



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

Committee: Public Works

Item: A Resolution to Order the 2021 curb and sidewalk associated improvements adjacent to miscellaneous parcels

Date: March 3, 2022

Sponsor(s): Monte Sipe

Prepared by: Ashley Strayer

Ward(s) Affected:

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

Action Required:

Approve the resolution ordering in sidewalk, curb, gutter, and alley approach improvements without the creation of a special improvement district for improvements adjacent to miscellaneous parcels in the City for the 2021 project year, as established in exhibit A.

Recommended Motion(s):

I move the City Council: Approve the resolution ordering in sidewalk, curb, gutter, and alley approach improvements without the creation of a special improvement district for improvements adjacent to miscellaneous parcels in the City for the 2021 project year, as established in exhibit A.

Timeline:

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

Background and Alternatives Explored:

Through the City’s Curb, Gutter, Sidewalk & Alley Approach Improvement Assessment Program, property owners can request the City to finance the costs of curb and sidewalk improvement projects, after which the City spreads these costs as an assessment against the property. Unlike City initiated sidewalk CIP projects, these are typically either voluntary, permit related, or needed to address hazardous conditions. If citizens wish to take advantage of this City financing method, assessment agreements are obtained with the property owners for the necessary improvements. The City then pays contractors for the completed work that has already been authorized by owners and required by the City.

In spring/summer of the following year(s), the City Finance Office administers the sale of municipal bonds for all curb and sidewalk projects completed during the previous construction season, and these miscellaneous parcels are included in the bond issue. Proceeds of the bonds are used to reimburse the City for the payments previously made to the contractor. The bonds

are retired through the proceeds of the Assessments on each parcel. The City then assesses these costs against each particular property in the form of semi-annual installments of principal and interest over a term of 8, 12, or 20 years at an interest rate equal to the bond interest rate plus 0.5%.

In 2021, there were 4 parcels and corresponding property owners that utilized this program, as shown in the "Resolution to Order Exhibit A". The background of each project is unique but can be quickly described as follows:

- | | | |
|--------------------------------|----------|---------------------------|
| • 321 S 3 rd St W | \$7,700 | Voluntary |
| • 1903 Kemp St | \$40,250 | Permit Related |
| • 2155 ½ W. Kent Ave | \$3,850 | Voluntary |
| • Ridge Homeowners Association | \$26,200 | Hazardous Sidewalk Repair |

Financial Implications:

None, all costs are covered by property owners through the City's Special Improvement Assessment Program.

Links to external websites: None