



**City of Missoula, Montana
City Council Committee Agenda Item**

Committee: Public Works and Mobility
Item: Higgins Zootown Conoco at 2125 S Higgins Ave - City/MDT Maintenance Agreement
Date: December 17, 2025
Sponsor(s): Kevin Slovarp, City Engineer for Surface Transportation
Department or function: Click or tap here to enter text.
Prepared by: Kevin Slovarp, City Engineer for Surface Transportation
Ward(s) Affected:

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

Action Required:

Authorize the Mayor to sign the Higgins Zootown Conoco at 2125 S Higgins Ave - City/MDT Maintenance Agreement and any other City agreements with the property owner necessary to protect the City.

Recommended Motion(s):

I move the City Council: Authorize the Mayor to sign the Higgins Zootown Conoco at 2125 S. Higgins Ave - City/MDT Maintenance Agreement and any other City agreements with the property owner necessary to protect the City.

Timeline:

Committee discussion: January 7, 2026
Council action (or sets hearing): January 12, 2026
Public Hearing (if required): N/A
Deadline: N/A

Background and Alternatives Explored:

City of Missoula Public Works & Mobility and Attorney staff reviewed and commented on the City/MDT draft agreement and agreed upon the language as written in the attached agreement before its referral. This agreement documents both City and MDT responsibilities during construction and future maintenance on the sidewalk, landscaping, and irrigation within S Higgins Ave right-of-way adjacent to Higgins Zootown Conoco at 2125 S Higgins Ave.

The proposed sidewalk replacement, landscaping, and irrigation work will be maintained by the adjacent property owner through Missoula Municipal Code requirements and/or other City/property owner agreements.

City Public Works & Mobility and Attorney staff are recommending the Mayor sign this agreement and any other City agreements with the property owner.

Financial Implications:

Higgins Zootown Conoco will pay for all construction costs of the proposed sidewalk replacement, landscaping, and irrigation improvements. Future maintenance costs will be paid by the adjacent property owner per ordinance and/or other City property owner agreements. The City will not have a cost burden associated with this agreement.

Attachments:

- 1-Higgins Zootown Conoco at 2125 S Higgins Ave - City/MDT Maintenance Agreement
- 2-Attachment A MDT Nondiscrimination and Disability Accommodation Notice
- 3-Attachment B Plans