

**RESOLUTION 2021 - 29**

**RESOLUTION TO CREATE THE WILD WIND ROAD AND HALF FAST DRIVE  
RURAL IMPROVEMENT DISTRICT FOR IMPROVEMENT AND ROAD  
MAINTENANCE NO. 2021-1**

**WHEREAS**, a resolution of intention to create the Wild Wind Road and Half Fast Drive Rural Improvement District for Improvement and Road Maintenance (the District) was adopted by the Lewis and Clark County Board of Commissioners (Commission) on April 1, 2021, as Resolution 2021-22; and

**WHEREAS**, legal notice of the passage of Resolution 2021-22 was mailed to property owners and persons with interest in property within the proposed District, and published in the local newspaper in accordance with Section 7-12-2105, MCA and 7-1-2121, MCA; and

**WHEREAS**, it was determined that there was not sufficient protest to bar proceedings as per Section 7-12-2112, MCA; and

**WHEREAS**, the designated items set forth in Section 7-12-21-03(2), MCA, are as follows:

- (a) The designated number of the District is 2021-1.
- (b) The benefited properties to be included in the District are listed in the petition, Exhibit "A". The roads proposed for improvement and maintenance within the boundary of the District are shown on Exhibit "B".
- (c) The County Engineer or a designee will have charge of the work. The general character of improvements includes addition of crushed top gravel surfacing, pulverization of the existing road material, application of magnesium chloride (dust control), and culvert installation. The estimated costs for improvements total \$30,176.31, or \$2,809.91 per year for a period of fifteen (15) years. Each benefited property will be assessed \$147.89 annually. Improvement costs are detailed in Exhibit "C".
- (d) The general character of maintenance includes, but is not limited to annual grading, application of magnesium chloride, snow plowing, gravel road repair, signage, culvert cleaning, and other maintenance and repair as necessary to preserve the road surfaces. Each benefited property will be assessed \$155.00, annually. Maintenance costs are detailed in Exhibit "D".
- (e) Costs shall be assessed equally, as described in Section 7-12-2151(1) (d), MCA.
- (f) Pursuant to Section 7-12-2103(2)(f), MCA, if an increase in the number of benefited lots, tracts, or parcels within the boundaries of the district during the term of bonded indebtedness, the assessment per lot, tract, or parcel then in the district will be recalculated.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of County Commissioners does hereby create the Wild Wind Road and Half Fast Drive



Rural Improvement District for Improvement and Maintenance No. 2021-1 for the purpose of equitably funding improvements and maintenance for Wild Wind Road and Half Fast Drive.

**BE IT FURTHER RESOLVED** that the Lewis and Clark County Public Works Department is authorized and responsible for coordinating proposed improvements and maintenance detailed in Exhibits "C" and "D" for roadways within the District.

DATED this 20 day of May, 2021.

LEWIS AND CLARK COUNTY  
BOARD OF COMMISSIONERS



Andy Hunthausen, Chair

ATTEST:



Amy Reeves, Clerk of the Board

Attachments:

Exhibit "A"  
Exhibit "B"  
Exhibit "C"  
Exhibit "D"



Exhibit "A": Property Owners

**PETITION TO CREATE THE WILD WIND ROAD AND HALF FAST DRIVE RURAL IMPROVEMENT DISTRICTS FOR IMPROVEMENT AND MAINTENANCE**

Petition Circulation Date: January 29, 2021

We the undersigned, owners of real property within the proposed Wild Wind Road and Half Fast Drive Rural Improvement District (the "Proposed District"), located in Lewis and Clark County, Montana, do hereby petition the Board of County Commissioners to create the Proposed District for the purpose of improving and maintaining Wild Wind Road and Half Fast Drive as authorized by MCA §7-12-2101, et. Seq.

A property owner list requiring at least 20% of the listed owners' signatures is attached as Exhibit "A", and the boundaries of the district are shown on the attached Exhibit "B".

Improvements to be funded by the Proposed District include gravel addition, pulverization of existing road material, application of magnesium chloride (dust control), and culvert installation. Financing of improvements is estimated to total \$30,176.31, and each benefited property is proposed to be levied a 15-year debt service assessment of \$147.89, annually. Maintenance activities funded by the Proposed District include annual grading, a maintenance application of magnesium chloride every other year, and miscellaneous items (such as snow plowing, gravel road repair, signs, culvert cleaning, etc.) as needed. Funding of annual maintenance is estimated to total \$2,945.00, and each benefited property is proposed to be levied an ongoing maintenance assessment of \$155.00, annually. This annual maintenance assessment will be evaluated each year and adjusted for inflation or maintenance needs as necessary. Any change in the assessment rate will result in written legal notice and the opportunity for protest during public hearing. The combined annual improvement and maintenance assessment estimate for each benefited property is \$302.89. Once the improvement debt service is paid, the annual assessment will drop to the maintenance cost only. Costs for improvements and maintenance are detailed in the attached Exhibits "C" and "D", respectively. Estimated annual assessments and loan information are detailed in the attached Exhibit "E".

This petition is being circulated in accordance with the Lewis and Clark County Rural Improvement District Policies and Procedures manual which is available for inspection at the Community Development and Planning Department in Room 230 of the City-County Building, 316 North Park Avenue, Helena, Montana. Details, boundaries of the district, and benefited properties are ultimately the decision of the Board of County Commissioners. The details, boundaries, and benefited properties on this petition may be changed when resolutions establishing the district are considered, also resulting in increased or decreased estimated assessments. The final special assessment per lot may change due to a review of assessable lots by the Lewis and Clark County Property Tax Department.

It is anticipated the Proposed District would be administered by the County and the County will serve only to coordinate the necessary work, collect the assessments, and disburse payments for the district. It is anticipated a private contractor would perform the improvements and maintenance. Lewis and Clark County, by action of the Board in creating the Proposed District does not assume financial responsibility for the maintenance or improvement financed by the Proposed District.

Exhibit "A": Property Owners

If the County Commission adopts a resolution of intention to create the district upon receipt of this petition, affected property owners will receive mailed notification prior to a public hearing on a resolution to create the district with sufficient time to provide comments in support or protest.

No.	Geocode	Annual Improvement Estimate (15 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Printed Name	Signature	Date of Signing
1	05-1995-18-1-02-05 ✓	\$147.89	\$155.00	1000 Wild Wind Road	Sickerson, Lawrence & Kimberly	<i>Lawrence Sickerson</i>	1-29-21
2	05-1995-18-1-01-16	\$147.89	\$155.00	1170 Wild Wind Road	Ferkovich, Shane Raymond		
3	05-1995-18-1-07-05	\$147.89	\$155.00	1120 Wild Wind Road	Hale, Robert Alan	<i>Robert Hale</i>	1/30/21
4	05-1995-18-1-07-03	\$147.89	\$155.00	5625 Falcon Road	Sophie Rental, LLC.		
5	05-1995-18-1-02-01	\$147.89	\$155.00	1040 Wild Wind Road	Reiche, Charles A.	<i>Charles A. Reiche</i>	1-30-21
6	05-1995-18-1-02-03	\$147.89	\$155.00	1020 Wild Wind Road	Cook, Leland R. & Linda L.	<i>Leland &amp; Linda</i>	1/29/2021
7	05-1995-18-4-02-05	\$147.89	\$155.00	990 Wild Wind Road	Morgan, Richard L. & Doris L.		
8	05-1995-18-4-02-10	\$147.89	\$155.00	595 I B Perrine Road	Sherley, Dusty & Jackson, Jeri		
9	05-1995-18-4-02-15	\$147.89	\$155.00	950 Wild Wind Road	Roope, Douglas & Jeanette L.		
10	05-1995-18-4-02-20	\$147.89	\$155.00	975 Wild Wind Road	Bosshard, John H. & Gavaghan, Tara M.		
11	05-1995-18-4-02-01	\$147.89	\$155.00	995 Wild Wind Road	McCarthy Donald & Danielle	<i>Donald &amp; Danielle</i>	1/29/21
12	05-1995-18-1-02-10	\$147.89	\$155.00	7730 Half Fast Drive	Smith, Rena Hernandez		
13	05-1995-18-1-02-15	\$147.89	\$155.00	1035 Wild Wind Road	Bruno, Nicholas A.	<i>Nicholas Bruno</i>	1/30/21
14	05-1995-18-1-01-12	\$147.89	\$155.00	7725 Half Fast Drive	Adolph, James Edward		

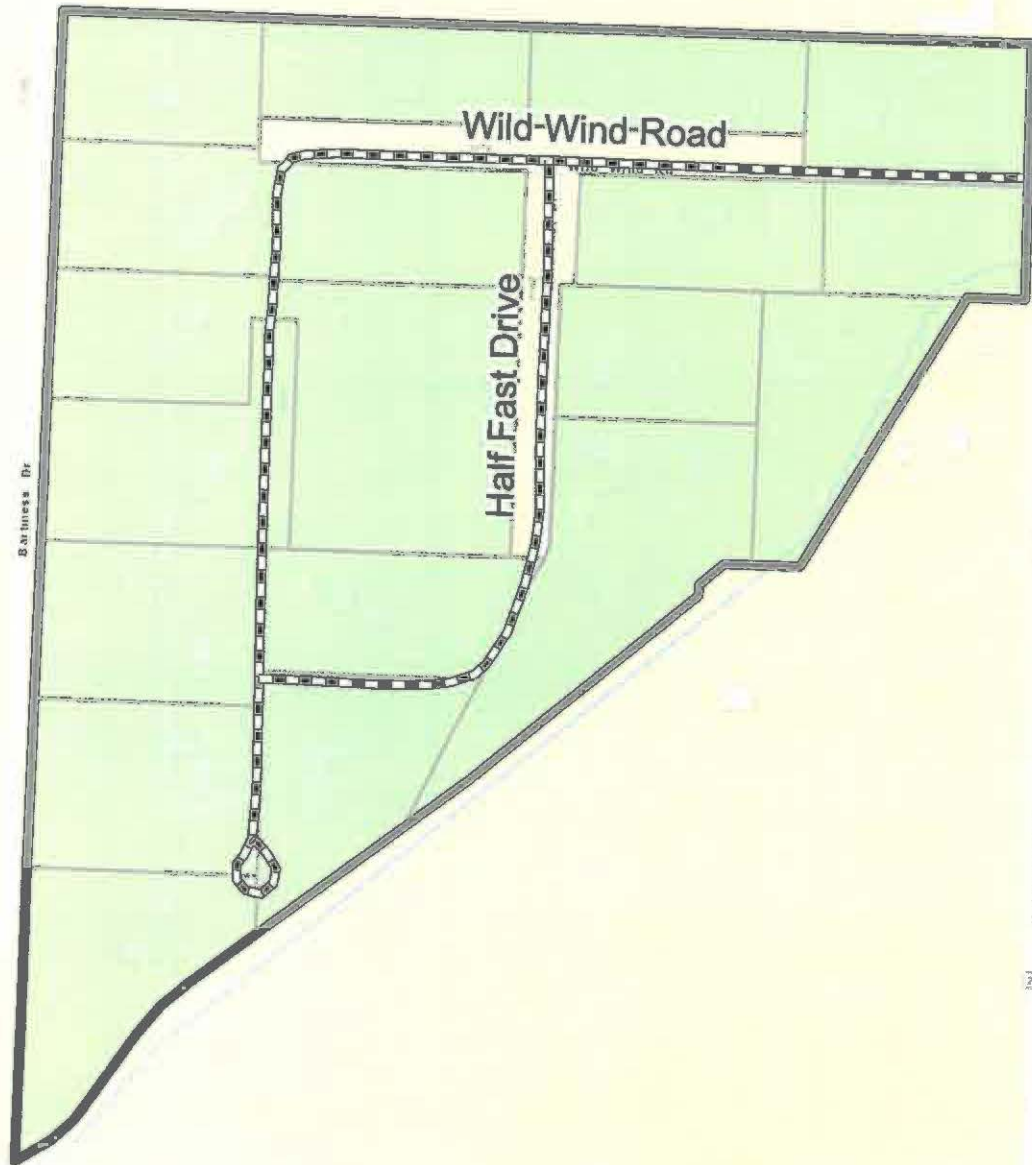
Exhibit "A": Property Owners

No.	Geocode	Annual Improvement Estimate (15 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Printed Name	Signature	Date of Signing
15	05-1995-18-1-01-13	\$147.89	\$155.00	7729 Half Fast Drive	Therriault, Dennis S. & Janine K.		
16	05-1995-18-1-01-11	\$147.89	\$155.00	1155 Wild Wind Road	Weber, James JR. & Janice M	<i>Jan Weber</i>	11/30/21
17	05-1995-18-1-01-09	\$147.89	\$155.00	1175 Wild Wind Road	Lord, Tyler & Roope, Darlan		
18	05-1995-18-1-01-14	\$147.89	\$155.00	2475 Winnie Ave.	Billman, Laura S.		
19		\$147.89	\$155.00	1052 Wild Wind Road	Davis, Jesse R	<i>Jesse R Davis</i>	1/30/21

# Wild Wind Road and Half Fast Drive Rural Improvement District Exhibit "B"



View Rd



N Montana Avenue

## Legend

-  Proposed RID Boundary
-  Included Roads
-  Proposed RID Benefiting Properties



Exhibit "C" Estimated Improvement Assessment

**LEWIS AND CLARK COUNTY  
PUBLIC WORKS DEPARTMENT ESTIMATE**

**PROJECT:** Wild Wind Road and Half Fast Drive RID  
**PROJECT DESCRIPTION:** Gravel Improvement  
**PREPARED BY:** Calob Marquis  
**DATE:** 1/6/2021

Road Name	Description of Limits	Width (ft)	Length (ft)	Area (sq yd)	Area (sq yd)	Crushed Top Surfacing 6" (cu yd)	Pulverization (sq yd)	Mag (ft)	Pit Run 9" (cu yd)	Frost Heave Repair (sq yd)
Wild Wind Rd	N Mt Ave to corner	22	1,000	22,000	2,444	462	0	1,000	0	0
Wild Wind Rd	Corner to southern terminus	22	813	17,886	1,987	0	1,987	813	0	0
Half Fast Dr	Wild Wind Rd to Wild Wind Rd	18	950	17,100	1,900	0	1,900	950	0	0
<b>TOTALS</b>			2,763	56,986	6,331	462	3,887	2,763	0	

Item	Total	Unit	Cost/Unit	Total Cost
Crushed Top Surfacing	462	cu yd	\$ 29.00	\$ 13,398.00
Pulverization	3,887	sq yd	\$ 3.00	\$ 11,661.00
.50 Shot Mag Chloride	2,763	ft	\$ 1.18	\$ 3,260.34
Culvert Installation	1	ea	\$ 1,250.00	\$ 1,250.00
<b>CONSTRUCTION TOTAL</b>				\$ 25,059.00
Contingency			10%	\$ 2,505.90
Subtotal				\$ 27,564.90
Mobilization, Bonding & Insurance			4%	\$ 1,102.60
Traffic Control			0%	\$ -
Subtotal				\$ 28,667.50
Design & Construction Engineering			18%	\$ -
<b>PROJECT TOTAL</b>				<b>\$28,667.50</b>

Exhibit "D" Estimated Maintenance Assessment

LEWIS AND CLARK COUNTY  
PUBLIC WORKS DEPARTMENT

MAINTENANCE AND ASSESSMENT SCHEDULE

RID NAME: Wild Wind Road and Half Fast Drive

RID FUND #:		AVERAGE ASSESSMENT PER PROPERTY :	\$	
PREPARED BY:	Calob Marquis	CURRENT TOTAL ANNUAL ASSESSMENT:	\$	
DATE:	1/6/2021	PROPOSED ASSESSMENT:	\$	155.00
BENEFITING PROPERTIES:	19	PROPOSED TOTAL ANNUAL ASSESSMENT:	\$	2,945.00
YEAR CREATED:				

Road	Description of Limits	Surface	Length (ft)	Width (ft)	Area (sq ft)	Area (sq yd)
Wild Wind Rd	N Montana Ave to s terminus	Gravel	1813	22	39886	4432
Half Fast Dr	Half Fast Dr to Half Fast Dr	Gravel	950	18	17100	1900

TOTALS 2763      22      56986      6332

Item	Description	Frequency/Year	Quantity	Units	Unit Price	Total Cost
1	Grading	1	6332	sq yd	\$ 0.25	\$ 1,582.94
2	MAG .25 maintenance shot	0.5	2763	ft	\$ 0.64	\$ 884.16
3	Misc. (Plowing, signs, culverts, etc.)	1	6332	sq yd	\$ 0.05	\$ 316.59
4	Gravel Road Repair	0	13	sq yd	\$ 29.00	\$ -
						<b>\$ 2,783.69</b>

Item	Description	Frequency	Quantity	Units	Unit Price	Total Cost
1	Gravel Addition		0	cu yd	\$ 35.00	\$ -
2	Pulverization		0	sq yd	\$ 3.00	\$ -
						<b>\$ -</b>

COMMENTS:

Inflation on construction costs based on: 1.50% per year  
 Increase in Assessment: 1.50% per year  
 Cash On Hand As Of 1/3/20 \$ -  
 Last Assessment:  
 Last Chipseal:

FISCAL YEAR	ASSESSMENT	TOTAL ANNUAL ASSESSMENT	BALANCE & CASH ON HAND	CONSTRUCTION COST	MAINTENANCE (W/1.5% INFLATION)	ADMIN	FUTURE MAINTENANCE
2022	\$ 155.00	\$ 2,945.00	\$ 22.12		\$ 2,783.69	\$ 139.18	
2023	\$ 157.33	\$ 2,989.18	\$ 44.58		\$ 2,825.45	\$ 141.27	
2024	\$ 159.68	\$ 3,034.01	\$ 67.37		\$ 2,867.83	\$ 143.39	
2025	\$ 162.08	\$ 3,079.52	\$ 90.50		\$ 2,910.85	\$ 145.54	
2026	\$ 164.51	\$ 3,125.72	\$ 113.98		\$ 2,954.51	\$ 147.73	
2027	\$ 166.98	\$ 3,172.60	\$ 137.81		\$ 2,998.83	\$ 149.94	
2028	\$ 169.48	\$ 3,220.19	\$ 162.00		\$ 3,043.81	\$ 152.19	
2029	\$ 172.03	\$ 3,268.49	\$ 186.55		\$ 3,089.47	\$ 154.47	
2030	\$ 174.61	\$ 3,317.52	\$ 211.47		\$ 3,135.81	\$ 156.79	
2031	\$ 177.23	\$ 3,367.28	\$ 236.77		\$ 3,182.85	\$ 159.14	
2032	\$ 179.88	\$ 3,417.79	\$ 262.44		\$ 3,230.59	\$ 161.53	
2033	\$ 182.58	\$ 3,469.06	\$ 288.50		\$ 3,279.05	\$ 163.95	
2034	\$ 185.32	\$ 3,521.10	\$ 314.95		\$ 3,328.23	\$ 166.41	
2035	\$ 188.10	\$ 3,573.91	\$ 341.79		\$ 3,378.16	\$ 168.91	
2036	\$ 190.92	\$ 3,627.52	\$ 369.04		\$ 3,428.83	\$ 171.44	
2037	\$ 193.79	\$ 3,681.93	\$ 396.70		\$ 3,480.26	\$ 174.01	
2038	\$ 196.69	\$ 3,737.16	\$ 424.77		\$ 3,532.47	\$ 176.62	
2039	\$ 199.64	\$ 3,793.22	\$ 453.27		\$ 3,585.45	\$ 179.27	
2040	\$ 202.64	\$ 3,850.12	\$ 482.19		\$ 3,639.24	\$ 181.96	
2041	\$ 205.68	\$ 3,907.87	\$ 511.54		\$ 3,693.82	\$ 184.69	