



NOTICE OF PUBLIC MEETING

The Lewis and Clark County Commissioners Public Meeting will be held on Thursday, December 12, 2024, at 9:00 AM in Commission Chambers, Rm 330.

It is the policy of the Board of County Commissioners to render a decision at a later date after they have had ample time to consider all oral and written public testimony. The BoCC may render a final decision on the same date if substantial new information is not received. Public comment must be limited to matters under the jurisdiction of the Commission.

1. **Pledge of Allegiance**
2. **Announcement**
 - a. Employee Recognition. (Leo Dutton)
3. **Consent Action Items**
 - a. Resolution 2024-119 Declaring County Property Surplus Property. (Audra Zacherl)
4. **Bid Opening. Fueling and Mg/CI Systems. (Dan Karlin)**

The Commissioners will consider opening the bids.
5. **Bid Opening. Head Lane Bridge Beams. (Audra Zacherl).**

The Commissioners will consider opening the bids.
6. **Resolution 2024-118 Intent to Transfer Property Between Certain Governmental Entities. (Jenny Chambers)**

The Commissioners will consider the resolution.
7. **Department of Defense Grant to Cooperatively Assess Community/Military Disaster Resiliency Planning and Wildfire Risk in Lewis and Clark and Broadwater Counties. (Mimi Wolok, Montana Department of Military Affairs at Ft. Harrison)**

The Commissioners will hear a presentation about a grant awarded to the Montana Department of Military Affairs.
8. **Subrecipient Agreement Between Lewis and Clark County and Helena Housing Authority. (Ann McCauley)**

The Commissioners will consider a subrecipient agreement with Helena Housing Authority for

the implementation of an American Rescue Plan Act direct allocation award to complete planning activities for the redevelopment and expansion of the Stewart Homes Campus. The amount of the award is \$25,000 and the period of performance is July 1, 2024, through June 30, 2026.

9. **Interagency Memorandum of Understanding Between Lewis and Clark County and Lewis and Clark County Public Works Department. (Ann McCauley)**

The Commissioners will consider the interagency memorandum of understanding with Lewis and Clark County Public Works Department for implementation of three American Rescue Plan Act (ARPA) projects through the end of December 31, 2026.

10. **Northstar Park Final Master Plan (Consultant: Kendra Piedalue w/ Sanbell) (Planners: Lindsay A. Morgan and Angie Hubbard)**

The Commissioners will consider the Northstar Park Final Master Plan. Northstar Park is located north of Lincoln Road, west of North Montana Avenue, and south of and adjacent to Guthrie Road in the center of the Northstar Subdivision.

11. **Public comment on any public matter within the jurisdiction of the Commission that is not on the agenda above.**

12. **Adjourn**

ADA NOTICE

Lewis and Clark County is committed to providing access to persons with disabilities for its meetings, in compliance with Title II of the Americans with Disabilities Act and the Montana Human Rights Act. The County will not exclude persons with disabilities from participation at its meetings or otherwise deny them County's services, programs, or activities. Persons with disabilities requiring accommodations to participate in the County's meetings, services, programs, or activities should contact Keni Grose, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following:

- (406)-447-8316
- kgrose@lccountymt.gov
- TTY Relay Service 1-800-253-4091 or 711
- 316 N Park, Room 303



ATTACHMENTS:

Description	Type
Employee recognition - Kevin Wright retirement	Attachment

In Honor of Your Service

Kevin Wright



*Retired With Distinction
After 22 Years of Service*

*We wish to express our sincere appreciation
and gratitude for your 22 years of dedicated service
to Lewis and Clark County and the citizens we serve.*

*Your commitment to excellence
will be remembered for years to come.
We wish you happiness and good health
in this new chapter of your life.*

December 27, 2024

*On behalf of the Board of County Commissioners,
the staff of Lewis and Clark County, and
your fellow co-workers and friends,*

Thank you and Congratulations!



ATTACHMENTS:

Description

▣ Resolution

Type

Resolution

RESOLUTION 2024 - 119

A RESOLUTION DECLARING COUNTY PROPERTY SURPLUS PROPERTY

WHEREAS, Section 7-8-2211, MCA, authorizes the Board of County Commissioners to sell, trade, or exchange any real or personal property, however acquired, belonging to the County that is not necessary to the conduct of county business or the preservation of its property; and

WHEREAS, the County property described on the attached list "Exhibit A" has been determined by the Board of County Commissioners to be unnecessary to the conduct of county business or the preservation of its property and by such determination has been declared surplus property; and

WHEREAS, the property on "Exhibit A" individually have a value less than \$2,500; and

NOW, THEREFORE, BE IT RESOLVED, by the Lewis and Clark County Commissioners, that said county property is declared surplus property and be taken off the inventory.

DATED this ____ day of _____ 2024.

LEWIS AND CLARK COUNTY COMMISSIONERS

Andy Hunthausen, Chair

ATTEST: _____
Amy Reeves, Clerk of the Board

EXHIBIT "A"

<u>Description</u>	<u>Asset #</u>	<u>Serial/VIN #</u>	<u>Mileage</u>	<u>Reason</u>	<u>Department</u>
1. 2009 Henderson V-Box Sander		FSH-27487	N/A	Auction	Public Works
2. 2009 Henderson V-Box Sander		FSH-27488	N/A	Auction	Public Works
3. 2011 Henderson V-Box Sander		FSH-28875	N/A	Auction	Public Works
4. 2005 Warren V-Box Sander		SC16778	N/A	Auction	Public Works
5. 2009 Williamsen Dump Body		09-020563A	N/A	Auction	Public Works
6. 2009 Williamsen Dump Body		09-020563B	N/A	Auction	Public Works



Bid Opening. Fueling and Mg/CI Systems. (Dan Karlin)

Presented By:

Summary:

The Commissioners will consider opening the bids.

Legal Review Required:

ATTACHMENTS:

Description	Type
☐ Legal Ad	Attachment
☐ Addendum No. 1 - Fueling and Mg/CL Systems	Attachment

INVITATION TO BID

The Board of County Commissioners of Lewis and Clark County is soliciting competitive bids for the construction of the Lewis & Clark County – Fueling and Mg/Cl Systems. The project is divided into a Base Bid and three additive alternates and generally consists of demolition work, a new fueling facility, a new Mg/Cl facility, concrete foundations and slabs, fencing, gates and electrical work, in Lewis and Clark County, Montana.

All Bids must be in accordance with the contract documents. Complete details of the solicitation may be examined or obtained online at <https://www.lccountymt.gov/Government/Grants-and-Purchasing/Bids-and-Proposals-Current> or by contacting the designated point of contact in accordance with Article 2.01 of Instructions to Bidders. Contractors are encouraged to check for any addenda issued prior to submitting a bid. The designated point of contact for all communication regarding this solicitation is Josh Sommer, jsommer@greatwesteng.com or by calling (406) 604-7547. A cone of silence is established for this solicitation which prohibits any bidder, or entity with financial interest in the bid award, from communicating regarding the solicitation with any Lewis and Clark County elected official, employee, or agent other than the designated point of contact.

Sealed bids must be delivered to the Lewis and Clark County Commissioner's Office, 316 N. Park Ave., Room 345, Helena, MT 59623 on or before 4:00 PM local time on Wednesday, December 4, 2024. The envelope containing the sealed bids must be labeled, "Fueling and Mg/Cl Systems", Bid Enclosed." Responsive bids will be unsealed publicly and read aloud on Thursday, December 5, 2024 at 9:00 am in Room 330 of the City-County Administrative Building, 316 N. Park Avenue, Helena, MT.

There will be a Pre-Bid Conference on Thursday, November 21, 2024, at 11:00 a.m. in the Public Works Weed District Conference Room, located at 3402 Cooney Drive, Helena, MT. Interested bidders are encouraged to attend.

Contractor and any of the Contractor's Subcontractors bidding or doing work on this project will be required to be registered with the Montana Department of Labor and Industry (DLI). Forms for registration are available from the Department of Labor and Industry, PO Box 8011, 1805 Prospect, Helena MT 59604-8011. Information on registration can be obtained by calling (406) 444-7734. All laborers and mechanics employed by Contractor or Subcontractors in performance of the construction work shall be paid wages at rates as required by Montana Prevailing Wage Rates for Highway Construction Services 2024. The Contractor must ensure that employees and applicants for employment are not discriminated against because of their race, color, religion, sex or national origin.

Each bid or proposal must be accompanied by a Certified Check, Cashier's Check, or Bid Bond payable to Lewis & Clark County, in an amount not less than ten percent (10%) of the total amount of the bid. Successful Bidders shall furnish an approved Performance Bond and a Labor and Materials Payment Bond, each in the amount of one hundred percent (100%) of the contract amount. Insurance, as required, shall be provided by the successful Bidder(s) and a certificate(s) of that insurance shall be provided.

This project is funded in whole or in part with a grant from the American Rescue Plan Act (ARPA). Award of the project will be contingent upon the Contractor providing or establishing a Unique Entity Identification (UEI) and passing a suspension and debarment verification per the requirements of Section 00900 Funding Agency Special Provisions.

Bids may only be withdrawn as provided in Section 16.02 of the Instructions to Bidders after the scheduled time for the public opening of bids. The right is reserved to reject any or all proposals received, to waive informalities, to postpone the award of the contract for a period not to exceed sixty (60) days, and to accept the lowest responsive and responsible bid that is in the best interest of the Owner.

Lewis & Clark County is an Equal Opportunity Employer.

Legal Ad: Published in the Helena Independent Record.

Publication Dates:

- Saturday, November 9, 2024
- Saturday November 16, 2024

**ADDENDUM NO. 1
LEWIS AND CLARK COUNTY FUELING AND MG/CL SYSTEMS**

ADDENDUM DATE: NOVEMBER 22, 2024

NOTICE TO ALL BIDDERS

The Contract Documents, Plans and Specifications are hereby modified as follows, and in submitting their bid, each bidder shall acknowledge receipt of all addenda which will become part of the Contract Documents.

SECTION 00100 – INVITATION TO BID

Page 1 of 2, change the third paragraph to read as follows:

“Sealed bids must be delivered to the Lewis and Clark County Commissioner’s Office, 316 N. Park Ave., Room 345, Helena, MT 59623 on or before 4:00 PM local time on Wednesday, December 11, 2024. The envelope containing the sealed bids must be labeled, “Fueling and Mg/Cl Systems”, Bid Enclosed.” Responsive bids will be unsealed publicly and read aloud on Thursday, December 12, 2024 at 9:00 am in Room 330 of the City-County Administrative Building, 316 N. Park Avenue, Helena, MT.”

AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT

Page 1 of 8, Article 4.02.A; change to contract time from “60 days” to “75 days”.

DIVISION 1 – GENERAL REQUIREMENTS

SECTION 01275 – MEASUREMENT AND PAYMENT, page 9 of 13, paragraph 3.1.R.2.a; change “schedule 40 PVC” to “schedule 80 PVC”.

DIVISION 13 – SPECIAL CONSTRUCTION

SECTION 13215 – CROSS LINKED POLYETHYLENE TANKS, page 4 of 7, paragraph 2.1.A; list “Snyder Industries, Inc.” as an approved tank manufacturer.

CONSTRUCTION PLANS

- Cover Sheet: For the Base Bid scope of work description, change “Schedule 40 PVC” to “Schedule 80 PVC” for the ninth bullet point under Item No. 2 (Mg/Cl System).
- Sheet C3: Demolition Note No. 1; delete the second sentence in its entirety. Sludge removal from the existing fuel tanks will not be required.
- Sheet C3: Demolition Note No. 3; add the following sentence:

“The existing light poles are cast into the fueling area concrete slab. The contractor shall cut the poles flush with the concrete”
- Sheet C3: Demolition Note No. 5; add the following sentence:

“The downtime for fueling capability at the facility shall be limited to no more than one week.”
- Sheet C5: The two existing light poles that will be relocated to the new fueling area do not currently have base plates. Attached to this addendum is a detail for welding on base plates and for the new concrete foundations.
- Sheet C6: Construction Note No. 1; change “Schedule 40 PVC” to “Schedule 80 PVC”.
- Sheet E6: Detail 3/E6; stub-out and cap a blank conduit 3 feet beyond the concrete foundations for the gate keypads for future intercom cabling.

ACKNOWLEDGEMENT OF ADDENDUM NO. ONE (1)

The bidder shall acknowledge receipt of Addendum No. One (1) on the Bid Form and Envelope.

END OF ADDENDUM NO. 1



Bid Opening. Head Lane Bridge Beams. (Audra Zacherl).

Presented By:

Summary:

The Commissioners will consider opening the bids.

Legal Review Required:

ATTACHMENTS:

Description	Type
📄 Legal Ad	Attachment

INVITATION TO BID

The Board of County Commissioners of Lewis and Clark County is soliciting competitive bids for the purchase of prestressed concrete Trideck beams for the Head Lane Bridge. The project consists of the replacement of the Head Lane Bridge in Lewis and Clark County. The new structure will utilize precast prestressed concrete trideck beams. The structure spans 54' with a total width of 31'-4" and a usable width of 28'-0". This bid is only for the fabrication and shipping of the prestressed concrete beams.

All Bids must be in accordance with the contract documents. Complete details of the solicitation may be examined or obtained online at <https://www.lccountymt.gov/Government/Grants-and-Purchasing/Bids-and-Proposals-Current> or by contacting the designated point of contact in accordance with Article 2.01 of Instructions to Bidders. Contractors are encouraged to check for any addenda issued prior to submitting a bid. The designated point of contact for all communication regarding this solicitation is Karl Yakawich, kyakawich@greatwesteng.com or by calling (406) 449-8627. A cone of silence is established for this solicitation which prohibits any bidder, or entity with financial interest in the bid award, from communicating regarding the solicitation with any Lewis and Clark County elected official, employee, or agent other than the designated point of contact.

Sealed bids must be delivered to the Office of the Board of County Commissioners, in the City County Building, Room 345, 316 North Park Avenue, Helena, MT, 59623 before 4:00 p.m. local time on Wednesday, December 11, 2024. The envelope containing the sealed bid will be labeled "Head Lane Bridge Beam Supply, Bid Enclosed". Responsive bids will be publicly opened and read aloud on Thursday, December 12, 2024 at 9:00 a.m. in Room 330 in the City County Building, 316 N. Park Avenue, Helena, MT.

Each bid or proposal must be accompanied by a Certified Check, Cashier's Check, or Bid Bond payable to Lewis & Clark County, in an amount not less than ten percent (10%) of the total amount of the bid.

Lewis and Clark County reserves the right to reject any or all bids, to waive irregularities or to accept any bid deemed to be for the public good.

Legal Ad: Independent Record

Publish: Saturday, November 23, 2024
Saturday, November 30, 2024



Resolution 2024-118 Intent to Transfer Property Between Certain Governmental Entities. (Jenny Chambers)

Presented By:

Summary:

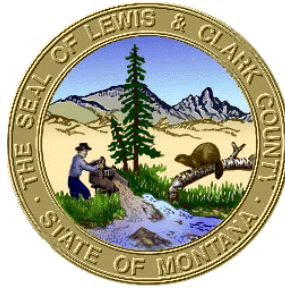
The Commissioners will consider the resolution.

Legal Review Required:

ATTACHMENTS:

Description	Type
☐ Memo	Attachment
☐ Resolution	Resolution

Jenny Chambers
Director
(406) 447-8036 Desk
(406) 447-8033 Fax



3402 Cooney Drive
Helena, Montana 59602

jchambers@lccountymt.gov

LEWIS AND CLARK COUNTY

Public Works Department

DATE: December 12, 2024

TO: Board of County Commissioners

FROM: Jenny Chambers, Director of Public Works

RE: Resolution of Intent 2024-118 Intent to Transfer Property Between Certain Governmental Entities

Montana Code Annotated 7-8-101 authorizes the sale or trade of property to any city, town, or political subdivision, as the interests of its inhabitants require, that is not necessary for the conduct of the county business. This resolution of intent will surplus and transfer one of four snowplows the road division is replacing, a 1999 International with 156,653 miles, to the City of East Helena for the market value of \$25,000.

The resolution of intent will be advertised in the Helena Independent Record the next two Saturdays and written public comment will be accepted until 4:00 p.m. on Monday, December 30, 2024, at the Lewis and Clark County Clerk and Recorder's Office. The public hearing has been scheduled for Tuesday, December 31, 2024, at 9:00 a.m. in Room 330 of the City-County Building, 316 N. Park Avenue, Helena, MT.

Anyone who may want more information on the sale of the snowplow to the City of East Helena should contact the Public Works Department at 447-8037.

Staff recommends the Board of County Commissioners approve Resolution of Intent 2024-118 to Transfer Property Between Certain Governmental Entities and open the comment period.

RESOLUTION 2024 - 118

**A RESOLUTION OF INTENT TO TRANSFER PROPERTY
BETWEEN CERTAIN GOVERNMENTAL ENTITIES**

WHEREAS, Section 7-8-2211, MCA, authorizes the Board of County Commissioners to sell, trade, or exchange any real or personal property, however acquired, belonging to the County that is not necessary to the conduct of county business or the preservation of its property; and

WHEREAS, Section 7-8-101, MCA authorizes the sale or trade of property to any city, town, or political subdivision, as the interests of its inhabitants require, that is not necessary for the conduct of the county business without an ordinance, public notice, public auction, bids, or appraisal.

WHEREAS, the County property described on the attached list has been determined by the Board of County Commissioners to be unnecessary to the conduct of county business or the preservation of its property; and

WHEREAS, the property listed on the attached list reasonably has a value of \$25,000 and is indicated therein; and

WHEREAS, the City of East Helena has an interest to purchase the property listed on the attached list for the benefit of its inhabitants;

WHEREAS, any comment or protest to the proposed exchange shall be addressed in writing to the Lewis and Clark County Clerk and Recorder's Office, 316 N. Park Avenue, Helena, Montana 59623 prior to December 30, 2024 at 4:00 p.m. local time; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Lewis and Clark County that that it does hereby establish its intention to declare said property surplus property and sell said property to the City of East Helena, Montana for \$25,000.

BE IT FURTHER RESOLVED by the Board of County Commissioners of Lewis and Clark County that a public hearing to hear all comments or protests on the intent to transfer property between Lewis and Clark County and the City of East Helena will be held on December 31, 2024, at 9:00 a.m. in Room 330 of the City-County Building, 316 N. Park Avenue, Helena, Montana.

DATED this ____ day of _____ 20____.

LEWIS AND CLARK COUNTY
BOARD OF COUNTY COMMISSIONERS

Andy Hunthausen, Chair

ATTEST:

Amy Reeves, Clerk of the Board

EXHIBIT "A"

<u>Description</u>	<u>Asset #</u>	<u>Serial/VIN #</u>	<u>Mileage</u>	<u>Reason</u>	<u>Department</u>
1999 International S-2554 4WD - Snowplow	11013	1HTGBADRXH603762	156,653	Sale to Government	Public Works



Department of Defense Grant to Cooperatively Assess Community/Military Disaster Resiliency Planning and Wildfire Risk in Lewis and Clark and Broadwater Counties. (Mimi Wolok, Montana Department of Military Affairs at Ft. Harrison)

Presented By:

Summary:

The Commissioners will hear a presentation about a grant awarded to the Montana Department of Military Affairs.

Legal Review Required:

ATTACHMENTS:

Description	Type
□ Grant Fact Sheet	Attachment



THE HONORABLE GREG GIANFORTE
GOVERNOR

DEPARTMENT OF MILITARY AFFAIRS STATE OF MONTANA



MAJOR GENERAL J. PETER HRONEK
ADJUTANT GENERAL

New Grant to Study Disaster Vulnerability for Mutual Community & Installation Benefit in Broadwater and Lewis & Clark Counties

The Department of Defense just awarded the Montana Department of Military Affairs (DMA) a 2-year grant to better coordinate resilience readiness of the Montana Army National Guard (MTARNG) and the nearby communities in West-Central Montana. Military-Community cooperation is key to both military readiness and reducing the severity and damage caused by natural disasters like fire, drought and flooding.

The DoD's OLDCC (Office of Local Defense Community Cooperation) funded two assessments:

- A Community-Installation Resilience Vulnerability Assessment to identify specific actions to enhance resiliency around Fort Harrison and Limestone Hills Training Areas (FHTA and LHTA, in Lewis & Clark and Broadwater Counties, respectively), and to integrate these areas and actions into local community plans and policies, with the goal of increasing the adaptive capacity of the MTARNG and the local communities by focusing on collaborative resilience strategies, capabilities and resources; and
- A Wildfire Risk Assessment in the areas around both FHTA and LHTA to enable risk- informed planning and management decisions by the MTARNG and local wildland fire managers to minimize the risk of wildfires that interrupt military training and/or large uncontrollable wildfires entering or escaping the installation boundaries and impacting the surrounding buffers and local communities.

The MTARNG has both federal and state military missions in Montana, both aimed at getting soldiers ready to mobilize to protect Montana and the United States.

The OLDCC's goals in part are to protect and preserve military readiness and defense capabilities while supporting continued community economic development; enhance civilian and military communication and collaboration; and increase public awareness of the military missions.

Military training at both installations includes training with live ammunition. Safety measures are in place for current conditions. Even so, with drought comes greater chances of fire escaping military boundaries to surrounding areas

like nearby communities and the growing residential neighborhoods, Flash floods are likely to occur again.

Wildfires spreading from and onto the training areas, as well as flooding, impact the MTARNG's federal and state missions in different ways: 1) Military staff and their families live in our communities, and their ability to travel to work ready to serve Montanans during crises cannot be understated; 2) When coordinated resilience planning to minimize damage is wanting, critical military and community resources are diverted to emergency response; and 3) fire, smoke and flooding in the training areas reduces vital training which in turn affects military readiness for both federal and state deployment.



Current studies are numerous but are either too specific or too broad and contain both gaps in coordination and redundant systems. For instance, both counties recently submitted regional hazard mitigation draft plans for review by the Federal Emergency Management Agency (FEMA). Neither draft addresses integration between the installations and community planning efforts.

The responsibility for assessing the vulnerabilities and action items to increase resiliency in the areas around FHTA and LHTA has largely fallen on the local communities. A comprehensive synthesis of the existing studies to extract their useful assessments and action items, identify gaps and redundancies, and translate them all into specific goals and action items, is needed. This includes recommendations on how to better collaborate with key stakeholders in the community and how to integrate the action items into local planning documents.

Benefits of Community

Participation:

- Active participation by community leaders can lead to potentially millions of dollars in additional federal grant funding for local infrastructure projects that also benefit military families and installations, from OLDCC, FEMA and USDOT as 3 examples. OLDCC awarded \$11.5 million to the City of Moline, Illinois, to undertake a project to rehabilitate a critical bridge providing access to Rock Island Arsenal. Visit OLDCC's Defense Community Infrastructure Program (DCIP), <https://oldcc.gov/defense-community-infrastructure-program-dcip#block1>, for DCIP grants awarded to local governments.
- More efficient use of limited planning and operational budgets by 1) identifying where we can combine efforts to increase community resilience, and 2) using the assessments' actionable recommendations, at no cost to local governments, to plan for and make our communities more resilient to natural disasters.
- Maximally-resilient communities, including recommendations to protect the growing neighborhoods in the areas around Fort Harrison and Limestone Hills Training Areas.
- Leveraging limited funding. Unlike many other federal grant programs, OLDCC funding can be used as a match for certain other federal grants. This OLDCC grant can also be a springboard to jointly or separately apply for other grants like DCIP and FEMA funding.
- Demonstrating a successful military-community partnership – one in which both community and installation leadership fully engage in cooperative projects – pave the way to future successful partnerships and funding.

We Need Your Help:

- DMA is in the process of hiring a consultant to lead both assessments. One of the first to-do items will be to convene a Stakeholders Group Meeting. DMA will reach out to all potential stakeholders and ask for a Point of Contact. [*We need your Point of Contact.*](#)
- [*We need community leadership's encouragement.*](#) These assessments will succeed if our community leaders expect their staff to participate fully, and as time permits, by leaders participating themselves.
- Soon, DMA will present this cooperative opportunity at relevant public meetings. [*We need help getting on the next agendas*](#) – emergency/risk management, planning, city council, county commission, etc.
- [*We need everyone's input and information already on-hand, when requested.*](#)
- [*We need each member of the Stakeholders Group to show up*](#) to the few meetings, and to participate in tabletop exercises led by DMA and the consultant, at the end of the project period.
- [*We need each Stakeholder Group member to bring actionable recommendations back to their respective governing bodies*](#) and integrate them into local plans and policies. This will again take leadership and commitment.

**Point of Contact: Mimi Wolok, Realty Officer,
Construction & Facilities Management Office,
Montana Department of Military Affairs, (406) 324-
3112, Miriam.s.wolok.nfg@army.mil.**



©Kevin League
Photography



Subrecipient Agreement Between Lewis and Clark County and Helena Housing Authority. (Ann McCauley)

Presented By:

Summary:

The Commissioners will consider a subrecipient agreement with Helena Housing Authority for the implementation of an American Rescue Plan Act direct allocation award to complete planning activities for the redevelopment and expansion of the Stewart Homes Campus. The amount of the award is \$25,000 and the period of performance is July 1, 2024, through June 30, 2026.

Legal Review Required:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Subrecipient Agreement	Attachment



Grants and Purchasing Department

Lewis and Clark County

316 N. Park Ave. Room 225 Helena, MT 59623

Phone: 406-447-8383 Fax: 406-447-8398

e-mail: grants@lccountymt.gov

STAFF REPORT

Date: December 6, 2024
To: Board of County Commissioners
From: Ann McCauley, Grants and Purchasing Director
RE: Sub-recipient Agreement between Lewis and Clark County and Helena Housing Authority

County Commission Hearing:

December 12, 2024 --- 9:00 a.m.

I. EXECUTIVE SUMMARY:

Lewis and Clark County (County) and Helena Housing Authority (HHA) are proposing a subrecipient agreement for the implementation of an American Rescue Plan Act (ARPA) direct allocation award. Through this subaward, the County will provide ARPA funds to Helena Housing Authority to conduct planning activities for the redevelopment and expansion of the Stewart Homes Campus in Helena. The amount of the approved ARPA award is \$25,000 and the period of performance for the agreement is July 1, 2024, through June 30, 2026.

II. REQUEST:

To approve the subrecipient agreement between Lewis and Clark County and Helena Housing Authority for the execution of an ARPA direct allocation award from the County.

III. STAFF RECOMMENDATION:

Approval.

IV. ATTACHMENTS:

- Sub-recipient agreement #LCC-DA-2401

**LEWIS AND CLARK COUNTY
AMERICAN RESCUE PLAN ACT
LOCAL FISCAL RECOVERY FUNDING
SUBRECIPIENT AGREEMENT #LCC-DA-2401**

THIS SUBRECIPIENT AGREEMENT is entered into by Lewis and Clark County, a political subdivision of the State of Montana, herein "County", and Helena Housing Authority, herein "Subrecipient," whose address is 812 Abbey Street, Helena, MT 59601 and Unique Entity Identifier (UEI) is PAPT6S6XKN11.

RECITALS

WHEREAS, on March 11, 2021, the American Rescue Plan Act of 2021, Pub. L. No117-2 (2021) (herein "ARPA") was signed into law, and Section 9901 of ARPA established the Coronavirus State Fiscal Recovery Fund (§602) and Coronavirus Local Fiscal Recovery Fund (§603), which together make up the Coronavirus State and Local Fiscal Recovery Funds (herein "SLFRF") under the federal Assistance Listing 21.027; and

WHEREAS SLFRF is intended to provide support to state, territorial, local, and tribal governments in responding to the public health and economic impacts of COVID-19 and governments' efforts to contain impacts on their communities, residents, and businesses; and

WHEREAS eligible uses of SLFRF funding include COVID-19 mitigation and prevention, assistance to non-profits, improvements to public sector capacity, necessary investments in water and sewer broadband infrastructure, and revenue replacement; and

WHEREAS the County is the recipient of direct SLFRF funds, herein "Direct Allocation," from the U.S. Treasury in the amount of \$13,486,352 which may in part or whole fund this agreement; and

WHEREAS the County desires to engage the Subrecipient to administer and execute an SLFRF award as a subrecipient; and

WHEREAS this Agreement will meet one or more SLFRF program expenditure categories and objectives and will be administered by the Subrecipient consistent with federal and state regulations.

NOW THEREFORE, in consideration of the premises and mutual obligations herein, the parties hereto do mutually agree as follows:

1. AGREEMENT IS A SUB-AWARD: This Agreement constitutes a sub-award of a Local Fiscal Recovery Fund allocation made to Lewis and Clark County, and in turn

from the County to Helena Housing Authority as a subrecipient of that award. Certain information pertaining to this award is required to be included as a part of this Agreement pursuant to federal and state laws and SLFRF program requirements and is set forth in Exhibit A.

2. PURPOSE AND SCOPE OF WORK: The purpose of this agreement is to provide up to \$25,0000 in County Direct Allocation SLFRF funds to the Subrecipient to support architectural and engineering support for the redevelopment of Helena Housing Authority's public housing, including supporting the development of additional affordable homes at their Stewart Homes complex in Helena, Montana. A complete Scope of Work is set forth in Exhibit B.

Subrecipient agrees to administer and complete the activities in a manner satisfactory to the County and consistent with any laws, regulations, policies, and standards required as a condition of providing these funds, including those provided for in Section 17 of this Agreement.

3. REPORTING REQUIREMENTS: During the term of this Agreement, the Subrecipient will submit the following reports as requested by the County:

- Progress Reports: The Subrecipient will submit Project Progress Reports quarterly (due by the 15th of each month following the completion of the quarter) and with each request for reimbursement to the County. These reports will describe the status of the activities set forth in Section 2, including, at a minimum, the percentage completed, costs incurred, funds remaining, and projected completion date. Additionally, the report must provide documentation supporting each claim for expenses to be reimbursed, describe any significant problems encountered in conducting the Project, and the scope of any necessary modifications the Subrecipient is requesting in the Project Scope of Work, budget, or implementation schedule. The County, at its sole discretion, may decline to honor any request for reimbursement if the required project progress report has not been submitted or approved by the Department.

- Project Completion Report: Upon completion of the Project, the Subrecipient will submit a final Project completion report for County approval. The Project completion report will describe the total costs incurred for the Project, identify the final completion date, and summarize any significant problems encountered in conducting the Project.

4. PERFORMANCE MONITORING: The County or any of its authorized agents may monitor and inspect all phases and aspects of the Subrecipient's performance to determine compliance with Section 2 of this Agreement, the proper use of funds, and other technical and administrative requirements of this Agreement, including the adequacy of the Subrecipient's records and accounts. It is understood that County staff, at its discretion, may perform periodic fiscal and project monitoring reviews on dates to be arranged. It is also understood that reviews by other officials may be

required on dates to be arranged. Substandard performance as determined by the County will constitute noncompliance with this Agreement. If action to correct such substandard performance is not taken by the Subrecipient within a reasonable period after being notified by the County, the County may suspend or terminate this Agreement in whole or in part pursuant to Section 22 of this Agreement.

5. EFFECTIVE DATE AND TIME OF PERFORMANCE: This Agreement shall take effect upon execution by the parties and will terminate on June 30, 2026, unless otherwise terminated by law or in compliance with the terms of the Agreement.

All authorized expenses to be reimbursed must be incurred by the Subrecipient between March 3, 2021, and June 30, 2026. All requests for reimbursement must be submitted to the County within forty-five (45) days after June 30, 2026.

The activities to be performed by the Subrecipient shall be completed according to the implementation schedule provided in Exhibit B. Any modifications to the implementation schedule must be submitted to the County in writing and be approved prior to schedule changes occurring.

The County reserves the right to extend this Agreement based on, but not limited to, the Subrecipient's performance on the contracted activities, the Subrecipient's compliance with program requirements, and, if applicable, the State of Montana's program requirements.

6. SOURCE OF FUNDS AND COMPENSATION:

The source of funding for this Agreement is from Assistance Listing 21.027 Coronavirus State and Local Fiscal Recovery Funds.

The County agrees to pay the Subrecipient a total amount not to exceed Twenty-Five Thousand dollars (\$25,000) from the County's Direct Allocation of SLFR funds which includes any applicable gross receipts taxed and which shall constitute full and complete compensation for the Subrecipient's Services under this agreement, including all expenditures made and expenses incurred by the Subrecipient in performing the Scope of Work as set forth in Section 2 and Exhibit B.

7. MATCHING FUNDS: There are no matching funds required for this agreement.

8. METHOD OF PAYMENT: The County agrees to reimburse the Subrecipient for eligible Project costs incurred on or after the award date for the successful completion of activities set forth in Sections 2 and 3, and in accordance with Section 6. Checks issued by the Subrecipient to pay obligations incurred under this Agreement shall be made payable to the vendor for services or materials and not to cash.

Only those costs which are allowable under the terms of this Agreement and Exhibit B shall be reimbursed. All reimbursements must be supported by adequate

documentation provided by the Sub-recipient and require County approval of the Sub-recipient's request for reimbursement. Requests for reimbursement for contracted or subcontracted services must include appropriate documentation demonstrating compliance with Agreement requirements. In requesting reimbursement, the Sub-recipient will follow the instructions supplied by the County. The sub-recipient shall supply such additional documentation as the County may require. Checks issued by the Sub-recipient to pay obligations incurred under this Agreement shall be made payable to the vendor for services or materials and not to cash.

9. LIAISONS: All work performed pursuant to this Agreement shall be coordinated between the parties' designated liaisons. The liaisons for this Agreement are:

For the Subrecipient:

Michael O'Neil, or successor
Executive Director
Helena Housing Authority
812 Abbey Street
Helena, MT 59601
406.442.7970 x124
moneil@hhamt.org

For the County:

Carrie Lutkehus, or successor
ARPA Program Specialist, Lewis and Clark County
Attn: County Grants and Purchasing Department
316 N. Park Avenue
Helena, MT 59623
406.457.8856
clutkehus@lccountymt.gov

10. OWNERSHIP AND PUBLICATION OF MATERIALS: All reports, information, data, and other materials prepared by the Subrecipient, or any of its contractors or subcontractors, in furtherance of this Agreement are the property of the Subrecipient and County, which have the royalty-free, nonexclusive, and irrevocable right to reproduce, publish or otherwise use, and to authorize others to use, in whole or part, such property and any information relating thereto. No material produced in whole or part under this Agreement may be copyrighted or patented in the United States or in any other country without the prior written approval of the County.

Any materials and publications produced with funds from this award must display the following language: "This project [is being] [was] supported, in whole or in part, by federal award number (FAIN) SLFRP4035 awarded to Lewis and Clark County and by the U.S. Department of Treasury." Additionally, any publications or documents prepared with public funds is subject to public's right to know (Article II, Section 9 of the Montana Constitution).

11. DEBARMENT AND SUSPENSION: The Subrecipient certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in the Agreement by any governmental department or agency. If the Subrecipient cannot certify this statement, attach a written explanation for review by the County.
12. CONFLICT OF INTEREST: The Subrecipient covenants that it presently has no interest and will not acquire any interest, direct or indirect, in the project, which would conflict in any manner or degree with the performance of its services hereunder. The Subrecipient further covenants that, in performing this Agreement, it will employ no person who has any such interest.
13. MODIFICATION AND ASSIGNABILITY OF AGREEMENT: This Agreement contains the entire agreement between the parties, and no statements, promises, or inducements made by either party, or agents of either party, who are not contained in the written Agreement, are valid or binding. This Agreement may not be enlarged, modified, or altered except upon written agreement signed by both parties hereto. The Subrecipient may not subcontract or assign its rights, including the right to compensation, or duties arising hereunder without the prior written consent of County. Any subcontractor or assignee will be bound by all the terms and conditions of this Agreement.
14. INDEMNIFICATION: Subrecipient and County shall indemnify and hold each other harmless from and against all claims, liabilities, actions, damages, and expenses, including reasonable attorneys' fees, related to, or arising out of their respective intentional malfeasance or negligent performances in connection with the work described in this Agreement.
15. UNAVAILABILITY OF FUNDING: The County may, at its sole discretion, terminate or reduce the scope of the Agreement if available funding is eliminated or reduced for any reason.
16. INSURANCE: Subrecipient agrees to maintain general liability insurance in the amount of one million dollars (\$1,000,000) per occurrence (minimum) and two million dollars (\$2,000,000.00) aggregate. Subrecipient further agrees to maintain workers' compensation insurance or proof of workers' compensation exemption. Both general liability and workers compensation insurance must be from an insurance carrier licensed to do business in the State of Montana. Subrecipient agrees to furnish proof of insurance to the County prior to commencing work under this Agreement. The County must be listed as additional insured on the general liability insurance certificate for this Agreement.
17. COMPLIANCE WITH APPLICABLE LAWS AND PROGRAM REQUIREMENTS:
 - a. Subrecipient shall comply with all applicable federal, state, and local laws, rules, regulations, and executive orders including, but not limited to, the Montana

Human Rights Act, the Equal Pay Act of 1963, and Section 504 of the Rehabilitation Act of 1973. Subrecipient is the employer for the purpose of providing healthcare benefits and paying any applicable penalties, fees and taxes under the Patient Protection and Affordable Care Act [P.L. 111-148, 124 Stat. 119].

- b. Subrecipient agrees to comply with the requirements of sections 602 and 603 of the American Rescue Plan Act, regulations adopted by Treasury pursuant to sections 602(1) and 603(1) of the Act, and guidance issued by Treasury regarding the foregoing. Subrecipient also agrees to comply with all other applicable federal statutes, regulations, and executive orders, and Subrecipient shall provide for such compliance by other parties in any agreements it enters with other parties relating to this award.
- c. Federal regulations applicable to this award include, without limitation, the following:
 - i. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 CFR Part 200, other than such provisions as Treasury may determine are inapplicable to this Award and subject to such exceptions as may be otherwise provided by Treasury. Subpart F - Audit Requirements of the Uniform Guidance, implementing the Single Audit Act shall apply to this award. Per 2 CFR Part 200, Appendix XI Compliance Supplement for Assistance Listing 21.027 Coronavirus State and Local Fiscal Recovery Funds (April 2022) and under its authority 2 CFR 200.102(a), the U.S. Office of Management and Budget is authorizing use of an alternative compliance examination engagement in accordance with the Government Accountability Office's Government Auditing Standards in lieu of a full single audit or program-specific audit as required per 2 CFR 200, Subpart F. The alternative approach along with the criteria for eligible recipients are detailed in the Part 4 – Section IV, "Other Information" of assistance listing 21.027 – Coronavirus State and Local Recovery Funds.
 - ii. Universal Identifier and System for Award Management (SAM), 2 CFR Part 25, pursuant to which the award term set forth in Appendix A to 2 CFR Part 25 is hereby incorporated by reference.
 - iii. Reporting Subaward and Executive Compensation Information, 2 CFR Part 170, pursuant to which the award term set forth in Appendix A to 2 CFR Part 170 is hereby incorporated by reference.
 - iv. OMB Guidelines to Agencies on Government wide Debarment and Suspension (Non-procurement), 2 CFR Part 180, including the requirement to include a term or condition in all lower tier covered

transactions (contracts and subcontracts described in 2 CFR Part 180, subpart B) that the award is subject to 2 CFR Part 180 and Treasury's implementing regulation at 31 CFR Part 19.

- v. Subrecipient Integrity and Performance Matters, pursuant to which the award term set forth in 2 CFR Part 200, Appendix XII to Part 200 is hereby incorporated by reference.
- vi. Governmentwide Requirements for Drug-Free Workplace, 31 CFR Part 20.
- vii. Byrd Anti-Lobbying Amendment, New Restrictions on Lobbying, 31 USC §1352, as amended. Subrecipient certifies that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, officer or employee of Congress, or any employee of a Member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 USC §1352. Subrecipient shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier, up to the recipient who in turn will forward the certification(s) to the awarding agency.
- viii. Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S. C. §§ 4601-4655) and implementing regulations.
- ix. Generally applicable federal environmental laws and regulations.
- x. Rights to Inventions Made Under an Agreement. Agreements for the performance of experimental, developmental, or research work shall provide for the rights of the Federal Government and the subrecipient in any resulting invention in accordance with 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts, and Cooperative Agreements," and any applicable implementing regulations.
- xi. Increasing Seat Belt Use in the United States. Pursuant to Executive Order 13043, 62 FR 19217 (April 18, 1997), Subrecipient is encouraged to adopt and enforce on-the-job seat belt policies and programs for employees when operating company-owned, rented or personally owned vehicles.
- xii. Reducing Text Messaging While Driving. Pursuant to Executive Order 13513, 74 FR 51225 (October 6, 2009), Subrecipient is encouraged to adopt and enforce policies that ban text messaging while driving and establish workplace safety policies to decrease accidents caused by distracted drivers.

- d. Statutes and regulations prohibiting discrimination applicable to this award, include, without limitation, the following:
- i. Title VI of the Civil Rights Act of 1964 (42 USC §§ 2000d et seq.) and Treasury's implementing regulations at 31 CFR Part 22, which prohibit discrimination based on race, color, or national origin under programs or activities receiving federal financial assistance; and
 - ii. The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 USC §§3601 et seq.), which prohibits discrimination in housing based on race, color, religion, national origin, sex, familial status, or disability; and
 - iii. Section 504 of the Rehabilitation Act of 1973, as amended (29 USC §794), which prohibits discrimination based on disability under any program or activity receiving federal financial assistance; and
 - iv. The Age Discrimination Act of 1975, as amended (42 USC §§ 6101 et seq.), and Treasury's implementing ' regulations at 31 CFR Part 23, which prohibit discrimination based on age in programs or activities receiving federal financial assistance; and
 - v. Title II of the Americans with Disabilities Act of 1990, as amended (42 USC §§ 12101 et seq.), which prohibits discrimination based on disability under programs, activities, and services provided or made available by state and local governments or instrumentalities or agencies thereto.

18. **NONDISCRIMINATION:** In accordance with 49-3-207, MCA, and Executive Order No. 04-2016. Subrecipient agrees that the hiring of persons to perform this Agreement will be made on the basis of merit and qualifications and there will be no discrimination based on race, color, sex, pregnancy, childbirth or medical conditions related to pregnancy or childbirth, political or religious affiliation or ideas, culture, creed, social origin or condition, genetic information, sexual orientation, gender identity or expression, national origin, ancestry, age, disability, military service or veteran status, or marital status by the persons performing this Agreement.
19. **ERRORS AND OMISSIONS:** Subrecipient will perform all services in a professional manner as defined in Sections 2 and 3. Subrecipient will hold harmless the County from any loss or damage resulting from the actions of the Subrecipient. Subrecipient acknowledges that it will be liable to County for any breach Subrecipient causes to this Agreement.
20. **PLACE OF PERFORMANCE, CONSTRUCTION, AND VENUE:** Performance of this Agreement is in Lewis and Clark County of Montana and venue for any litigation arising from performance of this Agreement is the 1st Judicial District in and for the

County of Lewis and Clark, State of Montana. This Agreement will be construed under and governed by the laws of the State of Montana.


21. **ATTORNEY FEES:** Should either party be required to resort to litigation, arbitration, or mediation to enforce the terms of this Agreement, the prevailing party, whether plaintiff or defendant, shall be entitled to costs, including reasonable attorney's fees and expert witness fees. If the court, arbitrator, or mediator awards relief to both parties, each party shall bear its own costs in their entirety.
22. **TERMINATION:** Either party may terminate this Agreement upon thirty (30) days written notice to the other party. In the event of termination, the Subrecipient will be compensated for eligible expenses and services performed prior to termination.

IN WITNESS WHEREOF, the County and the Subrecipient have executed this Agreement.

LEWIS AND CLARK County:

Subrecipient:

Andy Hunthausen, Chair
Board of County Commissioners
Lewis and Clark County



Michael O'Neil, Executive Director
Helena Housing Authority

Date: _____

Date: 12/06/2027

Exhibits:

- **Exhibit A: 2 CFR §200.331 Information**
- **Exhibit B: Project Scope and Schedule**

ATTEST:

Amy Reeves, Clerk and Recorder

Exhibit A: Information Required Pursuant to 2CFR §200.331

Requirements for Pass-Through Entities	
Subrecipient Name	Helena Housing Authority
Subrecipient's UEI	PAPTB6SXKN11
Federal Assistance Listing	21.027
Federal Award Identification Number (FAIN)	SLFRP4035
Federal Award Date to the Recipient by the Federal Agency, or designee	3/11/2021
Subaward Period of Performance Start and End Date	3/11/2021 Start 6/30/2026 End
Amount of Federal Funds Obligated by this action by the Pass-Through Entity to the Subrecipient	\$25,000
Total Amount of Federal Funds Obligated to the Subrecipient by the Pass-Through Entity including the current obligation	\$25,000
Eligible ARPA Expenditure Category	2.15 Long-term Housing Security: Affordable Housing
Name of Federal Awarding Agency	U.S. Department of the Treasury
Name of Pass-Through Entity	Lewis and Clark County, MT
Contact Information for Awarding Official of the Pass-Through Entity	Carrie Lutkehus ARPA Program Specialist 406.457.8856 clutkehus@lccountymt.gov
Indirect Cost Rate for the Federal Award	N/A
Contact Information for Subrecipient, including name(s) and title(s) of appropriate persons in Subrecipient's organization; mailing address for notices to Subrecipient; telephone number(s) and email addresses.	Michael O'Neil Executive Director 406.442.7970 x124 moneil@hhamt.org

Exhibit B: Scope of Work and Project Implementation Schedule

Scope of Work

Helena Housing Authority shall conduct the following planning activities for the redevelopment and expansion of their Stewart Homes campus:

- Satisfactory procurement of professional architectural and engineering services;
- Exterior evaluation of Helena Housing Authority Stewart Homes campus exteriors, preliminary design, and cost estimate;
- Interior evaluation of Helena Housing Authority Stewart Homes campus interiors, preliminary design, and cost estimate;
- Preliminary design and cost estimate additional new rental units Stewart Homes Campus;
- Or other similar preliminary Helena Housing Authority Stewart Homes campus Architectural and Engineering assessment and design work.

Project Implementation Schedule

Activity	Start Date	End Date
Procurement – Architectural and Engineering Design	July 1, 2024	November 30, 2024
Preliminary Design	December 1, 2024	June 30, 2025
Final Design	July 1, 2025	June 15, 2026
Quarterly Progress Reports	DUE Upon project start through completion	
Closeout	June 30, 2026	



Interagency Memorandum of Understanding Between Lewis and Clark County and Lewis and Clark County Public Works Department. (Ann McCauley)

Presented By:

Summary:

The Commissioners will consider the interagency memorandum of understanding with Lewis and Clark County Public Works Department for implementation of three American Rescue Plan Act (ARPA) projects through the end of December 31, 2026.

Legal Review Required:

ATTACHMENTS:

Description	Type
▣ Staff Report	Staff Report
▣ Interagency Memorandum of Understanding	Attachment



**Grants and Purchasing Department
Lewis and Clark County**

406 Fuller Ave., Ste. 361 Helena, MT 59601

Phone: 406-447-8383 Fax: 406-447-8398

e-mail: grants@lccountymt.gov

STAFF REPORT

Date: December 6, 2024

To: Board of County Commissioners

From: Ann McCauley, Director, Grants and Purchasing

RE: Interagency Memorandum of Understanding between Lewis and Clark County and the Lewis and Clark Public Works Department

County Commission Hearing:

Thursday, December 12, 2024 --- 9:00 a.m.

I. EXECUTIVE SUMMARY:

In November 2023, the U.S. Department of the Treasury issued an Interim Final Rule that revised the definition of obligation in 31 CFR 35.3¹ and related guidance updates. Under the revised definition, “obligation” includes an order placed for property and services and entry into contracts, subawards, and similar transactions that require payment. The Department of the Treasury further clarified in a Frequently Asked Questions (FAQs) document issued in March 2024² that an interagency agreement in the form of a Memorandum of Understanding (MOU) would constitute a “transaction requiring payment” similar to a contract or subaward and therefore meet the obligation for purposes of the SLFRF rule if certain conditions were met as outlined in the rule.

The Lewis and Clark Public Works Department has three current ARPA-funded projects that require an Interagency MOU to meet the Department of Treasury’s obligation definition. The Board of County Commissioners approved each project in prior public meetings. The projects are:

- Courthouse and Murray Building Improvements Project - \$575,000 obligation; approved in May 2022; amended scope approved in June 2024.
- Magnesium Chloride Tank Replacement and Fuel Storage Project - \$400,000 obligation; approved in May 2023; amended scope approved in December 2023.
- Planning and Construction of Heavy Equipment Wash Bay - \$68,360.72 obligation; approved in October 2024.

This Interagency MOU establishes the provisions and conditions of the County’s SLFRF funds from the Lewis and Clark Board of County Commissioners to the Lewis and Clark Public Works Department to carry out the above-listed three projects through December 31, 2026.

II. REQUEST:

To approve the Interagency Memorandum of Understanding between Lewis and Clark County and the Lewis and Clark Public Works Department in accordance with U.S. Department of Treasury’s American Rescue Plan Act guidance for obligating funds.

III. STAFF RECOMMENDATION:

Approval.

IV. ATTACHMENTS:

- Interagency Memorandum of Understanding

¹ United States Department of the Treasury. 31 CFR Part 35, Interim Final Rule. Federal Register, Vol. 88, No. 222. November 20, 2023. Available at:

https://home.treasury.gov/system/files/136/Obligation_Interim_Final_Rule_2023.pdf

² United States Department of the Treasury. Coronavirus State and Local Fiscal Recovery Funds, Frequently Asked Questions. March 29, 2024. Available at: <https://home.treasury.gov/system/files/136/SLFRF-Final-Rule-FAQ.pdf>

INTERAGENCY MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (“MOU”) is entered into between Lewis and Clark County, Montana (“County”) and the Lewis and Clark County Public Works Department to obligate American Rescue Plan Act State and Local Fiscal Recovery Funds.

Recitals

1. Lewis and Clark County was awarded \$13,486,352 in American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds (SLFRF) to respond to the COVID-19 pandemic at the local level.
2. In November 2023, the U.S. Department of the Treasury issued an Interim Final Rule that revised the definition of obligation in 31 CFR 35.3¹ and related guidance updates. Under the revised definition, “obligation” includes an order placed for property and services and entry into contracts, subawards, and similar transactions that require payment. The Department of the Treasury further clarified in a Frequently Asked Questions (FAQs) document issued in March 2024² that an interagency agreement in the form of a Memorandum of Understanding (MOU) would constitute a “transaction requiring payment” similar to a contract or subaward and therefore meet the obligation for purposes of the SLFRF rule if certain conditions were met as outlined in the rule.
3. In spring 2022, the Lewis and Clark County Public Works Department submitted a County SLFRF proposal for \$575,000 to upgrade the air handling and purification systems in the Courthouse and Murray Buildings. The Lewis and Clark Board of County Commissioners approved the Murray Building Upgrades project through their approval of the Fiscal Year 2023 budget and approved an amendment to the proposed project in fall 2024.
4. In spring 2023, the Lewis and Clark County Public Works Department submitted a County SLFRF proposal for \$400,000 to replace two 10,000-gallon magnesium chloride storage tanks at the Public Works complex located on Cooney Drive in Helena. In addition to replacing above-ground storage tanks, the new magnesium chloride storage system includes the design of spill containment and environmental protection features. In winter 2023, a request was submitted to expand the original scope of the project to also include relocation of the fuel aboveground storage tanks. The Lewis and Clark Board of County Commissioners approved the Magnesium Chloride Storage and expanded Fuel Storage project through their approval of the Fiscal Year 2024 budget.
5. In fall 2024, the Lewis and Clark County Public Works Department submitted a proposal for \$68,360.72 (balance remaining in the Board of County Commission’s established ARPA inflationary set-aside fund) to conduct design and project evaluation activities to support the installation of a new heavy equipment wash bay at the Public Works complex. The Lewis and Clark County Commissioners approved the Wash Bay project as an addition to their approved Fiscal Year 2025 budget.
6. The purpose of this MOU is to establish the provisions and conditions of the County’s SLFRF funds from the Lewis and Clark Board of County Commissioners to the Lewis and Clark County Public Works Department to

¹ United States Department of the Treasury. 31 CFR Part 35, Interim Final Rule. Federal Register, Vol. 88, No. 222. November 20, 2023. Available at: https://home.treasury.gov/system/files/136/Obligation_Interim_Final_Rule_2023.pdf

² United States Department of the Treasury. Coronavirus State and Local Fiscal Recovery Funds, Frequently Asked Questions. March 29, 2024. Available at: <https://home.treasury.gov/system/files/136/SLFRF-Final-Rule-FAQ.pdf>

carry out the Magnesium Chloride and Fuel Storage, Murray Building Upgrades, and Wash Bay projects through December 2026.

Understanding

1. Provisions and Scope:

The Public Works Department will use ARPA Project Funds for the following activities:

Courthouse/Murray Building Project - \$575,000 obligation

- Procure and contract with an owner’s construction representative to oversee the proposed planning phase for the Murray Building.
- Upgrade the air filtration system in the County Courthouse Building.
- Replace the existing membrane-style roof on the Murray Building.
- Add 30R value insulation to the Murray Building roof during replacement.
- Install a new generator at the Murray Building.
- Install a new makeup air unit at the Murray Building.

Magnesium Chloride Tank Replacement Project - \$400,000 obligation

- Design and construct a new Magnesium Chloride Storage System at the Public Works complex.
- Decommission the existing Magnesium Chloride Storage System.

Planning and Construction of a Heavy Equipment Wash Bay - \$68,360.72 obligation

- Design and conduct a project evaluation for the construction of a heavy equipment wash bay at the Public Works complex. Evaluation to include preferred siting location, projects alternatives, design, bid documents (as applicable), and estimated project cost.
- Any ARPA funds remaining following the planning phase may be applied to the construction phase of the project.

For each of the three projects described above, Public Works will:

- Track and record all project expenditures for each project’s activities by their designated Project Code.
- Submit a written quarterly progress report (due by the 15th of the succeeding month following the end of the quarter) to the County Grants and Purchasing Department that includes a summary of major project activities undertaken in the quarter for each project. Summaries for all three projects may be combined into one submitted report.

2. Effective Date: The terms of this MOU are effective from July 1, 2022, through December 31, 2026.

3. Compliance with State and Local Fiscal Recovery Fund requirements: The County Public Works Department agrees to carry out the projects following all applicable SLFRF rules, requirements, and guidance as provided by the U.S. Department of the Treasury with assistance provided by the County Grants and Purchasing Department.

- 4. Modification: This MOU, upon execution, contains the entire agreement of the Parties, and no prior written or oral agreement, express or implied, shall be admissible to contradict the provisions of this MOU. This MOU may be modified only upon the mutual written consent of the Parties.
- 5. Term: The terms of this MOU, as modified with the mutual written consent of both Parties, will remain in effect through December 31, 2026. Any Party may terminate this MOU upon thirty (30) days' written notice to the other Parties.

Each Party shall comply with all applicable federal, state, and local laws, rules, and regulations in performing this MOU.

APPROVED BY:



Jenny Chambers, Director
Lewis and Clark County Public Works Department

12/5/2024

DATE

Andy Hunthausen, Chair
Lewis and Clark Board of County Commissioners

DATE

ATTEST:

Amy Reeves, Clerk and Recorder
Lewis and Clark County

DATE



Northstar Park Final Master Plan (Consultant: Kendra Piedalue w/ Sanbell) (Planners: Lindsay A. Morgan and Angie Hubbard)

Presented By:

Summary:

The Commissioners will consider the Northstar Park Final Master Plan. Northstar Park is located north of Lincoln Road, west of North Montana Avenue, and south of and adjacent to Guthrie Road in the center of the Northstar Subdivision.

Legal Review Required:

ATTACHMENTS:

Description	Type
□ Northstar Park Final Master Plan Report	Staff Report

NORTHSTAR PARK MASTER PLAN

Prepared for:



December 2024

Prepared For:

Lewis & Clark County
316 N. Park Avenue
Helena, MT 59623
406-447-8200



Prepared By:

Sanbell
754 River Rock Dr., Ste 210
Helena, MT 59602
www.sanbell.com



Acknowledgments

The Northstar Park Master Plan is a conceptual framework and guide for the Park's future development. It is the result of a partnership between the consultant team, Lewis and Clark County, stakeholders, and the community.

Lewis & Clark County:

Lindsay Morgan, Planner III, Community Development and Planning Department

Angie Hubbard, Planner II, Community Development and Planning Department

City-County Consolidated Parks Board

County Commission

Stakeholders:

North Valley Park Alliance

Northstar HOA

Lewis and Clark County Public Works

Sanbell:

Kendra Piedalue, PLA, Senior Landscape Architect

Lauren Waterton, AICP, Senior Planner

Jorie Creel, PLA, Landscape Architect

Addison Martoncik, PLA, Landscape Architect

Kyle Anderson, Landscape Designer

Diane Tolhurst, Communications Coordinator

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Introduction

Purpose

This report is intended to provide a summary of the stakeholder and public engagement and the design process used to develop the Northstar Park Master Plan. The input provided by participants helped inform the overall design of the Park Master Plan.

A final comprehensive Park Master Plan has been developed to provide a framework for the future development of the site.

The overall approach used to develop this Master Plan included:

- Engage the general public and stakeholders to identify park amenities and provide feedback on the master site plan design throughout the project.
- Analyze public input, the site and water availability.
- Ensure adherence to zoning standards, the Lewis and Clark Growth Policy, Helena Valley Area Plan – Update, the County Public Works Manual, and the County Parks and Recreation Plan (2017)
- Instill water conservation methods in the design and development of the park.
- Develop draft Park Master Plans options
- Engage the general public and

stakeholders to provide feedback on draft master plan options.

- Select a preferred master plan option to be developed into the final master plan.
- Develop a final master plan including proposed phasing and a cost estimate.

Project History

Project Location

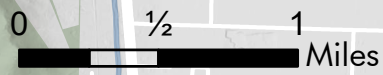
Northstar Park, an 18-acre property owned by the County, was established in August 2013. Situated in the Northstar Subdivision, the park is set to become a regional hub for the North Hills area of the Helena Valley. It will serve multiple neighborhoods and offer amenities for the broader community. It is generally located north of Lincoln Road and west of North Montana Avenue in the Northstar Subdivision.

The future park will provide recreational opportunities for not only 250+ single-family and multi-family residential lots in the Northstar Subdivision, but also the adjacent and/or nearby Skyview, Townview, Ranchview, Timberworks Estates, Bridge Creek Estates, Northwest Major II, and multiple other subdivisions and properties located not just within the North Hills, but the greater Helena Valley.

Northstar Park Neighborhood Context



	Northstar Park
	Park Buffers
	Public Schools
	Parks (*amenities listed)
	Fire Department
	Free Roots Academy
	Lake Helena Wildlife Management Area
	Norris Road Trailhead
	Public Land



Funding and Priorities

In March of 2021, the American Rescue Plan Act (ARPA) was signed into law by the President establishing the Coronavirus State and Local Fiscal Recovery Fund program. Through this program, \$350 billion was provided to State, territorial, local, and Tribal governments, of which Lewis and Clark County was allocated \$13,486,352.

To best address community and County priorities with these funds, the Board of County Commissioners (BoCC) solicited proposals from community organizations and County departments in spring 2022 and 2023. In spring 2023, the Community Development and Planning Department requested and was approved ARPA funding for a Northstar Park Master Plan in the amount of \$50,000.

During the subdivision review process, the developer of the Northstar Subdivision was not required to provide improvements for the Park property. Because this Park is more regional in nature, it has the ability to obtain funding from other Fee Areas in the Helena Valley rather than just from the North Hills Park Fee Area. The Fee Areas were established as a location-based area for the collection of cash payments made in-lieu of dedicating park land through the subdivision review process.

Pre-Design Public Engagement

Strategy Overview

The public outreach prior to design and site planning consisted of both in-person and virtual opportunities for community members to express their thoughts and preferences on desired park elements. Engagement techniques included:

- Project website with online survey
- Stakeholder meetings
- Public in-person open house with a virtual option

Project Website

The website for the Northstar Park Master Plan is an online platform designed to inform and engage residents, interested community members, and County officials about the Park Master Plan. It serves as a central hub for accessing project updates, documents, and resources related to the development of the plan and provides a space for the community to engage in online interactive activities. The website will be available through the completion and adoption of the final Park Master Plan and has been updated with major milestones throughout the project.

An online park preference survey was created to gather perspectives on

current park uses and park element preferences. Survey questions focused individual opinions on favorite and least favorite park amenities, preferred park amenities, preferences on using artificial turf, modes of transportation to and from the park, and specific individuals one might visit the park with. A full list of survey responses can be found in Appendix A.

Stakeholder Meetings

Three stakeholder meetings were held during April and May 2024. During the meetings, the project team provided a brief overview of the project and then conducted a community visioning and brainstorming session. These sessions were designed to gather different perspectives, ideas, and thoughts from participants with very little interruption from the project team.

The project team set up a Canva whiteboard, a virtual space designed for collaboration, and took notes on the board during the meetings. Stakeholders were encouraged to access the Canva board after the meeting to review, offer additional comments, or correct any information that needed adjustment. These notes can be found in Appendix A. A total of ten (10) individuals attended these meetings.

Open House #1

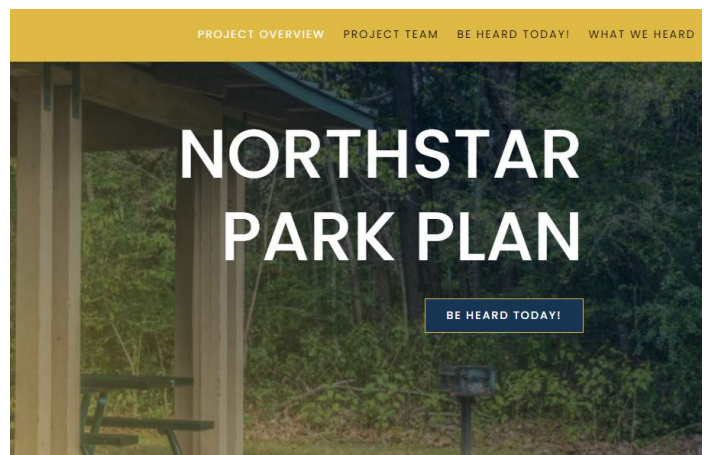
An open house, held on May 22, 2024, provided residents, interested



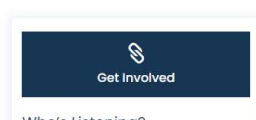
Dotmocracy



Public Open House



County-owned park parcel. This neighborhoods and the broader



Northstarparkhelena.com

community members, and County officials an opportunity to learn about and contribute to the Park Master Plan development. It offered a casual and interactive setting where attendees engaged with project materials, shared their perspectives, and interacted with the project team. Eleven (11) informational boards were set up around the room and manned by project team members. The boards provided detailed information about what a park master plan is, a contextual map of the area, and a next steps timeline for the project. In addition, there were numerous interactive dotmocracy boards which requested participants to place colored dots on preferred options. These boards asked individuals to identify opportunities and challenges the Northstar Park may have, preferred summer and winter sports activities they might like to see in the park, preferred events, preference on using artificial turf, ranking of specific facilities, preferred Park appearance, and brainstorming on potential Park themes.

Eighteen (18) individuals attended the in-person open house and five (5) individuals participated in the online open house. Detailed input is provided in Appendix A.

Key Findings

Key findings from the Park Vision Survey yielded a strong desire for playgrounds/play areas, jogging/walking paths, and picnic shelters.

Conversely, individuals indicated a low desire for stages for events, dog parks, and soccer fields. Individuals indicated they would likely visit the Park with family, friends, or by themselves and walking, personal vehicle/car, and bicycles were the most common ways of getting to the Park. Although most individuals maintained a neutral preference on using artificial turf in the Park, there was a slight skew towards being in favor rather than opposition.

The open-ended feedback from the survey included the following:

- Strong support for ADA accessible playground equipment.

Engagement Website Statistics March 31 – June 19



Unique Sessions – single visit to website

New Users – first time visit to website

Engaged Sessions – session lasts longer than ten seconds or includes two or more page views

- Concerns about water usage and opposition to a dog park.
- Interest in various sports facilities, including disc golf courses, softball fields, tennis courts, and pickleball courts, with each mentioned multiple times.
- Play areas for children, such as sledding hills, playgrounds, and skateboarding areas.
- A clear preference for maintaining natural and open spaces, emphasizing shade trees and using native flowers.
- Infrastructure requests including parking lots, electric vehicle charging stations, picnic areas, and outhouses.
- Safety concerns about unleashed dogs, motorized vehicles, and some health concerns with using artificial turf.
- Concerns about the financial impact on taxpayers, water access for both dogs and people, and the maintenance of facilities.

Overall, the community is generally excited about the Park, with some offering to volunteer.

The open house requested individuals to rank specific sports, events, and facilities they would like to see in the Park. Pickleball was the summer sport ranked highest and cross-country skiing was the winter sport ranked highest. Yard sale/market was the top outdoor event and family parties was



Photo of the Existing Park Site

the top indoor event. A pavilion was the highest ranked facility. Overall, individuals indicated they were strongly in favor of using artificial turf in the park and would prefer seeing an equal mix of traditional or typical park elements (Type I) and modern and natural elements (Type II).

Individuals also provided a list of opportunities and challenges the Park offers. Many of the opportunities listed included specific amenities such



parking, traffic, trash, weeds, and maintenance. There were also concerns with encampments, prohibiting motorized vehicles, providing safe walking and accessibility for pedestrians, and eliminating barriers for young, old, and individuals with different abilities. Additionally, there were some concerns with maintenance costs and responsibility of the Park, inadequate signage at the Park, and the size of the space was not adequate for a regional park.

Lastly, some themes for the Park came up including honoring veterans, Gold Rush, local wildlife, constellations & astronomy, and providing a good mix of low maintenance developed facilities in a natural, native environment such as Montana wild grasslands meadowlarks/sagebrush.

as BMX track/pump track, walking paths, ADA equipment, playgrounds, and basketball courts to name a few. Others suggested this Park would be an opportunity to create more of a neighborhood park with family friendly recreational development using minimal water resources. An emphasis on using native landscaping with minimal maintenance was also included as an opportunity.

Challenges included water issues,

Analysis

Prior to design, a document review, along with site and water analyses, were performed. These informed how best to layout the site and ensure it would be aligned with Lewis and Clark County development codes.

Document Review

Pertinent development documents were reviewed to ensure the Master Plan will meet standards. These documents were the County Zoning Standards, the Lewis and Clark County Growth Policy, Helena Valley Area Plan – Update, and the County Public Works Manual. Key findings included the following:

- Parking and road standards to follow
- Preserve, protect, and improve water quantity and quality
- Educate community and stakeholders on source and distribution of water supplies, potential threats to quality/quantity of drinking water, pollution prevention methods, and reducing water usage
- Reduce impact of noxious weeds
- Provide safe pedestrian and bicycle access
- Water availability is a critical issue in the accommodation of additional development
- Aquifers do not recharge effectively

- Reduce irrigation of lawns and gardens

Based on these findings, park amenities that highlight water conservation through waterwise demonstration gardens and stormwater educational signage should be included in the Park programming in addition to standard elements, such as parking and safe walking paths.

Existing Conditions

The site has several easements along its edges. The site contains a 40-foot-wide public access and underground utility easement along the west property boundary, a 50-foot-wide public access and underground utility easement along the north property boundary, a 30-foot-wide public access and underground utility easement along the east property boundary, and a 12.5-foot-wide public access and underground utility easement along the south property boundary. There are also water wells located on the south side of the property.

There are several "trails" throughout the site created by desire paths and informal use by residents.

There is an existing paved trail along the west side of North Montana Avenue from Lincoln Road West to north of Prairie Road. This same trail runs along Lincoln Road West and crosses over the canal. There is currently no trail

connection between the trail along North Montana Avenue and the Park. Guthrie Road, which is located north of and adjacent to Northstar Park, provides the main east-west access between the Park and the North Montana Avenue trail, has an 80-foot-wide easement which is wider than the typical 60-foot-wide easement for a local road. This additional 20 feet of easement could assist with providing a future pedestrian/bicycle access between the Park and existing trail system.

Site Analysis

After gathering input from stakeholders and the public on desired park elements and amenities, a site analysis was conducted. Circulation patterns, climate elements such as wind and sun, site slope and drainage patterns, and buffers to park adjacent homes were evaluated. This informed where best to place elements in the overall master plans.

Based on the evaluations, it is best to concentrate amenities in the center of the Park to buffer residences. The residences along the southern boundary of the Park have the least amount of separation between their property and the Park and therefore would require a strong buffer.

Based on circulation patterns, most people will approach the Park from the north and east by foot, bicycle, bus, or vehicle, therefore access should be

provided into the Park on the north and east.

The site experiences high winds so elements that can help block wind, such as evergreen trees or berms should be provided. Courts and other spectator gathering spaces should be oriented to reduce the sun in eyes. North-South orientation is best for sport court to provide equal playing fields for opponents. Seating areas for spectators or gatherings should be oriented so the sun is setting behind people. Spectacular mountain views are south, and elements should be placed to keep views open.

Stormwater should be collected in the southern portion of the site as that is the low end of the site.

Existing wells are located along the south portion of the site. It is assumed irrigation would be connected to an existing well or a new well would be drilled in close proximity to these existing wells. This means placing major irrigated elements, such as lawn, closer to the wells to maintain proper pressure in the irrigation system.

Water Analysis

Water is scarce in this area. The Northstar Subdivision is currently on a "no watering" restriction. The project team worked alongside the County to review documentation of the existing wells and logs to create an educated assumption on what would be available for the Park to use.

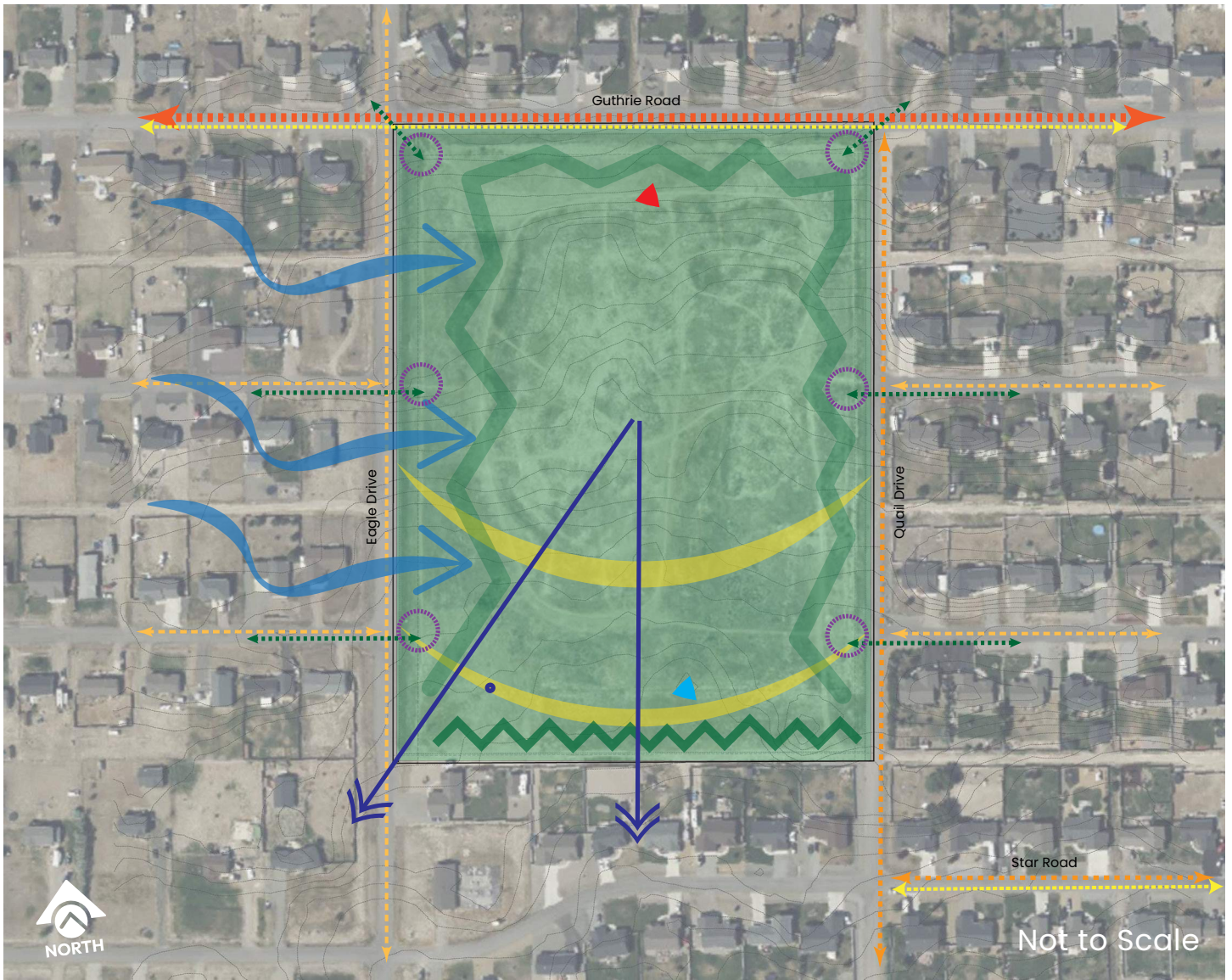
The planting in the Master Plan options were designed with the assumption that there is access to at least one well. It is assumed the well would provide 35 GPM at a max of 60 PSI. Based on an 18-week water season and an irrigation window between 9:00 pm – 6:00 am, the result is a maximum turf grass area of approximately 64,000 SF or the size of a full-size soccer field. Spray heads should be operated at night to reduce evaporation of water and to not interrupt park activities.

Drip irrigation can be run during the day since the water is under mulch, reducing evaporation.

Knowing the limited amount of turf grass that could be designated in the park and water scarcity in the area in general, additional water saving ideas were brainstormed. These included the use of artificial turf, drought tolerant plantings, and limiting the footprint of disturbance during construction, which reduces the amount of vegetation to be reestablished.






Circulation Analysis Diagram




Site Analysis Diagram




Analysis Legend

Site Elements







-  Elevation Low Point
-  Access Nodes
-  Potential Irrigation Well

-  Views
-  Buffer
-  Elevation High Point

Climate

-  Wind Direction
-  Sun Path Summer
-  Sun Path Winter

Circulation

-  Primary Vehicle Access
-  Secondary Vehicle Access
-  Neighborhood Vehicle Access
-  Bike Route
-  Pedestrian Access
-  School Bus Stop

Design Process

Design began with conceptual bubble diagrams to explore the placement and connections between different elements and amenities within the Park. From these, master plan options were created and refined.

Bubble Diagrams

Based on key findings from the Pre-Design Engagement, site analyses, and document review, three (3) bubble diagrams were created to begin the design process. Each had a different focus to the amenities – Nature, Sport & Play, and Equal. Each design had the following program elements that were developed based on pre-design feedback and the analysis phase:

- Sport Courts
 - Basketball
 - Tennis
 - Pickleball
- Walking Paths
- Playgrounds
- Community Room
- Restrooms
- Parking
- Grand Lawn
- Picnic Pavilions
- Stormwater Pond
- Waterwise Demonstration Gardens
- Buffers

- Berms
- Trees
- ADA Accessibility

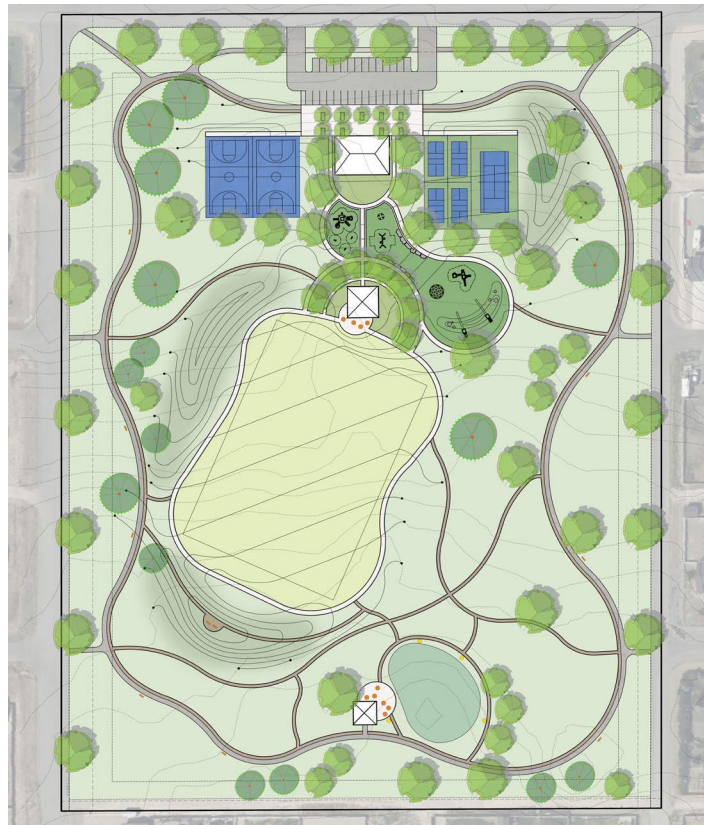
The bubble diagrams were reviewed by County staff and two were chosen to move forward into Master Plan drafts – Nature Focus and Sport & Play Focus.

Draft Master Plan Options

Based on the preferred bubble diagrams and focuses, two Master Plan drafts were created and reviewed and approved by County staff. See section “Draft Master Plans Design” for an in-depth explanation of the overall designs of the Master Plan options. See Appendix C for initial Draft Master Plans.



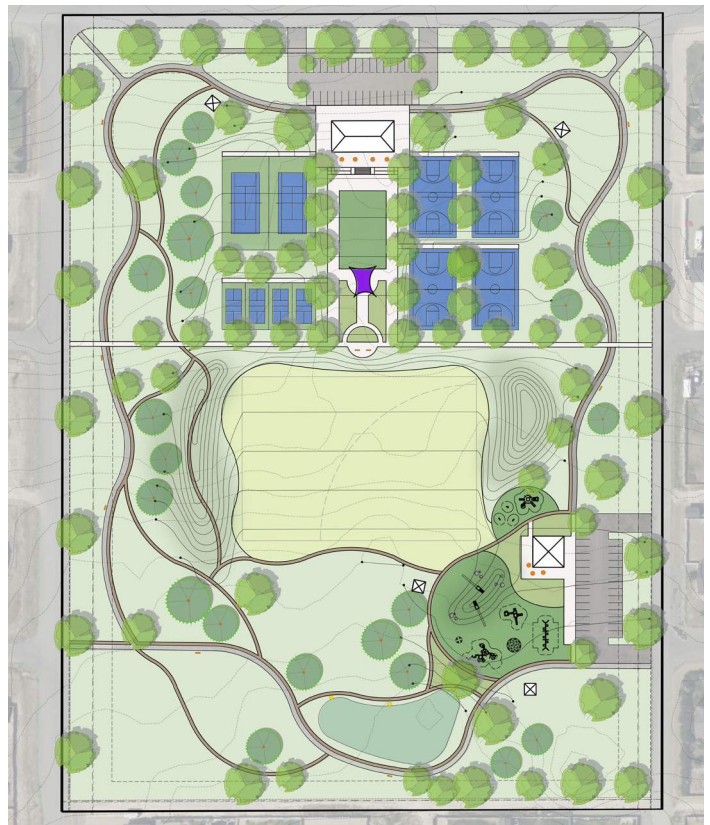
Option 1 Nature Focus Bubble Diagram



Draft Master Plan Option 1 - Nature Focus



Option 2 Sport + Play Focus Bubble Diagram



Draft Master Plan Option 2 - Sport & Play Focus



Option 3 Equal Focus Bubble Diagram

Post-Design Public Engagement

The two Master Plan draft options were presented to both the City-County Parks Board and County Commission. The same information was then presented to the public at Open House # 2. Based on the feedback from both the presentations and Open House, the draft Master Plans were then revised. The revised plans were presented to the City-County Parks Board at which the Board selected a preferred Master Plan to be developed into the Final Master Plan.

Engagement Website Statistics August 1 - August 28



227 | Unique Sessions



166 | New Users



87 | Engaged Sessions



2m 43s | Avg. Session Duration



14 | Surveys Completed

Unique Sessions - single visit to website

New Users - first time visit to website

Engaged Sessions - session lasts longer than ten seconds or includes two or more page views

Presentations

The draft Master Plan options were presented to the City-County Parks Board and County Commission in August 2024 to gain feedback (see Appendix B) from both. The project team set up a Canva whiteboard, a virtual space designed for collaboration, and took notes on the board during the presentations. This feedback was considered along with the public's feedback during Open House #2 when revising both Master Plan options.

Feedback Summary for Concept 1 – Nature Focus

The design is liked in general, noting that it is well laid out, addresses current needs and interests, and is a good mix of amenities. Different age groups are accounted for in amenities offered with specific mention that the pickleball community will have courts. It is a good opportunity for the use of artificial turf. There were concerns about funding and construction costs, water availability, and need for additional off-street parking. The need for a possible skate park was also noted.

Feedback Summary for Concept 2 – Sport & Play Focus

The separation between play and sport areas of the Park was noted as a like, as well as a concern. There is a need for more pickleball courts, a skate park,



Open House #2 Public Participation

and dog facilities, but not a formal dog park. The additional parking provided was noted as a positive amenity.

Open House #2

The same draft Master Plans and supporting information was presented at Open House #2 that was held in-person on the Park site on August 14, 2024 and virtually as a survey on the project website. Forty-seven (47) individuals attended the in-person open house and fourteen (14) individuals participated in the online open house. Detailed input is provided in Appendix B.

Feedback Summary for Concept 1 – Nature Focus

Appreciation for larger park areas to accommodate rugby and lacrosse

practices, noting that Helena has limited spaces for these sports. Emphasis on the importance of preserving the peace and natural beauty of the North Valley, requesting that the Park concept focus on nature, expressing concern that their home will be directly impacted by the Park. Appreciation for the walking path, playground, small pavilion, and overall less development in the Park. Appreciation for the pickleball courts noting more would be better, waterwise demonstration gardens, and a stormwater retention pond.

There is opposition to the use of artificial turf, citing possible health risks. Alternatives like native, drought-resistant grasses are suggested. A resident living close to the proposed Park expresses concerns about potential noise from basketballs

and squeaky shoes at night, as well as light pollution that could affect their ability to stargaze and disrupt sleep. Additional concern about increased traffic and the possibility of more vandalism and crime in the neighborhood due to the Park. There is a request to preserve smaller parking areas to avoid overcrowding. There is also concern for not having enough amenities for children, with a specific request for BMX-type grounds for kids.

Several comments emphasize the importance of sticking with a nature-focused design, respecting the preferences of current residents, preserving water, and keeping the area simple with low traffic. Suggestions include adding a baseball backstop, more pickleball courts with wind protection, and multi-use tennis courts that can also accommodate more pickleball. There are mixed opinions on the inclusion of a dog park, with some requesting its addition and others opposing it. There is also a request for lots of dog bag stations. Requests for more picnic tables and benches on gravel paths are mentioned. Suggestions for more parking and combining parking from both projects are noted. There's a request for a bigger hill for sledding. Water concerns are expressed regarding the use of artificial turf, with some comments suggesting its inclusion while others oppose it.

Feedback Summary for Concept 2 – Sport & Play Focus

The concept is appreciated for providing more sports and play options for children in the North Valley, which is seen as beneficial given the limited options in the area. The inclusion of areas for winter sledding is liked. The concept is favored for offering a greater number of sports courts, which appeals to a wider age range. Dedicated pickleball courts receive positive feedback. Some believe this concept is better suited for kids compared to the nature concept. The soccer area is highlighted as a particularly good feature. There is an appreciation for the additional amenities and parking spaces, which are spread out to reduce crowding.

Concerns are raised about noise from sports activities, such as basketballs bouncing and shoes squeaking, especially at night. There's also worry about light pollution from the Park's lighting affecting nearby homes. Residents are worried about the potential increase in traffic and the possibility of higher crime rates and vandalism due to the park's development. High-intensity sports events and the general development are seen as disruptive to the peace and quiet of the area. Some feel that the concept involves too much development, which is not needed or wanted. The absence of a pond in the design is noted as a negative aspect. There is a suggestion that the number

of pickleball courts should be doubled, similar to the allocation for basketball and tennis courts.

Some individuals feel that this is not the right location for sports-focused play and that the area should prioritize peace and nature. There are concerns about traffic, particularly on Guthrie, and suggestions for traffic mitigation. There is a request for ADA-compliant equipment, such as a zipline, swing, and slide, to be included. Concerns are raised about the health impacts of artificial turf, especially regarding heat and sun exposure. A suggestion to have only two basketball courts placed side by side for cost-effectiveness. Requests for more pickleball courts, with a wind block to enhance play for all ages. There is a suggestion to potentially use a rain-catching system to address water issues. Other ideas include incorporating an option 1 playground, a go-kart track, and a baseball field.



Open House #2 Public Participation



Open House #2 Public Participation



Open House #2 Public Participation

Revisions

Based on the feedback from both the presentations and Open House #2, the draft Master Plans were revised (See pages 26–29 for revised draft Master Plans). The revisions included the following:

Nature Focus:

- Additional Berms around Sports Courts
- BMX Pump Track
- Dog Stations along Walking Path
- Parking on East Side
- Baseball Backstop

Sport Focus:

- Berms around the Sport Courts
- Replace Two (2) Basketball Courts with Additional Pickleball Courts and Small Playground
- Dog Stations along Walking Path
- Baseball Backstop

Preferred Option

The revised Master Plan drafts were presented to the City-County Parks Board in October of 2024 with the goal of a preferred Master Plan being chosen to move forward as the Final Master Plan. After presenting both options and reviewing in depth with the Board, Concept 1 – Nature Focus was voted to become the Final Master Plan.



Preferred Option – Nature Focus

Draft Master Plans Design

Both options provide a ½ mile walking loop along the perimeter of the Park. The walking path is proposed to be asphalt with a gravel shoulder, providing multiple recreation options, such as walking, jogging, biking, or even cross-country skiing in the winter. The site is relatively flat; therefore all paths and hardscape are conceptually graded to be ADA accessible. Playground equipment will also provide ADA options.

Based on the site analysis, stormwater detention is provided at the south end of the Park where the elevation is lowest.

Each option provides windbreaks from the west in the form of evergreen trees or berms.

Overlooks face south to capture the views of the surrounding mountains. Tree placement was carefully planned so these views would not be blocked in the future.

The grand lawn in both Master Plans is multi-use and can be used for soccer, lacrosse, softball, and other field sport's practices. The lawn was sized and placed according to the water analysis. When not in use, it is a grand lawn and open space for more passive recreation.

Limiting disturbance on both concepts

also reduces the need for restoration seeding and irrigation to restore the meadow, saving water.

Nature Focus

The Nature Focus concept focuses on maximizing natural space while also providing the previously listed amenities.

Built elements are almost entirely concentrated in the northern part of the site. A parking lot sits adjacent to a welcome plaza. This small plaza is multi-functional and can be used for community events, such as small markets, community garage sales, and serves as an extension of the Community Room. The Community Room is envisioned as an enclosed building with restrooms to be used year-round for community meetings, family celebrations or gatherings, etc. A waterwise demonstration garden surrounds the Community Room, offering an easy-to-access space for the community to get inspiration and education on different plants they can use at their homes and still have a beautiful landscape while conserving water.

Flanking the Community Room are different sport courts, including basketball, pickleball, and tennis. Care was taken to orient these courts north/south to avoid sun shining in player's eyes. Surrounding the courts with trees also provides shade and windbreaks.

Berms are positioned around the courts

to provide some noise barriers and informal seating/viewing opportunities over the courts.

The playground is also located in this area for easy access to parking, restrooms, and other active areas. It is divided into a tot lot and zones for older children. Artificial turf is proposed as the fall zone in this draft to reduce overall maintenance and provide another greenspace for children.

South of the playground is a large picnic pavilion with another waterwise demonstration garden surrounding it. The seating area is placed higher than the surroundings and acts as an overlook to the views to the south and southwest and over the grand multi-use lawn.

Berms surrounding the grand lawn act as wind breaks, spectator seating, or a small sled hill in the winter. The southern berm has another small overlook on its crest. A pump track and parking lot is located to the east of the grand lawn. The parking lot serves the more natural side of the Park.

The Park transitions to a more natural, native setting in the south and southeast portions of the site. This area also creates a buffer between the southern residences and the more active areas of the Park. Winding gravel paths create opportunities for nature walks or biking.

A final large pavilion overlooks the stormwater detention pond which

has an interpretive path encircling it to educate about the water cycle and water conservation.

Sport & Play Focus

The Sport & Play Focus concept focuses on providing more sport and play amenities.

The site is divided nearly in half, with the northern part housing numerous sports courts, a central multi-use plaza and artificial turf lawn, and an enclosed building with a Community Room and Restrooms. The central plaza can be used for hosting community movie nights, markets, small concerts, activities like yoga, ice skating rink, etc. A large shade sail covers a staging area or seating area. South of the central plaza is a waterwise demonstration garden that overlooks the multi-use lawn. The sport courts are oriented north/south and surrounded by trees to provide shade. A small play area provides the opportunity for all activities in this portion of the Park.

In the center of the Park, two large berms flank the grand lawn and can be used for seating during games/practices or as a small sledding hill in the winter. Gravel trails to the west and south can be used for bikes or nature walks.

In the southeastern corner of the Park is the play area. A separate tot lot is provided. A small pavilion with restrooms is located adjacent to this area, as well as additional off-street



parking. Surrounding the pavilion and playgrounds are more waterwise demonstration gardens. A stormwater detention pond with an interpretative trail adjacent to the demonstration garden. These two areas play off each other, demonstrating the full water cycle from capture to recharge. This natural area creates a buffer between the residences to the south and the active play area.

Throughout the Park, multiple picnic shelters are placed to provide space for single family and/or more private gatherings.

Draft Master Plan Concept 1 - Nature Focus



Graphic Key

-  Bench
-  Picnic Tables
-  Dog Waste Station
-  Interpretive Signage

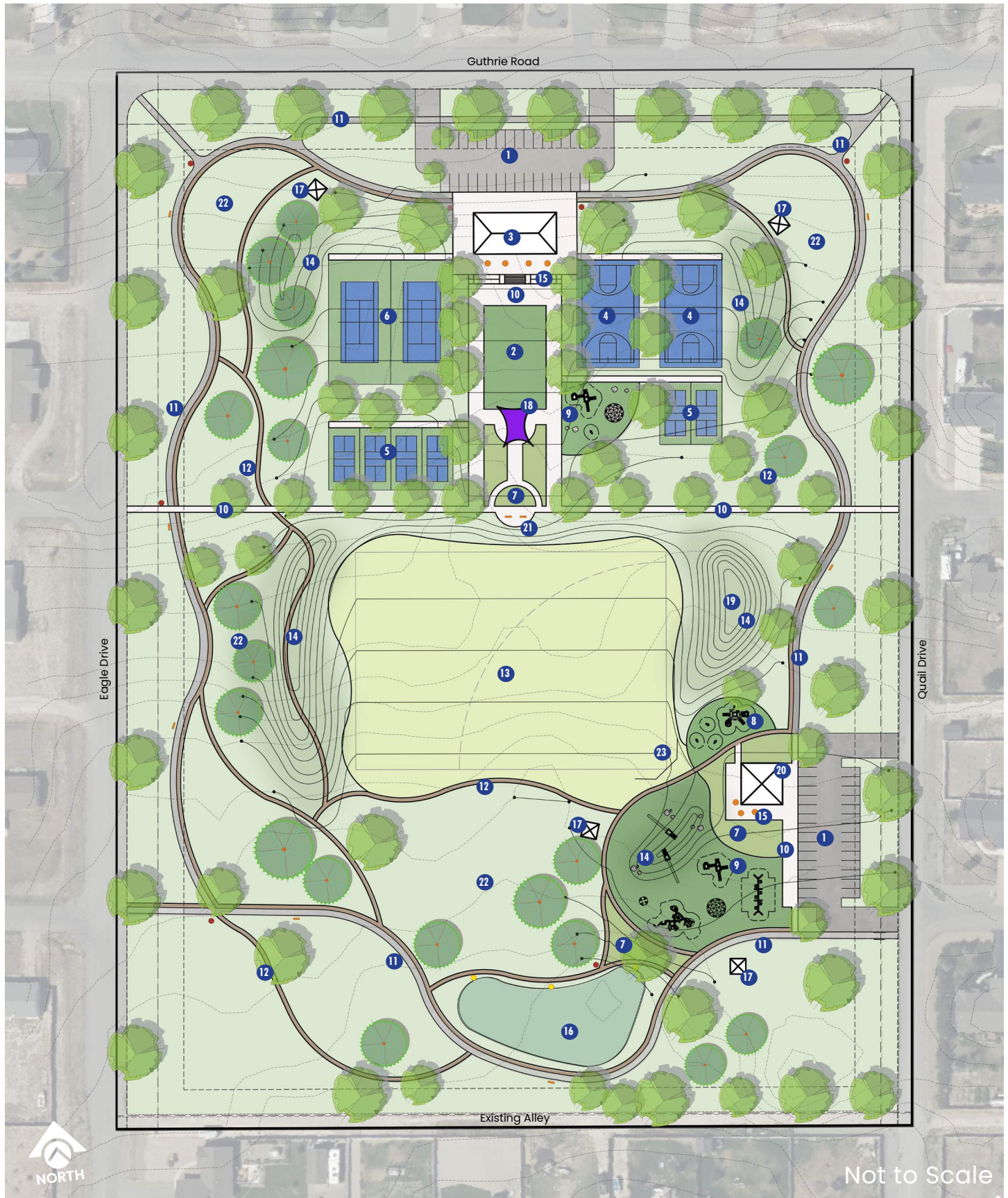
Estimated Construction Budget

- \$5 - 6 Million
- Park to be built in phases
- Design development / construction documents included
- Lighting not included



Legend

- 1 Parking Lot
- 2 Entry Plaza & Event Space
- 3 Community Room & Restrooms
- 4 Basketball Courts
- 5 Pickleball Courts
- 6 Tennis Court
- 7 Waterwise Demonstration Garden
- 8 Tot Playground
- 9 Playground
- 10 Concrete Paths
- 11 Asphalt Paths (1/2 Mile Loop)
- 12 Gravel Paths
- 13 Multi-Use Lawn
- 14 Berms
- 15 Seating
- 16 Stormwater Retention & Interpretive Signage
- 17 Pavilion
- 18 Overlook
- 19 Native Meadow

Draft Master Plan Concept 2 – Sport & Play Focus



Graphic Key

-  Bench
-  Picnic Tables
-  Dog Waste Station
-  Interpretive Signage

Estimated Construction Budget

- \$6 - 7 Million
- Park to be built in phases
- Design development / construction documents included
- Lighting not included

Legend

- 1 Parking Lot
- 2 Entry Plaza & Event Space
- 3 Community Room & Restrooms
- 4 Basketball Courts
- 5 Pickleball Courts
- 6 Tennis Court
- 7 Waterwise Demonstration Garden
- 8 Tot Playground
- 9 Playground
- 10 Concrete Paths
- 11 Asphalt Paths (1/2 Mile Loop)
- 12 Gravel Paths
- 13 Multi-Use Lawn
- 14 Berms
- 15 Seating
- 16 Stormwater Retention & Interpretive Signage
- 17 Pavilion
- 18 Overlook
- 19 Native Meadow

Final Master Plan

The Final Master Plan is based on the preferred **Nature Focus** concept. During the October Parks Board meeting, the Board provided feedback on the preferred option that has been incorporated into the Final Master Plan. The feedback included the removal of artificial turf from the play areas, additional options for the play area fall zone material, and adding a skate park if possible. These changes are reflected in the Final Master Plan. See Appendix D for the full size Northstar Park Master Plan.

Design Development Considerations

During the development of the Master Plan, several items were identified for further consideration during the design development and construction of the future Park. The following are elements that warrant further evaluation as the project moves to construction.

- The City-County Parks Board asked for shade sails or other shade structures where appropriate in-lieu of trees to conserve water. Opportunities exist throughout the Park and can be realized as the design is developed for construction.
- The Montana Department of Environmental Quality (MDEQ) may have requirements and limitations

regarding water availability if providing restrooms within the enclosed building. As the plan is refined, this building could become an open-air pavilion without restrooms and still function with the current layout and Master Plan.

- During the pre-design public engagement, several themes were proposed for the Park. These included Native Wildlife & Environment, Gold Rush, Honoring Veterans, and Constellations & Astronomy. Details such as paving patterns, play equipment, plants, art, etc. can bring these themes to life.
- The community was neutral on whether they preferred nature play or traditional play equipment. Either option will work within the Park and should be considered during future design development.
- Playground fall zones can be artificial turf, pour-in-place rubber surface, rubber mulch, or engineered wood fiber.
- Lighting was not included in the Park Master Plan. Park maintenance, operations, and rules and regulations will determine the type and amount of lighting, if any, should be provided.

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Northstar Park Master Plan



Legend

- 1 Parking Lot
- 2 Entry Plaza & Event Space
- 3 Community Room & Restrooms
- 4 Basketball Courts
- 5 Pickleball Courts
- 6 Tennis Court
- 7 Waterwise Demonstration Garden
- 8 Tot Playground
- 9 Playground
- 10 Concrete Paths
- 11 Asphalt Paths (1/2 Mile Loop)
- 12 Gravel Paths
- 13 Multi-Use Lawn
- 14 Berms
- 15 Seating
- 16 Stormwater Retention & Interpretive Signage
- 17 Pavilion
- 18 Overlook
- 19 Native Meadow
- 20 Paved Pump Track / Skate Park
- 21 Sledding Hill
- 22 Baseball Backstop

Graphic Key

-  Bench
-  Picnic Tables
-  Dog Waste Station
-  Interpretive Signage

Phasing & Cost Estimate

The phasing plan is based on potential grants, construction order of operations, and water use.

During the development of the Master Plan, the consultant team met with the County Director of Grants and Purchasing, Ann McCauley, to learn about available grants that could potentially fund the project. The type of grant, its timeframe, and the amount of funds available helped inform which items were included in each phase.

Additional influences on phases included constructibility, water use, and balancing costs between phases. The phases are designed to ensure future phases will not disrupt or destroy previously built phases. Water use was considered by focusing on hardscape-heavy areas first while water availability is researched. Phases were also divided to be relatively equal in cost to help with funding attainability. Lastly, phases were also defined by the level of completeness of the Park. If not all the phases can be built, the Park will still feel complete. Phases may change or be broken down further as the Park develops in the future.

Phase 1

Initial development items identified from potential grants, potential interested parties, and site needs, include trails, parking, stormwater management, and sports courts,

specifically pickleball courts. Establishing the loop trail will provide year-round recreation opportunities and meet high-ranking recreation choice for residents. Parking is essential to establish to support the future growth and development of the Park. Sports courts ranked high as a community need and with potential support from interested parties coupled with no water required, these are easy to establish. The berms will provide some noise and wind barriers for the courts. The entry plaza provides an outdoor space to host current and future community events. Stormwater management is pertinent to the development of the Park and should be constructed in Phase 1 and sized to accommodate current and future development.

Phase 2

Building off Phase 1 development, Phase 2 continues to expand the northern part of the Park by developing the play area and providing a community room with potential restrooms. Play was also identified as a priority from the community. As play areas and buildings are costly, this phase was kept to these limits. The public should be engaged in the character of the building and the playground to ensure it fits the community's needs and wants.

Phase 3

Phase 3 focuses on developing the nature portion of the Park. This phase establishes additional trails, a second parking lot, the grand lawn, and the accompanying pavilion. The parking lot provides convenient access to the southern portion of the Park. Although the need for a multi-use field is high, water availability is scarce. Shifting this use to a later phase allows more research on water availability. The field could also be constructed using artificial turf should water continue to be scarce.

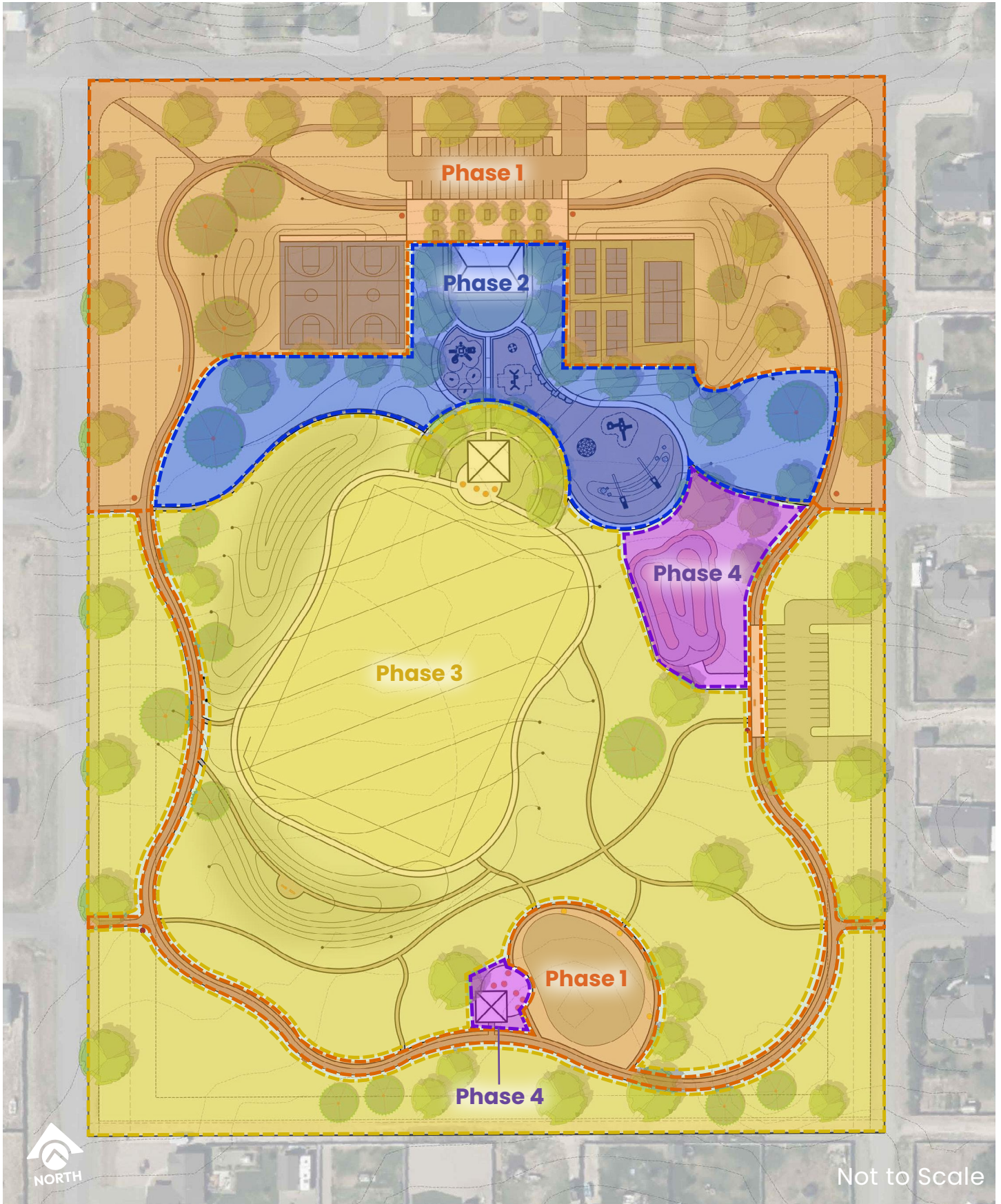
Phase 4

The Park is completed with the installation of the pump track / skate park and final pavilion in the nature area. These were lower on the priority list from the community. Constructing these last elements are important, but not crucial for the Park. The public should be engaged in the design of the pump track to ensure it fits the needs of the community.

Cost Estimate

The total estimated cost of the park is between \$5.7 million and \$7.2 million. This is subject to change as construction prices and design fees may change over time.

Phasing Plan



Cost Estimate

Sanbell cannot warrant that any cost estimates provided by Sanbell will not vary from actual costs incurred by the client. Sanbell has no control over the cost or availability of labor, equipment, materials, or over market conditions or the Contractor's method of pricing. Sanbell makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from Sanbell's cost estimate.

Phase 1

- North Parking Lot
- Entry Plaza
- Paved Walking Loop
- Sport Courts
- Berms
- Stormwater Detention

PHASE 1	QUANTITY	UNIT	LOW END	HIGH END
Mobilization Insurance	1	Lump Sum	\$120,000	\$150,000
Soil	5,000	Cubic Yards	\$175,000	\$200,000
Final Grade	20,000	Square Feet	\$100,000	\$150,000
Concrete	10,000	Square Feet	\$70,000	\$100,000
Asphalt Walk	48,000	Square Feet	\$240,000	\$270,000
Gravel Walk	20,000	Square Feet	\$80,000	\$100,000
Basketball Courts	2	Item	\$94,000	\$110,000
Tennis Courts	1	Item	\$90,000	\$110,000
Pickleball Courts	4	Item	\$104,000	\$115,000
Native Seed	16,000	Square Feet	\$60,000	\$80,000
Trees	20	Item	\$14,000	\$18,000
Shrubs	2,000	Square Feet	\$15,000	\$17,000
Dog Waste Stations	5	Item	\$3,000	\$5,000
Site Furnishings	1	Item	\$25,000	\$35,000
Irrigation	1	Item	\$50,000	\$70,000
TOTALS			\$1,240,000	\$1,530,000

Administration	QUANTITY	LOW END	HIGH END
Design Fee	10.00%	\$124,000	\$153,000.00
Construction Staking	3.50%	\$43,400	\$53,550.00
Construction Observation Services	1.50%	\$18,600	\$22,950.00
Geotechnical Services and Materials Testing	1.25%	\$15,500	\$19,125.00
TOTALS		\$201,500	\$248,625.00
PHASE 1 TOTAL		\$1,441,500	\$1,778,625.00

Phase 2

- Community Room with Restrooms
- Waterwise Demonstration Garden
- Playground

PHASE 2	QUANTITY	UNIT	LOW END	HIGH END
Mobilization Insurance	1	Lump Sum	\$160,000	\$190,000
Soil	2,000	Cubic Yards	\$70,000	\$90,000
Final Grade	150,000	Square Feet	\$75,000	\$90,000
Pavillion with Restrooms	1	Item	\$400,000	\$500,000
Concrete	10,000	Square Feet	\$70,000	\$85,000
Playground	1	Item	\$1,200,000	\$1,500,000
Native Seed	70,000	Square Feet	\$25,000	\$35,000
Trees	20	Item	\$14,000	\$17,000
Shrubs	4,000	Square Feet	\$35,000	\$45,000
Site Furnishings	1	Item	\$25,000	\$35,000
Irrigation	1	Item	\$50,000	\$70,000
TOTALS			\$2,124,000	\$2,657,000

Administration	QUANTITY	LOW END	HIGH END
Design Fee	10.00%	\$212,400	\$265,700.00
Construction Staking	3.50%	\$74,340	\$92,995.00
Construction Observation Services	1.50%	\$31,860	\$39,855.00
Geotechnical Services and Materials Testing	1.25%	\$26,550	\$33,212.50
TOTALS		\$345,150	\$431,762.50
PHASE 2 TOTAL		\$2,469,150	\$3,088,762.50

Phase 3

- East Parking Lot
- Multi-use Field / Grand Lawn
- Nature Trails
- Pavilion
- Waterwise Demonstration Garden

PHASE 3	QUANTITY	UNIT	LOW END	HIGH END
Mobilization Insurance	1	Lump Sum	\$100,000	\$120,000
Soil	4,500	Cubic Yards	\$160,000	\$180,000
Final Grade	350,000	Square Feet	\$175,000	\$190,000
Pavillion 2	1	Item	\$150,000	\$180,000
Concrete	10,000	Square Feet	\$70,000	\$90,000
Gravel Walk	12,000	Square Feet	\$50,000	\$65,000
Sod	65,000	Square Feet	\$60,000	\$75,000
Native Seed	250,000	Square Feet	\$90,000	\$105,000
Trees	35	Item	\$25,000	\$35,000
Shrubs	7,000	Square Feet	\$55,000	\$65,000
Site Furnishings	1	Item	\$25,000	\$40,000
Irrigation	1	Item	\$100,000	\$120,000
TOTALS			\$1,060,000	\$1,265,000

Administration	QUANTITY	LOW END	HIGH END
Design Fee	10.00%	\$106,000	\$126,500.00
Construction Staking	3.50%	\$37,100	\$44,275.00
Construction Observation Services	1.50%	\$15,900	\$18,975.00
Geotechnical Services and Materials Testing	1.25%	\$13,250	\$15,812.50
TOTALS		\$172,250	\$205,562.50
PHASE 3 TOTAL		\$1,232,250	\$1,470,562.50

Phase 4

- Paved Pump Track / Skate Park
- South Pavilion

PHASE 4	QUANTITY	UNIT	LOW END	HIGH END
Mobilization Insurance	1	Lump Sum	\$50,000	\$75,000
Soil	700	Cubic Yards	\$25,000	\$35,000
Final Grade	12,000	Square Feet	\$6,000	\$10,000
Pavillion 3	1	Item	\$75,000	\$85,000
Concrete	10,000	Square Feet	\$70,000	\$85,000
Bike Pump Track	1	Item	\$300,000	\$350,000
Native Seed	10,000	Square Feet	\$3,500	\$5,500
Site Furnishings	1	Item	\$15,000	\$25,000
Trees	5	Item	\$3,500	\$4,500
TOTALS			\$548,000	\$675,000

Administration	QUANTITY	LOW END	HIGH END
Design Fee	10.00%	\$54,800	\$67,500.00
Construction Staking	3.50%	\$19,180	\$23,625.00
Construction Observation Services	1.50%	\$8,220	\$10,125.00
Geotechnical Services and Materials Testing	1.25%	\$6,850	\$8,437.50
TOTALS		\$89,050	\$109,687.50
PHASE 4 TOTAL		\$637,050	\$784,687.50

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APPENDIX A

PRE-DESIGN COMMUNITY ENGAGEMENT Results

Appendix A Contents

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Stakeholder Meetings52

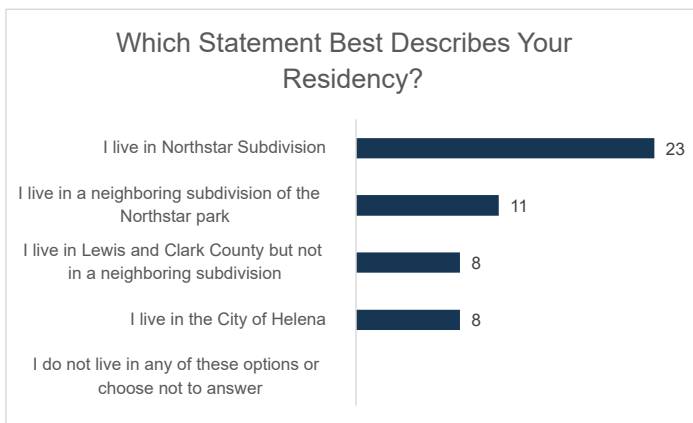
Open House #1 Boards 54

An online survey was available to the general public from May 2, 2024 until June 14, 2024. The survey was available on the “Be Heard Today” page of the project website and had both closed and open ended questions. Fifty-one (51) surveys were recorded during this time frame. The following paragraphs provide the detailed questions and responses from the survey.

Park Vision Survey

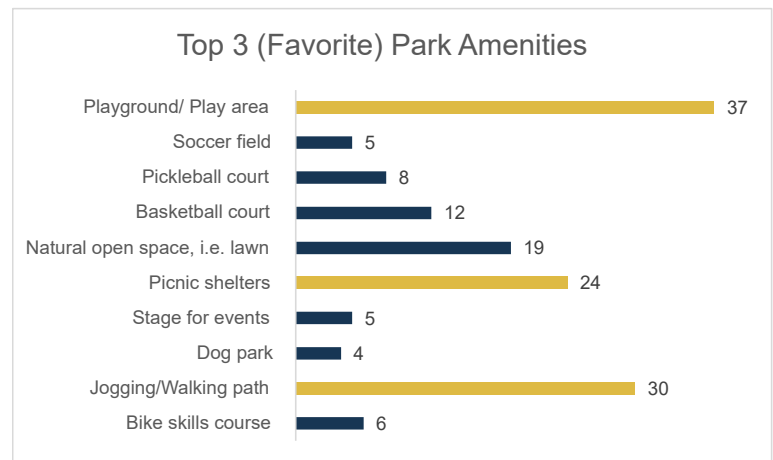
Question #1

Which statement best describes your residency?



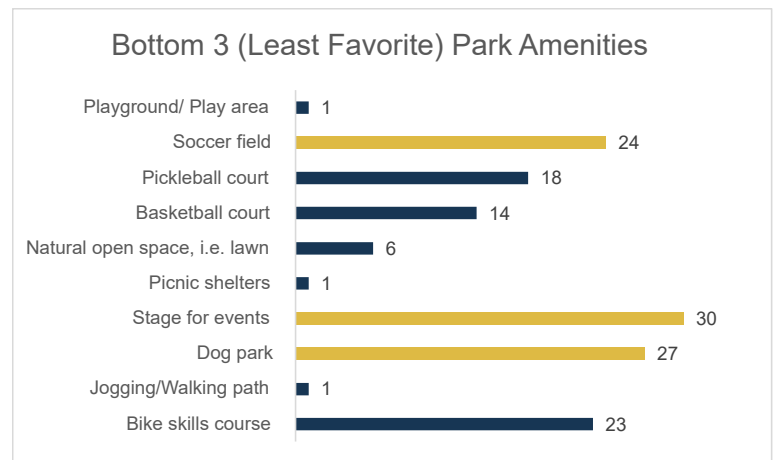
Question #2

Please choose your top 3 (favorite) park amenities from the list:



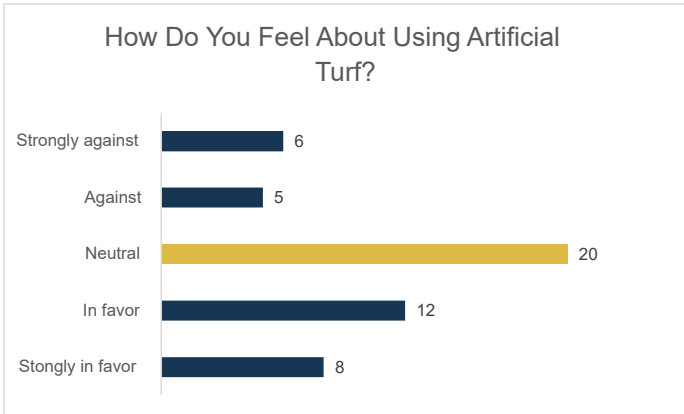
Question #3

Please choose your bottom 3 (least favorite) park amenities from the list:



Question #4

How do you feel about using artificial turf in parts of the park instead of grass?



Question #5

Of the amenities listed out in questions #2 and #3, are there other park amenities or activities you would like to see in this park?

Frequency Count	Theme
4	ADA Accessible Playground Equipment
2	Dog Park (Opposition)
19	Sports Facilities
8	Play Areas for Children
8	Natural/Open Spaces
10	Infrastructure and Amenities
3	Safety and Health (Concerns)

- ADA chair zip-line, swings, etc
- Unless there are plans to improve our water uptake, I would be very nervous to see any kind of lawn that would take a large demand of water. I have not viewed the planning board slideshow yet but I also hope there are plans to include a parking lot along either Star or Guthrie (the straight ways in from Montana) – our house (1054 Vega Rd) is directly on the edge of the field so I would NOT like an increase of unleashed dogs (we already have a problem with people running their dogs in the field and they often come into our lawn) or a bike path that would encourage motorized dirt bikes/4-wheelers (we already get those late at night in the summer in the field).
- Rugby, baseball, outdoor ice in the winter
- A native flower garden
- Maybe a sledding hill for youngsters
- Good list
- Disc Golf Course
- Softball field.
- ADA adaptive playground equipment- zip-line chair, swing and slide
- Sledding hill + horseshoe + pavilion + badminton + sand volleyball ... would love to see multiple dedicated pickleball courts since this sport is growing so fast & all ages can play & are looking for places to play!
- Disc golf

Theme	Comment Details
ADA Accessible Playground Equipment	ADA adaptive playground equipment chair zip-line, swings, etc.
Dog Park (Opposition)	Opposition to dog park, general concerns for dog safety.
Sports Facilities	Desire for specific sports facilities: Rugby (1 mention) baseball (1 mention), Ice rink (3 mention), Disc Golf Course (3 mentions), Softball field (3 mentions), Tennis court (3 mentions), Pickleball courts (2 mentions), Horseshoe (1 mention), Badminton (1 mention), Sand volleyball (1 mention).
Play Areas for Children	Sledding hill (2 mentions), Playground (2 mentions), Toddler play area (2 mention), Skateboard area (2 mentions).
Natural/Open Spaces	Native flower garden (1 mention), Natural open space with shade trees and/or shrubs (7 mentions).
Infrastructure and Amenities	Parking lot (2 mentions), Charging stations for electric vehicles (2 mentions), Picnic areas (2 mentions), Outhouse (2 mentions), Benches (1 mention), Pavilion (1 mention).
Safety and Health (Concerns)	Opposition to artificial turf due to health concerns (2 mentions), Concerns about unleashed dogs and motorized vehicles (1 mention).
General Comments	Positive comments about park completion (2 mentions), Concern about large demand for water (2 mentions), Concern about tax implications (1 mention), Water access for dogs and people (2 mentions), Maintainability of facilities (1 mention), Volunteer offers (1 mention), Maintaining peace and space away from houses (2 mentions).

- Ice rink
- Tennis court, picnic areas, outhouse
- Enough space away from the surrounding houses to be respectful to our peace. Spaced out / Open concept park.
- - Softball field - Natural open space with shade trees
- A skateboard area would be good since there's nowhere near here for the kids. Benches around the area would be nice
- In regards to artificial turf, please research the link between it and childhood leukemia rates. Anytime it gets hot it releases toxins from the black rubber contained inside.
- Might be a lot to ask, but it would be nice if the parking lot had some charging stations for electric vehicles
- Nope, I just can't wait for the park to be done so our kids can use it! :)
- No, but I would strongly discourage a dog park. I'm the Executive Director of the local humane society who happens to live in a house that backs up to the park. We've been there since the neighborhood was built. We have a stray dog problem in the north star neighborhood. I would be very worried about potential illness running rampant as well as the bite and fight potential. We get calls often about dog injuries at the other dog parks in town. I've also been involved in multiple discussions where folks were not

cleaning up their dog waste at other parks and it quickly became very smelly and gross. Luckily we all have big back yards living in the county so I don't even think it would even be necessary. A walking/jogging path would be excellent. We mostly see folks using the park this way anyway so having it actually outlined would be great. So would a playground. Our neighborhood is full of young kids! So a toddler play area would also be great. As someone whose backyard opens to the park I respectfully request that we have enough room in the alley to still maneuver our camper out of our backyard, etc. I know we're not alone in needing to have access to our backyard. It was one of the selling points of these specific lots that we would have room to get in and out of our backyard and it would be really difficult to lose that space. I'm sure the water issue is already a big discussion but I know that is a concern of the neighbors that I've spoken to. Sometimes we don't even have access to water for our gardens so I would hate to see giant fields of grass going brown. Unfortunately, I cannot attend the meeting next week due to a work engagement. However, I am very excited to see this moving forward and would love to volunteer and help in the future if needed. Thank you for all that you do! So exciting!

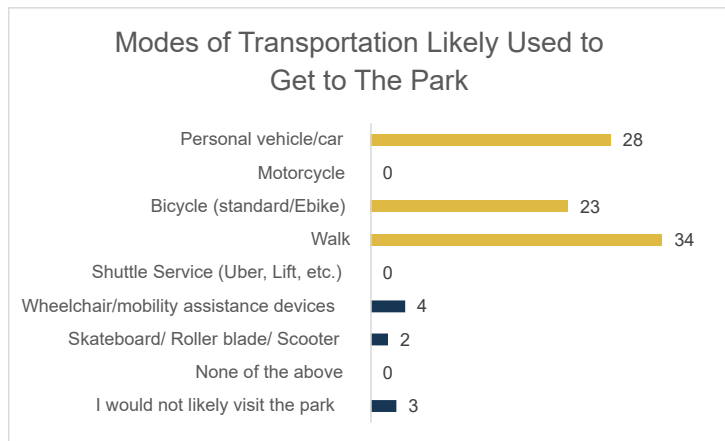
- Shade on the walking paths, i.e. fast growing trees. Some type of

water access for dogs, i.e. drinking fountains for them, as well as people,

- We need more open space like is available in a portion of the fairgrounds
- Playground, tennis court, trees
- Tennis court. Model after mountain view meadows park
- Trees (shade!), drinking fountain(s), play area for diverse ages of kids
- no
- Who is going to pay for this park? Is it the subdivision developer or tax payers?? We already have easy access to large amounts of open space, so making tax payers shell out more money is not okay.
- Please keep this park/open space as natural as possible.
- Lots of trees and shrubs
- We have multiple disabled adults and children in the neighborhood and we would very much like to see ADA playground equipment such as the ADA zip line like they have in Cherry Park.
- Another possibility although costly is a water
- I would like to see an area that could be maintained as an outdoor ice rink during the winter months. If this went through I would be more than happy to oversee and complete ice maintenance!

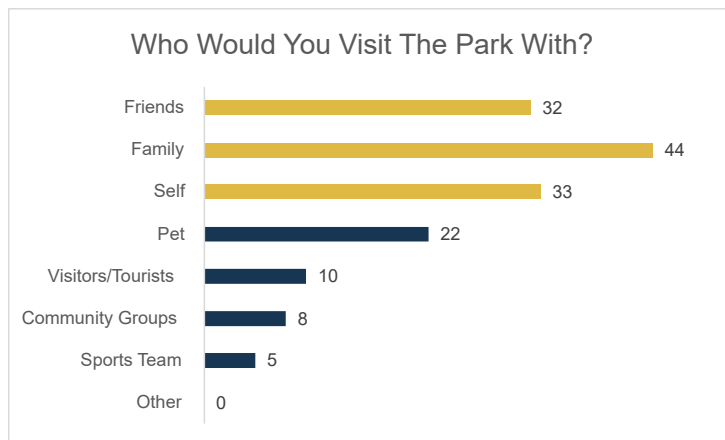
Question #6

Please choose the modes of transportation you are likely to use to get to the park. Check all that apply:



Question #7

Who would you visit the park with? Check all that apply:



Open House #1

Sports

For each category and using the sticker dots numbered 1-5, rank your preferred sports activities you might like to see in the park. Dots with a one (1) are ranked the highest or most preferred, dots with a five (5) are ranked the lowest or least preferred.

Summer Sports

Summer	Ranking	Qty.	Weight	Total Score	Aggregate Rank
Pickleball/Tennis	1	7	5	35	1
	2	6	4	24	
	3	2	3	6	
	4	2	2	4	
	5	1	1	1	
Soccer/Football/Rugby/Lacrosse	1	6	5	30	3
	2	1	4	4	
	3	2	3	6	
	4	3	2	6	
	5	4	1	4	
Baseball/Softball	1	1	5	5	4
	2	4	4	16	
	3	4	3	12	
	4	4	2	8	
	5	2	1	2	
Basketball	1	5	5	25	2
	2	4	4	16	
	3	4	3	12	
	4	5	2	10	
	5	3	1	3	
Volleyball	1	0	5	0	5
	2	2	4	8	
	3	4	3	12	
	4	4	2	8	
	5	8	1	8	

Winter Sports

	Ranking	Qty.	Weight	Total Score	Aggregate Rank
Sledding	1	5	5	25	3
	2	1	4	4	
	3	4	3	12	
	4	3	2	6	
	5	2	1	2	
Ice Skating	1	2	5	10	2
	2	7	4	28	
	3	3	3	9	
	4	3	2	6	
	5	0	1	0	
Hockey	1	2	5	10	4
	2	1	4	4	
	3	5	3	15	
	4	2	2	4	
	5	5	1	5	
Cross-Country Skiing	1	5	5	25	1
	2	3	4	12	
	3	2	3	6	
	4	6	2	12	
	5	0	1	0	
Snowboard Rail Yard	1	0	5	0	5
	2	0	4	0	
	3	0	3	0	
	4	3	2	6	
	5	10	1	10	

Events

For each category and using the sticker dots numbered 1-5, rank your preferred events you might like to see in the park. Dots with a one (1) are ranked the highest or most preferred, dots with a five (5) are ranked the lowest or least preferred.

Outdoor Events

Outdoor Events	Ranking	Qty.	Weight	Total Score	Aggregate Rank
Yardsale/Market	1	8	5	40	1
	2	5	4	20	
	3	2	3	6	
	4	2	2	4	
	5	2	1	2	
Movie Night	1	3	5	15	2
	2	4	4	16	
	3	2	3	6	
	4	3	2	6	
	5	5	1	5	
Foot/Cycle Race	1	0	5	0	4
	2	4	4	16	
	3	5	3	15	
	4	4	2	8	
	5	0	1	0	
Beer/Wine Fest	1	2	5	10	5
	2	0	4	0	
	3	4	3	12	
	4	4	2	8	
	5	5	1	5	
Small Concert	1	2	5	10	3
	2	4	4	16	
	3	3	3	9	
	4	2	2	4	
	5	5	1	5	

Indoor Events

Events	Ranking	Qty.	Weight	Total Score	Aggregate Rank
Community Meetings	1	3	5	15	2
	2	7	4	28	
	3	5	3	15	
	4	2	2	4	
	5	0	1	0	
Family Parties	1	12	5	60	1
	2	3	4	12	
	3	2	3	6	
	4	1	2	2	
	5	2	1	2	
Art Walk	1	2	5	10	5
	2	1	4	4	
	3	1	3	3	
	4	2	2	4	
	5	8	1	8	
Craft Show	1	0	5	0	4
	2	4	4	16	
	3	5	3	15	
	4	5	2	10	
	5	2	1	2	
Indoor Sport Tournament	1	2	5	10	3
	2	4	4	16	
	3	3	3	9	
	4	5	2	10	
	5	0	1	0	

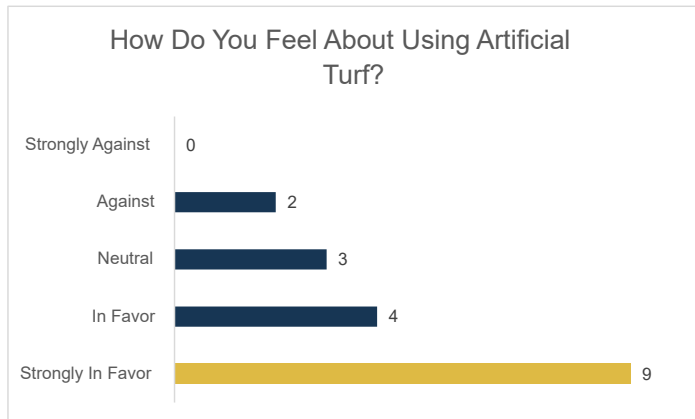
Facilities

For each category and using the sticker dots numbered 1-5, rank your preferred facilities you might like to see in the park. Dots with a one (1) are ranked the highest or most preferred, dots with a five (5) are ranked the lowest or least preferred.

Artificial Turf

How do you feel about using artificial turf in parts of the park instead of grass?

Place one (1) green sticker dot in the category that best describes how you feel.



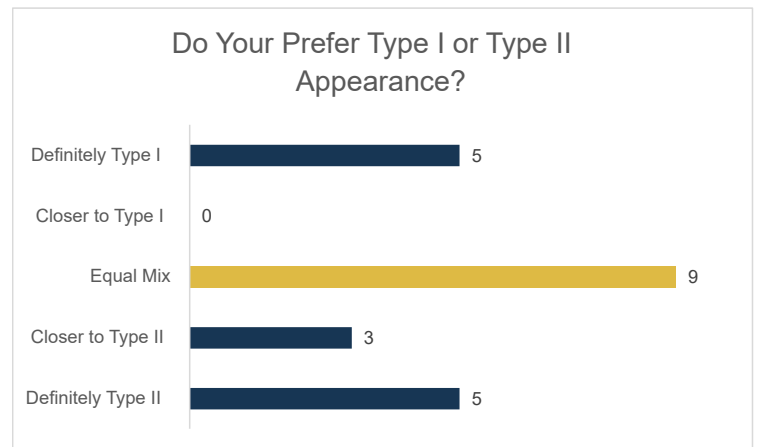
Facilities

	Ranking	Qty.	Weight	Total Score		Aggregate Rank
Community Restrooms	1	9	5	45	75	2
	2	3	4	12		
	3	6	3	18		
	4	0	2	0		
	5	0	1	0		
Concession Stand	1	0	5	0	21	
	2	1	4	4		
	3	1	3	3		
	4	5	2	10		
	5	4	1	4		
Pavilion	1	9	5	45	83	1
	2	6	4	24		
	3	4	3	12		
	4	1	2	2		
	5	0	1	0		
Charcoal Grills	1	0	5	0	24	5
	2	2	4	8		
	3	1	3	3		
	4	5	2	10		
	5	3	1	3		
Indoor Sports Center	1	4	5	20	43	3
	2	1	4	4		
	3	3	3	9		
	4	1	2	2		
	5	8	1	8		

Park Appearance

Do you prefer a Type I or Type II appearance?

Place one (1) green sticker dot in the category that best describes your preference.



Opportunities & Challenges

Using the provided post-it notes, please share your opinions on the opportunities and challenges the Northstar Park may have.

You may place multiple ideas or thoughts on a single post-it note, but please separate the opportunities from the challenges.

	Ranking	Qty.	Weight	Total Score	Aggregate Rank
Small Event Center	1	0	5	0	17
	2	2	4	8	
	3	0	3	0	
	4	1	2	2	
	5	7	1	7	
Water Fountains	1	1	5	5	33
	2	5	4	20	
	3	1	3	3	
	4	2	2	4	
	5	1	1	1	
Small Stage	1	0	5	0	20
	2	0	4	0	
	3	3	3	9	
	4	3	2	6	
	5	5	1	5	
					4

Park Themes

We want to celebrate you! Thinking about the North Valley region and Helena in general, what makes the North Valley unique?

Using the provided post-it notes, please share your ideas on potential themes for the Northstar Park. You may place multiple ideas or thoughts on a single post-it note.

Detailed Comments:

- Veterans Theme
- A mix of low maintenance developed facilities and strong sense of the natural, native environment
- Gold Rush Theme
- Local Wildlife
- Constellations & Astronomy
- Montana wild grasslands meadowlarks/sagebrush

Opportunities

Detailed Comments:

- BMX Track/Pump track (3 mentions)
- Dog Park
- Lighting
- Walking Paths (5 mentions)
- ADA Equipment (Zip-line Chair, Swing)
- Basketball Court (3 mentions)
- Parking
- Lights for safety
- Covered pavilion for events (2 mentions)
- Trash Receptacles
- Playground (4 mentions)
- Native landscaping (Wherever possible including low maintenance turf grasses) (3 mentions)
- All age kid facilities, activities
- Skate Park

- More of a neighborhood park
- Family friendly recreational development in a water-light manner
- Appreciate water conservation
- Tennis Courts (W/Pickleball Lines)

Stakeholder Meetings

North Valley Park Alliance Notes

Challenges

Detailed Comments:

- Water Issues (6 mentions)
- Parking (2 mentions)
- Traffic (2 mentions)
- No Soccer Fields
- Trash (2 mentions)
- Weeds (3 mentions)
- Maintenance (2 mentions)
- Prohibiting Motorized Vehicles
- Encampments
- Do your best to anticipate and eliminate barriers for young, old, and all abilities
- Safe walking and accessibility for pedestrians i.e. sidewalks, zebra stripes, traffic slowing mechanisms
- Too small for a regional park. Would change the feel of the neighborhood
- Need Signing Even as is now
- Who pays for maintaining park

Park Visioning

- We are going to explore types of park amenities, dive into personal preferences, and discuss opportunities and challenges this park site may have
- Imagine you are in your neighborhood and there is a park there. Imagine the park has every type of amenity that you like to participate in. It has something for everyone. Think about what makes a park special to you. Think about the temperature, the background, the landscape. Think about the smells, the sites, the sounds, the textures. Think about who you are in the park with. Think about the types of activities you may be enjoying in the park.

<p>1 What other park users do you see in the park?</p> <ul style="list-style-type: none"> • List the categories of people whom you expect to visit the park • Children - All ages • Regional • Out-of-state visitors • Historical context (Guthrie) • Organizations - support groups, Lacrosse, Queen City Soccer • Athletes / fitness • Elderly • Skateboarders / Scooters / Skaters • Church summer camps • dog walkers • Walkers • Disabled - ADA, all aged, all types 	<p>2 What types of amenities do you see in the park?</p> <ul style="list-style-type: none"> • List the amenities you or others are using. • Old North Trail • Buildings - Enclosed/Indoor: Commons, Pickleball, Tennis • Aquatics, Splash Pad • Reuse greywater from facilities • Dog park - designated zone (Missoula) • Signage - rules, historical • Cross country skiing • Pump track, Skateboard park - ex dirt trails • Bleachers - events, athletics • Timberworks - nearby park • pollinator plants • ADA compliant/accessibility - pathways • parking - lot, street • Energy efficient buildings 	<p>3 What activities do you see people doing?</p> <ul style="list-style-type: none"> • List out the activities you see yourself or others doing • Dogs (Ex.) • Dirt Bikes (Ex.) • Noise concerns - concerts, pickleball, tennis • Sports • Basketball • Kites • Ice skating • Equestrian 	<p>4 What type of events are happening at the park?</p> <ul style="list-style-type: none"> • List out what events are happening or could be happening at the park • Bob Valley Market • Healthy food • Nonprofit - market • Races - 5k start/end, bikes • Sports - lacrosse/soccer leagues • North Star Garage Sale • Trash collection event - ex. event, large bin pickup/drop off • HOA meeting space (neighboring HOAs as well) • dH • Easter egg hunts
<p>5.1 Artificial Turf Benefits</p> <ul style="list-style-type: none"> • List out some potential benefits to using artificial turf instead of natural grass • less water • less maintenance - built in lines, no mowing • Accessibility 	<p>5.2 Artificial Turf Challenges</p> <ul style="list-style-type: none"> • List out some potential challenges to using artificial turf instead of natural grass • cleaning - water • odors • damage - replacement maintenance • injury level concern • upfront costs 	<p>6 Low Water Use Amenities</p> <ul style="list-style-type: none"> • List out types of amenities that use little to no water • concrete • stormwater distribution / reuse • native plants • regulated water use / irrigation 	
<p>7 Park Site Opportunities</p> <ul style="list-style-type: none"> • Transfer information from card storming activity. • stronger community - park vision • destination / community gathering space • small library - help digital divide • location - no designated parks in the surrounding areas • trail connections, hub • alley connections • new subdivision being built • school bus stops • Rancho Deluxe Dr. - sidewalks, new subdivision • Solar Power • Model park for water conservation • Public Transportation - MATS • Membership - funding programs, children's programs 	<p>8 Park Site Challenges</p> <ul style="list-style-type: none"> • Transfer information from card storming activity. • school bus drop off - pedestrian safety, cars waiting in winter • Dark Sky Ordinance 	<p>9 Park Maintenance Challenges</p> <ul style="list-style-type: none"> • Transfer information from card storming activity. • Agreement between entities • Funding - North Valley Park could possibly help, Nonprofit contract idea • Equipment • Responsibility • No County Park District • Water conservation - grants possibly available • Contractor contracted for maintenance needed 	

Northstar HOA Notes

County Public Works Notes

Park Visioning

- We are going to explore types of park amenities, dive into personal preferences, and discuss opportunities and challenges this park site may have
- Imagine you are in your neighborhood and there is a park there. Imagine the park has every type of amenity that you like to participate in. It has something for everyone. Think about what makes a park special to you. Think about the temperature, the background, the landscape. Think about the smells, the sites, the sounds, the textures. Think about who you are in the park with. Think about the types of activities you may be enjoying in the park.

1 What other park users do you see in the park?

- List the categories of people whom you expect to visit the park
- walkers, joggers, dog walkers, race training
- bicyclists, kids - groups 3-4
- elderly couple walking, sitting on bench
- 4th of July gathering
- Schools/ school age children
- Athletes

2 What types of amenities do you see in the park?

- List the amenities you or others are using.
- pavilion
- Park bench - in memory of
- Large playground - jungle gym, slides (elementary kids 1-5)
- basketball court
- picnic tables
- bbq
- central, covered, or enclosed building area - indoor sports, meetings, multi-use, market, craft fair
- dog park
- school bus stops
- movie projector, sound system
- parking - combination lot and street (Outhrie off-street) (Eagle)
- trees - shade, wind block

3 What activities do you see people doing?

- List out the activities you see yourself or others doing
- bbq
- 4th of July fireworks
- basketball games, football, baseball
- playing in snow - snowmen/igloo/village/snow hill
- all weather tennis (indoor)
- dog walking, fetch
- bicycling
- pickleball - interest growing
- frisbee golf
- ice skating

4 What type of events are happening at the park?

- List out what events are happening or could be happening at the park
- Birthdays - music entertainment
- Street/block party
- school event
- pee-wee football, baseball practice
- HOA community BBQ/event
- family gathering, reunion
- fundraiser - race (running, bicycling) start/end
- movie nights
- garage sales - community
- music - maybe, not large
- twice a year trash collection event (ex.)

Park Visioning

- We are going to explore types of park amenities, dive into personal preferences, and discuss opportunities and challenges this park site may have
- Imagine you are in your neighborhood and there is a park there. Imagine the park has every type of amenity that you like to participate in. It has something for everyone. Think about what makes a park special to you. Think about the temperature, the background, the landscape. Think about the smells, the sites, the sounds, the textures. Think about who you are in the park with. Think about the types of activities you may be enjoying in the park.

1 What other park users do you see in the park?

- List the categories of people whom you expect to visit the park
- kids
- animals
- north Montana trail users
- walkers
- events - birthdays, families
- athletes

2 What types of amenities do you see in the park?

- List the amenities you or others are using
- multi-purpose sports field
- playground
- pavilion - covered, accessible, seating, shade
- East JFK park - outdoor exercise stations along walking trail, body weight
- benches
- trash collection
- Dog waste facilities
- parking - small lot, ADA, restrooms - port-a-johns
- turf - watering, mowing, weeding
- Pickleball courts
- practice field
- nature play
- cherry park playground - "cigars", toddler area, rubber ground, manufactured playground (5 avg. age), music play, igloo, rocker, merry-ground
- Memorial Park, JFK E. Helena
- picnic tables
- shade trees

3 What activities do you see people doing?

- List out the activities you see yourself or others doing
- soccer, football
- kids sporting events
- after school play
- exercising - running
- ex dirt bikes - frowned upon
- fetch
- hit golf balls
- pickleball
- basketball - cherry area park
- green space - flag football, soccer, dogs, play, rugby

4 What type of events are happening at the park?

- List out what events are happening or could be happening at the park
- children's birthdays
- Sporting events, practice
- treasure state across HOA - puttack, inflatable/bouncy house
- community events - HOA meetings, meetups, retirement parties, graduation parties
- HOAs to north that may use space
- Neighborhood meetings - free locations, close to neighborhood

5.1 Artificial Turf Benefits

- List out some potential benefits to using artificial turf instead of natural grass
- athletics - good amenity
- durable
- aesthetic
- water conservation
- lower maintenance

5.2 Artificial Turf Challenges

- List out some potential challenges to using artificial turf instead of natural grass
- initial cost potentially
- eventual replacement or repair

6 Low Water Use Amenities

- List out types of amenities that use little to no water
- restrooms - bidg
- water fountains
- flowers, garden
- trees - shade, wind blocking
- closed system water amenity
- don't see large irrigated grass areas

5.1 Artificial Turf Benefits

- List out some potential benefits to using artificial turf instead of natural grass
- water saving/conservation
- eliminate weed spraying
- no mowing, minimal maintenance
- year-round use, no mud, no re-stripping
- safety - no rocks
- cost

5.2 Artificial Turf Challenges

- List out some potential challenges to using artificial turf instead of natural grass
- Water availability
- sun exposure, snow exposure
- longevity?
- heat of material in summer - surface temps
- Location of maintenance workers
- drainage - stormwater management
- safety - heat
- misunderstanding - may need an educational component
- cost

6 Low Water Use Amenities

- List out types of amenities that use little to no water
- splash pad - recycled water
- rain capture
- native plants/vericapping
- sand box
- tree irrigation - zone
- shade trees - lowers evaporation
- dry space - limit irrigated space
- stormwater collection and reuse for planting

7 Park Site Opportunities

- Transfer information from card storming activity.
- school bus stops
- work w/ Jim Darcy for field usage, school event, group gathering
- neighboring parks for community - reduction in transporting to other parks
- trail systems - hub, meeting location
- topography - use in amenities
- great drainage

8 Park Site Challenges

- Transfer information from card storming activity.
- weeds
- dirt/soil quality
- slope of park, bowls in center, earthwork
- ditches - access points, bridges
- windy

9 Park Maintenance Challenges

- Transfer information from card storming activity.
- drainage
- trash collection
- maintenance plan needed
- litter
- groundskeeping
- graffiti
- crime
- surrounding HOA support

7 Park Site Opportunities

- Transfer information from card storming activity.
- large site - lots of potential
- very close to main arterial collector - multi-use path along collector
- good location - lots of houses around the space in need of space
- younger families
- day cares nearby

8 Park Site Challenges

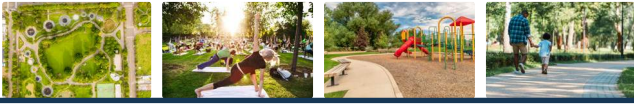
- Transfer information from card storming activity.
- no parks dept or funding
- current tax increases - keep budget in mind
- water
- vehicular speeding - speed limit updates
- community involvement - funding, balance visions
- phasing

9 Park Maintenance Challenges

- Transfer information from card storming activity.
- funding
- special district creation - who benefits? identify "circle", petition, election
- rural improvement district
- artificial turf - contractor availability, what type of maintenance does it entail?
- lack of parks and recreation department - scheduling use/planned events/reservations
- no staff for maintenance
- staff in cemetery district
- equipment - existing, no challenge
- private contractor

Open House #1 Boards

Welcome



Northstar Park Open House

West Valley Fire Rescue

May 22, 2024

4:30-7:00pm



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Next Steps

May 2024

August 2024

Fall 2024

Open House

Open House

Draft Master Plan



Scan to Take Survey



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What is a park master plan?

A park master plan is a comprehensive long-range strategy that is designed to offer direction, optimization, and a balance for our park systems. Think of it like a road map for park development.

The Northstar Park Master Plan aims to provide a framework for the future development of the site into a regional park serving the North Hills portion of Helena Valley and beyond.

This project will:

- Engage the general public and stakeholders to identify park amenities and provide feedback on the master site plan design throughout the project.
- Ensure adherence to zoning standards, the Lewis and Clark Growth Policy, Helena Valley Area Plan - Update, and the County Public Works Manual.
- Install water conservation methods in the design and development of the park.



northstarparkhelena.com



The 18-acre park is currently a field providing a blank canvas of opportunity

Opportunities & Challenges

Using the provided post-it notes, please share your opinions on the opportunities and challenges the Northstar Park may have. You may place multiple ideas or thoughts on a single post-it note, but please separate the opportunities from the challenges.

Opportunities

Challenges

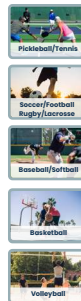
Sports



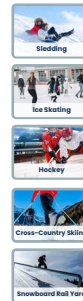
SANDERSONSTEWART
a sanderson betts company

Below are various sports grouped into two categories, summer sports and winter sports. For each category and using the sticker dots numbered 1-5, rank your preferred sports activities you might like to see in the park. Dots with a one (1) are ranked the highest or most preferred, dots with a five (5) are ranked the lowest or least preferred.

Summer Sports



Winter Sports



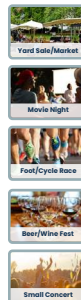
Events



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Below are various events grouped into two categories, outdoor events and indoor events. For each category and using the sticker dots numbered 1-5, rank your preferred events you might like to see in the park. Dots with a one (1) are ranked the highest or most preferred, dots with a five (5) are ranked the lowest or least preferred.

Outdoor Events



Indoor Events



Artificial Turf



Artificial turf is a surface of synthetic fibers made to look like natural grass. It is most commonly used in sports fields, but can also be used in residential lawns or commercial applications where grass would traditionally be used. Artificial turf is durable, easily maintained, and requires no irrigation.

Benefits

- Replace every 12-15 years
- Safety: turf with a shock-absorbing, perforated pad
- Organic infill options such as sand, wood, cork, coconut, and ground nut shells are available
- No irrigation required. Some water may be needed for occasional cleaning as well as cooling in extreme heat
- No herbicides, pesticides, or fertilizers
- Offers consistent and level playing field in most conditions
- Proper cleat choice for the surface can lower risk of injury
- May be played on in most weather, no rest required
- Low maintenance
- Antimicrobial

Challenges

- End-of-life disposal
- Petrochemical base of system which can have some negative environmental impacts, however, some products have started using plant-based backing
- Extreme heat can affect playability, but can be offset by cooling the turf blades with water prior to play. Some products have increased infrared reflectivity that reduces heat
- Some synthetic turf and infill materials can cause more aggressive abrasions
- Initial upfront installation and design costs



Park Appearance



Help guide us on what you would like the park to look like. Type I has more traditional elements with brightly colored playgrounds, and typical park pavilions and site furniture. Type II has more modern and natural elements with nature play, artistic pavilions, and modern site furniture. Do you like the look of Type I or II? Or do you fall somewhere in the middle and would like to see a mix?

Type I



Traditional or typical elements with brightly colored playgrounds, and typical park pavilions and site furniture.

Type II

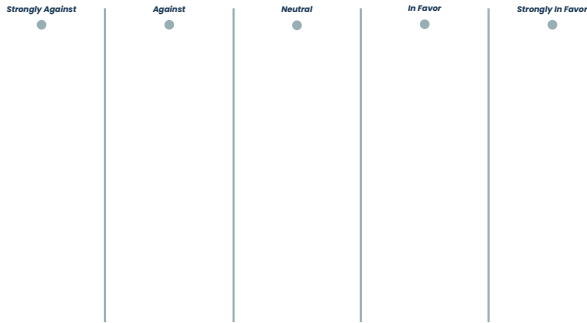


Modern and natural elements with nature play, artistic pavilions, and modern site furniture.

Artificial Turf



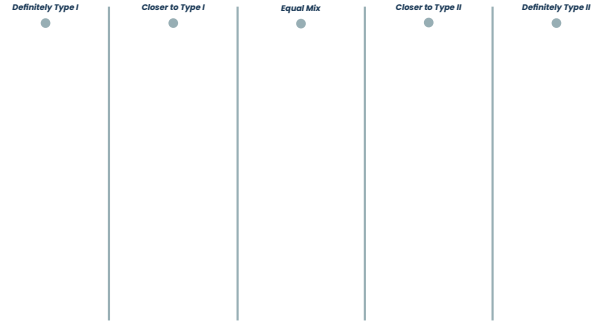
How do you feel about using artificial turf in parts of the park instead of grass?
Place one (1) green sticker dot in the category that best describes how you feel.



Park Appearance



Do you prefer a Type I or Type II appearance?
Place one (1) green sticker dot in the category that best describes your preference.



Facilities



Below are various facilities that could be within the park. Using the sticker dots numbered 1-5, rank your preferred facilities you might like to see in the park. Dots with a one (1) are ranked the highest or most preferred, dots with a five (5) are ranked the lowest or least preferred.

Community Restrooms	Small Event Center
Concession Stand	Water Fountains
Pavilion	Small Stage
Charcoal Grills	
Indoor Sports Center	

Park Themes

We want to celebrate you! Thinking about the North Valley Region and Helena in general, what makes the North Valley Unique? Using the provided post-it notes, please share your ideas on potential themes for the Northstar Park. You may place multiple ideas or thoughts on a single post-it note.

A large, semi-transparent blue letter 'B' is positioned in the background, centered vertically and horizontally. It serves as a design element for the title.

APPENDIX B

**POST-DESIGN
COMMUNITY
ENGAGEMENT**
Results

Appendix B Contents

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Open House #2

Concept 1 - Nature Focus

What do you LIKE about Concept 1?

- Bigger park area for rugby and Lacrosse to practice as most parks are extremely limited for use for either sport. Helena needs more open spaces. For them too.
- Nature and peace is why we live in the north valley. To preserve the peace and natural beauty we bought into concept 1 "nature focus" P.S. - my house will be directly affected by this park.
- Walking path, Playground, Small pavilion, Less development
- Pickleball Courts (Maybe could use more) X2
- Waterwise Demonstration Garden X2
- Storm H2O Retention

What do you DISLIKE about Concept 1?

- Synthetic turf.
- I live on Guthrie, right across the street from the proposed park, I go to bed early and get up early for work and don't want to hear basketballs bouncing or shoes squealing all night. I also moved out here for the darkness to look at the stars and am assuming lights will

be going up which pollute the sky and shine in my bedroom windows. I'm also concerned about the extra traffic driving down the road constantly. I hope I'm wrong about saying this, but the extra vandalism and our crime in our neighborhood.

- Preserve smaller parking, to not overcrowd
- I do not like the use of synthetic turf.
- Please remove the use all artificial turf from both park concepts. According to Beyond Plastics, Synthetic Turf is Hazardous to children, adults and animals alike. Helena is prone to High Heat. Synthetic turf has been documented to reach temperatures over 200°F on a 98°F day. Synthetic turf fields are always significantly hotter than natural grass, concrete and asphalt. These higher temperatures put users of turf at risk for skin burns and heat-related illness. Synthetic turf fields have been shown to contain the following chemicals which pose a risk to human health:
 - Benzene: known human carcinogen
 - Arsenic: known human carcinogen
 - Styrene: anticipated to be a human carcinogen
 - Polycyclic aromatic hydrocarbons (PAHs): anticipated to be a human carcinogen
 - Zinc: neurotoxicant
 - Cadmium: known human carcinogen

- Chromium: known human carcinogen; respiratory irritant
- VOCs and SVOCs (e.g. benzothiazole, hexane, toluene, formaldehyde): respiratory irritants or asthma triggers
- Neurotoxicants: some are known human carcinogens
- Phthalates: reproductive toxicant
- Crystalline Silica: known human carcinogen; respiratory irritant
- Latex: allergen
- Particulate matter: respiratory irritant or asthma trigger
- Additionally, due synthetic turf fields being made of petrochemical products, they are highly flammable. As a result, many fields toxic contain flame-retardants. Many also contain antimicrobials following the higher incidence of methicillin-resistant Staphylococcus aureus (MRSA) infections from playing on synthetic turf fields.
- Children are especially vulnerable to the effects of toxic chemicals because of their rapidly developing organ systems and immature detoxification systems. They also breathe more air per unit of body weight than adults, and are likely to have greater hand-to-mouth exposure to environmental contaminants compared to adults.
- Microplastics
- The infill for synthetic turf playing fields has historically consisted of

primarily crumbed used tires. Due to friction during use, UV radiation from the sun, and general environmental exposure, the plastic blades in synthetic turf breakdown into tiny pieces of plastic called microplastic. Each synthetic turf field loses 0.5 to 8.0% of its blades annually, yielding 200 to 3200 pounds of plastic waste to our environment per year. These microplastics migrate off the field into air, soil, waterways and oceans.

- I understand that water issues may prevent planners from using biological /real turf, but there needs to be other options explored. Consider using only native, drought resistant grasses and Forbs. Yes, it may require you to go back to the drawing board and redesign these concepts, but for the health of our community you MUST NOT proceed with synthetic turf. Please contact me if you have any questions.
- This concept doesn't have many options for kids; more for adults
- Needs BMX type grounds for kids

Please share any general comments you may have on Concept 1:

- Is there also any plans to develop land to the southwest corner of Ryan baseball fields?
- Please stick with nature and respect us who live here and why we chose this location.

- No encampments allowed
- Water preservation
- Keep it simple with low traffic
- Baseball Backstop
- Water Concerns - Maybe all artificial turf X2
- Maybe more pickleball courts - wind protection X2
- More picnic tables and benches on gravel paths
- Lots of dog bag stations
- Maybe a dog park X2
- This area is used often for dog walking. Please include amenities as such
- More parking
- No dog park
- Bigger hill for sledding
- Combine parking from both projects
- Multi-use tennis courts for more pickleball courts

I do not want a sporting event in my front yard. Preserve the peace.

- More amenities and parking in various locations for less crowding
- Sledding in Winter
- More sports Courts
- Appeals to more ages than concept 1
- Pickleball = Dedicated courts - Thank you!
- Better concept for kids than concept 1
- Great areas; Like soccer area

What do you DISLIKE about Concept 2?

- I live on Guthrie, right across the street from the proposed park, I go to bed early and get up early for work and don't want to hear basketballs bouncing or shoes squealing all night. I also moved out here for the darkness to look at the stars and am assuming lights will be going up which pollute the sky and shine in my bedroom windows. I'm also concerned about the extra traffic driving down the road constantly. I hope I'm wrong about saying this, but the extra vandalism and our crime in our neighborhood.
- Sports and high intensity events are not needed, will disturb peace

Concept 2 - Sport and Play Focus

What do you LIKE about Concept 2?

- I think this focus is a better fit for the North Valley because it will draw the kids to it. Our children don't have many options in Helena, let alone the North valley. Our kids need more sports and play options, and this really focuses on that!
- Too much parking, too much noise.

greatly.

- Too much development
- Need to double # of pickleball courts in this option like bball & tennis was X2
- No pond

What is your preferred master plan option?



Please share any general comments you have on Concept 2:

- Dislike, not the place for this type of play. Peace and nature are needed.
- Forget it!
- Must have ADA equipment (zipline, swing, slide)
- Traffic mitigation especially on Guthrie
- Impacts of artificial turf in heat and sun, health concerns
- Only 2 basketball courts & side by side for cost effectiveness
- More pickleball courts (all ages) - windblock might be good
- Potentially use a rain-catches system to help with water issues

- Option 1 playground
- Go kart track
- Baseball Field

Comments - Concept 1 Nature Focus

Using the provided post-it notes, please share your opinions on your likes, dislikes, and general comments on Concept 1. You may place multiple ideas or thoughts on a single post-it note.

Likes

PARKS BOARD:

- Pickleball courts - no irrigation
 - Pickleball community
- Like the design in general
 - well laid out
 - addresses current needs/interest
 - good mix of amenities
- Path design
 - multi-use
- Amenities for different age groups well-covered

Dislikes

PARKS BOARD:

- Type comments here

General Comments

PARKS BOARD:

- Funding / Cost concerns
 - Estimated maintenance cost by phase
 - Construction cost by phase / amenity
- Additional Parking? Off-street
- Parks help save communities cost - health benefits, enrich communities, economic benefit over long run
- Community wells - tie-in will need to eliminate as much usage of water as possible
 - Desert landscaping

Comments - Concept 2 Sport & Play Focus

Using the provided post-it notes, please share your opinions on your likes, dislikes, and general comments on Concept 2. You may place multiple ideas or thoughts on a single post-it note.

Likes

PARKS BOARD:

- Sport complex
- Additional Parking

Dislikes

PARKS BOARD:

- Need more pickleball
- Need Skateboard facility / Skate Park
 - In place of 2 sport courts

General Comments

PARKS BOARD:

- Tying parking together and north and east space together
 - Connect spaces
- Need more connection between both sports and play
- Dog facilities?

Comments - Concept 1 Nature Focus

Using the provided post-it notes, please share your opinions on your likes, dislikes, and general comments on Concept 1. You may place multiple ideas or thoughts on a single post-it note.

Likes

COUNTY COMMISSION:

- Good opportunity for artificial turf
- Like windbreak

Dislikes

COUNTY COMMISSION:

- Need parking at southern end

General Comments

COUNTY COMMISSION:

- Skate park

Comments - Concept 2 Sport & Play Focus

Using the provided post-it notes, please share your opinions on your likes, dislikes, and general comments on Concept 2. You may place multiple ideas or thoughts on a single post-it note.

Likes

COUNTY COMMISSION:

- Like play and sport separation

Dislikes

COUNTY COMMISSION:

- Type comments here

General Comments

COUNTY COMMISSION:

- Maintenance plan
- Keep relationship to Jim Darcy School in mind for amenities

Engagement Boards

Welcome



Northstar Park Open House

August 14, 2024
4:30-7:00pm

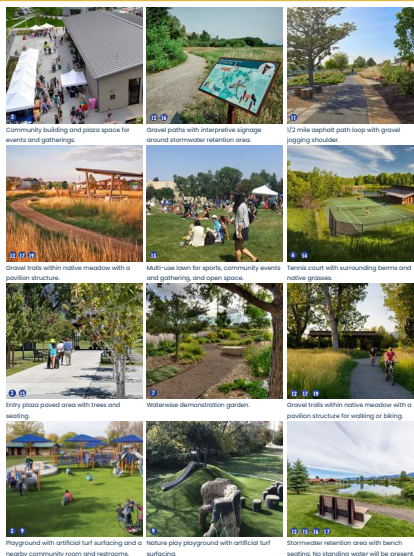


northstarparkhelenia.com



SANDERSON STEWART
a sorbell company

Imagery - Concept 1



Community building and plaza space for events and gatherings. Gravel paths with interpretive signage around stormwater retention areas. 1/2 mile asphalt path loop with gravel jogging shoulder. Gravel trails within native meadow with a pavilion structure. Multi-use lawn for sports, community events and gathering, and open space. Tennis court with surrounding berms and native grasses. Entry plaza paved area with trees and seating. Waterwise demonstration garden. Gravel trails within native meadow with a pavilion structure for walking or biking. Playground with artificial turf surfacing and a nearby community room and restaurant. Nature play playground with artificial turf surfacing. Stormwater retention area with bench seating. No standing water will be present.

What We Heard



SANDERSON STEWART
a sorbell company

The results are in! Thank you to everyone who participated in the May Open House and online survey. Below are the top most requested amenities, events, and other elements. Additional key findings from development documents also helped inform the design of the master plan.

Desired Amenities	Events	Opportunities	Challenges	
<ul style="list-style-type: none"> Playgrounds / Play Areas Jogging / Walking Paths Picnic Shelters / Pavilion ADA accessibility Sports Disc golf Softball Tennis & Pickleball Basketball Cross-country skiing Ice skating Sledding Natural Open Space Shade Trees 	<ul style="list-style-type: none"> Outdoor Yard Sale / Market Movie Night Small Concert Indoor Family Parties Community Meetings Indoor Sport Existing Events Trash Collection Day 	<ul style="list-style-type: none"> Specific amenities BMX track / pump track Walking Paths ADA equipment Playgrounds Basketball courts Create neighborhood park w/ family friendly recreational development Use minimal water resources - set the precedent for other parks Native landscaping w/ minimal maintenance Regional location Hub for school bus stops and trail systems 	<ul style="list-style-type: none"> Water issues Parking Traffic Trash Weeds Maintenance Funding Concerns with encampments Prohibit motor vehicle use Provide safe walking and accessibility for pedestrians Eliminate barriers for users of all ages and abilities 	
Modes of Transportation	Park Visitors	Documents	Key Findings	
<ul style="list-style-type: none"> Personal Vehicle Walking Bicycles 	<ul style="list-style-type: none"> Family Friends Self 	<ul style="list-style-type: none"> Zoning Standards Leads and Clark Growth Policy Helena Valley Area Plan - Update County Public Works Manual 	<ul style="list-style-type: none"> Parking and road standards Prevent, protect, and improve water quantity and quality Educate community and stakeholders on source and distribution of water supplies, potential threats to quality quantity of drinking water, pollution prevention methods, and reducing water usage Reduce impact of noxious weeds Provide safe pedestrian and bicycle access Water availability is a critical issue in the accommodation of additional development Aquifers do not recharge well Reduce irrigation of lawns and gardens 	
Infrastructure	<ul style="list-style-type: none"> Parking lots Electric Vehicle Charging Stations Restrooms 	<ul style="list-style-type: none"> Electric Vehicle Charging Stations Restrooms 		

Concept 1 - Nature Focus



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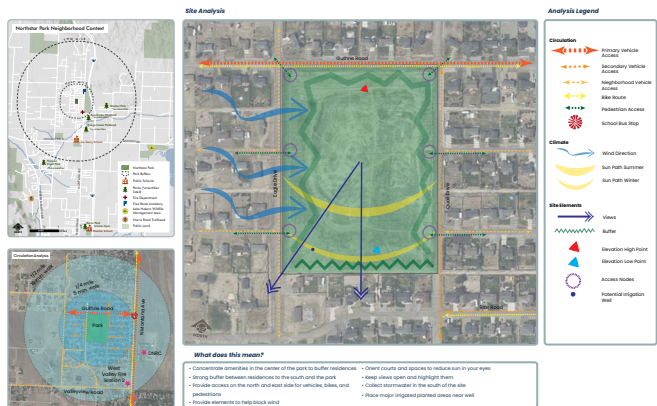
- Legend**
- Parking Lot
 - Entry Plaza & Event Space
 - Community Room & Restaurant
 - Restroom Courts
 - Restroom Courts
 - Event Court
 - Waterwise Demonstration Garden
 - Playground
 - Concave Paths
 - Concave Paths (1/2 mile loop)
 - Gravel Paths
 - Multi-use lawn
 - Tennis
 - Shedding
 - Stormwater Retention & Interpretive Signage
 - Shedding
 - Overlook
 - Water Electrode
 - Community
- Key Notes**
- All paths are planned to be ADA accessible.
 - Berms are placed for wind and noise barriers and to also provide shade seating for lawn or small standing hill in winter.
 - Event courts are oriented north-south to avoid sun in the eyes of players.
 - Playground ball catchers are planned to be installed to reduce maintenance and cost over the lifetime of the park.
 - Water features are designed with artificial turf should less water be available for the irrigation of the park.
 - Park planning is designed with the assumption that there is access to at least one well, drinking water tapwater.
 - Entry plaza can be used for community markets.
 - Multi-use lawn for sports, small concerts, movie nights, etc.
 - Cross-country skiing on gravel asphalt path.
 - Evergreen trees along west edge provide windbreak.
- Estimated Budget**
- \$10 - \$15 million
 - Park to be built in phases

The Site



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a sorbell company

Below is our analysis of the site and its context. We evaluated circulation patterns, climate elements such as wind and sun, site slope/drainage patterns and buffers to park adjacent homes. This informed the layout of elements in the overall master plan.

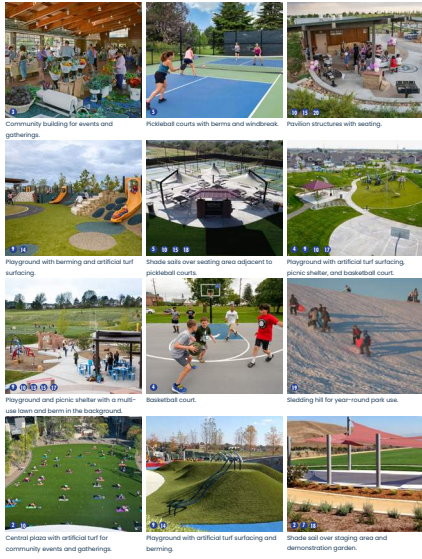


Comments - Concept 1 Nature Focus

Using the provided post-it notes, please share your opinions on your likes, dislikes, and general comments on Concept 1. You may place multiple ideas or thoughts on a single post-it note.

Likes	Dislikes	General Comments

Imagery - Concept 2



Preferred Master Plan

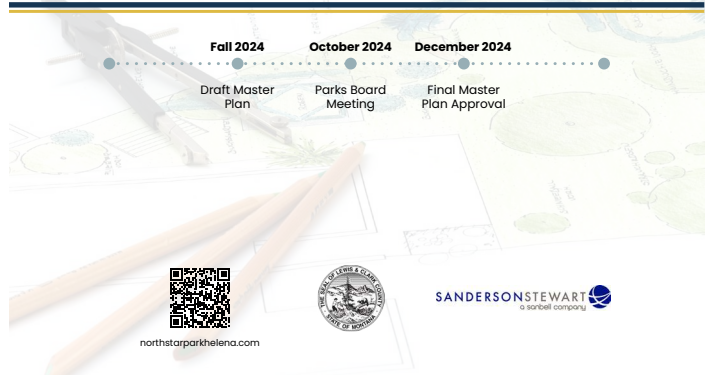
Using the provided dot stickers, please place a sticker on your preferred master plan option. Can't decide or like them both? Place your sticker in the middle neutral column.

Option 1 - Nature Focus

Neutral

Option 2 - Sport & Play Focus

Next Steps



Concept 2 - Sport & Play Focus



- Legend**
- Parking Lot
 - Storm & Sewer Space
 - Community Room & Restrooms
 - Basketball Courts
 - Pickleball Courts
 - Tennis Courts
 - Intermediate Demonstration Garden
 - Playground
 - Playground
 - Landscape Storm
 - Asphalt Paths (2' wide way)
 - Concrete Paths
 - Signage
 - Seating
 - Picnic Shelter
 - Community Restroom & Inclusive Signage
 - Shade Wall
 - Shade Wall & Staging Area
 - Windbreak
 - Pavilion & Restrooms
 - Windbreak
 - Native Meadow
- Key Notes**
- All paths are graded to be ADA accessible
 - Berms are placed for wind protection, berms and to also provide habitat seating for lawn and small meadow for the water.
 - Sport courts are oriented north/south to avoid sun in the eyes of players.
 - Playground fall comes are progressed to be optimal for maintenance and cool over the lifetime of the turf cover can be registered with artificial turf should less water be available for the irrigation of the park.
 - Food planting is designed with the consideration there is access to at least one week, bring down frequency.
 - Lawn is multi-use for multiple sports.
 - Central grass and artificial turf areas can be used for events such as annual concerts, music nights, live staging, etc.
 - Evergreen trees along west provide windbreak.
- Estimated Budget**
- \$5.5 - 7 Million
 - Funds to be built in phases

Comments - Concept 2 Sport & Play Focus

Using the provided post-it notes, please share your opinions on your likes, dislikes, and general comments on Concept 2. You may place multiple ideas or thoughts on a single post-it note.

Likes

Dislikes

General Comments



APPENDIX C

DRAFT MASTER PLANS

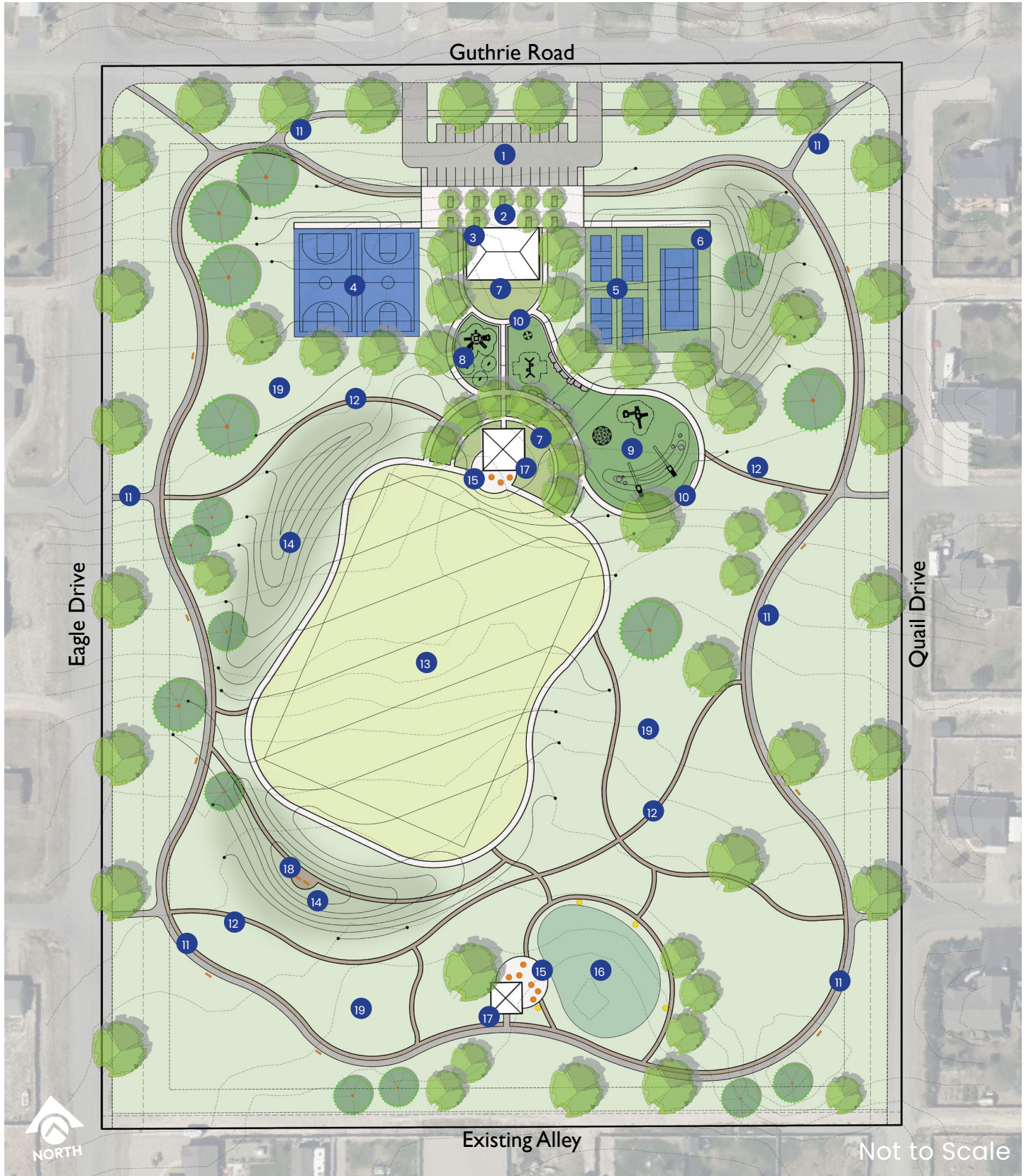
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Draft Master Plan Concept 2 – Sport & Play Focus.....70

Draft Master Plan Concept 1 – Nature Focus

Presented to City-County Parks Board, County Commission, and the General Public in August 2024



Legend

- 1 Parking Lot
- 2 Entry Plaza & Event Space
- 3 Community Room & Restrooms
- 4 Basketball Courts
- 5 Pickleball Courts
- 6 Tennis Court
- 7 Waterwise Demonstration Garden
- 8 Tot Playground
- 9 Playground
- 10 Concrete Paths
- 11 Asphalt Paths (1/2 Mile Loop)
- 12 Gravel Paths
- 13 Multi-Use Lawn
- 14 Berms
- 15 Seating
- 16 Stormwater Retention & Interpretive Signage
- 17 Pavilion
- 18 Overlook
- 19 Native Meadow

Estimated Budget

- \$4 - 5 Million
- Park to be built in phases

Key Notes

- All paths are graded to be ADA accessible
- Berms are placed for wind and noise barriers and to also provide hillside seating for lawn or small sledding hill in winter
- Sport courts are oriented north/south to avoid sun in the eyes of players
- Playground fall zones are proposed to be artificial turf to reduce maintenance and cost over the lifetime of the turf
- Lawn can be replaced with artificial turf should less water be available for the irrigation of the park
- Park planting is designed with the assumption that there is access to at least one well, limiting lawn footprint
- Entry plaza can be used for community markets
- Lawn is multi-use for sports, small concerts, movie nights, etc.
- Cross-country skiing alongside asphalt path
- Evergreen trees along west edge provide windbreak

Draft Master Plan Concept 2 – Sport & Play Focus

Presented to City-County Parks Board, County Commission, and the General Public in August 2024



Legend

- 1 Parking Lot
- 2 Plaza & Turf Event Space
- 3 Community Room & Restrooms
- 4 Basketball Courts
- 5 Pickleball Courts
- 6 Tennis Courts
- 7 Waterwise Demonstration Garden
- 8 Tot Playground
- 9 Playground
- 10 Concrete Paths
- 11 Asphalt Paths (1/2 Mile Loop)
- 12 Gravel Paths
- 13 Multi-Use Lawn
- 14 Berms
- 15 Seating
- 16 Stormwater Retention & Interpretive Signage
- 17 Picnic Shelter
- 18 Shade Sail & Staging Area
- 19 Sledding Hill
- 20 Pavilion & Restrooms
- 21 Overlook
- 22 Native Meadow

Key Notes

- All paths are graded to be ADA accessible
- Berms are places for wind and noise barriers and to also provide hillside seating for lawn and small sledding hill in the winter
- Sport courts are oriented north/south to avoid sun in the eyes of players
- Playground fall zones are proposed to be artificial turf to reduce maintenance and cost over the lifetime of the turf
- Lawn can be replaced with artificial turf should less water be available for the irrigation of the park
- Park planting is designed with the assumption that there is access to at least one well, limiting lawn footprint
- Lawn is multi-use for multiple sports
- Central plaza and artificial turf space can be used for events such as small concerts, movie nights, ice skating rink, etc.
- Evergreen trees along west provide windbreak

Estimated Budget

- \$5.5 - 7 Million
- Park to be built in phases

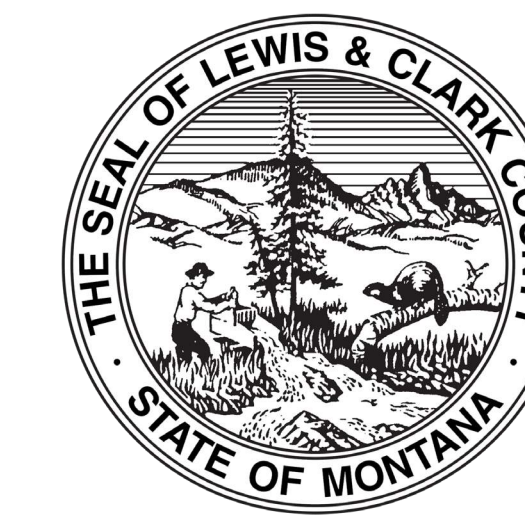
A large, light blue, stylized letter 'D' graphic that serves as a background for the text. It is positioned on the left side of the page, with its vertical stem on the left and its curved part on the right.

APPENDIX D

**FULL SIZE
MASTER PLAN**

Northstar Park Master Plan

Lewis & Clark County, Montana



DECEMBER 2024

