

RESOLUTION 2023 - 12

RESOLUTION TO CREATE THE JEANNE ROAD RURAL IMPROVEMENT DISTRICT, NO. 2023-2

WHEREAS, a resolution of intention to create the Jeanne Road Rural Improvement District (the District) was adopted by the Lewis and Clark County Board of Commissioners on January 5, 2023, as resolution 2023-4; and

WHEREAS, legal notice of the passage of Resolution 2023-4 was mailed to each property owner or person of interest in property within the proposed District, and published in the local newspaper in accordance with Section 7-12-2105, MCA and 7-1-2121, MCA; and

WHEREAS, it was determined that there was not sufficient protest to bar proceedings as per Section 7-12-2112, MCA; 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 2023-2.
- (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 includes drainage remediation, addition of gravel surfacing, grading, watering, and compacting the road surface, and the application of magnesium chloride for stability and dust control. The estimated cost for improvements total \$47,985 and will be paid for with a fifteen (15) year debt service, with \$102.00 assessed annually to each benefited property outlined in Exhibit "B". Improvement costs are detailed in Exhibit "C".
- (d) The general character of maintenance includes, but is not limited to, snow plowing and sanding, annual grading, gravel maintenance, culvert maintenance, application of magnesium chloride, and other maintenance as necessary to preserve the road improvements. Each benefited property is estimated to be assessed \$95.00, 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 create the Jeanne Road Rural Improvement District, No. 2023-2, for the purpose of equitably funding improvements and maintenance for Jeanne Road.



BE IT FURTHER RESOLVED that the Lewis and Clark County Public Works Department is authorized and responsible for coordinating proposed improvements and maintenance detailed in Exhibits "C" and "D" for roadways within the District.

DATED this 16TH day of February, 2023.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS



Tom Rolfe
Tom Rolfe, Chair

ATTEST:

Amy Reeves
Amy Reeves, Clerk of the Board

Attachments:

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

13/44 = 29.5%
12/19 return

PETITION TO CREATE THE JEANNE ROAD RURAL IMPROVEMENT DISTRICTS FOR IMPROVEMENT

Petition Circulation Date: November 15, 2022

We the undersigned, owners of real property within the proposed Jeanne Road 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 Jeanne Road as authorized by MCA §7-12-2101, et. seq. and acknowledge that Jeanne Road has 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 drainage remediation, the addition of gravel surfacing, grading, watering, and compacting of the road surface, and application of magnesium chloride over the extent of the included roadway. Financing of improvements is estimated to total \$47,985, and each benefited property is proposed to be levied a 15-year debt service assessment of \$102.00, annually. Maintenance activities funded by the Proposed District include snow plowing, grading, culvert maintenance, magnesium chloride application, and miscellaneous items as needed to preserve the road improvement. Funding of annual maintenance is estimated to total \$4,180, and each benefited property is proposed to be levied an ongoing maintenance assessment of \$95.00, 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 \$197.00. 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 will be administered by the County and the County will serve 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.

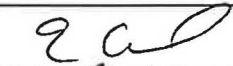

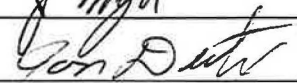





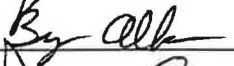


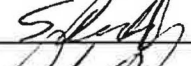

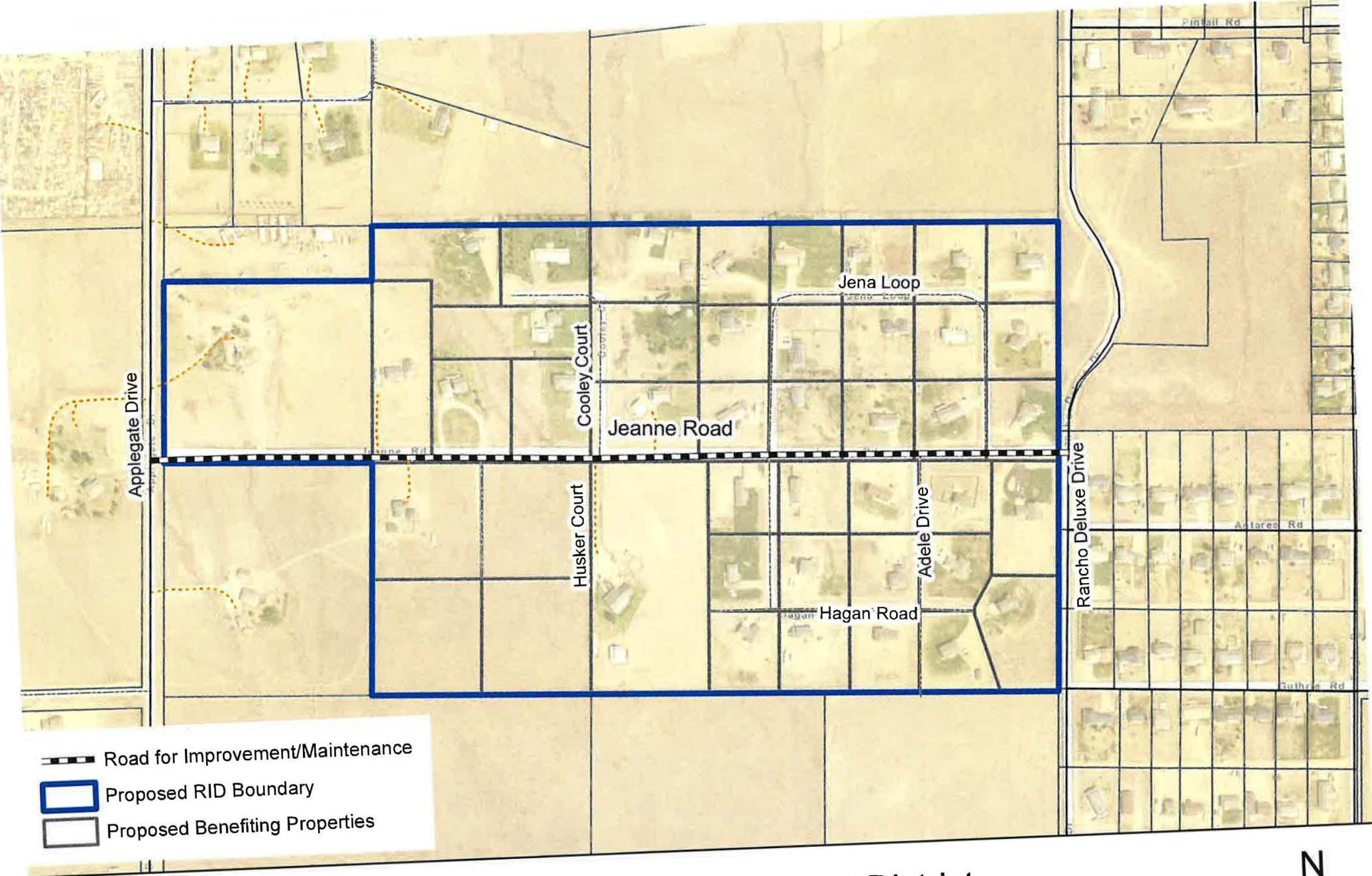
No.	Geocode	Annual Improvement Estimate (15 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Printed Name	Signature	Date of Signing
1	05-1995-07-02 03-24-0000	\$102.00	\$95.00	8192 Cooley	Eric Arnold		12-13
2	05-1995-07-2-04 24-0000	\$102.00	\$95.00	8131 Adele Dr	Josh Nagel		12-15
3	05-1995-07-2-04 08-0000	\$102.00	\$95.00	680 Jena Loop	John Duty		12-15
4	05-1995-07-2-04 08-0000	\$102.00	\$95.00	685 Jena loop	Trent Scheuer		12-15/22
5	05-1995-07-2 03-28-0000	\$102.00	\$95.00	8195 Cooley Ct.	Guenevere Johnson		12/15/22
6	05-1995-07-2 03-52-0000	\$102.00	\$95.00	8130 Husker Ct	Lisa LeDoux		12/15/22
7	05-1995-07-2-03 55-0000	\$102.00	\$95.00	8125 Husker Ct	George & Lisa Bailey		12/15/22
8	05-1995-07-2-04 25-0000	\$102.00	\$95.00	8145 Adele DR	Josh McKechnie		12/15/22
9	05-1995-07-2- 03-20-0000	\$102.00	\$95.00	590 Jennie Rd	Byron Allan		12/15/22
10	05-1995-07-2 04-01-0000	\$102.00	\$95.00	697 Jena Loop	Derek Fleming		12/15/22
11	05-1995-07-2- 03-58-0000	\$102.00	\$95.00	8141 Husker Ct	Kevin Drake		12/15/22
12	05-1995-07-02-03-24-0000	\$102.00	\$95.00	8187 Cooley Ct	Stephen Ruhel		12/16/22
13	05-1995-07-2-04-49-0000	\$102.00	\$95.00	8171 Cooley Ct.	Patricia Branson		12-16-22

Exhibit "A": Property Owners

No.	Geocode	Annual Improvement Estimate (15 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Printed Name	Signature	Date of Signing
14		\$102.00	\$95.00				
15		\$102.00	\$95.00				
16		\$102.00	\$95.00				
17		\$102.00	\$95.00				
18		\$102.00	\$95.00				
19		\$102.00	\$95.00				
20		\$102.00	\$95.00				
21		\$102.00	\$95.00				
22		\$102.00	\$95.00				
23		\$102.00	\$95.00				
24		\$102.00	\$95.00				
25		\$102.00	\$95.00				
26		\$102.00	\$95.00				
27		\$102.00	\$95.00				
28		\$102.00	\$95.00				
29		\$102.00	\$95.00				

Exhibit "A": Property Owners

No.	Geocode	Annual Improvement Estimate (15 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Printed Name	Signature	Date of Signing
30		\$102.00	\$95.00				
31		\$102.00	\$95.00				
32		\$102.00	\$95.00				
33		\$102.00	\$95.00				
34		\$102.00	\$95.00				
35		\$102.00	\$95.00				
36		\$102.00	\$95.00				
37		\$102.00	\$95.00				
38		\$102.00	\$95.00				
39		\$102.00	\$95.00				
40		\$102.00	\$95.00				
41		\$102.00	\$95.00				
42		\$102.00	\$95.00				
43		\$102.00	\$95.00				
44		\$102.00	\$95.00				



Jeanne Road Rural Improvement District Exhibit "B"



Exhibit "C"

LEWIS AND CLARK COUNTY
PUBLIC WORKS DEPARTMENT ESTIMATE

PROJECT: Calob Marquis
PROJECT DESCRIPTION: Gravel Improvement
PREPARED BY: Calob Marquis
DATE: 10/21/2022

Road Name	Description of Limits	Width (ft)	Length (ft)	Area (sq ft)	Area (sq yd)	Crushed Top Surfacing 4" (cu yd)	Drainage (ft)	Mag (ft)	Pit Run 9" (cu yd)	Frost Heave Repair (sq yd)
Jeanne Rd	Rancho Deluxe Dr to Applegate Dr	24	2,583	61,992	6,888	918	5,166	2,583		
TOTALS			2,583	61,992	6,888	918	5,166	2,583		

Item	Total	Unit	Cost/Unit	Total Cost
Crushed Top Surfacing	918	cu yd	\$ 29.00	\$ 26,622.00
Drainage	5,166	ft	\$ 1.86	\$ 9,608.76
Mag Chloride	2,583	ft	\$ 1.40	\$ 3,616.20
CONSTRUCTION TOTAL				\$ 39,846.96
Contingency			10%	\$ 3,984.70
Subtotal				\$ 43,831.66
Traffic Analysis				\$ -
Mobilization, Bonding & Insurance			4%	\$ 1,753.27
Traffic Control			0%	\$ -
Subtotal				\$ 45,584.93
Design & Construction Engineering			18%	\$ -
PROJECT TOTAL				\$45,584.93

Exhibit "D"

**LEWIS AND CLARK COUNTY
PUBLIC WORKS DEPARTMENT**

MAINTENANCE AND ASSESSMENT SCHEDULE

RID NAME: Jeanne

RID FUND #:
PREPARED BY: Calob Marquis
DATE: 10/21/2022
BENEFITING PROPERTIES: 44

ASSESSMENT: \$ 95.00
TOTAL ANNUAL ASSESSMENT: \$ 4,180.00

RID DESCRIPTION:

Road	Description of Limits	Surface	Length (ft)	Width (ft)	Area (sq ft)	Area (sq yd)
Jeanne Rd	Applegate Dr to Rancho Deluxe D	Gravel	2,583	24	61992	6888
TOTALS			2583	24	61992	6888

YEARLY MAINTENANCE:

Item	Description	Frequency/Year	Quantity	Units	Unit Price	Total Cost
ROADS:						
	1 Plowing/Sanding		5	6888 sq yd	\$ 0.02	\$ 688.80
	2 Grading		0.5	2583 ft	\$ 1.10	\$ 1,420.65
	3 MAG		0.5	2583 ft	\$ 0.83	\$ 1,071.95
	4 Misc. (Signs, culverts, etc.)		1	6888 sq yd	\$ 0.05	\$ 344.40
						\$ 3,525.80

COMMENTS:

Inflation on construction costs based on: 2.50% per year
Cash On Hand At End Of Fiscal Year:

FISCAL YEAR	ASSESSMENT	TOTAL ANNUAL ASSESSMENT	BALANCE & CASH ON HAND	CONSTRUCTION COST	MAINTENANCE (W/ INFLATION)	ADMIN	FUTURE MAINTENANCE
2024	\$ 95.00	\$ 4,180.00	\$ -		\$ 3,525.80	\$ 209.00	
2025	\$ 95.00	\$ 4,180.00	\$ 357.06		\$ 3,613.94	\$ 209.00	
2026	\$ 95.00	\$ 4,180.00	\$ 623.77		\$ 3,704.29	\$ 209.00	
2027	\$ 95.00	\$ 4,180.00	\$ 797.88		\$ 3,796.90	\$ 209.00	
2028	\$ 95.00	\$ 4,180.00	\$ 877.06		\$ 3,891.82	\$ 209.00	
2029	\$ 95.00	\$ 4,180.00	\$ 858.94		\$ 3,989.11	\$ 209.00	
2030	\$ 95.00	\$ 4,180.00	\$ 741.10		\$ 4,088.84	\$ 209.00	
2031	\$ 95.00	\$ 4,180.00	\$ 521.04		\$ 4,191.06	\$ 209.00	
2032	\$ 95.00	\$ 4,180.00	\$ 196.20		\$ 4,295.84	\$ 209.00	
2033	\$ 95.00	\$ 4,180.00	\$ (236.03)		\$ 4,403.23	\$ 209.00	
2034	\$ 95.00	\$ 4,180.00	\$ (778.35)		\$ 4,513.32	\$ 209.00	
2035	\$ 95.00	\$ 4,180.00	\$ (1,433.50)		\$ 4,626.15	\$ 209.00	
2036	\$ 95.00	\$ 4,180.00	\$ (2,204.30)		\$ 4,741.80	\$ 209.00	
2037	\$ 95.00	\$ 4,180.00	\$ (3,093.65)		\$ 4,860.35	\$ 209.00	
2038	\$ 95.00	\$ 4,180.00	\$ (4,104.50)		\$ 4,981.86	\$ 209.00	
2039	\$ 95.00	\$ 4,180.00	\$ (5,239.90)		\$ 5,106.40	\$ 209.00	
2040	\$ 95.00	\$ 4,180.00	\$ (6,502.97)		\$ 5,234.06	\$ 209.00	
2041	\$ 95.00	\$ 4,180.00	\$ (7,896.88)		\$ 5,364.91	\$ 209.00	
2042	\$ 95.00	\$ 4,180.00	\$ (9,424.92)		\$ 5,499.04	\$ 209.00	
2043	\$ 95.00	\$ 4,180.00	\$ (11,090.43)		\$ 5,636.51	\$ 209.00	
2044	\$ 95.00	\$ 4,180.00	\$ (12,896.86)		\$ 5,777.43	\$ 209.00	