

2/11/15 7:00 PM

Meeting called to order saying the Pledge of Allegiance. Attendance is taken by Miss Olson. Chair Strickland, Vice-Chair Patera, Mr. McCoy, Ms. Manzer and Secretary Olson present. A quorum is established.

### New Business--

#### Westside Orchard Garden:

- Mike Dalton- Project Supervisor- Ryan Smith Vice Chair and Architect.
- 3 blocks all chain-link fenced in- formerly Community Hall Park.
- Have a use permit that is 4 years long that was issued in 2012. Trying to get extension to continue this for the benefit of the community.
- Soil is not used, pots and above ground planters used. Have been awarded block grants. Built a rain-catcher for drip irrigation. Have benches from historic Carnegie library for children to sit on during educational sessions. Sponsorships sold for benches.
- Boys and Girls Club, Girl Scouts, Head Start, City Rec-Center, and Home School all benefit from this by learning how to garden, etc. Over 4000 lbs. of food went to Meals on Wheels, Head Start, and Boys and Girls clubs.
- Beehives on property – sell honey to benefit garden.
- Plan to build Walipini so they can grow year round. Sheds will be built to house supplies.
- 100 members at \$25/ year get access to classes.
- See attached for Map of the planned improvements to the Garden.

#### West Bank Park:

- Boat ramp (installed), parking lot, restroom, pavilion, amphitheater (natural formation), stage, playground, trail improvements, entrance sign, and golf course are all part of the new improvements paid for by grants, matched funds, and TIF money. (TIF- Tax Increment Financing)
- See attached for Plan of the improvements for the West Bank Park

#### Holman Building:

- Downside- parking and access from Central Avenue.
- Upside- Structurally sound. Matching brick was found by Ellen Sievert to patch up end. No soil issues when tested.
- Ellen will speak to Mr. Holman and Craig Raymond to see what can be done to aid in repairs.
- Cordial letter will be sent to let him know that several councils have been asked about this property. We would like to speak to him and help him in this venture.

## Other Business

### Elections:

- Packets passed out for elections

### Neighborhood Concerns:

- Secretary Olson had spoken to CPO Matt Flemming about the vans and buses out in front of Boys and Girls Club. He said there was not an issue as long as they were parked correctly from curb and to street and alley. The council still believe there is a code against commercial vehicles being parked on streets.
- It was also mentioned about the hay across the street being out again. Heather Rholf was working on this but it has been turned over to Lee Nellis (406-455-8432)

## Old Business

- Approval of January minutes, as revised. Motion by Vice Chair Patera and Mr. McCoy 2<sup>nd</sup>
- Secretary Olson passed around Neighborhood Watch bookmarks she is working on.
- West Levee Update—Miss Mares was unable to attend, there was no update.

It was noted that we need to drive in the correct direction at West Elementary by entering on 11<sup>th</sup> St SW to park in the rear parking lot.

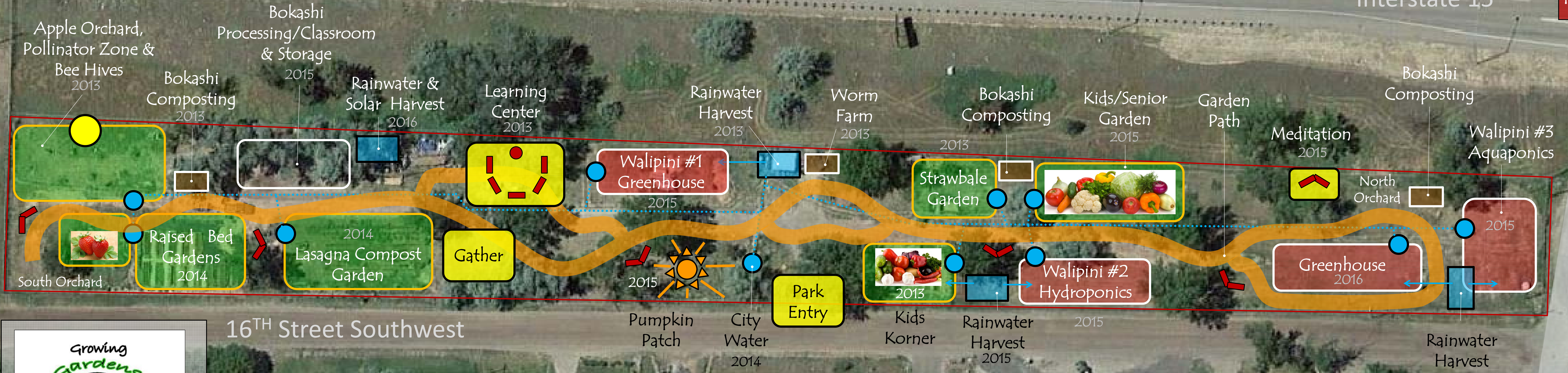
Our next meeting will be March 11<sup>th</sup> 7 pm.

Mr. McCoy made the motion to adjourn, Vice Chair Patera seconded. Meeting adjourned at 8:45 pm

Respectfully submitted, Brittany R. Olson



Interstate 15



16<sup>TH</sup> Street Southwest

5<sup>th</sup> Ave. SW

3<sup>rd</sup> Ave. SW



Sunburst Unlimited Inc.

**Westside Orchard Garden**  
 serving  
 Fresh Food-Insecure Kitchens in Great Falls  
 & Cascade County

The Westside Orchard Garden is located on the 2.2 acre (3 city blocks) Community Hall Park.  
 Landlord: City of Great Falls Parks Department  
 Project Supervisor: Sunburst Unlimited Inc. dba Gardens From Garbage



# West Bank Park Improvements

February 10, 2015

# Master Plan Development

- CTA Architects Engineers
- Steering Committee
  - Staff from Planning, Public Works and P & R
  - NHC #2 and #3
  - Montana Fish, Wildlife and Parks
  - RTI (Recreational Trails, Inc.)
  - County Commissioner/Forest Service
- Town Hall Meeting
- Meetings with NHC #2 and #3 and Park and Recreation Advisory Board
- Two Day Community Design Charette
- Survey
- Presentation at City Commission Work Session
- Adopted by City Commission: March 15, 2011



phase 1  
master plan

**WEST BANK PARK**  
CITY OF GREAT FALLS • MONTANA

# West Bank Park Areas

- Active Zone
  - Non-motorized Boat Ramp
  - Parking Lot
  - Restrooms
  - Pavilion
  - Amphitheater
  - Stage
  - Natural Playground
  - Trails
  - Entrance Sign
- Current: 9 Hole Folf Course, GF Folf Association

# Proposed Projects

2015-2016

- **Restroom** – Missouri Madison RiverFund Grant, NW Energy (PPL) Grant, Proposed TIF
- **Parking Lot** – CTEP Grant, RTI Match, Proposed TIF
- **ADA Connection from 3<sup>rd</sup> Ave. N.W. to Trail** – TA Grant (Transportation Alternatives), RTI Match
- **Replacement of 977 linear feet of 4' wide non-compliant deteriorated sidewalk with 9' wide shared use trail** – TA Grant, RTI Match
- **Irrigation and Landscaping** – Proposed TIF
- **Replace Existing Vault Toilet**, CTEP, RTI Match
- **Concrete Trail Replacement (includes pump house removal)** – Proposed TIF (RTI)







Amphitheater

Natural Playground Area





# Restroom

Total Project Cost \$187,835

## Sources of Funding:

Missouri Madison RiverFund Grant \$101,000

NW Energy (PP&L) Match \$ 8,500

In-kind Match (City Staff) \$ 8,500

Proposed TIF \$ 69,835

# Parking Lot

Total Project Cost \$106,988

## Sources of Funding:

CTEP Grant \$ 69,979

RTI Match \$ 10,847

Proposed TIF \$ 26,162

# Replace Existing Vault Toilet

Total Project Cost	\$18,500
Sources of Funding:	
CTEP Grant	\$16,017
RTI Match	\$ 2,483



# Trail Connector & Replacement

Total Project Cost \$139,357

## Sources of Funding:

TA Grant \$115,648

RTI Match \$ 23,709

(Trail connector from 3<sup>rd</sup> Ave. N.W. and replacement of 977 linear feet of 4' wide deteriorating/non-compliant concrete trail with 9' wide shared use trail [red on exhibit])

# Concrete Trail Replacement

(Includes Pump House Removal)

Total Project Cost	\$ 60,000
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## Sources of Funding:

Proposed TIF Request	\$ 50,000
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RTI Match	\$ 10,000
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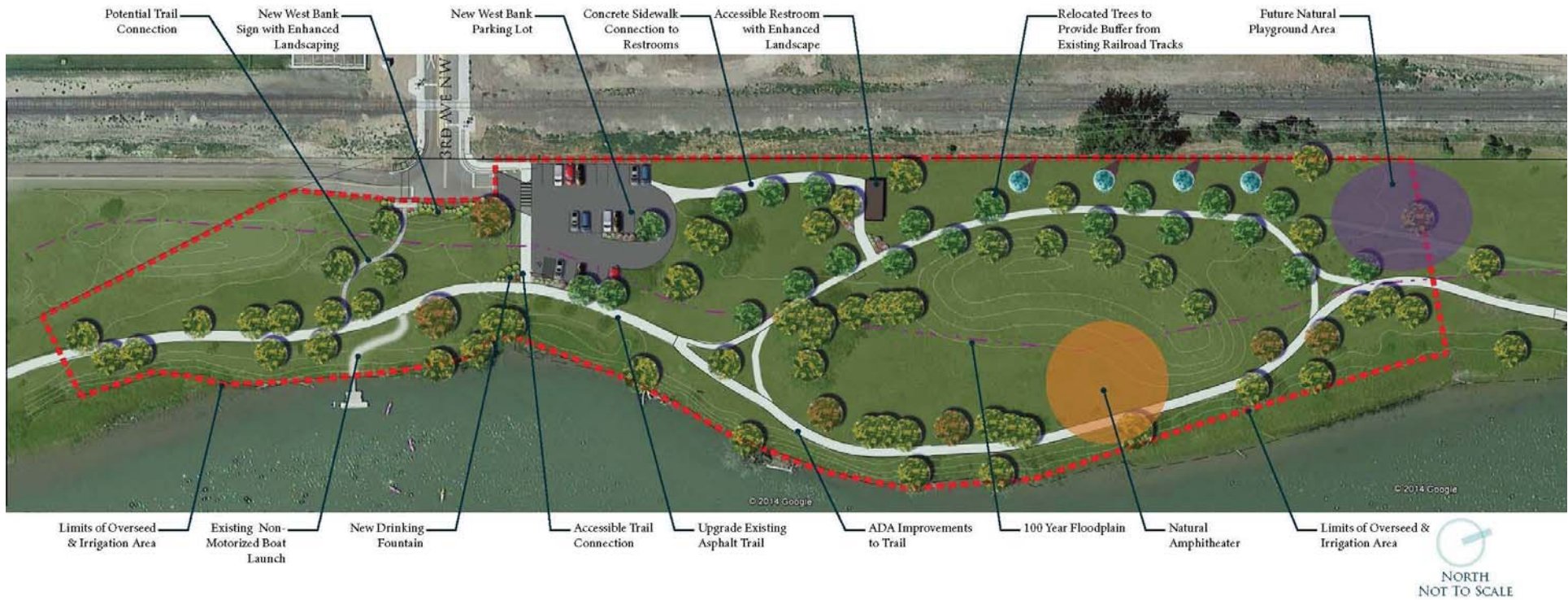
[green on exhibit]





# Irrigation and Landscaping

Total Project Cost	\$313,000
Sources of Funding:	
Proposed TIF	\$303,000
Park Trust	\$ 10,000



# WEST BANK PARK LANDSCAPE CONCEPT

DECEMBER, 2014

# Proposed TIF Grant Requests

Completion of Parking Lot	\$ 26,162
Irrigation and Landscaping	\$303,000
Restroom	\$ 69,835
Drinking Fountain (RTI - + \$2,800)	\$ 5,800
Concrete Trail Replacement/ Pump House Removal	\$ 50,000
Miscellaneous	\$ <u>5,203</u>
<b>Total TIF Request</b>	<b>\$460,000</b>
<b>Total Proposed Projects</b>	<b>\$839,483</b>

(Other Funding Sources: \$311,144/Grants; \$49,839/RTI; \$18,500/City & Park and Recreation - \$379,483 total.)

# West Bank Park Tax Increment Fund

Fund Balance, June 30, 2014

\$794,013 (\$233,917 Restricted Cash)

Unrestricted Cash

\$462,610 January, 2015

\$240,113 Additional Projected June 30, 2015

**\$702,723** Total, June 30, 2015

On March 20, 2007, the Great Falls City Commission passed an Ordinance establishing the Great Falls West Bank Urban Renewal Plan including a Tax Increment Financing provision. West Bank Park is included in the West Bank Park Urban Renewal Plan and Tax Increment District.

The West Bank Urban Renewal Plan states “The Missouri River and the associated West Bank Park are the defining features of the West Bank Urban Renewal District. Not only do these resources make the area more attractive for investment and overall community renewal, but they are intrinsic to the quality of life in the City of Great Falls and the surrounding region. They offer scenic and recreational opportunities for both residents and visitors to Great Falls.”