

RESOLUTION 2020 - 108

**A RESOLUTION TO CREATE THE COUNTRY WINDS
FIRE SYSTEM RURAL IMPROVEMENT DISTRICT NO. 2020-02**

WHEREAS, the Board of County Commissioners may order and create a rural improvement district upon the receipt of a petition to create a rural improvement district that contains the consent of all of the property to be included in the District, as per MCA 7-12-2102(2); and

WHEREAS, the attached letter, Exhibit "A", serving as the petition to create a rural improvement district, contains the signature of owners of property to be included within the District; and

WHEREAS, the subdivision applicant for the proposed Country Winds Subdivision was granted preliminary approval on August 6, 2019; and

WHEREAS, the subdivision applicant has requested the creation of a rural improvement district to satisfy Condition of Approval No. 15 of the Country Winds Subdivision; and

WHEREAS, the designated items set forth in MCA 7-12-2103(2) are as follows:

1. The designated number of the District is 2020-02.
2. The boundaries of the District are shown on Exhibit "B", which encompass the boundaries of the Country Winds Subdivision.
3. The general character of maintenance includes maintenance of the fire system, as detailed on Exhibit "C."
4. The County Engineer, or his designee, is to have charge of the work. The estimated cost per year for funding said maintenance is \$1,080.00 per year, as shown on Exhibit "C" plus a five (5) percent administrative fee (\$54.00) for a total of \$1134.00. All maintenance funds collected for the District will be spent solely on maintenance within the District.
5. The method by which the costs shall be assessed is described in MCA 7-12- 2151(d): "each lot, tract, or parcel of land in the district [will] be assessed an equal amount based upon the total cost of the [maintenance of improvements]."
6. Pursuant to MCA 7-12-2103(2)(f), "if an increase occurs in the number of benefitted lots, tracts, or parcels within the boundaries of the proposed district during the term of the bonded indebtedness, the assessment per lot, tract, or parcel then in the district will be recalculated as provided in MCA 7-21-2151(4)."

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners:


1. That it does hereby create the Country Winds Fire System Rural Improvement District No. 2020-02 for the purpose of equitably funding maintenance of the fire protection improvements.



2. That the Board of County Commissioners have determined pursuant to MCA 7-12-2108 that the contemplated work is of more than local or ordinary public benefit, and that the expense of such work is chargeable upon the lots and land fronting upon proposed improvements and upon other lots and lands not fronting on the proposed improvements, which are the property benefited by said work and to be assessed to pay the cost and expense thereof.
3. That the Lewis and Clark County Public Works Department is authorized and responsible for coordinating maintenance as described on Exhibit "C" within the District boundary as shown on Exhibit "B".

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS on this 15
Day of December, 2020.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS


Susan Good Geise, Chair




Amy Reeves, Clerk of the Board

Attachments: Exhibit "A" (Petition)
Exhibit "B" (Boundaries)
Exhibit "C" (General Character of Maintenance)

EXHIBIT "A" (to Resolution 2020-108)

**Watford City Investments LLP
9025 FLYN FR8 Drive
Helena, MT 59602**

November 5, 2020

Greg McNally, Planner III
Community Development & Planning
Lewis and Clark County
316 N. Park Ave, Rm 230
Helena, MT 59623

**RE: Request to Form Rural Improvement District
Country Winds Fire Fill Site
Lewis and Clark County**


Dear Mr. McNally:

On behalf of Watford City Investments LLP, the purpose of this letter is to formally request the formation of a Rural Improvement District (RID) whose purpose will be to provide perpetual maintenance of the fire fill site constructed for the proposed Country Winds Subdivision. A cost estimate for maintenance of the system is provided with this letter from our engineer, Tony Prothero, P.E. of J Bar T Engineers LLC.

Please contact us if you require additional information. Thank you.

Sincerely,

Watford City Investments LLP



Kevin Buntin, Owner

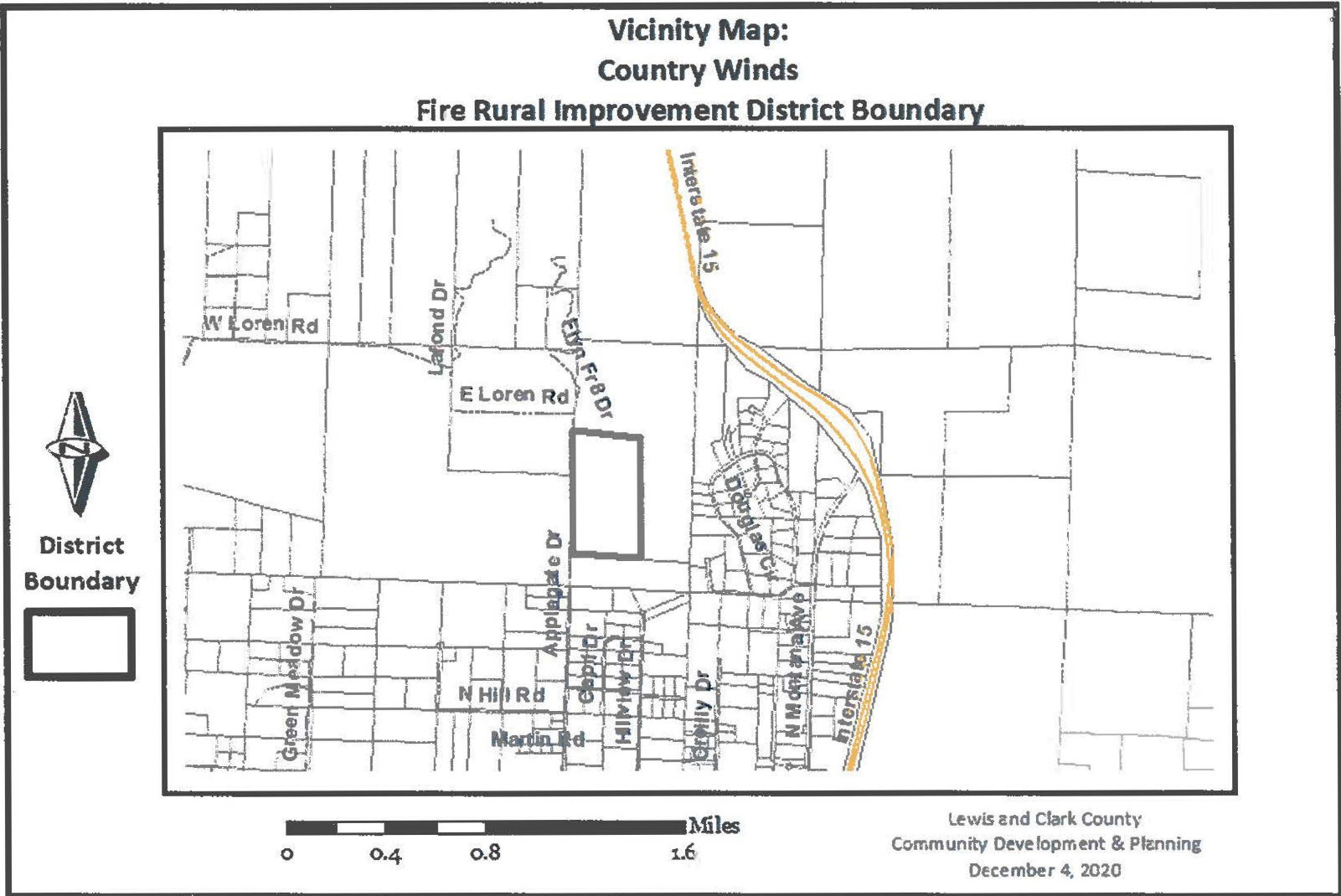


Michelle Buntin, Owner

Attachments: as noted

EXHIBIT "B" (to Resolution 2020-108)

EXHIBIT "C" (to Resolution 2020-108)





November 5, 2020

Greg McNally, Planner III
Community Development and Planning
Lewis and Clark County
316 N. Park Ave, Rm 230
Helena, MT 59623

**RE: Fire Fill Site RMD Cost Estimate
Country Winds Subdivision
Lewis and Clark County**

Dear Greg:

The purpose of this letter is to provide Lewis and Clark County with an estimate of operation and maintenance costs for the Country Winds Subdivision Fire Fill Site. This estimate is to be used to assist with the establishment of a Rural Maintenance District for the system.

The anticipated operation and maintenance activities are further described in the following bulleted items:

- **Power.** Per the Vigilante Electric Cooperative, their minimum monthly fee is \$40/mo for electrical service which includes a base fee of \$28/mo and \$12/mo for minimum monthly power consumption.
Estimated Annual Cost: \$480/yr
- **Tank Maintenance & Repairs.** This includes any required maintenance or repairs to the tanks, float valve, or hydrant.
Estimated Annual Cost: \$200
- **Well Maintenance & Repairs.** This includes any required repairs or maintenance to the well pump, piping, or electrical controls.
Estimated Annual Cost: \$200
- **Fill Site Easement Maintenance.** The major tasks associated with this item are snow removal near the hydrant and weed spraying.
Estimated Annual Cost: \$200

1093 HELENA AVE.
HELENA, MT 59601

J BART ENGINEERS, LLC


(406) 449-1306
JBARTENGINEERS.COM

**FIRE FILL SITE RMD COST ESTIMATE
COUNTRY WINDS SUBDIVISION
LEWIS AND CLARK COUNTY**

Based on the above, the total estimated annual cost for operation and maintenance of the fire fill site is \$1,080/yr. Please feel free to contact me should you have questions or comments via email at tony@jbartengineers.com or telephone at (406) 449-1306. Thank you.

Sincerely,

J BART ENGINEERS, LLC



Tony J. Prothero, PE

Enclosures: none

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