

RESOLUTION NO. 5719

A RESOLUTION ACCEPTING THE RECOMMENDATION OF THE CITY OF KALISPELL URBAN RENEWAL AGENCY THAT IDENTIFY CERTAIN PROJECTS IN THE WEST SIDE URBAN RENEWAL PLAN THAT MAY BE FINANCED BY WEST SIDE TAX INCREMENT FUNDS AND WHICH SHOULD BE CONSIDERED AS LOCAL MATCH FUNDS TO A TRANSPORTATION INVESTMENT GENERATING ECONOMIC RECOVERY (TIGER VII) GRANT FOR THE CORE AREA URBAN RENEWAL PLAN.

WHEREAS, the City of Kalispell, pursuant to Ordinance No. 1259, created the West Side Urban Renewal District on March 17, 1997, and approved the West Side Urban Renewal Plan; and

WHEREAS, the City, on November 19, 2012 pursuant to Ordinance No. 1717 modified the boundaries of the Kalispell West Side Tax Increment Financing District to include additional properties known and identified as the “Core Area”, comprising the area affected by the railroad tracks traversing central Kalispell from east to west and which includes approximately 364 acres along the rail corridor within the city limits; and

WHEREAS, after conducting duly noticed and proper hearings for the purposes of collecting public comment and evidence on the Core Area Plan and after acting legislatively to amend the Kalispell Growth Policy 2020, the Kalispell City Council, on February 4, 2013, by Resolution 5605, found it to be in the best interests of the City to amend the West Side Urban Renewal Plan to include the Core Area Plan; and

WHEREAS, the duly adopted Core Area Plan as fully described in Kalispell Planning Department report #KGPA-12-01 includes the goals of removal of rail infrastructure, engineering and construction of interconnecting sidewalk and trail access with a proposed linear trail planned to be constructed when the tracks are removed, engineering and construction of utilities (water, storm sewer, wastewater) and street system within the abandoned track area as well as to serve those businesses removed to the rail park adjacent to the district and grading and preparation of site within rail park to receive the removed businesses; and

WHEREAS, on the 15th day of May, 2015, the City of Kalispell Urban Renewal Agency considered the above listed projects under the state and local regulatory rules for use of Tax Increment Funding and made the recommendation to the city council that the West Side Tax Increment Funds may be used for these projects; and

WHEREAS, preliminary engineering estimates of the listed projects are identified in Exhibit “A” attached hereto and are highlighted in such exhibit in yellow; and

WHEREAS, the city currently has \$4.288 million in available TIF funds and anticipates realizing an additional \$17.818 million of incremental TIF Revenue over the remaining life of the TIF District; and

WHEREAS, the Kalispell City Council finds that it is in the best interests of the City that it fund the listed projects and in the percentages set forth in Exhibit "B" from West Side Tax Increment Funds in the amount of \$4.5 million as a portion of the match required by the TIGER VII Grant.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KALISPELL, AS FOLLOWS:

SECTION 1. That it is the desire of the Kalispell City Council that application be made for a Transportation Investment Generating Economic Recovery (TIGER) VII Grant to fund certain projects that meet the goals and policies of the Core Area Urban Renewal Plan.

SECTION 2. That the Kalispell City Council hereby accepts the recommendation of the Urban Renewal Agency that the identified projects may, under the state and local regulatory rules for use of Tax Increment Funding, be funded from the West Side Tax Increment Fund and that the sum of \$4.5 million be offered as matching funds for the TIGER VII Grant.

SECTION 3. That the Kalispell City Council hereby approves the application for a Transportation Investment Generating Economic Recovery (TIGER) VII Grant to fund those certain projects that meet the goals and policies of the Core Area Urban Renewal Plan and authorize the City Manager to make such application.

SECTION 3. This Resolution shall become effective immediately upon its passage by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL AND SIGNED BY THE MAYOR OF THE CITY OF KALISPELL, THIS 1st DAY OF JUNE, 2015.



Mark Johnson
Mayor

ATTEST:


Aimee Brunckhorst, CMC
City Clerk



Engineer's Opinion of Probable Project Cost

FULL BUILDOUT - TIGER VII

Kalispell, Montana

Item	Quantity	Unit	Unit Cost	Cost
Mobilization	1	LS	\$ 322,000.00	\$ 322,000
Easement and Property Acquisition	1	LS	\$ 25,000.00	\$ 25,000
Traffic Control	1	LS	\$ 75,000.00	\$ 75,000
Fencing	4,700	LF	\$ 20.00	\$ 94,000
Water Infrastructure				
12" PVC Water Main	8,600	LF	\$ 68.00	\$ 584,800
Valves and Fittings	1	LS	\$ 78,000.00	\$ 78,000
Fire Hydrant Assembly	17	EA	\$ 6,000.00	\$ 102,000
Z' Service	4	EA	\$ 1,000.00	\$ 4,000
Rail road crossing (steel sleeve)	1	EA	\$ 25,000.00	\$ 25,000
Temporary service & 20 service	1	EA	\$ 60,000.00	\$ 60,000
Pavement Surface Restoration	5,156	SY	\$ 28.00	\$ 144,356
Subtotal				\$ 972,356
Wastewater Infrastructure				
8" PVC Sewer Main	2,200	LF	\$ 55.00	\$ 121,000
4" PVC Force Main	2,400	LF	\$ 25.00	\$ 60,000
Basic Manhole	12	EA	\$ 4,000.00	\$ 48,000
Manhole Additional Depth	60	VF	\$ 200.00	\$ 12,000
Lift Station	1	LS	\$ 300,000.00	\$ 300,000
Sanitary Sewer Service	4	EA	\$ 1,000.00	\$ 4,000
Rail road crossing (steel sleeve)	1	EA	\$ 25,000.00	\$ 25,000
Pavement Surface Restoration	0	SY	\$ 24.00	\$ 0
Subtotal				\$ 570,000
Storm Water				
48" Manhole	8	EA	\$3,800.00	\$30,400.00
60" Manhole	4	EA	\$6,800.00	\$27,200.00
72" Manhole	1	EA	\$8,500.00	\$8,500.00
30" Curb Inlet	15	EA	\$2,600.00	\$39,000.00
48" Curb Inlet	3	EA	\$3,500.00	\$10,500.00
60" Curb Inlet	2	EA	\$6,800.00	\$13,600.00
72" Curb Inlet	1	EA	\$8,500.00	\$8,500.00
12" RCP Irr. (CL. 5)	310	LF	\$43.25	\$13,407.50
18" RCP Irr. (CL. 3)	903	LF	\$61.00	\$55,094.50
24" RCP Irr. (CL. 3)	995	LF	\$106.50	\$105,937.25
24" RCP Irr. (CL. 5)	114	LF	\$110.00	\$12,540.00
30" RCP Irr. (CL. 3)	702	LF	\$126.25	\$88,597.25
30" RCP Irr. (CL. 5)	223	LF	\$135.00	\$30,105.00
Pond Excavation	2,989	CY	\$6.00	\$17,934.00
Pond Embankment	1,493	CY	\$3.00	\$4,479.00
Concrete Dig Out Excavation	3,309	CY	\$10.00	\$33,090.00
Filter Sand	476	CY	\$30.00	\$14,280.00
Riprap	133	CY	\$85.00	\$11,305.00
Lagoon Site Seeding and Fertilizing	1.0	ACRE	\$800.00	\$800.00
Hydromulch	4,933	SY	\$0.70	\$3,453.10
Tackifier	4,933	SY	\$0.25	\$1,233.25
Subtotal				\$ 529,940
Misc. Utilities				
Lighting, telephone, & fiber	1	LS	\$ 100,000.00	\$ 100,000
Power & Electrical	1	LS	\$ 110,000.00	\$ 110,000
Natural Gas	1	LS	\$ 100,000.00	\$ 100,000
Subtotal				\$ 310,000
Grading				
Demolition	1	LS	\$ 75,000.00	\$ 75,000
Hydroseed slopes & slope stabilization	8.0	AC	\$ 25,000.00	\$ 200,000
Cut and Onsite Fill	164,229	CY	\$ 4.50	\$ 739,031
Cut and Waste Fill Offsite	192,713	CY	\$ 12.00	\$ 2,312,556
Subtotal				\$ 3,326,587
Road Improvements to E. Oregon, Flathead Dr & Inside Rd				
Removal of existing asphalt	11,200	SY	\$ 3.50	\$ 39,200
Geotextile	26,400	SY	\$ 1.25	\$ 33,000
Geogrid	26,400	SY	\$ 2.50	\$ 66,000
Road Gravel Base Course (6") & Subbase (12")	11,496	CY	\$ 25.00	\$ 287,400
Sidewalk Gravel Base Course (4")	230	CY	\$ 35.00	\$ 8,050
Asphalt Pavement (4")	22,933	SY	\$ 24.00	\$ 550,400
Asphalt Concrete binder	299	ton	\$ 650.00	\$ 194,350
RR xing safety equipment (2 crossings)	2	EA	\$ 400,000.00	\$ 800,000
Signs (monument)	1	LS	\$ 5,000.00	\$ 5,000
Boulevard	2.00	AC	\$ 2,500.00	\$ 5,000
Curb and Gutter	7,270	LF	\$ 32.00	\$ 232,640
Sidewalk (5' Wide One Side of Road)	15,500	SF	\$ 7.00	\$ 108,500
Gravel Interior road after grading	1,175	CY	\$ 35.00	\$ 41,125
Subtotal				\$ 2,370,852
Flathead Drive Traffic Signal				
Install Signal at Flathead Dr. and US 2	1	LS	\$ 250,000.00	\$ 250,000
Subtotal				\$ 250,000
Onsite Rail Construction (from spur into the park including rail to nonCHS lots)				
Geotextile	41,844	SY	\$ 1.25	\$ 52,305
Geogrid	41,844	SY	\$ 2.50	\$ 104,610
Subballast	20,922	CY	\$ 35.00	\$ 732,270
Ballast, Ties & Rail	8,069	TF	\$ 175.00	\$ 1,412,075
No. 9 Turnout	13	EA	\$ 60,000.00	\$ 780,000
Retaining wall	1	LS	\$ 50,000.00	\$ 50,000
Subtotal				\$ 3,131,260
Offsite Rail Construction				
Geotextile	13,052	SY	\$ 1.25	\$ 16,315
Geogrid	13,052	SY	\$ 2.50	\$ 32,630
Subballast	6,526	CY	\$ 35.00	\$ 228,410
Ballast, Ties & Rail	2,711	TF	\$ 175.00	\$ 474,425
No. 11 Turnout	3	EA	\$ 70,000.00	\$ 210,000
Road crossing	1	LS	\$ 75,000.00	\$ 75,000
Double Switch Derail	3	EA	\$ 45,000.00	\$ 135,000
Seeding	2.0	AC	\$ 2,000.00	\$ 4,000
Subtotal				\$ 1,175,780
Multi-Use Trail Development				
Land Acquisition for Trail	3.0	AC	\$ 66,000.00	\$ 200,000
Installation of Multi-Use Trail	10,500	LF	\$ 136.00	\$ 1,428,000
Regional Trailhead Connection Points	1	LS	\$ 60,000.00	\$ 60,000
Pedestrian Crossing Upgrades	1	LS	\$ 1,302,000.00	\$ 1,302,000
Complete Street Extensions	1	LS	\$ 1,072,000.00	\$ 1,072,000
Subtotal				\$ 4,062,000
Estimated Construction Cost				
Legal/Admin	1	%	\$ 174,100.00	\$ 174,100
Permitting	1	LS	\$ 20,000.00	\$ 20,000
Interest short term funding loan	1	LS	\$ 500,000.00	\$ 500,000
Design of multi-use trail & roads	8	%	\$ 325,000.00	\$ 325,000
Construction Engineering/Survey Rail Park	10	%	\$ 1,741,500.00	\$ 1,741,500
Estimated Total Project Cost				\$ 26,175,374
Budget Risk Management	1	LS	\$ 1,000,000.00	\$ 1,000,000
Estimated Total Project Cost including Budget Risk Management				\$ 27,175,374

TIGER VII Project Cost Description	Estimated Cost	% of Total Cost	\$ Amount Proposal for TIF
Land Acquisition for Trail in Core Area	\$ 200,000.00	100%	\$ 200,000.00
Design of Multi-Use Trail and Complete Streets in Core Area	\$ 325,000.00	100%	\$ 325,000.00
Complete street extensions in Core Area	\$ 1,072,000.00	77%	\$ 823,519.00
Rail Park Mobilization	\$ 522,000.00	46%	\$ 240,120.00
Rail Park Easement and Property Acquisition	\$ 25,000.00	46%	\$ 11,500.00
Rail Park Traffic Control	\$ 75,000.00	46%	\$ 34,500.00
Rail Park Fencing	\$ 94,000.00	46%	\$ 43,240.00
Rail Park Water Infrastructure	\$ 972,356.00	46%	\$ 447,284.00
Rail Park Wastewater Infrastructure	\$ 570,000.00	46%	\$ 262,200.00
Rail Park Storm Water	\$ 529,940.00	46%	\$ 243,772.00
Rail Park Miscellaneous Utilities	\$ 310,000.00	46%	\$ 142,600.00
Rail Park Grading	\$ 3,326,587.00	28%	\$ 925,175.00
Rail Park Construction Engineering/Survey	\$ 1,741,500.00	46%	\$ 801,090.00
TOTAL			\$ 4,500,000.00