That project left a lasting impression on me because of the care and respect they bring to storytelling through history. The resulting display sparked thoughtful community conversations and renewed appreciation for the area's cultural legacy-exactly the kind of public engagement that aligns with the board's goals.

Through his leadership, partnership-building skills, and authentic enthusiasm for Montana's history, Tony has consistently demonstrated the qualities necessary for effective service on the Yellowstone Historic Preservation Board. He brings not only experience but also an understanding of how history connects today's communities with their shared past.

I wholeheartedly recommend Tony Contreras for appointment to the Yellowstone Historic Preservation Board. His integrity, work ethic, and deep-rooted commitment to preservation make him an outstanding candidate for this role.

Sincerely,


Mary J. Alvarez
Mexican Fiesta Ladies Booth Coordinator

618 Clarks River Road
Laurel, MT 59044

maryjalvarez@mac.com

714-334-9452

Retired in 2008, worked 35 years securitizing Mortgage Backed Securities in the Secondary Markets for FNMA, FHLMC and GNMA for Wall Street monthly settlements

October 27, 2025

To Whom It May Concern,

I am writing to recommend Anthony Contreras for appointment as representative to the Yellowstone Historic Preservation Board. I am the EMS Chief for Laurel Ambulance service and the Education Coordinator for Big Sky EMS Education.

I have had the privilege of supervising Tony for approximately two years in his role as a volunteer and full-time EMT for the City of Laurel. During this time, I have come to know him as a highly dependable, engaged and community minded professional who goes above and beyond in every aspect of his work.

Tony consistently demonstrates exceptional dedication to both his profession and the people he serves. In addition to his full-time responsibilities, he volunteers as an instructor for Big Sky EMS Education, sharing his knowledge and experience to train and mentor others in emergency medical care. Tony also devotes his personal time to community education programs and outreach efforts through Laurel EMS, often taking the lead to help strengthen our city's connection with its residents. Tony's deep passion for Laurel and the surrounding area is very apparent, as seen in our "station" trips where Tony is constantly educating our department on various parts of Laurel, historical points of interest and his exceptional knowledge of the surrounding area.

Outside of his professional role, Tony's leadership as co-chair of the Billings Mexican Fiesta has shown his strong commitment to preserving local culture and history. His work with the Western Heritage Center to document the Fiesta's legacy stands as an example of his drive to protect the traditions that make our communities unique. Tony brings the same passion, responsibility and positive attitude to every project he undertakes.

I have no doubt that Tony would contribute meaningful perspective and energy to the Yellowstone Historic Preservation Board. His combination of professional discipline, community involvement and historical appreciation makes him an outstanding candidate. I offer my highest recommendation and full support. Please don't hesitate to reach out to me with any questions.

Sincerely,



Lyndy Gurchiek
406-670-5021
lyndygurchiek@yahoo.com

File Attachments for Item:

3. Ordinance O25-02: An Ordinance Amending Title 20, Chapter 02 Of The Laurel Municipal Code Related To The Laurel Urban Renewal Agency.

ORDINANCE NO. 025-02

AN ORDINANCE AMENDING TITLE 20, CHAPTER 02 OF THE LAUREL MUNICIPAL CODE RELATED TO THE LAUREL URBAN RENEWAL AGENCY.

WHEREAS, the City Council desires to keep the Laurel Municipal Code current by modifying and updating Titles, Chapters, Sections, and Subsections to address situations and problems within the City and to remain in accordance with Montana law;

WHEREAS, City Staff prepared, reviewed, and approved the following amendments to the existing LMC Title 20, Chapter 02, as noted herein and on the attached, and hereby recommends the same to the City Council for its full approval; and

WHEREAS, the proposed changes to the existing LMC are attached hereto and hereby fully incorporated herein. *See* attached revised LMC Title 20, Chapter 02.

This Ordinance shall become effective thirty (30) days after final passage by the City Council and approved by the Mayor.

Introduced and passed on first reading at a regular meeting of the City Council on the 22nd day of December, 2025, upon Motion by Council Member _____.

PASSED and ADOPTED by the Laurel City Council on second reading on the _____ day of _____, 2025, upon Motion by Council Member _____.

APPROVED BY THE MAYOR on the _____ day of _____, 2025.

CITY OF LAUREL

Dave Waggoner, Mayor

ATTEST:

Kelly Strecker, Clerk-Treasurer

APPROVED AS TO FORM:

Michele L. Braukmann, Civil City Attorney

20.02.020 Agency composition and term of offices.

The board shall constitute ~~seven~~ **five** voting commissioners, all of whom, **with the exception of the Yellowstone County and Laurel Schools commissioners**, must maintain residency in the city limits. For purposes of this chapter, residency is defined as either owning property, a business, or maintaining permanent employment within the city limits. The initial voting membership shall consist of one member appointed for one year, one member for two years, one member for three years, and two members for four years. Each appointment thereafter shall be for four years. In addition to the ~~seven~~ **five** commissioners, the mayor, with approval of the city council, shall appoint four advisory members, as provided herein, who shall not vote but shall provide advice and counsel to the voting commissioners.

(Ord. No. O09-04, 4-21-09; Ord. No. O12-01, 3-6-12; Ord. No. O13-01, 8-20-2013)

20.02.030 Commissioners.

A. Each commissioner shall hold office until his/her successor is appointed and has qualified.

B. A commissioner shall receive no compensation for his/her service but is entitled to authorized necessary expenses, including traveling expenses, incurred in the discharge of his/her duties.

C. **With the exception of the Yellowstone County and Laurel Schools commissioners**, any person may be appointed as a commissioner if he/she maintains residency within the city limits. If possible, the preferred composition of the agency should include two residents of the district, two city resident business owners in the district, and one member city resident at large.

D. A commissioner may be removed by the city council for inefficiency, neglect of duty, or misconduct in office. Misconduct in office is defined by MCA § 7-15-4240.

E. A majority of the commissioners shall not hold any other public office under the city other than their membership or office with respect to the agency.

F. The powers and responsibilities of the agency shall be exercised by the commissioners according to adopted bylaws approved by the city council. A majority of the commissioners shall constitute a quorum for the purpose of conducting business and exercising the powers and responsibilities of the agency and for all other purposes. Action may be taken by the agency upon a vote of a majority of the commissioners (**four** ~~three~~) unless the bylaws shall require a larger number.

(Ord. No. O09-04, 4-21-09; Ord. No. O13-01, 8-20-2013)

20.02.040 Advisory members.

A. In addition to the ~~seven~~ five voting commissioners, the agency shall include a non-voting advisory membership of not more than four individuals. The initial membership shall consist of one member appointed for one year, one for two years, one for three years, and one for four years. Each appointment thereafter shall be for four years. Advisory members must possess a demonstrated interest in the district, specific expertise and/or other qualifications necessary to help the agency implement the renewal plan.

1. Each advisory member shall hold office until his/her successor has been appointed and has qualified.

2. An advisory member shall receive no compensation for his/her services but may be entitled to authorized necessary expenses, including traveling expenses, incurred in the discharge of his/her duties in the discretion of the mayor.

3. An advisory member may be removed by the city council for inefficiency, neglect of duty, or misconduct in office. Misconduct in office is defined by MCA § 7-15-4240.

B. City staff shall perform the agency's administrative duties as assigned, until other funding becomes available from alternate sources to hire and pay for permanent staff, if requested by the Agency and approved by the city council.

(Ord. No. O09-04, 4-21-09; Ord. No. O13-01, 8-20-2013)

File Attachments for Item:

4. Planning: Resolution - A Resolution Of The City Council Approving Annexation Of Approximately 10.31 Acres Of Property Adjacent To The City Of Laurel With An Initial Zoning Designation Of Laurel Highway Commercial (HC) For Concurrent Review.

RESOLUTION NO. R26-_____

**A RESOLUTION OF THE CITY COUNCIL APPROVING ANNEXATION OF
APPROXIMATELY 10.31 ACRES OF PROPERTY ADJACENT TO THE CITY OF
LAUREL WITH AN INITIAL ZONING DESIGNATION OF LAUREL HIGHWAY
COMMERCIAL (HC) FOR CONCURRENT REVIEW.**

WHEREAS, a Petition for Annexation was submitted on December 5, 2025 to the City of Laurel by Love's Travel Stops & Country Stores (hereinafter "Petitioner") of certain real property situated in Yellowstone County, Montana;

WHEREAS, the real property is generally described as follows:

Tract 7A-1 of Westbrook's Subdivision, located in Section 17, Township 2 South, Range 24 East (property address is 415 19th Avenue West, Laurel, MT).

The real property is generally reflected on the Exhibit attached hereto, which is incorporated by reference herein, and it includes all contiguous roadways and rights-of-way.

WHEREAS, Petitioner sought annexation of the property into the City of Laurel in order to access and utilize City of Laurel services, including, but not limited to, water, sewer, police, and fire;

WHEREAS, the property is situated such that street rights-of-way will need to be dedicated to the City, and Yellowstone County GIS provided a map detailing the adjacent rights-of-way that will be need to be annexed, and this map is incorporated into the required annexation exhibits;

WHEREAS, the Laurel City-County Planning Board and Zoning Commission held a duly advertised public hearing on Petitioner's Petition for Annexation and Concurrent Initial Zoning Designation on December 18, 2025 at 6:00 p.m.;

WHEREAS, at the conclusion of the hearing, the Planning Board and Zoning Commission voted to recommend approval to the City Council of the annexation request and concurrent initial zoning designation;

WHEREAS, the City Council held a duly advertised public hearing regarding Petition for Annexation and Concurrent Initial Zoning Designation on the 13th day of January, 2026;

WHEREAS, the City Council is not required to submit the question of annexation to the qualified electors of the property to be annexed as the Petition is signed by 100% of the owners;

WHEREAS, the subject property was included as “future growth area” in the Growth Policy adopted by the City of Laurel, the property has been identified on the Laurel Future Land Use Map portion of the Growth Policy as commercial, and as such, the requested zoning is consistent with the Laurel Growth Policy;

WHEREAS, the proposed assignment of HC meets all of the statutory requirements of Part 46 annexation and zoning assignment;

WHEREAS, the extension of City services will be at the owners’ expense (R08-22) and in accordance with the Annexation Agreement as approved by City Council;

WHEREAS, the City has the ability to provide services to the property, both existing and proposed; and

WHEREAS, at the conclusion of the hearing, the City Council determined that approval of the Petition for Annexation and Concurrent Initial Zoning Designation was in the best interests of the City and meets the twelve-point test for zoning.

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

1. The owner of record of the territory annexed to the City of Laurel has executed a Petition of Annexation.
2. Pursuant to Mont. Code Ann. § 7-2-46, the incorporated boundaries of the City of Laurel shall be and the same hereby is extended and/or expanded to include the territory described herein.
3. The following described territory is hereby annexed to the City of Laurel:

Lot 7A-1, of the Amended Plat of Tracts 6A and 7A, of the Amended Plat of Tracts 6 and 7, of Westbrooks Subdivision, Yellowstone County, Montana, according to the Official Plat on File in the Office of the Clerk and Recorder of Yellowstone County, Under Document No. 1684287.

Excepting therefrom that portion granted under the State of Montana by virtue of Bargain and Sale Deed Recorded January 25, 1965, Book 807, Under Document No. 747048; and

Excepting therefrom that portion granted unto the Montana Department of Transportation by virtue of Bargain and Sale Deeds Recorded September 13, 2017 Under Document Nos. 3827294 and 382729; and

Excepting therefrom that portion granted unto the Montana Department of Transportation by virtue of Warranty Deeds Recorded September 13, 2017 Under Document Nos. 3827296 and 3827297.

4. This Resolution shall be incorporated into the official minutes of the City Council, and upon said incorporation, the City Clerk-Treasurer shall file a true and correct certified copy of this Resolution and Meeting Minutes with the Yellowstone County Clerk and Recorder.
5. From and after the date that the City Clerk-Treasurer files such certified copy of this Resolution and of the City Council Meeting Minutes with the Yellowstone County Clerk and Recorder, this Annexation of the above-described territory to the City of Laurel shall be deemed complete and final.
6. Annexation and the City's responsibility for providing service to the property shall become null and void upon Petitioner's failure to satisfy the conditions imposed by the City Council by and through this Resolution, the Petition for Annexation, and the Late Comer's and Development Agreement by and between the City of Laurel and the Petitioner.

Introduced at a regular meeting of the City Council on the ____ day of January, 2026, by Council Member _____.

PASSED and APPROVED by the City Council of the City of Laurel the ____ day of January, 2026.

APPROVED by the Mayor the ____ day of January, 2026.

CITY OF LAUREL

Dave Waggoner, Mayor

ATTEST:

Kelly Strecker, Clerk-Treasurer

APPROVED AS TO FORM:

Michele L. Braukmann, Civil City Attorney

STAFF REPORT
LOVE’S TRAVEL STOPS & COUNTRY STORES
Annexation and Initial Zoning
December 5, 2025

Applicant:

Love’s Travel Stops & Country Stores, Corporate Office
10601 N Pennsylvania Ave
Oklahoma City, OK 73120

Love’s Travel Stops and Country Stores represent 100% of the land ownership. Annexation pursuant to §7-2-4601 et. seq. MCA. (Annexation by Petition).

Request:

Love’s Travel Stops & Country Stores, representing 100% of the ownership of lands involved, has Petitioned the City of Laurel for Annexation of approximately 10.31 acres of property adjacent to the City of Laurel with an initial Zoning Designation of Laurel Highway Commercial (HC) for concurrent review.

The subject property is generally described as described as Tract 7A-1 of Westbrook’s Subdivision located in Section 17, Township 2 South, Range 24 East, into the City of Laurel, Yellowstone County, Montana. (The property address is 415 19th Ave West). An annexation Exhibit, which is incorporated into this report by reference, has been submitted in support of the Petition and Requested Initial Zoning.

Process:

The annexation petition and requested initial zoning has been scheduled for consideration and a public hearing by the Laurel – Yellowstone City County Planning Board and Zoning Commission for 6:00 p.m. on Thursday December 18, 2025. Though not yet scheduled the matter will be considered by the Laurel City Council at a Work Session and Public Hearing/Action in early 2026.

Analysis of the Request

- Love’s Travel Stops & Country Stores represents 100% of the land ownership involved in the petition.
- The Laurel Growth Policy designates the property as a ‘growth area’ of the city.
- The current use of the property is vacant.
- The requested zone City Laurel Highway Commercial (HC) provides for a variety of uses and is consistent with the requirements of R-08-22 that lands embraced by the city be assigned R-7500 or greater.
- The subject property currently is zoned County Highway Commercial.

- Part 46 annexation requires that the land use designation be ‘consistent with the prevailing use of the property, consistent with the prevailing County Zoning Assignment, and/or consistent with the current growth policy’.
- In addition to the extension of urban scale services the City Zoning provides options for development that are not available to rural properties. These options include but are not limited to Planned Unit Developments
- The initial zoning must be considered under City Resolution R-08-22 (Annexation), the Laurel Municipal Code Title 17 (Zoning).
- The question of annexation and initial zoning must be heard by the Laurel – Yellowstone City County Planning Board and Zoning Commission.
- Is the requested annexation and initial zoning in the best interest of the City and Citizens of the City of Laurel.
- The property is situated such that street rights-of-way will need to be dedicated to the City. Yellowstone County GIS has provided a map detailing the adjacent rights-of-way that will need to be annexed as well. This map is incorporated into the required annexation exhibits.

Findings:

- ✓ The subject property is adjacent to the City of Laurel.
- ✓ The City Council is not required to submit the question of annexation to the qualified electors of the area to be annexed as the petition is signed by 100% of the owners.
- ✓ The city may annex the property as 100% of the ownership of same has petitioned the city for annexation.
- ✓ The driver for the annexation request is the desire of Love’s Travel Stops & Country Stores to construct a facility that is accessory to their travel stop and store. The only way the conceptual development plan works is to extend the City water and sewer systems to the proposed development.
- ✓ The subject property was included as ‘future growth area’ in the Growth Policy adopted by the City of Laurel. Additionally, the property has been identified on the Laurel Future Land Use Map portion of the Growth Policy as Commercial. As such, the requested zoning is consistent with the Laurel Growth Policy.
- ✓ The proposed assignment of HC meets all the statutory requirements of Part 46 annexation and zoning assignment.
- ✓ The Laurel HC Zone is listed along with other Commercial generally applicable land use assignments and is therefore determined to be a “greater than” R-7500 classification.
- ✓ The extension of city services will be at the owner’s expense (R-08-22) and in accordance with the Annexation Agreement as approved by the City Council.
- ✓ The City Zoning provides options for development that are not available to rural properties. These options include but are not limited to Planned Unit Developments. These options and the exactions of infrastructure are most beneficial to the Owner, the City of Laurel, and all surrounding properties in conjunction with the proposed development of the property in the future.
- ✓ The city has the ability to provide services to the property both existing and proposed.

12 Point Test for Zoning:

- I. Is the zoning in accordance with the growth policy;
- The proposed zoning is consistent with the prevailing County zoning on the property.
 - The Growth Policy identifies all of the property proposed for annexation as Multi-Family.
 - Resolution R-08-22 requires zoning assignment at annexation at R-7500 or greater.
 - The Highway Commercial Zone meets the definition as ‘greater than’ R-7500.

Finding:

The requested zoning is in accordance with the Growth Policy.

- II. Is the zoning designed to lessen congestion in the streets;
- The proposed zoning is consistent with the prevailing County zoning on the property.
 - The proposed zoning along with the annexation agreement will allow development of the property consistent with surrounding uses of property.
 - Proposed development that would potentially impact roads and streets would require a traffic impact analysis and associated improvements.

Finding:

The requested zoning will not have a material impact on congestion in the streets.

- III. Is the zoning designed to secure safety from fire, panic, and other dangers;
- The proposed zoning is consistent with the prevailing County zoning on the property.
 - The Growth Policy identifies the property as Commercial.
 - All commercial development must be constructed in accordance with the prevailing International Code Council standards.
 - Adequate public infrastructure exists or can be readily extended/expanded to serve the development at HC densities and uses.

Finding:

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

- IV. Is the zoning designed to promote health and the general welfare;
- The proposed zoning is consistent with the prevailing County zoning on the property.
 - The Growth Policy identifies the property as Commercial as a future land use.
 - The connection of the facilities and properties at the time of development to the Laurel municipal water and wastewater systems will have positive impacts to public health and general welfare.

Finding:

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

- V. Is the zoning designed to provide adequate light and air;
- The existing zoning imposes building setbacks, height limits, limits on the number of buildings on a single parcel, and reasonable area limits on new development.
 - The proposed HC, provides restrictions on structure height, setbacks, lot coverage. These standards exist to provide open spaces and adequate light and air.
 - The existing development has more than adequate separation from surrounding uses.

Finding

The requested zoning will provide adequate light and air.

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

Finding:

The proposed zoning will prevent the overcrowding of land.

- VII. Is the zoning designed to avoid undue concentration of population;
- The existing zoning imposes building setbacks, height limits, limits on the number of buildings on a single parcel, and reasonable area limits on new development.
 - The HC proposal, has density and development controls that are designed to prevent the overcrowding of land.
 - The subject property is large enough to provide adequate separation from surrounding uses.

Finding:

The proposed zoning will prevent the undue concentration of population.

- VIII. Is the zoning designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- The requested zoning, without some overlay or modification, will not necessitate the installation of new or additional infrastructure.
 - It is anticipated that a significant portion of the property being annexed will be further developed. It is at that point the additional infrastructure as well as capacities will be evaluated.
 - Some of the public duties, such as police, will shift from Yellowstone County to the City of Laurel but the net effect is minimal.

Finding:

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

- IX. Does the zoning give reasonable consideration to the character of the district and its peculiar suitability for particular uses;
- The requested zoning is consistent with the Growth Policy.
 - The property is compatible with surrounding development which is, for the most part, vacant, residential or commercial.
 - The requested city zoning is substantially similar to the prevailing county zoning on the property.
 - The water and sewer infrastructure proposed with the annexation is adequate for the intended use of the property.

Finding:

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

- X. Does the zoning give reasonable consideration to the peculiar suitability of the property for its particular uses;
- The requested zoning is consistent with the Growth Policy.
 - The property is compatible with surrounding development which is, for the most part, vacant, residential or commercial.
 - The water and sewer infrastructure proposed with the annexation is adequate for development of the property that is consistent with the requested HC zoning.

Finding:

The requested zoning is in keeping with the character of the development in the area. It also provides for opportunities for additional development with suitable uses.

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

Finding:

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

- XII. Will the zoning encourage the most appropriate use of land throughout the municipality?
- The requested zoning is consistent with the Growth Policy.
 - The requested zoning is consistent with the prevailing land uses and zoning surrounding the property.
 - A healthy mix of land uses encourages growth and development in the community as a whole. The addition of HC at this location will benefit not only the housing in Laurel by providing the need for essential services.

Finding:

The requested zoning provides for the most appropriate use of land in the municipality. It also provides for a significant amount of flexibility for a mixture of uses as contemplated by the District Regulations.

Conclusion:

The petition for annexation into the City of Laurel with the initial zoning assignment of Laurel Highway Commercial (HC) appears to be consistent with the requirements of Part 46 Annexation and City Council Resolution R-08-22. Additionally, the annexation, extension of services, and

initial zoning assignment are in the best interest of both the City of Laurel and Love's Travel Stopes & Country Stores.

**AFFIDAVIT OF WAIVER OF PROTEST
BEFORE THE CITY COUNCIL
OF THE CITY OF LAUREL, MONTANA**

**FOR THE ANNEXATION OF THE HEREIN DESCRIBED PROPERTY AND CREATION OF
ANY FUTURE SPECIAL IMPROVEMENT DISTRICT**

The undersigned hereby waives protest to the annexation of the property described below by the City of Laurel. Undersigned also waives their right to seek judicial review under M.C.A. § 7-2-4741 (2007), subsequent to the City's annexation of the below described property.

The undersigned hereby additionally waives protest to the creation of future Special Improvement District(s) created and/or formed for future street improvements including, but not limited to, paving, curb, gutter, sidewalk and storm drainage or any other lawful purpose.

This Affidavit is submitted pursuant to and as a part of the Annexation Agreement and future contemplated Subdivision Improvement Agreement (SIA) with the City of Laurel.

This Affidavit of Waiver shall run with the land and shall forever be binding upon the Grantee, their transferees, successors and assigns.

LEGAL DESCRIPTION OF THE PROPERTY:

LOT 7A-1, OF THE AMENDED PLAT OF TRACTS 6A AND 7A, OF THE AMENDED PLAT OF TRACTS 6 AND 7, OF WESTBROOKS SUBDIVISION, YELLOWSTONE COUNTY, MONTANA, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, UNDER DOCUMENT 1684287.

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE STATE OF MONTANA BY VIRTUE OF BARGAIN AND SALE DEED

RECORDED JANUARY 25, 1965, BOOK 807, UNDER DOCUMENT NO. 747048: AND

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF

BARGAIN AND SALE DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO. 3827294 AND 382729; AND

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF WARRANTY DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO. 3827296 AND 3827297.

DATED this 21st day of November, 2025.

LOVE'S:

LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.,
An Oklahoma Corporation

By: [Signature]
TIM DOTY, Vice President

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA)

SS:

This instrument was acknowledged before me this 21st day of November, 2025, by TIM DOTY as Vice President of LOVE'S TRAVEL STOPS & COUNTRY STORES, INC., an Oklahoma corporation.

[Signature]
Notary Public; Commission No. 18012541

My Commission Expires:

12/19/26
(SEAL)



Technical Memorandum

To: City of Laurel

From: JSA Civil, LLC

Date: November 17, 2025

Subject: Annexation Request – Project Narrative

Project: Laurel, MT Love’s Travel Stop

Annexation Overview:

Love’s Travel Stops & Country Stores, Inc. (Love’s) is requesting the annexation of approximately 10.31 acres into the City of Laurel, Montana city limits as shown on the enclosed Annexation Map. The subject site is a portion of Yellowstone County Tax Parcel Number 0382117207010000, legally described as Tract 7A-1 of Westbrook’s Subdivision.

The area to be annexed includes the southwest limits of the tax lot, located to the west of 19th Avenue W. The site is located west of the Laurel city limits. The property is currently assigned a zoning designation of HC – Highway Commercial; we are requesting annexation into the Laurel city limits under the City’s HC zoning designation.

Utilities:

Upon annexation, City of Laurel (City) public water and sanitary sewer services will be extended to parcel area via private utility extensions that were installed with the Love’s Travel Stops project. Approach, Encroachment, and UPAS approvals and permits will need to be issued by MDOT.

Submittal Fees:

A non-refundable application fee of \$300 + \$25.00 per acre (80 acres or less) must accompany the annexation application submission. The area to be annexed is approximately 10.31 acres. As a result, the application fee is \$557.75.

CITY OF LAUREL, MONTANA

REQUEST FOR ANNEXATION

AND PLAN OF ANNEXATION

Applicant is required to meet with the City Planner prior to filling out this application. All blanks of this application are to be filled in with explanation by the applicant. Incomplete applications will not be accepted.

1. Only parcels of land adjacent to the City of Laurel municipal limits will be considered for annexation. "Adjacent to" also includes being across a public right of way. If the parcel to be annexed is smaller than one city block in size (2.06 acres), the city council must approve consideration of the request; the applicant must make a separate written request to the city council stating their wish to annex a parcel of land less than one city block in. Once the council approves the request, the applicant can apply for annexation.
2. Applicant landowner's name: Love's Travel Stops & Country Stores, Inc.
Address: 10601 N Pennsylvania Avenue, Oklahoma City, OK 73120
Phone: 1-800-655-6837
3. Parcel to be annexed: (If it is not surveyed or of public record, it must be of public record PRIOR to applying for annexation.)
Legal description: LOT 7A-1, OF THE AMENDED PLAT OF TRACTS 6A AND 7A, OF THE AMENDED PLAT OF TRACTS 6 AND 7, OF WESTBROOKS SUBDIVISION, YELLOWSTONE COUNTY, MONTANA, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, UNDER DOCUMENT 1684287.

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Lot size: +/-10.31 acres

Present use: Vacant/undeveloped

Planned use: HC – Highway Commercial

Present zoning: HC – Highway Commercial

(Land which is being annexed automatically becomes zoned R-7500 when it is officially annexed [City ordinance 17.12.220])

4. City services: The extension of needed city services shall be at the cost of the applicant after annexation by the city has been approved. As part of the application process, each of the following city services must be addressed with an explanation:

Water Service:

Location of existing main: 8” private water main already on-site. Internal water main extension to annexed area proposed

Cost of extension of approved service: N/A – private service

How cost determined: N/A

Timeframe for installation: 2026

Sewer Service:

Location of existing main: 8” private sewer main already on-site. Internal sewer main extension to annexed area proposed.

Cost of extension of approved service: N/A – private service

How cost determined: N/A

Timeframe for installation: 2026

How financed: Privately funded

Streets:

Is there any adjoining County ROW to the proposed annexation: The site fronts 19th Avenue W

Location of existing paved access: There are currently no paved access points.

Cost of paving: N/A

How cost determined: N/A

Timeframe for construction: N/A

Other required improvements: Provide above information on attached pages.

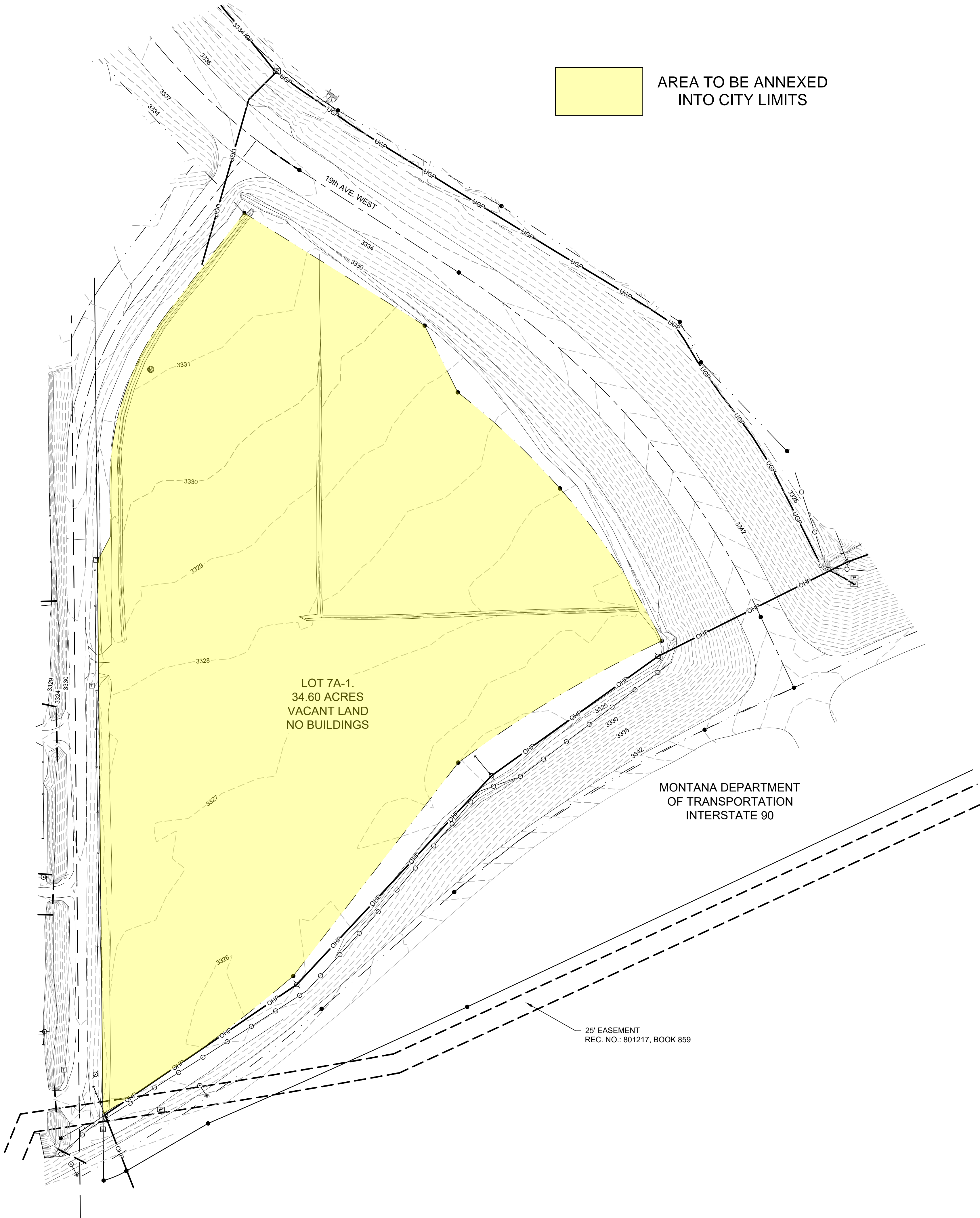
5. A map suitable for review of this application of the proposed area to be annexed must be submitted with this application.
6. A written Waive of Protest must accompany this application, suitable for recording and containing a covenant to run with the land to be annexed, waiving all right of protest to the creation by the city of any needed improvement district for construction or

maintenance of municipal services. This Waiver of Protest must be signed by the applicant **prior** to annexation by the city.

7. Requests for annexations are referred to the City-County Planning Board for recommendation to the City Council. Within 30 days after receiving the properly filled out application with all required accompaniments and after conducting a duly advertised public hearing, the City-County Planning Board shall make recommendation to the City Council as to this Request for Annexation. If more information is needed from the applicant during the review of the application, such application shall be deemed incomplete and the timeframe for reporting to the City Council extended accordingly, in needed.
8. A **non-refundable** application fee of \$300 + \$25.00 per acre (80 acres or less); \$300 + \$35.00 per acres (81 acres or more) must accompany the submission of this application.

The City Council of the City of Laurel, Montana, after review and consideration of this Application for Annexation, found such to be in the best interest of the City, that it complied with state code, and approved this request at its City Council meeting of _____.

Form revised by City Attorney April 2008



AREA TO BE ANNEXED
INTO CITY LIMITS

- NOTES:
1. No observable evidence of earth moving work, building construction or building additions within recent months west of 19th Ave. West.
 2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
 3. Property has physical access to 19th Avenue West, a public road.
 4. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
 5. At the time of survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
 6. At the time of survey, no wetland markers were observed, however, a potential wetland area is on site.
 7. At the time of the survey, utilities had not yet been marked.
 8. Gross land area equals 34.60 acres.
 9. All bearings and distances are as measured at the site.
 10. Date of survey 10-23-25
 11. At time of survey, utility locates were not completed.

LEGEND	
●	FOUND PIPE 1.5" PIPE FOR CORNER
○	FOUND MDOT RIGHT-OF-WAY MONUMENT
⊙	FOUND 3/8" REBAR
⊙	FOUND PLASTIC CAP PLS5157S ON REBAR
⊙	SET 1.5" ALUMINUM CAP ON 24" REBAR THIS SURVEY INSCRIBED "PELS 31093"
•	CORNER - NOTHING FOUND NOTHING SET
⊕	POWER POLE
→	GUY WIRE
⊙	STORM SEWER MANHOLE
⊠	TELEPHONE / FIBER PEDESTAL OR VAULT
⊠	ELECTRICAL PEDESTAL
⊠	ELECTRICAL PULLBOX
*—○	LIGHT POLE
⊙	MONITORING WELL
—	MEASURED PROPERTY BOUNDARY
—+—+—+—	BARBED WIRE FENCE
—○—○—○—○—○—○—	CHAINLINK FENCE
— COMM —	UNDERGROUND FIBER
— SAN —	STORM SEWER
— OH — OH — OH —	OVERHEAD POWER
— UGP —	UNDERGROUND POWER
---	CULVERT
---	CENTERLINE ROAD / DITCH
---	TYPICAL UTILITY & ACCESS EASEMENT
---	CENTERLINE DITCH
---	CONTOUR

THE LAND REFERRED TO HEREON AND IS DESCRIBED AS FOLLOWS:

LOT 7A-1, OF THE AMENDED PLAT OF TRACTS 6A AND 7A, OF THE AMENDED PLAT OF TRACTS 6 AND 7, OF WESTBROOKS SUBDIVISION, YELLOWSTONE COUNTY, MONTANA, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, UNDER DOCUMENT NO. 1684287.

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3827294 AND 3827295; AND

EXCEPTING THEREFROM THAT PORTION GRANTED UNTO THE MONTANA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF WARRANTY DEEDS RECORDED SEPTEMBER 13, 2017 UNDER DOCUMENT NO. 3827296 AND 3827297.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 00500816 / 3523230535 WITH AN EFFECTIVE DATE OF AUGUST 3, 2023 AT 8:00 AM

CERTIFICATE OF SURVEYOR

I, DAVID A. FEHRINGER, OF LANDER, WYOMING DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MONTANA, THAT THIS RECORD OF SURVEY IS A TRUE, COMPLETE, AND CORRECT REPRESENTATION OF THE PARCEL OF LAND.

SHEET
1 of 1

LOVES TRUCK STOPS
TRACT 7A-1
WESTBROOK'S SUBDIVISION
SECTION 17, T2S, R24E, PMM
YELLOWSTONE COUNTY, MT

DRAWN BY: VAN

DATE: 10-31-2025

JOB #: S25-107

REVISION:

DATE:

EXPLANATION:

File Attachments for Item:

5. Employee Recognition January to June 2026.

Employee/Volunteer Recognition 2026 (January to June)

Name	Years of Service	Department
Kurt Markegard	21	Administration
Kyle Bryant	21	Police
Kelly Strecker	21	City Clerk
Brenda Sell	21	Police
William Brew III	20	Police
Christopher Erb	17	Library
Jarred Anglin	11	Police
Cynthia Caswell	11	WWTP
Jodi Kinn	9	Police
Wade Spalinger	7	City Shop
Daniel Nauman	7	WTP
Ryan Sedgwick	7	Police
Wendy Wong	6	Ambulance
Haley Swan	6	Police
Michelle Patrick	5	City Clerk
Kylee Nelson	4	Police
Joseph Waggoner	4	WTP
Aaron Fox	4	City Shop
Kelly Gauslow	3	Clerk's
Mandi Crable	2	Ambulance
Anthony Contreras	2	Ambulance
Dustin Hopkins	2	Ambulance
Ahmed Ghazi	2	Fire
John Collins	2	Police
Killian Mayo	2	Police
Stacie Stocks	1	Library
Kristofer Schaff	1	Police

Name	Years of Service	Department
Doug Fox	30	Fire
Corey McIlvain	22	Fire
Travis Nagel	17	Fire
Henry Fox	15	Fire
Shane Willis	10	Fire
Levi Vandersloot	10	Ambulance
Jacob Haan	9	Ambulance
Steven Hiller	7	Fire
Bridger Fournier	7	Fire
Ryan Robertus	7	Fire
Kently Kuntz	6	Fire
Amber Beck	6	Ambulance

Employee/Volunteer Recognition 2026 (January to June)

Kathy Brown	5	Ambulance
Andrew Zimmerman	5	Ambulance
Lorenzo Olvera	4	Fire
Jonathan Gotchall	4	Fire
Abigail Nagel	3	Fire
Dylan Figg	3	Ambulance
Ethan Johnson	3	Ambulance
Bryce McMurrey	2	Fire
Jerry Stirm	1	Reserves