



**CITY COUNCIL
WORK SESSION AGENDA
April 11, 2022, at 7:00 p.m.**

City Hall Council Chambers, 201 First Avenue East

The public can participate in person in the council chambers or via videoconferencing. Register to join the video conference at:

https://us02web.zoom.us/webinar/register/WN_EXHxnfOERWuFJy5kZvehIw.

Please see the bottom of the agenda to learn how to watch the meeting live.

Public comment can also be provided via email to publiccomment@kalispell.com.

A. CALL TO ORDER

B. DISCUSSION

1. Morning Star Community, Inc., Request to the City to Host Grant Applications
2. Recreational Amenity Requirements for Multi-Family Developments

C. PUBLIC COMMENT

Persons wishing to address the council are asked to do so at this time. Public comment can be provided in person, verbally during the online meeting, or via email to publiccomment@kalispell.com

D. CITY MANAGER, COUNCIL, AND MAYOR REPORTS

E. ADJOURNMENT

UPCOMING SCHEDULE / FOR YOUR INFORMATION

Next Regular Meeting – April 4, 2022, at 7:00 p.m. – Council Chambers

Next Work Session – April 11, 2022, at 7:00 p.m. – Council Chambers

To provide public comment live, remotely, please register for the video conference through zoom and use the raise hand feature to indicate you would like to provide public comment. See the top of the agenda for the zoom link.

Watch City Council sessions live or later on Charter Cable Channel 190 or online at <https://www.kalispell.com/480/Meeting-Videos>.



Development Services Department

201 1st Avenue East

Kalispell, MT 59901

Phone: (406) 758-7940

Fax: (406) 758-7739

www.kalispell.com/planning

REPORT TO: Doug Russell, City Manager

FROM: Jarod Nygren, Development Services Director

SUBJECT: Morning Star Community, Inc. Grant Request

DATE: April 11, 2022 (Work session)

BACKGROUND: NeighborWorks Montana, on behalf of Morning Star Community, Inc., is requesting that the City of Kalispell serve as a host for the submittal of a Department of Natural Resources (DNRC) Renewable Resources Grant Loan Program (RRGL) Grant and Montana Coal Endowment Program (MCEP) Grant application for the purpose of building the required infrastructure to connect to City sewer. Currently there are 21 septic and drain field systems that were installed in 1973 and are at the end of their useful lifetime. These grants are available only through Montana municipalities and counties and the City of Kalispell therefore has the legal authority to provide such assistance.

RECOMMENDATION: It is recommended that the Council consider the request and direct staff as necessary.

ATTACHMENT: Morning Star Request Letter

March 11, 2022

The Honorable Mayor Mark Johnson
City of Kalispell
PO Box 1997
Kalispell, MT 59903

Please accept this letter as an official request to the City of Kalispell to serve as a host for the submittal of a Department of Natural Resources (DNRC) Renewable Resource Grant Loan Program (RRGL) Grant and Montana Coal Endowment Program (MCEP) application to assist with the connection of Morning Star Community, Inc. to the City's Waste-Water System.

Morning Star Community, Inc. is a 41-unit manufactured home community that is resident owned. The community is located at 1717 S Woodland, Kalispell. The community has been a resident owned community (ROC) since June 2017, they are providing residents with rent stability and permanently affordable housing.

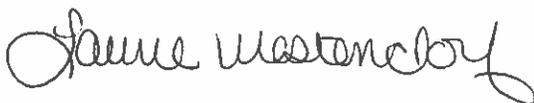
Currently, Morning Star Community operates 21 septic and drain field systems that were installed in 1973 (49 years old) and are at the end of their useful life. As part of this request, Morning Star Community, Inc is requesting to be annexed into the City of Kalispell and connect to public facilities for wastewater.

NeighborWorks Montana (NWMT) provides technical assistance to the community and is working in conjunction with the DNRC and Department of Commerce on predevelopment activities to be completed for the project and produce a Preliminary Engineering Report (PER) by May 1st for the grant deadlines. NWMT will assist in the writing and management of the RRGL & MCEP grants, if approved, and continue to provide technical assistance oversight through the project.

Please let us know what we can do to further explore the possibility of this request. NWMT Staff previously met with the City Community Development and Planning and Public Works Staff to discuss the conceptual plans and funding requirements for the project. We are excited for the next conversations to move the project forward in concert with the City of Kalispell.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Laurie Westendorf". The signature is fluid and cursive, with a large initial "L" and "W".

Laurie Westendorf, Morning Star Community, Inc. Board President



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REPORT TO: Doug Russell, City Manager

FROM: Jarod Nygren, Development Services Director

SUBJECT: Recreational Amenity Requirement

DATE: April 11, 2022 (Work session)

BACKGROUND: At a previous Council meeting on October 25, 2021, there was discussion about the recreational amenity requirements for multi-family developments (Section 27.34.060). At that time the Council decided they would like to digest what they had learned and continue discussion at another meeting in the future. During the April 11, 2022, meeting staff will present the methodology for determining the recreational amenity requirement for a specific multi-family development and provide options for the Council to consider moving forward.

RECOMMENDATION: It is recommended that the Council receive the report and direct the staff as needed.

ATTACHMENTS: Meridian Apartments Recreational Amenity
Proposed Ordinance Updates

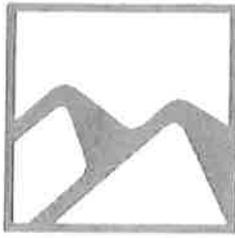
Meridian Court Apartments Breakdown

Purchase Price:	\$540,000.00
Land Area:	<u>182,430 s.f.</u>
Price Per square foot:	\$ 2.96
Price per 500 s.f. of land:	\$1,480.00
Number of units:	144
Total Amenity:	\$213,120.00

The Meridian Station - Amenity Package

Revised March 21, 2022

1 Rocky Mountain Hardscapes Scopes (See attached proposal)	\$	173,500.00
2 Pergola (not including design and engineering)	\$	45,000.00
3 Patio Furniture	\$	12,000.00
4 Gaming Equipment	\$	4,000.00
5 Concrete Slab (not included above)	\$	62,500.00
6 Curb & Gutter	\$	7,500.00
7 Grading of Site	\$	12,500.00
8 Property Purchase	\$	75,000.00
9 Dog Park Equipment	\$	25,000.00
10 Irrigation & Sodding	\$	5,500.00
11 Archecture & Engineering	\$	15,000.00
12 Gas Piping and Service	\$	15,000.00
13 Supervison & General Condtions	\$	15,000.00
14 Contractor Markup	\$	50,000.00
Total amount for Amenity Design/Construction	\$	517,500.00
Total Denied by City of Kalispell	\$	(87,500.00)
Total Amenity Package Costs	\$	430,000.00



ROCKY MOUNTAIN

— H A R D S C A P E S —
S U P P L Y • D E S I G N • B U I L D

Date: January 26, 2022

Proposal

Meridian Apartments – Outdoor Amenities
Meridian Court
Kalispel, MT

Install outdoor amenities area as drawn and as follows:

Install Sport Court multi-sport court as follows:

- Concrete slab not included in this bid
- Install Power Game athletic tile for 2 color court
 - 35 total boxes of Power Game tile
 - Install Sport Slam 6036 basketball goal system
 - Bid assumes U-bolt anchors are installed by concrete contractor when slab is poured
 - Install net support pole opposite basketball hoop
 - Bid assumes pole sleeve is placed by concrete contractor when slab is poured
 - Includes net and hardware (winch, crank handle, etc)
 - Paint lines for basketball and Pickleball

Install paver patio as drawn and as follows:

- 47' x 40' paver area
- Pavers: Belgard Melville Plank, pattern: running bond with large & slim sizes
 - Rio Color Blend
- <https://www.belgard.com/products/pavers/melville-plank/>
- Soldier Course Border: 1 row Avalon 6x9 border paver, Charcoal color
- Joint sand: Techniseal Nexgel polymeric

Install 2 custom rectangular match lit gas fire pits

- Frame in steel and sheet with decorative steel
- ¾" steel top with 1" rebar edge detail and powder coated finish
- 42x14" Stainless steel pan
- 36" H style stainless steel burner
- Bid includes lava rock fill
- Bid does not include gas connections or piping to pit location

Install (4) Belgard Artworks bench & planter units and (1) 18' long planter unit as drawn:

- Bid includes placement of sleeves for irrigation
- Bid does not include irrigation to planters
- Bid does not include planter fill, plantings, or mulch

Install (2) grill islands as drawn and as follows:

- Grill islands framed with steel studs
- Grill islands sheeted with architectural steel flats & trim
- Install granite counter tops
- Includes (4) Summerset 30" Resort Grill gas grill units
- Includes (4) Summerset 30" stainless steel double door units (SSDD-30)
- Bid does not include gas connections or piping to kitchen location

Install 48" tall aluminum fence for dog park as drawn and as follows:

- Flat top fence panels with standard bottom rail
 - Powder coated black color
- Surface mount post attached to concrete curb to minimize maintenance
 - Bid does not include concrete curb installation
- <https://www.greatfence.com/aluminum-fencing/commercial-fencing/>
- Install 2 gates as drawn
- Bid does not include landscaping (topsoil & sod)
- Bid does not include irrigation

Total amount of work described above

Install wood pavilion with roof as drawn and as follows:

- Construct pavilion posts, rafters, braces, and roof deck with rough Douglas fir
 - Roof deck to be rough sawn 1x6 Douglas Fir
- Main support beams to be glulam 5.5"x15"
- Steel bases, gussets and connectors to be ¼" plate steel, black powder coated finish
- All lumber to be stained prior to installation with Eco-Stain Dark Brown exterior stain
- Steel roofing to be 1" standing seam snap-lock (concealed fasteners), color TBD
 - 30# roof felt underlayment

Bid Exclusions:

Engineering/permitting, Concrete slab & curbing, Irrigation, landscaping, mechanical rough ins & connections, FF&E

Submitted By:

Customer Signature:

Jason Lindseth, Owner

Rocky Mountain Hardscapes

Rocky Mountain Hardscapes is an ICPI certified paver installer, BTS certified paver installer & NCMA certified segmental retaining wall installer

MT State Contractor 157453

915 Crescent Drive • Great Falls, MT 59404 • Office 761-2625 • Mobile 781-4151



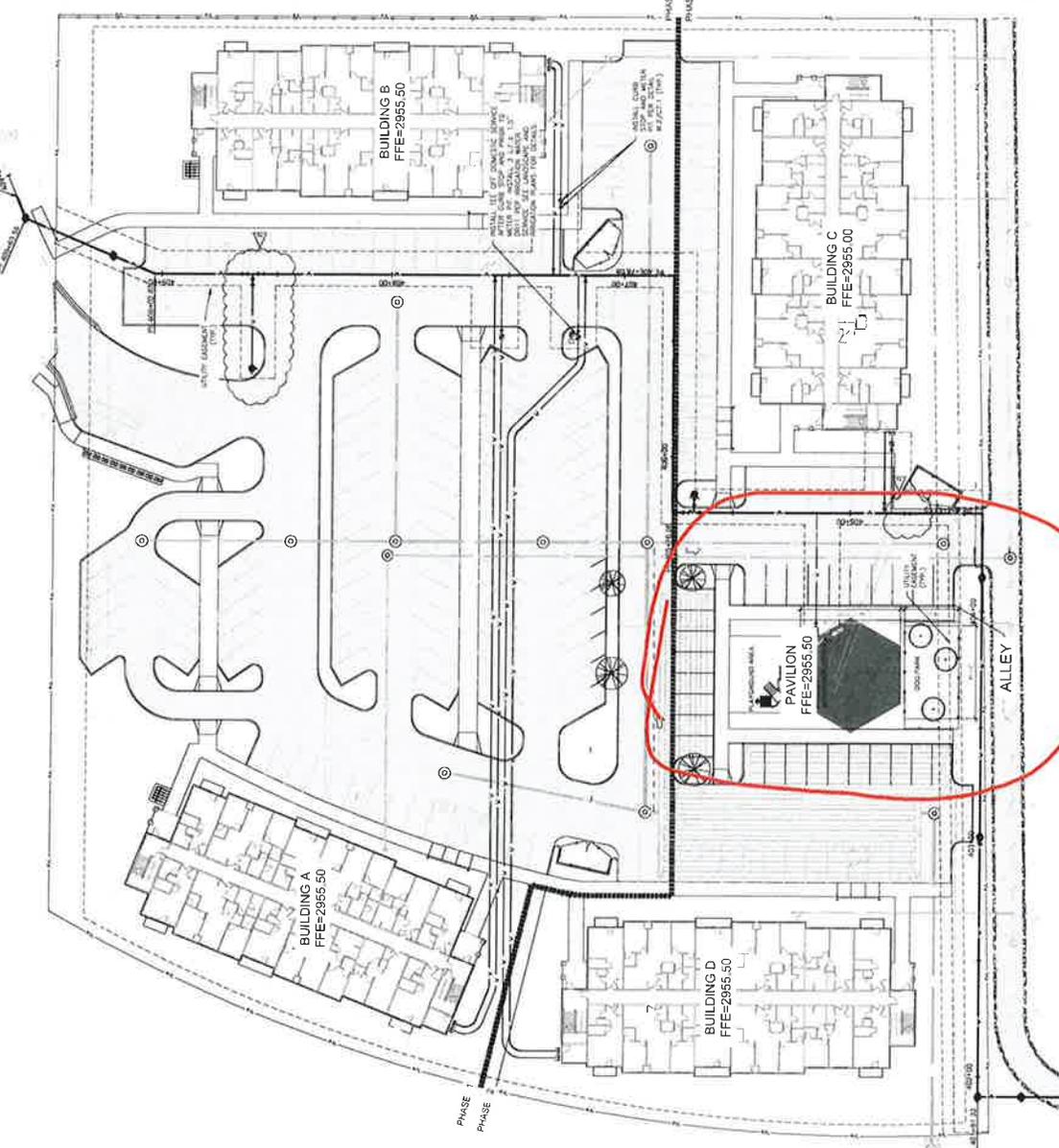
PROJECT NAME	20-03-PI
DATE	10/1/2020
DRAWN BY	SK
CHECKED BY	SK
REVISION DATE	
DESCRIPTION	WATER SYSTEM PLAN
SCALE	AS SHOWN
PROJECT LOCATION	MERIDIAN APARTMENTS



CONSTRUCTION NOTES

1. COORDINATE CONNECTIONS TO THE EXISTING WATER MAIN WITH CITY OF KALISPELL PUBLIC WORKS DEPARTMENT. CONTRACTOR TO FIELD VERIFY EXACT DEPTH, SIZE AND LOCATION AT CONNECTION.
2. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KALISPELL WATER MAIN SPECIFICATIONS AND THE MONTANA WATER MAIN SPECIFICATIONS.
3. INSTALL 8" DIA. 8' GATE VALVE, 4" PIPE AND HYDRAUTIC ASSEMBLY PER BUILDING SPECIFICATIONS. THE GATE VALVE SHALL BE INSTALLED IN ACCORDANCE WITH THE MONTANA WATER MAIN SPECIFICATIONS AND THE CITY OF KALISPELL WATER MAIN SPECIFICATIONS.
4. INSTALL 4" CSB5 PVC FIRE SERVICE LINE WITH 4" GATE VALVE. CONNECT TO PROPOSED 8" MAIN VIA 8" x 4" TEE. TAPPING SHALL NOT ALLOWED.
5. INSTALL 2" PIP DOMESTIC WATER SERVICE LINE PER DETAIL W2/2/1. LENGTH SHALL BE AS SHOWN. THE SERVICE LINE SHALL BE INSTALLED IN ACCORDANCE WITH THE MONTANA WATER MAIN SPECIFICATIONS AND THE CITY OF KALISPELL WATER MAIN SPECIFICATIONS.
6. INSTALL 1" PIP DOMESTIC WATER SERVICE LINE PER DETAIL W2/2/1. LENGTH SHALL BE AS SHOWN. THE SERVICE LINE SHALL BE INSTALLED IN ACCORDANCE WITH THE MONTANA WATER MAIN SPECIFICATIONS AND THE CITY OF KALISPELL WATER MAIN SPECIFICATIONS.
7. SEE MECHANICAL AND PLUMBING PLANS FOR URILITY CONNECTION AND CONNECTION TO EXISTING 2" DOMESTIC WATER. 3" DOMESTIC WATER AND 4" FIRE SERVICE LINE SHALL BE INSTALLED IN ACCORDANCE WITH THE MONTANA WATER MAIN SPECIFICATIONS AND THE CITY OF KALISPELL WATER MAIN SPECIFICATIONS.
8. INSTALL MARKER POST FOR MAIN PER DETAIL C3/2/0.
9. SEE LANDSCAPE AND IRRIGATION PLANS FOR CONNECTION FROM 1.5" TO 2" WATER MAIN TO 1.5" TO 2" IRRIGATION MAIN PER DETAIL I3/2/1.

CONNECT TO EXISTING 8" WATER MAIN WITH CITY OF KALISPELL DEPARTMENT OF PUBLIC WORKS TO FIELD VERIFY EXACT DEPTH, SIZE AND LOCATION AT CONNECTION.



2ND STREET WEST

MATCHLINE = STA. 401+50

MATCHLINE = STA. 401+50

WATER SYSTEM PLAN

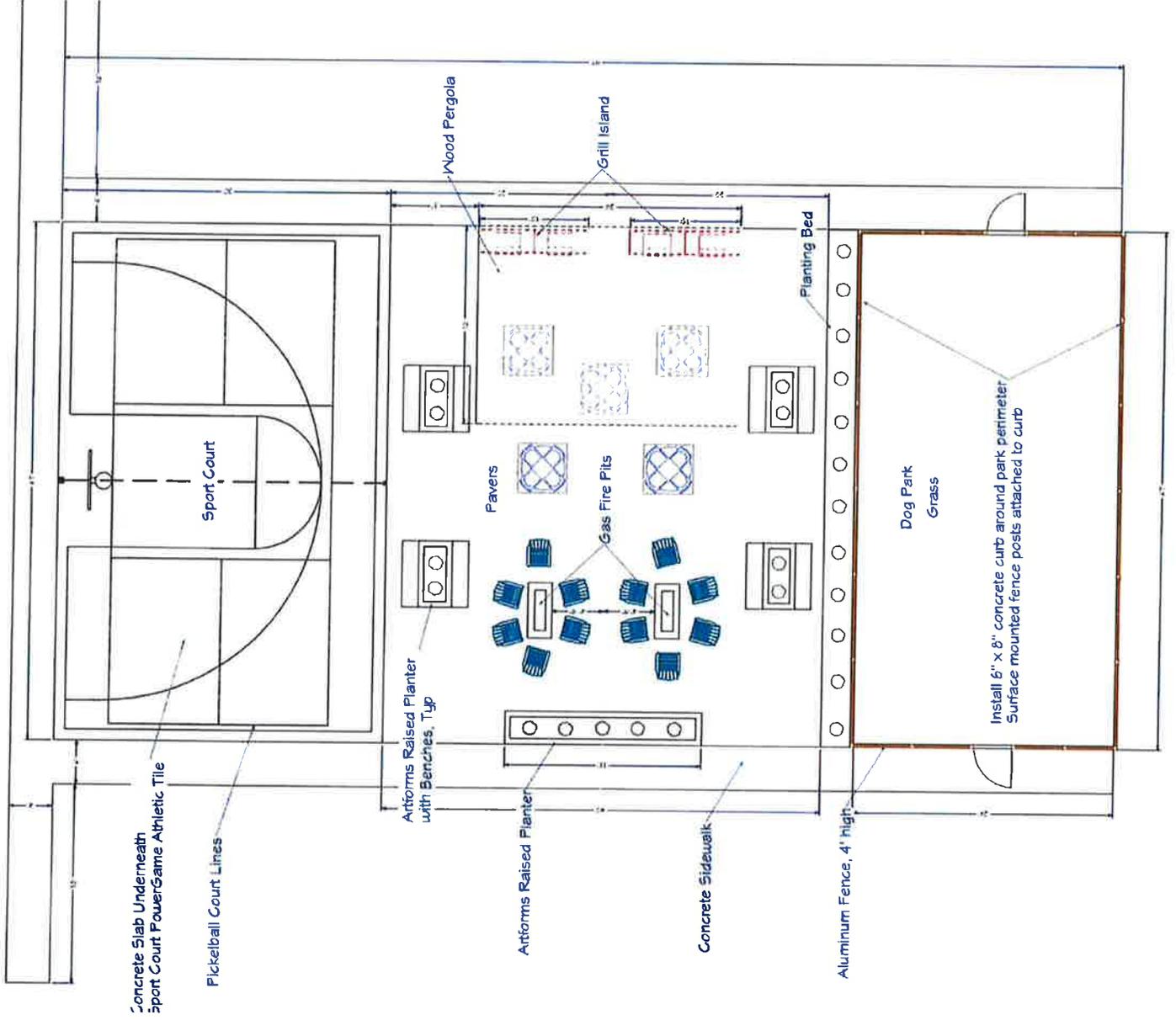


CONNECT TO EXISTING 8" WATER MAIN WITH CITY OF KALISPELL DEPARTMENT OF PUBLIC WORKS TO FIELD VERIFY EXACT DEPTH, SIZE AND LOCATION AT CONNECTION.

Meridian Apartments
Meridian Court
Kalispell, MT

By:
Rocky Mountain Hardscapes
406 761-2625

No Scale
Dimensions as shown



27.34.060: Dwellings, Multi-family.

- (1) All multi-family dwellings shall provide pedestrian access from the main entrance(s) of the building(s) to the right-of-way.
- (2) For multi-family dwellings with five or more units (including common developments which contain five or more units), one of the following shall be provided:
 - (a) 500 square feet of land per unit which has recreational value for the residents;
 - (b) Recreational amenities equivalent to the fair market value of 500 square feet of undeveloped land per unit;
 - (c) Equivalent funds payable to the city of which 50% will be used for maintenance and 50% towards the development of neighborhood facilities in the immediate vicinity; or
 - (d) A combination of any of the above.
- (3) Fair market value of land for the purpose of these regulations is the value of unimproved land after it has been annexed and given municipal zoning designation. Satisfactory evidence of fair market value shall be demonstrated by either of the following:
 - (a) An appraisal report conducted by a Montana State licensed general real estate appraiser prepared within one (1) year of the date of building permit application.
 - (b) The sale price of the property being developed documented by a purchase and sell agreement or other executed contract, if it was purchased within one (1) year of the date of the building permit application, provided the property's zoning designation remains unchanged and sale was an arm's length transaction.