

Return to: City Clerk
City of Missoula
435 Ryman St.
Missoula MT 59802

Certificate as to resolution and adopting vote

I, the undersigned, being the duly qualified and acting recording officer of the City of Missoula, Montana (the "City"), hereby certify that the attached resolution is a true copy of a Resolution entitled: "a resolution relating to certain right-of-way infrastructure improvements, project 20-062 Worden Ave/Turner St – N 5th St W to Scott St, of the City's Right-of-Way Improvements Program; approving the final ordering in of improvements" (the "Resolution"), on file in the original records of the City in my legal custody; that the Resolution was duly adopted by the City Council of the City at a meeting on _____, 2023, and that the meeting was duly held by the City Council and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.

I further certify that, upon vote being taken on the Resolution at said meeting, the following Council Members voted in favor thereof: _____

_____ ; voted against the same: _____

_____ ; abstained from voting thereon: _____

_____ ; or were absent: _____.

Witness my hand and seal officially this ____ day of _____, 2023.

Martha L. Rehbein, CMC
City Clerk

(SEAL)

Resolution no. _____

A resolution relating to certain right-of-way infrastructure improvements project 20-062 Worden Ave/Turner St – N 5th St W to Scott St, of the City’s Right-of-Way Improvements Assessment Program; approving the final ordering in of improvements

Be it resolved by the City Council (the “Council”) of the City of Missoula, Montana (the “City”), as follows:

Section 1. Authorization. The City is authorized pursuant to Section 7-14-4109, Section 7-14-4122, Section 7-15-4125, M.C.A., as amended, and City of Missoula Municipal Code Title 12, Chapter 12.10, to order, regulate and provide for the construction or reconstruction of certain right-of-way infrastructure improvements in front of any lot or parcel of land and may order alley approaches constructed or replaced adjacent to any lot or parcel of land within the City. Pursuant to said Section 7-14-4109 and Title 7, Chapter 12, Parts 41 and 42, M.C.A., as amended, the City is authorized to issue its Right-of-Way Improvements Assessment bonds (the “Bond”) to finance all or a portion of the costs of such local improvements.

Section 2. The City has implemented an annual program to cause the construction or reconstruction of needed or unsafe right-of-way infrastructure improvements through various projects (the “Right-of-Way Improvement Assessment Program”).

Section 3. Ordering of Improvements. By Resolution No. 8656 approved on January 23, 2023 (the “Order”), this Council ordered certain right-of-way infrastructure improvements of the nature and for the properties described on Exhibit A thereto (“Project 2020-062, Worden Ave/Turner St”).

Section 4. Notices to Property Owners. As provided in the Orders and in accordance with Section 7-14-4109, M.C.A., written notice was given to the owners or agents of owners of lots or parcels of land against which the costs of the proposed Improvements were to be assessed and of their option to cause the Improvements benefiting their property to be constructed.

Section 5. Approval or Modification of Original Order. The ordering in of the Improvements as described in Exhibit A to the Order is hereby confirmed. Exhibit A to the Order with any revised cost estimates shall be attached hereto and by reference incorporated herein.

Passed by the City Council of the City of Missoula, Montana, this _____ day of _____, 2023.

Jordan Hess, Mayor

Attest: _____
Martha Rehbein, CMC
City Clerk

Tax Id	Geocode	Owner	Address1	Address2	Address3	City, State Zip	Legal Description	Market Value	Physical Address	2023 Assessment (Fees 19%)		Subsidy		REVISED TOTAL COST ESTIMATE	REVISED TOTAL COST ESTIMATE
										Eng. Est.	Bid	Eng. Est.	Bid	Eng. Est.	Bid
0005906905	220015324010000	CITY OF MISSOULA	435 RYMAN ST			MISSOULA, MT 59802-4207	URLIN ADDITION, S15, T13 N, R19 W, Lot 1, ALL BLKS 57 TO 58	\$0	800 N 06TH ST W	\$8,833.01	\$12,821.36			\$8,833.01	\$12,821.36
0005817145	220016102200000	ANDERSON MARCI L	PO BOX 17405			MISSOULA, MT 59808-7405	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 14, TRACT A OF LOTS 21 -22 AMENDED	\$228,700	1414 DICKENS ST	\$9,536.42	\$15,416.45	(\$6,036.42)	(\$11,916.45)	\$3,500.00	\$3,500.00
0001537357	220016104010000	SCOTT STREET OPPORTUNITY LLC	PO BOX 4032			MISSOULA, MT 59806-4032	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 16, Lot 23 - 24	\$100,225	1520 SCOTT ST	\$558.11	\$705.37	(\$558.11)	(\$705.37)	\$0.00	\$0.00
0000638207	220016444020000	BOUSHELE ROBERT	504 STODDARD ST			MISSOULA, MT 59802-2506	SCHOOL ADDITION, S16, T13 N, R19 W, BLOCK 7, Lot 11 - 12, 7800 SQUARE FEET	\$184,900	504 STODDARD ST	\$2,499.00	\$3,632.48	(\$1,749.50)	(\$2,316.24)	\$749.50	\$1,316.24
0006156800	220016106010000	CATHOLIC CEMETARY	PO BOX 1729			HELENA, MT 59624-1729	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 2 & 3, SUPPLEMENT & VACANT STREETS	\$884,277	TURNER	\$55,305.49	\$79,260.96			\$55,305.49	\$79,260.96
0005802111	220015201150000	RYAN DAVID J	519 WHITNEY LN			MISSOULA, MT 59802-3574	NORTH PARK, S15, T13 N, R19 W, Lot 13, ADDITION	\$226,400	100 TURNER CT	\$2,697.73	\$4,135.31	(\$1,848.87)	(\$2,567.65)	\$848.87	\$1,567.65
0005801991	220015201020000	LOLO CREEK HOLDINGS LLC	PO BOX 85			LOLO, MT 59847-0085	NORTH PARK, S15, T13 N, R19 W, Lot 1, ADDITION	\$271,300	101 TURNER CT	\$9,829.40	\$18,664.26	(\$6,329.40)	(\$15,164.26)	\$3,500.00	\$3,500.00
0002383507	220016102100000	MCBRIDE HEIDI S	701 TURNER ST			MISSOULA, MT 59802-2737	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 14, Lot 1, E35'	\$180,400	701 TURNER ST	\$6,159.32	\$9,717.78	(\$3,579.66)	(\$6,217.78)	\$2,579.66	\$3,500.00
0000122207	220016102110000	CHASZAR BRIAN T	805 BURNS ST			MISSOULA, MT 59802-2229	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 14, Lot 1 - 2, W5' Of Lot 1 & All Of Lot 2	\$155,600	703 TURNER ST	\$4,827.24	\$9,218.22	(\$2,913.62)	(\$5,718.22)	\$1,913.62	\$3,500.00
0000766701	220016102120000	KUSLER COREY R	2987 NW DAYSHA DR			ROSEBURG, OR 97471-2958	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 14, Lot 3 - 5	\$207,900	715 TURNER ST	\$7,905.17	\$10,842.09	(\$4,452.59)	(\$7,342.09)	\$3,452.59	\$3,500.00
0001573808	220016102130000	KUSLER COREY R	2987 NW DAYSHA DR			ROSEBURG, OR 97471-2958	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 14, Lot 6 - 7	\$293,350	721 TURNER ST	\$4,631.48	\$6,102.80	(\$2,815.74)	(\$3,551.40)	\$1,815.74	\$2,551.40
0003346805	220016102230000	CORDIS MARY LOU	731 TURNER ST			MISSOULA, MT 59802-2737	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 14, Lot 8	\$86,615	731 TURNER ST	\$2,315.74	\$3,051.40	(\$1,657.87)	(\$2,025.70)	\$657.87	\$1,025.70
0000359208	220016102140000	HOLZWORTH BONNIE M	733 TURNER ST			MISSOULA, MT 59802-2737	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 14, Lot 8 - 9	\$212,100	733 TURNER ST	\$4,617.20	\$6,053.77	(\$2,808.60)	(\$3,526.88)	\$1,808.60	\$2,526.88
0000971102	220016105010000	NORTHSTAR MISSOULA LLC	PO BOX 17754			MISSOULA, MT 59808-7754	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 13, Lot 9 - 36	\$603,500	740 TURNER ST	\$44,368.56	\$111,209.07	(\$16,500.00)	(\$16,500.00)	\$27,868.56	\$94,709.07
0000209400	220016102150000	BEST CRAIG M	409 KING ST			MISSOULA, MT 59801-8607	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 14, Lot 12A, 8004 SQUARE FEET, OF LOTS 11-13	\$300,400	741 TURNER ST A-B	\$3,771.11	\$5,759.90	(\$2,385.56)	(\$3,379.95)	\$1,385.56	\$2,379.95
0001245506	220016102160000	CROWE JESSE	809 TURNER ST			MISSOULA, MT 59802-2736	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 14, Lot 14 - 15	\$228,500	809 TURNER ST	\$5,471.62	\$12,410.51	(\$3,235.81)	(\$8,910.51)	\$2,235.81	\$3,500.00

Tax Id	Geocode	Owner	Address1	Address2	Address3	City, State Zip	Legal Description	Market Value	Physical Address	2023 Assessment (Fees 19%)		Subsidy		REVISED TOTAL COST ESTIMATE	REVISED TOTAL COST ESTIMATE
										Eng. Est.	Bid	Eng. Est.	Bid	Eng. Est.	Bid
0006000697	220016102180000	NEEDLES RONALD L	619 CENTRAL			OVANDO, MT 59854	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 14, Lot 18, & E2 Of Lot 19	\$186,100	827 TURNER ST A-B	\$3,888.92	\$9,078.81	(\$2,444.46)	(\$5,578.81)	\$1,444.46	\$3,500.00
0000495807	220016101120000	POTTER DAVID	1009 TOLO TRL			MOSCOW, ID 83843-8767	TURNER LOTS, S16, T13 N, R19 W, Lot B, ACRES 0.145	\$184,300	901 TURNER ST	\$8,644.76	\$12,693.73	(\$5,144.76)	(\$9,193.73)	\$3,500.00	\$3,500.00
0003179506	220016101250000	LEE KEVIN P	911 TURNER ST			MISSOULA, MT 59802-2732	TURNER LOTS, S16, T13 N, R19 W, Lot D	\$187,400	911 TURNER ST	\$4,320.30	\$5,682.25	(\$2,660.15)	(\$3,341.13)	\$1,660.15	\$2,341.13
0000496001	220016101140000	COX SAMUEL C	915 TURNER ST			MISSOULA, MT 59802-2732	TURNER LOTS, S16, T13 N, R19 W, Lot E	\$226,200	915 TURNER ST	\$3,542.63	\$4,824.74	(\$2,271.32)	(\$2,912.37)	\$1,271.32	\$1,912.37
0000556906	220016104060000	WOLF ALEXANDRA	115 REVAIS CREEK RD			DIXON, MT 59831-9519	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 16, Lot 38 - 39	\$178,500	922 TURNER ST	\$5,568.01	\$12,527.73	(\$3,284.01)	(\$9,027.73)	\$2,284.01	\$3,500.00
0002376902	220016104040000	SAVAGE CATTLE COMPANY LLC	32023 HI HI TAH RD			ST IGNATIUS, MT 59865-9340	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 16, Lot 33 - 34, & W2 Of Lot 35	\$164,300	932 TURNER ST	\$9,286.76	\$15,252.83	(\$5,786.76)	(\$11,752.83)	\$3,500.00	\$3,500.00
0001866302	220016104030000	PHILLIPS ROSEMARIE	745 E RIVERSIDE DR	APT 216		EAGLE ID 83616-7414	SCHOOL ADDITION, S16, T13 N, R19 W, BLOCK 16, Lot 29 - 32	\$222,400	952 TURNER ST	\$4,563.65	\$10,907.06	(\$2,781.83)	(\$7,407.06)	\$1,781.83	\$3,500.00
0003395000	220016101260000	BRETZ DUSTIN A	5407 RIMROCK RD			BILLINGS, MT 59106-1219	SCHOOL ADDITION # 15, S16, T13 N, R19 W, BLOCK 15, Lot 16A	\$208,100	1017 TURNER ST	\$3,049.97	\$3,977.75	(\$2,024.99)	(\$2,488.88)	\$1,024.99	\$1,488.88
0002034703	220016104020000	SCHWARTZ OTTO E	1020 TURNER ST			MISSOULA, MT 59802-2731	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 16, Lot 25 - 28	\$263,200	1020 TURNER ST	\$7,820.68	\$10,743.32	(\$4,410.34)	(\$7,243.32)	\$3,410.34	\$3,500.00
0000175708	220016101210000	SACKEY CHASE S	1025 TURNER ST			MISSOULA, MT 59802-2730	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 15, Lot 19	\$185,700	1025 TURNER ST	\$3,392.69	\$4,494.39	(\$2,196.35)	(\$2,747.20)	\$1,196.35	\$1,747.20
0001224302	220016101220000	OFFEN PATRICK	2616 ARCADIA DR			MISSOULA, MT 59803-2021	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 15, Lot 20	\$149,000	1029 TURNER ST	\$2,952.39	\$4,269.48	(\$1,976.20)	(\$2,634.74)	\$976.20	\$1,634.74
0000459901	220016101230000	SEMPLER ANNA C	1039 TURNER ST			MISSOULA, MT 59802-2730	NORTH HALF SCHOOL ADDITION, S16, T13 N, R19 W, BLOCK 15, Lot 21A, 6093 SQUARE FEET	\$218,840	1039 TURNER ST	\$9,065.42	\$11,959.50	(\$5,565.42)	(\$8,459.50)	\$3,500.00	\$3,500.00
0000803506	220016101200000	HENSLEY JACOB	1021 TURNER ST			MISSOULA, MT 59802-2730	SCHOOL ADDITION # 15, S16, T13 N, R19 W, BLOCK 15, Lot 18A	\$170,800	1021 TURNER ST	\$6,301.94	\$10,289.75	(\$3,650.97)	(\$6,789.75)	\$2,650.97	\$3,500.00
0005906265	220016103010000	RESURRECTION CEMETERY ASSOC OF HELENA	CITY OF MISSOULA - P&R	100 HICKORY ST		MISSOULA, MT 59802-4207	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 1, EXEMPT	\$1,031,860	641 TURNER ST	\$140,720.48	\$230,126.48			\$140,720.48	\$230,126.48
2011090100	220016102270000	BEST CRAIG M	409 KING ST			MISSOULA, MT 59801-8607	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 14, Lot 11A, 5469 SQUARE FEET, OF LOTS 11-13	\$153,400	741 1/2 TURNER ST	\$4,686.22	\$7,483.02	(\$2,843.11)	(\$4,241.51)	\$1,843.11	\$3,241.51
0000319602	220016104070000	CARAS NICHOLAS R	PO BOX 7666			MISSOULA, MT 59807-7666	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 16, Lot 40 - 41	\$213,100	908-912 TURNER ST	\$4,855.20	\$6,815.37	(\$2,927.60)	(\$3,907.68)	\$1,927.60	\$2,907.68
422221009	220016104055003	SS RENTALS LLC	2814 BROOKS ST STE 212			MISSOULA, MT 59801-7718	930 TURNER STREET TOWNHOMES, LOT 3	\$0	926 TURNER ST	\$4,856.39	\$11,322.55			\$4,856.39	\$11,322.55

Tax Id	Geocode	Owner	Address1	Address2	Address3	City, State Zip	Legal Description	Market Value	Physical Address	2023 Assessment (Fees 19%)		Subsidy		REVISED TOTAL COST ESTIMATE	REVISED TOTAL COST ESTIMATE
										Eng. Est.	Bid	Eng. Est.	Bid	Eng. Est.	Bid
0000064566	220016101180000	NEFF JONATHAN J	1421 WAVERLY ST			MISSOULA, MT 59802-2727	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 15, Lot 13 - 15, N75' W20' Of Lot 13 & N75' Of Lot 14 & 15	\$291,400	1421 WAVERLY ST	\$12,881.16	\$22,770.06	(\$9,381.16)	(\$16,500.00)	\$3,500.00	\$6,270.06
0000903803	220016101150000	SHARP TIMOTHY F	1422 WAVERLY ST			MISSOULA, MT 59802-2728	SCHOOL 5 ACRE, S16, T13 N, R19 W, BLOCK 15, Lot 8 - 10, N68' OF LOTS 8 & 9 & N68'& E20' of Lot 10	\$189,300	1422 WAVERLY ST	\$10,142.37	\$13,213.76	(\$6,642.37)	(\$9,713.76)	\$3,500.00	\$3,500.00
0000526658	220015320080000	DUKART JEROME P	1320 WORDEN AVE			MISSOULA, MT 59802-2822	URLIN ADDITION, S15, T13 N, R19 W, BLOCK 66, FRAC OF LOTS 1 TO 3 & POR OF VAC STREET	\$205,661	1320 WORDEN AVE	\$2,475.20	\$8,491.25	(\$1,737.60)	(\$4,991.25)	\$737.60	\$3,500.00
2330708	220015201010000	JOHNSON ERNEST W & CYNTHIA L	PO BOX 7674			MISSOULA, MT 59807-7674	S15, T13 N, R19 W, C.O.S. 5617, PARCEL A, IN NW4	\$427,500	1420 WORDEN AVE	\$10,220.32	\$12,424.55	(\$6,720.32)	(\$8,924.55)	\$3,500.00	\$3,500.00