

RESOLUTION 2016-101

RESOLUTION TO CREATE THE GARDEN VALLEY RURAL IMPROVEMENT DISTRICT NO. 2016-3

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 owner of property to be included within the district; and

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

- (a) The designated number of the district is 2016-3.
- (b) The boundaries of the district are shown on Exhibit "B".
- (c) The general character of maintenance of Garden Valley Drive, Tiller Court, Sower Court, and Truck Farm Drive includes, but is not limited to, snow plowing, culvert cleaning, crack sealing, savings toward a future chipseal, and miscellaneous work as needed. Maintenance of stormwater improvements and savings toward replacing the mailbox unit is also included. The maintenance of on-site fire protection improvements for the Garden Valley Subdivision is included within the scope of service for the district. However, costs are not included, and the district's maintenance subtotal will need to be adjusted by a resolution levying and assessing the district if this item is to be included in maintenance work.
- (d) DOWL is the engineer to have charge of the work. The estimated cost for funding said maintenance is \$10,748.06 per year, including an administrative fee, as shown on Exhibit "C". Benefited properties of the district will be assessed \$290.49 annually to fund said maintenance. All maintenance funds collected for the district will be spent solely on maintenance activities authorized in this resolution 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 Lewis and Clark County Board of Commissioners, that it does hereby create the Garden Valley Rural Improvement District No. 2016-3.


BE IT FURTHER RESOLVED 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".

DATED this 22 day of November, 2016.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS


Michael Murray, Chairman




Paulette DeHart, Clerk of the Board

Attachments: Exhibit "A", Exhibit "B", and Exhibit "C"

July 15, 2016

RECEIVED

JUL 18 2016

Lewis and Clark County Board of County Commissioners
316 N. Park Avenue, Room 345
Helena, MT 59623

LEWIS & CLARK COUNTY
Community Development & Planning

Re: Garden Valley Subdivision, Final Plat Requirements
Petition to Amend Rural Improvement District (RID)

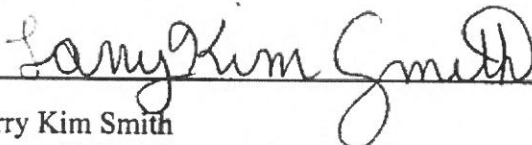
Dear Commissioners:

According to the Lewis and Clark County GIS maps, Garden Valley Subdivision currently lies within the Applegate RID but outside any other RID or SID. It is outside the boundaries of any zoning areas. Condition of Approval #16 states:

"In cooperation with the County, the Applicant shall create a Rural Improvement District(s) and/or Special District(s) to address the maintenance, preservation, and repair of the following: internal access roads within the Garden Valley Subdivision; the fire protection improvements for the Garden Valley Subdivision; stormwater improvements and detention ponds for the Garden Valley Subdivision; and all common areas/improvements within the Garden Valley Subdivision"

Therefore for purposes of maintenance of the internal access roads, the fire protection system, which is currently located in an approved off-site location, and the internal stormwater improvements, including the ponds, and all common areas/improvements within Garden Valley Subdivision, listed in the conditions above, I hereby petition Lewis and Clark County to create a Rural Improvement District in accordance with MCA Title 7, Chapter 12, Part 21.

County policy requires signatures of 60% of the owners to form and RID or SID. I am the sole owner of Garden Valley, therefore satisfying this requirement with my signature hereto.



Larry Kim Smith
Owner, Valley Construction of Helena, LLC

Cc: Ryan Casne, P.E., Casne and Associates, Inc.
Matt Heimel, L&C County Special Districts Coordinator
Lindsay Morgan, L&C County Planner

GARDEN VALLEY ROAD, STORMWATER, FIRE PROTECTION MAINTENANCE

ENGINEER'S ESTIMATE
Casne and Associates, Inc.

Date: July 12, 2016

	Limits	Width FT	Length FT	SF	SY	Chip Seal SY	Snow Plowing SY	Crack Seal LF	LS	EA	Miscellaneous - Signs, Weed Spraying, Drainage, Gravel
(A) Local Roads	All Local Roads in RID	24	5,498	131,952	14,661	14,661	14,661	1,100			
(A) Local Road Culdesacs	in RID			14,476	1,608	1,608	1,608	121			14,581
(G) Mail Box/Bus Turnout	in RID			2,361	262	262	262	20			1,608
(G) Mail Box Cluster Unit	in RID									1	262
(G) Stormwater Infrastructure	in RID								1		
(G) Culverts	in RID									9	
(G) Fire Protection System	located in BBM and FVE but for GV								1		
TOTALS			5,498	148,789	18,531	18,531	18,531	1,241			16,531

CBU replace in 20 years (1/20 per year)
Chip Seal Roadways every 7 years
Clean Culverts every 5 years

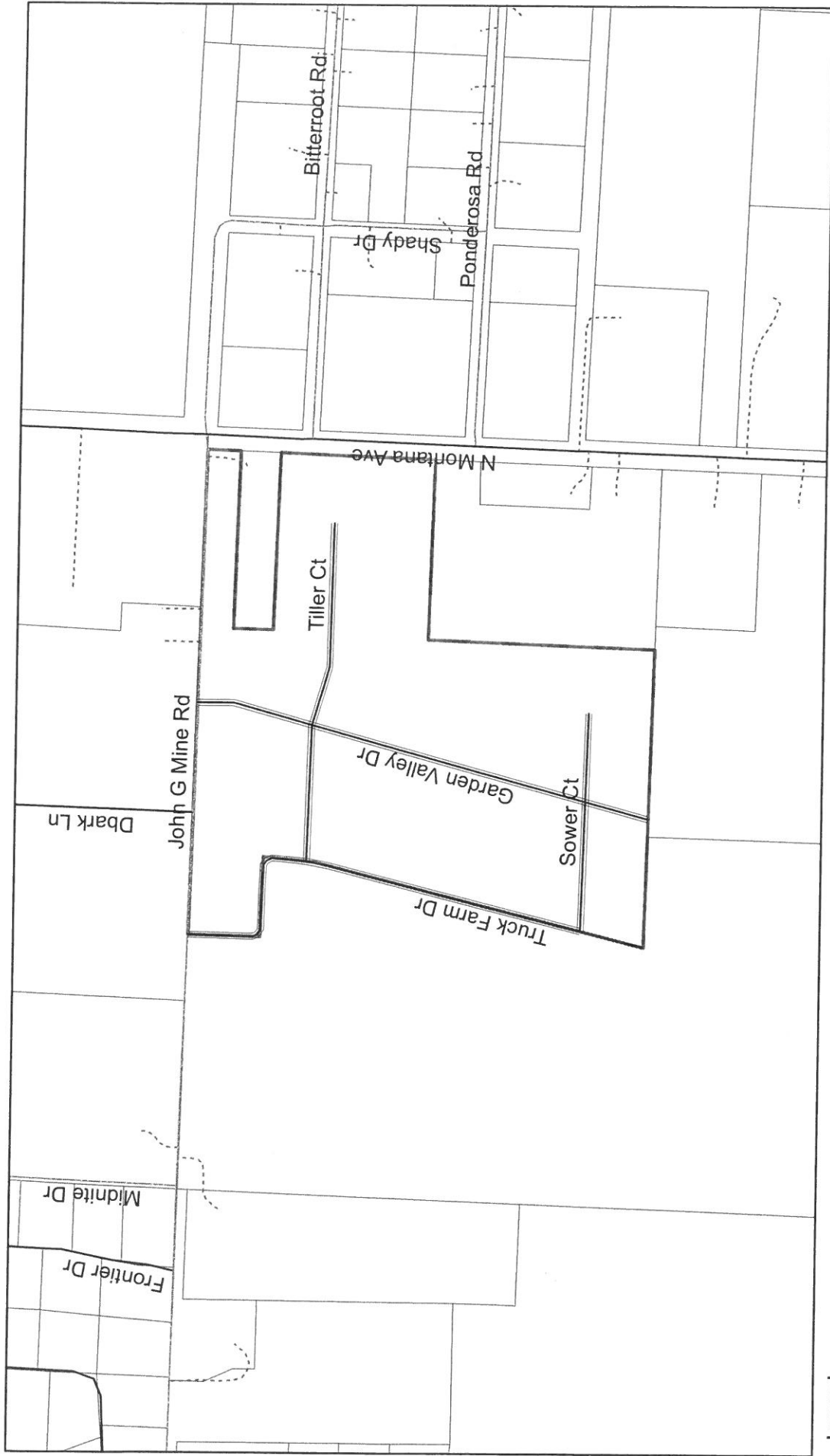
Note: there are 65 parcels in Frontier Village Estates and Buckboard Meadows sharing the maintenance cost of the fire protection system. The total amount for maintenance is \$2749.50 annually. Adding 5% for administration, the total is \$2886.98. This total is now divided among 102 lots with the addition of Garden Valley's lots. \$2886.98/102=\$28.30 per lot

Areas of roadway, easements and turnouts to be maintained were supplied by Casne and Associates.
Cost of Chip Seal based on 2015 Bid to County

	Times per Year				
Snow Plowing	16,531	SY	@	5	\$1,653.10
Culvert Cleaning	9,00	EA	@	0.20	\$540.00
Crack Seal	1,241	LF	@	1	\$2,482.00
Chip Seal Roadways	16,531	SY	@	0.143	\$3,971.41
Misc.	16,531	SY	@	1	\$826.55
Stormwater Maintenance	1	EA	@	1,000	\$500.00
CBU replacement	1	EA	@	0.05	\$275.00
SUBTOTAL					\$10,248.06
5% Administration Fee				5%	\$512.40
Project Total					\$10,760.46
Per lot cost for	37	lots			\$290.82
GRAND TOTAL PER LOT FOR GARDEN VALLEY LOTS					\$28.30

Add the cost per lot for off-site fire protection system

Exhibit "B": Garden Valley Rural Improvement District Map



Legend

- District Roadways
- Paved
- Unpaved
- Driveway
- District Boundary
- Parcel Boundaries

Map Produced: 11/16/16
Community Development and Planning

Exhibit "C" Garden Valley RID Estimated Maintenance Costs

Number of Assessments 37 (See methods of assessment 7-12-2151)

ANNUAL MAINTENANCE			
<u>Description</u>	<u>Frequency</u>		<u>Item Cost</u>
Snow plowing	5 per year		\$1,653.10
Culvert cleaning	Every 5 years		\$540.00
Crack sealing	1 per year		\$2,482.00
Chipseal (savings)	Ever 7 years		\$3,971.41
Miscellaneous	As needed		\$826.55
CBU Replacement (savings)	In 20 years		\$275.00
Stormwater pond maintenance	1 per year		\$500.00
Sub Total			\$10,248.06
5% Admin. Fee (not to exceed \$500)			\$500.00
Total Annual Maintenance Fee			\$10,748.06
Annual Maintenance Assessment Per Benefited Property			\$290.49
[Note: all costs and frequencies are estimates]			