

OPEN SPACE ADVISORY COMMITTEE

MINUTES

December 5, 2016

Present: Eric Anderson, Rob Erickson, Alexis Gibson, Gerhard Knudsen, Janet Krivacek, Bert Lindler, Ethel MacDonald, Anna Noson, Regan Whitworth

Absent: Daniel Spencer, Deke Tidwell,

Staff: Elizabeth Erickson, Paula Fisher

Minutes – October, November and December minutes will go through approval in January.

Action Item: Evaluation of the Kolendich-Grove Street project.

Kolendich – Grove Street Property

The City will acquire the Kolendich property with the 2006 bond.

The property is off of Grove Street, borders the Clark Fork River and contains the next section of the Milwaukee trail. A goal is to connect the Milwaukee trail through the Kolendich property across the railroad bridge and through the City's poplar plantation property. The Knife River land, along the Clark Fork River, is the only parcel that is not secured.

The property the City will acquire is approximately 4.6 acres. The family will keep their remaining acreage. The boundary lines of the Kolendich property are not exact because the Clark Fork River has fluctuated over the decades.

Property Details

Bridge:

- The Kolendich family would like to donate any ownership they have in the bridge as part of the land acquisition.
- The bridge provides access over the river to the Clouse property.
- The bridge can handle vehicles. Northwestern Energy has a utility easement across the bridge.

Development:

- The area along the river can't be turned into a developed park; it must remain a natural area.
- Amenities such as benches or a natural play area are allowed.
- A boat access or landing won't be put in and will be discouraged.
- A trail will be included to link with the Milwaukee trail.

Access:

- A modest parking area off of Grove Street could potentially be established to get cars off the road.
- An access point, for walkers & bikers, near the boundary of the new housing development will be included.

2006 open space bond funds can be used for abatement of safety hazards associated with any acquisition but cannot be used for building a new bridge.

- Funds can be used to support restoration of the existing bridge to make it safe for public use
- Will complete engineer inspection of the bridge.
- Re-decking of the bridge. The deck is solid but has gaps.
- Bridge railing has gaps
- Site preparation for public use such as signs, roads and fencing.

Budget Details

- The appraisal price for the Kolendich property value is \$255,000.
- The costs for an engineering assessment for safety is potentially \$30,000, on the high end.
- The costs for the abatement of safety hazards (safer for the public) around \$20,000.
- OSAC recommends the Missoula City Council expend up to \$310,000, in addition to the \$10,000 already approved for project related costs associated with a qualified project.

Contribution and Conservation MATRIX

Kolendich property achieves many of the matrix criteria.

- Trail for commuter and recreation thoroughfare.
- River access for recreational purposes.
- Protect water quality.
- Historical link to the Milwaukee Road Railroad.
- Historical link to the original Kolendich homestead.
- The trail links to the Waste Water Poplar Forest (raise public awareness of City's waste management).
- The Kolendich property connects with Tower Street property and the Clause property.

Naming Rights:

The Kolendich family wants naming rights.

The City Parks Board has to approve naming of parks and conservation lands.

The family wants the bridge appraised so they can name the property using the term "Koly" somewhere in the name.

Water Rights:

The Kolendich Family has water rights. They would like to transfer a portion of their water rights to the city.

Levee:

- Orchard Homes levee – Easement was for the County to have a levee. The Army Corp of Engineers.
- The levee is used by walkers.

Motion: The Open Space Advisory Committee recommends the Missoula City Council expend up to \$310,000, in addition to the \$10,000 already approved, from the City's portion of the 2006 Open Space Bond for the City's acquisition of the 4.6 acre Kolendich-Grove Street property for addition to the City's open space and conservation lands, to provide land to extend the Milwaukee Trail, and pay transaction and project related costs associated with the acquisition.

Bert moved to approve the recommended motion.

Gerhard seconded the motion.

The committee members present unanimously voted to approve the motion.

Potential Bond Projects:

Other potential projects for the future that fall into the bond fund strategy.

- 1) Deer Creek – extend Milwaukee Trail east.
- 2) Conservation easement on private land near Bitterroot River
- 3) Tentative agricultural project on 3rd Street.