

From: John Hancock
To: Dave DeGrandpre
Cc: Mirtha Becerra; Bob Church; Monica Hunt
Subject: Mcnett subdivision
Date: Friday, January 15, 2021 10:39:57 AM

Dave:

No city officials attended the Mcnett Flats subdivision meeting last Monday that was to discuss cooperative efforts at snow removal and a more recent development involving the developer to install the Tipperary Trail and widen Pius Way.

Back on December 28, I used the Engage Missoula website to ask a question about snow priorities relative to the trail and Pius Way. Earlier this week I was advised that by Jessica Miller that your notifications were turned off. I brought this to your attention. The question remains unanswered.

In two conversations, you raised the issue of why should Mcnett Flats be the recipient of any Flynn Ranch snow and suggested a retention pond on the Flynn side be used as a dumping ground for the snow.

As a member of the Flynn Ranch HOA, I have no idea of the legality of the "dump" proposal and was not given a clear understanding of who to ask and get a certified letter confirming using a retention pond for this purpose.

I can also report the existing curb and sidewalk is unlikely to be able to sustain repeated snow plow blades running across it to accomplish this objective.

During our meeting with Mcnett engineers we were told that the retention pond is built to bring water onto their property. I reached out to Matt Hammerstein, a project engineer to ask if this meant steps would be taken to stop the flow.

Here is his reply in its entirety:

"State regulations enforced by the City of Missoula require provisions to be made to pass stormwater drainages from upstream through the Mcnett Flats site. "Upstream" in this case being the overflow pipe from the existing detention pond. This accommodation will be made through a series of sumps to infiltrate stormwater and provision of an overflow path that will allow large storms to overflow on the streets across Mcnett and eventually Remington Flats. Italics for emphasis

So, the flow of water will not be stopped from the existing pond. We have to plan for occasional water flowing onto Mcnett and accommodate it. The work will be entirely within Mcnett Flats. The City has been responsible for reviewing our stormwater design and will issue approval of the stormwater design along with their approval of the streets, water, and sanitary sewer in the public right-of-way."

The outflow system exists close to Pius Way. I can't imagine in extreme snow accumulations that adding significant snow and anticipating rain will be a good outcome for either party.

Flynn Ranch collects dues to maintain the association and add reserves for required and foreseeable replacement of our well system and several private roads that the association plows.

We look to the City of Missoula to not only answer our questions but come up with solutions that keep our citizens safe.

I am working with the systems provided to provide public input on various projects. It would be helpful if we received some meaningful feedback or to have someone with property authority respond to these concerns.

Sincerely,

John Hancock 721-2789