



CITY-COUNTY PARKS ADVISORY BOARD AGENDA

Wednesday, October 7, 2020



City Members

- Pat Doyle
- Vacant
- Steve Baiamonte

County Members

- Vacant
- ~~Leah Norberg~~ **absent**
- Nyle Howsmon (Lincoln Parks Board)
- Ernie Lundberg (Lincoln Parks Board)

Joint Member

- School District Representative - Neal

Commission Representatives

- Sean Logan, City Commissioner
- Jim McCormick, County Commissioner

Staff Contact

- Lindsay Morgan, Lewis and Clark County Representative
- Kristi Ponozzo, Parks, Recreation, and Open Lands Director
- Craig Marr, Parks Superintendent
- Kait Perrodin, Recreation and Aquatics Program Manager
- Jennifer Schade, Recorder

Time: Oct 7, 2020 11:30 AM Mountain Time (US and Canada)

<p>Join Zoom Meeting https://zoom.us/j/96463717362?pwd=akxtR1JNRIEzeVNNZWtkYS91aE8wUT09</p> <p>Meeting ID: 964 6371 7362 Passcode: 984124</p> <p>One tap mobile +12532158782,,96463717362# US (Tacoma) +13462487799,,96463717362# US (Houston)</p> <p>Dial by your location +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 900 6833 US (San Jose) +1 301 715 8592 US (Germantown) +1 312 626 6799 US (Chicago) +1 929 205 6099 US (New York)</p> <p>Meeting ID: 964 6371 7362 Find your local number: https://zoom.us/u/abMaYqw85H</p>	<p>Join by SIP 96463717362@zoomcrc.com</p> <p>Join by H.323 162.255.37.11 (US West) 162.255.36.11 (US East) 115.114.131.7 (India Mumbai) 115.114.115.7 (India Hyderabad) 213.19.144.110 (Amsterdam Netherlands) 213.244.140.110 (Germany) 103.122.166.55 (Australia) 149.137.40.110 (Singapore) 64.211.144.160 (Brazil) 69.174.57.160 (Canada) 207.226.132.110 (Japan) Meeting ID: 964 6371 7362 Passcode: 984124</p>
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Visitor(s): Parker Heller, 46th Subdivision off North Montana Avenue, Berkley Conrad, Helena Police Department, Kathy Johnson, Johnson Minor Subdivision, Tony Prothero, Engineer, Jon Burnett, Nick Miller, Connie Dedrick, Greg Thornquist

1. Call to Order

- Chairman Pat Doyle called the October 7, 2020 City-County Parks Board Meeting to order at 11:35 am.

2. Establish Quorum/Introductions/Review Agenda/Approval of Minutes

- Because we needed three members out of five (which we have), a quorum was present. Introductions were completed and there were no changes to the agenda.
- With no noted corrections, Pat moved to approve the August 5, 2020 minutes as submitted. Steve seconded. Motion carried.

3. Comments from Persons Present

The board will accept brief comments from the public for items that are not on the agenda at this time.

- None.

4. Unfinished Business

- None.

5. Action Item(s)

Presenter: Lindsay Morgan

Parks Development Funding Application, Brielle Park

STAFF PROPOSAL:

- **SUMMARY:** The 46 Degrees North Homeowners' Association has submitted an application for a funding request to the Parks Board. Specifically, this request is for \$39,000.00 with a \$13,132.00 match from the Applicant (29.7%). The total estimated amount of this project will be \$52,132.00. If awarded the funds, the Applicant would use them to improve Brielle Park (one acre of parkland located in Phase I of the 46 Degrees North Subdivision) with a walking path, trees, grass, and irrigation. The Parks Board will examine this proposal in relation to the park funding criteria, along with the available park funds based upon the Park's location
- **REQUEST:** The Applicant is seeking \$39,000 from the Parks Development Fund to develop Brielle Park.
- **STAFF RECOMMENDATION:** Approval.
 - ✚ Lindsay announced that Spencer is no longer with the county. She will be the county representative for the City-County Parks Board.
 - ✚ The 46 Degrees North Homeowners' Association has submitted an application for a funding request to the Parks Board. Specifically, this request is for \$39,000.00 with a \$13,132.00 match from the Applicant (approximately 30%). The estimated total of this project will be \$52,132.
 - ✚ If awarded the funds, the applicant will use the money to improve Brielle Park (one-acre of parkland located in phase 1 of the subdivision) with a walking path, trees, grass, and irrigation. Staff is recommending approval of this request. This property is just north of city limits of Helena.
 - ✚ This is a two-phase subdivision and contains 88 single-family resident lots. This park can be accessed via two trails with parking available. This park along with the trails and maintenance access easement are maintained through a rural improvement district which generates approximately \$3,500 annually.

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- ✚ Pat asked for clarification on the balance of the park development fund. At one point, there was discussion that all funds would be merged into budget. Lindsay – when we updated the parks plan in 2017, there was concerns about how that money was being allocated. In the updated plan, it stated that we could actually take money from the Helena Valley planning area, but it also talks about the fact that funds need to be used within 2.5 miles or a 15 minute bike ride of the subdivision. Technically (per the parks plan update), a group can obtain funds anywhere within that Helena Valley planning area, but then again, it is recommended that it is within the 2.5 miles/15-minute bike ride radius.
- ✚ With no questions or concerns, and because we have ample funds in the account, Pat believes this sounds like a good project.
- ✚ With no further discussion, Steve moved to approve the funding request of \$39,000 for Brielle Park with \$30,000 coming out of the Northwest Valley Parks Fee Area, \$4,500 from the Northeast Valley Parks Fee Area and \$4,500 North Hills Parks Fee Area. Pat seconded. Motion carried.

Presenter: Lindsay Morgan

Parkland Consideration for the Proposed Arrowsmith Subdivision- SUBD2019-020

STAFF PROPOSAL:

- **SUMMARY:** The Applicant for the project noted above has indicated a preference for cash in-lieu of dedicating parkland to satisfy the requirements of the Lewis and Clark County Subdivision Regulations. The Parks Board is tasked with considering the Applicant’s request and making a recommendation to the Board of County Commissioners (BoCC). The recommendation may be to accept parkland dedication; require cash in-lieu of parkland dedication; or require a combination of parkland dedication and cash in-lieu of parkland dedication.
- **REQUEST:** Recommend that the BoCC accept cash in-lieu of parkland dedication to fulfill the requirements of the Subdivision Regulations for the proposed Arrowsmith Subdivision application.
- **STAFF RECOMMENDATION:** Approval.
 - ✚ The applicant has indicated a preference for cash in-lieu of dedicating parkland. The proposed Subdivision is located north of Canyon Ferry Road and northwest of Espelin Drive in the SE¼ of Section 18, T10N, R2W, P.M.M., Lewis and Clark County, Montana.
 - ✚ If the proposed Subdivision is approved, it would divide an existing 4.47-acre tract into eleven lots. Ten of these lots will be used for single-family residential purposes and are approximately one-half acre in size.
 - ✚ The area in the vicinity of the proposed Subdivision is generally characterized as residential development on one-half acre or larger lots. The nearest park is located approximately one road mile away and lies within the Harris Subdivision. This 1.8 acres of parkland was given to the public in 1985 and is presently undeveloped.
 - ✚ If the proposed Subdivision is approved, all residential lots will be larger than one-half acre in size, but not larger than one acre in size. For lots larger than one-half acre in size, but not larger than one acre in size, a minimum of 7.5% of the site must be dedicated for parkland.
 - ✚ Based on this percentage, the Applicant is obligated to dedicate 0.38 acres of parkland or pay the equivalent cash in-lieu of dedicating parkland. The Applicant has requested to make the cash payment in-lieu of dedicating parkland, and based upon a per acre value of \$14,851.49, the estimated cash payment would be \$5,627.42.
 - ✚ The recommendation by staff is to accept the applicant’s request to pay cash in-lieu of parkland dedication. With no questions, Ernie moved to approve cash in-lieu of parkland dedication. Steve seconded. Motion carried.

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Presenter: Lindsay Morgan

Parkland Consideration for the Proposed Blacksmith Subdivision - SUBD2019-017

STAFF PROPOSAL:

- **SUMMARY:** The Applicant for the project noted above has indicated a preference for cash in-lieu of dedicating parkland to satisfy the requirements of the Lewis and Clark County Subdivision Regulations. The Parks Board is tasked with considering the Applicant’s request and making a recommendation to the Board of County Commissioners (BoCC). The recommendation may be to accept parkland dedication; require cash in-lieu of parkland dedication; or require a combination of parkland dedication and cash in-lieu of parkland dedication.
- **REQUEST:** Recommend that the BoCC accept cash in-lieu of parkland dedication to fulfill the requirements of the Subdivision Regulations for the proposed Blacksmith Subdivision application.
- **STAFF RECOMMENDATION:** Approval.
 - ✚ Again, this proposed Subdivision is located north of Canyon Ferry Road and west of Espelin Drive in Lewis and Clark County, Montana.
 - ✚ If the proposed Subdivision is approved, it would divide an existing 9.82-acre tract into eleven lots. Seven of these lots will be used for single-family residential purposes, and will range from approximately 0.42 to 1.7 acres in size.
 - ✚ The area in the vicinity of the proposed Subdivision is generally characterized as residential development on one-half acre or larger lots. The nearest park is located approximately one road mile away and lies within the Harris Subdivision. This 1.8 acres of parkland was given to the public in 1985 and is presently undeveloped.
 - ✚ If the subdivision is approved, two of the residential lots would be greater than an acre in size, but less than 3 acres in size. In the report, Spencer prepared a calculation for each of the different lot sizes. Based on these percentages, the Applicant is obligated to dedicate 0.408 acres of parkland or pay the equivalent cash in-lieu of dedicating parkland. The Applicant has requested to make the cash payment in-lieu of dedicating parkland, and based upon a per acre value of \$11,190.23, the estimated cash payment would be \$4,585.92.
 - ✚ With no questions, Steve moved to approve the acceptance of cash in-lieu of \$4,585.92. Nyles seconded. Motion carried.

Presenter: Lindsay Morgan

Parkland Consideration for the Proposed Coppersmith Subdivision- SUBD2019-017

STAFF PROPOSAL:

- **SUMMARY:** The Applicant for the project noted above has indicated a preference for cash in-lieu of dedicating parkland to satisfy the requirements of the Lewis and Clark County Subdivision Regulations. The Parks Board is tasked with considering the Applicant’s request and making a recommendation to the Board of County Commissioners (BoCC). The recommendation may be to accept parkland dedication; require cash in-lieu of parkland dedication; or require a combination of parkland dedication and cash in-lieu of parkland dedication.
- **REQUEST:** Recommend that the BoCC accept cash in-lieu of parkland dedication to fulfill the requirements of the Subdivision Regulations for the proposed Coppersmith Subdivision application.
- **STAFF RECOMMENDATION:** Approval.
 - ✚ This project is also located adjacent to both Arrowsmith and Blacksmith subdivisions. The proposed Subdivision is located north of Canyon Ferry Road and north of Sartori Street in the SE¼ of Section 18, T10N, R2W, P.M.M., Lewis and Clark County, Montana.
 - ✚ If the proposed Subdivision is approved, it would divide an existing 16-acre tract into fourteen lots. Three of these lots will be used for single-family residential purposes, and eleven of these

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lots will be used for multi-family residential purposes. These lots will range from approximately 0.64 to 2.03 acres in size.

- ✚ The area in the vicinity of the proposed Subdivision is generally characterized as residential development on one-half acre or larger lots. The nearest park is located approximately one road mile away and lies within the Harris Subdivision. This 1.8 acres of parkland was given to the public in 1985 and is presently undeveloped.
- ✚ If the proposed Subdivision is approved, ten of the lots will be greater than one acre, but less than three acres in size. For lots greater than one acre, but less than three acres in size, a minimum of 5% of the site must be dedicated for parkland. The other four residential lots will be larger than one-half acre, but not larger than 1 acre in size. For lots larger than one-half acre, but not larger than 1 acre in size, a minimum of 7% of the site must be dedicated for parkland.
- ✚ Based on these percentages, the Applicant is obligated to dedicate 0.88 acres of parkland or pay the equivalent cash in-lieu of dedicating parkland. The Applicant has requested to make the cash payment in-lieu of dedicating parkland, and based upon a per acre value of \$8,000.00, the estimated cash payment would be \$7,037.10.
- ✚ Pat stated that this same area keeps coming up. It will be nice to have developed park in this area.
- ✚ With no questions, Steve moved to approve this cash in-lieu payment of \$7,037.10 as presented. Ernie seconded. Motion carried.

Presenter: Lindsay Morgan

Parkland Consideration for the Proposed Wordsmith Subdivision- SUBD2019-018

STAFF PROPOSAL:

- **SUMMARY:** The Applicant for the project noted above has indicated a preference for cash in-lieu of dedicating parkland to satisfy the requirements of the Lewis and Clark County Subdivision Regulations. The Parks Board is tasked with considering the Applicant's request and making a recommendation to the Board of County Commissioners (BoCC). The recommendation may be to accept parkland dedication; require cash in-lieu of parkland dedication; or require a combination of parkland dedication and cash in-lieu of parkland dedication.
- **REQUEST:** Recommend that the BoCC accept cash in-lieu of parkland dedication to fulfill the requirements of the Subdivision Regulations for the proposed Wordsmith Subdivision application.
- **STAFF RECOMMENDATION:** Approval.
 - ✚ The proposed Subdivision is located north of Canyon Ferry Road and west of Espelin Drive in the SE¼ of Section 18, T10N, R2W, P.M.M., Lewis and Clark County, Montana.
 - ✚ If the proposed Subdivision is approved, it would divide an existing 5.05-acre tract into seven lots. All seven of these lots will be used for single-family residential purposes, and will range from approximately 0.4 to 2.01 acres in size.
 - ✚ The area in the vicinity of the proposed Subdivision is generally characterized as residential development on one-half acre or larger lots. The nearest park is located approximately one road mile away and lies within the Harris Subdivision. This 1.8 acres of parkland was given to the public in 1985 and is presently undeveloped.
 - ✚ Based on these percentages, the Applicant is obligated to dedicate 0.457 acres of parkland or pay the equivalent cash in-lieu of dedicating parkland. The Applicant has requested to make the cash payment in-lieu of dedicating parkland, and based upon a per acre value of \$14,851.00, the estimated cash payment would be \$6,795.24.
 - ✚ With no questions, Neal moved to approve cash in-lieu of dedicating parkland. Ernie seconded. Motion carried.

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Presenter: Connie Dedrick

Parkland Consideration for the Proposed Johnson Subsequent Minor Subdivision SUBD2020-010

STAFF PROPOSAL:

- **SUMMARY:** The Applicant for the project noted above proposes cash in-lieu to satisfy the requirements of the Subdivision Regulations. The Parks Board is tasked with considering the Applicant's request and making a recommendation to the Board of County Commissioners (BOCC). The recommendation may be to accept cash in-lieu of parkland dedication; require parkland dedication; or require a combination of parkland dedication and cash in-lieu of parkland dedication.
- **REQUEST:** Recommend that the BoCC accept cash in-lieu of parkland dedication to fulfill the requirements of the Subdivision Regulations for the proposed Johnson Minor Subdivision application.
- **STAFF RECOMMENDATION:** Approval.
 - ✚ The proposed Subdivision is located adjacent to and runs parallel with Grizzly Gulch Drive, more specifically located in the northeast quarter of Section 3, Township 9 North, Range 4 West; northwest quarter of Section 2 Township 9 North, Range 4 West; and the southeast and southwest quarter of Section 35 Township 10N, Range 4 West M. P. M., Lewis and Clark County, Montana.
 - ✚ The proposed Subdivision would divide 14.55 acres into three (3) lots. The subject property currently has three (3) single-family residential units located on the premises. Due to the size of the proposed lots, only seven (7) acres is subject to parkland dedication requirements.
 - ✚ The area in the vicinity of the proposed Subdivision, more specifically to the north, south and west are large tracts of Forest Service lands with a small pocket of single-family residential development directly north. To the east lies pockets of single-family residential development and the City of Helena. The nearest parkland, Dale Harris Park is located approximately 2.0 miles to the northeast located on West Main Street in Helena.
 - ✚ Johnson Minor Subdivision is a 14.55-acre parcel with three (3) existing residential units, of which upon approval of the Subdivision, each residence will be located upon its own parcel. The Community Development and Planning Staff supports the Applicant's preference to provide a cash in-lieu dedication to satisfy the Subdivision Regulation requirements.
 - ✚ If the proposed Subdivision is approved, two (2) parcels will be 3 acres and less than 5 acres in size and one (1) parcel will be larger than seven (7) acres. Therefore, a minimum of 0.175 percent of the site must be dedicated as either parkland or the equivalent cash in-lieu of parkland. For parcels larger than seven (7) acres dedication is not required. The total requirement for parkland, and/or the equivalent cash in-lieu of parkland is seven (7) acres. The applicant is proposing cash in-lieu dedication which will total 0.175 acres.
 - ✚ Based on a market analysis by Bryan Ballou (Keller Williams), dated July 21, 2020, the per acre market value of the subject property is approximately \$9,312.00/acre. Using the estimated 2020 market value, the total projected market value of the Applicant's cash in-lieu is \$1,630.00. A market-based appraisal, less than six months old and prepared by a licensed real estate appraiser, would be required prior to the BOCC meeting of the final plat in order to determine the actual total cost per acre for the cash in-lieu of parkland dedication.
 - ✚ With no additional questions or comments, Steve moved to approve. Ernie seconded. Motion carried.

Presenter: Connie Dedrick

Parkland Consideration for the Proposed Mayville Manor Subdivision SUBD2020-008

STAFF PROPOSAL:

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- **SUMMARY:** The Applicant for the project noted above proposes to dedicate 1.04 acres for parkland to satisfy the requirements of the Subdivision Regulations. The Parks Board is tasked with considering the Applicant’s request and making a recommendation to the Board of County Commissioners (BoCC). The recommendation may be to accept cash in-lieu of parkland dedication; require parkland dedication; or require a combination of parkland dedication and cash in-lieu of parkland dedication.
- **REQUEST:** Recommend the BoCC approve the parkland dedication to fulfill the Subdivision Regulation requirement for the proposed Mayville Manor Subdivision application.
- **STAFF RECOMMENDATION: Deny as proposed.** Staff is recommending cash in-lieu to fulfill the Subdivision Regulation requirement.
 - ✚ The proposed subdivision is located adjacent to and north of John G Mine Road, more specifically located in the southeast quarter of Section 19, Township 11 North, Range 3 West P.M.M., Lewis and Clark County, Montana.
 - ✚ The proposed Subdivision would divide 20.17 acres into fourteen (14) single-family residential lots ranging in size from approximately 1.09 to 1.72 acres and one (1) proposed County parkland lot 1.04-acres in size. The subject property is irrigated farmland, historically used for hay production.
 - ✚ The area in the vicinity of the proposed Subdivision, more specifically to the north, south and west is irrigated farmland; to the east is Sunset Memorial Garden Cemetery. The nearest unimproved parkland dedication is Timberworks Estates Park located approximately 1.0 mile to the north.
 - ✚ The Community Development and Planning Staff **does not support the Applicant’s preference to provide a 1.04-acre parkland dedication as some of the location is encumbered with noted easements (i.e., the Bureau of Reclamation Contract and Donation Easement) and called out underground lateral noted on the Preliminary Plat, as well as other easement notations with undefined dimensions.**
 - ✚ In talking to the engineer of the project, staff is also willing to look at the possibly of a combination. The engineer is proposing cash in-lieu and a pedestrian trail which will be from 10 to 20 feet in width. Once we determine the width of the trail, we would deduct that amount from the cash in-lieu. This was a recent discussion and not included in this packet of information.
 - ✚ Pat then stated that in looking at staff recommendation, staff is asking to deny the proposal. Would this be denying the proposal until details can be worked out about the potential path earlier discussed?
 - ✚ Connie is suggesting that staff recommend cash in-lieu due to the easements that are encumbering the 1.04 acres. If we take parkland dedication (the 1.04 acres), we do not want that encumbered. In speaking with Mr. Prothero, they did show a 10-foot pedestrian easement on the plat which would allow them to do a combination for that. They could get parkland dedication for the pedestrian path as well as doing a cash in-lieu. We could work through this process with the engineer.
 - ✚ Therefore, Connie is asking this board approve the recommendation of a combination of cash in-lieu and parkland dedication for the pedestrian easement.
 - ✚ Steve – if we do cash in-lieu, what would the rough estimate be?
 - ✚ Connie – when the final plat is presented, we will know the monetary amount. Without knowing the width of the pedestrian trail, it is difficult to say. We need to work out those details. They are still working on this. What this board is recommending is that it will be okay to do a combination of cash in-lieu and parkland dedication.
 - ✚ Neal stated that he lives in Frontier Village. They have a decent walking path easement. Anything less than 20 feet should not be allowed.

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- ✚ Lindsay gave some additional comments. When it comes to parkland requests, the commission considers what the applicants preference is. In the case of this area, we've got a 20 foot wide easement and walking path along the north side of John G Road. We also have some other walking paths to help kids when walking to and from school. We look at 20 foot easements because that helps with maintenance as well. That is pretty standard – the 20 feet.
- ✚ With no other discussion, Steve moved to approve acceptance of the staff recommendation for a combination of cash in-lieu and a 20 foot walking path easement for this subdivision. Neal seconded. Motion carried.

Presenter: Connie Dedrick

Parkland Consideration for the Proposed Skyview Phase V Subdivision - SUBD2020-013

STAFF PROPOSAL:

- **SUMMARY:** The Applicant for the project noted above proposes cash in-lieu to satisfy the requirements of the Subdivision Regulations. The Parks Board is tasked with considering the Applicant's request and making a recommendation to the Board of County Commissioners (BoCC). The recommendation may be to accept cash in-lieu of parkland dedication; require parkland dedication; or require a combination of parkland dedication and cash in-lieu of parkland dedication.
- **REQUEST:** Recommend the BoCC approve the parkland dedication to fulfill the Subdivision Regulation requirement for the proposed Skyview Phase V Subdivision application.
- **STAFF RECOMMENDATION:** Approval.
 - ✚ The proposed Subdivision is located east of Ranch Deluxe Road, more specifically Utility Site No. 4 located in the northeast quarter of Section 7, Township 11 North, Range 3 West in Lewis and Clark County, Montana.
 - ✚ The proposed Subdivision would divide 8.61 acres into 20 residential lots ranging in size from approximately 0.25 to 0.60 acres. The subject property is a large abandoned drain-field which historically served previous Skyview Subdivision phases. The subject property is also a permitted retention pond. The retention pond will be relocated to the most southeastern portion of the property; in between proposed lots 7 and 8.
 - ✚ The area in the vicinity of the proposed Subdivision, more specifically to the north, south and east are the Northwest Subdivision, Northstar PUD Phase I and Skyview Phase III subdivisions respectively. The aforementioned Subdivisions are single-family residential development communities. Directly to the west is vacant land. The nearest unimproved parkland dedications are located in Ranchview Estates Phase IA, and Bridge Creek Estates located south and east approximately 1.51 and 1.73 miles respectively.
 - ✚ Skyview Phase V Subdivision is a vacant 8.61-acre parcel which will be developed into 20 single-family residential lots.
 - ✚ A minimum of 0.76 acres of the site must be dedicated as either parkland or the equivalent cash in-lieu of parkland. The applicant is proposing cash in-lieu dedication to satisfy the requirement. The Community Development and Planning Staff supports the Applicant's preference to provide a cash in-lieu dedication to satisfy the Subdivision Regulation requirements. This cash in-lieu amount will be approximately \$2,280.00.
 - ✚ With no questions, Pat moved to approve this cash in-lieu as presented. Steve seconded. Motion carried.

Presenter: Connie Dedrick

Parkland Consideration for the Proposed Golden Meadows Major Subdivision - SUBD2020-007

STAFF PROPOSAL:

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- **SUMMARY:** The Applicant for the project noted above proposes cash in-lieu to satisfy the requirements of the Subdivision Regulations. The Parks Board is tasked with considering the Applicant’s request and making a recommendation to the Board of County Commissioners (BoCC). The recommendation may be to accept cash in-lieu of parkland dedication; require parkland dedication; or require a combination of parkland dedication and cash in-lieu of parkland dedication.
- **REQUEST:** Recommend the Board of County Commissioners accept cash in-lieu parkland dedication to fulfill the Subdivision regulation requirements for the proposed Golden Meadows application.
- **STAFF RECOMMENDATION:** Approval.
 - ✚ The proposed Subdivision is located north of Lincoln Road and east of and adjacent to Applegate Drive in the SE, Section 18, Township 11N, Range 3W, P.M.M., Lewis and Clark County, Montana.
 - ✚ Connie – this Subdivision would divide an existing 29.58-acres into 15 single-family residential lots. The lots will be for single family residential use and be approximately 1.11 and 3.51-acres in size.
 - ✚ The area in the vicinity of the proposed Subdivision is generally characterized as residential development on half acre or larger lots. The nearest parkland is located approximately 1.25 road miles to within the North Star Subdivision. This 17.99 acres of parkland is presently undeveloped.
 - ✚ If the proposed Subdivision is approved, all lots will be greater than an acre but less than three acres. For lots greater than an acre but less than three acres minimum of five (5%) of the site must be dedicated.
 - ✚ The Applicant would be obligated to dedicate 1.309 acres of parkland or pay cash in-lieu of parkland. The Applicant has requested to pay cash in-lieu, and has presented a cash in-lieu estimation of \$6,260.63 based upon a value per an acres of \$4,500.
 - ✚ With no questions or concerns, Steve moved to approve this cash in-lieu proposal as presented. Nyle seconded. Motion carried.

6. Presentations/Discussion Items

Kindrick-Legion Fields Discussion: Kristi Ponzozzo

- The city has been under contract with American Legion Baseball for the last two years. Kristi has invited Legion to this meeting to provide a report on programming and management for the past two years.
- We also invited representatives from the Expedition League (Steve Wagner) and the Pecos League to this meeting in an effort to begin conversations on what they would like to see in regards to the Kindrick-Legion Fields going forward.
- The Legion’s contract is up at the end of this year. As we come up on the end of this contract, we need to explore options with the fields.

American Legion Baseball: Nick Miller presented on behalf of American Legion Baseball. Greg Thornquist and Jon Burnett were also present at this meeting.

On the Field:

- 3 teams: Senator, Reps, Independents (Varsity, JV, Freshmen) 14-18 years old
- Approximately 55 young men on teams. (Combined both Capital and Helena High Schools)
- Games from May to early August. (40 Games-Sens / 26 Games-Reps / 30 Games – Indy)
- There were 96 home games at Kindrick in 2020

Off the Field:

- Part of Helena American Legion Post 2 – Fraternal Non-Profit (Not 501 C-3)
- General Manager – Greg Thornquist
- Senators Manager – Jon Burnett (2-3 Head and Assistant Coaches/Team)
- Baseball Operations Committee – Klark Barrett, Johnny Keintz, Nick Miller, Gary White

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- 55+ Families that Volunteer (Volunteer opportunities included Concessions, Announcing, Scoreboard, Clean Restrooms, Clean Stands, Field Preparation)
- Sponsorship/Advertising Committee – Program Ads to Fence Signage
- Lowest Cost Players Fee for AA Program in Montana - \$900 (All can be reimbursed with ticket sales)

Successes:

- Teams were able to play full season with minimal restrictions!!!
- First athletic game in Montana since they shut everything down in March.
- Played in State Championship Game – State Runner up. Best finish since 2003.
- AA Coach of the Year – Coach Burnett (voted on by peers)
- Great turnout for teams – Baseball is Healthy in Helena (76 kids tryout). Fall workouts were held in September and October.
- Legion has a great partnership with Babe Ruth and the City Parks Department. They offered sincere thanks to Craig Marr, Parks Superintendent.
- Awesome community & volunteer support.
- Taking Pride in Kindrick Legion Field – Great partnerships with local businesses.
- Indoor Facility – Working on new lease. Vision is not just Legion use.
- Received bus from Capital Transit – Great used bus!

Struggles

- COVID!!!
- Denied hosting of the State Tournament by the Lewis and Clark County Health Department due to COVID restrictions. We were hoping to net about \$10,000 from this tournament. This left Legion with a \$20,000 swing in the program budget.
- Mower that was purchased from the Helena Brewers broke down in September.
- Need Kindrick Lease Agreement to begin planning for 2021.
- Per Pat D – American Legion has done a great job with the field/facility!
- In addition to all of these items, Jon Burnett thanked the parks board for their support and added that any sort of advertising dollars goes back into Kindrick-Legion Field. He also stated that Helena has the lowest players fees in the state.
- Kristi added that we have had a really positive experience with maintenance done to the field.

Expedition League: Steve Wagner presented on behalf of the Expedition League.

- This is a group that was interested in fields beginning two years ago.
- Thanks to the board for the opportunity to present.
- Expedition Leagues is a summer collegiate baseball program. They play a 64-game season beginning in May to early August.
- These are collegiate players who hope for a minor league experience. They emulate minor league baseball. The league makes it great for the players and the fans.
- The league is positive, contributing members in every community they play in. Currently there are 10 teams in the league and they are adding locations. Helena has been on their radar for some time. The ballpark in Helena is beautiful.
- The Expedition League has worked cooperatively with legion baseball in many other communities. They have a solid relationship with legion baseball and fully support legion baseball.
- They have helped legion baseball programs financially and continue to work legion teams on scheduling, field maintenance, etc.
- Steve stated the Expedition League has been great for the economic impact in the communities they serve.

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- Expedition League gives back to the communities through local charitable contributions and through a baseball lease. They bring fun and entertainment to the community. The league takes great pride in the communities they are in.
- They would love the opportunity to bring a team to Helena. The vision is to have multiple teams in the state.

Pecos League: – No representative available

- Kristi – the Pecos League is another league that has expressed interest in play at Kindrick-Legion field. Unfortunately they were unavailable for the call today.

Next Steps

- We do know that there is continued interest from the above listed entities.
- Kristi stated the next step will be to begin a public process. She is opened to suggestions. It may be a “Request for Proposals”. The process will be open to everyone.
- Because this has been a very weird year due to the COVID pandemic. Legion has expressed interest in extending their contract for one more year.
- Pat stated he appreciates being included in these conversations. As we continue with these discussions, is this something where it has to be “one group or the other”? Could Legion Fields serve dual use? How was the schedule set up when the Brewers were there?
- Craig stated that Legion and the Brewers shared the space at the same time each season. They would have to “mesh” their schedules. While it is possible, Legion has expressed concern of terms, scheduling, length/timing of the season for the Expedition League, etc.
- Nick Miller with Legion stated that the toughest issue in sharing the space is field availability. Because of the Brewers schedule, the Legion freshman team was never able to have a home game at Kindrick in June or July. The other issue is the fact that play time for the Expedition League mirrors that of Legion. The Brewers got Kindrick for all of August and half of September. Nick believes the leagues overlap a lot more.
- There was something similar that happened in Billings. There are five teams in Billings. They took their regular fields and put synthetic turf on them in an effort to support those five teams. They also have another practice facility. Helena teams don’t have anywhere else to practice. While we have a good partnership with Babe Ruth, Kindrick would have a difficult time supporting additional teams. We had 96 home games at Kindrick-Legion Fields this year. Those were typically double-headers.
- Pat – this is interesting conversation. As we all know, there is a need for more field space in Helena. Those are real concerns. We will continue this discussion at our next meeting.

7. Reports

City Parks and Recreation Director Report	Kristi Ponozzo, Director
City Parks and Recreation Maintenance Report	Craig Marr, Parks Superintendent
County Report	Spencer Starke (or Representative)
Helena School District	Neal Murray (or Representative)
Helena Police Department	Berkley Conrad (or Representative)
BOARDS REPORTS	
Fair Board	Leah Norberg
HOLMAC	Vacant
Lincoln Parks Board	Ernie Lundberg / Nyle Howsmon

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City – Craig

- Crews have been busy, mowing, and blowing out irrigation.
- While we have been unable to hold large events due to COVID restrictions, we have had a lot general use.
- Tree crews have been doing pruning.
- We have done some sidewalk repair work. We have also done work on the pedestrian mall.

County – Lindsay

- Lindsay stated she will serve as the County Representative on this board. This is an interim appointment.

School District – Neal

- It has been business as usual. The district is managing COVID responses in cleaning and sanitation.

Helena Police Department – Berkley

- None.

Lincoln – Nyle / Ernie

- Hooper park had a very successful year in spite of COVID. They opened the new skate park and raised fees for camping.
- Crews winterized the system yesterday.

8. Communications and Future Agenda Items (Board Members)

- Kindrick-Legion Fields Update
- City-County Representatives Vacancies

9. Next Meeting Date

10. Other

11. Adjournment

With no further business, the October City-County Parks Board adjourned at **12:55 pm**.

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