City of Missoula  
Administration and Finance Committee Agenda

Date: August 21, 2019, 12:20 PM - 12:40 PM  
Location: City Council Chambers  
140 W. Pine Street, Missoula, MT  

If anyone attending this meeting needs special assistance, please provide 48 hours advance notice by calling the City Clerk Office at 406-552-6079.

1. ADMINISTRATIVE BUSINESS
   1.1 Roll Call
   1.2 Approval of the Minutes

2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

3. COMMITTEE BUSINESS

3.1 Resolution levying assessments for the Missoula Tourism Business Improvement District for fiscal year 2020  
   Marty Rehbein
   Recommended motion:  
   Adopt a resolution levying annual assessments on the hotels located in the Tourism Business Improvement District of the City of Missoula for fiscal year 2020 in the amount of $2 per occupied room night in accordance with 7-12-1132 MCA.

3.2 Resolution levying assessments for sidewalk and snow removal performed in 2018-2019  
   Marty Rehbein
   Recommended motion:  
   Adopt a resolution levying a special assessment and tax upon property for annual sidewalk/snow removal assessments to reimburse the city for removal of snow removal performed in 2018-2019 totalling $2,717.00 pursuant to Sections 12.16.030 and 12.16.040 Missoula Municipal Code
3.3  Resolution levying assessments for the Downtown Business Improvement District for fiscal year 2020

Recommended motion:
Adopt a resolution levying taxes on the lots, pieces and parcels of land located in the downtown business improvement district of the city of Missoula for fiscal year 2020 in the amount of $(to be determined) in accordance with 7-12-1132 MCA.

3.4  Resolution levying assessments for hazardous vegetation removal (weeds) for fiscal year 2020

Recommended motion:
Adopt a resolution levying a special assessment and tax upon property for annual weed assessments to reimburse the city for hazardous vegetation and nuisance weed cut orders performed in 2018 in the total amount of $1,434.00 pursuant to section 7-22-4101 Montana Code Annotated and section 8.40.040 Missoula Municipal Code

4.  ADJOURNMENT
City of Missoula, Montana
Item to be Referred to City Council Committee

Committee: Administration and Finance

Item: Resolution levying assessments for the Missoula Tourism Business Improvement District for fiscal year 2020

Date: August 15, 2019

Sponsor(s): Marty Rehbein

Prepared by: same

Ward(s) Affected:

☐ Ward 1 ☐ Ward 4
☐ Ward 2 ☐ Ward 5
☐ Ward 3 ☐ Ward 6
☐ All Wards ☒ N/A

Action Required: Adopt resolution

Recommended Motion(s):
I move the City Council: Adopt a resolution levying annual assessments on the hotels located in the Tourism Business Improvement District of the City of Missoula for fiscal year 2020 in the amount of $2 per occupied room night in accordance with 7-12-1132 MCA.

Timeline:
Referral to committee: August 19, 2019
Committee discussion: August 21, 2019
Council action (or sets hearing): August 26, 2019
Public Hearing: n/a
Deadline: August 26, 2019

Background and Alternatives Explored:
As part of the City’s consideration of the fiscal year 2020 budget, the TBID Board of Trustees has prepared and presented a work plan and budget for fiscal year (FY) 2020 to City Council. The City Council conducted a public hearing on the FY20 TBID work plan and budget on August 19, 2019 and approved it.

To fund the work plan and budget, the resolution levies a $2 per occupied room night assessment on the hotels located and/or constructed within the TBID boundary (the City’s incorporate limits) during fiscal year 2020 in accordance with 7-12-1132 (4) and 7-12-1133(c). A "hotel" has over (7) units and is defined in 50-51-102 (6) MCA is any property which meet the following criteria and are located within the boundaries of the district:

(a) a building or structure kept, used, maintained as, advertised as, or held out to the public to be a hotel, motel, inn, motor court, tourist court, or public lodging house; and
(b) a place where sleeping accommodations are furnished for a fee to transient guests, with or without meals.

As of the date of the resolution the current City of Missoula corporate limits are shown in Exhibit A and the current list of hotel/motel properties is shown in Exhibit B. Properties meeting the
definition of a “hotel” that are constructed and/or incorporated into the boundaries of the city limits after the effective date of this resolution (but not listed in Exhibits A or B) are subject to TBID assessments.

In accordance with section 7-12-1143 MCA, the annual work plan and budget includes funding for adequate liability coverage insuring the district, the Board, and the City of Missoula against legal liability for personal injury and property damage in an amount sufficient to cover the City of Missoula’s statutory liability limits as stated in Sect. 2-9-108(1), MCA.

**Financial Implications:**
There are no impacts to the City’s budget. Each hotel in the TBID collects the $2 assessment for each room night sold, similar to the state bed tax. Quarterly, the hotels submit a report to the TBID’s accountant of the room nights sold. The accountant invoices the hotel. The hotel remits the fees they have collected during the quarter to the TBID.

**Links to external websites:**
Tourism Business Improvement District website
A resolution levying annual assessments on the hotels located in the Tourism Business Improvement District of the City of Missoula for fiscal year 2020 in the amount of $2 per occupied room night in accordance with 7-12-1132 MCA.

WHEREAS, pursuant to 7-12-1101, et seq., MCA, the City of Missoula is authorized to create tourism business improvement districts (BID); and

WHEREAS, on October 25, 2010, the Missoula City Council adopted resolution 7576 creating a tourism business improvement for a period of ten years; and

WHEREAS, on March 25, 2013, the Missoula City Council adopted resolution 7766 changing the assessment from $1 to $2 per occupied room night for properties in the district; and

WHEREAS, on May 13, 2019, the Missoula City council adopted resolution 8338 expanding the tourism business improvement district and renewing it for ten years; and

WHEREAS, the Mayor with the advice and consent of the City Council has appointed a Board of Trustees in accordance with 7-12-1121, MCA; and

WHEREAS, in accordance with 7-12-1132, MCA, the TBID Board has submitted a work plan and budget for fiscal year 2020; and

WHEREAS, pursuant to section 7-12-1143 MCA, the annual work plan and budget includes funding for adequate liability coverage insuring the district, the Board, and the City of Missoula against legal liability for personal injury and property damage in an amount sufficient to cover the City of Missoula’s statutory liability limits as stated in Sect. 2-9-108(1), MCA.

WHEREAS, in accordance with 7-12-1132, the City Council has held a public hearing on the TBID work plan and budget for fiscal year 2020, and has approved it on August 19, 2019.

NOW THEREFORE BE IT RESOLVED, the City Council determines that benefits derived by each lot or parcel in the tourism business improvement district are proportional and in accordance with 7-12-1132 (4) and 7-12-1133 (c) assessments will be based on individual occupancy or daily use in the amount of $2 per occupied room night; and

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Missoula hereby levies and assesses a $2 per occupied room night on the hotels located and/or constructed within the TBID boundary (the City’s incorporate limits) during fiscal year 2020. A "hotel" has over (7) units and is defined in 50-51-102 (6) MCA as any property which meet the following criteria and are located within the boundaries of the district:

(a) a building or structure kept, used, maintained as, advertised as, or held out to the public to be a hotel, motel, inn, motor court, tourist court, or public lodging house; and

(b) a place where sleeping accommodations are furnished for a fee to transient guests, with or without meals.

As of the date of this resolution the current City of Missoula corporate limits are shown in Exhibit A and the current list of hotel/motel properties is shown in Exhibit B. Properties meeting the definition of a "hotel" that are constructed and/or incorporated into the boundaries of the city limits after the effective date of this resolution (but not listed in Exhibits A or B) are subject to TBID assessments.

BE IT FURTHER RESOLVED, that it is intended that hotel properties located outside of the corporate limits of the City of Missoula are not subject to assessments. However, the owner(s) of these properties
may voluntarily contribute donations to the District to assist the District with its mission and goals. These donations shall be reported, invoiced, billed, collected and deposited in a manner similar to regular assessments.

BE IT FURTHER RESOLVED, that in accordance with §7-1-4124 (7) MCA, the Missoula TBID is authorized to solicit and accept contributions, bequests, donations, or grants of money, property, services, or other advantages as long as they are not contrary to the public interest.

BE IT FURTHER RESOLVED, that TBID and/or its authorized agent shall invoice and collect TBID assessments on behalf of the TBID on a quarterly basis. Assessments and collections shall be subject to the collection policy approved by Tourism Business District Board of Directors. Revenues collected shall be deposited into a fund designated for the TBID.

PASSED AND ADOPTED this 26th day of August, 2019.

ATTEST:  

APPROVED:

______________________________  _______________________________
Martha L. Rehbein, CMC  
City Clerk  

______________________________  _______________________________
John Engen  
Mayor
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<td>04220031430100000</td>
<td>Super 8 Motel</td>
<td>0000344963</td>
<td>S&amp;G 3901 LLC</td>
<td>NP 93 ADDITION, S31, T13 N, R19 W, PARCELS A &amp; B POR TRACTS 3 &amp; 4 2.543AC</td>
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<tr>
<td>04220017201030000</td>
<td>Broadway Inn and Conference Center</td>
<td>0000306207</td>
<td>TRIPLE M PROPERTY MANAGEMENT LLC</td>
<td>S17, T13 N, R19 W, C.O.S. 5628, PARCEL A, IN SE4</td>
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<td>04220022406020000</td>
<td>Thunderbird Motel</td>
<td>0001952300</td>
<td>THUNDERBIRD MOTEL</td>
<td>S22, T13 N, R19 W, C.O.S. 4621, PARCEL 2, NE4 SE4 25,447 SQ FT</td>
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<td>04220008202110000</td>
<td>TownePlace Suites</td>
<td>0003809306</td>
<td>JK MISSOULA LLC</td>
<td>NORTH RESERVE BUSINESS CENTER, S08, T13 N, R19 W, Lot 6B, 95170 SQUARE FEET, PHASE 3B</td>
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<td>04220005302030000</td>
<td>Travelers Inn</td>
<td>0005831970</td>
<td>TETON ACCEPTANCE LLC</td>
<td>ROWDY’S CABIN TRAVELERS INN MOTEL ADDITION, S05, T13 N, R19 W, Lot B</td>
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<td>04219901102140000</td>
<td>Wingate Inn</td>
<td>0003475905</td>
<td>MISSOULA VENTURES LLC</td>
<td>MISSOULA DEVELOPMENT PARK - PHASE 2, S01, T13 N, R20 W, BLOCK 11, Lot 1</td>
</tr>
</tbody>
</table>
City of Missoula, Montana
Item to be Referred to City Council Committee

Committee: Administration and Finance

Item: Resolution levying assessments for sidewalk and snow removal performed in 2018-2019

Date: August 15, 2019

Sponsor(s): Marty Rehbein

Prepared by: same

Ward(s) Affected:

☐ Ward 1 ☐ Ward 4
☐ Ward 2 ☐ Ward 5
☐ Ward 3 ☐ Ward 6
☐ All Wards ☒ N/A

Action Required:
Adopt resolution

Recommended Motion(s):
I move the City Council: Adopt a resolution levying a special assessment and tax upon property for annual sidewalk/snow removal assessments to reimburse the city for removal of snow removal performed in 2018-2019 totalling $2,717.00 pursuant to Sections 12.16.030 and 12.16.040 Missoula Municipal Code

Timeline:
Referral to committee: August 19, 2019
Committee discussion: August 21, 2019
Council action (or sets hearing): N/A
Public Hearing: N/A
Deadline: August 26, 2019

Background and Alternatives Explored:
By law, property owners are responsible to clear snow and ice from their walks. This past winter, the City received a number of complaints about snow and ice on sidewalks located in the public right-of-way. When City Staff receive a complaint, they inspect the property in question, and if they find the complaint is valid, they leave notice at the property to clear the walk. If the property is a vacant lot, the inspector contacts the property owner. If the snow and ice isn’t removed in the time outlined in the notice, a City contractor is dispatched to clear the walk, and City Staff send the property owner an invoice. If the property owner doesn’t pay the invoice, city ordinance and state law allow the city council to collect the debt through a property tax assessment.

During the past year, several properties didn't pay the invoices for sidewalk snow removal. They are listed in Exhibit A. The total value of assessments is $2,717.00. The sidewalks were cleared in 2018-2019. Staff recommends the City Council approve the resolution levying an assessment

Financial Implications:
If the expenses are not levied and assessed, the City will not recoup the expenses it incurred to clear the walk.
RESOLUTION NUMBER

A resolution levying a special assessment and tax upon property for annual sidewalk/snow removal assessments to reimburse the city for removal of snow removal performed in 2018-2019 in the total amount of $2,717.00 pursuant to sections 12.16.030 and 12.16.040 Missoula Municipal Code.

WHEREAS, Montana state law subsection 7-14-4105(3) Montana Code Annotated (MCA) provides that a municipal city council has the power to regulate the use of sidewalks and require the owners of the adjoining premises to keep the same free from snow or other obstructions, and,

WHEREAS, the City Council of the City of Missoula, Montana adopted Sections 12.16.030 through 12.16.040 Missoula Municipal Code (MMC) providing for the removal of snow and ice from sidewalks by city crews once a property owner has been duly notified and has failed to clear ice and snow from public sidewalks located within the public right-of-way adjoining their premises/property; and,

WHEREAS, upon determining that a violation existed pursuant to 12.16.030 MMC, City staff left notice at the property, or in the case of a vacant lot, called the property owner, to notify them of the violation and gave them a specified period of time to clear ice and snow from sidewalks located on their property and in the public right-of-way; and,

WHEREAS, property owners listed in Exhibit A failed to clear ice and snow from their walk in the time specified, and City crews cleared the sidewalk; and,

WHEREAS, in accordance with 12.16.040 MMC City Staff sent invoices for the cost of snow and ice removal to the property owners listed in Exhibit A; and

WHEREAS, the invoices have not been paid by the property owner, and in accordance with 12.16.040 MMC may be assessed by levying an assessment on the premises, and,

WHEREAS, the County of Missoula bills the lots, pieces and parcels of land subject to assessment under this resolution on behalf of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOULA, MONTANA:

That to defray the cost and expense of removing ice and snow from sidewalks on the properties listed in Exhibit A, there is hereby assessed a special assessment and tax in the respective amounts set forth for the assessment. A description of each lot, piece or parcel of land, the name of the owner thereof and the amount assessed against the same are listed in Exhibit A.

BE IT FURTHER RESOLVED that the assessments as shown on Exhibit A, are now due and payable to the County Treasurer of Missoula, Montana, and will be delinquent on November 30, 2019, at 5:00 p.m.

PASSED AND ADOPTED this 26th day of August, 2019.

ATTEST:                     APPROVED:

Martha L. Rehbein, CMC          John Engen
City Clerk                      Mayor

(SEAL)
<table>
<thead>
<tr>
<th>TAX ID</th>
<th>GEOCODE</th>
<th>PROPERTY OWNER</th>
<th>PROPERTY ADDRESS</th>
<th>LEGAL DESCRIPTION</th>
<th>ASSESSMENT</th>
<th>VIO NUMBER</th>
<th>Invoiced</th>
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<tbody>
<tr>
<td>1025206</td>
<td>04-2200-22-3-13-07-0000</td>
<td>REIFEL DANIEL B TRUSTEE</td>
<td>605 GERALD AVE</td>
<td>MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 11, Lot 1 - 2, N70' OF 1 &amp; N70' E20' OF 2</td>
<td>$ 110.00</td>
<td>2018-MSS-VIO-00271</td>
<td>12.12.2018</td>
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<td>5831425</td>
<td>04-2200-22-1-14-11-0000</td>
<td>FLOYD F A</td>
<td>930 MONROE</td>
<td>TOWN COMPANY ADDITION, S22, T13 N, R19 W, BLOCK 115, Lot B, AMENDED</td>
<td>$ 225.00</td>
<td>2018-MSS-VIO-00303</td>
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<td>380801</td>
<td>04-2200-32-4-20-42-0000</td>
<td>CORS MARY ANN</td>
<td>1805 34TH ST</td>
<td>BELLEVUE ADDITION # 2, S32, T13 N, R19 W, BLOCK 1, W 70' OF LOT 1, E 20' OF 2</td>
<td>$ 210.00</td>
<td>2018-MSS-VIO-00308</td>
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<td>158259</td>
<td>04-2200-32-4-26-40-0000</td>
<td>MCGUIRE DANIEL</td>
<td>1800 34TH ST</td>
<td>CARLINO ADDITION, S32, T13 N, R19 W, BLOCK 73, Lot 36 - 38</td>
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<td>2018-MSS-VIO-00310</td>
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<tr>
<td>472801</td>
<td>04-2200-27-3-05-01-0000</td>
<td>LAPSYS BRANDON</td>
<td>500 SOUTH AVE E</td>
<td>MOUNT SENTINEL # 4, S27, T13 N, R19 W, BLOCK 2, LOTS 21 &amp; 22</td>
<td>$ 330.00</td>
<td>2019-MSS-VIO-00022</td>
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<td>1435109</td>
<td>04-2200-14-2-20-01-0000</td>
<td>HOBBS ROGER C</td>
<td>2215 RAYMOND AVE</td>
<td>PARK ADDITION, S14, T13 N, R19 W, BLOCK 13, Lot 1 - 6, &amp; S12 FT OF 7 &amp; 18 &amp; ALL OF 19 TO 24 &amp; ALLEY ADJ</td>
<td>$ 390.00</td>
<td>2019-MSS-VIO-00043</td>
<td>1.29.2019</td>
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<td>34609</td>
<td>04-2200-28-4-12-11-0000</td>
<td>WEST KENT LLC</td>
<td>645 W KENT AVE</td>
<td>HOMEVALE ADDITION, S28, T13 N, R19 W, BLOCK 12, N2 OF LOTS 11 &amp; 12</td>
<td>$ 450.00</td>
<td>2019-MSS-VIO-00126</td>
<td>3.19.2019</td>
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<td>2251209</td>
<td>04-2200-22-3-14-08-0000</td>
<td>JENKINS JAMES/LOUise</td>
<td>604 GERALD AVE</td>
<td>MONTANA ADDITION, S22, T13 N, R19 W, BLOCK 12, Lot 9 - 10, N 43 1/3' X 76' OF ALL</td>
<td>$ 210.00</td>
<td>2019-MSS-VIO-00151</td>
<td>3.29.2019</td>
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**TOTAL ASSESSMENTS SNOW** $ 2,717.00
Item to be Referred to City Council Committee

Committee: Administration and Finance

Item: Resolution levying assessments for the Downtown Business Improvement District for fiscal year 2020

Date: August 15, 2019

Sponsor(s): Marty Rehbein

Prepared by: same

Ward(s) Affected:
- ☒ Ward 1
- ☐ Ward 2
- ☐ Ward 3
- ☐ Ward 4
- ☐ Ward 5
- ☐ Ward 6
- ☐ All Wards
- ☐ N/A

Action Required: Adopt resolution

Recommended Motion(s):
I move the City Council: Adopt a resolution levying taxes on the lots, pieces and parcels of land located in the downtown business improvement district of the city of Missoula for fiscal year 2020 in the amount of $(to be determined) in accordance with 7-12-1132 MCA.

Timeline:
Referral to committee: August 19, 2019
Committee discussion: August 21, 2019
Council action (or sets hearing): n/a
Public Hearing: n/a
Deadline: August 26, 2019

Background and Alternatives Explored:
In 2005, the City Council created Downtown Business Improvement District in response to a petition submitted by downtown property owners requesting that the district be created. In spring 2010, the City Council extended the BID for an additional 10 years in response to a petition from property owners in the district. The BID Board of Trustees submits an annual work plan and budget for the City Council's consideration. State law required the City Council hold a public hearing on the BID's proposed work plan and budget to hear any objections from property owners. The City Council is holding the public hearing in conjunction with the city's budget public hearing on August 19th.

The next step in the process is to levy the taxes on the district properties to defray the costs identified in the work plan and budget. If the City Council adopts the resolution to levy the final assessments, property owners will see the assessment on their property tax bills in November and May.
Financial Implications:
Staff are awaiting individual parcel information from the Montana Department of Revenue in order to calculate BID assessments. We'll present an updated spreadsheet as soon as assessments are calculated.
Committee: Administration and Finance

Item: Resolution levying assessments for hazardous vegetation removal (weeds) for fiscal year 2020

Date: August 15, 2019

Sponsor(s): Marty Rehbein

Prepared by: same

Ward(s) Affected:

☐ Ward 1  ☐ Ward 4  
☐ Ward 2  ☐ Ward 5  
☐ Ward 3  ☐ Ward 6  
☐ All Wards  ☒ N/A

Action Required: Adopt resolution

Recommended Motion(s): I move the City Council: Adopt a resolution levying a special assessment and tax upon property for annual weed assessments to reimburse the city for hazardous vegetation and nuisance weed cut orders performed in 2018 in the total amount of $1,434.00 pursuant to section 7-22-4101 Montana Code Annotated and section 8.40.040 Missoula Municipal Code

Timeline:
Referral to committee: August 19, 2019
Committee discussion: August 21, 2019
Council action (or sets hearing): August 26, 2019
Public Hearing: n/a
Deadline: August 26, 2019

Background and Alternatives Explored:
Each year, the City receives many hazardous vegetation and nuisance weed complaints. Development Services (DS) inspects the property in question, and if they find the vegetation violates city ordinance, they send notice to the property owner to cut the vegetation. If the vegetation isn't cut in the time outlined in the notice, the City's contractor cuts the weeds and DS sends the property owner an invoice. If the property owner hasn't paid the invoice, state law and the city ordinance allow the city council to collect the debt through a property tax levy.

During the past year, several properties didn't pay the invoices for vegetation removal by the city's contractor totaling $1,43400. The vegetation was cut in 2018.

Financial Implications:
The city will not be reimbursed for the expense of cutting the weeds, and there will be a shortfall in the weed program budget.
A resolution levying a special assessment and tax upon property for annual weed assessments to reimburse the city for hazardous vegetation and nuisance weed cut orders performed in 2018 in the total amount of $1,434.00 pursuant to section 7-22-4101 Montana Code Annotated and section 8.40.040 Missoula Municipal Code.

WHEREAS, the City Council of the City of Missoula, Montana adopted Section 8.40.040 Missoula Municipal Code providing for a hazardous vegetation removal fee once a property owner has been duly notified and has failed to exterminate or otherwise abate that hazardous vegetation; and,

WHEREAS, City Development Service staff gave notice to the property owners listed in Exhibit A, who neglected to exterminate or remove the hazardous vegetation on their property within the time required in the letter; and,

WHEREAS, Development Services arranged for private contractors to cut and remove the weeds from the properties as listed in Exhibit A; and,

WHEREAS, Section 7-22-4101 M.C.A. grants a City Council power to levy a special tax against the property for the cost of extermination or removal if the property owner or owners neglect to exterminate or remove the nuisance weeds from the property; and,

WHEREAS, the County of Missoula bills the lots, pieces and parcels of land subject to assessment under this resolution on behalf of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MISSOULA, MONTANA:

That to defray the cost and expense of cutting weeds on the property listed in Exhibit A, there is hereby assessed a special assessment and tax in the respective amounts set forth for the assessment. A description of each lot, piece or parcel of land, the name of the owner thereof and the amount assessed against the same are listed in Exhibit A.

BE IT FURTHER RESOLVED that the assessments as shown on Exhibit A, are now due and payable to the County Treasurer of Missoula, Montana, and will be delinquent on November 30, 2019, at 5:00 p.m.
PASSED AND ADOPTED this 29th day of August, 2019.

ATTEST: 

Martha L. Rehbein  
City Clerk

APPROVED:

John Engen  
Mayor
### Exhibit A–Fiscal Year 2020 Hazardous Vegetation Assessments

<table>
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<tr>
<th>TAX ID</th>
<th>GEOCODE</th>
<th>PROPERTY OWNER</th>
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<th>LEGAL DESCRIPTION</th>
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<td>DEUTCH PHILIP/ROBERTA</td>
<td>101 NORTHVIEW DR</td>
<td>FAR VIEWS HOMESITES ADDITION # 06A, S33, T13 N, R19 W, BLOCK 2, Lot PT OF 15</td>
<td>$629.00</td>
<td>2018-MSS-VIO-00201</td>
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<td>2014309</td>
<td>04-2200-29-3-18-01-0000</td>
<td>SCHMAUTZ BERNICE</td>
<td>KEMP / SUSSEX</td>
<td>CARLINE ADDITION, S29, T13 N, R19 W, BLOCK 26, Lot 17 - 26</td>
<td>$805.00</td>
<td>2018-MSS-VIO-00182</td>
<td>11.9.2018</td>
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<td><strong>TOTAL ASSESSMENTS VEG</strong></td>
<td><strong>1,434.00</strong></td>
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**NOTES**

*These two properties were invoiced in fall of 2018 after August assessments and remain unpaid. We have only had 2 new violations thus far this season - and they are still within a 30 day payment window for invoicing.*