MEMORANDUM
Date: May 26, 2021
To: City-County Parks Board
From: Connie Dedrick, Planner I

RE: Request for Additional Development Funds for Brielle Park

Applicant:
46 Degrees North HOA
1221 Echelon Place – Suite C
Helena, MT 59602
Representative: Julie Lamb-Heller

City-County Parks Board Meeting: Wednesday, June 2, 2021

EXECUTIVE SUMMARY:
The 46 Degrees North Homeowners’ Association has submitted an application to the City-
County Parks Board (Parks Board) requesting additional funding for Brielle Park located in Phase
I of the 46 Degrees North Subdivision. Specifically, the request is for $5,650.00 with a
$1,884.00 match from the Applicant for construction of an irrigation well that was not
anticipated in the Applicant’s original funding request. The total amount to complete this
portion of the project will be $7,534.00.

REQUEST:
The Applicant is seeking additional Parks Development Funds in the amount of $5,650.00 for an
irrigation well at Brielle Park.

STAFF RECOMMENDATION:
Approval.

BACKGROUND:
On October 7, 2020, the Parks Board approved a Parks Development Funds request for Brielle
Park. The original request for $39,000.00 was granted with a $13,132.00 match from the
Applicant. If the additional funding request is approved, the total Parks Development Funds
expend on this project will be $44,650.00. To date, all park improvements have been completed. If additional funding is approved, total project cost is $59,666.00.

**ATTACHMENTS:**
- **Exhibit A:** Application Request
- **Exhibit B:** Staff Report dated September 14, 2020
- **Exhibit C:** City-County Parks Board Meeting Summary dated October 7, 2020
Project Overview

1. Name of Park or Recreational Area: Brielle Park

2. Location of Park or Recreation Area: 46° North Subdivision

3. Name of Sponsoring Organization(s): 46° North Owners Association

4. Name of Organization Representative: Julie Lamb-Heller

5. Address: 1221 Echelon Place, Suite C City: Helena State: MT Zip Code: 59602

6. Daytime Phone #: 406-459-0230

7. E-mail: julie@century21hr.com

Briefly describe the proposed project. You will have the opportunity to describe it in more detail below. Brielle Park is a one-acre park featuring a walking path, grass and a sprinkler system. It required the installation of a well which was not originally expected.

8. Has this park previously received County funds? Yes If so, when? Expected 5/2021

9. How much money are you requesting for this project? $5650

10. How many hours of volunteer labor are expected to be used? 0 x $10/hr = $0

11. What is the expected value of donated materials? $
12. *How much money will your organization contribute to the project? $1884*

13. What is the total cost of this project? $7534

*Note: The requested amount should be no more than 75% of the total project cost*

**DESCRIPTION OF ORGANIZATION**

1. Names of Board Officers
   a. President: Mark Johnston
   b. Vice President: Trever Kirkland
   c. Secretary: Renee McMahon
   d. Treasurer: Julie Lamb-Heller
   e. Members at Large: Brad Cozzie

2. Number of Volunteers: 5

3. Number of Members: 77 +/-

4. Organization’s previous community service: None
PRESENT SITE CONDITION

1. Approximate acreage: 1 acre

2. List any facilities presently on-site: None

3. Describe the condition of vegetation and noxious weeds:
   The park has been freshly seeded with lawn

4. List adjacent property owners and uses:
   Private residences

5. Describe the accessibility to general public (hours, seasons, any other access restrictions):
   The park is accessible to neighboring residents and the general public by bike, walking path, and an adjacent parking lot.

6. In which Planning Area is this park located? Exhibit “A” shows a map of the Planning Areas. (Please circle)
   
   * Augusta
   * Canyon Ferry
   * Craig/Wolf Creek
   * Helena Valley
   * Lincoln
   * Marysville-Canyon Creek
PROPOSED PROJECT

Describe the project in detail below.

Use additional paper if necessary. Note that a single project is not necessarily expected to address every issue listed below. Additional consideration will be given to projects addressing these needs as identified in the Lewis and Clark County Parks and Comprehensive Plan.

Be sure to address:

- Why the project is needed
- Whom it will serve
- How it will benefit the public
- If applicable, describe how this project will increase the access for people with disabilities
- If applicable, describe how this project will increase the quality or amount of natural habitat

Brielle Park is designed for easy use both by residents of 46° North, adjoining Treasure State Acres and the general public. This will be the only park area in 46° North and the first available park area in the furthest southern subdivision within the county on the eastern side of North Montana Avenue. This is an essential park area for 88 residential single family dwellings made up of a mix of young families, single professionals and retired people alike. The goal of this flat and inviting topography is to bring people of all ages and backgrounds to a gathering space that is accessible to everyone, including those with disabilities. People can access either by the walking path or by biking. For the driving public, there is a small parking area adjoining the walking path that leads to the park. The finish will be very simple with irrigated grass allowing plenty of open space for any kind of use.
**Itemized Project Budget.**

Please attach a minimum of two bids for any contracted work. This is for reference only; applicants are not required to choose the lowest bidder. Any volunteer contributions must be documented and signed and dated by the volunteer.

**Example Matching Grant**

<table>
<thead>
<tr>
<th>Expense/Contribution</th>
<th>Total Costs</th>
<th>In-kind Costs</th>
<th>Other Funding Source(s)</th>
<th>Grant Reimbursement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pruning equipment: loppers, pole saw, lawn refuse bags</td>
<td>$150</td>
<td></td>
<td>Donation from Rotary Club ($40)</td>
<td>$110 (\leq 75%)</td>
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<tr>
<td>New basketball court install: court costs and 10 hrs volunteering x $12</td>
<td>$15,000</td>
<td>$10,800</td>
<td>School fundraiser ($7,500)</td>
<td>$18,300 (\leq 75%) $6,450</td>
</tr>
<tr>
<td>Cement block and gravel for retaining wall repair</td>
<td>$650</td>
<td></td>
<td>Applicant gets HOA to pay $200</td>
<td>$450 (\leq 75%)   $163</td>
</tr>
<tr>
<td>Rebuild and repair retaining wall (14 hours of volunteering x $12)</td>
<td>$168</td>
<td></td>
<td>Applicant pays $50</td>
<td>$118 (\leq 75%)   $42</td>
</tr>
</tbody>
</table>

**PROJECT BUDGET**

TOTAL PROJECT COST: $7534

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<th>Expense/Contribution</th>
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<th>Other Funding Source(s)</th>
<th>Grant Reimbursement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Well Drilling</td>
<td>$4512</td>
<td></td>
<td></td>
<td>$3384 (Applicant pays $1128)</td>
</tr>
<tr>
<td>Well Pump and Controls</td>
<td>$3022</td>
<td></td>
<td></td>
<td>$2266 (Applicant pays $756)</td>
</tr>
</tbody>
</table>

Please provide information on expenses that will be covered by the Applicant (25% of the cost must be matched by the applicant in order to apply for the Parks Board Matching Grant).
1. Why are these funds needed? How long has there been a need for the project?

When designing the park, 46° North Owners Association was not aware that the shared well on park grounds could not be used for irrigation of the park, creating an urgent need for an additional well to supply the irrigation that was being installed.

2. Describe the project implementation schedule.

The well has already been installed and is fully functioning. We are hoping for funds approval ASAP.
MAINTENANCE PLAN
Distribution of money will be contingent on approval of the Maintenance Plan.

1. Is this parkland within an established Rural Improvement District (RID)? Is the RID collecting money to maintain parkland? *Parkland within an RID will have to abide by County bid contracting requirements/procedure.

   Brielle Park is within the established 46° North RID. The county is already collecting funds for this park maintenance through the established RID. Landscapers are county approved.

2. What will be the frequency and type of maintenance on the project?
   - Lawn moving every 7-10 days and sprinkler winterization 1x/year.

3. Who will be conducting the maintenance of the property? If it is multiple organizations, this application will have to be signed by all respective organization representatives.

   Organization: ___________ M2J Lawn and Snow Service ___________ Signature: ____________________________

   Organization: ___________________________ Signature: ____________________________

4. Describe the annual maintenance budget and funding sources:
   - The maintenance budget is in the form of an RID. The RID is $38.66 per lot. The total income to the county is approximately $3556 per year.
LONG RANGE PLAN

1. Describe how this project relates to the long-range plans for site improvements.

Brielle Park will be the final improvement within 46° North.
I. EXECUTIVE 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.

II. REQUEST:
The Applicant is seeking $39,000 from the Parks Development Fund to develop Brielle Park.

III. STAFF RECOMMENDATION:
Approval.

IV. LOCATION
Brielle Park is located in Phase I of the 46 Degrees North Subdivision, which lies just north of the City Limits of Helena, east of and adjacent to North Montana Avenue, south of and adjacent to the Treasure State Acres Subdivision, and west of and adjacent to Interstate 15 in the SW1/4 of Section 17, T10N, R2W, P.M.M., Lewis and Clark County, Montana.
V. BACKGROUND/STAFF ANALYSIS:
Brielle Park is located in the 46 Degrees North Subdivision, which is a two-phased Subdivision that contains 88 single-family residential lots. The Park is accessed via two trails
with parking available both on-street and in a small parking area adjacent to the trailhead located southeast of the Park. This Park, along with the trails and maintenance access easement located within the Subdivision, is maintained through a Rural Improvement District (RID). This RID generates approximately $3,556.00 annually.

Brielle Park lies within the Northwest Valley Parks Fee Area, which is located within the Helena Valley Planning Area.

**Criteria for Determining Close Proximity:**
The 2017 Parks Plan outlines the criteria for determining which parks funds are available. Below are the criteria with staff analyses.

a. **Is the park or recreational area within a 15-minute, or 2-mile radius bike ride from the subdivision from which the funds were generated, or will it provide for new or improved non-motorized access links to a nearby park or recreational area?**

   Yes and no. Brielle Park is within a 15-minute bike ride or 2-mile radius bike ride from multiple contributing subdivisions along North Montana Avenue and in the surrounding area. It will not provide for a new or improved non-motorized access link to a nearby park or recreation area, however.

b. **Is the park or recreational area physically accessible and free of impediments to the subdivision residents by walking or bicycling?**

   Yes. The residents of the 46 Degrees North Subdivision and Treasure State Acres Subdivision would be able to walk or bike to Brielle Park using the internal road networks within both Subdivisions and the trail network within the 46 Degrees North Subdivision. Surrounding area residents would be able to use the sidewalk along North Montana Avenue, along with the internal road network and trails within the 46 Degrees North Subdivision, to access the Park.

c. **Is the park or recreational area on the way to a common destination of residents of the subdivision, such as employment centers, schools, or regional recreational areas, such as state parks or other public lands?**

   Yes. The 46 Degrees North Subdivision is located along North Montana Avenue, which is a State highway and one of the main routes from the Helena Valley into the City of Helena.

d. **Does the park or recreational area provide a link to an established or planned park, recreation area or trail?**

   No. The park is in close proximity to a handful of area parks, including Treasure State Acres Park, which is located to the north. Brielle Park is accessible to Treasure State
Acres Park via automobile using roads or via bicycling or walking using designated trails in the 46 Degrees North Subdivision or roads in both the 46 Degrees North Subdivision and the Treasure State Acres Subdivision. Funding for this Park will not provide for a direct link between these two parks or other area parks.

e. Is the park or recreational area within the same Growth Policy planning area and/or park fee area?

Yes. Brielle Park is located within the Helena Valley Planning Area and the Northwest Valley Parks Fee Area. The Helena Valley Planning Area is one of six Planning Areas designated under the Lewis and Clark County Growth Policy. The bulk of the requested funds would come from the Northwest Valley Parks Fee Area; however, additional funds would need to come from the North Hills Parks Fee Area (North Valley) and the Northeast Valley Parks Fee Area, both of which are located within the Helena Valley Planning Area.

f. Will the parkland or funds result in improvements that will provide for the recreational needs of the residents of the subdivision from which funds were collected?

Yes. Brielle Park’s proximity to North Montana Avenue, the 46 Degrees North Subdivision’s existing trail network, the Park’s location in a residential neighborhood, and the proposed improvements to the Park property (i.e. grass, trees, irrigation, and path) will allow for this Park to provide usable recreational space for area residents.

Criteria for Use of Park Funds
The 2017 Parks Plan outlines the criteria for determining whether or not and how to expend park funds. Below are the criteria with staff analyses.

a. Would the proposed expenditure benefit school-aged children, seniors, or others?

Yes. Brielle Park is located in an urban/suburban environment and has the potential to service area residents, including school-aged children, seniors and others.

b. Would the proposed improvements be accessible and suitable for recreation?

Yes. The irrigated field with grass and trees, along with proposed path on the Park property, would provide an accessible and suitable space that could be used for recreational activities.

c. Would the funds be used in the same planning area or fee area in which they were generated?
Yes. The bulk of the funds would come from the Northwest Valley Parks Fee Area, which is where Brielle Park is located. The rest of the funds would be received from other fee areas adjacent to the Northwest Valley Parks Fee Area: the North Hills and Northeast Valley Parks Fee Areas. All three of these Parks Fee Areas are located within the Helena Valley Planning Area.

d. Would the funds provide for the recreational needs of the residents of the subdivision from which funds were collected, including whether the improvements would be in reasonably close proximity to the subdivision?

Yes. Based upon the criteria reviewed earlier in this report, Staff has concluded that Brielle Park will help provide for the recreational needs of area residents.

e. Is a mechanism for maintenance in place so that after development, the park or recreation area will be adequately maintained?

Yes. Brielle Park, its trails, and its maintenance access road are currently maintained under an RID. This RID will generate approximately $3,556.00 annually.

f. In the event of a request for dispersal of county parkland funds that were dedicated as part of a subdivision process, are the funds being requested directly the result of the cash dedication for the subdivision?

1) If yes, is the request in accordance with the parks proposal that was approved during subdivision review?

Yes and no. During the review of the 46 Degrees North Subdivision, Brielle Park, trail easements, and a maintenance access easement were dedicated to satisfy a portion of the parkland requirements. The remaining requirements were satisfied though a cash payment of $13,269.11 in-lieu of additional parkland dedication.

g. What specific goals or policies of the Parks Plan would be met by the expenditure?

Goal 3. Develop parks in each of the five planning areas of the County where and when justified.

Goal 4. Lewis and Clark County will only accept parklands that can be developed, maintained and accessed.

Goal 7. Develop recreational trails for the enjoyment and health of the community.

h. Is this parkland a regional park within the same fee collection area that provides opportunity for organized team sports that would not otherwise be available to subdivision residents?
No. Brielle Park is not a regional park and will not provide any official sports facilities (ballfields, courts etc.)

i. Has this parkland received prior funding from the Parks Board?

No.

VI. RECOMMENDED MOTION

Move to APPROVE the Applicant’s request for $39,000.00 to fund improvements for Brielle Park, with $30,000.00 out of the Northwest Valley Parks Fee Area, $4,500.00 out of the Northeast Valley Parks Fee Area, and $4,500.00 out of the North Hills Parks Fee Area.

VII. ATTACHMENTS:

1. Subdivision Plat
2. Application and Supplements
Project Overview

1. Name of Park or Recreational Area: Brielle Park

2. Location of Park or Recreation Area: 46th North Subdivision

3. Name of Sponsoring Organization(s): 46th North Owners Association

4. Name of Organization Representative: Julie Lamb-Heller

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Briefly describe the proposed project. You will have the opportunity to describe it in more detail below.
Brielle Park will be a one acre park featuring a walking path, trees, grass and a sprinkler system.

8. Has this park previously received County funds? ☐ Yes  ☒ No  If so, when?

9. How much money are you requesting for this project? $39,000

10. How many hours of volunteer labor are expected to be used? 0 x $10/hr  0

11. What is the expected value of donated materials? $0

Page 6 of 17
12.  *How much money will your organization contribute to the project? $13,132

13.  What is the total cost of this project? $52,132

* Note: The requested amount should be no more than 75% of the total project cost

DESCRIPTION OF ORGANIZATION

1.  Names of Board Officers
   a.  President: Julie Lamb-Heller
   b.  Vice President:
   c.  Secretary:
   d.  Treasurer:
   e.  Members at Large: Parker Heller, Tyler Emmert

2.  Number of Volunteers: 4

3.  Number of Members: 50 +/-

4.  Organization’s previous community service: None
PRESENT SITE CONDITION

1. Approximate acreage: 1 acre

2. List any facilities presently on-site: None

3. Describe the condition of vegetation and noxious weeds:
   There are assorted weeds and rocks at this time

4. List adjacent property owners and uses:
   Private residences

5. Describe the accessibility to general public (hours, seasons, any other access restrictions):
   The park is accessible to neighboring residents and the general public by bike, walking path, and an adjacent parking lot.

6. In which Planning Area is this park located? Exhibit “A” shows a map of the Planning Areas. (Please circle)
   
   Augusta    Canyon Ferry    Craig/Wolf Creek
   *Helena Valley*  Lincoln  Marysville-Canyon Creek
PROPOSED PROJECT

Describe the project in detail below.

Use additional paper if necessary. Note that a single project is not necessarily expected to address every issue listed below. Additional consideration will be given to projects addressing these needs as identified in the Lewis and Clark County Parks and Comprehensive Plan.

Be sure to address:

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**Itemized Project Budget.**

Please attach a minimum of two bids for any contracted work. This is for reference only; applicants are not required to choose the lowest bidder. Any volunteer contributions must be documented and signed and dated by the volunteer.

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<td>$168</td>
<td>Applicant pays $50</td>
<td>$118 Applicant pays at least $42</td>
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**PROJECT BUDGET**

TOTAL PROJECT COST: $52,132

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<th>In-kind Costs</th>
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<tr>
<td>Topsoil</td>
<td>$22,360</td>
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<td>$16,770 Applicant pays $5,590</td>
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<td>Irrigation</td>
<td>$21,250</td>
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<td></td>
<td>$15,937 Applicant pays $5,313</td>
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<tr>
<td>Hydrosed</td>
<td>$8522</td>
<td></td>
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<td>$6293 Applicant pays $2,229</td>
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Please provide information on expenses that will be covered by the Applicant (25% of the cost must be matched by the applicant in order to apply for the Parks Board Matching Grant).
1. Why are these funds needed? How long has there been a need for the project?

   When designing the park, 46th North Owners Association underestimated the cost of finishing a one acre park. Bids came in much higher than anticipated. As a result, the park has remained unfinished for well over three years. New residents are occupying homes in the development at a rapid rate, making this an urgent need.

2. Describe the project implementation schedule.

   The project will start as soon as 46th North Owners Association has funds available to start construction. The chosen contractor has this job scheduled for this fall if funding comes through.
MAINTENANCE PLAN

Distribution of money will be contingent on approval of the Maintenance Plan.

1. Is this parkland within an established Rural Improvement District (RID)? Is the RID collecting money to maintain parkland? *Parkland within an RID will have to abide by County bid contracting requirements/procedure.

   Brielle Park is within the established 46" North RID. The county is already collecting funds for this park maintenance through the established RID. Landscapers are county approved.

2. What will be the frequency and type of maintenance on the project?

   Lawn mowing every 7-10 days and sprinkler winterization 1x/year.

3. Who will be conducting the maintenance of the property? If it is multiple organizations, this application will have to be signed by all respective organization representatives.

   Organization: M2J Lawn and Snow Service

   Signature:

   Organization: ________________________________

   Signature: ________________________________

4. Describe the annual maintenance budget and funding sources:

   The maintenance budget is in the form of an RID. The RID is $38.66 per lot. The total income to the county is approximately $3556 per year.
LONG RANGE PLAN

1. Describe how this project relates to the long-range plans for site improvements.

   Brielle Park will be the final improvement within 46° North.
RCC Sprinkler
PO Box 5415
Missoula, MT 59806

<table>
<thead>
<tr>
<th>Name / Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Julie Heller</td>
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<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Cost</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Estimate for work to be completed at 46 North Park.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Full installation of underground irrigation system.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Supplying and spreading of needed topsoil on the property.</td>
<td></td>
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<tr>
<td>Installation of trees.</td>
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</tr>
<tr>
<td>12 - 8” Colorado Blue Spruce</td>
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<td></td>
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<tr>
<td>12 - Maples or equivalent</td>
<td></td>
<td></td>
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<tr>
<td>Installation of concrete landscape curbing. (Around trees)</td>
<td></td>
<td></td>
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<tr>
<td>Installation of sod, including required prep work. (based on square footage)</td>
<td>48,544</td>
<td>0.52</td>
<td>25,242.88</td>
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**Total**

$94,042.88

Authorized Signature: ____________________

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<tr>
<th>Phone #</th>
<th>E-mail</th>
<th>Web Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>(406) 880-9723</td>
<td><a href="mailto:kerrylynn@406watersystems.com">kerrylynn@406watersystems.com</a></td>
<td>406watersystems.com</td>
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## RCC Sprinkler

PO Box 5415  
Missoula, MT 59806

### Estimate

<table>
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<td>26,500.00</td>
<td>26,500.00</td>
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<tr>
<td>Supplying and spreading of needed topsoil on the property.</td>
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<td>24,500.00</td>
<td>24,500.00</td>
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<td>Hydroseeding of all described future lawn areas.</td>
<td>48,544</td>
<td>0.22</td>
<td>10,679.68</td>
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**Total**  
$61,679.68

Authorized Signature: ____________________________

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<tr>
<td>(406) 880-9723</td>
<td><a href="mailto:kerrylynn@406watersystems.com">kerrylynn@406watersystems.com</a></td>
<td>406watersystems.com</td>
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</table>
**Quotation prepared for:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Julie Heller</th>
<th>Cell Phone</th>
<th>406-459-0230</th>
</tr>
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<tbody>
<tr>
<td>Email</td>
<td><a href="mailto:julie@century21hr.com">julie@century21hr.com</a></td>
<td>Home/Work Phone</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td></td>
<td>City, State Zip</td>
<td>Helena, Mt 59602</td>
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<td>Project</td>
<td>46 North Park</td>
<td>Bid Valid</td>
<td>30 days</td>
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**Details of Quote:**

- Hunter Brand valves, heads, and timer
- 1st Year Winterization & limited warranty
- Topsill to cover park area for grass area
- Cost: $22,360.00
- Irrigation Designed by Silvertip and Installed for 100 percent coverage
- Cost: $21,250.36
- Hydro Seeding of Entire Park
- Cost: $6,521.32

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**Not Included in Quoted Price:**

- Custom Made benches and Picnic tables
- Although the park would not be usable for quite some time if we seeded it 1-2 months minimum or until 1st mowing

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**Montana State Law Requirement:**

In order for Silvertip Sprinklers to install and complete your sprinkler system, you must have a backflow preventer installed by a licensed plumber. This must be completed prior to installation of system.

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Owner or authorized representative

Date
### City Members
- Pat Doyle
- Vacant
- Steve Baiamonte

### County Members
- Vacant
- Leah Norberg **absent**
- Nyle Howson (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)

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</table>

Find your local number: ![Local Number](https://zoom.us/u/abMaYqw85H)
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.
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.