

RESOLUTION NO. R16-55

**A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE
RELEASE OF FUNDS FROM THE TAX INCREMENT FINANCING DISTRICT FUND
FROM THE LURA LARGE GRANT REQUEST PROGRAM FOR
ASPHALT, CURB, GUTTER, SIDEWALK AND STREET STORM DRAINAGE
IMPROVEMENTS FOR CONOMART C-STORE.**

WHEREAS, the City of Laurel approved a Large Grant Request Program proposed by the Laurel Urban Renewal Agency (LURA) through Resolution No. R15-08; and

WHEREAS, Conomart C-Store submitted the attached LURA Large Grant Request Program application for a total cost of \$28,652.00 for improvements; and

WHEREAS, the LURA Board reviewed Conomart C-Store's application and recommended approval for \$5,962.00 in grant funding; and

WHEREAS, the application appears complete, the project is eligible for grant assistance and LURA recommends funding of the same.

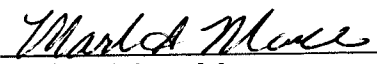
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Laurel, Montana, that Conomart C-Store is awarded \$5,962.00 funding for the Large Grant Request Program eligible improvements from the City's Tax Increment Financing District Fund.

Introduced at a regular meeting of the City Council on July 19, 2016, by Council Member Mountsier.

PASSED and APPROVED by the City Council of the City of Laurel this 19th day of July, 2016.

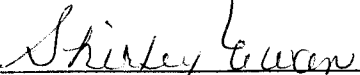
APPROVED by the Mayor this 2nd day of July 19, 2016.

CITY OF LAUREL

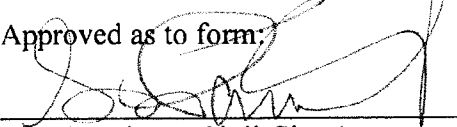


Mark A. Mace, Mayor

ATTEST:



Shirley Ewan, Clerk/Treasurer

Approved as to form:


Sam S. Painter, Civil City Attorney

Laurel Urban Renewal Agency

Large Grant Request Program

Application for Funding

RECEIVED
 APR 12 2016
 BY: NE

Name of Applicant: ConoMart Super Store #3- Dennis Whitmore

Address of Applicant: 1918 Edgewood Dr., Billings, MT 59102

Phone Number: 406-661-1112

Address of Property:

519 W Main St
 Legal Description of Property: Sec 09, Township 2 S, Range 24 E- Lot 7, Block 1, Young Subdivision

Name of Business: GM Cono Stores LLC dba ConoMart Super Stores

Phone Number: 406-628-2034- Store #3, 406-651-5101- Headquarters

Is the project located within the TIFD:

Yes
 If no, please describe how the project provides connection of the URA district to existing infrastructure outside the district:

Please Circle the Category of the Project:

| | | |
|--|---|--|
| Land Acquisition | Demolition or Removal of Structures | Relocation of Occupants |
| Improvements of Public Infrastructure XXX | Acquisition of Infrastructure Deficient Areas | Assemblage of Land for Development or Redevelopment |
| Compilation and Analysis of Pertinent Information to Determine Needs of District | Connection of URA to Existing Infrastructure Outside the Area or District | Improvements Reducing, Preventing, Abating or Elimination Pollution. |
| Other as Allowable by MCA 7-15-4233 Please Describe: | | |

Detailed Description of Project. (Please use additional sheets. Plans, drawings, or other supporting materials should be submitted if applicable):

Street infrastructure improvements which entail curb, gutter, sidewalk, which there was previously none. New street storm drainage and repair/replacement of street asphalt. See attached drawings and completed project pictures.

Detailed Budget of Project. (Please demonstrate 1:1 Match and provide a detailed list of all costs associated with project. If more space is needed please use additional sheets):

See attached bid and final bill along with proof of payment.

Total Funds Requested of LURA: \$28,652.00 - 1/2 of project costs 1:1 Match from bid proposal and final project bill provided and proof of payment

Description of How This Project Aligns with the Goals of LURA and the Urban Renewal Plan:

1) Encourage an economically and culturally vibrant downtown. 3) Improve traffic patterns to further enhance the business experience for the owner and consumer. 4) Create a destination place where people will want to repeatedly visit. 5) Have state of the art, updated utilities and infrastructure. Conomart stores have operated in Laurel for over 30 years. Property improvements are imperative for future growth and company sustainability. Improving the curb, gutter and sidewalks, which there are none now, and storm drainage would be a huge improvement for the store and also the City of Laurel's general public. I feel this project meets and exceeds the goals of the LURA. Anything we can do to get people in this store for business will impact our employee's future also. Entering the west side of our store is very difficult for our customers from the city street. We get complaints all the time. The improvement of the street and storm drain helps the infrastructure of the City of Laurel also. It is a win win for everyone and I would appreciate your consideration of approving this application for your grant program.

Please provide how this project will comply with the Design Standards Overlay District, if applicable?

Yes - Code 1725 #C

February 3, 2016

LURA

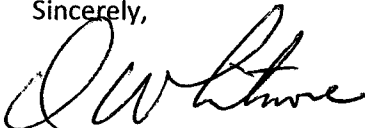
Dear Ms Eaton:

The purpose of this letter is to explain the improvement project for my company and also the City of Laurel. Conomart stores have operated in Laurel for over 30 years. Property improvements are imperative for future growth and company sustainability. Improving the curb, gutter and sidewalks, which there are none now, and storm drainage would be a huge improvement for the store and also the City of Laurel's general public. I feel this project meets and exceeds the goals of the LURA. Anything we can do to get people in this store for business will impact our employee's future also. Entering the west side of our store is very difficult for our customers from the city street. We get complaints all the time. The improvement of the street and storm drain helps the infrastructure of the City of Laurel also. It is a win win for everyone and I would appreciate your consideration of approving this application for your grant program. Thanks for taking the time to look at this project as I feel this work has needed to be done for years and it is only getting worse.

I have moved forward with this project already as the approach was in such bad condition. It was almost not able to be used. The contractor was able to squeeze it in this month otherwise we would have been waiting until May or June. I couldn't wait any longer for the safety of our customers.

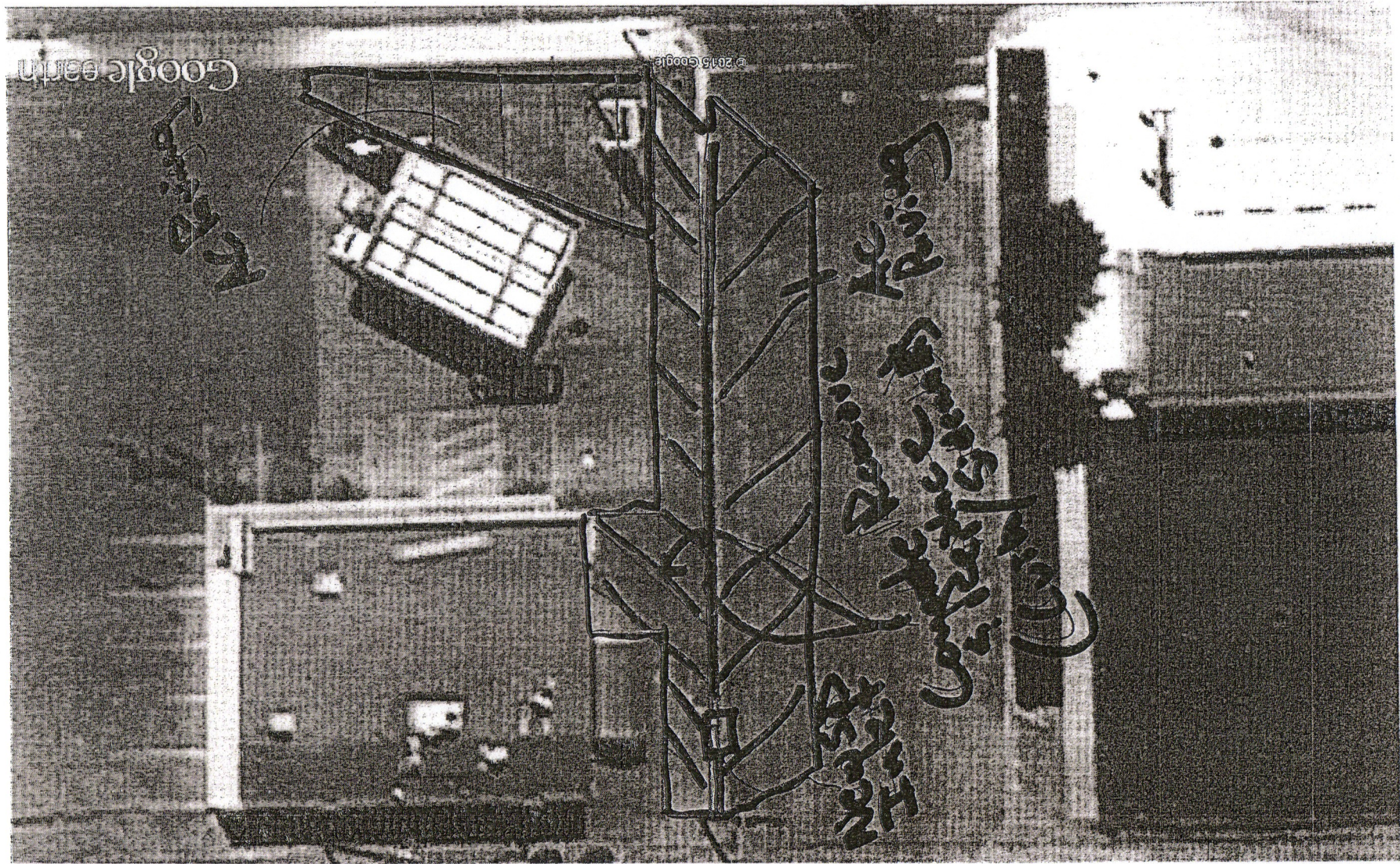
Thank you for your understanding. I appreciate any help you can give me.

Sincerely,



Dennis Whitmore

Conomart Superstores

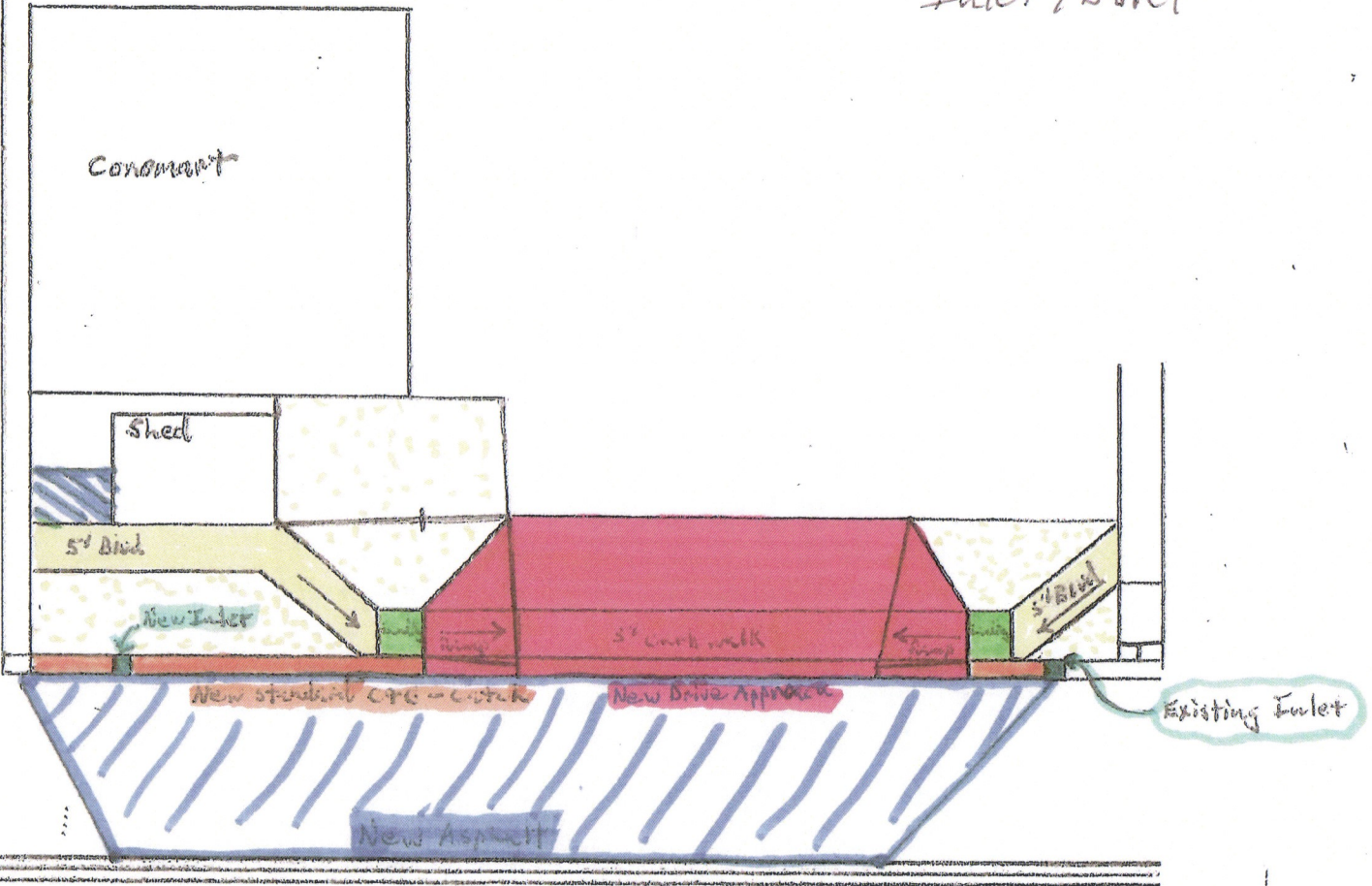


- CMG Construction
- Kevin McGovern 690-9274
- Troy Guphill 690-9273

←
1:20 scale

≈ 100⁰⁰ LF SDR 35
Inlet / Barrel

ALLEY



West Main St.

6th Ave West

←
1:20 scale

ALLEY

CONCRETE

Shed
1807'

1450'

15'

30'

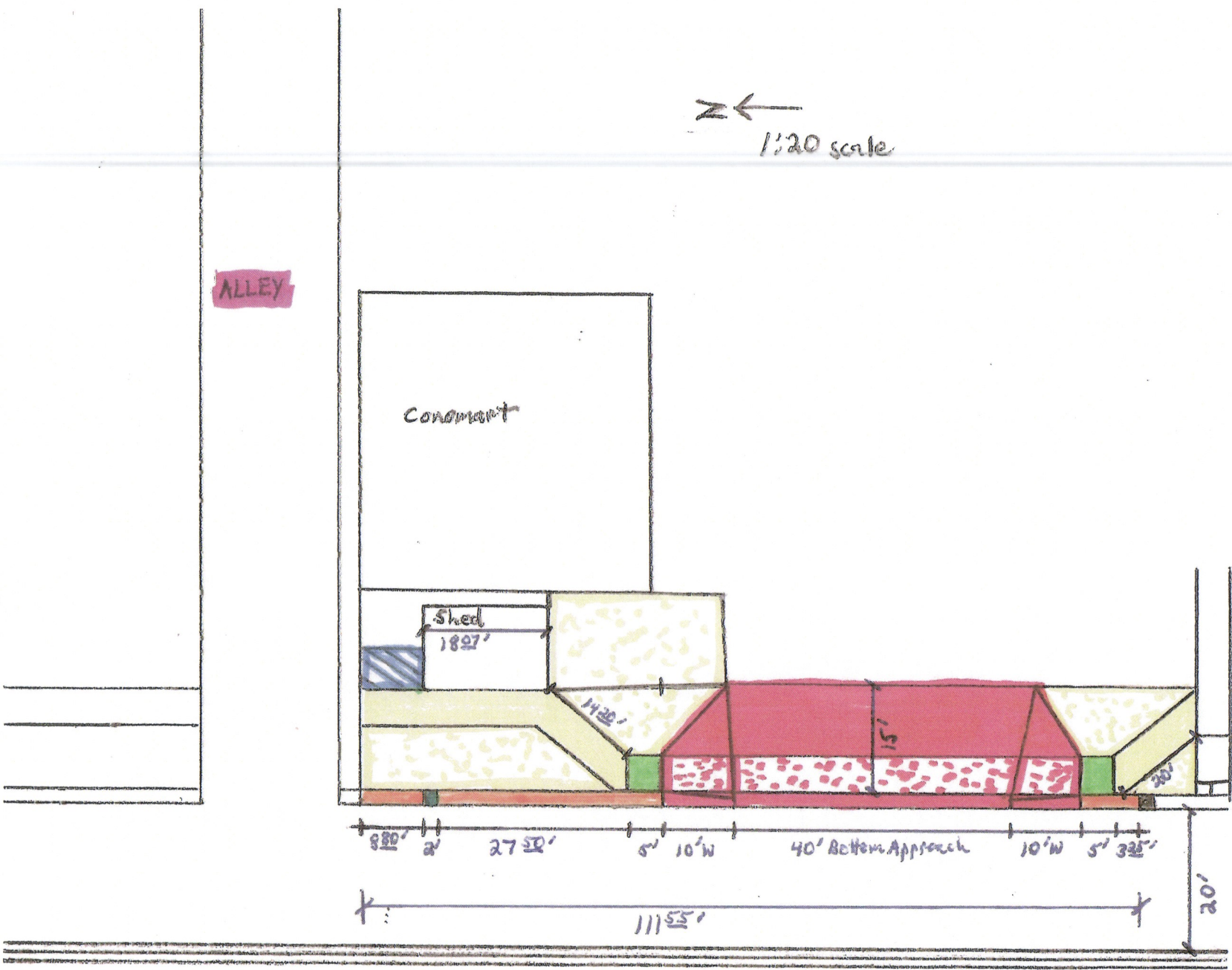
880' 2' 27 50' 5' 10'W 40' Bottom Approach 10'W 5' 32'

11153'

20'

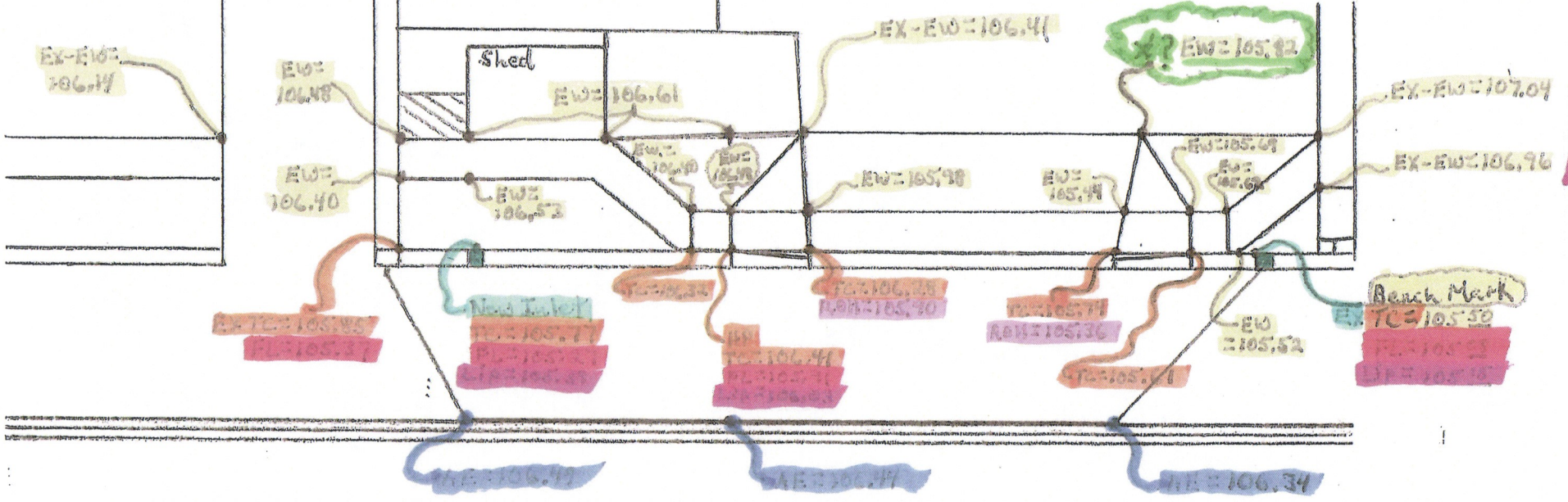
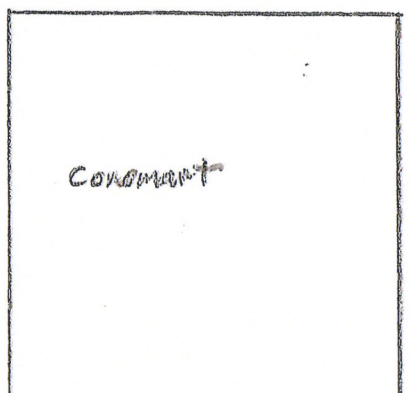
West Main St.

6th Ave West



←
1:20 scale

ALLEY



West Main St.

←
1:20 scale

ALLEY

CONCRETE

Shed

West Main St.

111+55

101+75

68+25

0+00

EXISTING C&G

New Inlet

New High Point

EXISTING Inlet

106.50

EX-FL C+G
105.37

New Inlet FL
105.27

New High Point FL = 105.91

FL = 105.26 - EX

FL C&G 105.08 - EX

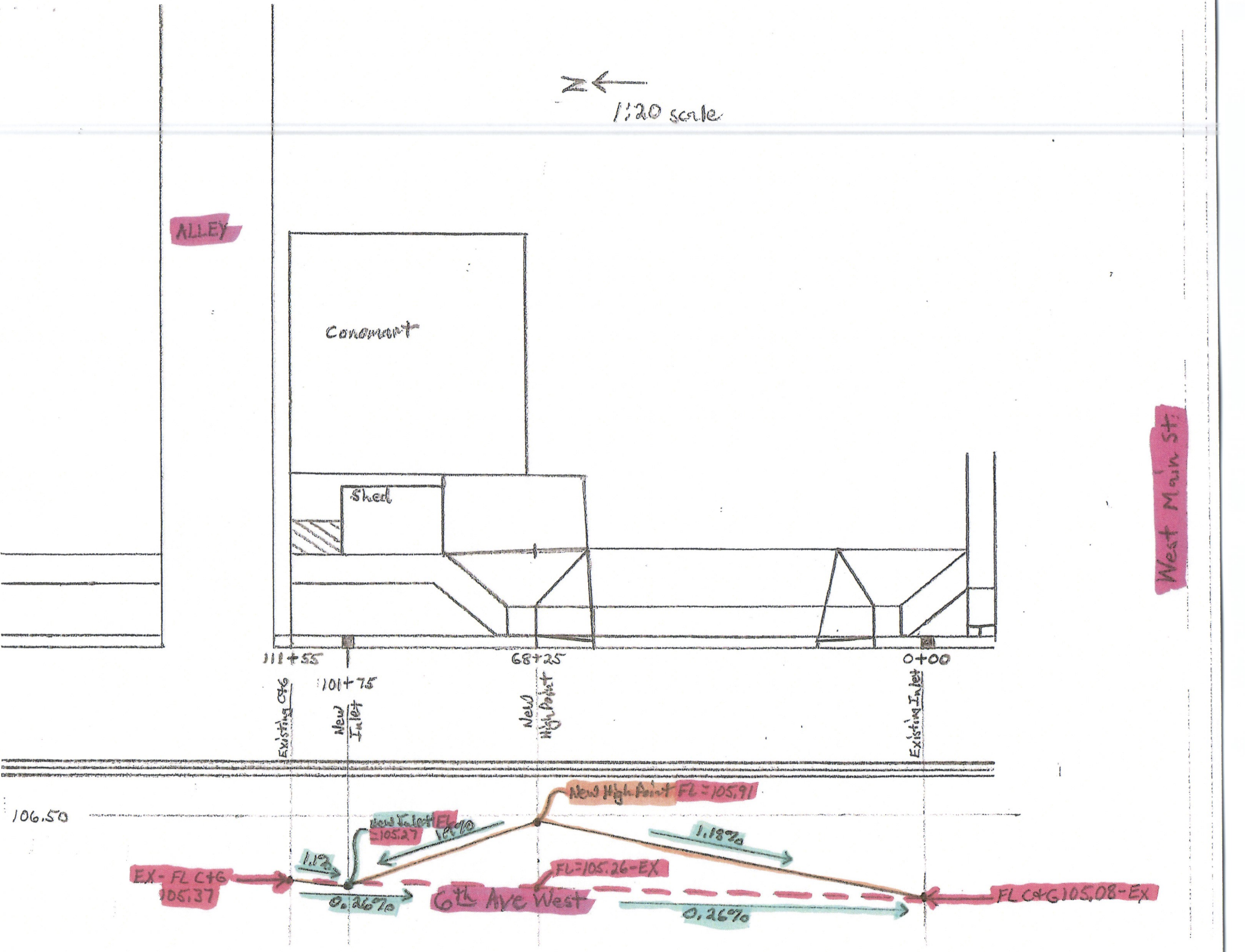
1.12%

0.26%

6th Ave West

1.18%

0.26%



Dennis Whitmore

Monica Pledge AT CTA - the Incident Report

From: Kevin McGovern <kevinm@cmgbillings.com>
Sent: Friday, January 08, 2016 10:20 AM
To: Dennis Whitmore
Subject: Laurel Conoco
Attachments: 20160108101809025.pdf

Dennis,

Please allow this email to serve as my proposal for the work we discussed.

I apologize for the delay but I went back out to the site to collect some more grading information so we can minimize the grading issues that currently exist.

WORK SCOPE – RECONSTRUCT THE WEST SIDE OF THE PROPERTY – STREET/CURB/SIDEWALK & ASPHALT PAVEMENT ON THE SOUTH SIDE OF THE CANOPY

- Mobilization of personnel and equipment to the project site.
- Demolition:
 - Curb Removal along the west side of the property – 120-ft.
 - Remove the asphalt, concrete drive approach, and concrete flatwork along 120-ft of the property x 15-ft wide (This is required to reconstruct an allowable slope to minimize the steepness between the property and 6th Ave).
 - Mill the road section in 6th from the curbline to approximately 20-ft into the street to accommodate the new asphalt grading.
 - Mill the asphalt pavement area south of the fuel pumps.
- Concrete Work:
 - Reconstruct the curbline to a new design profile that will assist in minimizing the steepness issues that exist.
 - Reconstruct a 40-ft wide concrete drive approach. This approach will shift north approximately 5'-10'.
 - Construct a new concrete sidewalk that will parallel the new curb & gutter.
 - Restore any concrete flatwork which is removed from the demolition activity.
- Asphalt Work:
 - Reconstruct the asphalt street section on the east Side of 6th Ave – 120-ft x 20-ft. This section will match in the street on the west side and transition into the new curb line grade.
 - Reconstruct the asphalt pavement section south of the fuel pumps.
- Utilities:
 - Install one new storm drain inlet and piping which will connect to the existing drain located in the existing curb line at the southeast end of 6th Ave.
- Miscellaneous:
 - Allowances are included for construction permit, Traffic Control, and surveying.
 - Adjust the monitoring well into the sidewalk.
 - Enclosed is a google map outlining the work limits proposed to be reconstructed.
- **PROPOSAL COST = \$ 57,304.00**

Let me know if you have any questions or need additional information.

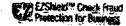
Thank You.

43735



P.O. BOX 30164
BILLINGS, MT 59107-0164
406-651-5101

F. First Interstate Bank
888.752-3336
www.firstinterstatebank.com
93-168/929



3/17/2016

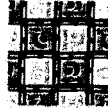
PAY TO THE
ORDER OF CMG Construction

\$ **57,304.00

Fifty-Seven Thousand Three Hundred Four and 00/100*****

DOLLARS

CMG Construction, Inc.
PO Box 80252
Billings, MT 59108



DENNIS WHITMORE
[Signature]
AUTHORIZED SIGNATURE

Security features. Details on back.

MEMO

⑈043735⑈ ⑆092901683⑆ ⑆20000173⑆⑈

CONOMART SUPER STORES

CMG Construction

3/17/2016

57,304.00

43735

First Interstate Bank

57,304.00

CONOMART SUPER STORES

CMG Construction

3/17/2016

57,304.00

43735

First Interstate Bank

57,304.00

CMG Construction, Inc.
PO Box 80252
Billings, MT 59108

INVOICE

To : **Cono Mart Superstores**
PO BOX 30164
BILLINGS, MT 59107

Invoice #: **11999-74**
 Date: **03/17/16**
 Application #:

Contract : **11999- Cono-Mart Superstores**

Invoice Due Date: **04/02/2016**
 Payment Terms: **Net 15 days**

| Contract Item | Contract Amount | % Complete | Total To Date |
|---|-----------------|------------|------------------------------------|
| 1 Per Written Proposal dated 2/4/16; Reconstruction of the West Side of the Property – 519 West Main St | 57,304.00 | 100.00% | 57,304.00 |
| | | | Total To Date : 57,304.00 |
| | | | Plus Sales Tax : 0.00 |
| | | | Less Retainage : 0.00 |
| | | | Less Previous Applications : 0.00 |
| | | | Total Due This Invoice : 57,304.00 |

