

MEETING MINUTES

RECORDED BY:

Margy Bonner

MEETING PURPOSE:

Sale of Park Land, Sub-committee meeting

MEETING DATE**AND LOCATION:**

March 29, 2012 12:00-1:30 p.m.
Community Center

**ATTENDEES:**

Committee Members:

Bill Cole, Rachel Cox, Margy Bonner, Darwin George,
Greg McCall, Tom Llewellyn

Members absent:

Al Koelzer

Others:

Doug Rubke, Community Member, Vince Ruegamer,
Community Member

Staff Members:

Mark Jarvis, Park Planner, Mike Whitaker, PRPL Director

I. MEETING CALLED TO ORDER

Acting chair, Bill Cole called the meeting to order at 12:00 PM.

A. INTRODUCTIONS

Doug Rubke and Vince Ruegamer, Community Members, were introduced.

B. APPROVAL OF MINUTES OF PRIOR MEETINGS

Upon correction, the minutes of the meeting of March 15, 2012 were approved.

C. ADDITIONS TO THE AGENDA

None

II. PUBLIC COMMENTS

Doug Rubke raised concerns about the sale of Lake Josephine by Montana Fish and Wildlife and Parks. Mr. Rubke was interested in whether land could be traded so that the city could acquire title to the lake property. Mark indicated there have been discussions with Fish, Wildlife and Parks for a period of time concerning the purchase of that property. It seems now it is a political issue.

Vince Ruegamer commented that, as a former member of the Council, he recalls former Council member Don Jones had requested an inventory of the property eight years ago and further commented that we will be accountable in the future for how the sale, trade or transfer of property is made.

Margy proposed communication with the Council so they know the inventory has been prepared and sorted. Mike stated this would be included in the department report when

that report is made.

III. STAFF REPORT

Mark had completed the sorting of parcels for developed, undeveloped, and natural parks. The information is not yet posted but will be posted to the Parks and Recreation website within the next several days. To obtain that information follow the links from: “ access, PRPL.info/ projects/ sale of park land”. The staff will need to identify parcels of undeveloped land for transfer or trade. Mark is working with Jon Thompson on this list. They will also need to review deed restrictions and funding sources to determine if some of the parcels are not eligible for sale.

Darwin raised issues concerning the Heritage Walk property. Can we transfer this property and get it on the tax roll? It can't be developed. Perhaps the Homeowners Association will accept ownership in order to control the property.

Mark made a presentation on the Shiloh Point property. Tender Nest would still like to acquire the property but they have not yet obtained a comparative market analysis. Mark has requested that they do so and then forward their offer. If the offer is acceptable, the Council will pass an Intent to Sell with notice to neighbors within 300 feet and will schedule a public hearing. If the council decides to proceed with the sale they adopt a resolution allowing the sale.

Bill outlined what we previously decided on applying proceeds from the sale of any property. The proceeds will first be allocated to the costs of the sale, second to neighborhood parks. If there are no neighborhood parks in the vicinity, then the proceeds will be allocated to regional parks.

Mark indicated there are concerns related to the entry monument and whether that monument would be maintained by Tender Nest. Tender Nest has talked with Dorn and Wilson, the property developers, who would agree to transfer the control and maintenance issues to Tender Nest. The Sub-division Improvement Agreement provides for continuous upkeep and maintenance by the developer.

Tom commented that the property has specific value due to the sign. He stated that is the only value to the property.

Randy Swenson, owner of Tender Nest, has no objection to maintaining the public access to Shiloh Point subdivision as a reservation on any deed.

Mark made a presentation concerning Wilson Park. Doug James represents the city in the Chapter 11 Bankruptcy proceedings. City attorney, Brent Brooks, has advised Mr. James of the city's desire to terminate the lease.

Mike commented that PRPL is paying the real estate taxes on the land. Parks would like to keep 5 acres of land to use as a tree farm.

Bill asked for a report from Brent Brooks at the next meeting together with a timeline on

when we could expect the lease would be terminated.

Mark also questioned an inventory of the land and if the bankruptcy court will claim the assets in the bankruptcy. Mark stated there are water rights on the land which we the city will want to retain. We also will need to identify which 5 acres will be retained for the tree farm.

Dennis Cook gave a presentation on obtaining values for the property. Either a Broker Price Opinion or a Comparative Market Analysis will require a person who has experience. The realtors have suggested that property be grouped by an identifiable area and before a group of parcels would be put out for a proposal/bid of the BPO's or CMA's. This would make the process more efficient for the person preparing the report.

Mark commented in the past the city has used a comparative market analysis to establish value.

Rachel stated that in her discussion with appraisers, the response was if you had a group of parcels in an area, the appraisers might be willing to discount their cost. Greg pointed out that it makes little sense to pay for valuations when the parcels have little or no value. Dennis agreed we need to identify properties and make our own decisions on initial value in order to identify those properties for a BPO, CMA or an appraisal. We will need to look at parcels individually to make that determination. Once the list identifying property to be sold is made, then the committee should be able to determine the list of property items which require valuation.

Action Items for next meeting:

1. The list to identify properties which will be considered for sale, trade, or transfer will be presented. Mike Whitaker will meet with Tina Volek to develop a method for the sale of property.
2. Mark will report on the status of the CMA and offer from Tender Nest on the Shiloh Point Property.
3. Brent Brooks will be requested to report on the status of the Wilson Park property, together with a timeline as to when we can expect the lease to be terminated to allow us to proceed to sell the property. The staff will identify the 5 acres to be retained for a tree farm and will also research issues with the water rights.

The next meeting will be held on April 19, 2012 at noon. There being no further business, the meeting was adjourned at 1:30 p.m.