

**RESOLUTION 2024 - 60**

**RESOLUTION TO CREATE THE LUCKY STRIKE RURAL IMPROVEMENT DISTRICT, NO. 2024-1**

**WHEREAS**, a Resolution of Intention to Create the Lucky Strike Rural Improvement District (District) was adopted by the Lewis and Clark County Board of Commissioners on May 16, 2024, as Resolution 2024-30; and

**WHEREAS**, legal notice of the passage of Resolution 2024-30 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 2024-1.
- (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 drainage remediation and culvert installation, the addition of gravel material, and watering, grading, and compaction of new material over the full extent of Lucky Strike Road. The estimated costs for improvements total \$78,079.00 and will be paid for with a fifteen (15) year debt service, with \$894.00 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, grading, gravel maintenance, culvert and drainage maintenance, signage, and other maintenance as necessary to preserve the road improvements. Funding of annual maintenance is estimated to total \$2,880.00. Each benefited property is estimated to be assessed \$320.00, 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 create the Lucky Strike Rural Improvement District, No. 2024-1, for the purpose of equitably funding improvements and maintenance on roads within the District.

**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 27<sup>th</sup> day of June, 2024.



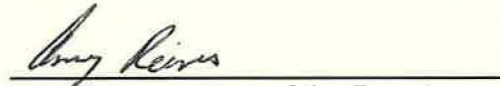
LEWIS AND CLARK COUNTY  
BOARD OF COMMISSIONERS



Andy Hunthausen, Chair



ATTEST:



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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 LUCKY STRIKE ROAD RURAL IMPROVEMENT DISTRICT**

Petition Circulation Date: November 13, 2023

We the undersigned, owners of real property within the proposed Lucky Strike 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 Lucky Strike Road as authorized by MCA §7-12-2101, et. seq. and acknowledge that Lucky Strike 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 Proposed District are shown on the attached Exhibit "B".





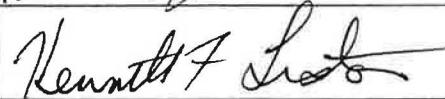
Improvements to be funded by the Proposed District include the addition of approximately 1,007 cubic yards of crushed top surfacing, approximately 340 cubic yards of pit run, drainage remediation and culvert installation, and watering, compacting, and grading full extent of Lucky Strike Road. Financing of improvements is estimated to total \$78,079, and each benefited property is proposed to be levied a 15-year debt service assessment of \$894.00, annually. Maintenance activities funded by the Proposed District include snow plowing, grading, drainage maintenance, signage, and other items as needed to preserve the road improvement. Funding of annual maintenance is estimated to total \$2,880 and each benefited property is proposed to be levied an ongoing maintenance assessment of \$320.00, 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 comment during public hearing. The combined annual improvement and maintenance assessment estimate for each benefited property is \$1,214.00. 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 Public Works Department, 3402 Cooney Drive, 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.

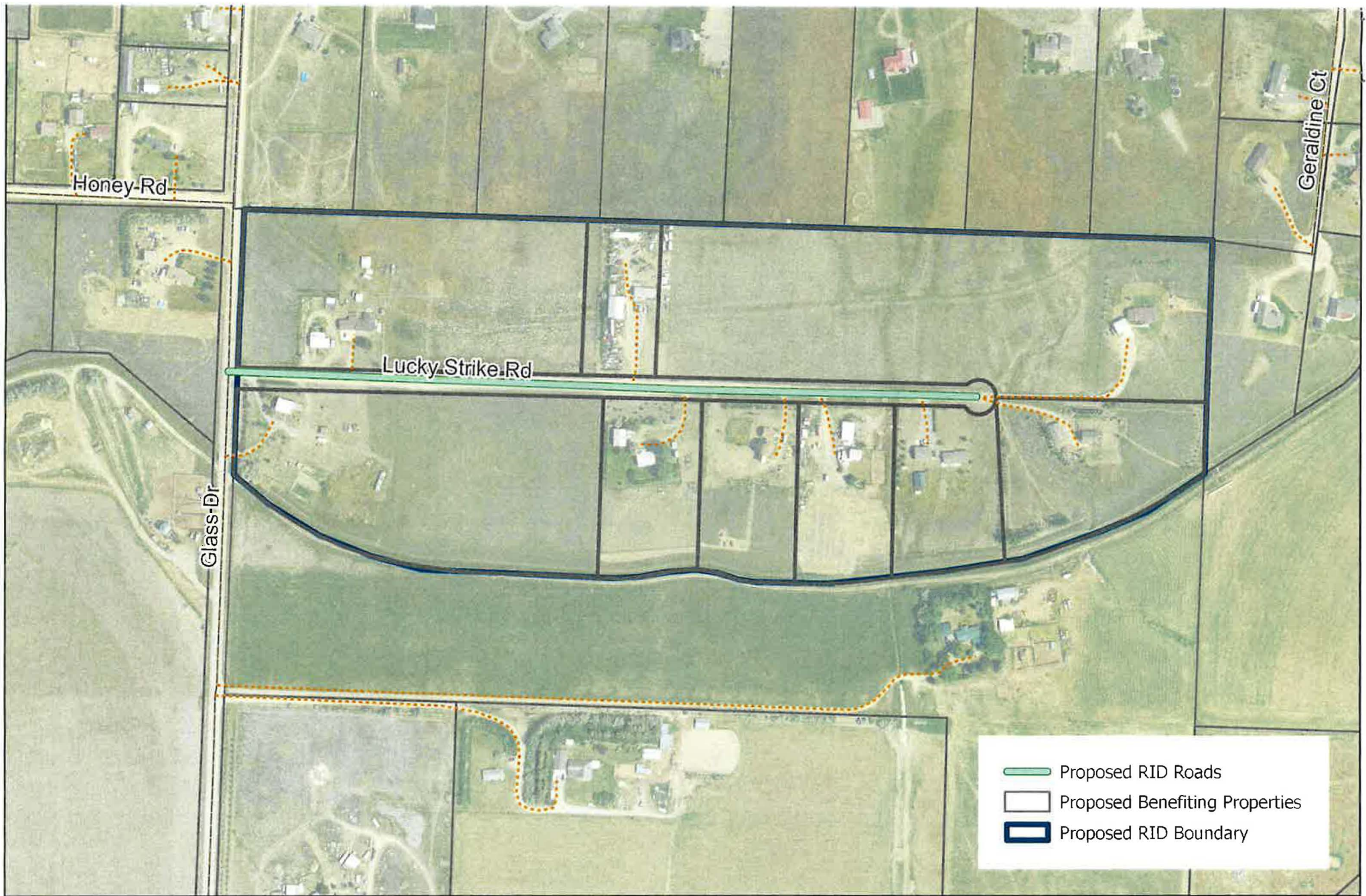
It is anticipated the Proposed District will be administered by the County and the County will serve to coordinate the necessary work, collect the assessments, and disburse payments for the district. It is anticipated a private contractor would perform the improvements and maintenance. Lewis and Clark 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 in protest.

No.	Geocode	Annual Improvement Estimate (15 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Printed Name	Signature	Date of Signing
1	05-1995-16-1 01-15-0000	\$894.00	\$320.00	1890 Lucky Strike Rd.	William Hodeman		4/30/24
2	05-1995-16-1 01-03-0000	\$894.00	\$320.00	1935 Levey St.	Patricia Crowley		1/31/25
3	05-1995-16 -1-01-05- 0000	\$894.00	\$320.00	1815 Lucky Strike Rd	Rob Pentecost		25/3/24
4	05-1995-16 -1-01-01-0000	\$894.00	\$320.00	1826 Lucky Strike Rd.	Tammie Ellington		3/28/24
5	05-1995-16 1-01-06-0000	\$894.00	\$320.00	1909 Lucky Strike Rd	Ken Histon		3/28/24
6		\$894.00	\$320.00				
7		\$894.00	\$320.00				
8		\$894.00	\$320.00				
9		\$894.00	\$320.00				





Lucky Strike Rural Improvement District  
Exhibit "B"

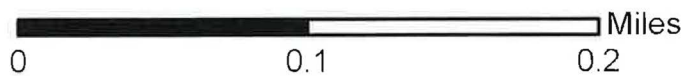


Exhibit "C"

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

PROJECT: Lucky Strike  
 PROJECT DESCRIPTION: Gravel Improvement  
 PREPARED BY: Calob Marquis  
 DATE: 11/7/2023

Road Name	Description of Limits	Width (ft)	Length (ft)	Area (sq ft)	Area (sq yd)	Crushed Top Surfacing 6" (cu yd)	Locate Utilities	Pit Run (cu yd)	Drainage (ft)	Culverts (ft)
Lucky Strike Rd	Glass Dr to east terminus	22	2,060	45,320	5,036	1,007	4	340	4,120	60
<b>TOTALS</b>		<b>22</b>	<b>2,060</b>	<b>45,320</b>	<b>5,036</b>	<b>1,007</b>	<b>4</b>	<b>340</b>	<b>4,120</b>	<b>60</b>

Item	Total	Unit	Cost/Unit	Total Cost
Crushed Top Surfacing	1,007	cu yd	\$ 34.00	\$ 34,238.00
Locate Utilities	4	ea	\$ 640.00	\$ 2,560.00
Pit Run	340	cu yd	\$ 32.00	\$ 10,880.00
Drainage	4,120	ft	\$ 3.00	\$ 12,360.00
Culverts	60	ft	\$ 80.00	\$ 4,800.00
<b>CONSTRUCTION TOTAL</b>				\$ 64,838.00
Contingency			10%	\$ 6,483.80
Subtotal				\$ 71,321.80
Traffic Analysis				\$ -
Mobilization, Bonding & Insurance			4%	\$ 2,852.87
Traffic Control			0%	\$ -
Subtotal				\$ 74,174.67
Design & Construction Engineering			0%	\$ -
<b>PROJECT TOTAL</b>				<b>\$74,174.67</b>

Exhibit "D"

**LEWIS AND CLARK COUNTY  
PUBLIC WORKS DEPARTMENT**

**MAINTENANCE AND ASSESSMENT SCHEDULE**

RID NAME: **Lucky Strike**

RID FUND #:  
 PREPARED BY: Calob Marquis  
 DATE: 11/7/2023  
 BENEFITING PROPERTIES: 9

ASSESSMENT: \$ 320.00  
 TOTAL ANNUAL ASSESSMENT: \$ 2,880.00

**RID DESCRIPTION:**

Road	Description of Limits	Surface	Length (ft)	Width (ft)	Area (sq ft)	Area (sq yd)
Lucky Strike Rd	Glass Dr to east terminus	Gravel	2060	22	45320	5036
<b>TOTALS</b>			<b>2060</b>	<b>22</b>	<b>45320</b>	<b>5036</b>

**YEARLY MAINTENANCE:**

Item	Description	Frequency/Year	Quantity	Units	Unit Price	Total Cost
1	Plowing/Sanding	2	5036	sq yd	\$ 0.03	\$ 302.13
2	Grading	0.5	2060	ft	\$ 1.58	\$ 1,627.40
3	Misc. (Signs, culverts, etc.)	1	5036	sq yd	\$ 0.05	\$ 251.78
						<b>\$ 2,181.31</b>

**COMMENTS:**

Inflation on construction costs based on: 2.50% per year

Cash on Hand at End of FY: \$ -

Last Assessment:

FISCAL YEAR	ASSESSMENT	TOTAL ANNUAL ASSESSMENT	BALANCE & CASH ON HAND	CONSTRUCTION COST	MAINTENANCE (W/ INFLATION)	ADMIN	FUTURE MAINTENANCE
2024	\$ -	\$ -	\$ -				
2025	\$ 320.00	\$ 2,880.00	\$ 554.69		\$ 2,181.31	\$ 144.00	
2026	\$ 320.00	\$ 2,880.00	\$ 1,054.85		\$ 2,235.84	\$ 144.00	
2027	\$ 320.00	\$ 2,880.00	\$ 1,499.11		\$ 2,291.74	\$ 144.00	
2028	\$ 320.00	\$ 2,880.00	\$ 1,886.07		\$ 2,349.03	\$ 144.00	
2029	\$ 320.00	\$ 2,880.00	\$ 2,214.31		\$ 2,407.76	\$ 144.00	
2030	\$ 320.00	\$ 2,880.00	\$ 2,482.36		\$ 2,467.95	\$ 144.00	
2031	\$ 320.00	\$ 2,880.00	\$ 2,688.71		\$ 2,529.65	\$ 144.00	
2032	\$ 320.00	\$ 2,880.00	\$ 2,831.81		\$ 2,592.89	\$ 144.00	
2033	\$ 320.00	\$ 2,880.00	\$ 2,910.10		\$ 2,657.72	\$ 144.00	
2034	\$ 320.00	\$ 2,880.00	\$ 2,921.94		\$ 2,724.16	\$ 144.00	
2035	\$ 320.00	\$ 2,880.00	\$ 2,865.68		\$ 2,792.26	\$ 144.00	
2036	\$ 320.00	\$ 2,880.00	\$ 2,739.61		\$ 2,862.07	\$ 144.00	
2037	\$ 320.00	\$ 2,880.00	\$ 2,541.99		\$ 2,933.62	\$ 144.00	
2038	\$ 320.00	\$ 2,880.00	\$ 2,271.02		\$ 3,006.96	\$ 144.00	
2039	\$ 320.00	\$ 2,880.00	\$ 1,924.89		\$ 3,082.14	\$ 144.00	
2040	\$ 320.00	\$ 2,880.00	\$ 1,501.70		\$ 3,159.19	\$ 144.00	
2041	\$ 320.00	\$ 2,880.00	\$ 999.53		\$ 3,238.17	\$ 144.00	
2042	\$ 320.00	\$ 2,880.00	\$ 416.41		\$ 3,319.12	\$ 144.00	
2043	\$ 320.00	\$ 2,880.00	\$ (249.69)		\$ 3,402.10	\$ 144.00	
2044	\$ 320.00	\$ 2,880.00	\$ (1,000.85)		\$ 3,487.15	\$ 144.00	



**Exhibit "E" Estimated Improvement and Maintenance Assessments for Lucky Strike RID**

Construction		\$	64,838.00
Contingency	10%	\$	6,483.80
		\$	71,321.80
Mobilization, Insurance & Bonding	4%	\$	2,852.87
Traffic Control	0%	\$	-
		\$	74,174.67
Design & Construction Engineering	0%	\$	-
<b>Total Estimated Construction Cost</b>		<b>\$</b>	<b>74,174.67</b>
RID Reserve (5%) MCA 7-12-2181 & 7-12-2182		\$	3,903.93
<b>Total Estimated Loan Amount</b>		<b>\$</b>	<b>78,078.60</b>

Value of Loan	<b>\$78,078.60</b>		
Period (years)	<b>15</b>	Total Int	\$42,509.23
Payments per Period	<b>1</b>	Total Princ	\$78,078.60
Interest Rate (7-12-2176)	<b>6.00%</b>	Total	<b>\$120,587.83</b>
Number of Assessments	<b>9</b>		

**ANNUAL ESTIMATED IMPROVEMENT ASSESSMENT** **\$893.24**

Payment Number	Interest Payment	Principal Payment	Total Payment	Amount Remaining
				78,078.60
1	4,684.72	3,354.47	8,039.19	74,724.13
2	4,483.45	3,555.74	8,039.19	71,168.39
3	4,270.10	3,769.09	8,039.19	67,399.30
4	4,043.96	3,995.23	8,039.19	63,404.07
5	3,804.24	4,234.94	8,039.19	59,169.13
6	3,550.15	4,489.04	8,039.19	54,680.09
7	3,280.81	4,758.38	8,039.19	49,921.70
8	2,995.30	5,043.89	8,039.19	44,877.82
9	2,692.67	5,346.52	8,039.19	39,531.30
10	2,371.88	5,667.31	8,039.19	33,863.99
11	2,031.84	6,007.35	8,039.19	27,856.64
12	1,671.40	6,367.79	8,039.19	21,488.85
13	1,289.33	6,749.86	8,039.19	14,738.99
14	884.34	7,154.85	8,039.19	7,584.14
15	455.05	7,584.14	8,039.19	0.00
Total	<u>\$42,509.23</u>	<u>\$78,078.60</u>	<u>\$120,587.83</u>	

ANNUAL MAINTENANCE	times per year	
Plowing/Sanding	2	\$302.13
Grading	0.5	\$1,627.40
Culvert Maintenance, Misc.	1	\$251.78
Inflation Adj.	1	\$554.69
Sub Total		\$2,736.00
5% Admin. Fee (not to exceed \$500)		\$144.00
Total Annual Maintenance Fee		\$2,880.00
<b>ANNUAL ESTIMATED MAINTENANCE ASSESSMENT</b>		<b>\$320.00</b>
<b>ANNUAL ESTIMATED IMPROVEMENT ASSESSMENT</b>		<b>\$894.00</b>
<b>TOTAL ANNUAL ESTIMATED ASSESSMENT</b>		<b>\$1,214.00</b>