

RESOLUTION 2021 - 95

A RESOLUTION TO CREATE THE GRAND VISTA ESTATES, PHASE I-IV ROAD RURAL IMPROVEMENT DISTRICT NO. 2021-6

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 Grand Vista Estates, Phases I-IV Subdivision received preliminary approval from the Commission on December 17, 2019 with Condition of Approval No. 22 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 Grand Vista Estates, Phases I-IV 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. 22 of the Grand Vista Estates, Phases I-IV Subdivision, and

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

1. The designated number of the Grand Vista Estates, Phases I-IV RID is 2021-6.
2. The boundaries of the RID are shown on Exhibit B, which encompass the boundaries of the Grand Vista Estates, Phases I-IV 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.
4. The County Engineer, or his designee, is to have charge of the work. The estimated costs for funding said maintenance per year of the internal access road; snow removal; stormwater improvements and detention ponds; and all common areas/public improvements were provided by Tony Prothero, P.E. on September 29, 2021. The estimated costs for funding said maintenance will be commensurate with the improvements for each phase of the Subdivision, as shown on Exhibit C and will also include a five percent (5%) administrative fee. 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 Grand Vista Estates, Phases I-IV Rural Improvement District No. 2021-6 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 Grand Vista Estates, Phases I-IV 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.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS on this 21st Day of October, 2021.



LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS

A blue ink signature of Andy Hunthausen, written in a cursive style.

Andy Hunthausen, Chair

ATTEST:

A blue ink signature of Amy Reeves, written in a cursive style.

Amy Reeves, Clerk of the Board

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

EXHIBIT A

Steven Utick
U&M Enterprises LLC
P.O. Box 4582
Helena, MT 59604

July 23, 2021

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 22 of the Grand Vista Estates 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 Grand Vista Estates Subdivision, stormwater improvements and retention/detention ponds for the Grand Vista Estates Subdivision; and all common areas/public improvements within the Grand Vista Estates Subdivision.



Steven R Utick

EXHIBIT B

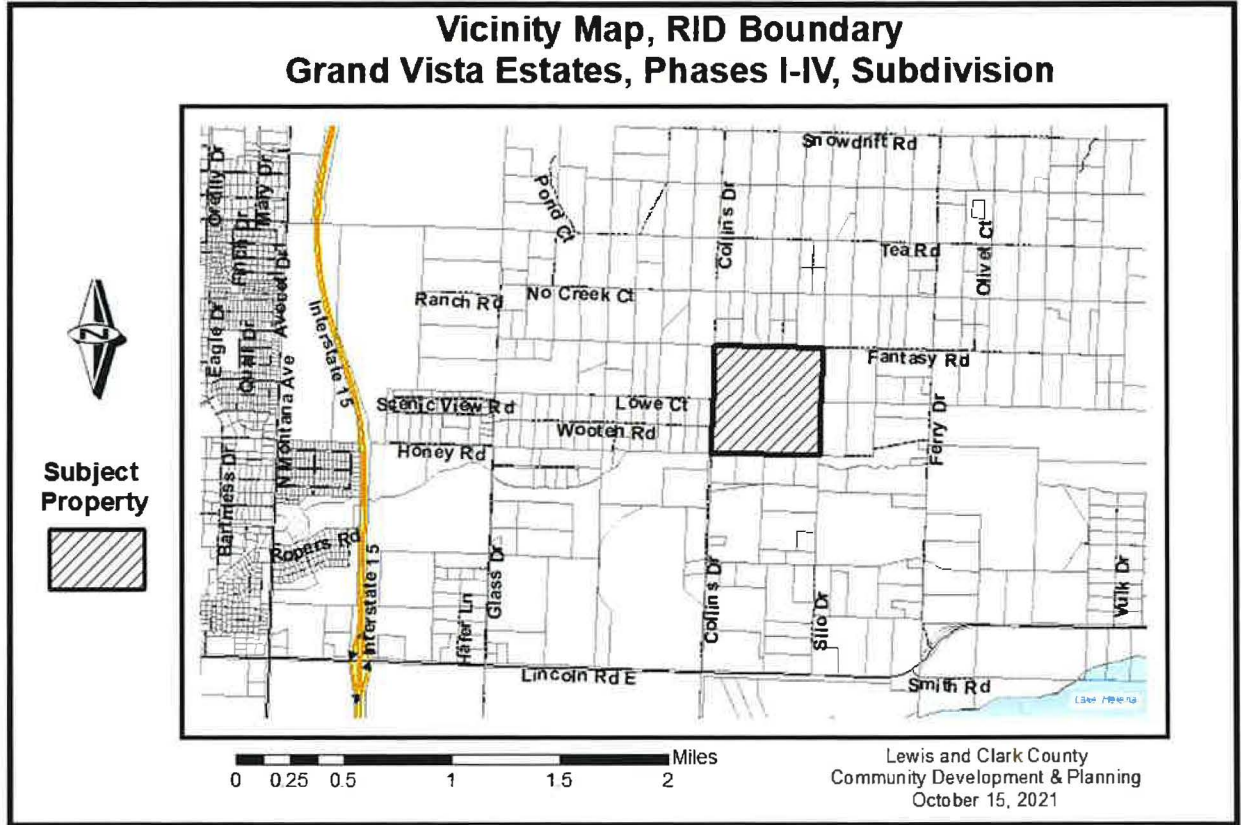


EXHIBIT C



September 29, 2021

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

**RE: Grand Vista Estates Subdivision
Estimate of Maintenance Costs for Internal Roads & Drainage**

Dear Mr. McNally:

The purpose of this letter is to provide an engineer's estimate of maintenance costs for the internal road and drainage infrastructure of Grand Vista Estates Subdivision to assist in the creation of an RMD.

The anticipated tasks necessary to maintain the internal roads and drainage infrastructure are described in the following bulleted items:

- Regrade and recompact internal roads on approximately 3- year intervals.
- Place additional gravel every other road maintenance cycle, or 6- year intervals.
- Snow removal services approximately 4 times per year, average.
- Dredge and clean retention ponds on approximately 6- year intervals.
- Culverts will also require cleaning to remove sediment and vegetation around inlets and outlets. The barrels may also need cleaning to remove sediment accumulation and/or debris. The anticipated frequency would be on 6- year intervals.
- The road easements and retention ponds will require annual weed spraying initially; however, this frequency may be reduced in the future after grass vegetation is fully established on disturbed areas.
- Straightening and/or repair of internal road signs and signposts.

This estimate is formulated to provide the county with a cumulative per lot contribution as additional development phases and associated infrastructure are added to the RMD. For example, Phase I has 10 lots along with associated infrastructure and maintenance cost. Phase II has 10 additional lots with increased infrastructure and maintenance; therefore,

1093 HELENA AVE.
HELENA, MT 59601

J BAR T ENGINEERS, LLC

(406) 449-1306
JBARTENGINEERS.COM

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the lots from Phases I and II would both contribute to the maintenance of the total infrastructure for both phases, and so on.

Phase I: This includes Kenai Road, Deshka Drive north of Kenai Road, Wooten Road approximately 340 feet east of Collins Drive, and the associated drainage infrastructure. There are 10 lots in Phase I (1- 10) that will share the estimated maintenance costs.

Table 1: Phase I Maintenance

Item	Estimated Cost	Frequency (years)	Cost/yr
1 Grader, Water Truck, Compactor	\$1,800	3	\$600
2 ¾" Minus Crushed Gravel	\$600	6	\$100
3 Snow Removal	\$1,200	1	\$1,200
4 Retention Pond Maintenance & Culvert Cleaning	\$1,800	6	\$300
5 Weed Spraying	\$300	1	\$300
6 Signage	\$200	1	\$200
7 Miscellaneous	\$300	1	\$300
Annual Total			\$3,000
Total Annual Cost /Lot (for Phase I)			\$300

Phase II: In addition to the roads previously described in Phase I, this will include Deshka Drive south of Kenai Road to the South line of Lots 19 and 20, the unnamed road east of Deshka Drive along the South line of Lot 20 to the east subdivision boundary, and associated drainage infrastructure. Phases I and II (20 lots) will contribute to the total estimated maintenance.

Table 2: Phases I and II Maintenance

Item	Estimated Cost	Frequency (years)	Cost/yr
1 Grader, Water Truck, Compactor	\$2,100	3	\$700
2 ¾" Minus Crushed Gravel	\$750	6	\$125
3 Snow Removal	\$1,400	1	\$1,400
4 Retention Pond Maintenance & Culvert Cleaning	\$3,000	6	\$500
5 Weed Spraying	\$400	1	\$400
6 Signage	\$250	1	\$250
7 Miscellaneous	\$400	1	\$400
Annual Total			\$3,775
Total Annual Cost /Lot (for Phases I & II)			\$188.75

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(Note that following Phase II, the per lot contribution for Phase I is reduced from \$300 to \$188.75 per year.)

Phase III: In addition to the infrastructure in Phases I and II are Deshka Drive to Wooten Road, Wooten Road to approximately 340 feet east of Collins Drive, and associated drainage infrastructure. Phases I, II, and III (1- 30) will contribute to the total estimated maintenance.

Table 3: Phases I, II and III Maintenance

Item	Estimated Cost	Frequency (years)	Cost/yr
1 Grader, Water Truck, Compactor	\$3,600	3	\$1,200
2 ¾" Minus Crushed Gravel	\$1,200	6	\$200
3 Snow Removal	\$2,400	1	\$2,400
4 Retention Pond Maintenance & Culvert Cleaning	\$3,600	6	\$600
5 Weed Spraying	\$600	1	\$600
6 Signage	\$400	1	\$400
7 Miscellaneous	\$600	1	\$600
Annual Total			\$6,000
Total Annual Cost /Lot (for Phases I, II, & III)			\$200

Phase IV. This will complete the subdivision with the addition of Kenai Court and associated drainage infrastructure. All four development phases (Lots 1- 40) will contribute to these maintenance costs.

Table 4: Phases I, II, III, and IV Maintenance

Item	Estimated Cost	Frequency (years)	Cost/yr
1 Grader, Water Truck, Compactor	\$3,900	3	\$1,300
2 ¾" Minus Crushed Gravel	\$1,500	6	\$250
3 Snow Removal	\$2,700	1	\$2,700
4 Retention Pond Maintenance & Culvert Cleaning	\$4,200	6	\$700
5 Weed Spraying	\$800	1	\$800
6 Signage	\$400	1	\$400
7 Miscellaneous	\$700	1	\$600
Annual Total			\$6,750
Total Annual Cost /Lot (for Phases I, II, III, & IV)			\$168.75

GRAND VISTA ESTATES SUBDIVISION
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Please feel free to contact me should you have questions or comments via email at tony@ibartengineers.com or telephone at (406) 449- 1306. Thank you.

Sincerely,

J B A R T E N G I N E E R S . L L C



Tony J. Prothero, PE

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