



Lewis and Clark County Community Development and Planning

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Date: June 2, 2017
To: County Commission
From: Matt Heimel, Special Districts Planner
Subject: Resolution of intention to create the Camelot Rural Improvement District

Planning staff has processed a request from the Camelot Subdivision Homeowners Association (HOA) to create a rural improvement district to maintain roadways that are within or access the subdivision. Services of the district will consist of funding future improvements and ongoing maintenance of hard surfaced roadways.

The HOA of the district have chosen to skip the petition process and start with a resolution of intention and protest period, as all owners of property within the district have waived the right to protest the creation of a RID through their restrictive covenants. A protest period will still be held pursuant to the statutory requirement.

Public Works staff has prepared cost estimates that outline proposed improvements and maintenance. The estimated total cost of financing improvements is \$18,655.42, to be funded through an annual assessment of \$98.24 over 10 years. The estimated total annual cost of maintenance is \$2,684.07, or \$111.84 annually per property.

It is anticipated that a resolution to levy and assess the district will be brought before the Commission prior to August 31, 2017, so that the district may be funded through next year's assessments.

After the discussion has been closed, the Commissioners may render a decision on the resolution of intention to create the district:

1. The Commission may approve or reject the resolution. If approved, a public hearing on a resolution to create the district will be scheduled.
2. The Commission may require details of the resolution to be amended prior to further consideration.

Camelot Homeowners Association
A Mitchell Stukaloff, Acting President
Annell Fillinger, Secretary/Treasurer
5532 El Dorado Court
Helena, MT 59602

RECEIVED

April 28, 2017

MAY 03 2017

Matt Himel, Special Districts Planner
L & C County Community Development & Planning
316 N. Park Ave., Rm 230
Helena, MT 59623

LEWIS & CLARK COUNTY
Community Development & Planning

Dear Matt,

The Camelot Homeowners Association hereby requests the establishment of a Rural Improvement District (RID) for the purpose of maintaining and improving the roads within our two constituent housing courts, El Dorado Court and Canyon Court. We have selected the following option as presented by you and Jesse on April 6, 2017 at our homeowners meeting.

Chip seal improvement/no street sweeping/no snow plowing

10-year debt assessment: \$90.68

On-going maintenance assessment: \$103.23

Total per year: \$193.91

The persons named below were in attendance at the presentation or were contacted within a few days following and voted to proceed with an RID for this purpose. We will be contacting persons that did not attend our April meeting to explain our decision and provide information.

Voting in favor of the RID:

Louie and Dawnell Blood

Kathy Egan

Mike and Annell Fillinger

Brian and Susan Fitzpatrick

Adam Harbour

David and Brenda Johnson

Laurie Kops

Allan & Jo Lyn Kuser

Steve and Laurie MacNeill

Scott and Jena Marshall

Jerry and Ruth McDonough

Vernon Moody

Daniel and Carmen Plemon

Jim Price

Mitchell and Mary Stukaloff

Curt and Rita Witham

We had no dissenting votes. These 16 homeowners are two thirds of the 24 total homeowners.

We are hopeful that the chip seal improvement can be completed this season because our roads have had no significant maintenance since they were first installed in about 1977 and need attention before additional degradation occurs.

Thank you for the substantial help, information and guidance you have provided in this process.

Best Regards,


A Mitchell Stukaloff, Acting President


Annell Fillinger, Secretary/Treasurer

RESOLUTION 2017-47

RESOLUTION OF INTENTION TO CREATE THE CAMELOT RURAL IMPROVEMENT DISTRICT NO. 2017-6

WHEREAS, the Lewis and Clark County Board of County Commissioners (Commission) is authorized to establish intention to create a rural improvement district whenever the public interest or convenience may require, as per MCA 7-12-2103; and

WHEREAS, members of the Camelot Subdivision Homeowners Association have requested the creation of a rural improvement district in order to defray the cost of making roadway improvements and maintenance; and

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

- (a) The designated number of the district is 2017-6.
- (b) The boundaries of the district and the roads to be improved and maintained are shown on Exhibit "A".
- (c) The general character of improvements includes, but is not limited to, pot hole repair, crack sealing, and a chipseal for roadways serviced by the district. The general character of maintenance includes, but is not limited to:
 1. Savings contributions toward a future chipseal;
 2. Crack sealing; and
 3. Miscellaneous work as needed to adequately maintain and/or improve roadways.
- (d) DOWL is the engineer to have charge of the work. The estimated cost for funding said improvements is \$18,655.42 or \$98.24 annually per benefited property through a 10-year debt service assessment, as shown on Exhibit "B". The estimated cost for funding said maintenance is \$2,684.07 per year or \$111.84 per benefited property per year, as shown on Exhibit "B". All improvement and maintenance funds collected for the district will be spent solely on road improvement and maintenance within the district.
- (e) The method by which the costs shall be assessed is described in MCA 7-12-2151(d): "each lot, tract, or parcel of land in the district [will] be assessed an equal amount based upon the total cost of the improvement [and maintenance]."
- (f) Pursuant to MCA 7-12-2103(2)(f), "if an increase occurs in the number of benefitted lots, tracts, or parcels within the boundaries of the proposed district during the term of the bonded indebtedness, the assessment per lot, tract, or parcel then in the district will be recalculated as provided in MCA 7-12-2151(4)."

NOW, THEREFORE, BE IT RESOLVED that the Commission does hereby establish its intention to create the Camelot Rural Improvement District No. 2017-6 for the purpose of equitably funding road improvements and maintenance.

BE IT FURTHER RESOLVED that the Commission has determined pursuant to MCA 7-12-2108 that the contemplated work is of more than local or ordinary public benefits, and that the expense of such work is chargeable upon the lots and land fronting upon proposed improvements and upon other lots and lands not fronting on the proposed improvements, which are the property benefited by said work and to be assessed to pay the cost and expense thereof.

BE IT FURTHER RESOLVED that the Lewis and Clark County Department of Public Works is authorized and responsible for coordinating maintenance as described on Exhibit "B" for roadways within the district as shown on Exhibit "A".

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

DATED this _____ day of _____, 2017.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS

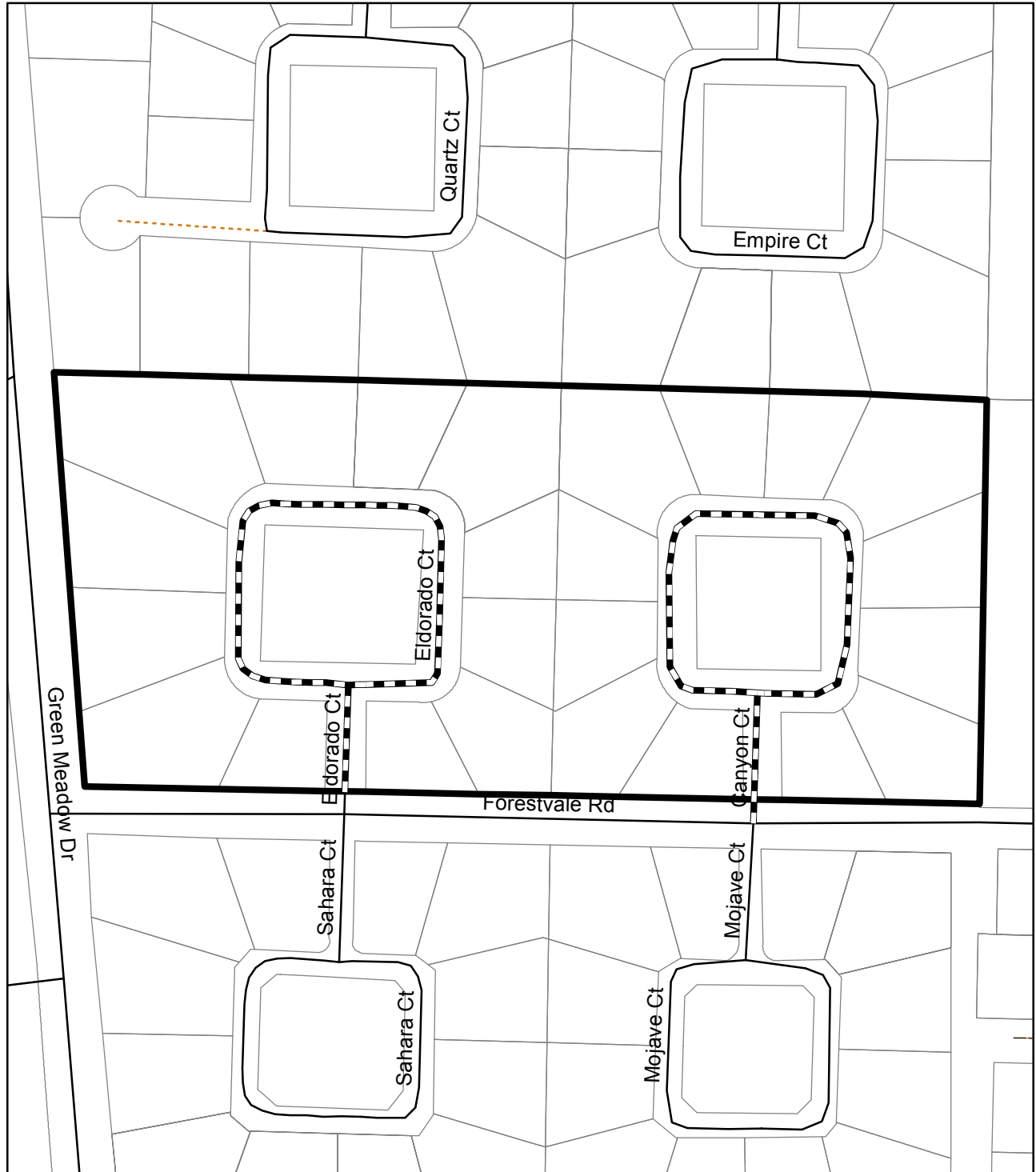
Susan Good Geise, Chairman

ATTEST:


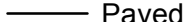




Paulette J. DeHart, Clerk of Board

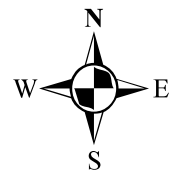
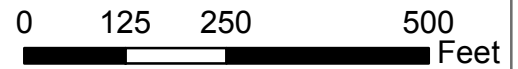
Attachments: Exhibit "A"
Exhibit "B"

Exhibit "A": Camelot Rural Improvement District Boundary



Legend

- | | | | |
|---|--|---|----------|
|  | Camelot RID Boundary |  | Paved |
|  | Roadways to be Improved and Maintained |  | Unpaved |
|  | Parcel Boundaries |  | Driveway |



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 Community Development and Planning Dept.
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Map produced: 5/13/17

Exhibit "B" Camelot RID: Estimated Improvement and Maintenance Costs

Construction		\$16,111.50
Construction Contingency (10%)		1,611.15
		<u>17,722.65</u>
Mobilization, Insurance & Bonding (8%)		\$0.00
Traffic Control (4%)		\$0.00
		<u>17,722.65</u>
Design & Construction Engineering (18%)		0.00
Total Estimated Construction Cost		<u>\$17,722.65</u>
RID Reserve (5%) MCA 7-12-2181 & 7-12-2182		932.77
Total Estimated Loan Amount		<u>\$18,655.42</u>

Value of Loan	\$18,655.42		
Period (years)	10	Total Int	\$4,921.08
Payments per Period	1	Total Princ	<u>\$18,655.42</u>
Interest Rate (7-12-2176)	4.50%	Total	<u>\$23,576.50</u>
Number of Assessments	24		

ANNUAL ESTIMATED IMPROVEMENT ASSESSMENT **\$98.24**

Payment Number	Interest Payment	Principal Payment	Total Payment	Amount Remaining
				18,655.42
1	839.49	1,518.16	2,357.65	17,137.26
2	771.18	1,586.47	2,357.65	15,550.79
3	699.79	1,657.86	2,357.65	13,892.93
4	625.18	1,732.47	2,357.65	12,160.46
5	547.22	1,810.43	2,357.65	10,350.03
6	465.75	1,891.90	2,357.65	8,458.13
7	380.62	1,977.03	2,357.65	6,481.10
8	291.65	2,066.00	2,357.65	4,415.10
9	198.68	2,158.97	2,357.65	2,256.12
10	101.53	2,256.12	2,357.65	0.00
11	0.00	0.00	0.00	0.00
12	0.00	0.00	0.00	0.00
13	0.00	0.00	0.00	0.00
14	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00
Total	<u>\$4,921.08</u>	<u>\$18,655.42</u>	<u>\$23,576.50</u>	

ANNUAL MAINTENANCE			
Chip seal savings			\$2,001.66
Crack sealing			\$250.00
Miscellaneous			\$304.60
Sub Total			\$2,556.26
5% Admin. Fee (not to exceed \$500)			\$127.81
Total Annual Maintenance Fee			\$2,684.07
ESTIMATED ANNUAL MAINTENANCE ASSESSMENT			\$111.84
TOTAL ANNUAL ESTIMATED ASSESSMENT			<u>\$210.07</u>