

Worden/Turner Right-of-Way Improvements Project

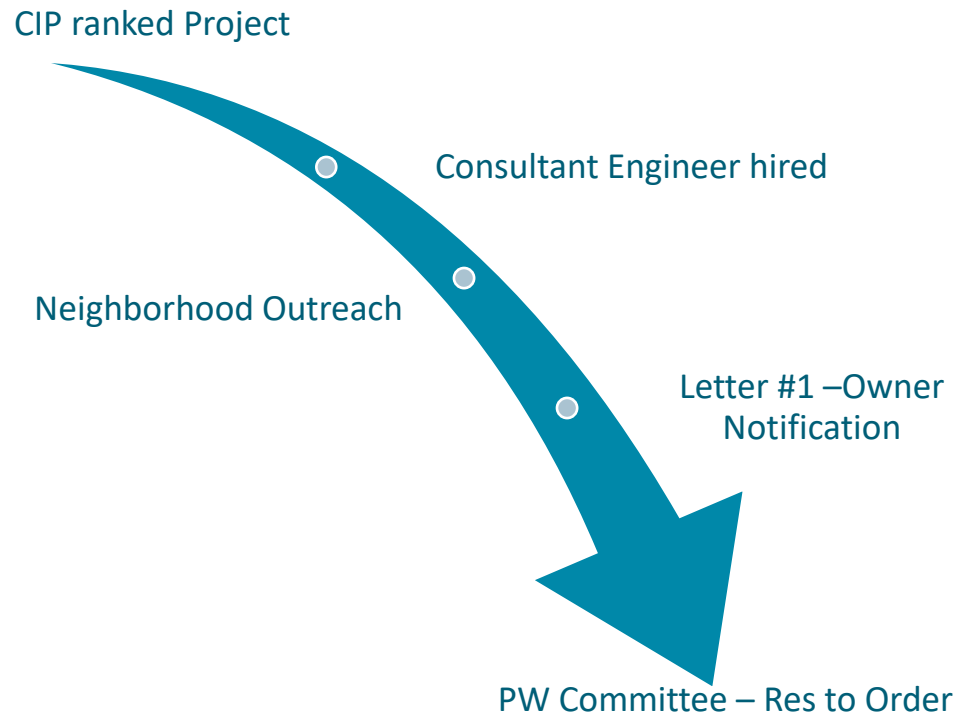
Public Works & Mobility Department

January 11, 2022

Monte Sipe, Projects Manager



Project timeline



Project Location Map

Worden Ave/Turner St - N 5th St W to Scott St



Project Goals

- Improve pedestrian and bicycle safety
- Encourage pedestrian and bicycle travel
- Increase neighborhood connectivity
- Improve accessibility for all users



Project Benefits

- **Complete Street Improvements**

- Curb & gutter
- Traffic calming
- Sidewalks
- ADA improvements
- Bus stops
- New Street Section
- Enhanced street crossings, signing and striping
- Bike lanes

- **Improves equity**

- Underserved neighborhood lacks this infrastructure
- Provides provide safe, convenient, and accessible facilities for all residents across Northside neighborhood from Scott St. to Orange St.



Public Outreach Process

1. Informational postcard

- Details on neighborhood meetings
- Web page link to conceptual plans & drawings

2. Neighborhood meetings

- Held Dec. 9, 2021, at 3 p.m. & 6 p.m.
- Presented proposed project elements
- Answered questions
- Meeting recordings posted on website

3. Additional Outreach

- Lowell PTA meeting in October 2022 & Northside Neighborhood Council November 2022
- Presented proposed project elements and details

4. 6 formal letters to property owners with assessments

Assessment Notification Process

Notification to Property Owners – Resolution to Order

Letter #1 – Notification of project/Council order

- Estimated work quantities, cost, and funding assistance
- Invitation to PW Committee meeting for Resolution to Order
- Web page link to Project information, plans, and assessment information

Letter #2 – Notification of Council action on order

- Certified letter
- Notification of Council action
- Estimated quantities, cost, and funding assistance
- Payment options
- Info on low income (based on HUD) & high assessment deferments (over \$6,000)
- Construction options
 - Owner opts out of project and hires own contractor
 - Use City contractor awarded bid

Assessment Notification Process

Notification to Property Owners – Resolution to Order/Bid Award

Letter #3 – Notification confirming order & bid award

- Revised cost estimates and funding assistance base on apparent low bidder
- PW Committee meeting information for Resolution to Confirm Order and bid award

Letter # 4 – Notification of Council action on revised order & bid award

- Certified letter
- Notification of Council action
- Revised cost estimate and funding assistance based on apparent low bidder
- Award contractor information
- Estimated construction start & end dates

Assessment Notification Process

Notification to Property Owners – End of Project

Letter #5 – Construction completed

- Final costs
- Estimate of semi-annual assessment payments
- Final choice of payment method (full or 8, 12, or 20 yr. assessment)

Letter #6 – Notice of tax levy – Assessed Parcels

- City Clerk's official notice
- Mailed in September before tax levies assessed

Detailed process explanation:

www.ci.missoula.mt.us/2839/Right-of-Way-Infrastructure-Projects

City Council Authority

Montana Code Annotated 7-14-4109

- City council may order sidewalks, curbs, gutters, and alley approaches to be constructed in front of any lot or parcel of land

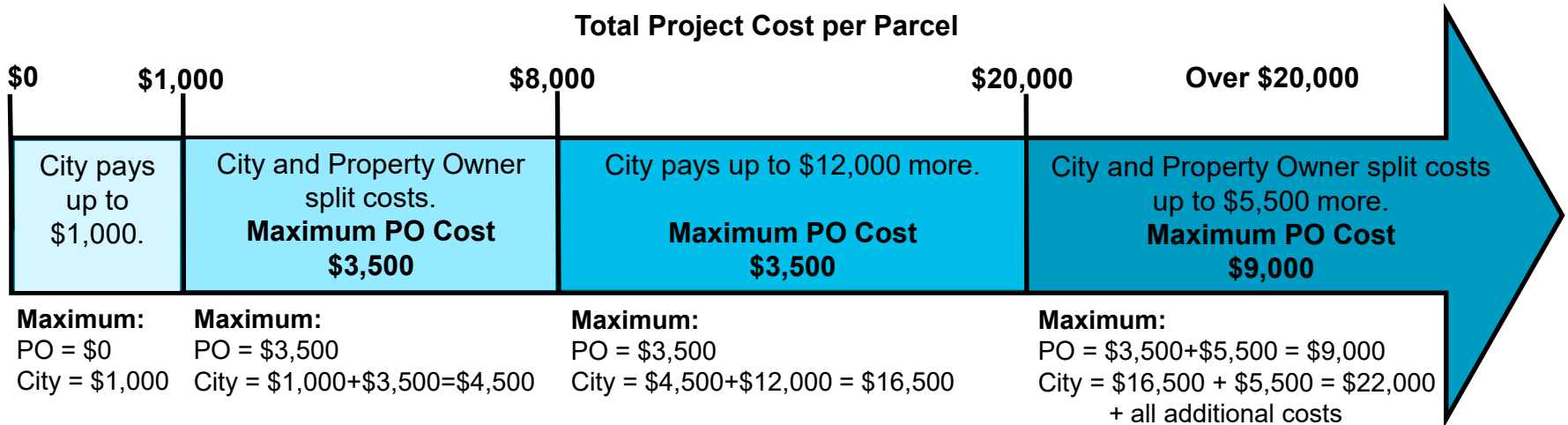
Curb/Sidewalk Program History

- Before 2011, property owners paid 100% of costs associated with curb and sidewalk associated work
- 2017 amendment increased the maximum funding assistance from \$11,500 to \$16,500
- Council adopted current funding assistance program in 2020 (Resolution 8416 & Administrative Rule #418)
 - All street related work -- including drain structures, curb/gutter, paving, signage and striping -- 100% funded by City
 - Current funding assistance cost split for the assessment work is approximately 70% City & 30% property owners

Funding Structure

Right-of-Way Special Improvements Assessment Program

Property Owners (PO) with 1- and 2-Family Dwellings

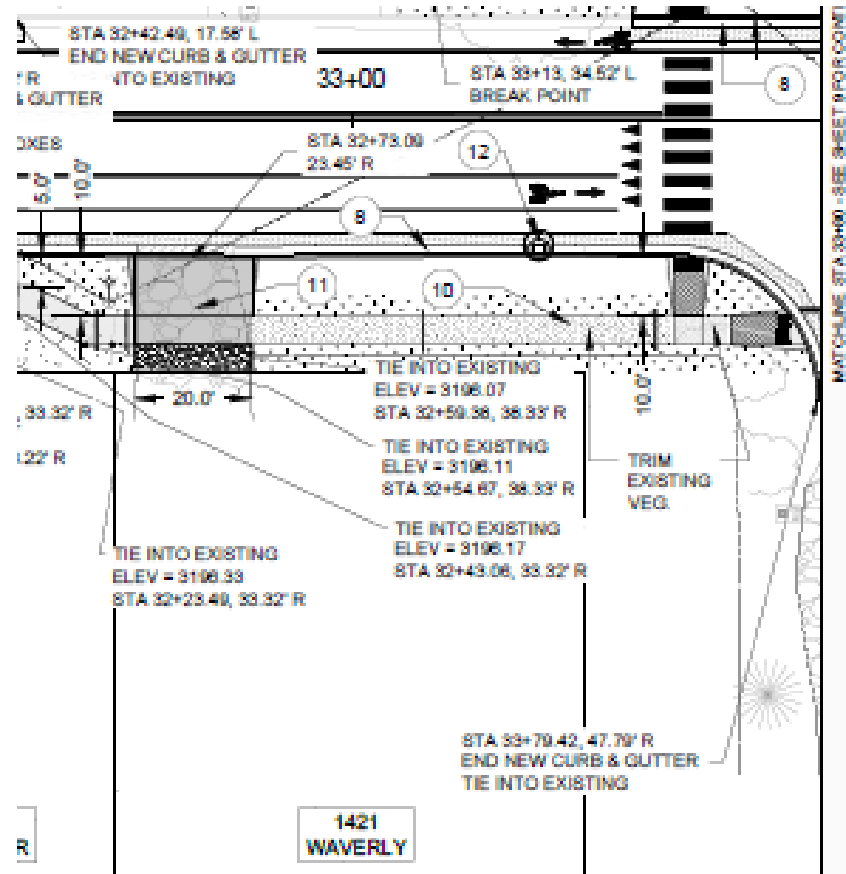


Example

Estimated Quantities:

▲ Work item type	Qty
Install 4 inch sidewalk, SF	530
Install 6 inch sidewalk, SF	310
Install 2 inch asphalt, SF	80
Install geotextile fabric, SF	530
Place top soil, CY	8
Install 4" Irrigation Sleeve, LF	14

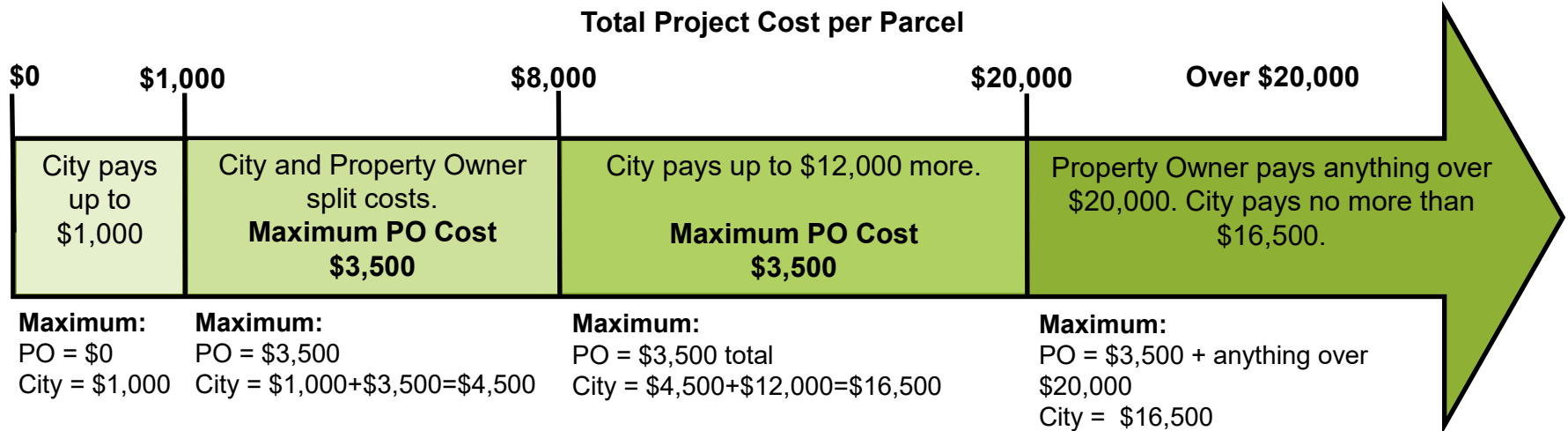
Total Cost: \$12,881.16
City Funding Assistance:
\$9,381.16
Property Assessment:
\$3,500.00



Funding Structure

Right-of-Way Special Improvements Assessment Program

Property Owners (PO) with Multi-Family, Commercial, or Industrial Dwellings

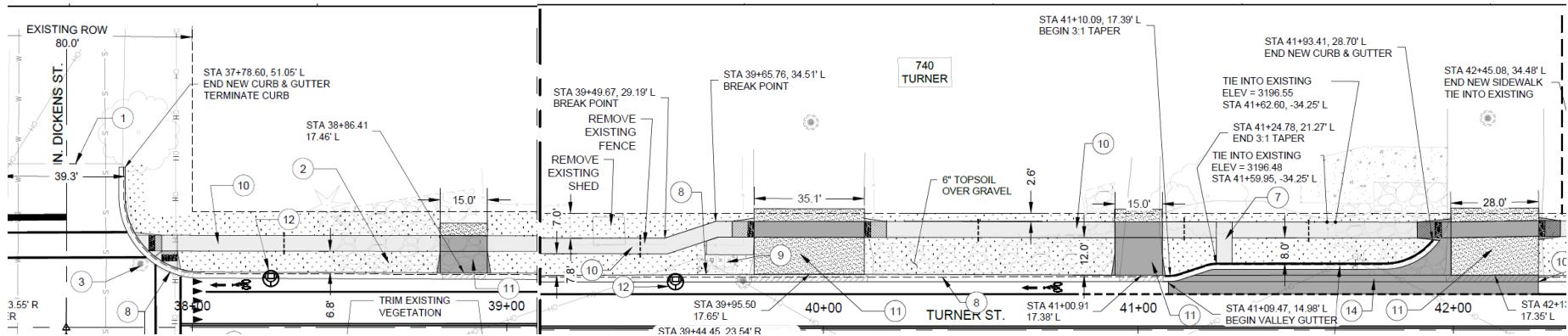


Example

Estimated Quantities:

▲ Work item type	Qty
Remove sidewalk, SF	50
Install 4 inch sidewalk, SF	1850
Install 8 inch sidewalk, SF	465
Install 2 inch asphalt, SF	1130
Unclassified excavation, CY	35
Place top soil, CY	70
Remove fence, LF	160

Total Cost: \$44,368.56
City Funding Assistance:
\$16,500
Property Assessment:
\$27,868.56



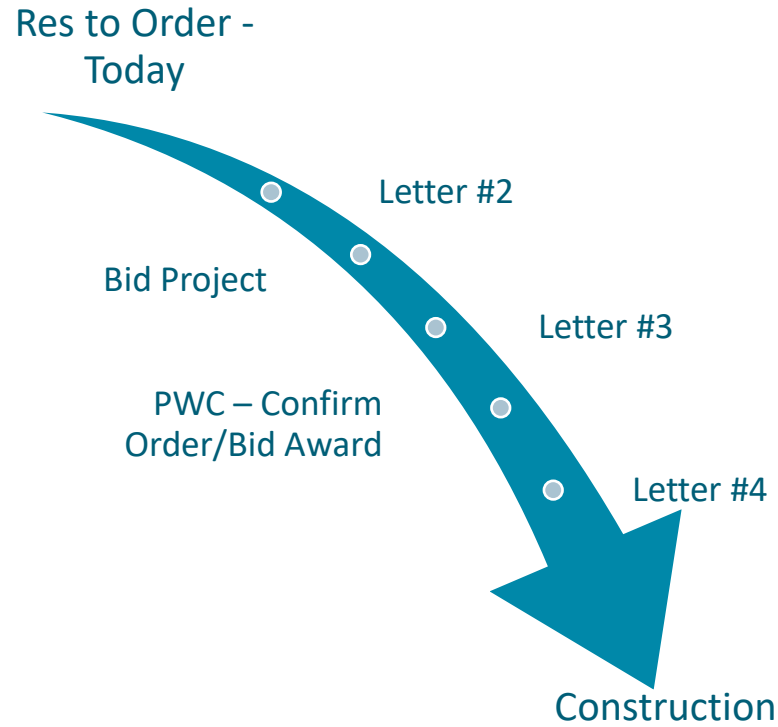
Payment Options

- Payment in full
- Finance through City over 8, 12, or 20 years
 - Loan interest
- Total Deferred Payment
 - Low income qualifying, must fall below 80% of HUD Missoula median income level for all household members
 - Deferred until sale of home
 - Owner-occupied residential parcels are eligible
- Partial Deferred Payment
 - Available for property owners of any income level
 - Can defer any portion over \$6,000
 - Owner-occupied residential parcels are eligible

Project Costs

- Total estimated project cost = **\$1.9 million**
- Estimated property owners' cost = **16%**
- Estimated City cost = **84%**
- 57 properties front this project, 38 of these have an assessment component
- 2 large parcels, Catholic cemetery and the park are exempt properties and are therefore not eligible for funding assistance.
- If you exclude these parcels, the estimated property owners' cost = **6%**

Next Steps



Questions

