

RESOLUTION 2015-77

RESOLUTION OF INTENTION TO CREATE THE EMERALD RIDGE RURAL IMPROVEMENT DISTRICT NO. 2015-5

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

WHEREAS, a Homeowner's Association for the Emerald Ridge Subdivision and vicinity has requested that the County Commissioners create a Rural Improvement District for the purpose of improving and maintaining public access and County road easements named Emerald Ridge Loop, Topaz Court, Crimson Court, Ruby Court, Gemstone Court, Rio Road, Stoney Drive, Diamond Drive, and Mica Drive, as shown on the attached Exhibit "A"; and

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

- (a) The designated number of the district is 2015-5.
- (b) The boundaries and the roads to be improved and maintained are described on Exhibit "A".
- (c) The general character of improvements includes, but is not limited to:
 1. Chip Seal;
 2. Crack Seal.
- (d) DOWL HKM is the engineer to have charge for the work. The estimated cost for funding said improvements is \$95,000.76, to be funded by a debt service assessment of \$180.95 per parcel per year levied for a period of seven (7) years, as shown on Exhibit "B". All improvement funds collected for the district will be spent solely on road improvements within the proposed district.
- (e) The general character of maintenance includes, but is not limited to:
 1. Street sweeping;
 2. Culvert Cleaning;
 3. Contributions toward a future Chip Seal;
 4. Crack Seal;
 5. Miscellaneous work as necessary to preserve roadways.
- (f) DOWL is the engineer to have charge of the work. The estimated cost for funding said maintenance is \$4,370.94 per year or \$58.28 per parcel per year, as shown on Exhibit "B". All maintenance funds collected for the district will be spent solely on road maintenance within the proposed district.



- (g) 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]."
- (h) 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)."

WHEREAS, owners of property in the proposed district to be assessed for 98.66% of the cost of the proposed program as determined by the method of assessment described in this resolution of intention have waived the right to protest the creation of a Rural Improvement District for the purpose of improving and/or maintaining the roads that access the proposed district including related right-of-way, drainage structures, and traffic control signs, as recorded in Bk-M32 Pg-4715, Bk-M29 Pg-8092, and Bk-M28 Pg-9861;


NOW, THEREFORE, BE IT RESOLVED by the Lewis and Clark County Board of Commissioners that it does hereby establish its intention to create the Emerald Ridge Rural Improvement District No. 2015-5 for the purpose of equitably funding road maintenance and improvements.

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

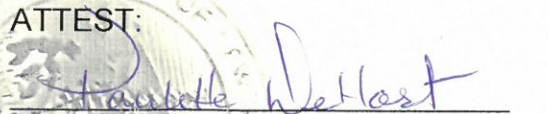
BE IT FURTHER RESOLVED that written protests will be received from persons owning real property within the district for thirty (30) days after the first publication of notice and that said protests must contain the printed landowner name and address as it appears on the last assessment roll.

DATED this 9th day of June, 2015.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS


Andy Hunthausen, Chairman

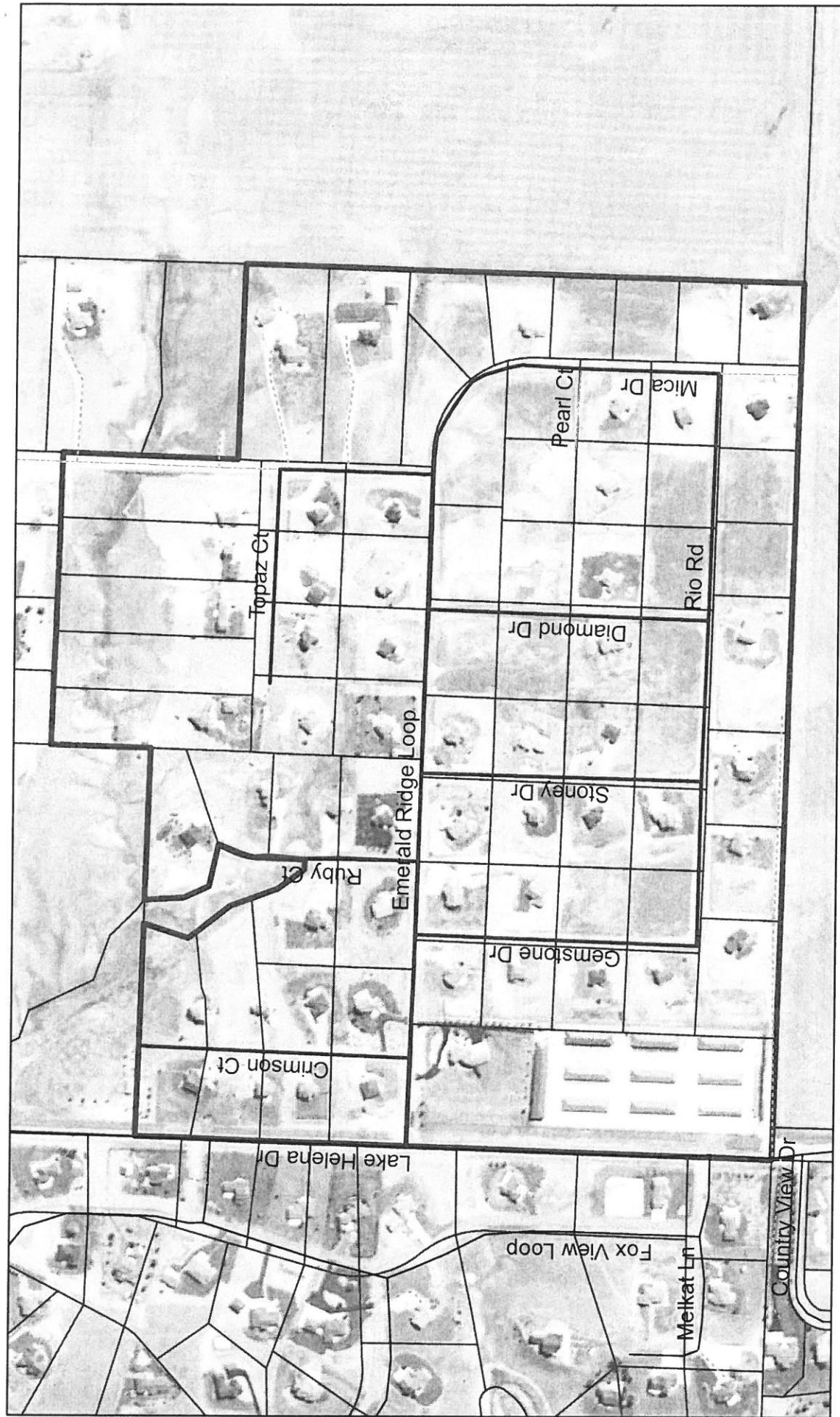
ATTEST:


Paulette J. DeHart, Clerk of the Board




Attachments: Exhibit "A"
Exhibit "B"



Exhibit "A": Emerald Ridge Rural Improvement District Map



Legend

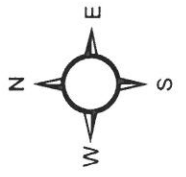
-  Roads Within Scope of Service
-  RID Boundary
-  Parcel Boundaries

0.5 Miles

0.25

0.125

0



Lewis & Clark County
 Community Development and Planning
 316 N Park Ave
 Helena, Montana 59623
 406-447-8375

Exhibit "B": Emerald Ridge Rural Improvement District Cost Estimate

Construction	\$69,067.60
Construction Contingency (10%)	6,906.76
	75,974.36
Mobilization, Insurance & Bonding (8%)	\$0.00
Traffic Control (4%)	\$0.00
	75,974.36
Design & Construction Engineering (18%)	0.00
Total Estimated Construction Cost	\$75,974.36
RID Reserve (5%) MCA 7-12-2181 & 7-12-2182	3,998.65
Total Estimated Loan Amount	\$79,973.01

Value of Loan	\$79,973.01		
Period (years)	7	Total Int	\$15,027.75
Payments per Period	1	Total Princ	<u>\$79,973.01</u>
Interest Rate (7-12-2176)	4.50%	Total	<u>\$95,000.76</u>
Number of Assessments	75		
ANNUAL ESTIMATED IMPROVEMENT ASSESSMENT			<u>\$180.95</u>

Payment Number	Interest Payment	Principal Payment	Total Payment	Amount Remaining
				79,973.01
1	3,598.79	9,972.75	13,571.54	70,000.26
2	3,150.01	10,421.53	13,571.54	59,578.73
3	2,681.04	10,890.49	13,571.54	48,688.24
4	2,190.97	11,380.57	13,571.54	37,307.67
5	1,678.85	11,892.69	13,571.54	25,414.98
6	1,143.67	12,427.86	13,571.54	12,987.12
7	584.42	12,987.12	13,571.54	0.00
8	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	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>\$15,027.75</u>	<u>\$79,973.01</u>	<u>\$95,000.76</u>	

ANNUAL MAINTENANCE

Street Sweeping	\$324.80
Culvert Cleaning	\$60.00
Chip Seal	\$2,958.00
Crack Seal	\$472.00
Miscellaneous	\$348.00
Sub Total	\$4,162.80
5% Admin. Fee (not to exceed \$500)	\$208.14
Total Annual Maintenance Fee	\$4,370.94
Divided by number of lots	\$58.28

TOTAL ANNUAL ESTIMATED ASSESSMENT**\$239.23**