

RESOLUTION 2024 - 94

RESOLUTION TO CREATE THE RYANN'S LANE RURAL IMPROVEMENT DISTRICT, NO. 2024-6

WHEREAS, a Resolution of Intention to Create the Ryann's Lane Rural Improvement District (District) was adopted by the Lewis and Clark County Board of Commissioners on July 16, 2024, as Resolution 2024-68; and

WHEREAS, legal notice of the passage of Resolution 2024-68 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 2024-6.
- (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 the installation of an asphalt apron at the transition of Ryann's Lane and North Montana Avenue, which will include sub-base, asphalt, and chip sealing, drainage remediation on Ryann's Lane and Brittin's Way, the addition of gravel surfacing on the full extent of Ryann's Lane and Brittin's Way, and watering, grading, and compaction of the new material. The estimated costs for improvements total \$76,367.00 and will be paid for with a fifteen (15) year debt service, with \$715.00 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, grading, gravel maintenance, drainage maintenance, crack sealing, sweeping, chip seal maintenance (apron only, with chip sealing approximately every 10 years), and other items as needed to preserve the road improvements. Funding of annual maintenance is estimated to total \$2,860.00. Each benefited property is estimated to be assessed \$260.00, 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 Ryann's Lane Rural Improvement District, No. 2024-6, 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.



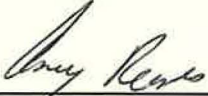
DATED this 27 day of August, 2024.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS



Andy Hunthausen, 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 RYANN'S LANE RURAL IMPROVEMENT DISTRICT

Petition Circulation Date: June 28, 2024

We, the undersigned, owners of real property within the proposed Ryann's Lane 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 Ryann's Lane and Brittin's Way (cul-de-sac not included) as authorized by MCA §7-12-2101, et. seq., and acknowledge that the above roads 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 Proposed District are shown on the attached Exhibit "B".

Improvements to be funded by the Proposed District include the installation of an asphalt apron at the transition of Ryann's Lane and North Montana Avenue, which will include 34 cubic yards of sub-base, 79 tons of asphalt and approximately 444 square yards of chip seal surfacing. The drainage on Ryann's Lane and Brittin's Way will be remediated to allow for proper drainage of water off the road network. In addition, Ryann's Lane from the end of the asphalt apron to the beginning of the driveway at 1488 Ryann's Lane will be improved with the addition of 670 cubic yards of road mix. Brittin's Way will be improved with the addition of 204 cubic yards of road mix. Both roads will be watered, graded, and compacted. Financing of improvements is estimated to total \$76,367, and each benefited property is proposed to be levied a 15-year debt service assessment of \$715.00, annually. Maintenance activities funded by the Proposed District include snow plowing, grading, drainage maintenance, crack sealing, sweeping, chip seal maintenance (apron only, with chip sealing approximately every 10 years), and other items as needed to preserve the road improvements. Funding of annual maintenance is estimated to total \$2,860 and each benefited property is proposed to be levied an ongoing maintenance assessment of \$260.00, 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 \$975. 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

REC. 7/3/24

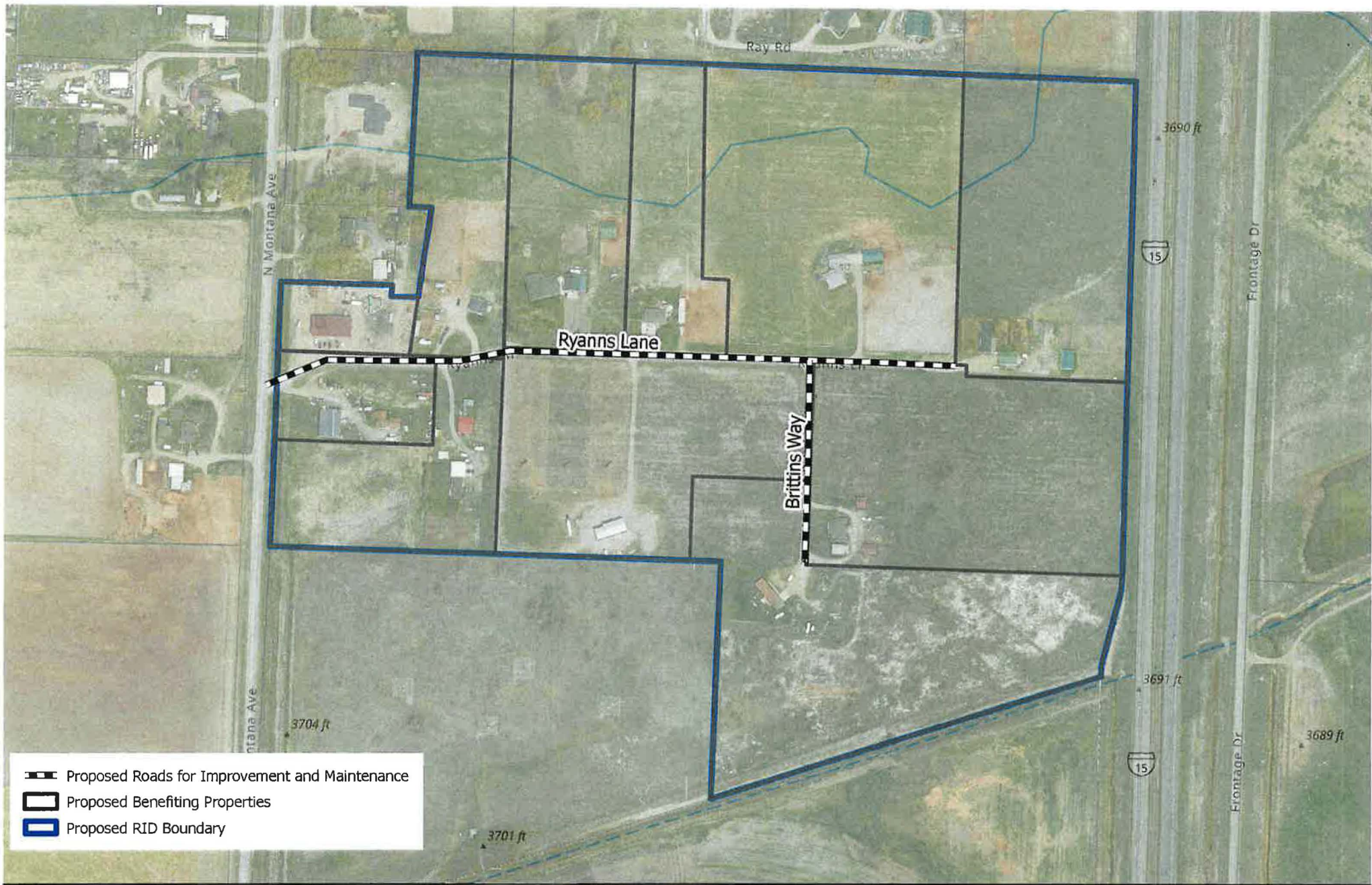
If the County Commission adopts a resolution of intention to create the district upon receipt of this petition, affected parties will receive mailed notification prior to a public hearing on a resolution to create the district, with sufficient time to provide comments in protest.

No.	Geocode	Annual Improvement Estimate (15 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Printed Name	Signature	Date of Signing
1		\$715.00	\$260.00	1470 RYANNS LN. HELENA MT 59602	GEORGE LAURE	<i>[Signature]</i>	7-1-2024
2		\$715.00	\$260.00	1360 RYANNS LN HELENA, MT 59602	Lauren Evans	<i>[Signature]</i>	7/1/24
3		\$715.00	\$260.00	1280 RYANNS LN HELENA MT 59602	Kaela Murphy	<i>[Signature]</i>	7/1/24
4		\$715.00	\$260.00	1345 RYANNS LN HELENA MT 59602	Danielle Sparing	<i>[Signature]</i>	7/1/24
5		\$715.00	\$260.00	4695 Britains Way Helena MT 59602	Jani Cyr	<i>[Signature]</i>	7-1-24
6		\$715.00	\$260.00	6745 N. Montana Helena mt 59602	Newly Potter	<i>[Signature]</i>	7/1/24
7		\$715.00	\$260.00				
8		\$715.00	\$260.00				
9		\$715.00	\$260.00				
10		\$715.00	\$260.00				
11		\$715.00	\$260.00				

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	05-1888-32-2- 44-01-0000	\$715.00	\$260.00	1488 Ryann's Ln Helena, MT. 59602	Keith A. Hammer Frances L. Hammer	<i>Keith A. Hammer</i> <i>Frances L. Hammer</i>	7-1-24 7-1-24
2		\$715.00	\$260.00				
3		\$715.00	\$260.00				
4		\$715.00	\$260.00				
5		\$715.00	\$260.00				
6		\$715.00	\$260.00				
7		\$715.00	\$260.00				
8		\$715.00	\$260.00				
9		\$715.00	\$260.00				
10		\$715.00	\$260.00				
11		\$715.00	\$260.00				



Proposed Ryanns Lane Rural Improvement District Exhibit "B"

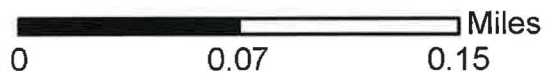


Exhibit "C"

LEWIS AND CLARK COUNTY
PUBLIC WORKS DEPARTMENT ESTIMATE

PROJECT: Ryanns Ln
PROJECT DESCRIPTION: Improvement Improvement
PREPARED BY: Calob Marquis
DATE: 5/15/2024

Road Name	Description of Limits	Width (ft)	Length (ft)	Area (sq ft)	Area (sq yd)	3" Asphalt Overlay (tons)	Sub-grade material 3" (cu yd)	Chip & Seal (sq yd)	Road Mix 6" (cu yd)	
Ryanns Ln	200' Asphalt Apron	20	200	4,000	444	79		34	444	
	Asphalt Apron end to 1488 Ryan	20	1,508	30,160	3,351				670	
Brittins Way (cul-de-sac nr Ryanns Ln to cul-de-sac		20	458	9,160	1,018				204	
TOTALS			2,166	43,320	4,813	79		34	444	874

Item	Total	Unit	Cost/Unit	Total Cost
Asphalt Overlay	79	tons	\$ 180.00	\$ 14,220.00
Chip & Seal	444	sq yd	\$ 2.15	\$ 954.60
Road Mix	874	cu yd	\$ 35.00	\$ 30,590.00
Sub Grade	34	cu yd	\$ 35.00	\$ 1,190.00
Drainage Remedi.	4,332	ft	\$ 3.80	\$ 16,461.60
CONSTRUCTION TOTAL				<u>\$ 63,416.20</u>
Contingency			10%	\$ 6,341.62
Subtotal				<u>\$ 69,757.82</u>
Traffic Analysis				\$ -
Mobilization, Bonding & Insurance			4%	\$ 2,790.31
Traffic Control			4%	\$ -
Subtotal				\$ 72,548.13
Design & Construction Engineering			18%	\$ -
PROJECT TOTAL				<u><u>\$72,548.13</u></u>

Exhibit "D"

**LEWIS AND CLARK COUNTY
PUBLIC WORKS DEPARTMENT**

MAINTENANCE AND ASSESSMENT SCHEDULE

RID NAME: Ryanns Ln

RID FUND #:
 PREPARED BY: Calob Marquis
 DATE: 5/15/2024
 BENEFITING PROPERTIES: 11
 YEAR CREATED:

ASSESSMENT: \$ 260.00
 TOTAL ANNUAL ASSESSMENT: \$ 2,860.00

RID DESCRIPTION:

Road	Description of Limits	Surface	Length (ft)	Width (ft)	Area (sq ft)	Area (sq yd)
Ryanns Ln	200' Asphalt Apron	Paved	200	20	4000	444
	Asphalt Apron end to 1488 Ryanns	Gravel	1508	20	30160	3351
Brittins Way	Ryanns Ln to Cul-de-sac	Gravel	458	20	9160	1018
TOTALS			2166	20	43320	4813

YEARLY MAINTENANCE:

Item	Description	Frequency/Year	Quantity	Units	Unit Price	Total Cost
ROADS:						
	1 Plowing/Sanding	3	4813	sq yd	\$ 0.03	\$ 433.20
	2 Sweeping	0.1	444	sq yd	\$ 0.15	\$ 6.67
	3 Crack Sealing/Patching	1	18	ft	\$ 2.50	\$ 45.00
	4 Grading	0.33	2166	ft	\$ 2.00	\$ 1,429.56
	5 Misc. (Signs, culverts, etc.)	1	4813	sq yd	\$ 0.05	\$ 240.67
						\$ 2,155.09

FUTURE MAINTENANCE:

Item	Description	Frequency	Quantity	Units	Unit Price	Total Cost
	1 Chip Sealing	10	444	sq yd	\$ 3.30	\$ 1,466.67
						\$ 1,466.67

COMMENTS:

Inflation on construction costs based on: 2.50% per year
 Cash on Hand at End of Fiscal Year:
 Last Assessment:
 Last Chipseal:

FISCAL YEAR	ASSESSMENT	TOTAL ANNUAL ASSESSMENT	BALANCE & CASH ON HAND	CONSTRUCTION COST	MAINTENANCE (W/ INFLATION)	ADMIN	FUTURE MAINTENANCE
2024	\$ -	\$ -	\$ -				
2025	\$ 260.00	\$ 2,860.00	\$ 561.91		\$ 2,155.09	\$ 143.00	
2026	\$ 260.00	\$ 2,860.00	\$ 1,069.94		\$ 2,208.97	\$ 143.00	
2027	\$ 260.00	\$ 2,860.00	\$ 1,522.74		\$ 2,264.19	\$ 143.00	
2028	\$ 260.00	\$ 2,860.00	\$ 1,918.94		\$ 2,320.80	\$ 143.00	
2029	\$ 260.00	\$ 2,860.00	\$ 2,257.12		\$ 2,378.82	\$ 143.00	
2030	\$ 260.00	\$ 2,860.00	\$ 2,535.83		\$ 2,438.29	\$ 143.00	
2031	\$ 260.00	\$ 2,860.00	\$ 2,753.58		\$ 2,499.25	\$ 143.00	
2032	\$ 260.00	\$ 2,860.00	\$ 2,908.85		\$ 2,561.73	\$ 143.00	
2033	\$ 260.00	\$ 2,860.00	\$ 3,000.08		\$ 2,625.77	\$ 143.00	
2034	\$ 260.00	\$ 2,860.00	\$ 3,025.67		\$ 2,691.42	\$ 143.00	
2035	\$ 260.00	\$ 2,860.00	\$ 1,106.51	\$1,877.46	\$ 2,758.70	\$ 143.00	
2036	\$ 260.00	\$ 2,860.00	\$ 995.84		\$ 2,827.67	\$ 143.00	
2037	\$ 260.00	\$ 2,860.00	\$ 814.48		\$ 2,898.36	\$ 143.00	
2038	\$ 260.00	\$ 2,860.00	\$ 560.66		\$ 2,970.82	\$ 143.00	
2039	\$ 260.00	\$ 2,860.00	\$ 232.57		\$ 3,045.09	\$ 143.00	
2040	\$ 260.00	\$ 2,860.00	\$ (171.65)		\$ 3,121.22	\$ 143.00	
2041	\$ 260.00	\$ 2,860.00	\$ (653.90)		\$ 3,199.25	\$ 143.00	
2042	\$ 260.00	\$ 2,860.00	\$ (1,216.13)		\$ 3,279.23	\$ 143.00	
2043	\$ 260.00	\$ 2,860.00	\$ (1,860.34)		\$ 3,361.21	\$ 143.00	
2044	\$ 260.00	\$ 2,860.00	\$ (2,588.58)		\$ 3,445.24	\$ 143.00	

Exhibit "E" Estimated Improvement and Maintenance Assessments for Ryann's Lane RID

Construction		\$ 63,416.20
Contingency	10%	\$ 6,341.62
		\$ 69,757.82
Mobilization, Insurance & Bonding	4%	\$ 2,790.31
Traffic Control	0%	\$ -
		\$ 72,548.13
Design & Construction Engineering	0%	\$ -
Total Estimated Construction Cost		\$ 72,548.13
RID Reserve (5%) MCA 7-12-2181 & 7-12-2182		\$ 3,818.32
Total Estimated Loan Amount		\$ 76,366.46

Value of Loan	\$76,366.46	Total Int	\$41,577.06
Period (years)	15	Total Princ	<u>\$76,366.46</u>
Payments per Period	1	Total	<u>\$117,943.52</u>
Interest Rate (7-12-2176)	6.00%		
Number of Assessments	11		

ANNUAL ESTIMATED IMPROVEMENT ASSESSMENT **\$714.81**

Payment Number	Interest Payment	Principal Payment	Total Payment	Amount Remaining
				76,366.46
1	4,581.99	3,280.91	7,862.90	73,085.54
2	4,385.13	3,477.77	7,862.90	69,607.77
3	4,176.47	3,686.43	7,862.90	65,921.34
4	3,955.28	3,907.62	7,862.90	62,013.72
5	3,720.82	4,142.08	7,862.90	57,871.64
6	3,472.30	4,390.60	7,862.90	53,481.04
7	3,208.86	4,654.04	7,862.90	48,827.00
8	2,929.62	4,933.28	7,862.90	43,893.71
9	2,633.62	5,229.28	7,862.90	38,664.44
10	2,319.87	5,543.04	7,862.90	33,121.40
11	1,987.28	5,875.62	7,862.90	27,245.78
12	1,634.75	6,228.15	7,862.90	21,017.63
13	1,261.06	6,601.84	7,862.90	14,415.79
14	864.95	6,997.95	7,862.90	7,417.83
15	445.07	7,417.83	7,862.90	0.00
Total	\$41,577.06	\$76,366.46	\$117,943.52	

ANNUAL MAINTENANCE	times per year	
Plowing/Sanding	3	\$433.20
Grading	0.33	\$1,429.56
Culvert Maintenance, Misc.	1	\$251.78
Crack Sealing		\$45.00
Sweeping	0.1	\$6.67
Chip Seal (apron)	Every 10 years	\$550.79
Sub Total		\$2,717.00
5% Admin. Fee (not to exceed \$500)		\$143.00
Total Annual Maintenance Fee		\$2,860.00
ANNUAL ESTIMATED MAINTENANCE ASSESSMENT		\$260.00
ANNUAL ESTIMATED IMPROVEMENT ASSESSMENT		\$715.00
TOTAL ANNUAL ESTIMATED ASSESSMENT		\$975.00