

RESOLUTION 2014-92

**A RESOLUTION LEVYING AND ASSESSING A TAX UPON ALL BENEFITED  
PROPERTY WITHIN THE RANCHVIEW ESTATES RURAL IMPROVEMENT  
DISTRICT NO. 1993-2**

WHEREAS, the Board of County Commissioners of Lewis and Clark County (the "County") has properly created a rural special improvement district (the "District") pursuant to Montana Code Annotated, Title 7, Chapter 12, Part 21, as amended (the "Act"), through Resolution No. 1993-126, denominated Rural Improvement District No. 1993-2 (the "District") and undertaken certain local improvements (the "Improvements") to benefited property located therein; and

WHEREAS, Section 7-12-2161, MCA provides that the Board of County Commissioners may, before the first Monday in September of each year, pass and finally adopt a resolution levying and assessing all the property within the district with an amount equal to the whole cost of maintaining, preserving, or repairing the improvements within the district; and

WHEREAS, Resolution 1993-126 provides an equitable method for assessing benefited properties based upon the benefits received; and

WHEREAS, the property owners of lots within the Ranchview Estates Rural Improvement District were notified of the August 12, 2014 public hearing, pursuant to Section 7-12-2159, MCA; and

WHEREAS, the proposed resolution was on file and subject to inspection in the Office of the County Clerk and the Lewis and Clark County Public Library.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lewis and Clark County, that this resolution shall supersede Resolution 1996-86 and shall be levied and assessed upon all benefited properties, within the boundaries of Rural Improvement District No. 1993-2.

BE IT FURTHER RESOLVED that an ongoing maintenance assessment shall be levied and assessed until otherwise modified by a resolution passed by the County shall be \$12,840.00 annually or \$120.00 per benefitting lot per year.

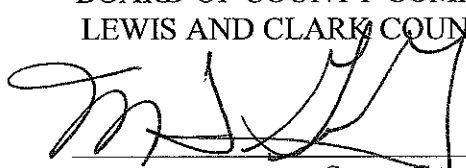
BE IT FURTHER RESOLVED a description of each parcel of land, the name of each owner, if known, and the amount of each estimated annual assessment is listed on Exhibit "A", attached hereto and made a part thereof.

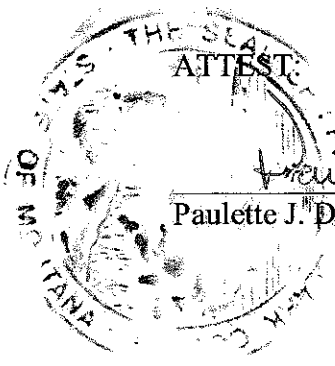
BE IT FURTHER RESOLVED that the assessment amount contained on attached Exhibit "A" shall be made in two equal payments by the day and month specified on the annual tax notice. Payments made after the specified dates shall be delinquent. Assessment will be placed on tax bills in the next available tax year.

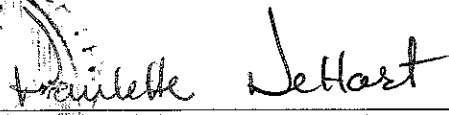


DATED this 12 day of August, 2014

BOARD OF COUNTY COMMISSIONERS  
LEWIS AND CLARK COUNTY

  
\_\_\_\_\_  
Susan Good Geise, Chair



  
\_\_\_\_\_  
Paulette J. DeHart, Clerk of Board

Ranchview Rural Improvement District No. 1993-2

"EXHIBIT A"

Geocode	Property Owner	Legal Description	Assessment
05199517207210000	FLINK LYNETTE J	RANCHVIEW ESTATES PHASE II-B, S17, T11 N, R03 W, BLOCK 6, Lot 85, COS #54051C	\$120.00
05199517205040000	WHITNEY KYLE & BRETT	RANCHVIEW ESTATES PHASE IB, S17, T11 N, R03 W, BLOCK 2, Lot 20, COS #516995/	\$120.00
05199517205050000	MEYER PETER HERMANN	RANCHVIEW ESTATES PHASE IB, S17, T11 N, R03 W, BLOCK 2, Lot 21, COS # 516995	\$120.00
05199517205060000	NORMAN CURTIS G & SARAH M	RANCHVIEW ESTATES PHASE IB, S17, T11 N, R03 W, Lot 22, COS #516995/E	\$120.00
05199517204010000	GEMAR KEITH M & BRANDI	RANCHVIEW ESTATES PHASE IA, S17, T11 N, R03 W, BLOCK 1, Lot 1, COS #508124/E	\$120.00
05199517203160000	LILLETVEDT ERIC J & TERIL	RANCHVIEW ESTATES PHASE III-A, S17, T11 N, R03 W, BLOCK 4, Lot 40, COS #57916	\$120.00
05199517203150000	SUMMERS RICKY J & KATHLEEN A	RANCHVIEW ESTATES PHASE III-A, S17, T11 N, R03 W, BLOCK 4, Lot 39, COS #57916	\$120.00
05199517206010000	MCALLISTER SEAN & CATHERINE	RANCHVIEW ESTATES PHASE IB, S17, T11 N, R03 W, BLOCK 5, Lot 64, COS #516995/	\$120.00
05199517206160000	SOULE DAVID M	RANCHVIEW ESTATES PHASE III-B, S17, T11 N, R03 W, BLOCK 5, Lot 49, COS #57917	\$120.00
05199517207230000	DIETRICH STEVEN M & PIA MARIA	RANCHVIEW ESTATES PHASE III-A, S17, T11 N, R03 W, BLOCK 6, Lot 87, COS #57916	\$120.00
05199517207020000	WILLIAMS DONALD F & LORNA M	RANCHVIEW ESTATES PHASE II-A, S17, T11 N, R03 W, BLOCK 3, Lot 66, COS #53350/	\$120.00
05199517203040000	MARKLE TIMOTHY W & BRENDA J	RANCHVIEW ESTATES PHASE IA, S17, T11 N, R03 W, BLOCK 4, Lot 44, COS #508124/	\$120.00
05199517203050000	SLATTERY-LOTT GAYLA ANN	RANCHVIEW ESTATES PHASE IA, S17, T11 N, R03 W, BLOCK 4, Lot 45, COS #508124/	\$120.00
05199517203060000	GOODY JEFFREY & HOLLEE	RANCHVIEW ESTATES PHASE IA, S17, T11 N, R03 W, BLOCK 4, Lot 46, COS #508124/	\$120.00
05199517203070000	TALLERICO ROBERT S & RONDA J	RANCHVIEW ESTATES PHASE IA, S17, T11 N, R03 W, BLOCK 4, Lot 47, COS #508124/	\$120.00
05199517203080000	POLLAK GARY MYLES & LINDA ANN	RANCHVIEW ESTATES PHASE IA, S17, T11 N, R03 W, BLOCK 4, Lot 48, COS #508124/	\$120.00
05199517206080000	WORSECH HENRY P & JEANNIE R	RANCHVIEW ESTATES PHASE IB, S17, T11 N, R03 W, BLOCK 5, Lot 57, COS #516995/	\$120.00
05199517206070000	ANDERSON MICHAEL D & TRACY D	RANCHVIEW ESTATES PHASE IB, S17, T11 N, R03 W, BLOCK 5, Lot 58, COS #516995/	\$120.00
05199517206060000	OCONNELL KRISTI A	RANCHVIEW ESTATES PHASE IB, S17, T11 N, R03 W, BLOCK 5, Lot 59, COS #516995/	\$120.00
05199517206050000	JENDRO RONALD A & TAMARA S	RANCHVIEW ESTATES PHASE IB, S17, T11 N, R03 W, BLOCK 5, Lot 60, COS #516995/	\$120.00
05199517206040000	CHAPMAN RICHARD A & VICKI R	RANCHVIEW ESTATES PHASE IB, S17, T11 N, R03 W, BLOCK 5, Lot 61, COS #516995/	\$120.00
05199517207130000	WAGNER MICHAEL S & JUDY A TRUSTEES OF MICHAEL & JUDY	RANCHVIEW ESTATES PHASE II-B, S17, T11 N, R03 W, BLOCK 3, Lot 77, COS #54051C	\$120.00
05199517207140000	THOMASON LORETTA L	RANCHVIEW ESTATES PHASE II-B, S17, T11 N, R03 W, BLOCK 3, Lot 78, COS #54051C	\$120.00
05199517207030000	ANDERSON RICHARD C & TAMARA M	RANCHVIEW ESTATES PHASE II-A, S17, T11 N, R03 W, BLOCK 3, Lot 67, COS #53350/	\$120.00
05199517206030000	MICHALSON WILLIAM J & DEBRA A	RANCHVIEW ESTATES PHASE IB, S17, T11 N, R03 W, BLOCK 5, Lot 62, COS #516995/	\$120.00
05199517206020000	ALLEN ROBERT C	RANCHVIEW ESTATES PHASE IB, S17, T11 N, R03 W, BLOCK 5, Lot 63, COS #516995/	\$120.00
05199517207180000	DUVALL KENNETH E & JOSEPHINE M	RANCHVIEW ESTATES PHASE II-B, S17, T11 N, R03 W, BLOCK 6, Lot 82, COS #30446/	\$120.00
05199517205070000	MATHES PETER	RANCHVIEW ESTATES PHASE IB, S17, T11 N, R03 W, BLOCK 2, Lot 23, COS #516995/	\$120.00
05199517205080000	SNYDER LAURA B WOON-	RANCHVIEW ESTATES PHASE IB, S17, T11 N, R03 W, BLOCK 2, Lot 24, COS #516995/	\$120.00
05199517207280000	COOK JONATHAN & JESSICA HAYES	RANCHVIEW ESTATES PHASE III-B, S17, T11 N, R03 W, BLOCK 7, Lot 92, COS #57917	\$120.00
05199517203140000	GASCHK WALT & GINNEY A	RANCHVIEW ESTATES PHASE III-A, S17, T11 N, R03 W, BLOCK 4, Lot 38, COS #57916	\$120.00
05199517207240000	CLARK CHRISTOPHER R & JANETTE L	RANCHVIEW ESTATES PHASE III-A, S17, T11 N, R03 W, BLOCK 6, Lot 88, COS #57916	\$120.00
05199517207050000	ENOS JEREMY ALLEN & AIMEE C	RANCHVIEW ESTATES PHASE II-A, S17, T11 N, R03 W, BLOCK 3, Lot 69, COS #53350/	\$120.00

Ranchview Rural Improvement District No. 1993-2

"EXHIBIT A"

05199517208030000	LOVERIDGE ROBERT J & BROOKER R	RANCHVIEW ESTATES PHASE III-A, S17, T11 N, R03 W, BLOCK 7, Lot 105, COS #5791	\$120.00
05199517208040000	RACZKOWSKI MICHAEL A & MORNA L	RANCHVIEW ESTATES PHASE III-A, S17, T11 N, R03 W, BLOCK 7, Lot 104, COS #5791	\$120.00
05199517208050000	KIRSCHMAN RODNEY LEE & ERMINIA C	RANCHVIEW ESTATES PHASE III-A, S17, T11 N, R03 W, BLOCK 7, Lot 103, COS #5791	\$120.00
05199517208060000	SCHRODER DONNA	RANCHVIEW ESTATES PHASE III-A, S17, T11 N, R03 W, BLOCK 7, Lot 102, COS #5791	\$120.00
05199517206100000	ROBERTSON MARK O & MARY E	RANCHVIEW ESTATES PHASE III-B, S17, T11 N, R03 W, BLOCK 5, Lot 55, COS #57917	\$120.00
05199517205030000	WEIDEMANN FRANK G	RANCHVIEW ESTATES PHASE IB, S17, T11 N, R03 W, BLOCK 2, Lot 19, COS #516995	\$120.00
05199517203090000	BENNETT ROBERT E & MICHELLE M	RANCHVIEW ESTATES PHASE III-A, S17, T11 N, R03 W, BLOCK 4, Lot 33, COS #57916	\$120.00
05199517206090000	PETERSON DANIEL W & RACHEL M	RANCHVIEW ESTATES PHASE III-B, S17, T11 N, R03 W, BLOCK 5, Lot 56, COS #57917	\$120.00
05199517207310000	MILLER BRYAN LYNN & KAREN ELIZABETH CODY	RANCHVIEW ESTATES PHASE III-B, S17, T11 N, R03 W, BLOCK 7, Lot 95, CO#579170/	\$120.00
05199517207340000	SCHULDT MELVIN E & BEVERLY J	RANCHVIEW ESTATES PHASE III-B, S17, T11 N, R03 W, BLOCK 7, Lot 98, COS #57917	\$120.00
05199517207290000	WITTER RANDY E & TRACY LLOYD WITTER	RANCHVIEW ESTATES PHASE III-B, S17, T11 N, R03 W, BLOCK 7, Lot 93, COS #57917	\$120.00
05199517207300000	GRIFFENBERG WILLIAM L & AVA R	RANCHVIEW ESTATES PHASE III-B, S17, T11 N, R03 W, BLOCK 7, Lot 94, COS #57917	\$120.00
05199517207190000	KILLEEN CHRISTIE J & MICHAEL S	RANCHVIEW ESTATES PHASE II-B, S17, T11 N, R03 W, BLOCK 6, Lot 83A, COS #3044	\$120.00
05199517205160000	MANGIS EDWARD V & PATRICIA A	RANCHVIEW ESTATES PHASE II-B, S17, T11 N, R03 W, BLOCK 2, Lot 32, COS #54051C	\$120.00
05199517205150000	GEARY RICKY L & NANCY K	RANCHVIEW ESTATES PHASE II-B, S17, T11 N, R03 W, BLOCK 2, Lot 31, COS #54051C	\$120.00
05199517205140000	LONNES DEWEY M & DIANE J	RANCHVIEW ESTATES PHASE II-B, S17, T11 N, R03 W, BLOCK 2, Lot 30, COS #54051C	\$120.00
05199517205130000	PAHUT THOMAS D & CATHERINE V	RANCHVIEW ESTATES PHASE II-B, S17, T11 N, R03 W, BLOCK 2, Lot 29, COS #54051C	\$120.00
05199517205120000	LANCETTE NICHOLAS A & KRISTINE M	RANCHVIEW ESTATES PHASE II-B, S17, T11 N, R03 W, BLOCK 2, Lot 28, COS #54051C	\$120.00
05199517205110000	FULLER STUART J & CARLA A	RANCHVIEW ESTATES PHASE II-B, S17, T11 N, R03 W, Lot 27, COS #540510/E	\$120.00
05199517205100000	ESTEP WESLEY J & CLAIRE	RANCHVIEW ESTATES PHASE II-B, S17, T11 N, R03 W, BLOCK 2, Lot 26, COS #54051C	\$120.00
05199517205090000	GENZINGLER CRAIG L & JOLYNN M	RANCHVIEW ESTATES PHASE II-B, S17, T11 N, R03 W, BLOCK 2, Lot 25, COS #54051C	\$120.00
05199517204160000	WINKLER GERALD L & FRANCES A	RANCHVIEW ESTATES PHASE II-A, S17, T11 N, R03 W, BLOCK 1, Lot 16, COS #53350	\$120.00
05199517204150000	CRAWFORD JERRY R & BARBARA G	RANCHVIEW ESTATES PHASE II-A, S17, T11 N, R03 W, BLOCK 1, Lot 15, COS #53350	\$120.00
05199517204140000	SCHROEDER ELISABETH	RANCHVIEW ESTATES PHASE II-A, S17, T11 N, R03 W, BLOCK 1, Lot 14, COS #53350	\$120.00
05199517204130000	GUSTAFSON JAMES A & LUANNE M	RANCHVIEW ESTATES PHASE II-A, S17, T11 N, R03 W, BLOCK 1, Lot 13, COS #53350	\$120.00
05199517208080000	HRUSKA RUDY J & DORIS R	RANCHVIEW ESTATES PHASE III-A, S17, T11 N, R03 W, BLOCK 7, Lot 100, COS #5791	\$120.00
05199517207350000	ELLER GERALD L & ANN L	RANCHVIEW ESTATES PHASE III-B, S17, T11 N, R03 W, BLOCK 7, Lot 99, COS #57917	\$120.00
05199517207150000	MCPHERSON GARY L	RANCHVIEW ESTATES PHASE II-B, S17, T11 N, R03 W, BLOCK 3, Lot 79, COS #54051C	\$120.00
05199517204120000	WHITE WILLIAM S	RANCHVIEW ESTATES PHASE II-A, S17, T11 N, R03 W, BLOCK 1, Lot 12, COS #53350	\$120.00
05199517204110000	SCHULKE THOMAS W JR & DINA RAE	RANCHVIEW ESTATES PHASE II-A, S17, T11 N, R03 W, BLOCK 1, Lot 11, COS #53350	\$120.00
05199517207200000	MCEWEN LAWRENCE D & MARY S	RANCHVIEW ESTATES PHASE II-B, S17, T11 N, R03 W, BLOCK 6, Lot 84, COS #54051C	\$120.00
05199517206130000	KROLL CHAD	RANCHVIEW ESTATES PHASE III-B, S17, T11 N, R03 W, BLOCK 5, Lot 52, COS #57917	\$120.00
05199517206140000	LORENZ ALLEN & KIM	RANCHVIEW ESTATES PHASE III-B, S17, T11 N, R03 W, BLOCK 5, Lot 51, COS #57917	\$120.00
05199517203010000	WINTERS TRACHE L & JAMES T	RANCHVIEW ESTATES PHASE 1A, S17, T11 N, R03 W, BLOCK 4, Lot 41, COS #508124	\$120.00

June 18, 2014

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Dear County Commissioner,

The residents of Ranch View Subdivision request that our R.I.D. (Road Improvement District) assessment of \$60.00 annually be increased to \$120.00 annually. We realize that the current rate of assessment is not going to provide sufficient funds to stay abreast of our street maintenance. We the undersigned support this increase to our R.I.D. (Road Improvement District).

<u>Name</u>	<u>Address</u>
Bill Michelson	1365 Ranchview Rd
Richard Chapa	1355 RANVIEW RD
Randy Ritter	1375 Angus Rd
Richard Allen	1280 Lariat Rd
Tom Chulke	1265 Lariat Rd
Bill White	1255 Lariat Rd
Diana Jensen	1230 Lariat
Mark Fignoth	1239 Ranchview Rd
Dave Larson	1370 ANGUS RD
RON JENARO	1345 RANVIEW Rd
Jim McFadden	1370 <del>Ranchview Rd</del>
Robert E. Bennett	1280 Angus Rd.
Joe A. Stranko	1282 Ranchview Rd
Jim Oppedahl	1290 Lariat Rd

Cc: Eric Griffin Public Works Director

Matt Heime  
Special Districts Planner  
(406) 447-8375 Office  
(406) 447-8398 Fax



City/County Building, Room 223  
316 North Park  
Helena, Montana 59623  
mheimel@lccountymt.gov

# Lewis and Clark County

## Planning and Community Development Department

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Date: August 12, 2014

TO: Board of County Commissioners and Eric Bryson

FROM: Matt Heime, Special Districts Planner

RE: Ranchview RID Rate Resolution

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### **Background Information:**

The Ranchview Rural Improvement District was created in 1993 for general improvements, road maintenance, repair, and preservation. Each lot within the District is currently assessed for \$60.00 annually. On June 18<sup>th</sup>, 2014, the County Commissioners received a letter from residents of Ranchview Estates Subdivision requesting the assessment to be increased to \$120.00 annually, as the current rate of assessment is claimed to not provide sufficient funds to stay abreast of street maintenance needs.

The draft Resolution before you reflects this request. This process requires notice and a public hearing. Today, August 12, is the public hearing on the draft resolution as proposed by staff.

### **BoCC Options:**

- Ⓒ No public testimony against the proposed option,
  - Approve Draft Resolution
    - Motion to approve Resolution .... and authorize chair to sign.
- Ⓒ Public testimony opposed to proposed option
  - Table decision on Draft Resolution
  - Deny Draft Resolution
    - Provide direction to staff if more information or other action is required