

Riverfront Neighborhood Council Leadership Team Meeting Minutes

8/2/18

Time: 6:00 pm

Location: Dog and Bicycle Bakery Café
875 Wyoming St #102
Missoula, MT 59801

Attendance: Ramona Flightner, Jerilyn Whitney, Dale McCormick, Ed Nolder, Jim Whitney, Jean Keiley, Jonathan Qualben, Jane Kelly, Will McLauchlan, Jon Van Dyke, Gwen Hoppe

1. Approval of the June 11, 2018 leadership team meeting minutes.

Ramona moved for approval, seconded by Will and approved unanimously.

2. Civic Stadium Leases:

- a. Logjam Presents
- b. Mountain Baseball

Discussion about leases and review of terms of leases.

Jon moved to write a letter on behalf of the Riverfront Neighborhood Council leadership team to be sent to City Council members and to be read at City Council meeting on Monday, 8/6/18 at 7 pm. Ramona seconded the motion.

Bullet points for the letter: Jane will send to City Council/ Mayor/ MRA

- A. The leadership team does believe it is a good idea overall for the city.
- B. There are concerns by which the Logjam Presents lease was negotiated; neighborhood and leadership team not informed.
- C. No mechanism for civic oversight given the dissolution of the Extraordinary Events Committee.
- D. Concerns about proposed increased capacity, the effects on the neighborhood. The parameters for traffic and parking not well delineated, open ended and vague.
- E. Need a specific capacity stated.
- F. Noise concerns- when would the concerts need to end? Need it specifically written in lease.
- G. Shorter period for original lease with an opportunity to revise lease after a trial period
- H. Leadership team sent a letter in earlier 2018 about the Hickory Street gate, but residents at the meeting expressed concern at such a letter and are in favor of keeping the gate.

The leadership team voted unanimously on writing the letter with the above points.

3. Public Comment on non-agenda items

- Neighborhood Council Meeting to be on October 3, 2018 at 6 pm at Free Cycles. Jane will arrange with Free Cycles.
- Leadership Team Meeting on August 15, 2018 5:30 pm and September 10 5:30 pm to plan Neighborhood council meeting.

Ed moved to adjourn. Will seconded motion.



Riverfront Neighborhood Council
Office of Neighborhoods
435 Ryman
Missoula, MT 59802
Phone: 406-552-6081
Fax: 406-327-2187
E-mail: riverfront@missoula-neighborhoods.org
Web: www.Missoula-neighborhoods.org

August 3rd, 2018

Dear esteemed members of the Missoula City Council;

The Riverfront Neighborhood Council Leadership Team recognizes the efforts of the City, Logjam Presents and Mountain Baseball LLC in finding a solution to the financial challenges presented by the operation and maintenance of the Civic Stadium. There are, however, several issues that are not addressed specifically enough in the proposed agreement to assuage the concerns of residents in the surrounding residential neighborhood. We believe there is room - and need - for improvement in the agreement.

One of the foremost concerns is the lack of specificity in the agreement's language on parking and traffic enforcement. Section 5 of the Agreement addresses the matter and puts the onus of these responsibilities on Logjam Presents, but does not delineate any detail, measures or methods. The expanded scale of the proposed events would also directly impact parking and traffic well beyond the immediate neighborhood around Silver Park, and the agreement does not address this matter other than that (S5.03.a) "Logjam shall ensure that incentives are offered to encourage alternative transportation to all events." With limited points allowing traffic into and out of this area, which was never designed for the proposed scale of events, it is absolutely vital that the City ensure adequate measures are taken to secure public safety for event attendees and residents.

Secondly, the matter of excessive noise is addressed in the agreement, and though we do not question the will of Logjam Presents to abide by the City Noise Ordinance, we do question the possibility of events, especially mid-week events, ending in a timely manner. By no fault of their own, Logjam Presents may hold a well-attended event that is followed by hours of revelry in the sidewalks and trails leading out of the area. We believe that it is prudent to stipulate a specific time limit for events.

We can infer that much which is not explicitly written in the agreement is to be agreed upon with flexibility, good-will and "handshake understandings." This is well and good,

but the Leadership Team is concerned about what might happen if the hands in charge of Logjam Presents change. Without an Extraordinary Events Committee or any mechanism in place to provide oversight, this leaves the City without viable means of recourse through this agreement. It is understood that the agreement is a ten-year contract with a two-year option. We would advise including some way to test the bounds of the agreement – allowing for revision – prior to reaching the end of the first two years, as well as assigning some capacity for oversight responsibilities.

Lastly, the Leadership Team is thankful to Council members Gwen Jones and Heather Harp, who contacted us as soon as the agreement was made known in order to provide background information. We were, however, left with very little time to act upon that information. We know of no other attempts by the parties to the agreement to communicate with the Riverfront Neighborhood Council, the Leadership Team or to the residents of the area. The creation of the Civic Stadium, as well as pursuant changes to lease agreements, underwent the long, arduous process of notifying impacted residents, inviting neighborhood participation, and developing strategic solution that involved multiple parties. While we understand the need to move swiftly, particularly in order to establish dates for next year, circumventing (deliberate or not) area residents from this process is reckless and disappointing.

The Civic Stadium is a facility of the City. We applaud the desire to provide for valuable “community events,” and we hope City Council will more carefully consider community interest while trying to find a solution that satisfies the City’s financial responsibilities and involves the community in a meaningful way. We ask the City Council to continue deliberations on both the agreement with Logjam Presents and that with Mountain Baseball LLC in the Accounting & Finance Committee to provide a more definitive agreement among all parties involved.

Sincerely,

The Riverfront Neighborhood Council Leadership Team