



**City of Missoula, Montana
City Council Committee Agenda item**

Committee: Climate, Conservation and Parks

Item: Rattlesnake-Ten Spoon Winery Conservation Easement

Date: February 7, 2023

Sponsor(s): Zac Covington

Prepared by: Betsy Willett

Ward(s) Affected:

<input checked="" type="checkbox"/> Ward 1	<input type="checkbox"/> Ward 4
<input type="checkbox"/> Ward 2	<input type="checkbox"/> Ward 5
<input type="checkbox"/> Ward 3	<input type="checkbox"/> Ward 6
<input type="checkbox"/> All Wards	<input type="checkbox"/> N/A

Action Required:

Vote on approval of up to \$40,000 for expenditures of 2018 Open Space Bond funds to reimburse Department of Parks and Recreation costs for consultant and due diligence related to the Ten Spoon Vineyard and Winery Conservation Easement, as well as acceptance of the donated conservation easement and pedestrian walkway easement to the city from landowners Andy Sponseller and Connie Poten.

Timeline and Recommended Motions:

Committee discussion: February 15, 2023

Council sets public hearing: February 27, 2023

Recommended motion: Set a public hearing for March 13, 2023 to consider a resolution to accept a donated conservation easement of the Ten Spoon Vineyard and Winery property of approximately 21.5 acres and a public pedestrian walkway easement as an addition to the city's current open space network, and approve expending up to \$40,000 of 2018 Open Space Bond proceeds to pay for associated due diligence, legal, transaction and other project-related costs.

Public Hearing: March 13, 2023

Final Consideration: March 27, 2023

Recommended motion: Accept a donated conservation easement of the Ten Spoon Vineyard and Winery property of approximately 21.5 acres and a public pedestrian walkway easement as an addition to the city's current open space network, and approve expending up to \$40,000 of 2018 Open Space Bond proceeds to pay for associated due diligence, legal, transaction and other project-related costs

Deadline: [Click or tap here to enter text.](#)

Background and Alternatives Explored:

The owners of the Ten Spoon Vineyard and Winery would like to donate a conservation easement and public pedestrian walkway easement to the City of Missoula. The Department of Parks and Recreation is requesting reimbursement of up to \$40,000 of 2018 Open Space Bond funds for legal, due diligence, and other related non-personnel project costs. This is a high value conservation easement, and the city would be contributing around 1.3% of total project costs.

Where this is a substantial donation of a conservation easement on a critical piece of agricultural, scenic, and recreational open space in the Rattlesnake area, one alternative is to not accept the conservation easement as a donation to the city, and/or not approve the use of Open Space Bond funds to reimburse Parks and Recreation for due diligence and other related project costs already incurred as part of the open space conservation process. The landowners would like to specifically donate the easement to the City of Missoula, as they have been long-time city residents, served the community for many years, and would like to protect open lands in the greater Missoula area for many generations to come.

If the use of Open Space Bond funds are not approved, the city will need absorb the associated non-personnel project costs for Parks and Recreation expenses already incurred.

Open Space Advisory Committee met on Feb 9, 2023 and recommended council support this motion

Financial Implications:

Up to \$40,000 in 2018 Open Space Bond Funds for due diligence, legal and other project costs valued at approximately 1.3% of the total project donation value. Long-term stewardship of the conservation easement will also be an ongoing cost to the city, though estimated to be minimal as those costs will be related to annual monitoring of the easement.

Links to external websites: