

RESOLUTION 2017-79

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

WHEREAS, a resolution of intention to create the Camelot Rural Improvement District (the district) was adopted by the Lewis and Clark County Board of Commissioners (Commission) on June 8, 2017, as Resolution 2017-47; and

WHEREAS, legal notice of the passage of Resolution 2017-47 was mailed to property owners and persons with interest in property within the proposed district, and published in the local newspaper in accordance with 7-12-2105 MCA and 7-1-2121 MCA; and

WHEREAS, on July 18, 2017, the Commission held a public hearing and proceeded to hear all protests, comments, and other matters relating to the district, and determined that the boundaries of the district and method of assessment were equitable; and

WHEREAS, all owners of property within the district boundaries have waived the right to protest the creation of an RID for the purpose of improving public streets near and through the subdivision, if such is initiated by Lewis and Clark County, per restrictive covenants of the Camelot Subdivision recorded under Book 110, Pages 521-524 in the Lewis and Clark County Clerk and Recorder's Office; and

WHEREAS, no letters of protest have been received by the County, and it was determined that there was not sufficient protest to bar proceedings as per 7-12-2112 MCA; and

WHEREAS, the designated number of the district is 2017-6; and

WHEREAS, the boundaries of the district and the roads to be maintained are shown on Exhibit "A"; and

WHEREAS, 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, savings contributions toward a future chipseal, crack sealing, and miscellaneous work as needed to adequately maintain and/or improve roadways; and

WHEREAS, the County Engineer or his or her designee 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 designated improvements and maintenance within the district; and



WHEREAS, 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]."

WHEREAS, 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 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".

DATED this 18 day of July, 2017.



LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS

A handwritten signature in black ink, appearing to read "Susan Good Geise", written over a horizontal line.

Susan Good Geise, Chairman

ATTEST:

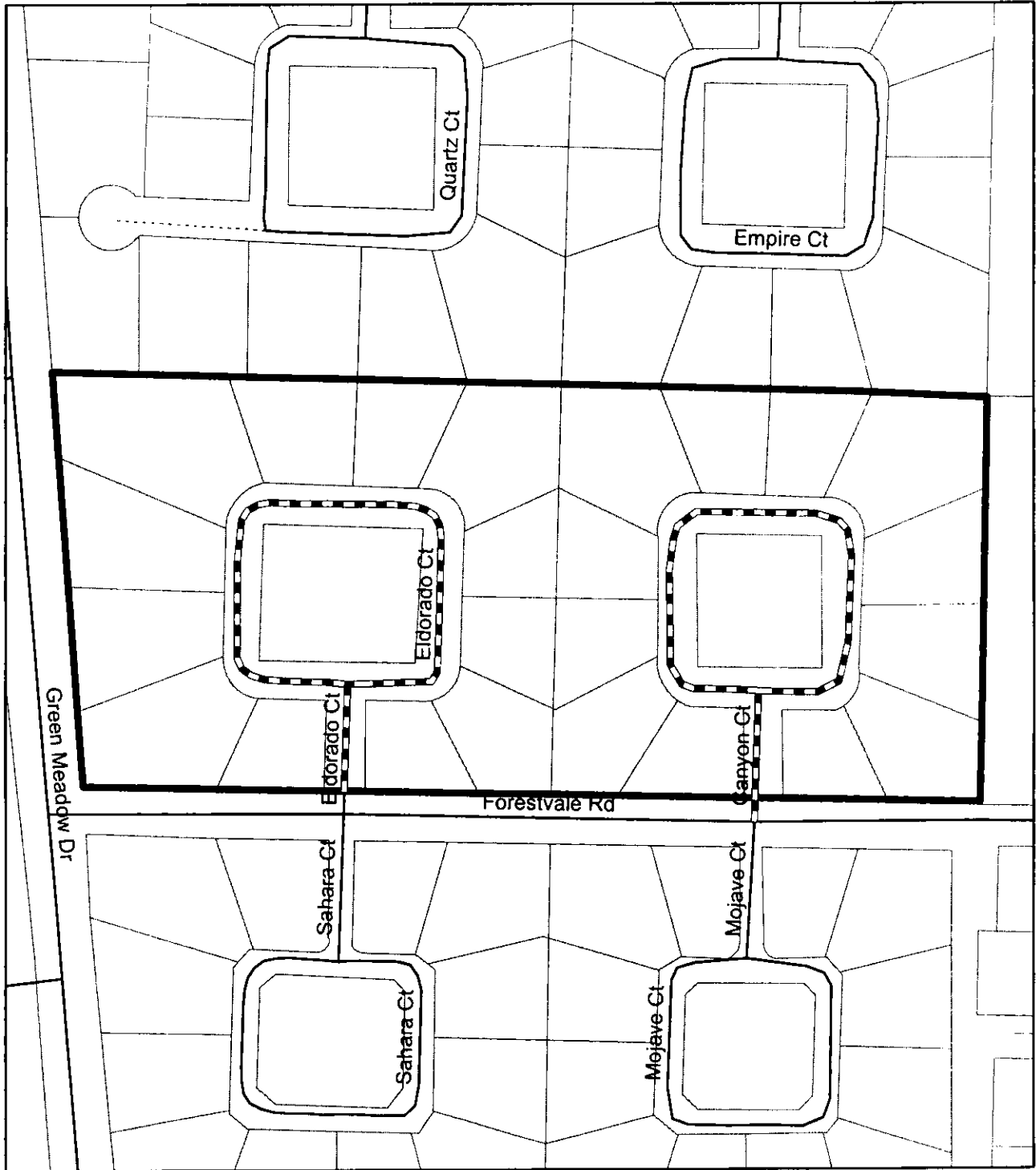
A handwritten signature in black ink, appearing to read "Paulette J. DeHart", written over a horizontal line.

Paulette J. DeHart, Clerk of Board







Attachments: Exhibit "A"
Exhibit "B"

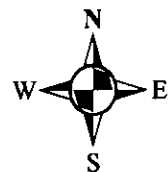
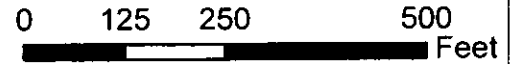
Exhibit "A": Camelot Rural Improvement District Boundary

3308347 B: M53 P: 545 COUNTY
 07/18/2017 03:07:18 PM Page 3 of 5 Fees: \$0.00



Legend

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



Lewis and Clark County
 Community Development and Planning Dept.
 316 N. Park Ave., Rm 230, Helena, MT 59623
 (406) 447-8374 (phone) (406) 447-8398 (fax)
 email: planning@lccountymt.gov

Map produced: 5/13/17

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

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

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