
Information Memorandum
12/31/2020

1. Parks Department

Forestry crews are working to finish tree pruning along 3rd Avenue East and Empire Estates. Once completed, they will move to 4th Avenue East and the Northland subdivision.



Park staff, in conjunction with a contractor, were able to coordinate and remove security fencing and boards over the glass of the original donated locomotive so that it could be removed from the site along the CORE area trail and replaced with the new locomotive. Crews then reinstalled the plywood and security fencing. These will remain in place until the trail is built through this section. Crews will also be removing transient litter accumulation along the tracks from 4th Avenue East to the Highway 2 bridge in the coming week.

Thanks to a group of volunteers assisting the Parks Department, Christmas tree pickup will begin January 2, and continue each Saturday through January 19. Trees should be placed in the boulevard, free of Christmas lights, ornaments, and tree stands. Trees will be chipped into mulch for use in landscape projects later this winter/spring.

Freeze Out Camp is at full capacity for 6 of the 7 days offered. A highlight for the kids has been the addition of field trips to the new Kalico Art Center in downtown Kalispell. The kids made clay pinch pots on December 22 and learned printmaking on December 29. This will be a great resource for our school break camps (Skip Out, Freeze Out, and Spring Break Camps) in the future.



Our Kalispell Kickers youth indoor soccer league (for 3 years old to 4th grade) begins on Saturday, January 23, at Rankin Elementary. Similar to our indoor sports programs in the fall, we will be following the Covid-19 policies/procedures below in accordance with the Kalispell Public Schools athletic guidelines:

- We will limit attendance to two spectators per participant in uniform for basketball due to COVID-19 precautions. We will have staff at a table outside the gym entrance checking in each child and spectators prior to them entering the gym.

- All spectators will be required to wear a mask/face covering.
- All people in attendance must wear masks unless they are physically participating on the court.
- All spectators also must maintain six feet of social distancing except among family units.
- We will schedule an extra 30 minutes between games to stagger entering and exiting the facility to avoid congested or "bottleneck" areas.

2. Planning Department

The Kalispell City Planning Board will hold a public hearing at their January 12 meeting to hear three application requests consisting of the following:

1. File #KA-20-05 – A request from Layne Massie for annexation and initial zoning of B-2 (General Business) for property located at 2015 and 2105 Third Avenue East, containing approximately 2.04 acres. The request is in anticipation of a multi-family development that would require city services.
2. Files #KPP-20-06 – A request from Kalispell National Investment Co., LLC for major preliminary plat approval for Phases 3-6 of the Bloomstone subdivision, with a total of 57 lots on approximately 33.73 acres of land. Phase 3 would contain 47 single-family lots, Phase 4 would contain 4 multi-family lots with 104 dwelling units, Phase 5 would contain 3 multi-family lots with 88 dwelling units, and Phase 6 would contain 3 multi-family lots with 126 dwelling units. The property is located within an R-4 (Residential) zoning district with a Planned Unit Development overlay. Prior preliminary plats for the property were approved in 2008 and 2017 and have since expired. The property is located at 1070 Treeline Road.
3. File #KA-20-04; KPUD-20-03; and KPP-20-05 – A request from Four Mile Farmstead, LLC for the Farmstead Planned Unit Development (“PUD”), which includes annexation, initial zoning, and a Residential Mixed-Use PUD overlay on approximately 110.71 acres of land abutting the south side of Four Mile Drive to the west of Stillwater Road, along with major preliminary plat approval for Phase 1 of the development. Approximately 0.91 acres was previously annexed into the city and zoned R-2 (Residential). The remaining area is proposed to be annexed with the entire property to be zoned R-3 (Residential) with the PUD overlay, with the exception of approximately 8.46 acres to be retained by the current owner in the northeast corner that will be zoned B-1 (Neighborhood Business) with a placeholder PUD overlay. The PUD calls for a total of 391 dwelling units (173 single family lots and 178 townhome lots) along with 1.47 acres of residential mixed use with 40 multi-family units. The Phase 1 preliminary plat consists of approximately 37.03 acres with 109 lots, streets, and open space, including the 8.46 acres to be retained by the current owner.

The Planning Board will forward their recommendation of the applications onto the Council for their consideration at the February 1 meeting.

3. Building Department

In the last 2 weeks, we have issued permits for 4 single-family homes and 2 townhomes. That will bring the total of new single-family/duplex and townhouse units for the year to 312, compared to 160 last year at this time.

The total project valuation for residential construction this year is at \$61,842,270.00. Commercial project valuation is at \$63,686,448.00. A large portion of the commercial project valuation for the year is attributable to multi-family development, which is classified as commercial for building purposes.

There was a total of 170 combined building and/or fire inspections completed in the last 2 weeks.

Residential – 61	Plumbing – 14
Commercial – 19	Mechanical - 18
Electrical – 13	Fire - 45

4. Community Development

The 3rd & Main Request for Proposals was posted and noticed on Sunday, December 27. Proposals are due to the City of Kalispell on Friday, July 9. The City of Kalispell is seeking proposals from development firms seeking to privately finance, construct, and manage a redevelopment project on what is currently a City owned parking lot within Downtown Kalispell, Montana. Complete information may be found at: <https://www.kalispell.com/584/3rd-Main-Request-for-Proposal>

The City has secured approval from the Montana Department of Environmental Quality (MTDEQ) to utilize its Brownfields funds to conduct Phase I environmental site assessments at three properties in the Core Area in advance of property sales. The City is now awaiting final approval from the EPA's Region 8 office. The work is expected to be completed by end of January.

5. Public Works

WWTP Laboratory Equipment

Kalispell WWTP Operations have been performing internal laboratory analysis on influent and effluent wastewater for almost 30 years. In 1992, during Kalispell's first major upgrade to the biological treatment process an Auto Analyze (AA) was purchased to analyze Ammonia, Nitrate + Nitrite, and Phosphorus. The City's Laboratory Technician and Chemist continue to perform these required routine analyses on a weekly basis. Due to repetitive malfunctions and difficulties finding replacement parts for the older equipment, the City allocated funds to replace the AA in FY 21. In December 2020, the AA was replaced with a Discrete Analyzer, which is capable of, but not limited

to, performing the required analysis for Ammonia, Nitrate + Nitrite, and Phosphorus. In addition to the new Discrete Analyzer saving time for staff setup and analysis, it only requires a quarter of the reagents, and the reagent are phenol free (creating less fumes).



Figure 1: 1992 Auto Analyzer (AA)



Figure 2: 2020 Discrete Analyzer and Dana Hatman, Lab Tech

TSS LED Light Conversion

The City owns and maintains 454 decorative and streetlight luminaires throughout Kalispell. In 2017, the TSS staff started a project to convert the luminaires to more energy efficient LED lighting. This conversion consisted of replacing a mixture of new heads, ballasts, and bulbs depending on the style of light. TSS is currently converting the bulbs in the downtown bollards, which will complete the last phase of the project. It is estimated that with the LED energy conservation alone, the payback time for the conversion is just over three and a half years.

