

RESOLUTION NUMBER 8488

A resolution of the Missoula City Council establishing Mullan BUILD Water and Sewer Special Development Fees to be applicable to new development within the Mullan BUILD Project Area outlined in Exhibit 1 (Water) and 2 (Sewer) to this Resolution.

WHEREAS, the City, in partnership with Missoula County, intends to construct transportation improvements and public utility improvements with a \$13 million federal BUILD Grant and other local funding sources in the Mullan Road area (the “Mullan BUILD Project”); and

WHEREAS, the local funding sources will include County funds, special transportation impact fees and special utility development fees; and

WHEREAS, the Missoula City Council adopted the Sxwtpqyen Area Transportation Special Impact Fee Ordinance on March 1, 2021 (Ordinance 3677) and Fee Schedule (Resolution 8502) effective March 31, 2021 to fund the construction of roadway and storm drainage infrastructure; and

WHEREAS, the City intends to finance the water and sewer infrastructure necessary for the Mullan BUILD Project (“BUILD Utility Infrastructure”) through a combination of borrowing, issuing bonds, or directing funds earmarked for water and sewer capital projects into the Mullan BUILD Project; and

WHEREAS, the BUILD Utility Infrastructure costs are expenses that would normally be incurred by developers prior to receiving permits to construct structures that connect to the City’s water and sewer service, or prior to receiving final plat approval of a subdivision; and

WHEREAS, the City believes that by including the BUILD Utility Infrastructure as part of the Mullan BUILD Project, the City will reduce the cost of development in the Mullan Road area, and therefore reduce the cost of constructing housing; and

WHEREAS, the City believes that existing utility customers should not be required to fund this new water and sewer infrastructure which does not benefit them, and therefore the City desires to recoup the BUILD Utility Infrastructure costs through enacting water and sewer special development fees (“Mullan BUILD Water and Sewer Special Development Fees”) to be imposed on specific properties that will directly benefit from this new water and sewer infrastructure; and

NOW THEREFORE, BE IT RESOLVED that the Missoula City Council adopts the Mullan BUILD Water and Sewer Special Development Fees. The Mullan BUILD Sewer Special Development Fees shall be paid prior to making the first connection to City sewer service constructed by the Mullan BUILD Project within each parcel. The Mullan BUILD Water Special Development Fees shall be paid prior to making any connection to City water service constructed by the Mullan BUILD Project within each parcel; and

BE IT FURTHER RESOLVED THAT, the revenue generated by the Mullan BUILD Water Special Development Fees shall be placed in the Water Development Fund, and the Mullan Area Sewer Special Development Fees shall be placed in the Sewer Development Fund, with such funds to be used to fund capital projects or to repay indebtedness on capital projects of the utility associated with the Outstanding Infrastructure costs; and

BE IT FURTHER RESOLVED THAT, the Mullan BUILD Water and Sewer Special Development Fees are to be paid in addition to any other applicable development fee, connection fee, impact fee, or other fee or charge associated with new development adopted by the City Council; and

BE IT FINALLY RESOLVED THAT, a copy of this Resolution shall be recorded against each parcel included in the areas outlined in Exhibits 1 and 2 attached to this Resolution.

PASSED AND ADOPTED this ___ day of _____, 2022.

ATTEST:

APPROVED:

Martha L. Rehbein,
CMC City Clerk

John Engen
Mayor

(SEAL)