

A RESOLUTION TO CREATE RURAL IMPROVEMENT DISTRICT 2001-8 FOR THE GREEN ACRES MAJOR SUBDIVISION

WHEREAS, the Green Acres Major Subdivision is located in the SW ¼ of Section 11, T10N, R3W; and

WHEREAS, the preliminary plat approval granted by the Board of County Commissioners for the subdivision included at condition that a mechanism for road maintenance be established for the subdivision; and

WHEREAS, a petition has been received from the developer, Andy Skinner, requesting that the Board of County Commissioners create a Rural Improvement District for the Green Acres Major Subdivision, in accordance with the condition of subdivision approval; and

WHEREAS, the developer is the sole owner of the lands to be included in the District, and has also requested that the formal statutory process of public notice, hearing, and period of protest be waived; and

WHEREAS, the Board of County Commissioners has the authority to propose Rural Improvement Districts for the purpose of equitably funding road improvements and/or maintenance, pursuant to Section 7-12-2101, et. seq., MCA.

NOW, THEREFORE, BE IT RESOLVED by the Lewis and Clark County Board of County Commissioners that it does hereby approve the requested creation of the Green Acres Rural Improvement District No. 2001-8 for the purpose of equitably funding road maintenance within said district.

BE IT FURTHER RESOLVED that the district will include all lands anticipated to be developed as Green Acres Major Subdivision, more particularly described on Exhibit "A", attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that the maintenance shall include surface patching, crack sealing, resurfacing, snow plowing, sanding, street sweeping, drainage control, signage, and other maintenance and repair as necessary to preserve the road surfaces. The estimated annual costs for said maintenance are \$7,342, which includes building a reserve for a chipseal resurface application in approximately seven years. The assumptions and cost estimates are described on Exhibit "B", attached hereto and made a part hereof. The maintenance activities shall be administered by the County. The County will serve only to coordinate the necessary work, collect the assessments, and disburse payments for the district; it is anticipated that the maintenance work would be performed by private contractors.

BE IT FURTHER RESOLVED that all properties (excluding roads and park area) within the district would benefit equally and would be assessed a flat fee for the improvements. Each lot of record shall be assessed a flat fee of approximately \$262 per year. All funds collected for the maintenance district shall be spent solely for the road maintenance activities within the proposed district.

BE IT FURTHER RESOLVED that the district shall remain in effect in perpetuity or until such action by the Board of County Commissioners otherwise dissolves the district.

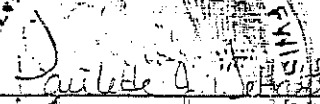


BE IT FURTHER RESOLVED that this resolution shall be effective upon filing of the final plat of the Green Acres Major Subdivision with the County Clerk and Recorder.

DATED this 26 day of June, 2001.

BOARD OF COUNTY COMMISSIONERS
LEWIS AND CLARK COUNTY


Karolin J. Loendorf, Chair

THE SEAL OF LEWIS AND CLARK COUNTY
ATTEST:

Paullette J. DeHart, Clerk of Board
Attachments: Exhibit "A"
Exhibit "B"

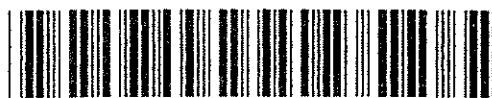
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Lewis & Clark County COUNTY

EXHIBIT "A"

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 WEST, P.M.M., LEWIS AND CLARK COUNTY, MONTANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT, SAID POINT BEARS NORTH 89°57'00" WEST, 2462.50 FEET; THENCE SOUTH 00°03'00" WEST, 30.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE SOUTH 04°59'37" EAST, 776.10 FEET; THENCE SOUTH 89°49'28" WEST, 41.34 FEET; THENCE SOUTH 05°00'29" EAST, 489.54 FEET; THENCE NORTH 89°51'20" WEST, 1466.19 FEET TO A POINT ON THE EASTERLY R.O.W. OF TIZER ROAD; THENCE ALONG SAID R.O.W. NORTH 00°08'29" WEST, 964.86 FEET TO A POINT ON THE SOUTHERLY R.O.W. OF YORK ROAD; THENCE ALONG SAID YORK ROAD R.O.W. LINE NORTH 74°42'57" EAST, 1110.01 FEET; THENCE SOUTH 89°57'51" EAST, 328.87 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 37.969 ACRES, IS SUBJECT TO ALL EXISTING EASEMENTS AND DOCUMENTS, AND IS TO BE KNOWN AND DESIGNATED AS GREEN ACRES SUBDIVISION.



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Lewis & Clark County

COUNTY

EXHIBIT "B"

Assumptions and calculations for road maintenance activities for Green Acres Major Subdivision

Area calculation:

Road 1,400 sf x 24 ft =	33,600 sf
Road 1,300 sf x 32 ft =	41,600 sf
2 Cul-de-sacs 80' diameter =	<u>12,800 sf</u>
Total sq ft =	88,000 sf

Cost calculation for chipseal:

Single shot chipseal application = \$.20/sf	
Total square feet x .20/sf =	\$17,600
(88,000 x .20)	
Plus 10% Contingency	\$ 1,760
Plus 5% Mobilization	\$ 880
Plus 4% Traffic Control	<u>\$ 704</u>
Subtotal =	\$20,944

Plus Engineering @ 18% of Subtotal \$ 3,770

Total Cost = \$24,714

Inflation calculation:

Total Cost inflated by 3% for seven years = \$30,395

Annual revenue needed to apply single shot in 7 years = \$4,342
(30,395 / 7)

Routine maintenance:

Estimate annual revenue needed for snow plowing, sanding, sweeping, sign maintenance, crack sealing, drainage maintenance (culverts), administrative fee (5%), etc. = \$3,000

Total estimated annual revenue for routine maintenance and cash reserve for future work: \$7,342

Assessment calculation:

Annual revenue (7,342) / number of lots (28) = \$262/lot/year



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