

RESOLUTION 2022 - 15

A RESOLUTION TO CREATE THE GRASS-LAND SUBDIVISION PHASE IV PARK RURAL IMPROVEMENT DISTRICT NO. 2022-02

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 the sole owners of properties to be included within the District; and

WHEREAS, the subdivision applicant for the proposed Grass-Land Subdivision Phase IV was granted preliminary approval on September 10, 2020; and

WHEREAS, the subdivision applicant has requested the creation of a rural improvement district to satisfy Condition of Approval No. 19 for the Grass-land Subdivision Phase IV; and

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

- (a) The designated number of the District is 2022-02.
- (b) The boundaries of the District are shown on Exhibit "B", which encompass the boundaries of the Grass-land Subdivision Phase IV.
- (c) Maintenance.
 - i. The general character of maintenance for park improvements includes but is not limited to mowing as shown on Exhibit "C".
 - ii. Maintenance of parkland improvements for the preliminarily approved Grass-land Subdivision Phase IV are within the scope of service for the Grass-land Subdivision Phase IV RID No. 2022-02.
- (d) The County Engineer, or his designee, is to have charge of the work. The estimated cost for funding said maintenance is \$1050 per year, as shown on Exhibit "C" or \$20.59 per parcel per year. All maintenance funds collected for the district will be spent solely on park maintenance within the proposed district.
- (e) 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]."
- (f) 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 Grass-land Subdivision Phase IV Parkland Rural Improvement District No. 2022-02 for the purpose of equitably funding for the maintenance of the county park.
2. 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 LEWIS AND CLARK Board of County Commissioners on this 24 Day of February, 2022.



LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS


Jim McCormick, Chair

ATTEST:



Amy Reeves, Clerk of the Board

Attachment: Exhibits "A", "B", AND "C"

Exhibit "A": RID Request Letter/Petition

January 10, 2022

Jessica Makus, RID Coordinator
Community Development and Planning Dept.
316 N. Park Ave., Rm. 230
Helena, MT 59623

Re: Grass-Land Estates – Phase 4
Petition to create RID (Park)

Dear Jessica:

Condition of Approval #19 states the following:

“In cooperation with the County, the Applicant, its successors and assigns, shall create or amend a Rural Improvement District(s) and/or Special District(s) to address the maintenance, preservation, and repair of County parkland and park infrastructure within the Grass-Lands Estates Subdivision IV. (Sections 7-11-1003, 76-3-102, 501, 504, and 608(3), MCA; Chapters I.C. and XI. R.)”

I hereby petition Lewis and Clark County to create a Rural Improvement District (RID) in accordance with MCA Title 7, Chapter 12, Part 21.

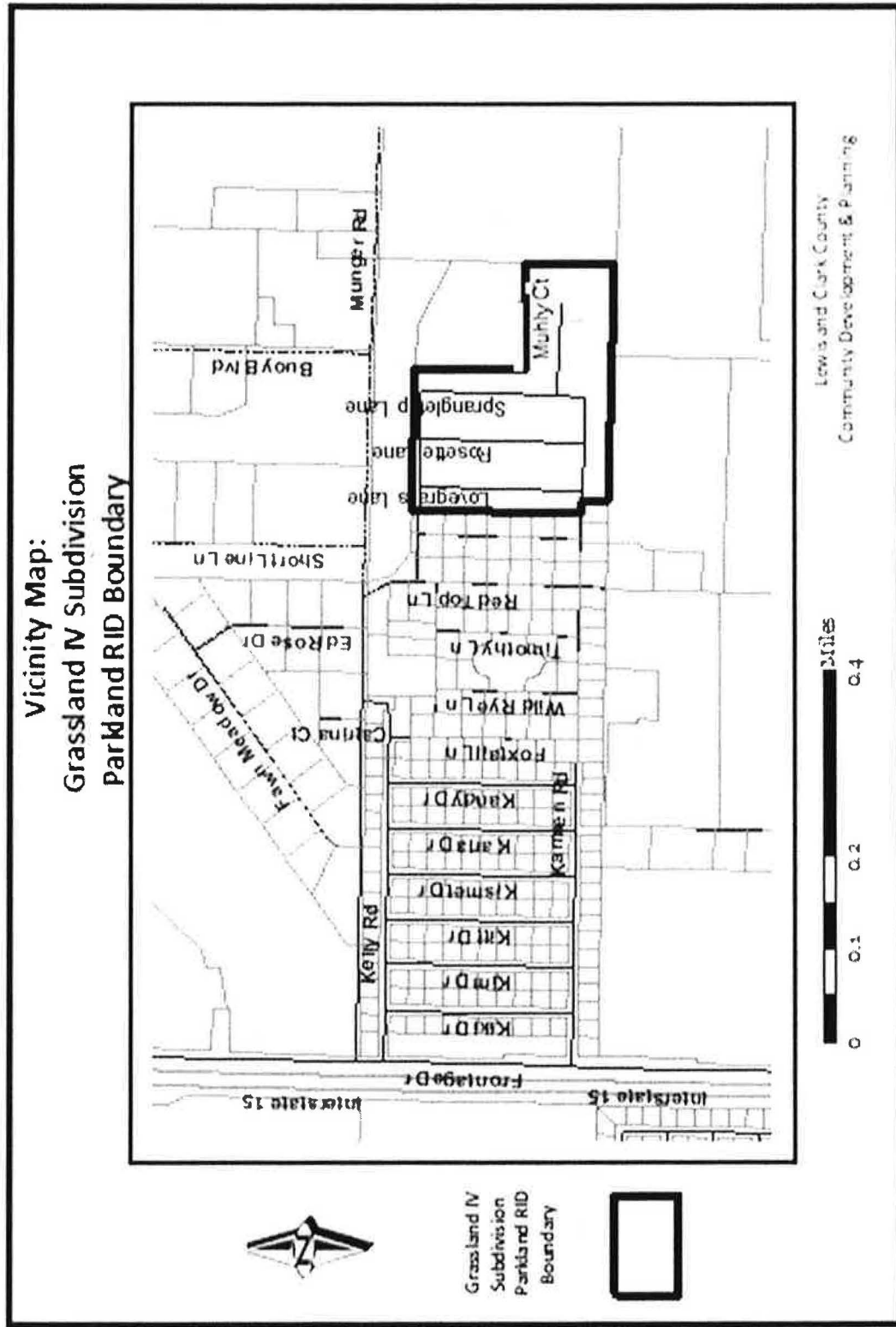
County policy requires signatures of 85% of the owners to form an RID. I am the sole owner of this property.



Beth Noel, President
Grass-Land, Inc.

Jan 10, 2022
Date

Exhibit "B": Grassland Subdivision Phase IV Parkland Rural Improvement District Boundary



**GRASS-LAND, PHASE 4
MAINTENANCE RID - PARKLAND**

ENGINEER'S ESTIMATE of RID Costs
Casne and Associates, Inc.

Date: January 4, 2022

Item	Limits	WIDTH (ft)	LENGTH (ft)	AREA (sq)	AREA (sq)	TRAIL (ft)	ACCESS EASE.	PARK	Miscellaneous
ROADWAY SECTIONS - PHASE 4									
TOTALS									
PARKLAND MAINT. PRES. REPAIR	LOT 33							1	(SEE BELOW)
TOTALS									

(PMS) Paved Surface	Crushed Gravel Surfacing	General
(GSS)		
(G)		

Maintenance Frequency	
Parkland Maintenance - Lump Sum per Year	
(Includes mowing 10x per season and general maint.)	

Maintenance Item	Qty	Unit	Times per Year	Cost/Unit	Ext. Cost
Parkland Maintenance	1	LS	1.00	1,000.00	\$1,000.00
SUB TOTAL					\$1,000.00
5% Administration Fee				5%	\$50.00
TOTAL COST / YEAR					\$1,050.00
Cost per Lot per Year		51	lots		\$20.59

* Areas of roadway, easements and turnouts to be maintained were supplied by Casne and Associates.

Exhibit "C": Cost of Maintenance