

RESOLUTION 2019-82

A RESOLUTION TO CREATE THE HARVEST ACRES MINOR ROAD RURAL IMPROVEMENT DISTRICT NO. 2019-01

WHEREAS, the Board of County Commissioners may order and create a rural improvement district upon the receipt of a petition to create a rural improvement district that contains the consent of all of the property to be included in the District, as per MCA 7-12-2102(2); and

WHEREAS, the attached letter, Exhibit "A", serving as the petition to create a rural improvement district, contains the signature of the sole owners of properties to be included within the District; and

WHEREAS, the subdivision applicant for the proposed Harvest Acres Minor Subdivision was granted preliminary approval on August 3, 2017; and

WHEREAS, the subdivision applicant has requested the creation of a rural improvement district to satisfy Condition of Approval No. 9 for the Harvest Acres Minor Subdivision; and

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

- (a) The designated number of the District is 2019-01.
- (b) The boundaries of the District are shown on Exhibit "B", which encompass the boundaries of the Harvest Acres Minor Subdivision and Tract 8-1-B as shown and described on Document No. 3138446 on file with the Lewis and Clark County Clerk and Recorder.
- (c) Maintenance.
 - i. The general character of maintenance of roadway, stormwater, and mailbox improvements includes, but is not limited to, snow plowing, grading, culvert cleaning, weed spraying, street signs, mailbox replacement, and detention pond maintenance, as detailed on Exhibit "C."
 - ii. Maintenance of roadway, stormwater, and mailbox for the preliminarily approved Harvest Acres Minor Subdivision are within the scope of service for the Harvest Acres Minor RID No. 2019-01.
- (d) The County Engineer, or his designee, is to have charge of the work. The estimated cost for funding said maintenance is \$2021.94 per year, as shown on Exhibit "C", or \$336.99 per parcel per year. All maintenance funds collected for the District will be spent solely on roadway, stormwater, and mailbox 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 [maintenance of improvements]."
- (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 7-21-2151(4)."



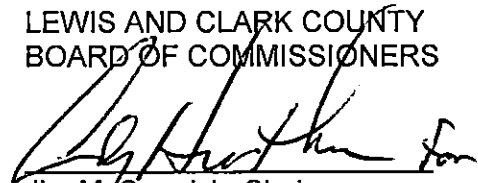
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners,

1. That it does hereby create the Harvest Acres Minor Road Rural Improvement District No. 2019-01 for the purpose of equitably funding road maintenance.
2. That pursuant to MCA 7-12-2108, the contemplated work is of more than local or ordinary public benefit, 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.
3. That the Lewis and Clark County Public Works Department is authorized and responsible for coordinating maintenance as described on Exhibit "C" within the District boundary as shown on Exhibit "B".

INTRODUCED at a Regular meeting of the Board of County Commissioners on August 22, 2019 by Commission Member Susan Good Geise.

PASSED AND APPROVED BY LEWIS AND CLARK Board of County Commissioners on this 22 Day of August, 2019.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS


Jim McCormick, Chair

ATTEST:


Paulette DeHart, Clerk of the Board

Attachment: Exhibits "A", "B", AND "C"



Exhibit "A": RID Request Letter/Petition

October 4, 2017

Matt Heibel, Special Districts Coordinator
Lewis and Clark County Board of County Commissioners
316 N. Park Avenue, Room 345
Helena, MT 59623

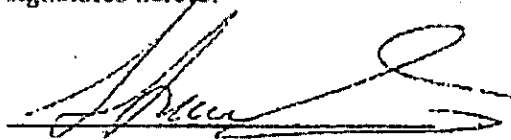
Re: Harvest Acres Subdivision, Final Plat Requirements
Petition to create Rural Improvement District (RID)

Dear Matt:

According to the Lewis and Clark County GIS maps, Harvest Acres currently does not lie within any Special Improvement Districts. Condition of Approval #14 states: *"In cooperation with the County, the Applicant shall create/join a Rural Improvement District(s) and/or Special District(s) to address the maintenance, preservation, and repair of the following: access road across Tract 8-1-B (Doc. No. 3138446); internal access road within the Harvest Acres Subdivision; the fire protection improvements and maintenance for the Harvest Acres Subdivision; stormwater improvements and detention ponds for the Harvest Acres Subdivision; and all common areas/improvements within the Harvest Acres Subdivision."*

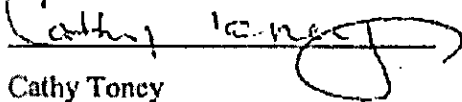
We hereby petition Lewis and Clark County to create a Rural Improvement District for Harvest Acres including Lot 8-1-B COS #3138446 in accordance with MCA Title 7, Chapter 12, Part 21.

County policy requires signatures of 60% of the owners to form an RID or SID. We, Shawn and Cathy Toney are sole owners of the Harvest Acres Estates Subdivision property and Lot 8-1-B COS #3138446, therefore satisfying this requirement with our signatures hereto.



Shawn Toney

Owner



Cathy Toney

Owner

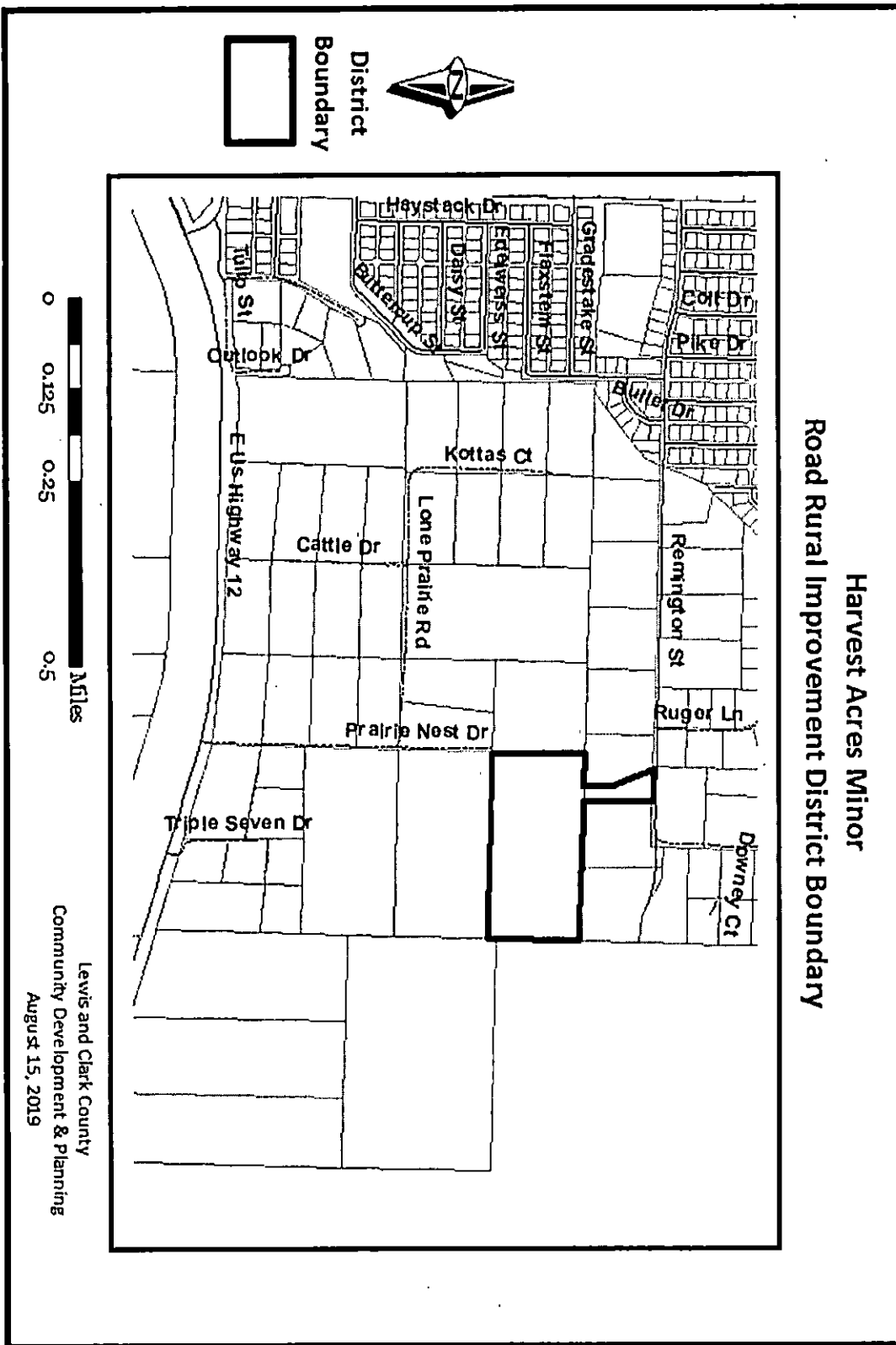


Exhibit "B": Harvest Acres Minor Road Rural Improvement District Boundary

ENGINEER'S ESTIMATE of RID Costs
 Caruso and Associates, Inc.

HARVEST ACRES SUBDIVISION
 ROAD & STORMWATER MAINTENANCE

Date: August 12, 2019

Item	Description	Limits	WIDTH (ft)	LENGTH (ft)	AREA (sq ft)	AREA (sq yd)	Snow Flowing (sq yd)	LS	EA	Miscellaneous - Signs, Weed Spraying, Drainage Gravel	Cost per Lot per Month	Subtotal
(6)	LONG BOY DRIVE	FROM REMINGTON ROAD TO INTERSECTION W/LONGSHOT COURT E-00	30	830	24,900	2,667	2,667			STOP SIGN, DEAD END SIGN, STREET SIGN	\$	
(6)	LONG SHOT COURT	FROM INTERSECTION OF LONGBOY DRIVE E-00	30	530	15,900	1,767	1,767				\$	
TOTALS												
(7)	Local Roads (including culverts)			1,330	30,000	4,434	4,434					
(8)	Mail Boxes (Voting Area)		10	70	1,120	124	124			see below		
(8)	Mail Box Cluster Unit (CBU)								1	see below		
(8)	Stormwater Infrastructure								1	see below		
(8)	Culverts								1	see below		
TOTALS												
(9)	Asphalt Pavement				41,020	4,558	4,558					
(9)	Gravel											

Maintenance Frequency		Subtotal	
CBU replace in 20 years (1/20 per year)			
CBU Culverts every 5 years			
Imped and Clean Stormwater Ponds once per year			
Grade Roads (road grader) every other year			
Flow Roads 4 times per year			

Maintenance Item	Qty	Unit	Times per Year	Cost/Unit	Ext. Cost
Snow Blowing	4,434	SY	4	0.03	\$344.28
Culvert Cleaning	1	EA	0.20	240.00	\$240.00
Road Blowing	4,558	SY	0.5	0.30	\$863.70
Stormwater Maintenance	1	EA	1.00	850.00	\$850.00
Median Culvert Replacement	1	EA	0.05	2,500.00	\$1,250.00
Sign Maintenance	1	LS	0.20	1,700.00	\$340.00
SUBTOTAL					\$1,025.98
5% Administration Fee					\$50.29
PROJECT TOTAL YEARLY COST					\$1,076.27
Cost per Lot per Year					\$
Cost per Lot per Month					\$89.69

* Areas of roadway, easements and amounts to be maintained were supplied by Caruso and Associates.