

**RESOLUTION 2017-73**

**RESOLUTION TO CREATE THE HOLMBERG  
RURAL IMPROVEMENT DISTRICT NO. 2017-4**

WHEREAS, a resolution of intention to create the Holmberg Rural Improvement District (the district) was adopted by the Lewis and Clark County Board of Commissioners (Commission) on May 25, 2017, as Resolution 2016-44; and

WHEREAS, legal notice of the passage of Resolution 2016-44 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 6, 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 and/or maintaining the roads that access the subdivision including related right-of-way, drainage structures, and traffic control signs, per restrictive covenants recorded as Document Nos. 624124 and 594369 in the Lewis and Clark County Clerk and Recorder's Office; and

WHEREAS, one letter of protest has 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 2017-4; and

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

WHEREAS, the general character of maintenance includes, but is not limited to, savings toward future crack seals, millings, and asphalt overlays; and

WHEREAS, DOWL is the engineer to have charge of the work, and the estimated cost for funding said maintenance is \$774,049.00 over 20 years, or \$38,702.45 per year, raised through \$400.00 per benefited property per year, as shown on Exhibit "B". All maintenance funds collected for the district will be spent solely on designated 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 [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 Holmberg Rural Improvement District No. 2017-4 for the purpose of equitably funding road 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 11 day of July, 2017.



ATTEST:

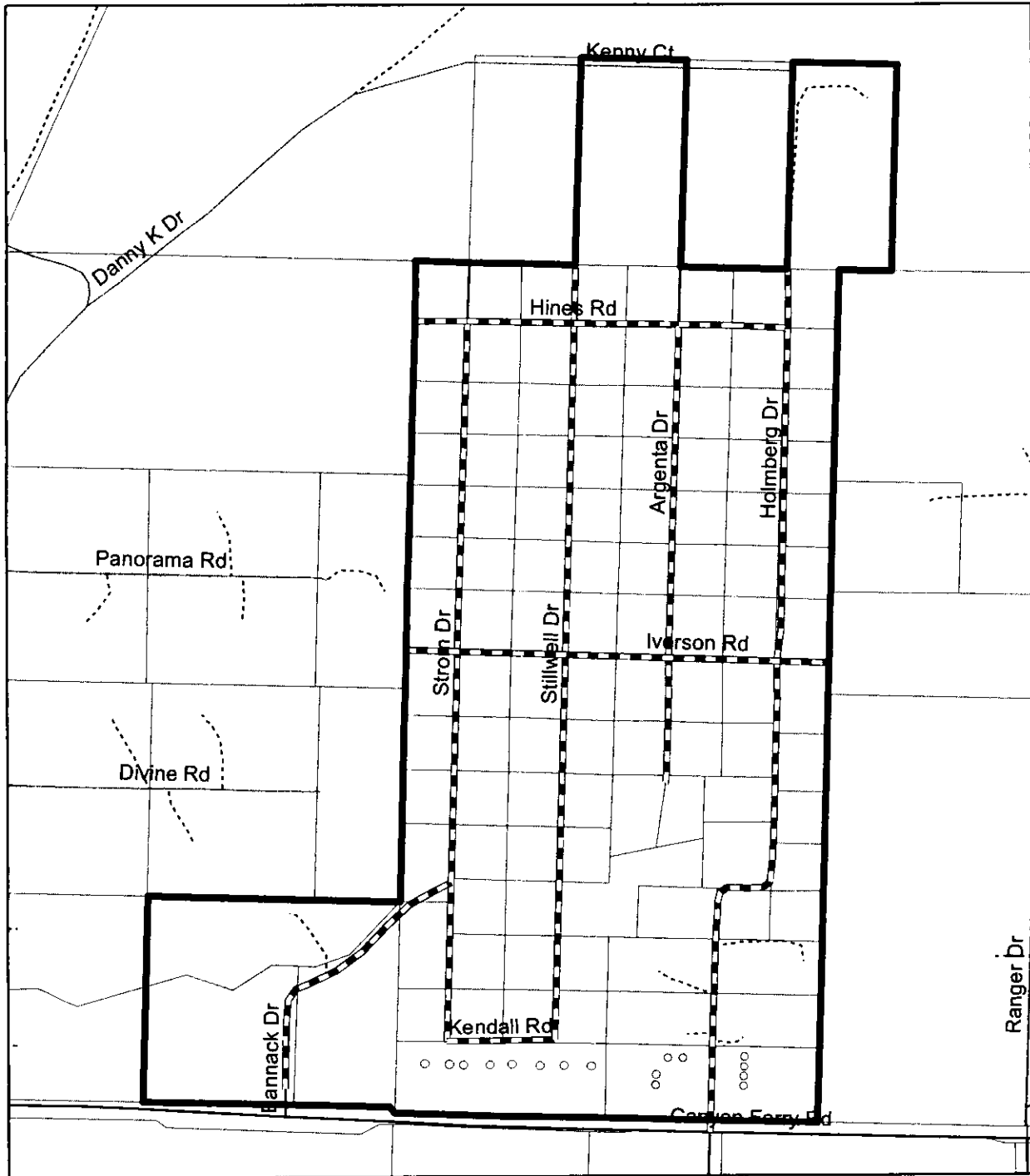
Paulette J. DeHart  
Paulette J. DeHart, Clerk of the Board

LEWIS AND CLARK COUNTY  
BOARD OF COMMISSIONERS

Susan Good Geise  
Susan Good Geise, Chairman

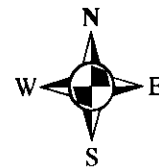
Attachments: Exhibit "A"  
Exhibit "B"

**Exhibit "A": Holmberg Rural Improvement District Boundary**



**Legend**

Holmberg RID Boundary	Unpaved
Roadways to be Maintained	Driveway
Paved	Condos
Parcel Boundaries	



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](mailto:planning@lccountymt.gov)

Map produced: 5/24/17

4-Apr-17

**Exhibit "B": Holmberg Subdivision Proposed RID Valuation**

Subdivision Road Square Yards(SY) = 33,245 (Includes mailbox turnouts)  
 RID Lot Assessment = 125 Lots  
 (Includes 3 Lots on Bannack Dr)

Chip Seal @ \$2.30/SY \$76,464

**2-0" Asphalt Overlay**

Volume Asphalt Mix = 49868 Cubic Feet (CF)  
 Tonnage at 148 #/CF = 3690 Tons  
 Ton Unit Cost Asphalt = \$100 /Ton

**Total Overlay Cost = \$369,020 for ALL Subdivision**

**Driveway Edge Milling (Pre-Overlay Preparation)**

113 Driveways (6' w x 20' L) 1507 (SY) To Prepare for Overlay to Eliminate Creating Lip at Driveways

Milling Unit Cost= \$3.00 /SY

**Total Milling Cost = \$4,520 for ALL Subdivision**

**Crack Sealing (Prior to Chip Seal & Overlays at a Minimum)**

Assume 24' wide per 100' Length of Road 2861 Feet (Subdivision Road Length is Approximately 11,921 feet)

Linear Feet (LF) Unit Cost Crack Sealing = 2.50 /LF

**Total Crack Sealing Cost = \$7,153 for ALL Subdivision**

**20-Year General Road Maintenance Plan**

Does not include quantifying routine pothole repairs, replace damaged signs, cleaning culverts, etc as needed.

Action	Year	RID Year	Cost			
Crack & Chip Seal	2018	1	\$7,153	\$76,464		
Overlay Holmberg Dr. South of Iverson Dr.	2019	2	\$2,500	\$49,240		
	2020	3				
	2021	4				
Crack Seal	2022	5	\$7,153			
	2023	6				
	2024	7				
Crack & Chip Seal	2025	8	\$7,153	\$76,464		
	2026	9				
	2027	10				
	2028	11				
Crack Seal	2029	12	\$7,153			
	2030	13				
	2031	14				
Overlay Whole Subdivision w/ Crack & Chip Seal, Milling	2032	15	\$369,020	\$7,153	\$76,464	\$4,520
	2033	16				
	2034	17				
	2035	18				
	2036	19				
Crack & Chip Seal	2037	20	\$7,153	\$76,464		

(based on 4436 SY/  
1,597 LF road length)

TOTAL 20-Year Plan (Rounded) = \$407,283 \$285,783 \$76,464 \$4,520

= \$774,049

Annual Assessment Per 125 Lots = \$774,049

Contingencies (Unknowns), Inflation, Co. = \$400.00

Administrative Fees, Etc.