

# Flynn-Lowney Ditch Acquisition

PUBLIC WORKS & MOBILITY DEPARTMENT

SEPTEMBER 29, 2021





Flynn-Lowney Ditch



# Background on Hellgate Valley Irrigation Co. (HVIC)

- Ditch is expensive and difficult to maintain
- Cannot get enough water to meet demand
- Sell the ditch assets to the City
- Use money to drill wells for active irrigators and compensate other company shareholders
- Shareholders approved the sale with majority vote on August 23, 2021





# Benefits of Acquisition

Reduced cost of BUILD Project

Reduced development cost in  
Sxwtpqyen Area

Reduced impacts of diversion structure  
on the river and fish populations

Protection of existing infrastructure  
near baseball stadium

Maintaining agricultural use and  
reducing cost of maintenance for  
irrigators

Improved safety river access and  
recreation

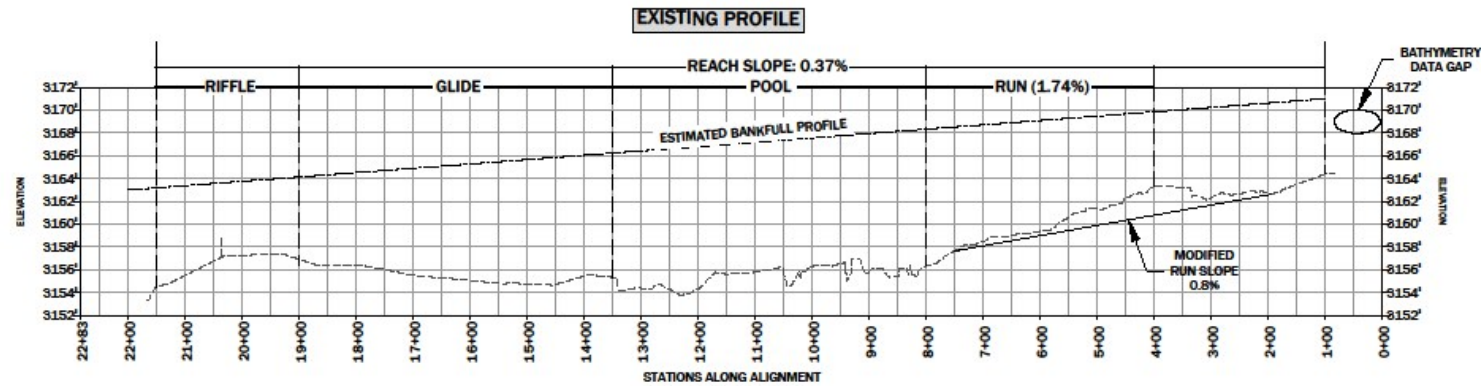
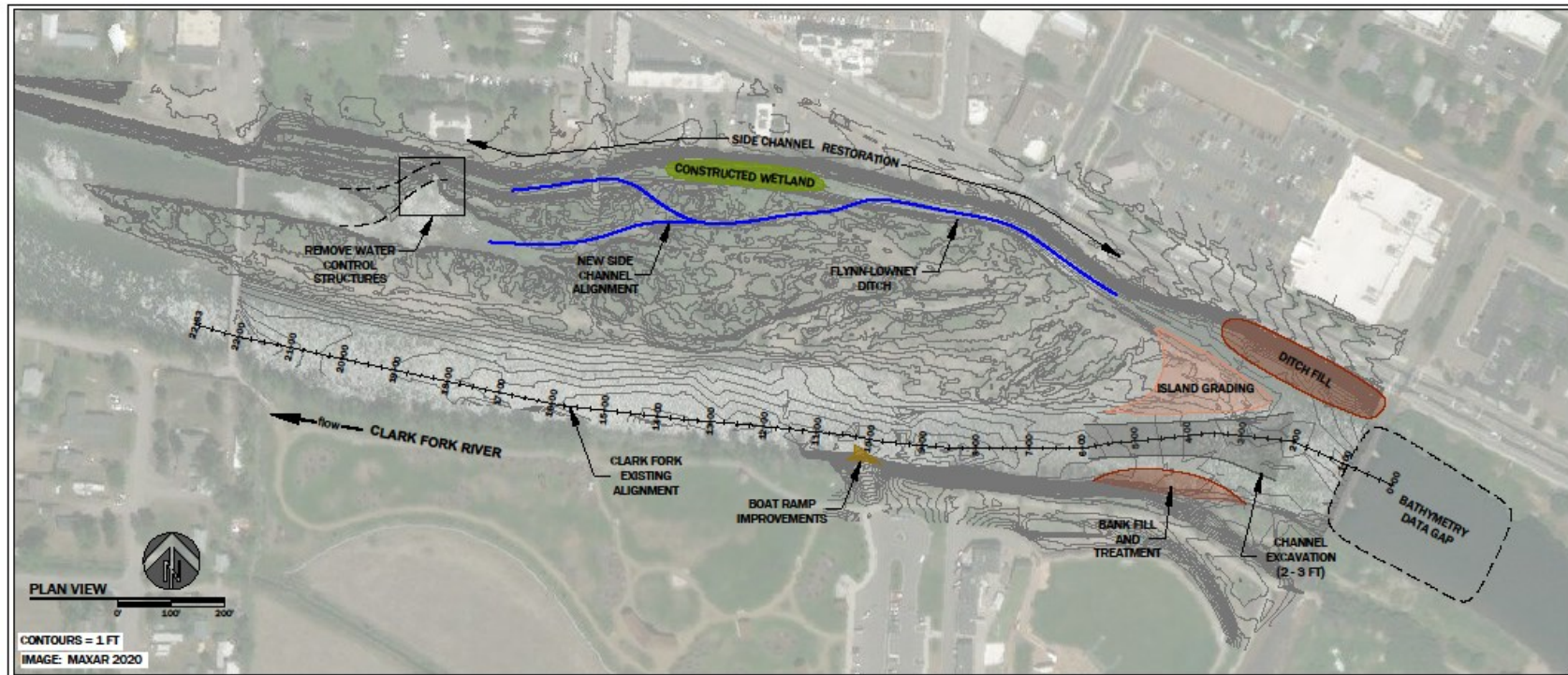
Transfer of water rights to new water  
production wells

Transfer of remaining water rights for  
in-stream flow

Other potential opportunities

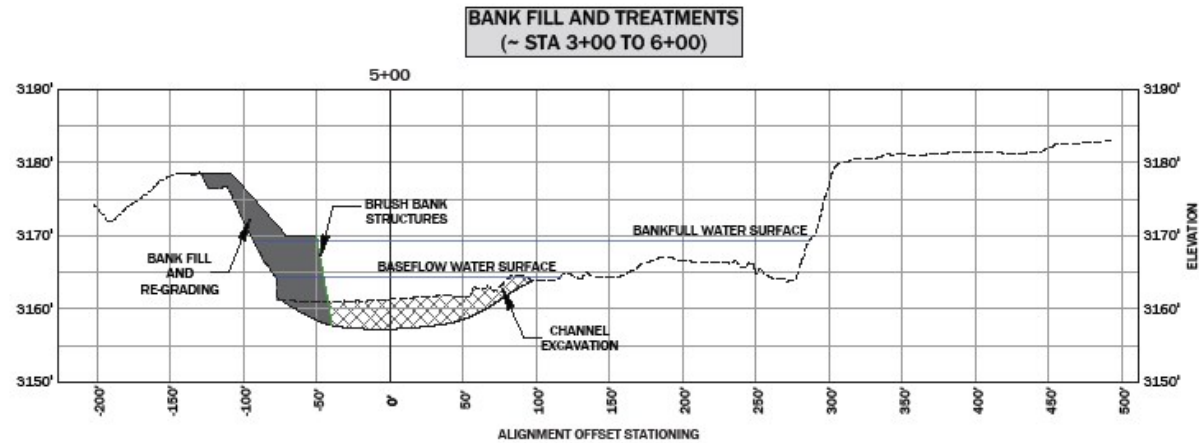
- land for housing, park, open space
- storm water management



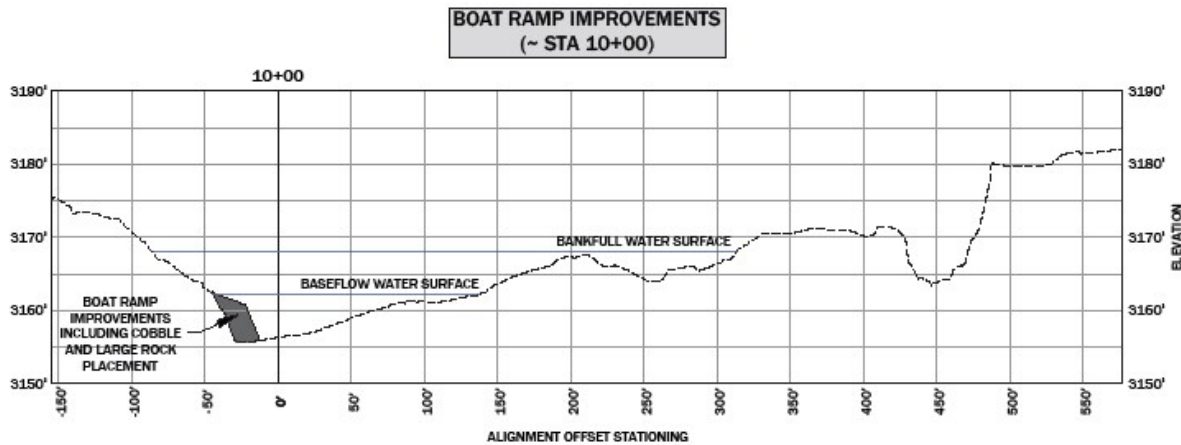


## FLYNN-LOWNEY DIVERSION RESTORATION CONCEPT

NO.	DATE	BY	DESCRIPTION	CHK.	DATE
1			PRELIMINARY		
NOT FOR CONSTRUCTION					
PROJECT NUMBER RDG-14-088					
SHEET NUMBER 1.0					



EXAMPLE OF BRUSH BANK STRUCTURES ON THE KOOTENAI RIVER IN IDAHO.



EXAMPLE OF ROCK STRUCTURE ON THE KOOTENAI RIVER IN IDAHO.



# FLYNN-LOWNEY DIVERSION CONCEPTUAL CROSS SECTIONS

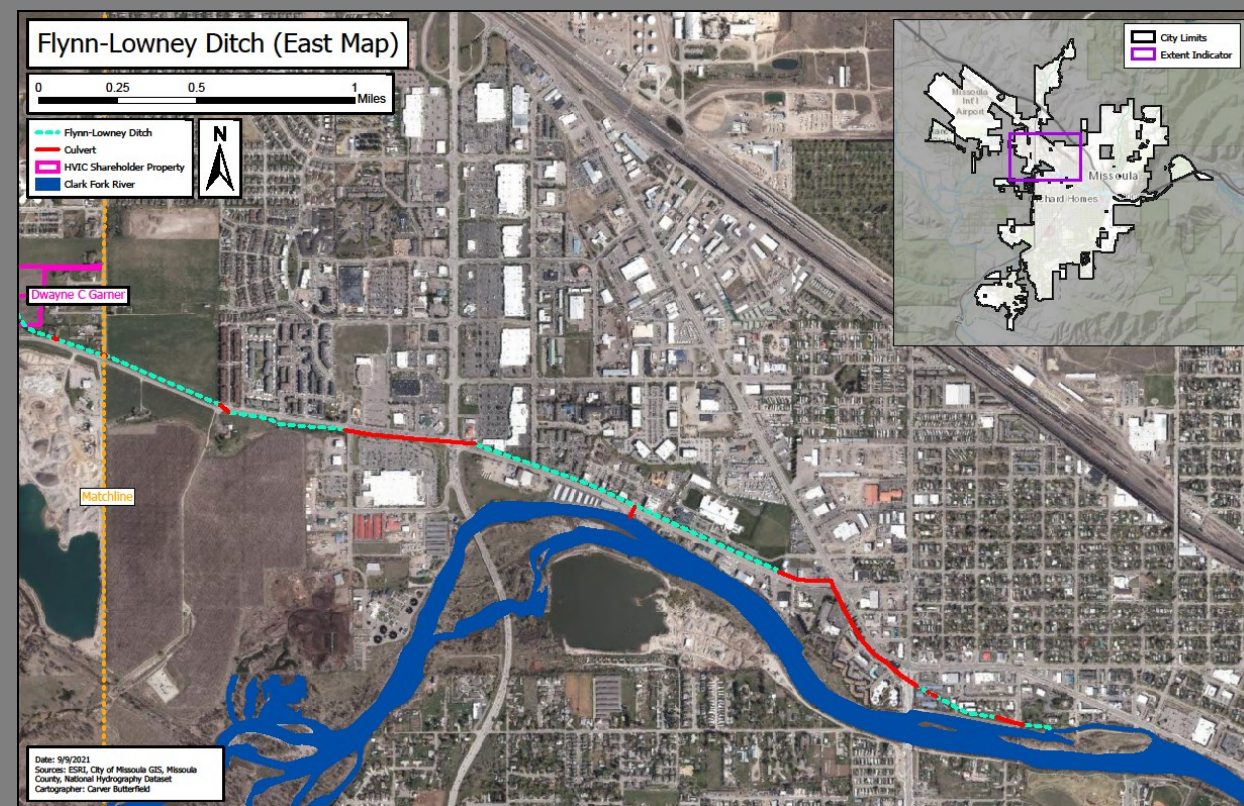
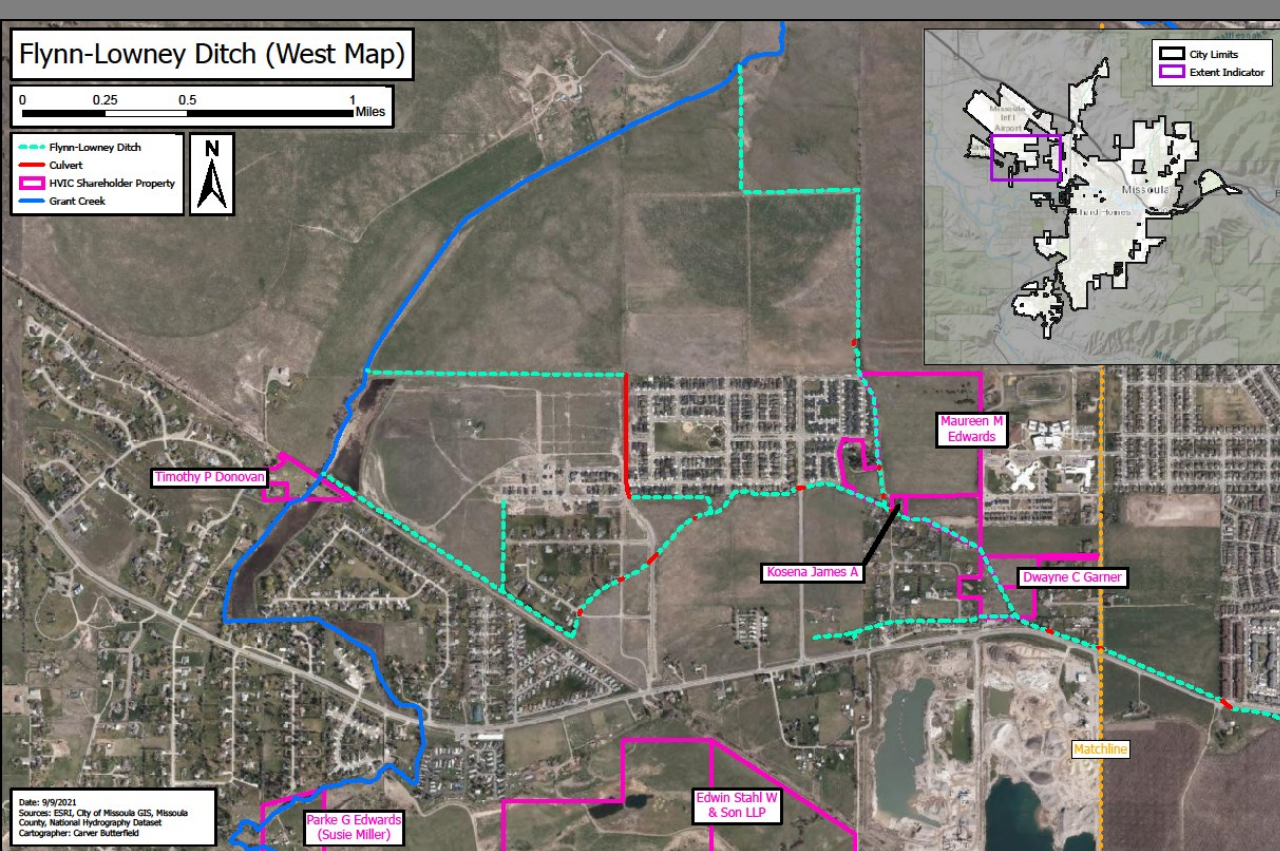
NO.	DATE	BY	DESCRIPTION	CHECK
1			PRELIMINARY	OK
2			NOT FOR CONSTRUCTION	
PROJECT NUMBER RDG-14-089				
SHEET NUMBER 2.0				





Opportunity to eliminate bank erosion





# Acquisition Exhibits



# Cost of Acquisition

Total Cost Estimate: \$990,000

- \$727,000 from Transportation Impact Fees and Water Development Fund

Committed Funding Sources: \$263,000

- Future Fisheries Grant (FWP) - \$10,000
- Clark Fork Coalition (cash pledge) - \$45,000
- Clark Fork Coalition (cash pledge) - \$80,000
- Clark Fork Coalition (in-kind water rights) - \$30,000
- Missoula Redevelopment Agency - \$58,000



# Summary of Due Diligence

- Ditch Easements

- MDT requires continued use of the Mullan Road section of the easement. The City will need to develop an agreement with them. Does not need to occur prior to the start of the project
- We intend to hold onto all easements but will agree to relinquish them for construction to the project

- Water Rights

- Initial meeting with DNRC identified a path to change water rights to irrigate wells and to increase flows
- Project expected to take 12-18 months but no major obstacles identified
- Permit scopes in hand to initiate water rights on fitting for irrigation immediately upon construction
- Grand Fork Coalition has agreed to complete the in-stream flow change applications on the Columbia River
- Compensation from CBWTP to increase flows which will be applied to a river to remove the diversion structure and re-align the river channel



# Summary of Due Diligence

- Airport Well

- City is required to drill the Airport an irrigation well (included in total project cost) which Missoula Water will use as a test well for future production wells

- Still negotiating a Memorandum of Agreement regarding the future lease of production well site. No major obstacles anticipated.

- Clouse Well

- City is required to drill the Clouse family production well (included in total project cost) which Missoula Water will use as a test well for future production wells. Well will be located on City-owned land.

- A Memorandum of Agreement has been executed.

- Diversion structure

- No immediate work required on diversion structure, but it will need to be removed and rehabilitated in the next few years.



# Requested Action

## Recommended Motion:

Approve the acquisition of the Flynn-Lowney ditch, with contingencies per the July 12, 2021 purchase agreement between the Hellgate Valley Irrigation Company and the City of Missouri and authorize the Mayor to close on the property.

## Next Steps

Working with HWIC board on a final set of Conveyance documents. No major obstacles are anticipated.



# Thank you

Jeremy Keene, Director  
Department of Public Works & Mobility  
(406) 552-6769 | [keenej@ci.missoula.mt.us](mailto:keenej@ci.missoula.mt.us)

Sean McInnis, Deputy Director  
Department of Public Works & Mobility  
(406) 552-6766 | [mcinnis@ci.missoula.mt.us](mailto:mcinnis@ci.missoula.mt.us)