

MINUTES OF THE LONG RANGE BUILDING COMMITTEE  
March 1, 1983

Side 23 The meeting was called to order at 8:20 a.m. in Room 108 of the Capitol Building.

Members present were Sen. Mark Etchart, Sen. Matt Himsl, Sen. Bill Thomas, Sen. Jack Haffey, Sen. Donald Ochsner, Rep. Rex Manuel, Rep. Francis Bardanouve, Rep. Gene Donaldson, Rep. Bob Thoft, and Rep. Steve Waldron.

Also present were Pam Joehler of the Legislative Fiscal Analyst's Office (LFA), Phil Hauck, administrator of the Architecture and Engineering Division (A/E), Tom O'Connell, architect for the A/E, and Ron Holliday, administrator of the Parks Division of the Department of Fish, Wildlife and Parks.

HIGHWAY EARMARKED REVENUE

Priority #23 (011)

SEN. THOMAS moved to authorize \$750,000 for miscellaneous maintenance of Department of Highways' buildings.

The motion was passed UNANIMOUSLY.

Priority #26 (029)

REP. THOFT moved to authorize \$63,500 for the Lost Trail Maintenance Garage.

The motion was passed UNANIMOUSLY.

Priority #28 (034)

SEN. OCHSNER moved to authorize \$44,275 for the construction of a sandhouse at the Diamond Ring Interchange.

The motion was passed UNANIMOUSLY.

RENEWABLE RESOURCE FUNDS

Priority #27 (048)

Sen. Ochsner noted that Sen. Larry Tveit, District #27, was doing research on this project. Chairman Manuel put this project on hold until the results of that research became available.

Priority #32 (083)

SEN. THOMAS moved to authorize \$50,000 for Streambank Preservation.

The motion was passed UNANIMOUSLY.

Priority #33 (098)

There was some discussion regarding this project to replace half of the fencing at Mt. Haggin. Sen. Himsl questioned whether it would be appropriate to only replace half of the fencing and whether it was appropriate for these funds to come from the Renewable Resources account. Sen. Etchart noted that the Mt. Haggin project is a rest rotation system and prevents overgrazing to bring back the natural range. He told the committee that this is a test program and the results would not only benefit state lands but also benefit private grazing lands.

SEN ETCHART moved to authorize \$65,000 for the Mt. Haggin fencing project.

The Chairman called for a roll call vote. SEN. ETCHART, SEN. THOMAS, AND REP. MANUEL approved the motion. SEN. HIMSL, SEN. OCHSNER, REP. WALDRON, AND REP. THOFT opposed the motion. The motion DIED in committee.

Priority #34 (147)

SEN. OCHSNER moved to authorize \$125,000 for the South Sandstone State Recreation Area Improvements.

The motion was passed UNANIMOUSLY.

FW&P LICENSE REVENUE - CASH

The committee reviewed the cash funding, particularly the Game Range Acquisitions. The Parks Division revised some of the earlier requests. The \$300,000 for Game Range Acquisitions, if approved, would provide the 1/4 match which would allow the committee to spend \$900,000 in federal funds for a total of \$1.2 million spending authority. Mr. Holliday noted that this money could be used for operations, development, or acquisition. The committee discussed this issue and decided that some of these funds should be used for operations and development of lands already owned by the state instead of purchasing more land.

SEN. THOMAS moved to authorize \$250,000 for Priority #29, \$25,000 for Priority #36, \$30,000 for Priority #37, \$50,000 for Priority #38, and \$50,000 for Priority #39, and that Mr. Holliday would bring back a detailed plan of Priority #42 to see if some of these funds can be used to improve some of the existing projects.

The motion was passed UNANIMOUSLY.

Rep. Waldron wanted to see some of the proposed game range acquisitions. The committee wanted to see if Priority #42 could be used for the Mt. Haggin fencing and the Great Falls Fish Hatchery improvements.

FW&P LICENSE REVENUE - BONDED

The Department reprioritized their requests and felt they could not afford the Great Falls Hatchery nor the Bozeman Headquarters. The committee had a lot of discussion regarding this issue. Sen. Thomas felt the citizens would prefer to see their license fees go to hatcheries and not to office space.

Mr. Holliday told the committee that the Department of Highways has proposed a plan to construct an Interstate interchange which would put the present Great Falls Headquarters building in the center of the cloverleaf.

The committee discussed the funding necessary to service the bonds. Rep. Bardanoue mentioned that he is sponsoring a bill which would abolish the need for a reserve. There was a lot of discussion on this issue.

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SEN. THOMAS moved to authorize \$455,000 for Priority #62, \$1,900,000 for Priority #63, \$500,000 for Priority #64, and \$220,000 for Priority #66, and develop a bonding program to finance Priority #65 and Priority #67 with increased license fees.

Rep. Bardanoue opposed this motion because he felt there was a real need for the Great Falls Headquarters.

REP. BARDANOUE made a substitute motion to authorize the fish hatcheries and the Great Falls Headquarters.

The committee discussed this motion with common agreement that the fish hatcheries are the most important projects.

REP. THOFT made a substitute motion to authorize funding for the Creston Springs Hatchery, the Great Falls Hatchery, and the Big Timber Hatchery projects.

The motion was passed UNANIMOUSLY.

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REP. BARDANOUE moved to authorize funding for the Great Falls Headquarters building.

The Chairman requested a roll call vote. SEN. ETCHART, SEN. HIMSL, REP. MANUEL, and REP. THOFT opposed the motion. SEN. THOMAS, REP. BARDANOUE, and REP. WALDRON approved the motion. The motion DIED in committee.

Rep. Bardanouve requested that the committee review the entire program and bring the Great Falls Headquarters building back before the committee.

DEPARTMENT OF COMMERCE

Priority #24 (242)

REP. THOFT moved to authorize \$150,000 for the Lincoln Airport Runway Improvements from the Earmarked Revenue Account.

The motion was passed UNANIMOUSLY.

DEPARTMENT OF FISH, WILDLIFE AND PARKS

Priority #43 (259)

SEN. THOMAS moved to authorize the expenditure of private donated funds for the Natural History Addition with the subcommittee intent that funding will come solely from donations and no state funds will be expended.

Rep. Thoft voiced his concern that, if the private donations are not raised, the state will have to pick up the balance. He felt this project is a good idea but he has a problem with future obligations to the state.

REP. THOFT made a substitute motion not to accept the Natural History Addition but to have the committee write a letter of support for this project.

REP. BARDANOUE opposed the motion. All other members approved the motion. The motion was passed.

Priority #25 (411)

SEN. THOMAS moved to authorize \$745,000 for Fishing Access Site Acquisitions.

The motion was passed UNANIMOUSLY.

## COAL TAX PARK ACQUISITIONS

The committee discussed the funds available with the projects that have been approved in previous Executive Action by this committee. There may be \$325,000 in federal funds available but it is possible President Reagan will rescind this appropriation. Also, there is a discrepancy of approximately \$100,000 between the LFA coal tax revenue estimate and the Executive estimate with the LFA showing \$100,000 more than the Executive.

The committee had Mr. Holliday attempt to renegotiate the Les Mason Memorial and the Glenlake proposals. The Les Mason Memorial is now \$675,000 and the Glenlake proposal is \$420,000 and now includes additional land.

There was a question regarding the right of way on the Clark's Lookout project. Edrie Vincent, secretary of the Lewis and Clark Trail Heritage Foundation, submitted a letter from the Beaverhead County Commissioners (see Attachment 1) stating that the County has deeded roadways along with two public railroad crossings tying into these roadways.

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SEN. ETCHART moved to reconsider the Clark's Lookout proposal.

The motion was passed UNANIMOUSLY.

Rep. Donaldson told the committee that the Moss Mansion proposal is back at \$50,000.

REP. DONALDSON moved to reconsider the Moss Mansion at \$50,000.

The motion was passed UNANIMOUSLY.

The committee discussed all of the funds that could possibly be used for park acquisitions.

SEN. THOMAS moved to accept the Lake Elmo proposal as the first priority and the Les Mason if the federal funds are available.

SEN. ETCHART made a substitute motion to accept the Lake Elmo proposal for \$1 million with a four year option to buy the surrounding land.

For clarification, this proposal would be \$1 million for the lake, a ten acre parking lot, and a 60 foot wide strip around the lake. There will be a \$100,000 land trade and a four year lease option on the remaining land around the lake for \$600,000.

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The Chairman requested a roll call vote. REP. DONALDSON, REP. MANUEL, and REP. THOFT opposed the substitute motion. All other members approved the motion. The motion was passed in committee.

It was established that there are currently fees being charged for admission into Lake Elmo. Those fees would be continued and, last year, generated \$52,000.

Sen. Hims1 recommended the approval of the Les Mason Memorial should federal funds become available. This is the last suitable piece of property on Whitefish Lake and the price has come down considerably since the first time offered for sale.

Rep. Bardanouve felt the money should be used for the Glenlake proposal in Bozeman.

(310) John Scully provided letters to the committee regarding the land included in the Glenlake proposal (see Attachment 2). There was more land included in the \$420,000 than was originally proposed.

The committee discussed trying to juggle the funding to allow for the purchase of both the Les Mason project and the Glenlake project. The committee has approved \$393,000 for development and \$525,000 for operations. Rep. Bardanouve suggested looking at all of the committee's decisions so far and perhaps re-prioritizing some of the projects.

REP. BARDANOUE moved to have the Parks Division look at alternatives to finance the Lake Elmo project, the Glenlake project, and the Les Mason project.

Chairman Manuel told the committee that the Parks Division does not have the authority to make recommendations on these proposals.

SEN. THOMAS made a substitute motion to have the Chairman appoint a subcommittee of three members in conjunction with the LFA to re-evaluate the committee's decisions and try to find a way to fund all three lake proposals.

The motion was passed UNANIMOUSLY.

The Chairman appointed Rep. Bardanouve, Sen. Etchart, and Sen. Ochsner to a subcommittee to work with the LFA to come up with a way to fund the three lake proposals.

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Irving Dayton, commissioner of Higher Education, told the committee that Dr. Tietz was mistaken in some of his presentation of the Montana State University proposals on February 15, 1983, because he was working from an outdated worksheet. There will not be any state funds used for any of the proposals outlined in the hearing on February 15.

The committee decided to table this discussion for the present.

Priority #49

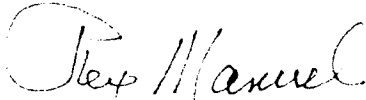
This request is for \$5,000,000 from Federal and Private Revenue to build an addition to the Museum of the Rockies.

REP. BARDANOUVE moved to approve the expenditure of \$5,000,000 from the Federal and Private Revenue Account for the addition to the Museum of the Rockies.

The motion was passed UNANIMOUSLY.

The meeting was adjourned at 11:00 a.m.

Respectfully submitted:

  
\_\_\_\_\_  
Rex Manuel, Chairman  
Approved

RM/lt

*County Commissioners*

Dillon, Montana

Mr. Rex Manuel, Chairman  
Long Range Building Comm.  
House of Representatives  
State Capital Building  
Helena, Mt. 59601

Dear Rep. Manuel

RE: Clarks Lookout Park

Your Committee was concerned about the access to the Clarks Lookout Park areas.

Please be advised that the County has deeded roadway on the entire east and south boundrays of the proposed park along with two public railroad crossings tieing into these roadways.

We would certainly appreciate your committees reconsideration of this project in light of this clarification.

If any furthur information is needed please contact this office or Rep. Bill Hand. Thank You

Your Truly

*Robert M. Miller*  
Robert Miller  
Beaverhead County Commissioners

*Rex Manuel*



February 28, 1983

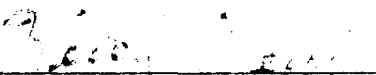
Mr. Rex Manual  
Chairman, Long Range Building Committee  
Fish, Wildlife & Parks Department  
Capitol Building  
Helena, Montana 59601

Re: Hash/Beyl Recreational Property


Dear Mr. Manual,

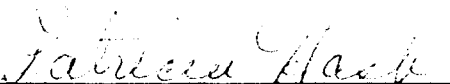
This is to advise you that the undersigned owners shall accept the sum of \$420,000.00 for the lake and 13.28 acres of real estate surrounding such lake which is located in the SW 1/4 of Section 31, Township 1 South, Range 6 East, M.P.M., Gallatin County, Montana.

Very truly yours,

  
\_\_\_\_\_  
Keith Beyl

\_\_\_\_\_  
Dorothy Beyl

  
\_\_\_\_\_  
Glen Hash

  
\_\_\_\_\_  
Patricia Hash

cc: Ron Holliday  
Mike Aune

**BOZEMAN/GALLATIN COUNTY  
RECREATION DEPARTMENT**

P.O. BOX 3298      BOZEMAN, MONTANA 59715

**MICHAEL J. AUNE**  
DIRECTOR  
406-586-6527

**SUE NEVILLE**  
POOLS MANAGER  
406-587-4724

ADMINISTRATIVE TRUSTEES

CITY OF BOZEMAN

GALLATIN CO. COMMISSION

BOZEMAN SCHOOL DISTRICT #7

February 28, 1983

Rex Manual, Chairman  
Longe Range Building Committee  
Capital Building  
Helena, Montana 59601

RE: Glenlake State Park

Dear Representative Manual:

Please find attached the following:

1. Offer by Glenn Hash and Keith Beyl to reduce price of their property to \$.72/square foot from \$1.00/square foot for the 13.28 acres of land around the lake area. This brings the purchase price down to \$420,000.

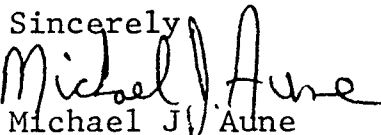
The property owners recently sold some adjoining land to Montana Power for \$.84/square foot, or \$36,590/acre, so you can see they are willing to sell at a price less than what they are capable of getting for the property.

2. A letter from Gene Cook offering to donate an additional four to five acres at the north line adjoining the property to be donated by the City of Bozeman. This includes land on both sides of the East Gallatin River.

3. A letter from John Moss, Planning Director for the City/County Planning Board, in support of the project.

Considering that the property owners are in effect making available around 33 acres for the park, and the City of Bozeman is donating 47 acres, coupled with the potential donation from Mr. Cook of 4 to 5 acres, the proposed Glenlake State Park would encompass around 85 acres and include a nice lake as well as excellent access on the East Gallatin River. The state would get an excellent addition to the State Park System at a relatively modest price.

Thank you for your consideration of this proposal.

Sincerely  
  
Michael J. Aune

cc: Ron Holliday

# COOK · BELL REAL ESTATE

Telephone: (406) 586-3331

611 W. Main • Bozeman, Montana 59715

Rex Manual, Chairman  
Long Range Building Committee  
Capital Building  
Helena, Montana 59601

Dear Representative Manual:

I am writing in reference to the proposed Glenlake State Park in Bozeman. Not only do I feel that this is a very worthwhile project, but I want to back up this support with physical support through the addition of between four and five acres to the proposed site.

We presently own property to the north of the State Park site, and it is adjacent to the land offered by the City of Bozeman for the Park. Contingent upon approval by the respective governing bodies, I will donate this area towards the State Park. I might add that about 800' to 1000' feet of the East Gallatin River flows through this area, and it would add substantially to the Park.

Please accept this letter of intent to donate land for the State Park for your consideration of the Glenlake State Park proposal.

Sincerely,



Gene Cook

cc: Ron Holliday, Montana Dept. of Fish, Wildlife & Parks  
Michael J. Aune, Director, Recreation Department  
John Evans, City Manager, Bozeman



**BOZEMAN  
CITY COUNTY  
PLANNING BOARD**

411 EAST MAIN  
P.O. BOX 640, BOZEMAN, MONTANA, 59715  
PHONE: (406) 586-3321

February 28, 1983

Mr. Erhart Hehn  
1418 West Dickerson  
Bozeman, MT 59715

Dear Mr. Hehn:

Stream corridor preservation is one of the primary concepts of the Bozeman Area Master Plan. Zoning is being enacted to prevent development of land within 35 feet of the high water line, and a 35-foot stream bank preservation easement is being required when riparian lands are subdivided.

These methods are fine, but they are not enough. The Planning Board has studied the use of development rights transfer. This technique has promise, but it will require some time before it can be put into practice. The Master Plan will support the dedication of stream areas when lands are subdivided.

Thank you.

Sincerely yours,

John H. Moss  
Planning Director

JHM:lv