

## ADMINISTRATIVE MEETING

January 4, 2017

4:00 p.m. to 6:00 p.m.

Room 326

### AGENDA

1. **Call to order, introductions, opening comments**
2. **December 14, 2016 Administrative Meeting summary**
3. **Commission comments, questions**
  - Upcoming appointments
4. **City Manager's Report**
  - Tenmile Collaborative Committee Update
    - \*Related materials, including the original Draft Environmental Impact Statement, as well as alternatives offered through the Forest Service can be found on the city website here: <http://www.helenamt.gov/tmwp/related-documents.html>
5. **Department discussions**
  - City Attorney**
    - Surplus Property
      - **Consensus Direction to Manager:**
  - Helena Citizens Council**
    - Cell Phone Usage Report (\*materials to be distributed 1/4/17)
      - **Consensus Direction to Manager:**
6. **Committee discussions**
  - a) Audit Committee, City-County Board of Health, L&C County Mental Health Advisory Committee, Montana League of Cities & Towns
    - Mayor Jim Smith
  - b) Mayor Pro-Tem, Audit Committee, Helena Chamber of Commerce Liaison, Information Technology Committee, Transportation Coordinating Committee
    - Commissioner Dan Ellison
  - c) ADA Compliance Committee, Audit Committee, City-County Parks Board , Civic Center Board
    - Commissioner Rob Farris-Olsen
  - d) Board of Adjustment, City-County Administration Building (CCAB), Non-Motorized Travel Advisory Board, Transportation Coordinating Committee
    - Commissioner Andres Haladay
  - e) Business Improvement District/Helena Parking Commission ,Montana Business Assistance Connection, Public Art Committee
    - Commissioner Ed Noonan
  - f) Helena Citizens Council
7. **Review of agenda for January 9, 2016 Commission meeting**
8. **Public comment**
9. **Commission discussion and direction to City Manager**
10. **Adjourn**

*City of Helena, Montana*

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(406) 447- 8490

TTY Relay Service 1-800-253-4091 or 711

[citycommunitydevelopment@helenamt.gov](mailto:citycommunitydevelopment@helenamt.gov)

316 North Park, Avenue, Room 440, Helena, MT 59623

*City of Helena, Montana*

April 4, 2016

Bill Avey, Forest Supervisor, Helena National Forest  
Heather DeGeest, District Ranger, Helena Ranger District  
2880 Skyway Drive  
Helena, MT 59602

Re: Tenmile South Helena Forest Restoration Collaborative Committee comments on the Tenmile South Helena Project Draft Environmental Impact Statement

Dear Mr. Avey and Ms. DeGeest:

The following document is a summary of the work of the Ten Mile-South Helena Forest Restoration Collaborative Committee (TSH Collaborative). The TSH Collaborative was created by Resolution 20106, on July 21st, 2014 by the City of Helena, Montana. The City issued the following objectives to the TSH Collaborative; "A) Provide recommendations to the state and federal agencies on projects being proposed in the Ten Mile municipal watershed and South Helena Area. This may include watershed restoration, vegetation management, wildfire mitigation, mine reclamation, recreation, and other projects; B) Identify potential project design and implementation issues, and seek solutions early in the site selection and project planning processes; and C) Offer the agency input/knowledge regarding the potential effects of a proposed action or activity."

The TSH Collaborative voted to operate by consensus, which means all members had to agree for the recommendation to move forward. We also included recommendations that had full consensus, minus one member, which were also forwarded to the Forest Service. Please see Content area #5 for full explanation.

The TSH Collaborative felt it was important to recognize the 2008 Collaborative's hard work and dedication. The current collaborative reviewed the 2008 Collaborative's recommendation summary and updated it to include completed work projects. Under Content area #6 that update is presented.

Aldo Leopold stated that "Conservation is a state of harmony between men and land." The committee worked hard to balance the needs of mitigation within the Wildland Urban Interface (WUI), to honor the characteristics of the Inventoried Roadless Areas (IRAs), and to recognize the hazards created by the Mountain Pine Beetle (MPB) infestation in terms of wildland firefighter safety and the recreational use of the Continental Divide Trail (CDT) system.

The TSH Collaborative met 19 times over the course of 15 months, not counting the conference calls the Leadership Team had with the Facilitator to plan the meetings and develop a course of action. In developing these recommendations, we have invested over 530 volunteer hours.

The 36 recommendations (see Content area #9) are categorized into 10 sub-groups which address the 853-page Draft Environment Impact Statement (DEIS) that the Forest Service issued on February 5th, 2016 and published in the National Register on February 19th, 2016. We believe these recommendations will make the Ten Mile-South Helena Project area a safer, and better place for the citizens to live, work, and recreate.

Thank you,

Joe Cohenour, Chair-TSH Collaborative  
Conservation Organization representative

November 30, 2016

Bill Avey, Forest Supervisor, Helena/Lewis and Clark National Forest  
Heather DeGeest, District Ranger, Helena Ranger District  
2880 Skyway Drive  
Helena, MT 59602

Re: Tenmile South Helena Forest Restoration Collaborative Committee comments on the Tenmile South Helena Project DEIS, Alternative 4

Dear Mr. Avey and Ms. DeGeest:

Thank you for the opportunity to comment on Alternative 4 to the Tenmile/South Helena DEIS. The Tenmile South Helena Forest Restoration Collaborative met three times during the public comment period following the release of Alternative 4, for 2.5 hours each meeting. A quorum of members was present for each meeting and all recommendations were passed with full consensus.

You will find 17 recommendations that were carried forward from our initial comments, submitted in early April, 2016 in response to the first DEIS. Each of those repeated recommendations is marked with an asterisk (\*) next to the identifying number from the original recommendation document.

We added several recommendations in response to new criteria brought forth in Alt 4. The Collaborative as a whole was appreciative of the work your team put into including our recommendations in the most recent alternative.

New recommendations to note:

- We ask that Historic Trails within the TSH area be identified, recognized, and categorized.
- We recommended that the FS work with the BLM to develop a trail jump-off site in Unit 140. This will allow public access through Colorado Gulch for residents and others into the IRA.
- We ask that the FS look at seasonally closing the Telegraph Trail (ie; Moose Trail) for elk winter or elk calving security between Feb 15 and June 15 annually.
- The Collaborative recommends that the 7 "Design Criteria Specific to Alternative 4" listed on page 9 of the Introduction and Overview document be adopted. Several of these recommendations reflect our interests and were initially brought forth from the Collaborative.
- The Collaborative wishes to acknowledge the improved explanation of the "Road Closure & Administrative use Definitions." We also appreciate the addition of the Aspen treatments within the project area. As discussed in the introduction document, Aspen ecosystems are important to elk and other wildlife.

Please contact me if you have any questions.

Sincerely,

*Joe Cohenour, Chair-TSHC*

Cell: 406-431-1144

**December 29, 2016**

**TO: Ron Alles, City Manager**

**FROM: Thomas J. Jodoin, City Attorney**

**Subject:** Sale of Surplus Real Property to Hair Hair Salon (Hrella Brown Rentals, LLC)

**Present Situation:** The City of Helena owns Lots 25-28 in Block 1 of the Original Helena Townsite 1869. These City owned lots are located north of the Hair Hair Salon and west of Park Avenue, are zoned "Public Lands and Institutions (PLI)" and are currently undeveloped. The total square footage of all the 4 lots is 5,546 square feet.

**Proposal:** Hrella Brown Rentals, LLC would like to purchase the City's property for \$40,386.56. This figure was determined by looking at the Montana Department of Revenue appraised value of neighboring property which includes a mixture of residential and commercial property. The average value of those surrounding properties is \$7.28 per square foot.

**Objective:** Obtain Commission consensus to proceed with drafting of a buy-sell agreement and Resolution of Intention authorizing the City Manager to enter into the buy-sell agreement.

**Advantage:** By selling these undeveloped and surplus lots the City would no longer be responsible for paying assessments and for maintaining the property and adjacent sidewalks. Sale to a private owner for potential development would be compliant with the Downtown Helena Neighborhood Master Plan.

**Disadvantage:** None noted.

**Attachments:** Hair Hair Salon surrounding property values; three plat maps

*City of Helena, Montana*

## Hair-Hair Surrounding Property Values

Tax ID	Geocode	Owner	SqFt	Tax Yr 2014 DOR Land Appraisal Value
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### Commercial:

44211	188736112270000	Hrella Brown Rentals	4,477	\$ 19,923
6825	188736112250000	Hrella Brown Rentals	13,160	\$ 88,830
23982	188732112290000	Hrella Brown Rentals	6,892	\$ 66,762
36690	188736112200000	Hrella Brown Rentals	7,300	\$ 66,905
36691	188736112170000	Hrella Brown Rentals	7,189	\$ 66,866
6195	188736113010000	Helena MT Associates (old fed)	176,766	\$ 628,525

### Residential:

36414	188736114030000	William Harper	15,321	\$ 5,362
44997	188736114040000	Lisa & Marcus Kelley	10,803	\$ 68,131
44996	188736114020000	Daniel Conrady	8,400	\$ 67,290
45669	188736114320000	Charlene & Kimberly Kallestad	8,400	\$ 67,290
24227	188736114010000	Kimberly & Charlene Kallestad	4,200	\$ 65,820
26619	188736114230000	Kimberly & Charlene Kallestad	5,130	\$ 66,146
31550	188736114210000	City of Helena	8,400	\$ 67,290
24295	188736114250000	City of Helena/L&C County	9,848	\$ 67,797
45532	188736114300000	Charlene & Kimberly Kallestad	6,573	\$ 66,651
2186	188736114130000	Charles McDonald	11,065	\$ 68,223
4613	188732114090000	Jeffrey Lovely	6,000	\$ 22,140
31549	188736114070000	Patrick & Karolina Maki	5,400	\$ 22,068
818	188736114050000	Patrick Maki	4,200	\$ 21,924

Average

5,546 \$ 7.28

	Width	Height
Lot 25	26	60
Lot 26	17	59
Lot 27	17	59
Lot 28	33	60

Value Per SqFt
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4.45

6.75

9.69

9.17

9.30

3.56

0.35

6.31

8.01

8.01

15.67

12.89

8.01

6.88

10.14

6.17

3.69

4.09

5.22

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7.28

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\$ 40,386.56

SqFt

1,560

1,003

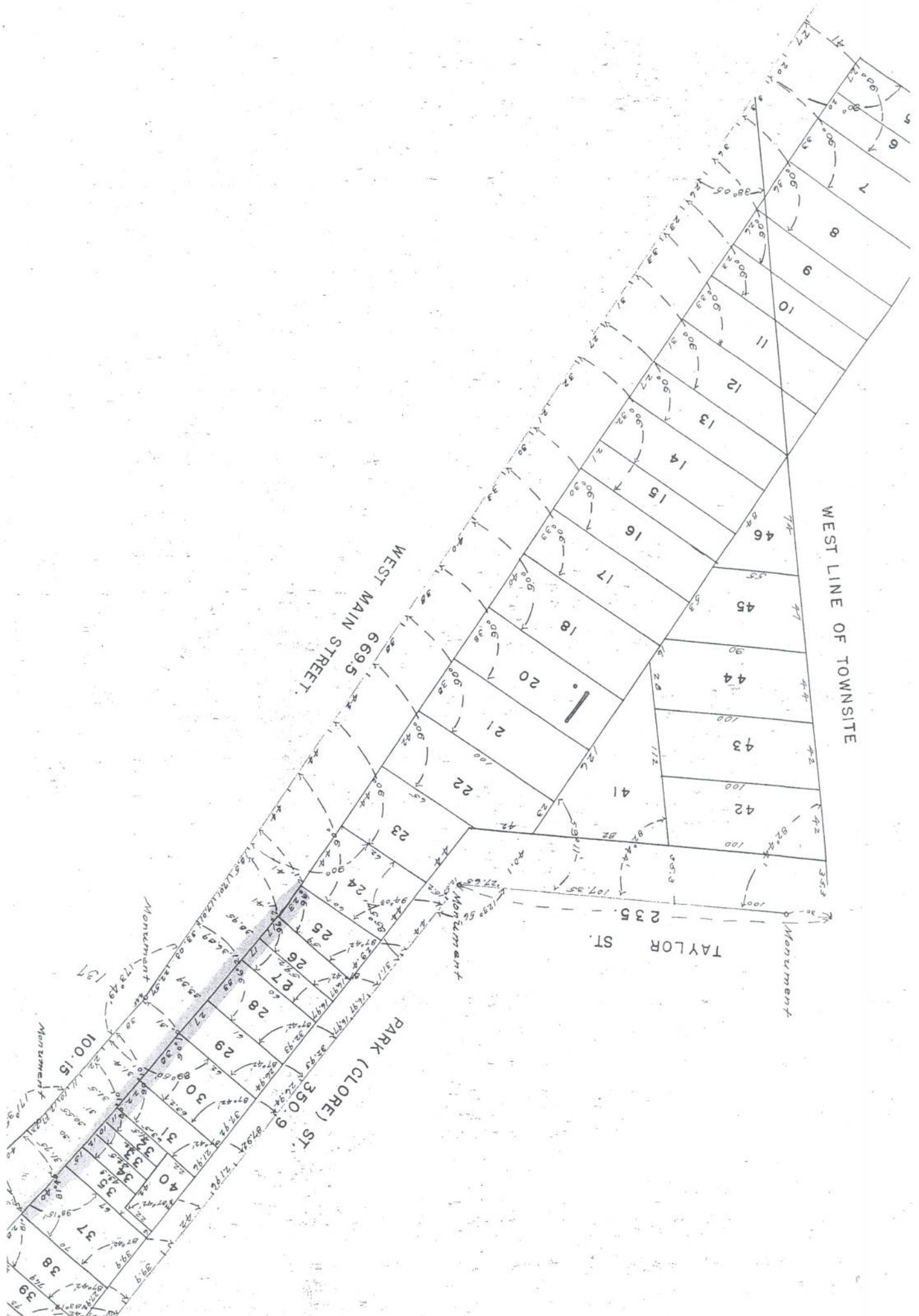
1,003

1,980

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5,546

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TAYLOR ST.

PARK (CLORE) ST.

TATUA HOUSE PROPERTY

WEST MAIN STREET

Monument

locations of buildings  
 & future extensions  
 of Crose Ave. are  
 approximate