

**BELGRADE PARK AND RECREATION BOARD
MEETING MINUTES
PUBLIC WORKS CONFERENCE ROOM
February 8th, 2022
6:30 PM**

Park Board Chairperson Perry called the meeting to order at 6:32p.m. Park Board (PB) members in attendance were Chairperson Diana Perry, Board member Vivian Crouse, and Council member Mattimoe.

City staff in attendance were Public Works Director Steve Klotz, Public Works Admin Assistant Lisa Blank.

Action: Council Member Mattimoe motions to approve Meeting Minutes from January 2022.
Board member Crouse seconds the motion. All in favor

Public Forum:

No comments offered during Public Forum. All in attendance were present for a topic on the agenda.

Reports:

City Manager's Report:

Developing a Review Board Committee will help guide the Park process by increasing citizen feedback to help direct Park Board (PB) with its decisions. Meadowlark Subdivision is seeking to PB have a more active role in deciding options and/or cash in lieu for park development. Simply reach out to Director Steve Klotz for questions and for help with guiding you through the process. A park is more stable when it is dedicated to the City of Belgrade (CofB) because an HOA could collapse and leave the park upkeep behind. Be sure to ask questions regarding features and where and what happens to the park? Also, think of setting a precedent- How PB would want to move forward in the future- Pocket Parks? Amenities? Future Parks? Furthermore, it offers an opportunity for questions to the staff and developer. Lastly, looking forward to fuller meetings due to public comment/input opportunities.

Director's Report:

Ice rinks are struggling this year- it is possible that there will be no ice rinks for the 2022 winter season.

For discussion's sake, PB may want to consider moving "Park Names" to the bottom of the agenda's discussion.

Discussion:

Belgrade Baseball / Long Term Lease

Mike Bell, Belgrade Baseball'(BB) new President thinks the proposed long-term lease agreement looks good. He would like to reapproach the fence repairs. Does Public Work(PW) have funding to help with the repairs? After the fences are repaired, then BB will maintain them. Also, he thinks that the wording is confusing in regard to third party use of Lion's Park. He would like CofB to communicate with BB when a third party is interested in using Lion's Park.

Chairperson Perry asked Mike bell if there where any other changes to the long-term lease? She would also like to know if there is a way to include third party use of Lion's Park. She would like to review BB's requests and get back to them with comment.

Board member Crouse suggested a BB schedule for PW to reference.

Council Member Mattimoe stated that the intent is to include BB in third party inquiries. Currently, there is no PB budget and that PB would need to approach City Council (CC) to fund fence repairs.

Director Klotz reminded PB that they could make a recommendation for an amount to be funded, but questions if there is a current request for PB to take to CC?

Brandon Steadman said he did get an estimate for fence repairs in 2021 and would like it to be revisited or that he can provide an updated estimate.

City Manager Cardwell stated that he is 99% sure the fencing is in the budget and that there just needs to be a new estimate.

Meadowlark Ranch Phases 5 & 6

John Halverson presented to the PB to seek their recommendation on park dedication. Meadowlark Ranch's Phases 5 & 6 includes a total of 73 acres for development and he is proposing dedicating 17 acres of both parks space and open space land be considered. The park space is divided into two parts: 1. 2.0 acres and 2. 0.5 acre and the remaining 15 acres is open space which does contain a flood plain. Currently, there is no standing water and the flood plain study has identified the area as a 100 year flood plain which essentially has a yearly 1% chance of flooding. The Developer is also proposing a 3' wide trail thru the open space area which has minimal grade in addition to the previous trail. If the proposed park plan meets the residents needs, then developer will approach CC for a waiver in regard to a Planned Unit Development (PUD).

Council Member Mattimoe asked if the 3' trail will be a continuation of the previous trail? Will the trail be considered a walking trail in the open space? She is also concerned about what will happen to the parks if cash in lieu is accepted. Who /when will the parks be developed? She does appreciate the development effort of 4.8 acres which is outlined by the MT Code Annotated of 11% of the development. However, does wonder about parking at both parks but especially at the 2 acre park where the road may be busier. She did question how big two (2) acres is and drew a comparison to Kathy Park which is decent size. She has concerns because of minimal park space in Meadowlark and wants to encourage more open space next to park areas. She would like to see park development from the developers to include ADA compliance oversaw by PW, picnic tables, concrete slab, etc. with the hopes of developing the park quicker as opposed to accepting cash in lieu.

Chairperson Perry asked if the trail would be raised or ground level? Her concern was that the berm of the existing trail looks like it retains water and could be a safety hazard. Also, she wondered how the trail would be maintained? She asked about Phase 4 park dedication and who is responsible for it? As for the 4.8 acres, if 2.5 acres are being developed, what is happening with the remaining 2.3 acres? Instead of cash in Lieu, could there be a request for a play structure? The PB will investigate easement restrictions to see if the parks can be located where the developer is proposing. She asked if the

lawnmower/grounds equipment would be able to go into the park without any issues? She states that she is ok with 2.5 acres of park space pending the 11% total value for development. She wants to be certain to take into consideration the developer and also stretch the cash in lieu for development by the developer as far as possible.

Board member Crouse asked if the trail would be gravel or paved? She also asked if the water retention areas could be fenced off to ensure safety? As for hunting safety, they are limitations on hunting near homes and subdivisions. Will the developer deed the park land to the CofB? Finally, she thought the naming the parks in the development would help separate them from the open space.

Gary Owen entered the conversation to answer questions regarding the trail. It will be level and gravel with drainage along the path. He is open to discussing equipment/park development instead of cash in lieu. He wants to clarify that the 2.5 acres of dedicated park land would be owned by the CofB and the open land/trail would be maintained by the HOA. Lastly, the park grade will also be leveled with grass seed planted and equipment can be placed outside of any easements.

Director Klotz clarified that the .5 acre park was next to open space. As for the 4.8 acres total in dedicated park area, PB can recommend a lesser area plus cash in lieu for the remaining acreage and the developer can usually make the cash in lieu go farther than the CofB can. It is possible to work with the developer in regard to how much development within the parks can take place. He stated that the current PB meeting was to decide upon park dedication and that CC would decide upon the open space that is proposed by the developer. However, open space is not a bad thing when it is next to park area. As for getting mower/maintenance equipment into the park, he stated it could be an issue when considering parking, curb, and width of area to access the parks.

Landie Leep wanted to clarify that there are two questions proposed to PB: 1. Are the proposed parks with a basic landscape package acceptable and can be dedicated to CofB? Or 2. Is 2.5 acres plus cash in lieu to be distributed as follows: Phase 5 to develop one park and Phase 6 to develop the other acceptable? He encouraged a discussion to talk about the 4.8 acres and how to meet the required dedication. As for Phase 4, he was not sure how to budget for Phase 4 but does think the two HOA's should be separate. He also shared that there is a 3 year weed plan with the county and it can be extended. To reiterate, 2.5 acres to be improved by the developer instead of cash in lieu, but not to exceed the 11% dedicated park area. He will approach the PB for approval of the development of the parks by the developer.

Kaye Travicle living at 906 Melissa Way asked for clarification where the parks will be located and how big will they be? She has concerns about the canal next to the park and that there are no signs or safety features in place. The area is also wet and harbors mosquitoes. She also is concerned about the easement and parking over the gas pipeline. For example, she stated that the easement restricts crops from being planted in the park area, so how can anything be planted at all? She stated that she thinks the easements in the dedicated park land will be restricted. Furthermore, she has concerns of hunting near the park areas as well. Lastly, she wanted to remind PB of ADA requirements for the dedicated parks.

Nick Cuyle living at 910 Melissa Way wanted to express appreciation for attention to water drainage, but how can the parks be discussed at PB and not the open spaces? Are the open spaces in the flood plain? He wanted to clarify that it wasn't only about the trail but the open space specifically. How are

people going to use the entirety of the land? Has the new flood plain been approved by FEMA? Lastly, the trail being proposed tonight is a new addition and he feels like it is a nice option.

Director of Building and Planning, Jason Karp confirmed that FEMA had approved the new flood plain and that would be addressed at CC. Also, he stated that impact fees now include fees for parks which can only be used on City Parks. He would like to see irrigation and grass be put into the park by the developer.

Brian Moss who lives at 1036 Bowline Spur and is the President of Phase 1-3 HOA. He wanted to make clear that if PB did not accept Phase 5 & 6 park dedication then Phase 1-3 is not responsible for future open space upkeep. He did say that there is an agreement to split the care for the berm and that 50% of the cash in lieu Phase 1-3 dedicated was given back to the HOA for park development in the amount of \$57K. This was time consuming and not very efficient and recommends that the developer develop the parks in Phases 5 & 6 to expediate the process.

Chairperson Perry recommends that the proposed 2.5 acres of park dedication and the remaining cash in lieu amount be spent for development of the park by the developer. Council member Mattimoe seconds the motion. All in favor.

Prescott Park Renaming

Council member Mattimoe stated she was surprised that no one nominated Prescott Park. She did look over all the names and stated she is hesitant naming things after living people. She said she liked the bike park idea but that it may take several years for the bike park to be developed- Her choice would be Mayfair Meadow Park.

Chairperson Perry reiterated that the reason for the proposed name change is because Prescott Park is not in Prescott subdivision and that for those reasons it could be confusing. She did say that regardless of the official name, it will be the "bike park." Her choices are 1. Meadow Park & 2. Mayfair Meadow Park.

Board member Crouse suggested that maybe one of the new parks in Meadowlark Phases 5 & 6 could be called Cooper Park after the retiring Council member.

Chairperson Perry motions to recommend Mayfair Meadow Park to CC for consideration. Council member Mattimoe seconds the motions. All in favor.

For Your Information:

Belgrade Aquatic Center Update: The CofB is working with DNRC to discuss building the facility at Menicucci Park. There will be some fundraising events as well as some big groups interested in partnering/donating.

Council member Mattimoe stated that City Council has been annexing quite a lot of land into the City and that has generated very spirited meetings.

Chairperson Perry shared her concerns of conflict of interest by having a developer on the Park Board.

Council Member Mattimoe asked if the x-country trail will be considered for next year?

Item for Next Agenda:

Set Next Meeting:

Tuesday, March 8 @ 6:30pm

Adjourn:

Council member Mattimoe motions to adjourn, Board member Crouse seconds- All in favor! 8:18pm

Diana Perry
Park Board Chairperson

Lisa Blank
Admin. Assist. Public Works