

RESOLUTION 2021 - 42

A RESOLUTION TO CREATE THE OLIVET RURAL IMPROVEMENT DISTRICT NO. 2021-2

WHEREAS, the Lewis and Clark County Board of Commissioners (Board) is authorized to create a rural improvement district (RID) whenever the public interest or convenience may require, as per MCA 7-12-2103; 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 Olivet Subdivision received preliminary approval from the Commission on August 30, 2018 with Condition of Approval No. 16 of that approval requiring the creation or joining of an RID for maintenance, preservation, and repair of the internal access road, stormwater improvements and detention ponds; and all common areas/public improvements within the Olivet Subdivision that will serve this Subdivision; and

WHEREAS, the subdivision applicant has requested the creation of a rural improvement district to satisfy Condition of Approval No. 16 of the Olivet Subdivision, and

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

1. The designated number of the existing Olivet RID is 2021-2.
2. The boundaries of the RID are shown on Exhibit B, which encompass the boundaries of the Olivet Subdivision.
3. The general character of maintenance includes costs associated with the operation and repair of the internal access road; snow removal; stormwater improvements and detention ponds; and all common areas/public improvements, as detailed in Exhibit C (NOTE: Snow removal on Tea Road has been eliminated from these estimates).
4. The County Engineer, or his designee, is to have charge of the work. The estimated costs for funding said maintenance per year for the fire protection system were provided by Tony Prothero, P.E. on September 21, 2020. The estimated costs for funding said maintenance will be \$600.00 per year, as shown on Exhibit "C" (NOTE: Snow removal on Tea Road has been eliminated from these estimates). All maintenance funds collected for the RID will be spent solely on maintenance within the RID.
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 Olivet Rural Improvement District No. 2021-2 for the purpose




of equitably funding the maintenance, preservation, and repair of the internal access road, stormwater improvements and detention ponds; and all common areas/public improvements within the Olivet Subdivision.

2. That the Board has 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 in this resolution within the RID boundary as shown on Exhibit C (NOTE: Snow removal on Tea Road has been eliminated from these estimates).

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS on this 10th Day of June, 2021.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS


Andy Hunthausen, Chair

ATTEST:



Amy Reeves, Clerk of the Board

Attachments: Exhibit – A (Petition)
Exhibit – B (Boundaries)
Exhibit – C (Maintenance Costs)

EXHIBIT A

Robert S Utick
P.O. Box 598
East Helena, MT 59635

September 1, 2020

Greg McNally
Lewis and Clark County Planning Department
City County Building, Room 230
316 N Park Avenue
Helena, MT 59623

Greg,

Per Condition of Approval number 16 of the Olivet Subdivision, please consider this letter an official request that the Rural Improvement District be created to address maintenance, preservation and repair of the following: internal access road with the Olivet Subdivision, stormwater improvements and retention/detention ponds for the Olivet Subdivision; and all common areas/public improvements within the Olivet Subdivision.



Robert S Utick

EXHIBIT B

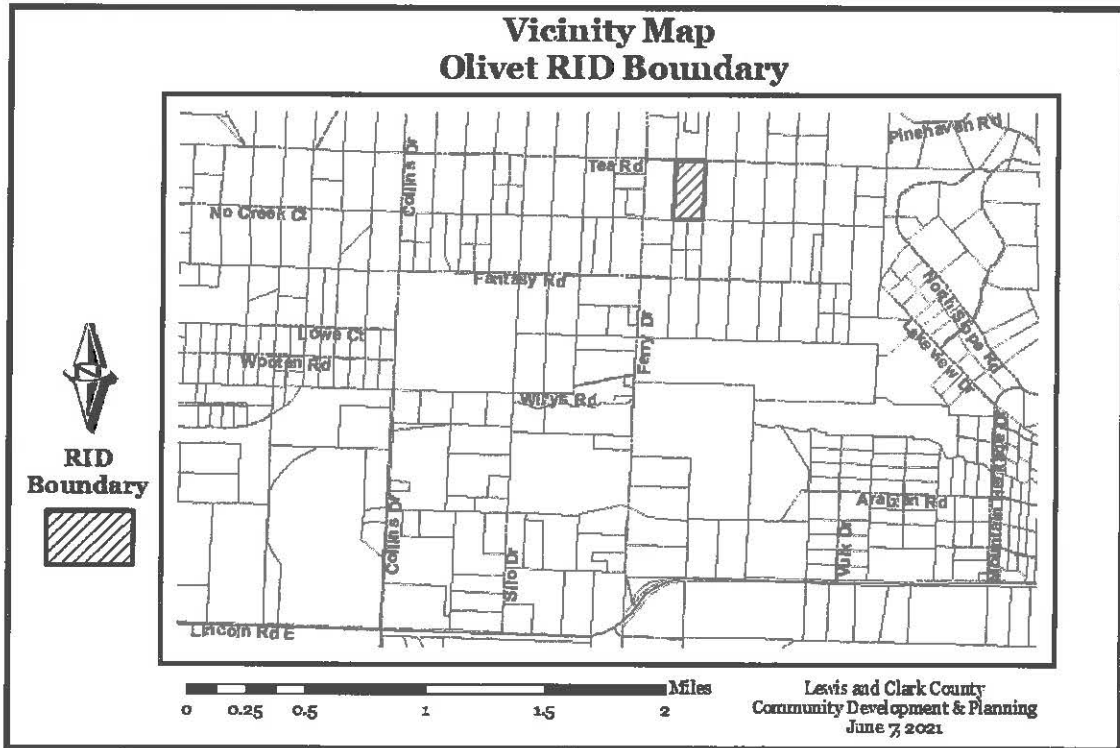


EXHIBIT C



September 21, 2020

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

**RE: Olivet Subdivision
Estimate of Maintenance Costs for RMD**

Dear Mr. McNally:

The purpose of this letter is to provide an engineer's estimate of maintenance costs for the internal infrastructure of Olivet Subdivision to assist in the creation of an RMD. This estimate also includes provisions for snow removal on Tea Road between Olivet Subdivision and the Saddle Rock Subdivision fill site.

The following is an estimate of maintenance costs associated with the Olivet Subdivision infrastructure:

Item	Estimated Cost	Frequency (years)	Cost/yr
1 Grader, Water Truck, Compactor	\$750	3	\$250
2 Imported Road Mix Gravel	\$300	6	\$50
3 Olivet Ct Snow Removal	\$250	1	\$250
4 Detention Pond Maintenance	\$300	6	\$50
5 Tea Rd Snow Removal	\$800	1	\$800
Annual Total			\$1400

1093 HELENA AVE.
HELENA, MT 59601

J BART ENGINEERS, LLC

(406) 449-1306
JBARTENGINEERS.COM

**OLIVET SUBDIVISION
ESTIMATE OF MAINTENANCE COSTS FOR RMD**

As such, the annual maintenance assessment for the Olivet Subdivision RMD, with four lots, is \$350 per lot.

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

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