



**City of Missoula, Montana**  
**Item to be Referred to City Council Committee**

**Committee:** Public Works

**Item:** A Resolution Establishing the Mullan BUILD Water and Sewer Development Fees

**Date:** March 10, 2022

**Sponsor(s):** Logan McInnis

**Prepared by:** Katie Emery

**Ward(s) Affected:**

<input type="checkbox"/> Ward 1	<input type="checkbox"/> Ward 4
<input checked="" 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:**

Adopt a resolution to establish the Mullan BUILD Water and Sewer Special Development Fees associated with the Mullan BUILD Project.

**Recommended Motion(s):**

I move the City Council: **Motion for March 28, 2022:** [First reading and preliminary adoption] I move the City Council set a public hearing on April 11, 2022 to adopt a resolution establishing the Mullan BUILD Water and Sewer Special Development Fees as proposed by Missoula Public Works and Mobility Department effective April 18, 2022. **Motion for April 11, 2022:** [Second reading and final adoption] I move the City Council adopt a resolution establishing the Mullan BUILD Water and Sewer Special Development Fees as proposed by Missoula Public Works and Mobility Department effective April 18, 2022.

**Timeline:**

Referral to committee:	March 14, 2022
Committee discussion:	March 16, 2022
Council action (or sets hearing):	March 28, 2022
Public Hearing (if required):	April 11, 2022
Deadline:	April 18, 2022

**Background and Alternatives Explored:**

The City of Missoula, in partnership with Missoula County, intends to construct transportation improvements and public utility improvements with a federal BUILD Grant and other local funding sources included in the Mullan BUILD Project.

The City intends to finance the water and sewer infrastructure necessary for the Mullan BUILD Project through a combination of borrowing, issuing bonds, or directing funds earmarked for water and sewer capital projects into the Mullan BUILD project. The City will recoup these investments from the developers of parcels benefitting directly from the utility installations. The attached Staff memo provides the background for how the costs associated with each parcel were determined.

**Financial Implications:**

The City's financial obligations for the Mullan BUILD Project, including the utility investments, were established in the FY21 CIP. This includes \$2.6 million for water and \$1.3 million for sewer which will be financed with revenue bonds.

**Links to external websites:**

<https://www.mullanbuild.com/>