

**RESOLUTION 2022 - 38**

**RESOLUTION OF INTENTION TO CREATE THE LONG GULCH RURAL IMPROVEMENT DISTRICT FOR IMPROVEMENT NO. 2022-6**

**WHEREAS**, the Lewis and Clark County Board of Commissioners may order and create a Rural Improvement District (RID) whenever the public interest or convenience may require, Section 7-12-2102, MCA; and

**WHEREAS**, it is the policy of the Board to follow public process for creating an RID when a petition has been received to create an RID; and

**WHEREAS**, a petition for the Long Gulch Rural Improvement District, No. 2022-6 (the District), was submitted May 19, 2022, for the purpose of funding improvements and maintenance on Long Gulch Road; and

**WHEREAS**, the petition was signed by 71% of owners of benefited lots within the District boundary; and

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

(a) The designated number of the District is 2022-6.

(b) The benefited properties to be included in the District are listed in the petition, Exhibit "A". The road proposed for improvement and 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 include drainage remediation and culvert installation, surface preparation with the PTH crusher, grading, and compacting. The estimated costs for improvements total \$22,085 and will be paid for with a fifteen (15) year debt service, with \$294 assessed annually to each benefited property. Improvement costs are detailed in Exhibit "C".

(d) The general character of maintenance includes, but is not limited to, annual grading, drainage maintenance, snow plowing and sanding, gravel maintenance, and other maintenance as necessary to preserve the road improvements. Each benefited property is estimated to be assessed \$175.00, 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 occurs 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 establish its intention to create the Long Gulch Rural Improvement District, No. 2022-6, for the purpose of equitably funding improvements and maintenance for Long Gulch Road.

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

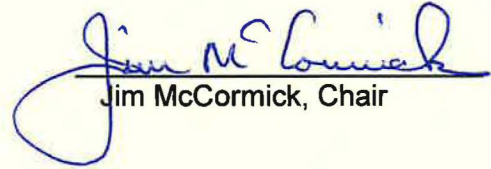
**BE IT FURTHER RESOLVED** that written protests will be received from persons owning real property within the proposed district for thirty (30) days after the first publication of notice,

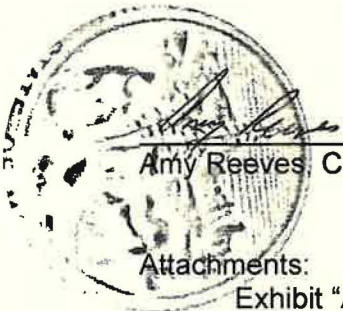


and that said protests must contain the printed landowner's name and address as it appears on the last assessment roll.

DATED this 16<sup>th</sup> day of June, 2022.

LEWIS AND CLARK COUNTY  
BOARD OF COMMISSIONERS

  
Jim McCormick, Chair



Amy Reeves, Clerk of the Board

- Attachments:
- Exhibit "A"
  - Exhibit "B"
  - Exhibit "C"
  - Exhibit "D"

Exhibit "A": Property Owners

**PETITION TO CREATE THE LONG GULCH RURAL IMPROVEMENT DISTRICT**

Petition Circulation Date: May 10, 2022

We the undersigned, owners of real property within the proposed Long Gulch 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 Long Gulch Road 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 drainage remediation, surface preparation with the PTH crusher, grading, and compacting. Financing of improvements is estimated to total \$22,085, and each benefited property is proposed to be levied a 15-year debt service assessment of \$294, annually. Maintenance activities funded by the Proposed District include snow plowing, grading, gravel maintenance, drainage maintenance, and other items as needed to preserve the road improvement. Funding of annual maintenance is estimated to total \$1,225, and each benefited property is proposed to be levied an ongoing maintenance assessment of \$175.00, 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 \$469. 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".





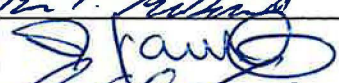

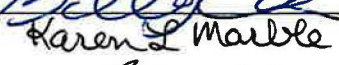
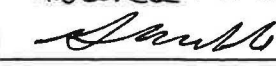
This petition is being circulated in accordance with the Lewis and Clark County Rural Improvement District Policies and Procedures manual which is available for inspection at the Community Development and Planning Department in Room 230 of the City-County Building, 316 North Park Avenue, Helena, Montana. 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.

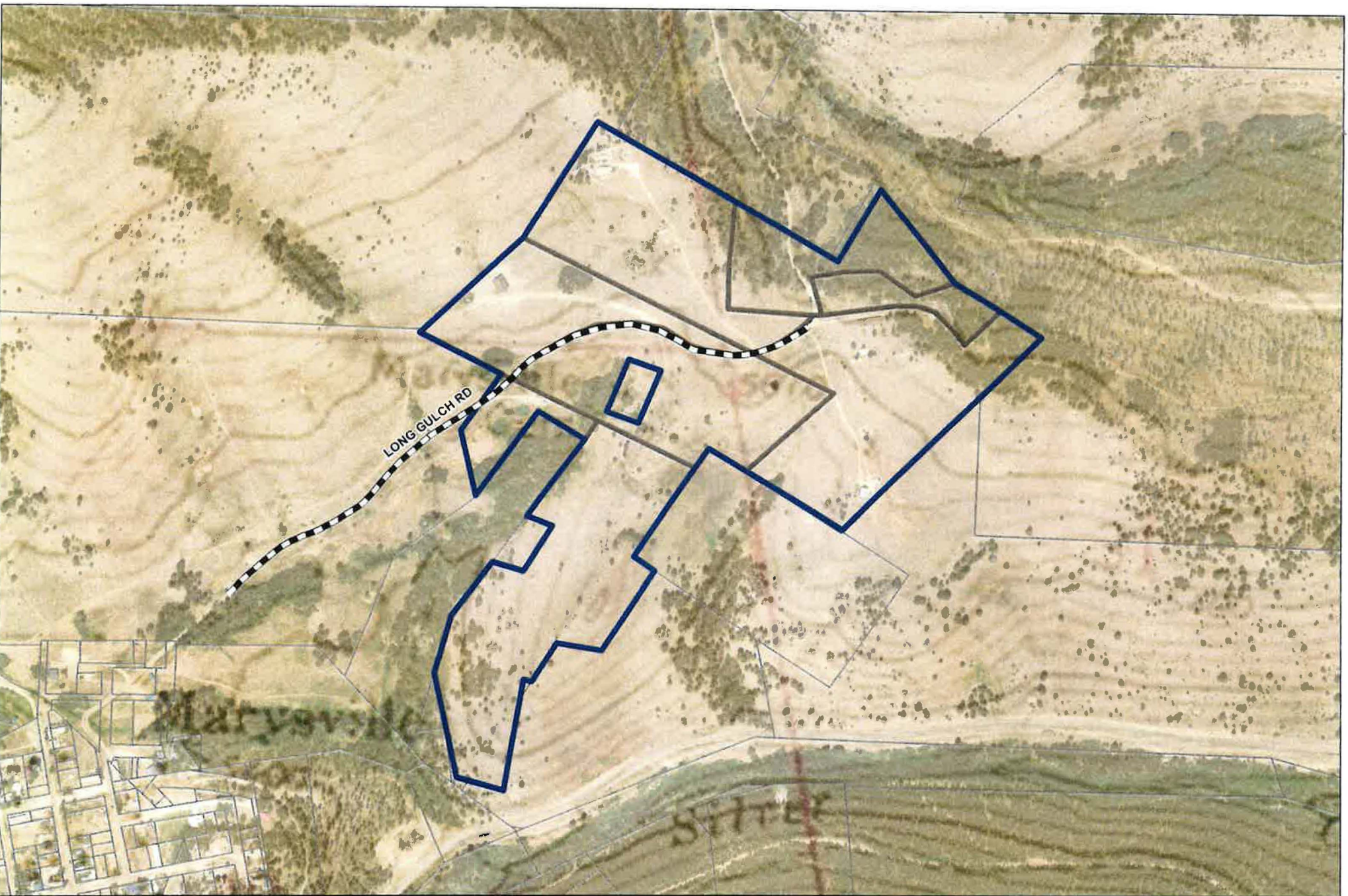


Exhibit "A": Property Owners

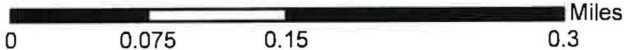
If the County Commission adopts a resolution of intention to create the district upon receipt of this petition, affected property owners will receive mailed notification prior to a public hearing on a resolution to create the district with sufficient time to provide comments in support or protest.

No.	Geocode	Annual Improvement Estimate (15 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Printed Name	Signature	Date of Signing
1	05-2109-31-2-01-03-0000	\$294.00	\$175.00	7537 LONG GULCH RD 59640	BETTY GAIL SILVERMAN DONALD R. CLARK	 	5/16/22 5/16/22
2	05-2108-25-4-04-01-0000	\$294.00	\$175.00	7456 Long Gulch Rd 59640	Brian McDaniel		5-17-22
3	05-2108-35-4-10-65-0000	\$294.00	\$175.00	7441 Long Gulch 59640	Brian McDaniel		5-17-22
4	05-2108-25-4-01-03-0000	\$294.00	\$175.00	7526 Long Gulch Rd 59640	Melanie Christensen Bully Christensen	 	5/17/22 5/17/22
5	05-2109-31-2-01-02-0000	\$294.00	\$175.00	N/A	Karen L Marble George F. Marble	 	5/18/22 5/18/22
6		\$294.00	\$175.00				
7		\$294.00	\$175.00				





# Long Gulch Rural Improvement District Exhibit "B"



Service Laver Credits: U.S. Department of Agriculture Farm Services Agency Aerial Photography Field Office.

Exhibit "C"

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

**PROJECT:** Long Gulch  
**PROJECT DESCRIPTION:** Gravel Improvement  
**PREPARED BY:** Calob Marquis  
**DATE:** 3/18/2022

Road Name	Description of Limits	Width (ft)	Length (ft)	Area (sq yd)	Area (sq yd)	Crushed Top Surfacing 4" (cu yd)	Pulverization (sq yd)	Mag (ft)	Pit Run 9" (cu yd)	Drainage Prep (ft)
Long Gulch	Cattle guard to cattle guard	15	2,684	40,260	4,473	596	4,473	0	160	2,684
				0	0	0	0	0	0	
				0	0	0	0	0	0	
<b>TOTALS</b>			2,684	40,260	4,473	0	4,473	0	0	2,684

Item	Total	Unit	Cost/Unit	Total Cost
Drainage Prep	2,684	ft	\$ 3.50	\$ 9,394.00
Pulverization	4,473	sq yd	\$ 2.00	\$ 8,946.00
Pit Run	0	cu yd	\$ 28.00	\$ -
<b>CONSTRUCTION TOTAL</b>				\$ 18,340.00
Contingency			10%	\$ 1,834.00
Subtotal				\$ 20,174.00
Mobilization, Bonding & Insurance			4%	\$ 806.96
Traffic Control			0%	\$ -
Subtotal				\$ 20,980.96
Design & Construction Engineering			18%	\$ -
<b>PROJECT TOTAL</b>				<b>\$20,980.96</b>



**LEWIS AND CLARK COUNTY  
PUBLIC WORKS DEPARTMENT**

**MAINTENANCE AND ASSESSMENT SCHEDULE**

**RID NAME:** Long Gulch

**RID FUND #:**

**PREPARED BY:** Calob Marquis

**DATE:** 3/19/2022

**BENEFITING PROPERTIES:** 7

**ASSESSMENT:** \$ 175.00  
**TOTAL ANNUAL ASSESSMENT:** \$ 1,225.00

**RID DESCRIPTION:**

Road	Description of Limits	Surface	Length (ft)	Width (ft)	Area (sq ft)	Square Yards (sq yd)
Long Gulch Rd	Cattle guard to Cattle Guard	Gravel	2922	15	43830	4870

**TOTALS**      2922      15      43830      4870

**YEARLY MAINTENANCE:**

Item	Description	Frequency/Year	Quantity	Units	Unit Price	Total Cost
<b>ROADS:</b>						
1	Plowing/Sanding	3	4870	sq yd	\$ 0.02	\$ 292.20
2	Grading	0.5	4870	sq yd	\$ 0.25	\$ 608.75
3	Misc. (Signs, culverts, etc.)	0.5	4870	sq yd	\$ 0.05	\$ 121.75
4	Crushed Mix		30	cu yd	\$ 18.00	\$ -
						\$ 1,022.70

**COMMENTS:**

Inflation on construction costs based on: 1.50% per year  
 Cash On Hand At End Of Fiscal Year:

FISCAL YEAR	ASSESSMENT	TOTAL ANNUAL ASSESSMENT	BALANCE & CASH ON HAND	CONSTRUCTION COST	MAINTENANCE (W/1.5% INFLATION)	ADMIN	FUTURE MAINTENANCE
2023	\$ -	\$ 1,225.00	\$ -			\$ 61.25	
2024	\$ 175.00	\$ 1,225.00	\$ 141.05		\$ 1,022.70	\$ 61.25	
2025	\$ 175.00	\$ 1,225.00	\$ 266.76		\$ 1,038.04	\$ 61.25	
2026	\$ 175.00	\$ 1,225.00	\$ 376.90		\$ 1,053.61	\$ 61.25	
2027	\$ 175.00	\$ 1,225.00	\$ 471.23		\$ 1,069.42	\$ 61.25	
2028	\$ 175.00	\$ 1,225.00	\$ 549.53		\$ 1,085.46	\$ 61.25	
2029	\$ 175.00	\$ 1,225.00	\$ 611.54		\$ 1,101.74	\$ 61.25	
2030	\$ 175.00	\$ 1,225.00	\$ 657.02		\$ 1,118.26	\$ 61.25	
2031	\$ 175.00	\$ 1,225.00	\$ 685.74		\$ 1,135.04	\$ 61.25	
2032	\$ 175.00	\$ 1,225.00	\$ 697.42		\$ 1,152.06	\$ 61.25	
2033	\$ 175.00	\$ 1,225.00	\$ 691.83		\$ 1,169.34	\$ 61.25	
2034	\$ 175.00	\$ 1,225.00	\$ 668.69		\$ 1,186.89	\$ 61.25	
2035	\$ 175.00	\$ 1,225.00	\$ 627.75		\$ 1,204.69	\$ 61.25	
2036	\$ 175.00	\$ 1,225.00	\$ 568.74		\$ 1,222.76	\$ 61.25	
2037	\$ 175.00	\$ 1,225.00	\$ 491.39		\$ 1,241.10	\$ 61.25	
2038	\$ 175.00	\$ 1,225.00	\$ 395.43		\$ 1,259.72	\$ 61.25	
2039	\$ 175.00	\$ 1,225.00	\$ 280.57		\$ 1,278.61	\$ 61.25	
2040	\$ 175.00	\$ 1,225.00	\$ 146.52		\$ 1,297.79	\$ 61.25	
2041	\$ 175.00	\$ 1,225.00	\$ (6.98)		\$ 1,317.26	\$ 61.25	
2042	\$ 175.00	\$ 1,225.00	\$ (180.25)		\$ 1,337.02	\$ 61.25	
2043	\$ 175.00	\$ 1,225.00	\$ (373.57)		\$ 1,357.07	\$ 61.25	