

RESOLUTION 2022 - 11

A RESOLUTION TO CREATE THE MAYVILLE MANOR SUBDIVISION ROAD RURAL IMPROVEMENT DISTRICT NO. 2022-1

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 Mayville Manor Subdivision received preliminary approval from the Commission on December 8, 2020 with Condition of Approval No. 15 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 Mayville Manor 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. 15 of the Mayville Manor Subdivision, and

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

1. The designated number of the Mayville Manor Subdivision RID is 2022-1.
2. The boundaries of the RID are shown on Exhibit B, which encompass the boundaries of the Mayville Manor Subdivision.
3. The general character of maintenance includes costs associated with the maintenance, preservation, and repair of the internal access roads; stormwater improvements and retention/ detention ponds; and all common areas/ public improvements within Mayville Manor Subdivision.
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 October 22, 2021. The estimated costs for funding said maintenance will be commensurate with the improvements, 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)."



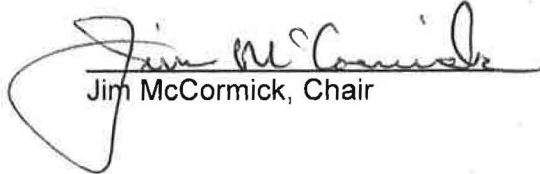
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners,

1. That it does hereby create the Mayville Manor Rural Improvement District No. 2022-1 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 Mayville Manor 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 17th Day of February, 2022.



LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS


Jim McCormick, Chair

ATTEST:



Amy Reeves, Clerk of the Board

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

EXHIBIT A

Richard & Dianne Klinski
1080 John G Mine Rd
Helena, MT 59602

October 22, 2021

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

RE: Mayville Manor Subdivision, SUBD2020-008

In cooperation with Lewis and Clark County, we, Richard and Dianne Klinski, Applicants/Developers for Mayville Manor Subdivision, formally request the creation of a Rural Improvement District and/or Special District to address the maintenance, preservation, and repair of the internal access roads; stormwater improvements and retention/detention ponds; and all common areas/public improvements within Mayville Manor Subdivision.

Sincerely,

Richard Klinski



Dianne Klinski

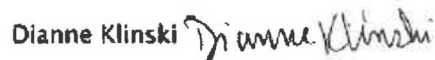


EXHIBIT B

Vicinity Map Mayville Manor Roads Rural Improvement District

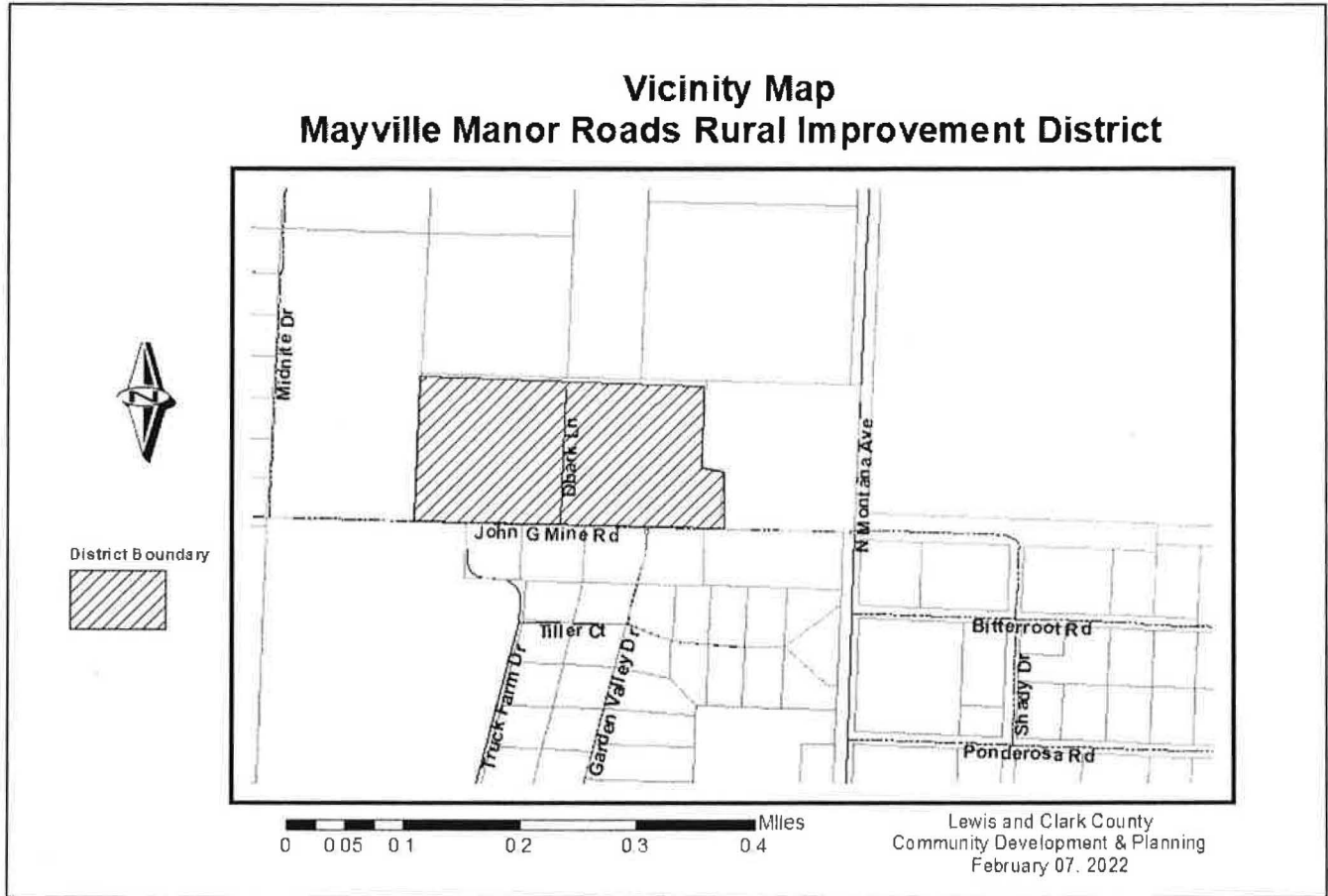


EXHIBIT C



October 22, 2021

Richard and Dianne Klinski
1080 John C Mine Rd
Helena, MT 59602

**RE: Mayville Manor Subdivision, SUBD2020-008
Estimate of Maintenance Costs for Internal Roads & Drainage**

Dear Mr. & Mrs. Klinski:

The purpose of this letter is to provide an engineer's estimate of maintenance costs for the internal road and drainage infrastructure of Mayville Manor 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:

- Repair potholes on approximately 2-year intervals;
- Maintenance Chip Seal on approximately 5-year intervals;
- Snow removal services approximately 4 times per year, average.
- Mowing retention ponds, once annually.
- 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 is 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.

MAYVILLE MANOR SUBDIVISION, SUBD2020-008
ESTIMATE OF MAINTENANCE COSTS FOR INTERNAL ROADS & DRAINAGE

Table 1: Mayville Manor Subdivision Road and Drainage Maintenance

Item	Estimated Cost	Frequency (years)	Cost/yr
1 Pothole Repair	\$1,200	2	\$600
2 Maintenance Chip Seal	\$13,000	5	\$2,600
3 Snow Removal	\$1,000	1	\$1,000
4 Mowing Retention Ponds	\$500	1	\$500
5 Dredge/Clean Retention Ponds	\$1,500	6	\$250
6 Culvert Cleaning	\$600	6	\$100
7 Weed Spraying	\$300	1	\$300
8 Signage	\$200	1	\$200
9 Miscellaneous	\$500	1	\$500
Annual Total			\$5,150
Total Annual Cost /Lot			\$368.86

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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