

RESOLUTION 2014-94

**A RESOLUTION LEVYING AND ASSESSING A TAX UPON ALL BENEFITED  
PROPERTY WITHIN THE WHEAT RIDGE ESTATES RURAL IMPROVEMENT  
DISTRICT NO. 2010-1**

WHEREAS, the Board of County Commissioners of Lewis and Clark County (the "County") has properly created a rural special improvement district (the "District") pursuant to Montana Code Annotated, Title 7, Chapter 12, Part 21, as amended (the "Act"), through Resolution No. 2010-317, denominated Rural Improvement District No. 2010-1 (the "District") and undertaken certain local improvements (the "Improvements") to benefited property located therein; and

WHEREAS, Section 7-12-2161, MCA provides that the Board of County Commissioners may, before the first Monday in September of each year, pass and finally adopt a resolution levying and assessing all the property within the district with an amount equal to the whole cost of maintaining, preserving, or repairing the improvements within the district; and

WHEREAS, Resolution 2010-293 provides an equitable method for assessing benefited properties based upon the benefits received; and

WHEREAS, the property owners of lots within the Wheat Ridge Rural Improvement District were notified of the August 12, 2014 public hearing, pursuant to Section 7-12-2159, MCA; and

WHEREAS, the proposed resolution was on file and subject to inspection in the Office of the County Clerk and the Lewis and Clark County Public Library.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lewis and Clark County, that this resolution shall supersede Resolution 2010-317 and shall be levied and assessed upon all benefited properties, within the boundaries of Rural Improvement District No. 2010-1

BE IT FURTHER RESOLVED that an ongoing maintenance assessment shall be levied and assessed until otherwise modified by a resolution passed by the County shall be \$5,100.00 annually or \$150.00 per benefitting lot per year.

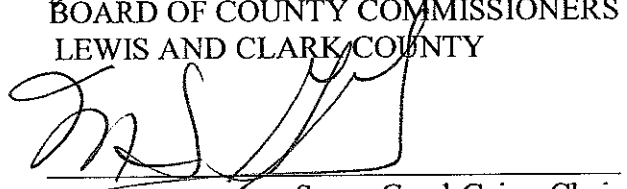
BE IT FURTHER RESOLVED that a description of each parcel of land, the name of each owner, if known, and the amount of each estimated annual assessment is listed on Exhibit "A", attached hereto and made a part thereof.



BE IT FURTHER RESOLVED that the assessment amount contained on attached Exhibit "A" shall be made in two equal payments by the day and month specified on the annual tax notice. Payments made after the specified dates shall be delinquent. Assessment will be placed on tax bills in the next available tax year.



DATED this 12 day of August, 2014

BOARD OF COUNTY COMMISSIONERS  
LEWIS AND CLARK COUNTY

  
\_\_\_\_\_  
Susan Good-Geise, Chair

  
THE ATTEST  
  
\_\_\_\_\_  
Paulette J. DeHart, Clerk of Board

What Ridge Rural Improvement District No. 2010-1

"EXHIBIT A"

Geocode	Property Owner	LegalDesc	Assessment
188936402090000	GLEICH JAMES W & TORI	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 18, COS #30971	\$150.00
188936402370000	HOWES JAMES L & ANNE F	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 4, COS #309715	\$150.00
188936403130000	WHITNEY DAN A & GAIL S	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 29, COS #30971	\$150.00
188936402350000	BAIRD TIMOTHY J & STACY JO	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 5, COS #309715	\$150.00
188936402010000	CLINGAN EDWARD L & YONG CHA	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 22, COS #30971	\$150.00
188936402430000	HAETER FREDERICK A & MELISSA J	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 1, COS #309715	\$150.00
188936402070000	MULDER AL	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 19, COS #30971	\$150.00
188936402050000	KUXHAUS TODD K	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 20, COS #30971	\$150.00
188936403110000	AVILA ALEA C	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 30, COS #30971	\$150.00
188936402190000	ALASTRA JOHN E & HOLLY M HUMPHREY-ALASTRA	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 13, COS #30971	\$150.00
188936402230000	MILLER RENO T & WOODARD DONNA M	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 11, COS #30971	\$150.00
188936402330000	BROPHY MATTHEW T & JANE C	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 6, COS #309715	\$150.00
188936403150000	STAPLEY ROBERT & CHRISTY	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 28, COS #30971	\$150.00
188936403230000	JACKSON JEFFREY G & AMANDA KAY	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 24, COS #30975	\$150.00
188936403030000	FLATOW HENRY K & KIM S	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 34, COS #30971	\$150.00
188936403010000	HABEL RICHARD D & GLENDA V	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 23, COS #30971	\$150.00
188936403070000	PETERSON DAVID L & JEANNIE L	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 32, COS #30971	\$150.00
188936403210000	SLYKER JANE A & CHARLES E	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 25, COS #30971	\$150.00
188936403090000	MCCARTNEY JOHN D & TAMMY J	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 31, COS #30971	\$150.00
188936403190000	JOBES CHRISTOPHER & RACHAEL	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 26, COS #30971	\$150.00
188936403110000	AVILA ALEA C	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 30, COS #30971	\$150.00
188936403170000	BURTON KEVIN H & JENNIFER L	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 27, COS #30975	\$150.00
188936402250000	CLAY SANDRA MARIE & JOHN	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 10, COS #30971	\$150.00
188936403050000	HAVENS ROBERT D & RANDI R	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 33, COS #30971	\$150.00
188936402030000	NUNN DAVID E & ANGELA C	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 21, COS #30971	\$150.00
188936402390000	HEFFELFINGER SHERI S	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 3, COS #309715	\$150.00
188936402410000	THOMAS WILLIAM MICHAEL & PATRICIA ANN	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 2, COS #309715	\$150.00
188936402310000	FENHAUS JASON E & CHERYL M	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 7, COS #309715	\$150.00
188936402290000	CRUICKSHANK GEORGE F & JEAN E	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 8, COS #309715	\$150.00
188936402270000	GASSETT KLINTON H & KERRY M	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 9, COS #309715	\$150.00
188936402150000	SCHERER KEVIN B & SANDRA J MOISEY	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 15, COS #30971	\$150.00
188936402210000	JACKSON JONATHAN R & PAMELA S	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 12, COS #30971	\$150.00
188936402170000	COPENHAVER CASEY & AMY	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 14, COS #30971	\$150.00
188936402130000	HODIK CHRIS & MCMAHON JENNIE	WHEAT RIDGE ESTATES, S36, T10 N, R02 W, Lot 16, COS #30971	\$150.00

Total:

\$5,100.00

What Ridge Rural Improvement District No. 2010-1

File: H:\P\_L\_SHARE\Special Districts\Rural Improvement District\Current Districts\Wheat Ridge RID\MH Documents\Property List\Wheat Ridge Spreadsheet

"EXHIBIT A"

Annual Assessment Estimate Allocation
WHEAT RIDGE I ESTATES RID

Number of Assessments                      34

<b>ANNUAL MAINTENANCE</b>			
Snow Plowing			\$600.00
Radius Repair			\$0.00
Mailbox			\$0.00
Chip Seal or Other Major Maintenance Reserve Fund			\$3,757.00
Miscellaneous Maintenance			\$500.00
Sub Total			\$4,857.00
5% Admin. Fee (not to exceed \$500)			\$242.85
Total Annual Maintenance Fee			\$5,099.85
Divided by number of lots			\$150.00
<b>TOTAL ANNUAL ESTIMATED ASSESSMENT</b>			<b>\$150.00</b>

Matt Heimel  
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# Lewis and Clark County

## Planning and Community Development Department

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Date: August 12, 2014

TO: Board of County Commissioners and Eric Bryson

FROM: Matt Heimel, Special Districts Planner

RE: Wheat Ridge Estates RID Rate Resolution

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**Background Information:**

The Wheat Ridge Estates Rural Improvement District was created in 2010 for general improvements, road maintenance, repair, and preservation. Each lot within the District is currently assessed \$400.34 annually per lot. On June 12<sup>th</sup>, 2014, the County received a request for Wheat Ridge Estates asking the assessment to be decreased to \$150.00 annually per lot.

The draft Resolution before you reflects this request. This process requires notice and a public hearing. Today, August 12, is the public hearing on the draft resolution as proposed by staff.

**BoCC Options:**

- ⊙ No public testimony against the proposed option,
  - Approve Draft Resolution
    - Motion to approve Resolution .... and authorize chair to sign.
- ⊙ Public testimony opposed to proposed option
  - Table decision on Draft Resolution
  - Deny Draft Resolution
    - Provide direction to staff if more information or other action is required