

# Memorandum

**REPORT TO:** City Commission

**FROM:** Addi Jadin, Park Planning and Development Manager  
Mitch Overton, Director of Parks and Recreation

**SUBJECT:** Authorize the City Manager to Sign a Memorandum of Understanding Between the City of Bozeman, Gallatin Valley Land Trust, and Southwest Montana Mountain Bike Association and a License Agreement for Use of City Property with Gallatin Valley Land Trust for the Bikefill Park Project

**MEETING DATE:** July 22, 2025

**AGENDA ITEM TYPE:** Agreement - Agency/Non-profit

**RECOMMENDATION:** Authorize the City Manager to Sign Memorandum of Understanding Between the City of Bozeman, Gallatin Valley Land Trust, and Southwest Montana Mountain Bike Association and a License Agreement for Use of City Property with Gallatin Valley Land Trust for the Bikefill Park Project

**STRATEGIC PLAN:** 3.4 Active Recreation: Facilitate and promote recreational opportunities and active health programs and facilities.

**BACKGROUND:** The MOU formalizes a partnership between the City of Bozeman and community partners led by Gallatin Valley Land Trust (GVLT) to utilize and develop approximately 66 acres at the Bozeman Landfill property between the closed Story Mill landfill and the Snowfill dog park as a city owned and operated special use park for bikes. The MOU describes project management, funding, public engagement, procurement, and other project coordination details. Southwest Montana Mountain Bike Association (SWMMBA) is a third signatory to the MOU and will contribute to the public outreach and design feedback. A separate agreement with SWMMBA will clarify maintenance responsibilities between the City and SWMMBA upon completion of the park.

The overall project is divided into three main components: creation of the bike park, development of supportive civil infrastructure, and improvements to McIlhattan Road. The MOU grants GVLT authority to lead design on all three components with GVLT managing construction of the bike park and the City managing construction of the supporting civil infrastructure and McIlhattan Road.

The majority of the costs related to the bike park component will be funded through a campaign lead by GVLT which will take place beginning later this summer. The funding for the construction of McIlhattan Road is funded by

the City's arterial and collector district. The Adopted FY26-30 Capital Improvement Plan includes \$1,500,000 for Bikefill Access Improvements on McIlhattan Road (FY27), \$80,000 in the Parks and Trails District budget for planning and design contracts for the Bike Park including public engagement (FY26), and \$250,000 in FY27 and \$250,000 FY28 (both in Parks and Trails budget) intended to be the City's match for a federal grant through the Land and Water Conservation Fund (LWCF) Program. Provisions in the MOU ensure the City must budget in each fiscal year for the City's share of the project.

The location of the Bikefill Park has never been used by the City for a solid waste landfill.

The License Agreement for Use of City Property with GVLТ gives authorization to GVLТ to conduct work at the site as called for in the MOU. At this time, the License Agreement included in the packet will need to be adjusted by the City Attorney to ensure the License Agreement is compatible with the MOU. By approving this consent item, the City Manager will not sign the License Agreement until approved by the City Attorney.

The conceptual design includes a new access off McIlhattan to avoid conflicts with the operations of the Convenience Site.

**UNRESOLVED ISSUES:** The MOU includes a process to engage the community to develop a master plan for the Bikefill Park Project. After the public engagement process, the master plan will be presented to the City Commission for approval. Site specific development plans in compliance with the adopted master plan will be developed and reviewed prior to construction.

**ALTERNATIVES:** Per Commission

**FISCAL EFFECTS:** The Adopted FY26-30 Capital Improvement Plan includes \$1,500,000 for Bikefill Access Improvements on McIlhattan Road (FY27), \$80,000 in the Parks and Trails District budget for planning and design contracts for the Bike Park including public engagement (FY26), and \$250,000 in FY27 and \$250,000 FY28 (both in Parks and Trails budget) intended to be the City's match for a federal grant through the Land and Water Conservation Fund (LWCF) Program.

Attachments:

[Bikefill-MOU.pdf](#)

[Bikefill-License-Agreement.docx](#)

Report compiled on: July 10, 2025