



## City of Spokane Park Board Land Committee Meeting

3:30 p.m. Wednesday, Apr. 30, 2025  
Hybrid in-person and WebEx virtual meeting  
Al Vorderbrueggen – Park Operations Director

### Committee members

- X Greta Gilman – Chair
- Sally Lodato – absent (excused)
- X Kevin Brownlee
- Doug Kelley – absent (excused)

### Parks staff

Al Vorderbrueggen  
Berry Ellison  
Nick Hamad  
Fianna Dickson

### Guests

Dan Schaeffer

### Other Park Board members

Jennifer Ogden (acting committee representative) left 3:44

## SUMMARY

- Due to technical difficulties, the recording of the meeting is unavailable.
- The committee passed the following action items which will be presented to the Park Board for consideration and approval:
  - Historical Research Associates, Inc contract amendment for cultural resources monitoring / Beacon Hill Phase II on a time and materials basis, not to exceed \$72,172 (plus applicable taxes) – consent agenda item
  - One-year renewal of Electric City, Inc. on-call electrician contract for all park locations (not to exceed \$100,000) – consent agenda item
  - Catholic Housing Ventures / ground lease agreement (\$5,600 revenue annually) – consent agenda item
- Nick Hamad presented potential donated improvements to Minnehaha Park.
- Al Vorderbrueggen presented an update on the Air Quality Grant (diesel emissions).
- A revised offer on the 44<sup>th</sup> Ave./Fish Lake Trail easement was presented and discussed.
- Updates on the two other alternate use requests (Indian Canyon/Rimrock Dr. and Avista/High Bridge) were presented.

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wed. Jun. 04, 2025.

## MINUTES

The meeting was called to order at 3:30 p.m. by committee chair Greta Gilman.

### Public Comments:

Three [emails](#) were received and read opposing the Fish Lake Trail / 44<sup>th</sup> Avenue easement request.

### Action items:

1. [Historical Research Associates, Inc contract amendment for cultural resources monitoring / Beacon Hill Phase II on a time and materials basis, not to exceed \\$72,172 \(plus applicable taxes\)](#) – Berry Ellison
  - a. The Beacon Hill Conservation Area consists of the trailheads for John H. Shields and Camp Sekani. Cultural resources have been identified within this area, requiring archaeological monitoring at both sites. Temporary fencing will be installed around the areas identified as sensitive. The Archaeologist will be on site to observe and examine the excavated soil. The contractors and City representatives will be briefed on the process. At the end of the monitoring process, the Archaeologist will produce a detailed report of findings.
  - b. The Archaeologist will be paid on a per-day basis. In the event cultural resources are discovered, excavation will cease, and an amendment will be negotiated. Provided no cultural resources are found, the monitoring should last approximately 20 days at each site.

**Motion #1** – Greta Gilman moved to recommend Historical Research Associates, Inc contract amendment for cultural resources monitoring / Beacon Hill Phase II on a time and materials basis, not to exceed \$72,172 (plus applicable taxes)

Kevin Brownlee seconded. The motion passed unanimously (2-0 vote).

The committee agreed to present this recommendation as a consent agenda item on the May 8 Park Board meeting agenda.

2. [One-year renewal of Electric City, Inc. on-call electrician contract for all park locations \(not to exceed \\$100,000\)](#) – Al Vorderbrueggen

Park Operations has not had an electrician on staff for several years and has found it more cost effective to contract the work out. This is the last renewal of this contract with Electric City. Next year it will go back out to bid.

**Motion #2** – Greta Gilman moved to recommend One-year renewal of Electric City, Inc. on-call electrician contract for all park locations (not to exceed \$100,000)

Kevin Brownlee seconded. The motion passed unanimously (2-0 vote).

The committee agreed to present this recommendation as a consent agenda item on the May 8 Park Board meeting agenda.

3. [Catholic Housing Ventures \(CHV\) / ground lease agreement \(\\$5,600 revenue annually\)](#) – Nick Hamad
  - a. Parks plans to lease 10,500 square feet to CHV for encroachment. The lease runs for 20 years, with an automatic 20-year extension. Once notice is provided to the Mayor and Parks Director, the lease will commence.
  - b. Any modifications deemed necessary will be done at the expense of CHV. During the term of the lease, CHV owns the improvements. Once the lease is terminated, all improvements must be removed or transferred to Park ownership at no cost. CHV is responsible for all maintenance on the leased area as well as any improvements and modifications.

- c. No sublets will be allowed without prior authorization. CHV and Parks will mutually indemnify each other, and the agreement is binding to any successors and assignees.
- d. The lease payment will be \$5,600 per year, which may increase in 2030. The land value will be reassessed every 5 years. All utilities on this area will be the responsibility of CHV.

**Motion #3** – Greta Gilman moved to recommend Catholic Housing Ventures / ground lease agreement (\$5,600 revenue annually)

Kevin Brownlee seconded. The motion passed unanimously (2-0 vote).

The committee agreed to present this recommendation as a consent agenda item on the May 8 Park Board meeting agenda.

### **Discussion Items:**

#### **1. Minnehaha Park potential donated improvements – Nick Hamad**

Staff updated the committee on a possible private donation to enhancing Minnehaha Park by a Be Bold 4 Jesus, a private non-profit organization, which is interested in enhancing the park for community use at no cost to the city. When meeting with staff, the organization mentioned being potentially interested in a minor playground renovation, ballfield renovation/cleanup or minor sport court enhancement as soon as June. Additional information to come as this discussion is continued.

#### **2. [Air Quality Grant \(Diesel Emissions Update to the Board\)](#) – Al Vorderbrueggen**

Al summarized the new grant from the Washington Department of Ecology awarded to Gonzaga University's Institute for Climate, Water and the Environment in partnership with the City of Spokane and The Lands Council will help tackle the diesel-driven stink. The city received about \$460,000 and are required to engage with the community on the project design. He reviewed the grant deliverables and noted that the city estimates that the zero-emissions parks equipment purchased by this grant will greatly reduce its emissions by eliminating the diesel equipment. He reviewed the specific gases that would be eliminated through this grant. Al also noted that an estimated 5173 gallons of diesel will be saved by fully eliminating the ten pieces of equipment. He will continue engagement through the offices of the Mayor and City Council along with the Community Assembly, neighborhoods, and Friends groups.

### **Alternate Use Requests:**

#### **1. [44<sup>th</sup> Ave. / Fish Lake Trail – updated easement offer](#)**

The applicant submitted an additional offer to the Park Board for this access easement. The committee discussed the updated offer and determined the proposal is still inconsistent with the adjacent trail use. It was discussed the proposed compensation value proposed is still significantly less than the city's real estate consultant recommended the board consider.

#### **2. Catholic Charities / Finch Arboretum**

Action was taken under action item 3, listed above.

#### **3. Indian Canyon / Rimrock Drive**

No update on this request from applicant. Greta recommended considering signage and pedestrian improvements as a part of the compensation.

#### **4. Avista / High Bridge**

No update on this request from applicant.

**Adjournment:** The meeting was adjourned at 4:33 p.m.

The next regularly scheduled Land Committee meeting is set for 3:30 p.m. Wed. Jun. 04, 2025.

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Thursday, May 01, 2025 4:15 PM  
**To:** [REDACTED]  
**Subject:** FW: PUBLIC COMMENT Comment to Lands Committee: No on the easement across the Fish Lake Trail  
**Attachments:** memo on FLT driveway easement.docx; Memo on proposed Fish Lake Trail Driveway Access Easement.pdf

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**From:** Jeff Lambert [REDACTED]  
**Sent:** Wednesday, April 30, 2025 11:30 AM  
**To:** Spokane Parks and Recreation <[spokaneparks@spokanecity.org](mailto:spokaneparks@spokanecity.org)>  
**Subject:** Comment to Lands Committee: No on the easement across the Fish Lake Trail

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Hello Lands Committee,

The proposed easement is dangerous and unnecessary. The access driveway is parallel to the Fish Lake Trail and the sight lines are poor. The FLT is curving and 44th Ave also has a curve that makes viewing trail users difficult.

The 2021 Latah Valley transportation plan shows a Qualchan Dr to 44th Ave connection via an overpass at the BNSF railroad. This is planned after 10 years as of the 2021 plan. Access to the subject property to be developed will be much safer and appropriate via Oak Street from 44th Avenue. I went to the location and walked the proposed access.

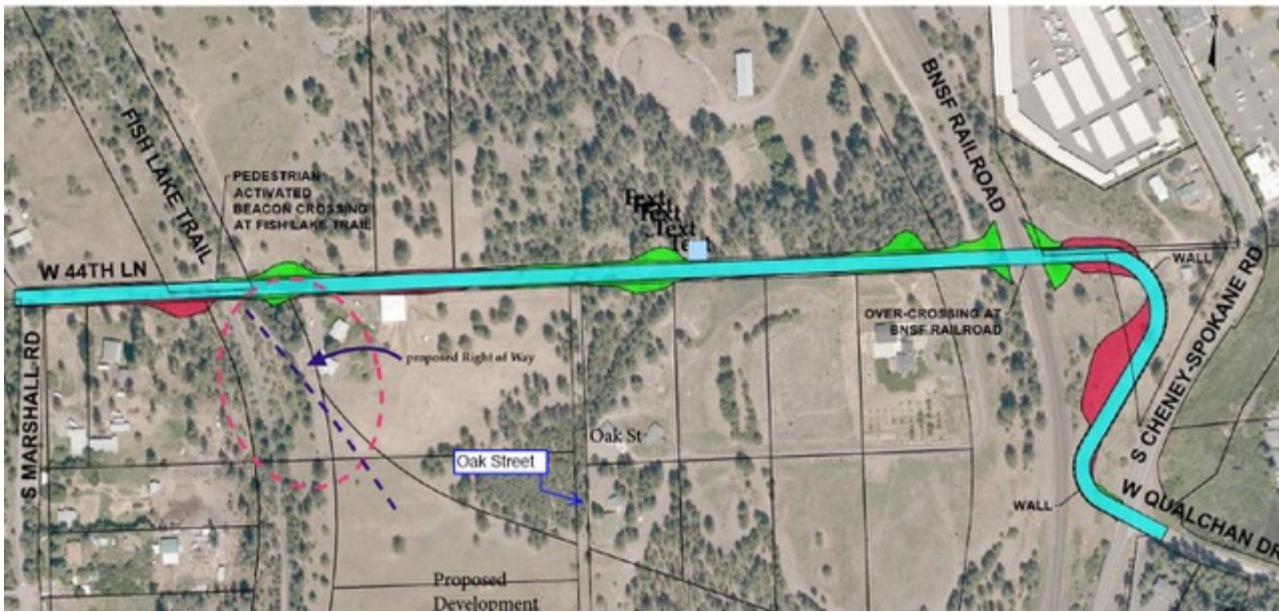
Include annotated photos and my observations include:

1. There is no signage on 44th ROW and only yield signs (not stop signs) on FLT at that location. Bike traffic does not slow down.
2. The sight lines where 44th crosses FLT are poor due to high banks and curved approach. The trail at 44th required a cut through basalt and that rock bank blocks the view to / from the driveway location.
3. There is only one house east of FLT so current traffic serves only one unit on a dead-end driveway. The road is actually just a driveway that the neighbor built.
4. The driveway is very close to the FLT pavement and sight lines from the proposed driveway don't allow a view of oncoming FLT bike traffic.
5. If the easement is granted, there would be a large traffic increase requiring changes to the Fish Lake Trail crossing. Even with improvements there would be an increased risk due to the driveway being within 20' of the paved trail.
6. Inga Note, transportation engineer advised me that a trail overpass would be required to be safe. This will cost much more than the modest impact fee paid per house.



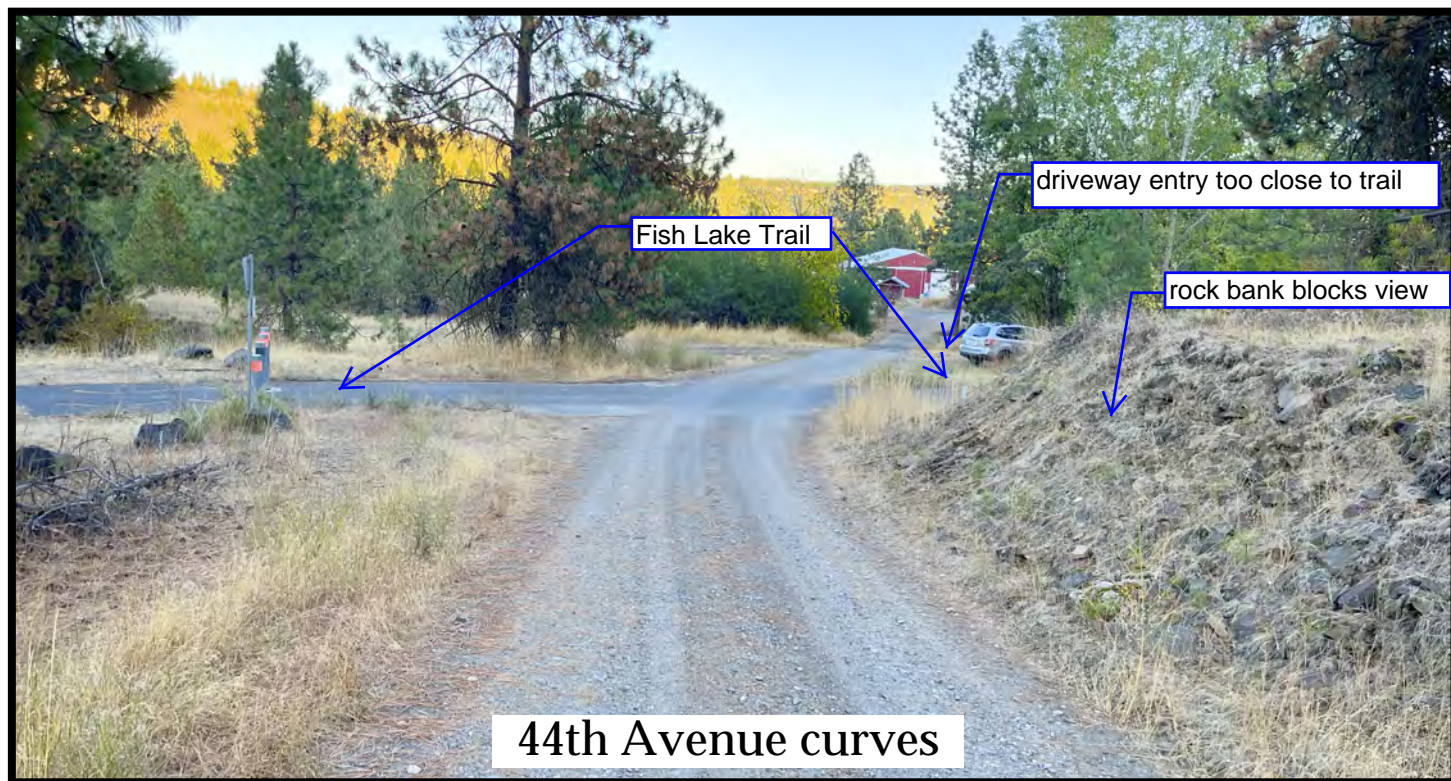
# #18 44<sup>th</sup> Avenue

US 195/I-90 STUDY

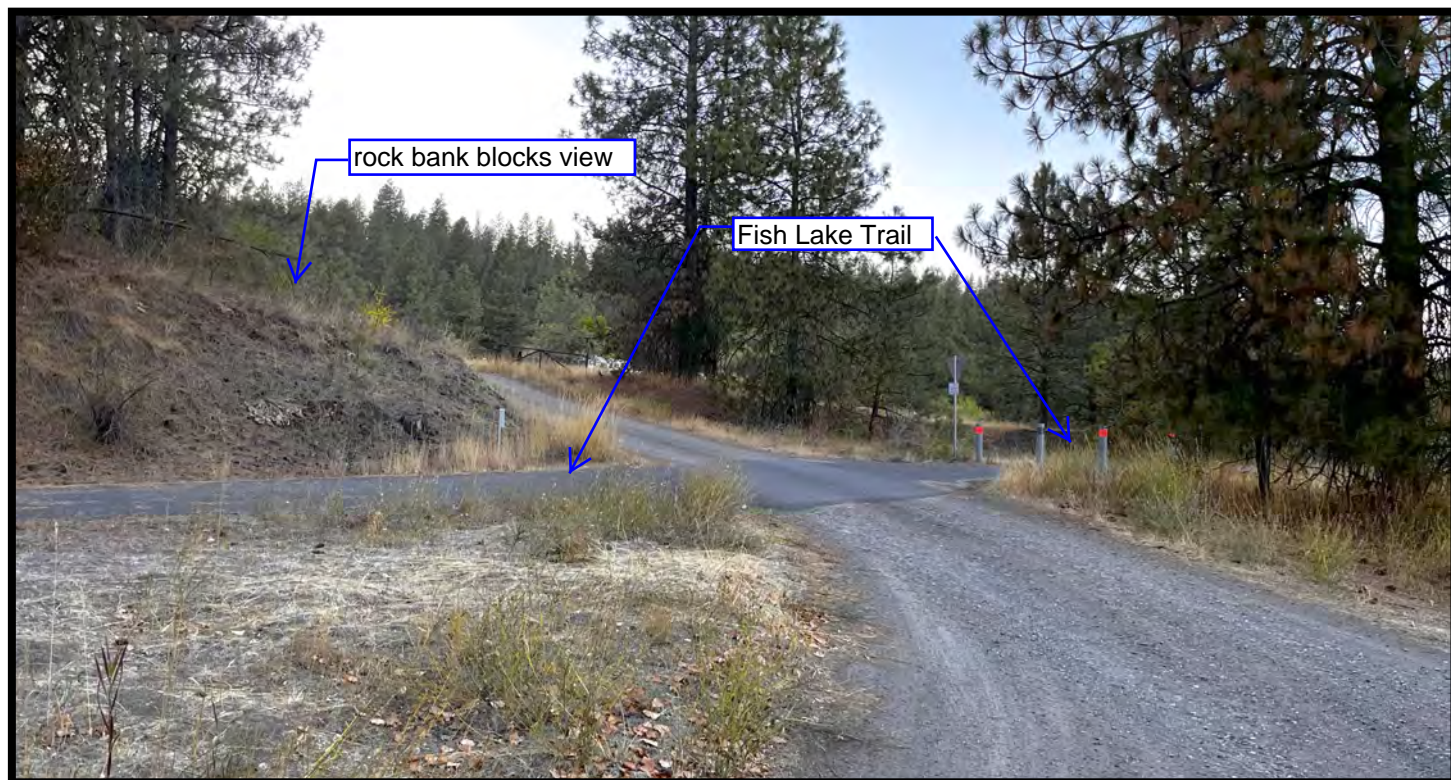




## Photographs at proposed FLT Driveway Easement at 44th Ave



1. View East from the 44th Ave driveway serving Jeff Wilke's house (not developed for public use).



2. View west at the crossing. Note poor sight lines and curving 44th Ave with bank blocking view.



## Photographs at proposed FLT Driveway Easement at 44th Ave



3. View west along 44th with bank on south side.



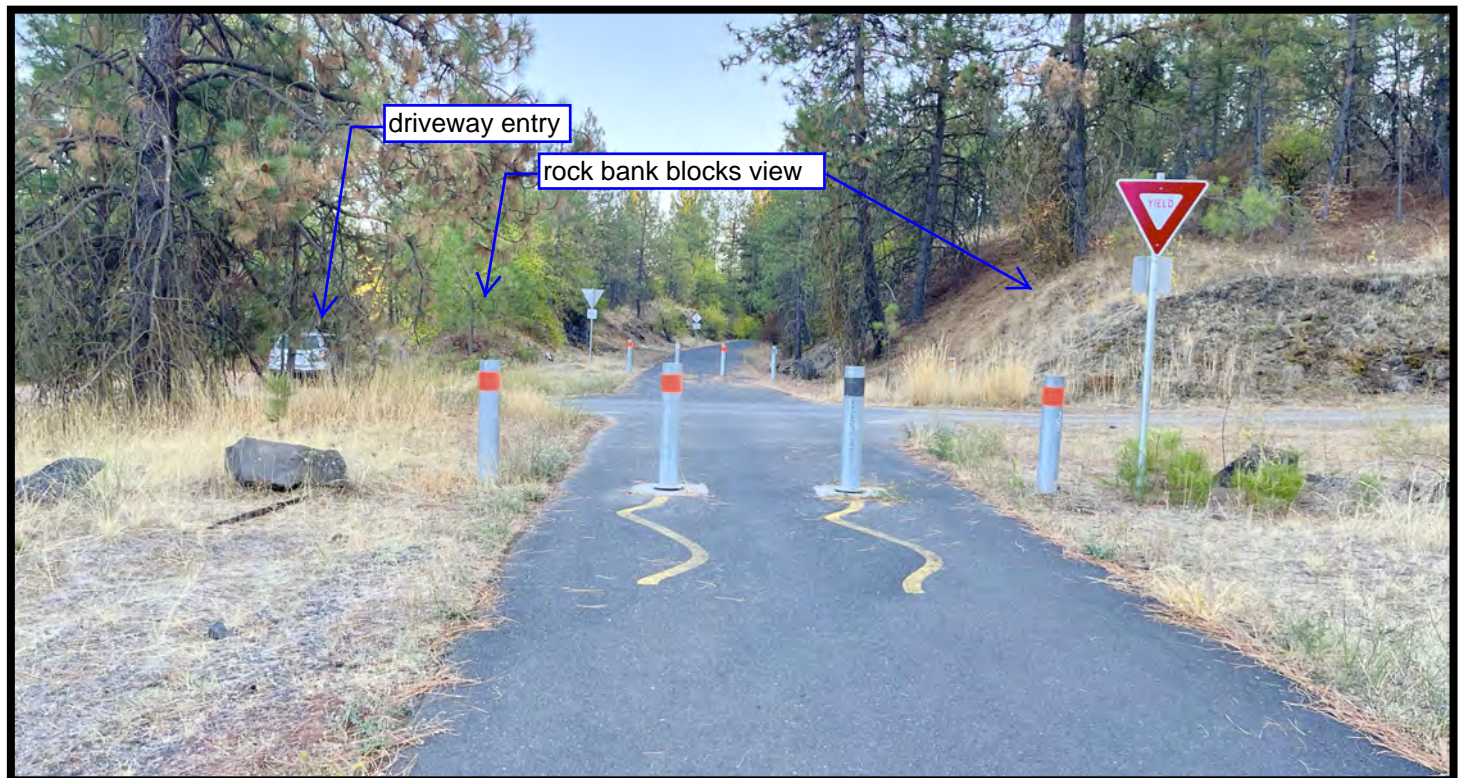
4. View NW from 44th Avenue looking at the trail. See the bikers?



## Photographs at proposed FLT Driveway Easement at 44th Ave



5. View west at panoramic view of 44th crossing FLT.



6. View South on Fish Lake Trail. Note proposed driveway hidden by trees.



## Photographs at proposed FLT Driveway Easement at 44th Ave



7. Start of the driveway easement.

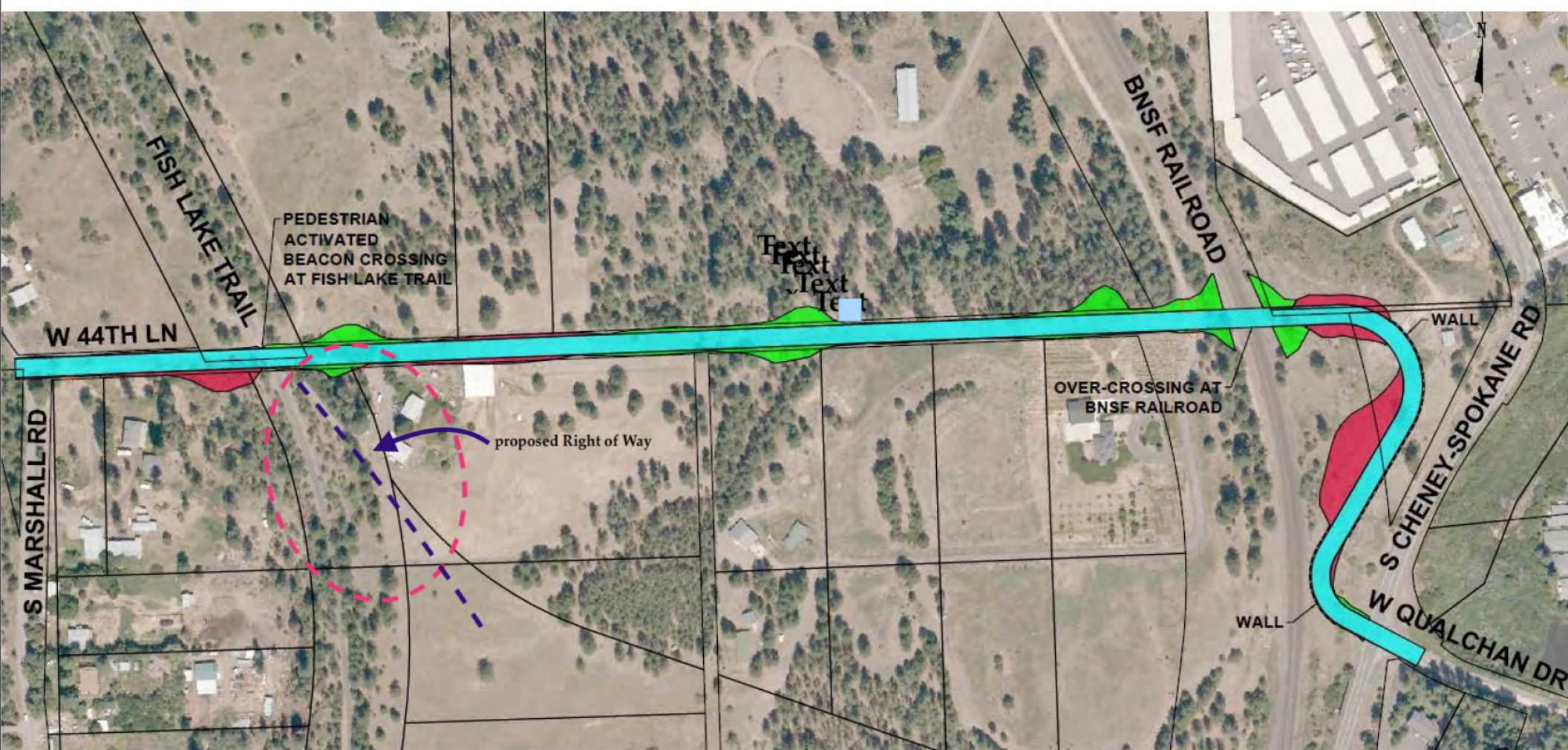


8. View of start of driveway easement concealed by trees and rock.



# #18 44<sup>th</sup> Avenue

US 195/I-90 STUDY



[REDACTED]

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**From:** [REDACTED]  
**Sent:** Thursday, May 01, 2025 4:16 PM  
**To:** [REDACTED]  
**Subject:** FW: PUBLIC COMMENT Easement across Fish Lake Trail Right of Way on 44th Ave.

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**From:** Laura LLEA [REDACTED]  
**Sent:** Wednesday, April 30, 2025 11:19 AM  
**To:** Spokane Parks and Recreation <[spokaneparks@spokanecity.org](mailto:spokaneparks@spokanecity.org)>  
**Subject:** Easement across Fish Lake Trail Right of Way on 44th Ave.

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Dear Land Committee,

I think it's more appropriate right now for the land owner who is proposing an easement to use, instead, the existing right-of-way. The landowner should wait the BNSF RR overpass to be constructed that will connect W. Qualchan Dr. to 44th Ave.

This is described in the 2020 Latah Valley Transportation plan. That plan needs to be honored.

Sincerely,

Laura Ackerman  
Spokane, WA 99224

Sent with [Proton Mail](#) secure email.



[REDACTED]

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**From:** [REDACTED]  
**Sent:** Thursday, May 01, 2025 4:22 PM  
**To:** [REDACTED]  
**Subject:** FW: PUBLIC COMMENT Easement across Fish Lake Trail

**Importance:** High

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**From:** Lunell Haught [REDACTED]  
**Sent:** Wednesday, April 30, 2025 8:24 AM  
**To:** Spokane Parks and Recreation <[spokaneparks@spokanecity.org](mailto:spokaneparks@spokanecity.org)>  
**Subject:** Easement across Fish Lake Trail

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Please do not allow an easement across Fish Lake Trail. The Trail is valued in your park plan, I am on it routinely from mile 8 to mile 1 and It is already threatened by nearby development. To add another easement, regardless of payment, would be an erosion of the quality of the trail as well as the trust the public has of the Parks Board. The property owner's situation is not the responsibility of the city and the city should not suffer for it.

Thank you,

**Lunell Haught**  
[REDACTED] *(land line/no text)*

updated: 01/29/25

# Spokane Park Board Briefing Paper



Committee	Land			Committee meeting date: April 30, 2025
Requester	Benny Ellison			Phone number: 509 625-6276
Type of agenda item	<input type="radio"/> Consent	<input type="radio"/> Discussion	<input type="radio"/> Information	<input checked="" type="radio"/> Action
Type of contract/agreement	<input checked="" type="radio"/> New	<input type="radio"/> Renewal/ext.	<input type="radio"/> Lease	<input type="radio"/> Amendment/change order
City Clerks file (OPR or policy #)				
Master Plan Goal/Objective/Strategy (Click HERE for link to the adopted plan)			Master Plan Priority Tier: (pg. 171-175)	
Item title: (Use exact language noted on the agenda)			Historical Research Associates, Inc Contract for Construction Monitoring/Beacon Hill Phase II on a time and materials basis, not to exceed \$72,172.00 (plus applicable taxes) from park funds.	
Begin/end dates			Begin: 05/01/2025	Ends: 05/01/2026 <input type="checkbox"/> 06/01/2525
<b>Background/history:</b> The Beacon Hill Ph II trail-heads are located in culturally sensitive areas. As a result, the National Parks Service (NPS) is requiring an Archaeologist be on-site during excavation work at John Shields Park and Camp Selkirk Trail-head. This scope of work includes installing boundary fencing around sensitive areas, briefings to the earthworks crew, on-site monitoring for approximately 8 weeks, and preparation & submittal of reports as required by the NPS. This is a Time and Material Contract not to exceed the base price unless amended by the Park Board. In the case of artifacts or other cultural resources being discovered, the contract would require an amendment for additional services to fund the inventory and reporting of the finding(s) to the agencies having jurisdiction.				
<b>Motion wording:</b> Move to Approve Historical Research Associates, Inc Contract for Construction Monitoring at Beacon Hill Phase II on a time and materials basis, not to exceed \$72,172.00 (plus applicable taxes) from park funds.				
Approvals/signatures outside Parks: <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: Historical Research Associates, Inc. Name: Kelly Derr Email address: kderr@hramsoe.com Phone: 503 247-1318				
Distribution: Parks — Accounting nhamed@spokanecity.org Parks — Sarah Desbich Leampsoe@hramsoe.com Requester: bellison@spokanecity.org Grant Management Department/Name:				
Fiscal impact: <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue Amount: \$72,172.00 (see below) Budget code: 1950-54820-54780-55504-48082 Consultant Contract, No Tax Expected				
Vendor: <input checked="" type="radio"/> Existing vendor <input type="radio"/> New vendor Supporting documents: <input checked="" type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) <input checked="" type="checkbox"/> Business license Expiration date: 6/30/25 <input checked="" type="checkbox"/> Insurance Certificate				

updated: 01/28/25



# Archeological Construction Monitoring *Make Beacon Hill Public Phase 2*

Partnership between  
Spokane County and  
City of Spokane Parks & Recreation  
May 2025





# Beacon Hill

**Beacon Hill  
Conservation Area**

**Camp Sekani  
Trailhead**

**John H.  
Shields  
Trailhead**

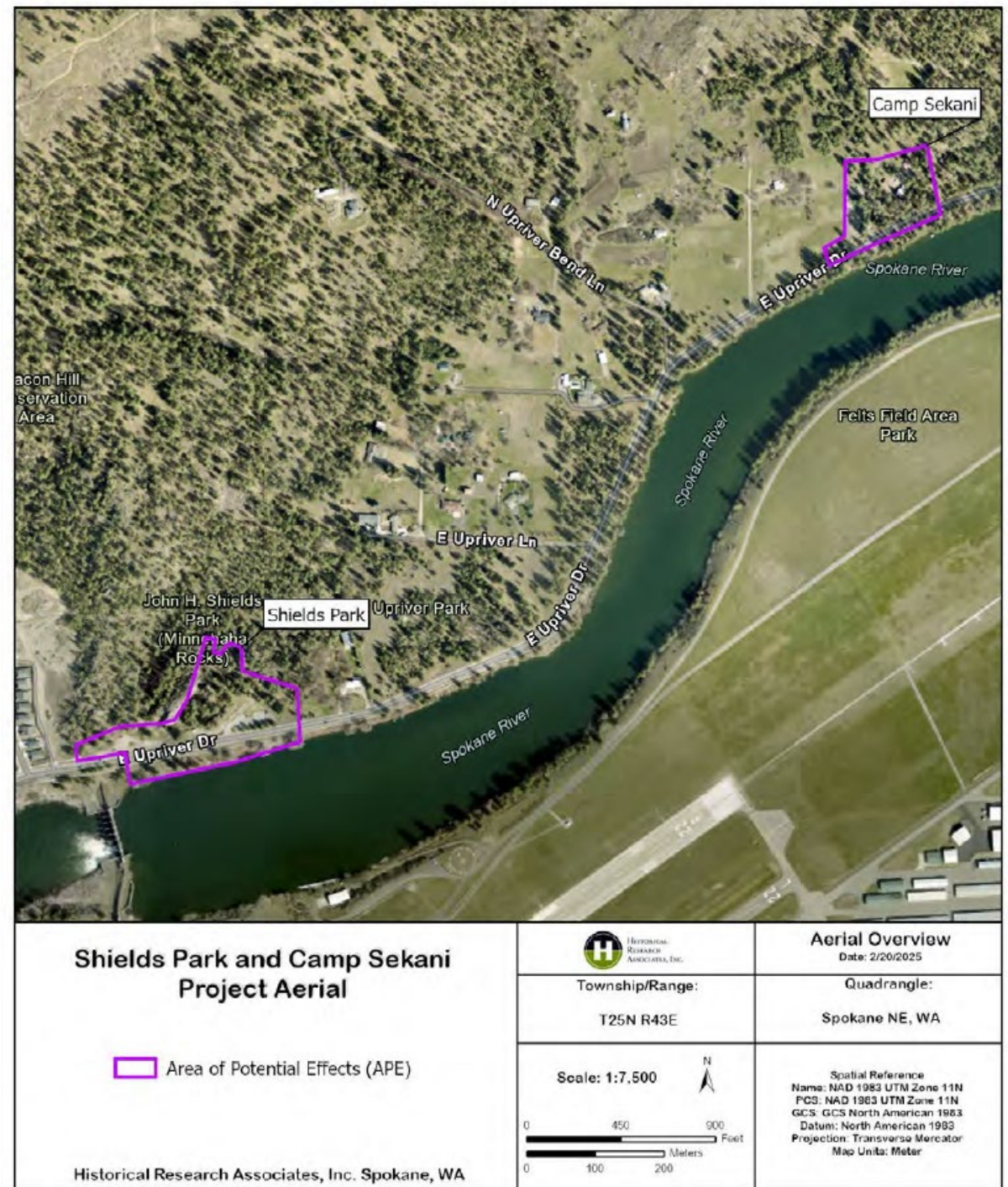


# Areas of Potential Effects

Cultural resources have been found within the boundary of Shields Park.

Several resources are eligible for listing in the National Register of Historic Places *and* with the Department of Archaeology and Historic Preservation.

As a result, the WA Recreation and Conservation Office is requiring Archaeological Monitoring at both sites.



# Archaeological Monitoring

Archaeologist will fence the boundary of sensitive cultural resources on site.

Archaeologist to conduct awareness briefing with contractor and City Representatives.

The Archaeologist will observe ground-disturbing activity to identify unknown resources, if uncovered.

Archaeologist will examine excavated soils for resource fragments.





# Archaeological Monitoring

Archaeologist will fence the boundary of sensitive cultural resources on site.

Archaeologist to conduct awareness briefing with contractor and City Representatives.

The Archaeologist will observe ground-disturbing activity to identify unknown resources, if uncovered.

Archaeologist will examine excavated soils for resource fragments.





# Archaeological Reporting

At the end of monitoring, the Archaeologist will produce a memorandum report.

Report will include a map and description of the areas monitored, photographs, dates monitored, and a summary of the observations.

Authorities Having Jurisdiction will be notified in the event Resources are discovered.





# Contingency and Curation

If additional time is required, this contract includes a daily rate for Archaeologist services on a per-day basis.

In the event cultural resources are discovered, work in the area will cease and Authorities having Jurisdiction would be notified.

An amendment for curation would be negotiated to properly inventory, catalog, and safeguard the resource(s) and offered to the Park Board for consideration.



# Contract Recap

- Archaeological Construction Monitoring is Required at Beacon Hill's Shields Park and Camp Sekani.
- The Scope of Work is All-Inclusive Unless Cultural Resources are Inadvertently Discovered.
- The Scope Assumes 20-days of Monitoring at Each Site.



# Motion

Move to Approve Historical Research Associates, Inc Contract for Construction Monitoring at Beacon Hill Phase II on a time and materials basis, not to exceed \$72,172.00 (plus applicable taxes) from park funds.



# Spokane Park Board

## Briefing Paper



<b>Committee</b>	Land Committee			<b>Committee meeting date:</b> 04/30/2025
<b>Requester</b>	Al Vorderbrueggen			<b>Phone number:</b> ext 5464
<b>Type of agenda item</b>	<input type="radio"/> Consent	<input type="radio"/> Discussion	<input type="radio"/> Information	<input checked="" type="radio"/> Action
<b>Type of contract/agreement</b>	<input type="radio"/> New	<input type="radio"/> Renewal/ext.	<input type="radio"/> Lease	<input type="radio"/> Amendment/change order
<b>City Clerks file</b> (OPR or policy #)	2022-0417			
<b>Master Plan Goal, Objective, Strategy</b> (Click <a href="#">HERE</a> for link to the adopted plan)	Maintain & Care	<b>Master Plan Priority Tier:</b> First (pg. 171-175)		
<b>Item title:</b> (Use exact language noted on the agenda)	One-year renewal of Electric City, Inc. on-call electrician contract for all park locations (not to exceed \$100,000)			
<b>Begin/end dates</b>	Begins: 06/01/2025		Ends: 05/31/2026	<input type="checkbox"/> 06/01/2525
<b>Background/history:</b> The purpose of this agreement is to provide on-call electrician services for the City of Spokane Parks and Recreation Department; the contractor was selected through IPWQ 5640-22 issued by the City of Spokane. Electric City, Inc. was the only contractor to respond to the bid for on-call electrician. This will be renewal number two of two allowable on-year renewals. Electric City recently notified Park Operations that their hourly rate has increased, but based on prior years activity, should not exceed \$100,000. The contract will go back out for bid in 2026.				
<b>Motion wording:</b> Move to approve a one-year renewal of Electric City, Inc. on-call electrician contract for all park location not to exceed the amount of \$100,000.				
<b>Approvals/signatures outside Parks:</b> <input checked="" type="radio"/> Yes <input type="radio"/> No If so, who/what department, agency or company: Electric City, Inc Name: Bill Rigsby, Sr. Email address: billr@electriccitywa.com Phone: 509-536-6292				
<b>Distribution:</b> Parks – Accounting Parks – Sarah Deatrich Requester: Al Vorderbrueggen Grant Management Department/Name: Thea Prince				
<b>Fiscal impact:</b> <input checked="" type="radio"/> Expenditure <input type="radio"/> Revenue Amount: \$100,000.00 Budget code: 1400-54311-76810-54801 RFP 1400-54500-76810-54802 Park Ops 1400-54171-76820-54801 Dwight Merkel 1400-54130-76820-54801 Corbin Arts 4600-55#00-76650-54801 Golf 1400-54600-76820-54801 Manito ..54703-76903-54801 Finch /..54150-7902-54801 Aquatics				
<b>Vendor:</b> <input checked="" type="radio"/> Existing vendor <input type="radio"/> New vendor <b>Supporting documents:</b> <input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB) <input type="checkbox"/> W-9 (for new contractors/consultants/vendors) <input checked="" type="checkbox"/> Contractor is on the MRSC Roster - City of Spokane <input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors) <input checked="" type="checkbox"/> UBI: 602-782-445 Business license expiration date: 11/30/25 <input checked="" type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)				

# Spokane Park Board

## Briefing Paper



<b>Committee</b>	Land Committee	<b>Committee meeting date:</b> April 30, 2025	
<b>Requester</b>	Nick Hamad	<b>Phone number:</b> 509.363.5452	
<b>Type of agenda item</b>	<input type="radio"/> Consent <input type="radio"/> Discussion <input type="radio"/> Information <input checked="" type="radio"/> Action		
<b>Type of contract/agreement</b>	<input checked="" type="radio"/> New <input type="radio"/> Renewal/ext. <input type="radio"/> Lease <input type="radio"/> Amendment/change order <input type="radio"/> Other		
<b>City Clerks file</b> (OPR or policy #)			
<b>Master Plan Goal, Objective, Strategy</b> (Click <a href="#">HERE</a> for link to the adopted plan)	N/A	<b>Master Plan Priority Tier:</b> (pg. 171-175)	N/A
<b>Item title:</b> (Use exact language noted on the agenda)	Catholic Housing Ventures / ground lease agreement Finch Arboretum		
<b>Begin/end dates</b>	Begins: 05/08/2025	Ends: 05/08/2045	<input type="checkbox"/> 06/01/2525
<b>Background/history:</b> Proposed 20 year ground lease with Catholic Housing Ventures / Catholic Charities for an existing encroachment onto park property at Finch Arboretum. Execution of lease is contingent upon park board & city council approval. Revenues to be directed to the future improvement of Finch Arboretum.  Parks has leased land to the property immediately west of the Finch Arboretum for over 10 years, and when the property was purchased by a new owner in fall of 2022, the Park Board authorized a temporary encroachment permit within the area leased to the previous owner. The current owner desires to enter a long-term lease for the area for their continued use of this land.			
<b>Motion wording:</b> Motion to approve ground lease agreement with Catholic Housing Ventures.			
<b>Approvals/signatures outside Parks:</b> <input type="radio"/> Yes <input checked="" type="radio"/> No If so, who/what department, agency or company: Catholic Charities Name: Alex Reynolds    Email address: alex.reynolds@cceasternwa.org    Phone:			
<b>Distribution:</b> Parks – Accounting Parks – Sarah Deatrich Requester: Nick Hamad Grant Management Department/Name: Al Vorderbrueggen			
<b>Fiscal impact:</b> <input type="radio"/> Expenditure <input checked="" type="radio"/> Revenue Amount: \$5,600.00 annually    Budget code: 1950			
<b>Vendor:</b> <input type="radio"/> Existing vendor <input checked="" type="radio"/> New vendor <b>Supporting documents:</b> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Quotes/solicitation (RFP, RFQ, RFB)  <input type="checkbox"/> Contractor is on the MRSC Roster - City of Spokane  <input type="checkbox"/> UBI:    Business license expiration date:         </div> <div> <input type="checkbox"/> W-9 (for new contractors/consultants/vendors)  <input type="checkbox"/> ACH Forms (for new contractors/consultants/vendors)  <input type="checkbox"/> Insurance Certificate (min. \$1 million in General Liability)         </div> </div>			



# Agreement Highlights

## Lease Area & Term

- Parks Leases 10,500 sf to Catholic Housing Ventures (CHV) for encroachment.
- 20-year lease term, automatically extended for added 20 years.
- Lease commences after noticed provided to Mayor & Parks Director



# Agreement Highlights

## Improvements & Maintenance

- CHV develops & constructs improvements.
- Parks not req'd to modify property or construct
- CHV owns improvements during lease, can transfer to parks or remove @ end of lease.
- CHV responsible for maintenance.
- Parks not responsible for repair.



# Agreement Highlights

## Permitted Uses & Insurance

- CHV may use area for all activities related to improvements & allowed by RCW / CHV policies.
- CHV cannot sublet without authorization from Parks.
- CHC & Parks mutually indemnify each other
- Agreement is binding to successors & assigns.



# Agreement Highlights

## Rent & Utilities

- CHV pays rent of \$5,600.00 / yr.
- Parks may increase rent based on land value every 5 years, first review in 2030.
- CHV responsible for utilities & services.





# Thank You!



# Park Operations & Natural Resources



## Land Committee Presentation

April 30, 2025

# AIR QUALITY GRANT

## **SUMMARY**

A new \$675,000 grant from the Washington Department of Ecology awarded to Gonzaga University's Institute for Climate, Water and the Environment in partnership with the City of Spokane and The Lands Council will help tackle the diesel-driven stink. The funding comes from the Washington state Climate Commitment Act, the state's effort to drive down greenhouse gas emissions originally signed into law in 2021 and supported again at the ballot box in 2024.



GONZAGA  
UNIVERSITY

Institute for Climate, Water, and the Environment





# AIR QUALITY GRANT



## **GOAL**

The RECIPIENT must demonstrate community engagement informed this project design.



# AIR QUALITY GRANT

## **GRANT DELIVERABLES** (all dates to occur in calendar year 2025)

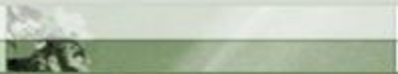
2.1 RECIPIENT will submit documentation of engagement process that identified this project as a need by the community. This must be done before further reimbursement associated with this task -- DUE DATE: May 1

**2.2 RECIPIENT will submit documentation of the procurement process used to procure services -- DUE DATE: June 1**

2.3 RECIPIENT will submit documentation of the procurement process used to procure equipment -- DUE DATE: June 15

**2.5 RECIPIENT will submit documentation of criteria air pollutant(s) will be reduced, the criteria air pollutant(s) will be reduced, and impact of criteria air pollutant(s) reductions, including geographic impact -- DUE DATE: July 1**

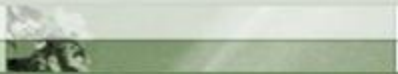

2.6 RECIPIENT will submit the complete information with each reimbursement request for equipment under this task -- DUE DATE: July 1







# AIR QUALITY GRANT

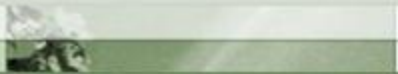
- 2.1 RECIPIENT will submit documentation of **engagement process that identified this project as a need by the community**. This must be done before further reimbursement associated with this task -- **DUE DATE: May 1**
- 
- 



# AIR QUALITY GRANT

## IMPACTS

The City of Spokane estimates that the zero-emissions parks equipment purchased by this grant will reduce its emissions of the criteria air pollutants (all in kg/year):

- Nonmethane hydrocarbons (NMHCs) are **a group of reactive gases** in the atmosphere.
    - These include ethane, ethene, acetylene, propane, propene, and isoprene.
    - These gases play a significant role in ozone production and destruction in the troposphere.
      - NMHC+NO annual reduction is 263
  - PM2.5 refers to **atmospheric particulate matter** that have a diameter of less than 2.5 micrometers.
    - PM2.5 annual reduction is 12.66
  - **Sulfur Dioxide or SO<sub>2</sub>** is a colorless gas with a pungent smell similar to burnt matches.
    - SO<sub>2</sub> annual reduction is 9.5
  - **Carbon monoxide (CO)** is a deadly, colorless, odorless, poisonous gas.
    - CO annual reduction is 257
  - **Carbon Dioxide or CO<sub>2</sub>** is a greenhouse gas that is natural and harmless in small quantities.
    - As levels rise it can affect productivity and sleep.
      - CO<sub>2</sub> annual reduction is 52,663
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# AIR QUALITY GRANT

## ECY-DOE Air Quality Grant - 2025 Parks Equipment List

ESTIMATED NEW PURCHASE				REPLACED UNIT				
Manufacturer	Model	Description	Cost	Location	Unit #	Model	Engine	Gall/Yr
Mean Grean**	EVO96R440	96" Wide Area	\$ -	Manito	M-H701	2017 Jacobsen R311	65hp Diesel	294
Mean Grean**	EVO96R440	96" Wide Area	\$ -	SE Complex	Y-Q901	2009 Toro GM4700D	55hp Diesel	1190
Mean Grean**	EVO74R350	74" Rear Discharge	\$ -	Finch	F-HA103	2011 Kubota F3080	30hp Diesel	286
Mean Grean**	EVO74R350	74" Rear Discharge	\$ -	Manito	O-M113	2011 Kubota F3080	30hp Diesel	440
Mean Grean**	EVO74R350	74" Rear Discharge	\$ -	Operations	O-M501	2015 Kubota F3990	39hp Diesel	648
Mean Grean**	EVO74R350	74" Rear Discharge	\$ 276,443	Manito	O-M502	2015 Kubota F3990	39hp Diesel	740
Toro**	E3200	60" Front Deck	\$ -	Operations	Y-Q42	2000 Toro RM6550D	44hp Diesel	600
Toro**	E3200	60" Front Deck	\$ -	Operations	Y-C281	2008 Toro GM4000	55hp Diesel	480
Toro**	GTX Elect	Med Duty UTV	\$ -	Finch	O-M713	2017 Jacobsen HR600	65hp Diesel	221
Toro**	GTX Elect	Med Duty UTV	\$ 169,936	ROW	Y-HA009	2000 Kubota F3060	30hp Diesel	275
Contractor ^	Charging	Infrastructure Upgrade	\$ 2,750	Operations	9750			
Contractor ^	Charging	Infrastructure Upgrade	\$ 2,750	SE Complex				
Contractor ^	Charging	Infrastructure Upgrade	\$ 2,750	Finch				
Contractor ^	Charging	Infrastructure Upgrade	\$ 2,750	Manito				
Contractor ^	Charging	Infrastructure Upgrade	\$ 2,621	ROW				
TOTAL			\$460,000	TOTAL			5173	
GRANT			\$460,000					

\*\* All new units are quoted with portable charging unit, freight/delivery to Spokane and local tax

^ Avista Utilities and Contractor installed Electrical infrastructure upgrades for charging stations



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## REPLACED UNIT

<u>Location</u>	<u>Unit #</u>	<u>Model</u>	<u>Engine</u>	<u>Gall/Yr</u>
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Finch	O-M713	2017 Jacobsen HR600	65hp Diesel	221
ROW	Y-HA009	2000 Kubota F3060	30hp Diesel	275

**TOTAL**


**5173**







# AIR QUALITY GRANT

- Next Steps:
    - Mayor's Community Update
    - Community Assembly/Neighborhood Councils
    - DVC/Friends Group presentations
  - QUESTIONS?
- 

Dear Spokane Park Board Members,

Thank you again for your thoughtful consideration of our ongoing discussions regarding an easement across the Fish Lake Trail to access my property. I greatly appreciate the opportunity to present this formal proposal, which I believe balances the interests of the Park Board, trail users, and our development plans.

We are committed to creating a partnership with the City that prioritizes safety, fair compensation, and stewardship of public lands, while responsibly allowing access to our property.

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## **Proposal Summary**

We are seeking an easement to support residential development on our property. Our proposal addresses the Board's concerns and includes clear commitments for compensation, safety enhancements, maintenance, and land dedication.

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### **1. Addressing Unauthorized Access**

- We will resolve the current unauthorized access issue by obtaining formal agreement from our neighbor to participate in this easement.

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### **2. Safety Improvements for Trail Users**

- We will contribute tangible safety improvements for trail users, such as upgraded signage and crossing safety features.
- We welcome collaboration with Park staff to determine the most effective safety measures.

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### **3. Compensation & Unit Count Options**

To address the Board's interest in fair market valuation, we propose the following structure:

- **Access for up to 6 units:**
  - Compensation of **\$5,000 per lot** at the time of build.



- **We will dedicate a parcel of land equal to the square footage of the easement area** back to the Park system — ensuring the Park retains the same land area.
  - Includes full maintenance commitment and land dedication (detailed below).
  - **If the Board desires higher compensation (six figures):**
    - We propose access for **up to 20 units** to support this increased valuation.
    - Maintain the **\$5,000 per lot at time of build** structure.
    - **Additionally, we will dedicate 2 times the square footage of the easement area** back to the Park system — ensuring the Park retains the area.
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#### 4. Ongoing Maintenance Commitment

- We will assume **full responsibility** for the construction, maintenance, and future replacement of the access improvements across Park land, at no cost to the City.
  - We will ensure **Parks & Recreation retains access** to the easement area for their own maintenance and operations as needed.
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#### 6. Public Access & Safety Commitment

- I lost my leg in a mountain bike accident nearly 2 years ago due to poor signage. As someone with firsthand experience of the importance of pedestrian and cyclist safety, I am personally dedicated to making this crossing as safe as possible.
  - We are committed to enhancing trail safety and responsibly managing any shared use concerns.
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#### 7. Minimizing Environmental Impact and Visual Disturbance

- The road construction will be designed to be **low-profile and discreet**, incorporating **natural rock screening and landscaping buffers** to visually shield the access route from trail users.
- Our goal is to maintain the park's natural beauty and ensure that trail users experience **little to no noticeable visual impact** from the new access road.