

OPEN SPACE ADVISORY COMMITTEE

MINUTES

January 14, 2016

4:00 – 6:00 pm

**Present:** Tim Aldrich, Bert Lindler, Rob Erickson, Janet Krivacek, Ethel MacDonald, Anna Noson, Kevin Verlanic, Deke Tidwell,

**Absent:** Matt Barnes, Gerhard Knudsen, Daniel Spencer, Regan Whitworth

**Staff:** Elizabeth Erickson, Paula Fisher

**Public:** John Cordie

**Minutes** – Motion to approve minutes from December 10, 2015. Timothy moved to approve minutes and Bert seconded, motion passed unanimously.

**Action Item:** none

**Update – Grove Street property** – Property end of Milwaukee trail.

The closing date is next Friday, January 22<sup>nd</sup>.

Big Question – Bridge Ownership

Clouse – Bridge left out of Milwaukee agreement.

- If left to the railroad they will most likely sell it for salvage.
- Most individuals involved want the City to have the bridge.

Elizabeth is researching the deeds to be sure ownership is clear and legal.

**Kolendich Family:**

Fenced in triangle piece of land was sold to MDT for water retention, for the HWY Department.

Beneficial to obtain easement form the road to the triangle as a link.

Milwaukee corridor was deeded to the Kolendich Family.

Owner of Grove St. property sold off the linear flag shaped property.

Questions to ask - What should this piece of land look like: open space, trails .....

Clouse and Kolendich boundaries are complicated due to the changing river channels & island land forms.

**Considerations:**

How best to craft the property to satisfy everyone. The City will need to negotiate with the Grove St property.

Elizabeth move forward with the ruff-out to determine if we can afford it.

A subdivision along the levee trail will be developed. The levee trail is a checker board of owners.

The Grove property is already used as a trail, though unofficially.

The bridge would require some restoration for a proper trail connection. The bridge provides:

- Legal access
- 4 & 5 acres path

- Open space

Funding:

Is there money to tie in for improvements?

- No, the money is for acquisition only.

There are other funding monies but acquisition must already be in place.

An evaluation of the bridge will take place before the acquisition to determine if it will be a problem or not.

There are a number of easements for the use of the bridge.

- Northwest Power – would they be interested in contributing towards the bridge to ensure its functionality.

Rough Cut Matrix – Five criteria comply with Open Space bond 2005.

- Appraised before 2006 – it may be a very different appraisal if done now. Look into a new appraisal.
- 1) Poplar Farm – City currently does not have an easement through their land.
  - 2) There are some sections the City has easements through.
  - 3) Knife River (former gravel mine) missing area, City hasn't any easement.
  - 4) Along the boarder there is a house located in the middle.
  - 5) Stickley Dump – Question – State Super Fund Site.

Grove Street property

- Goes up to levee the trail.
- Additional open space & park land.
- Good riparian land.

2006 Open Space Bond may not be used for a developed park.

Concerns about bridge - Transient issue, access from water corridor.

Kolendich – Is willing to grant access to City Administration.

Discuss possible access points to the Grove St. property.

- Consider not having a parking lot; park along streets instead.

City Park good alternative to development of homes etc...

However, consider the value of the land – existing power lines can affect the value.

City purchase has to be based on appraisal. Appraisal can be subjective.

Jackie was working with the zoning to help shepherd the process through.

Does the Committee approve or disapprove the current track Elizabeth is taking.

Interlocal Agreement Missoula City and County

Project related cost – Appraised

Transaction cost -

County has their own steps.

Still have money from the Open Space Bond – How much will be left after Grove Street?

Project

Solar – Deer Creek Area:

Planning to close soon

Part of the property used for solar panels. They are willing to work with the City. They already said ok to a trail. It will be determined by the Solar people, probably along the foothill.

5 Valley Land Trust

Make connections from:

- 1) Moose Can Gully to Pattee Canyon
- 2) Dean Peschel