

RESOLUTION 2023 - 90

RESOLUTION OF INTENTION TO CREATE THE JUNIPER STABLE RURAL IMPROVEMENT DISTRICT, NO. 2023-3

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 Juniper Stable Rural Improvement District, No. 2023-3 (the District), was submitted August 28, 2023, for the purpose of funding improvements and maintenance on Juniper Drive and Stable Road; and

WHEREAS, the petition was signed by 51.5% 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 2023-3.
- (b) The benefited properties to be included in the District are listed in the petition, Exhibit "A". The roads 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 includes installation of a 3-inch asphalt overlay and chip sealing on the road surface. The estimated costs for improvements total \$321,956.19 and will be paid for with a fifteen (15) year debt service, with \$1,005.00 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, snow plowing and sanding, crack sealing, pothole patching, drainage maintenance, sweeping, sign maintenance, chip sealing, and other maintenance as necessary to preserve the road improvements. Funding of annual maintenance is estimated to total \$9,735.00. Each benefited property is estimated to be assessed \$295.00, annually. Maintenance costs are detailed in Exhibit "D".
- (e) Loan information for the fifteen (15) year debt service as well as a summary of estimated annual costs are detailed in Exhibit "E".
- (f) Costs shall be assessed equally, as described in Section 7-12-2151(1)(d), MCA.
- (g) 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 Juniper Stable Rural Improvement District, No. 2023-3, for the purpose of equitably funding improvements and maintenance on Juniper Drive and Stable 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 19TH day of SEPTEMBER, 2023.


LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS



Tom Rolfe, Chair



ATTEST:



Amy Reeves, Clerk of the Board

Attachments:

- Exhibit "A"
- Exhibit "B"
- Exhibit "C"
- Exhibit "D"
- Exhibit "E"

Exhibit "A": Property Owners

PETITION TO CREATE THE JUNIPER STABLE RURAL IMPROVEMENT DISTRICT

Petition Circulation Date: May 16, 2023

We the undersigned, owners of real property within the proposed Juniper Stable Rural Improvement District (the "Proposed District"), located in Lewis and Clark County, Montana, do hereby petition the Board of County Commissioners to create a Rural Improvement District for the purpose of improving and maintaining Juniper Drive and Stable Road, as authorized by MCA §7-12-2101, et. seq. and acknowledge that Juniper Drive and Stable Road have been in common and undisputed use by the public for a period of not less than five years.

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 a 3-inch asphalt overlay, and chip sealing on Stable Road (Highway to Y intersection), the Y Intersection at Stable Road and Juniper Drive, and the full extent of Juniper Drive. Lewis and Clark County will commit \$60,000 towards the cost of the improvements. Financing of improvements (taking into consideration the County's contribution) is estimated to total \$321,956.19, and each benefited property is proposed to be levied a 15-year debt service assessment of \$1005.00, annually. Maintenance activities funded by the Proposed District will include crack sealing, snow plowing, sanding, sweeping, chip sealing, drainage, and sign maintenance. Funding of annual maintenance is estimated to total \$9,735.00 and each benefited property is proposed to be levied an ongoing maintenance assessment of \$295.00, annually. Any change in the assessment rate over time will result in written legal notice and the opportunity to protest during public hearing. The combined annual improvement and maintenance assessment estimate for each benefited property is \$1,300.00. 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 Proposed District. It is anticipated private contractors 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 RID Improvement Estimate (15 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Printed Name	Signature
✓ 1	05-1888-08-1 -01-02-0000	\$1005.00	\$295.00	3748 JUNIPER DRIVE HELENA, MT 59602	TIMOTHY & KRISTA MORGAN	<i>Tim Mj</i>
✓ 2	05-1888-08-1 -01-01-0000	\$1005.00	\$295.00	3740 JUNIPER DRIVE HELENA, MT 59602	MICHAEL & DONNA F. ROGAN	<i>Michael S. Rogan</i> <i>Donna F. Rogan</i>
3		\$1005.00	\$295.00			
4		\$1005.00	\$295.00			
5		\$1005.00	\$295.00			
6		\$1005.00	\$295.00			
7		\$1005.00	\$295.00			
8		\$1005.00	\$295.00			
9		\$1005.00	\$295.00			

DATE

8-22-23

08/22/2023

08/22/23

Exhibit "A": Property Owners

No.	Geocode	Annual RID Improvement Estimate (25 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Printed Name	Signature	Date of Signing
1	05-1888-08-1-01-04-0000	\$975.00	\$287.00	3755 Juniper Drive Helena, MT 59602	JONATHAN & LORNA MILNE MOTL		
2	05-1888-08-1-01-03-0000	\$975.00	\$287.00	3750 Juniper Drive Helena, MT 59602	BRYAN & CARI HARRIS	<i>Cari Harris</i>	6/22/03
3	05-1888-08-1-01-02-0000	\$975.00	\$287.00	3748 Juniper Drive Helena, MT 59602	TIMOTHY & KRISTA MORGAN		
4	05-1888-08-1-01-01-0000	\$975.00	\$287.00	3740 Juniper Drive Helena, MT 59602	MICHAEL S & DONNA F. ROGAN		
5	05-1888-08-1-01-06-0000	\$975.00	\$287.00	3720 Juniper Drive Helena, MT 59602	RUSSELL J WATTNEM		
6	05-1888-08-1-02-03-0000	\$975.00	\$287.00	3755 Juniper Drive Helena, MT 59602	JONATHAN R & LORNA MILNE MOTL		
7	05-1888-08-1-02-02-0000	\$975.00	\$287.00	3747 Juniper Drive Helena, MT 59602	ELIZABETH & STEVEN CLINCH		
8	05-1888-08-1-02-01-0000	\$975.00	\$287.00	3715 Juniper Drive Helena, MT 59602	LYNDA SLATER KRUTSCH		
9	05-1888-08-4-02-08-0000	\$975.00	\$287.00	3675 Juniper Drive Helena, MT 59602	BEVERLY A STIGER		
10	05-1888-08-4-02-06-0000	\$975.00	\$287.00	3645 Juniper Drive Helena, MT 59602	OWEN S & ANGELA BROWN ET AL		

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No.	Geocode	Annual RID Improvement Estimate (15 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Printed Name	Signature	Date of Signing
1	05-1888-08-1-01-04-0000	\$1005.00	\$295.00	3755 Juniper Drive Helena, MT 59602	JONATHAN & LORNA MILNE MOTL		
✓ 2	05-1888-08-1-01-03-0000	\$1005.00	\$295.00	3750 Juniper Drive Helena, MT 59602	BRYAN & CARI HARRIS	<i>[Signature]</i>	8/21/23
✓ 3	05-1888-08-1-01-02-0000	\$1005.00	\$295.00	3748 Juniper Drive Helena, MT 59602	TIMOTHY & KRISTA MORGAN	<i>[Signature]</i>	8/21/23
4	05-1888-08-1-01-01-0000	\$1005.00	\$295.00	3740 Juniper Drive Helena, MT 59602	MICHAEL S & DONNA F. ROGAN		
5	05-1888-08-1-01-06-0000	\$1005.00	\$295.00	3720 Juniper Drive Helena, MT 59602	RUSSELL J WATTNEM		
6	05-1888-08-1-02-03-0000	\$1005.00	\$295.00	3755 Juniper Drive Helena, MT 59602	JONATHAN R & LORNA MILNE MOTL		
7	05-1888-08-1-02-02-0000	\$1005.00	\$295.00	3747 Juniper Drive Helena, MT 59602	ELIZABETH & STEVEN CLINCH		
8	05-1888-08-1-02-01-0000	\$1005.00	\$295.00	3715 Juniper Drive Helena, MT 59602	LYNDA SLATER KRUTSCH		
9	05-1888-08-4-02-08-0000	\$1005.00	\$295.00	3675 Juniper Drive Helena, MT 59602	BEVERLY A STIGER		
✓ 10	05-1888-08-4-02-06-0000	\$1005.00	\$295.00	3645 Juniper Drive Helena, MT 59602	OWEN S & ANGELA BROWN ET AL	<i>[Signature]</i> <i>[Signature]</i>	8-21-23 8-21-23

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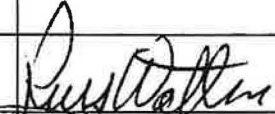
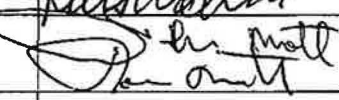
No.	Geocode	Annual RID Improvement Estimate (5 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Printed Name	Signature	Date of Signing
1	05-1888-08-1-01-04-0000	\$1005.00	\$295.00	3755 Juniper Drive Helena, MT 59602	JONATHAN & LORNA MILNE MORRIS		8/21/23
2	05-1888-08-1-01-03-0000	\$1005.00	\$295.00	3750 Juniper Drive Helena, MT 59602	BRYAN & CARI HARRIS		
3	05-1888-08-1-01-02-0000	\$1005.00	\$295.00	3748 Juniper Drive Helena, MT 59602	TIMOTHY & KRISTA MORGAN		
4	05-1888-08-1-01-01-0000	\$1005.00	\$295.00	3740 Juniper Drive Helena, MT 59602	MICHAEL S & DONNA F. ROGAN		
5	05-1888-08-1-01-06-0000	\$1005.00	\$295.00	3720 Juniper Drive Helena, MT 59602	RUSSELL J WATTNEM		Aug 21/23
6	05-1888-08-1-02-03-0000	\$1005.00	\$295.00	3755 Juniper Drive Helena, MT 59602	JONATHAN R & LORNA MILNE MORRIS		8/21/23
7	05-1888-08-1-02-02-0000	\$1005.00	\$295.00	3747 Juniper Drive Helena, MT 59602	ELIZABETH & STEVEN CLINCH		
8	05-1888-08-1-02-01-0000	\$1005.00	\$295.00	3715 Juniper Drive Helena, MT 59602	LYNDA SLATER KRUTSCH		
9	05-1888-08-4-02-08-0000	\$1005.00	\$295.00	3675 Juniper Drive Helena, MT 59602	BEVERLY A STIGER		
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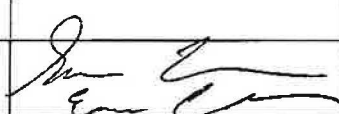
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5	05-1888-08-1-01-06-0000	\$1005.00	\$295.00	3720 Juniper Drive Helena, MT 59602	RUSSELL J WATTNEM		
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3	05-1888-08-1-01-02-0000	\$1005.00	\$295.00	3748 Juniper Drive Helena, MT 59602	TIMOTHY & KRISTA MORGAN		
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9	05-1888-08-4-02-08-0000	\$1005.00	\$295.00	3675 Juniper Drive Helena, MT 59602	BEVERLY A STIGER	<i>Beverly A. Stiger</i>	8/21/23
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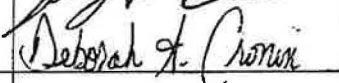
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11	05-1888-08-4-02-21-0000	\$1005.00	\$295.00	3635 JUNIPER DR HELENA, MT 59602	SHANNON BLIXT		
12	05-1888-08-4-02-05-0000	\$1005.00	\$295.00	3585 JUNIPER DR HELENA, MT 59602	FREDRICK F & PATRICIA J TERRY		
13	05-1888-08-4-02-04-0000	\$1005.00	\$295.00	3565 JUNIPER DR HELENA, MT 59602	SCOTT & KELSEY S BAILEY		
14	05-1888-08-4-02-01-0000	\$1005.00	\$295.00	3515 JUNIPER DR HELENA, MT 59602	ERIC & DEBBIE GOMES		
15	05-1888-08-4-02-02-0000	\$1005.00	\$295.00	3505 JUNIPER DR HELENA, MT 59602	PRISCILLA J & MICHAEL W BODE		
16	05-1888-17-1-01-13-0000	\$1005.00	\$295.00	3495 JUNIPER DR HELENA, MT 59602	RYAN R & MARIAH A ALLEN		
17	05-1888-17-1-01-07-0000	\$1005.00	\$295.00	3425 JUNIPER DR HELENA, MT 59602	STANLEY DANIEL & DEBORAH ANN CRONIN	 	8-21-23 8-21-23
18	05-1888-17-1-01-06-0000	\$1005.00	\$295.00	3417 JUNIPER DR HELENA, MT 59602	DAVID C & BETH A WHITE		
19	05-1888-17-1-01-09-0000	\$1005.00	\$295.00	3445 JUNIPER DR HELENA, MT 59602	PATRICK J & JEANNIE M HURLEY		

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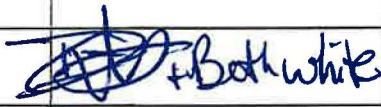
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12	05-1888-08-4-02-05-0000	\$1005.00	\$295.00	3585 JUNIPER DR HELENA, MT 59602	FREDRICK F & PATRICIA J TERRY		
13	05-1888-08-4-02-04-0000	\$1005.00	\$295.00	3565 JUNIPER DR HELENA, MT 59602	SCOTT & KELSEY S BAILEY		
14	05-1888-08-4-02-01-0000	\$1005.00	\$295.00	3515 JUNIPER DR HELENA, MT 59602	ERIC & DEBBIE GOMES		
15	05-1888-08-4-02-02-0000	\$1005.00	\$295.00	3505 JUNIPER DR HELENA, MT 59602	PRISCILLA J & MICHAEL W BODE		
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19	05-1888-17-1-01-09-0000	\$1005.00	\$295.00	3445 JUNIPER DR HELENA, MT 59602	PATRICK J & JEANNIE M HURLEY	<i>Patrick J. Hurley</i> <i>Jeanne M. Hurley</i>	<i>8/21/23</i> <i>8/23/23</i>

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12	05-1888-08-4-02-05-0000	\$1005.00	\$295.00	3585 JUNIPER DR HELENA, MT 59602	FREDRICK F & PATRICIA J TERRY	<i>[Signature]</i>	8-21-23
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20	05-1888-17-1-01-05-0000	\$1005.00	\$295.00	3565 FRONTAGE RD DR HELENA, MT 59602	SUSAN SWANBERG		
21	05-1888-17-1-01-15-0000	\$1005.00	\$295.00	3490 JUNIPER DR HELENA, MT 59602	LYLA A HALL	<i>Lyla A Hall</i>	8-21-23
22	05-1888-17-1-01-17-0000	\$1005.00	\$295.00	1941 N LAST CHANCE GULCH HELENA, MT 59601	JACOB J SCHMELTZER		
23	05-1888-08-4-01-03-0000	\$1005.00	\$295.00	7777 ALEXANDER RD EVANSVILLE, WY 82636	EVA M ZIMMERMAN REVOCABLE AND TRUST		
24	05-1888-08-4-01-01-0000	\$1005.00	\$295.00	1620 STABLE RD HELENA, MT 59602	RICHARD ROY WHERLEY <i>Patricia C Wherley</i>	<i>Richard Roy Wherley</i>	8/21/23
25	05-1888-08-4-01-07-0000	\$1005.00	\$295.00	1676 STABLE RD HELENA, MT 59602	JOSEPH RICKER & ALICE PATRICIA DEPASO		
26	05-1888-08-4-03-01-0000	\$1005.00	\$295.00	3570 JUNIPER DR HELENA, MT 59602	MEGAN KLINGAMAN	<i>Megan Klingaman</i>	8/21/23
27	05-1888-09-2-01-03-0000	\$1005.00	\$295.00	3731 JUNIPER DR HELENA, MT 59602	RAYMOND & DONAGENE LAFROMBOISE	<i>Raymond & Donagene Lafromboise</i>	8-21-23
28	05-1888-09-2-01-07-0000	\$1005.00	\$295.00	3530 HARMONY RD HELENA, MT 59602	JOSHUA P & MARY JENNIFER MCKAY	<i>Joshua P & Mary Jennifer McKay</i>	


Exhibit "A": Property Owners

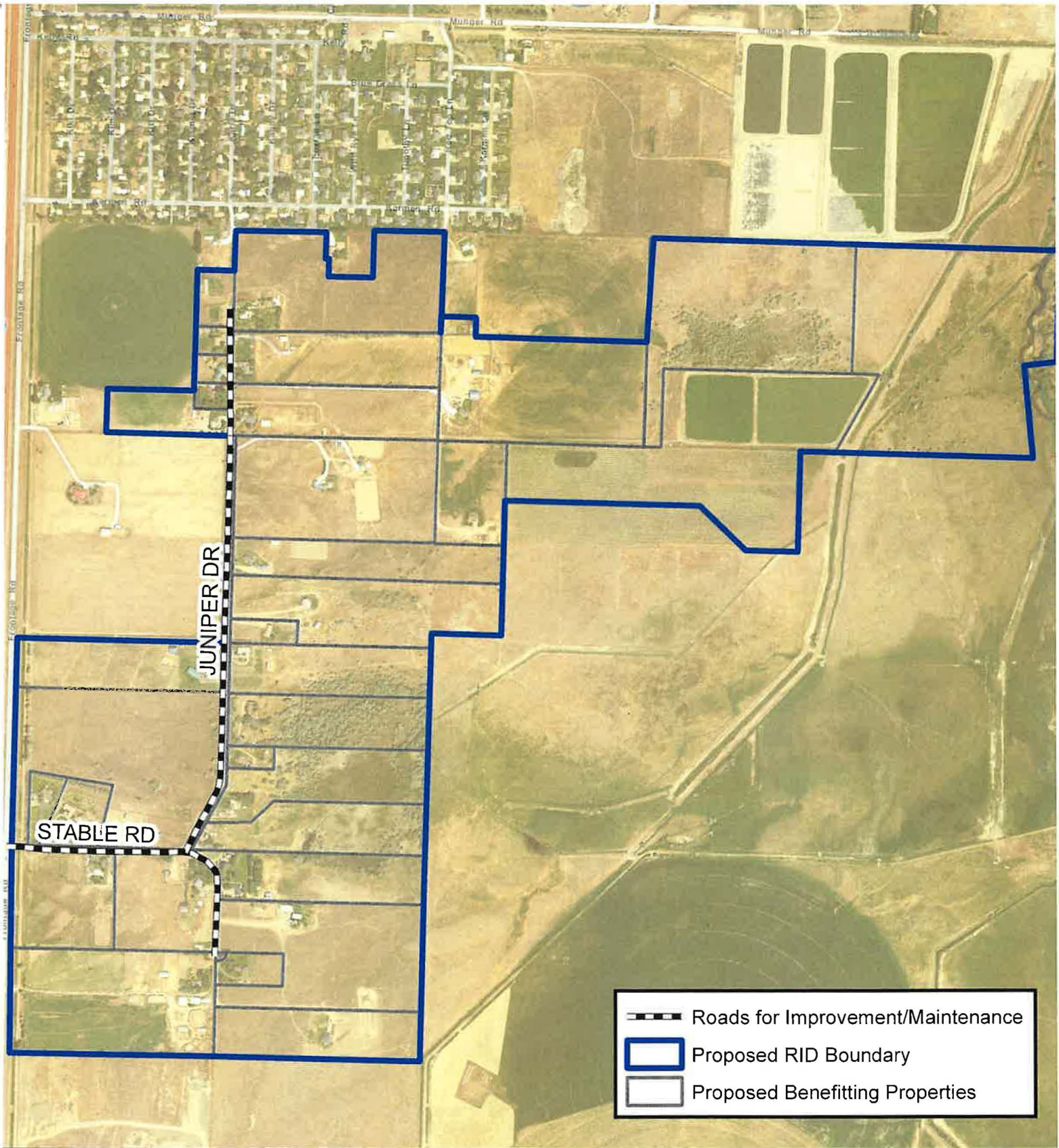
No.	Geocode	Annual RID Improvement Estimate (15 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Owner Name	Signature	Date of Signing
20	05-1888-17-1-01-05-0000	\$975.00	\$287.00	3565 FRONTAGE RD DR HELENA, MT 59602	SUSAN SWANBERG		
21	05-1888-17-1-01-15-0000	\$975.00	\$287.00	3490 JUNIPER DR HELENA, MT 59602	LYLA A HALL		
22	05-1888-17-1-01-17-0000	\$975.00	\$287.00	1941 N LAST CHANCE GULCH HELENA, MT 59601	JACOB J SCHMELTZER		
23	05-1888-08-4-01-03-0000	\$975.00	\$287.00	7777 ALEXANDER RD EVANSVILLE, WY 82636	EVA M ZIMMERMAN REVOCABLE AND TRUST	<i>Bridget Zimmerman</i>	5-22
24	05-1888-08-4-01-01-0000	\$975.00	\$287.00	1620 STABLE RD HELENA, MT 59602	RICHARD ROY WHERLEY		
25	05-1888-08-4-01-07-0000	\$975.00	\$287.00	1676 STABLE RD HELENA, MT 59602	JOSEPH RICKER & ALICE PATRICIA DEPASO		
26	05-1888-08-4-03-01-0000	\$975.00	\$287.00	3570 JUNIPER DR HELENA, MT 59602	MEGAN KLINGAMAN		
27	05-1888-09-2-01-03-0000	\$975.00	\$287.00	3731 JUNIPER DR HELENA, MT 59602	RAYMOND & DONAGENE LAFROMBOISE		
28	05-1888-09-2-01-07-0000	\$975.00	\$287.00	3530 HARMONY RD HELENA, MT 59602	JOSHUA P & MARY JENNIFER MCKAY		

Exhibit "A": Property Owners

No.	Geocode	Annual RID Improvement Estimate (15 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Printed Name	Signature	Date of Signing
29	05-1888-09-1-01-15-0000	\$975.00	\$287.00	4510 HARMONY RD HELENA, MT 59602	DAVID & MARGARET BROWN		
30	05-1888-09-2-01-05-0000	\$975.00	\$287.00	PO BOX 4841 HELENA, MT 59604	TREASURE STATE ACRES CNTY SEWER DIST		
31	05-1888-09-3-01-03-0000	\$975.00	\$287.00	3721 JUNIPER DR HELENA, MT 59602	HEATH P & ERIN M LAFROMBOISE	<i>Heath P & Erin M LaFromboise</i>	8-22-23
32	05-1888-08-4-02-20-0000	\$975.00	\$287.00	3615 JUNIPER DR HELENA, MT 59602	STEVE E & DOLAN DEBRA S BLIXT		
33	05-1888-08-4-02-03-0000	\$975.00	\$287.00	3545 JUNIPER DR HELENA, MT 59602	SCOTT A & KELSEY S BAILEY		

Exhibit "A": Property Owners

No.	Geocode	Annual RID Improvement Estimate (15 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Printed Name	Signature	Date of Signing
29	05-1888-09-1-01-15-0000	\$975.00	\$287.00	4510 HARMONY RD HELENA, MT 59602	DAVID & MARGARET BROWN		
30	05-1888-09-2-01-05-0000	\$975.00	\$287.00	PO BOX 4841 HELENA, MT 59604	TREASURE STATE ACRES CNTY SEWER DIST		
31	05-1888-09-3-01-03-0000	\$975.00	\$287.00	3721 JUNIPER DR HELENA, MT 59602	HEATH P & ERIN M LAFROMBOISE		
32	05-1888-08-4-02-20-0000	\$975.00	\$287.00	3615 JUNIPER DR HELENA, MT 59602	STEVE E & DOLAN DEBRA S BLIXT		8-24-2023
33	05-1888-08-4-02-03-0000	\$975.00	\$287.00	3545 JUNIPER DR HELENA, MT 59602	SCOTT A & KELSEY S BAILEY		



Juniper and Stable Rural Improvement District Exhibit "B"

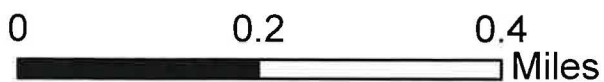


EXHIBIT "C"

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

PROJECT: Juniper/Stable
PROJECT DESCRIPTION: Asphalt Improvement
PREPARED BY: Public Works
DATE: 1/10/2023

Road Name	Description of Limits	Width (ft)	Length (ft)	Area (sq ft)	Area (sq yd)	3" Asphalt Overlay (tons)	Pulverize Existing Material (sq yd)	Chip & Seal (sq yd)	Gravel, 3" Depth (cu yd)
Stable	Highway to Y intersection	22	1,055	23,210	2,579	441		2,579	
Y Intersection at Stable and Juniper				6632.6	737	126		737	
Juniper (north)	Y intersection to asphalt transition	20	2,788	55760	6,196	1,059		6,196	
	Asphalt transition to home 3750	18	462	8,316	924	158		924	
Juniper (south)	Y intersection to end of cul-de-sac	18	965	17,370	1,930	330		1,930	
TOTALS			5,270	111,289	12,365	2,114		12,365	

Item	Total	Unit	Cost/Unit	Total Cost
Asphalt Overlay	2,114	tons	\$ 125.00	\$ 264,310.43
Chip & Seal	12,365	sq yd	\$ 4.00	\$ 49,461.78
CONSTRUCTION TOTAL				\$ 313,772.20
Contingency			10%	\$ 31,377.22
Subtotal				\$ 345,149.42
Mobilization, Bonding & Insurance			4%	\$ 13,805.98
Traffic Control			2%	\$ 6,902.99
Subtotal				\$ 365,858.39
Design & Construction Engineering			18%	\$ -
PROJECT TOTAL				\$365,858.39

**LEWIS AND CLARK COUNTY
PUBLIC WORKS DEPARTMENT**

MAINTENANCE AND ASSESSMENT SCHEDULE

RID NAME: Juniper and Stable

RID FUND #:
 PREPARED BY: Calob Marquis
 DATE: 5/15/2023
 BENEFITING PROPERTIES: 33
 YEAR CREATED:
PROPOSED ASSESSMENT: \$ 295.00
PROPOSED TOTAL ANNUAL ASSESSMENT: \$ 9,735.00

RID DESCRIPTION:						
Road	Description of Limits	Surface	Length (ft)	Width (ft)	Area (sq ft)	Area (sq yd)
Stable Road	From Frontage Rd to Y intersectio	paved	1055	22	23210	2579
Y Intersection		paved			6632.6	737
Juniper Drive (north)	From Y Intersection to gravel	paved	3250	18-20	64076	7120
Juniper Dr (south)	North from the Y to the end of as	paved	965	18	17370	1930
TOTALS			5270	24	111288.6	12366

YEARLY MAINTENANCE:						
Item	Description	Frequency/Year	Quantity	Units	Unit Price	Total Cost
1	Plowing/Sanding	4	12366	sq yd	\$ 0.03	\$ 1,483.91
2	Sweeping	0.14	16100	sq yd	\$ 0.12	\$ 270.48
3	Pothole Patching	1	0.14	ton	\$ 350.00	\$ 49.00
4	Crack Sealing	1	70	ft	\$ 2.00	\$ 140.00
5	Misc. (Signs, culverts, etc.)	0.5	12366	sq yd	\$ 0.05	\$ 309.15
						\$ 2,252.53

FUTURE MAINTENANCE:						
Item	Description	Frequency	Quantity	Units	Unit Price	Total Cost
1	Chip Sealing	8 year	12366	sq yd	\$ 4.00	\$ 49,463.56
						\$ 49,463.56

COMMENTS:
 Inflation on construction costs based on: 2.50% per year
 Initial Chip Seal: 2024

FISCAL YEAR	ASSESSMENT	TOTAL ANNUAL ASSESSMENT	BALANCE & CASH ON HAND	CONSTRUCTION COST	MAINTENANCE (W/ INFLATION)	ADMIN	FUTURE MAINTENANCE
2023	\$ -	\$ -	\$ -			\$ -	
2024	\$ 295.00	\$ 9,735.00	\$ 6,995.72		\$ 2,252.53	\$ 487	
2025	\$ 295.00	\$ 9,735.00	\$ 13,935.12		\$ 2,308.85	\$ 487	
2026	\$ 295.00	\$ 9,735.00	\$ 20,816.80		\$ 2,366.57	\$ 487	
2027	\$ 295.00	\$ 9,735.00	\$ 27,639.32		\$ 2,425.73	\$ 487	
2028	\$ 295.00	\$ 9,735.00	\$ 34,401.19		\$ 2,486.38	\$ 487	
2029	\$ 295.00	\$ 9,735.00	\$ 41,100.91		\$ 2,548.54	\$ 487	
2030	\$ 295.00	\$ 9,735.00	\$ 47,736.91		\$ 2,612.25	\$ 487	
2031	\$ 295.00	\$ 9,735.00	\$ 54,307.60		\$ 2,677.55	\$ 487	
2032	\$ 295.00	\$ 9,735.00	\$ 544.82	\$60,266.54	\$ 2,744.49	\$ 487	chip seal
2033	\$ 295.00	\$ 9,735.00	\$ 6,979.96		\$ 2,813.11	\$ 487	
2034	\$ 295.00	\$ 9,735.00	\$ 13,344.78		\$ 2,883.43	\$ 487	
2035	\$ 295.00	\$ 9,735.00	\$ 19,637.51		\$ 2,955.52	\$ 487	
2036	\$ 295.00	\$ 9,735.00	\$ 25,856.35		\$ 3,029.41	\$ 487	
2037	\$ 295.00	\$ 9,735.00	\$ 31,999.46		\$ 3,105.14	\$ 487	
2038	\$ 295.00	\$ 9,735.00	\$ 38,064.94		\$ 3,182.77	\$ 487	
2039	\$ 295.00	\$ 9,735.00	\$ 44,050.85		\$ 3,262.34	\$ 487	
2040	\$ 295.00	\$ 9,735.00	\$ (23,473.73)	\$73,428.93	\$ 3,343.90	\$ 487	chip seal
2041	\$ 295.00	\$ 9,735.00	\$ (17,652.97)		\$ 3,427.50	\$ 487	
2042	\$ 295.00	\$ 9,735.00	\$ (11,917.91)		\$ 3,513.18	\$ 487	
2043	\$ 295.00	\$ 9,735.00	\$ (6,270.67)		\$ 3,601.01	\$ 487	

Exhibit "E" Estimated Improvement and Maintenance Assessments for Juniper/Stable RID

Construction			\$ 313,772.20	
Contingency		10%	\$ 31,377.22	
			\$ 345,149.42	
Mobilization, Insurance & Bonding		4%	\$ 13,805.98	
Traffic Control		2%	\$ 6,902.99	
			\$ 365,858.39	
Design & Construction Engineering		0%	\$ -	
Total Estimated Construction Cost			\$ 305,858.39	(-60,000 from L&C)
RID Reserve (5%) MCA 7-12-2181 & 7-12-2182			\$ 16,097.81	
Total Estimated Loan Amount			\$ 321,956.19	

Value of Loan	\$321,956.19	Total Int	\$175,286.30
Period (years)	15	Total Princ	\$321,956.19
Payments per Period	1	Total	\$497,242.50
Interest Rate (7-12-2176)	6.00%		
Number of Assessments	33		

ANNUAL ESTIMATED IMPROVEMENT ASSESSMENT **\$1,005.00**

Payment Number	Interest Payment	Principal Payment	Total Payment	Amount Remaining
				321,956.19
1	19,317.37	13,832.13	33,149.50	308,124.07
2	18,487.44	14,662.06	33,149.50	293,462.01
3	17,607.72	15,541.78	33,149.50	277,920.23
4	16,675.21	16,474.29	33,149.50	261,445.95
5	15,686.76	17,462.74	33,149.50	243,983.20
6	14,638.99	18,510.51	33,149.50	225,472.70
7	13,528.36	19,621.14	33,149.50	205,851.56
8	12,351.09	20,798.41	33,149.50	185,053.15
9	11,103.19	22,046.31	33,149.50	163,006.84
10	9,780.41	23,369.09	33,149.50	139,637.75
11	8,378.27	24,771.23	33,149.50	114,866.52
12	6,891.99	26,257.51	33,149.50	88,609.01
13	5,316.54	27,832.96	33,149.50	60,776.05
14	3,646.56	29,502.94	33,149.50	31,273.11
15	1,876.39	31,273.11	33,149.50	0.00
Total	\$175,286.30	\$321,956.19	\$497,242.50	

ANNUAL MAINTENANCE		times per year	
Plowing/Sanding		4	\$1,483.91
Culvert Maintenance, Misc.		0.5	\$309.15
Pothole Patching			\$49.00
Crack Sealing			\$140.00
Sweeping		0.14	\$270.48
Chip Seal		Every 8 years	\$6,995.46
Sub Total			\$9,248.00
5% Admin. Fee (not to exceed \$500)			\$487.00
Total Annual Maintenance Fee			\$9,735.00
ANNUAL ESTIMATED MAINTENANCE ASSESSMENT			\$295.00
ANNUAL ESTIMATED IMPROVEMENT ASSESSMENT			\$1,005.00
TOTAL ANNUAL ESTIMATED ASSESSMENT			\$1,300.00