

RESOLUTION 2025 - 50

RESOLUTION OF INTENTION TO CREATE THE NORTH HILLS RURAL IMPROVEMENT DISTRICT, NO. 2025-3

WHEREAS, the Lewis and Clark County Board of Commissioners may order and create a Rural Improvement District (RID) whenever the public interest or convenience may require, Section 7-12-2102, MCA; and

WHEREAS, it is the policy of the Board to follow public process for creating an RID when a petition has been received to create an RID; and

WHEREAS, a petition for the North Hills Rural Improvement District, No. 2025-3 (the District), was submitted April 18, 2025, for the purpose of funding improvements and maintenance on No Creek Court (Glass Drive to eastern terminus), Sleeping Giant View Drive (No Creek Court to northern terminus), Pond Court (Sleeping Giant View Drive to northern terminus), and Snowdrift Road (Sleeping Giant View Drive to Collins Drive); and

WHEREAS, the petition was signed by 53% of owners of benefited lots within the District boundary; and

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

- (a) The designated number of the District is 2025-3.
- (b) The benefited properties to be included in the District are listed in the petition, Exhibit "A". The roads proposed for improvement and the boundary of the District are shown on Exhibit "B".
- (c) The County Engineer or a designee will have charge of the work. The general character of improvements includes drainage remediation, including the addition of culverts and gravel fill, and the addition of gravel surfacing throughout the road network. The estimated cost for improvements total \$87,429.00, and will be paid with a fifteen (15) year debt service, with \$220.00 assessed annually to each benefited property. Improvement costs are detailed in Exhibit "C".
- (d) The general character of maintenance includes, but is not limited to, snow plowing, sanding, grading, material maintenance, drainage maintenance, signage, and other items as needed to preserve the road improvements. Funding of annual maintenance is estimated to total \$13,694.00. Each benefited property is estimated to be assessed \$334.00, annually. Maintenance costs are detailed in Exhibit "D".
- (e) Loan information for the fifteen (15) year debt service as well as a summary of estimated annual costs are detailed in Exhibit "E".
- (f) Costs shall be assessed equally, as described in Section 7-12-2151(1)(d), MCA.
- (g) Pursuant to Section 7-12-2103(2)(f), MCA, if an increase in the number of benefited lots, tracts, or parcels within the boundaries of the District occurs during the term of bonded indebtedness, the assessment per lot, tract, or parcel then in the district will be recalculated.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners does hereby establish its intention to create the North Hills Rural Improvement District, No. 2025-3, for the purpose of equitably funding improvements and maintenance on No Creek Court, Sleeping Giant View Drive, Pond Court, and Snowdrift Road.



BE IT FURTHER RESOLVED that the Lewis and Clark County Public Works Department is authorized and responsible for coordinating proposed improvements and maintenance for roadways within the District.


BE IT FURTHER RESOLVED that written protests will be received from persons owning real property within the proposed district for thirty (30) days after the first publication of notice, and that said protests must contain the printed landowner's name and address as it appears on the last assessment roll.

DATED this 26 day of June, 2025.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS


Candace Payne, Chair

ATTEST:


Amy Reeves, Clerk of the Board

Attachments:

- Exhibit "A"
- Exhibit "B"
- Exhibit "C"
- Exhibit "D"
- Exhibit "E"



Exhibit "A": Property Owners

PETITION TO CREATE THE NORTH HILLS RURAL IMPROVEMENT DISTRICT

Petition Circulation Date: November 12, 2024

We, the undersigned, owners of real property within the proposed North Hills Rural Improvement District (the "Proposed District"), located in Lewis and Clark County, Montana, do hereby petition the Board of County Commissioners to create the Proposed District for the purpose of improving and maintaining No Creek Court (Glass Drive to eastern terminus), Sleeping Giant View Drive (No Creek Court to northern terminus), Pond Court (Sleeping Giant View Drive to northern terminus), and Snowdrift Road (Sleeping Giant View Drive to Collins Drive) as authorized by MCA §7-12-2101, et. seq., and acknowledge that the above roads have been in common and undisputed use by the public for a period of not less than five years.

A property owner list requiring at least 20% of the listed owners' signatures is attached as Exhibit "A", and the boundaries of the Proposed District are shown on the attached Exhibit "B".

Improvements to be funded by the Proposed District include utility locates; drainage remediation, including the addition of culverts and gravel fill, and the addition of gravel surfacing as possible throughout the road network. Financing of improvements is estimated to total \$87,429.00 and each benefited property is proposed to be levied a 15-year debt service assessment of \$251.00, annually. Maintenance activities funded by the Proposed District include snow plowing, sanding, grading, material maintenance, drainage maintenance, signage, and other items as needed to preserve the road improvements. Funding of annual maintenance is estimated to total \$13,680 and each benefited property is proposed to be levied an ongoing maintenance assessment of \$380.00, annually. This annual maintenance assessment will be evaluated each year and adjusted for inflation or maintenance needs as necessary. Any change in the assessment rate will result in written legal notice and the opportunity for comment during public hearing. The combined annual improvement and maintenance assessment estimate for each benefited property is \$631.00. Once the improvement debt service is paid, the annual assessment will drop to the maintenance cost only. Costs for improvements and maintenance are detailed in the attached Exhibits "C" and "D", respectively. Estimated annual assessments and loan information are detailed in the attached Exhibit "E".

If the Proposed District is created, the existing North Hills RID, created in 2004, will be dissolved after notice is sent to all current benefiting properties. Dissolution of the existing North Hills RID will only occur after the successful creation of the Proposed District or after September 1, 2025.

This petition is being circulated in accordance with the Lewis and Clark County Rural Improvement District Policies and Procedures manual which is available for inspection at the Public Works Department, 3402 Cooney Drive, Helena, Montana. Details, boundaries of the district, and benefited properties are ultimately the decision of the Board of County Commissioners. The details, boundaries, and benefited properties on this petition may be changed when resolutions establishing the district are considered, also resulting in increased or decreased estimated assessments. The final special assessment per lot may change due to a review of assessable lots by the Lewis and Clark County Property Tax Department.

It is anticipated the Proposed District will be administered by the County and the County will serve to coordinate the necessary work, collect the assessments, and disburse payments for the district. It is anticipated a private contractor would perform the improvements and maintenance. Lewis and Clark County, by action of the Board in creating the Proposed District, does not assume financial responsibility for the maintenance or improvement financed by the Proposed District.

Exhibit "A": Property Owners

If the County Commission adopts a resolution of intention to create the district upon receipt of this petition, affected property owners will receive mailed notification prior to a public hearing on a resolution to create the district with sufficient time to provide comments in support or in protest.

No.	Geocode	Annual Improvement Estimate (15 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Printed Name	Signature	Date of Signing
1	05-1995-04-4-01-30-0000	\$251.00	\$380.00	6400 Sleeping Giant View Dr Helena, MT 59602	John & Rachel Nolan	Rachel Nolan	21 Jan 25
2	05-1995-09-2-01-27-0000	\$251.00	\$380.00	1890 No Creek Ct Helena MT 59602	Justin & Takers LeBrun	Justin LeBrun	1/21/25
3	05-1995-04-1-01-39-0000	\$251.00	\$380.00	6650 Sleeping Giant View Helena, MT 59602	Scott Oyler	Scott Oyler	1/21/25
4	05-1995-04-1-01-30-0000	\$251.00	\$380.00	6077 Sleeping Giant View	Lauri Tranter	Lauri Tranter	1/21/25
5	05-1995-04-1-01-25-0000	\$251.00	\$380.00	6635 SLEEPING GIANT VIEW DR	ROBERT CYPERS	Robert Cypers	1/22/25
6	05-1995-04-1-01-20-0000	\$251.00	\$380.00	6670 Sleeping Giant View	Joel Bachofer	Joel Bachofer	1/22/25
7	05-1995-09-1-01-05-0000	\$251.00	\$380.00	2075 No Creek Ct 59602	Gilbert Silva	Gilbert Silva	1/22/25
8	05-1995-09-2-01-15-0000	\$251.00	\$380.00	1955 NO CREEK CT	Jo Anne Heffernan	Jo Anne Heffernan	1/22/25
9	05-1995-09-2-01-20-0000	\$251.00	\$380.00	1950 NO CREEK CT	Glenn Litner	Glenn Litner	1/22/25
10	05-1995-09-1-01-01-0000	\$251.00	\$380.00	2025 No Creek Ct	Kevin Sandoval	Kevin Sandoval	1/22/25
11	05-1995-09-1-01-13-0000	\$251.00	\$380.00	2135 NO CREEK	Jonathan Dinn	Jonathan Dinn	1/22/25

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1	05-1995-09-1-01-35-0000	\$251.00	\$380.00	6285 Sleeping Giant Tr. Helena	Wendy CHADLER	Wendy Chadler	1/29/25
2	05-1995-09-1-01-30-0000	\$251.00	\$380.00	2070 NO CREEK Helena, MT	MIKE BAKER	Mike Baker	1-5-25
3	05-1995-09-2-01-05-0000 also has another property on No Creek	\$251.00	\$380.00	1885 No Creek	David Clemens	David Clemens	2-5-25
4	05-1995-09-2-01-30-0000	\$251.00	\$380.00	6210 Sleeping Giant Vw Dr	Barbara S Post	Barbara S Post	2-11-25
5	05-1995-09-2-01-10-0000 05-1995-09-2-01-13-0000	\$251.00	\$380.00		David Clemens		
6		\$251.00	\$380.00				
7		\$251.00	\$380.00				
8		\$251.00	\$380.00				
9		\$251.00	\$380.00				
10		\$251.00	\$380.00				
11		\$251.00	\$380.00				

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12	05-1995-04-4-01 10-0000	\$251.00	\$380.00	6395 Sleeping Giant View	Catherine Pivogor	Catherine Pivogor	1/22/25
13	05-1995-09-2-01 01-25-0000	\$251.00	\$380.00	1110 McCrack Ct	Steven Noyes	Steven Noyes	1/22/25
② 14	05-1995-04-3-01 25-0000 AND 05-1995-04-4-01-01 0000	\$251.00	\$380.00	6470 Pond Ct	Tobin Johnson	Tobin Johnson	3/7/25
15	05-1995-04-3-01 -20-0000	\$251.00	\$380.00	6455 Pond Ct	Heidi Spritzer	Heidi Spritzer	7 Mar 2025
16	05-1995-09-1-01 32-0000	\$251.00	\$380.00	6295 SLEEPING GIANT VIEW DR	PAUL ABRAHAMSON	Paul Abrahamson	03/12/25
17	05-1995-04-3-01 -01-05-0000	\$251.00	\$380.00	6380 Pond Ct	Karen Timmerman	Karen K. Timmerman	04/17/25
18		\$251.00	\$380.00				
19		\$251.00	\$380.00				
20		\$251.00	\$380.00				
21		\$251.00	\$380.00				
22		\$251.00	\$380.00				

Exhibit "A": Property Owners

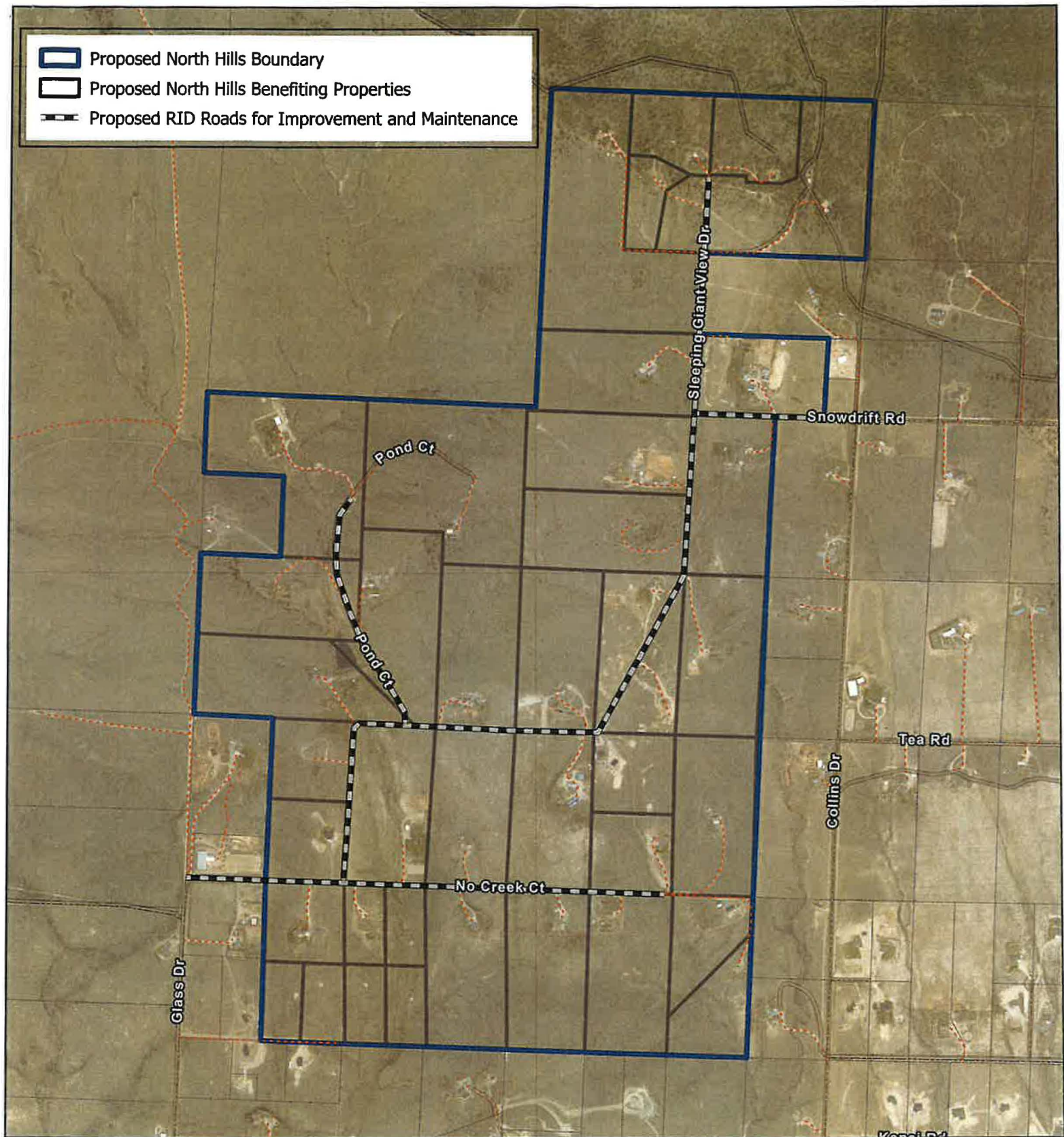
If the County Commission adopts a resolution of intention to create the district upon receipt of this petition, affected property owners will receive mailed notification prior to a public hearing on a resolution to create the district with sufficient time to provide comments in support or in protest.

No.	Geocode	Annual Improvement Estimate (15 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Printed Name	Signature	Date of Signing
23		\$251.00	\$380.00				
24		\$251.00	\$380.00				
25		\$251.00	\$380.00				
26		\$251.00	\$380.00				
27		\$251.00	\$380.00				
28		\$251.00	\$380.00				
29		\$251.00	\$380.00				
30		\$251.00	\$380.00				
31		\$251.00	\$380.00				
32		\$251.00	\$380.00				
33		\$251.00	\$380.00				

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No.	Geocode	Annual Improvement Estimate (15 years)	Annual RID Maintenance Estimate	Address, City, State, Zip	Printed Name	Signature	Date of Signing
34		\$251.00	\$380.00				
35		\$251.00	\$380.00				
36		\$251.00	\$380.00				



Proposed North Hills Rural Improvement District
Exhibit "B"

0 0.25 0.5 Miles



EXHIBIT

C

LEWIS AND CLARK COUNTY PUBLIC WORKS DEPARTMENT ESTIMATE

PROJECT: Sleeping Giant View
PROJECT DESCRIPTION: Gravel Improvement
PREPARED BY: Calob Marquis
DATE: 6/9/2025

Road Name	Description of Limits	Width (ft)	Length (ft)	Area (sq ft)	Area (sq yd)	Crushed Top Surfacing 4" (cu yd)	Locate Utilities	Pit Run (cu yd)	Drainage (ft)
No Creek Ct	Glass Dr to E Terminus	24	3913	93,912	10,435	1,391		2	78
Sleeping Giant View	No Creek Cr to N Terminus	24	7928	190,272	21,141	2,819		3	144
Pond Ct	Sleeping Giant to N Terminus	24	2029	48,696	5,411	721		2	78
Snowdrift Rd	Sleeping Giant to Collins Dr	24	1,355	32,520	3,613	482		1	56
TOTALS			15,225	365,400	40,600	5,413		8	356

Item	Total	Unit	Cost/Unit	Total Cost
Crushed Top Surfacing	5,413	cu yd	\$ 36.00	\$ -
Utility Locates	8	each	\$ 800.00	\$ 6,400.00
Pit Run	356	cu yd	\$ 32.00	\$ 11,392.00
Drainage	30,450	ft	\$ 1.80	\$ 54,810.00
CONSTRUCTION TOTAL				\$ 72,602.00
Contingency			10%	\$ 7,260.20
Subtotal				\$ 79,862.20
Traffic Analysis				\$ -
Mobilization, Bonding & Insurance			4%	\$ 3,194.49
Traffic Control			0%	\$ -
Subtotal				\$ 83,056.69
Design & Construction Engineering			18%	\$ -
PROJECT TOTAL				\$83,056.69

Exhibit D

LEWIS AND CLARK COUNTY
PUBLIC WORKS DEPARTMENT

MAINTENANCE AND ASSESSMENT SCHEDULE

RID NAME: North Hills

RID FUND #: 441
 PREPARED BY: Calob Marquis
 DATE: 6/9/2025
 BENEFITING PROPERTIES: 41
 YEAR CREATED: 2004

AVERAGE ASSESSMENT PER PROPERTY : \$ -
 CURRENT TOTAL ANNUAL ASSESSMENT: \$ -
PROPOSED ASSESSMENT: \$ 334.00
PROPOSED TOTAL ANNUAL ASSESSMENT: \$ 13,694.00

RID DESCRIPTION:

Road	Description of Limits	Surface	Length (ft)	Width (ft)	Area (sq ft)	Area (sq yd)
No Creek Ct	From Glass Dr to East Terminus	Gravel	3913	24	93912	10435
Sleeping Giant View	From No Creek Ct to N Terminus	Gravel	7928	24	190272	21141
Pond Ct	From Sleeping Giant to N Terminus	Gravel	2029	24	48696	5411
Snowdrift Rd	From Sleeping Giant to Collins Dr	Gravel	1355	24	32520	3613
TOTALS			15225	24	365400	40600

YEARLY MAINTENANCE:

Item	Description	Frequency/Year	Quantity	Units	Unit Price	Total Cost
1	Plowing/Sanding	2	40600	sq yd	\$ 0.04	\$ 3,085.60
2	Grading	0.5	15225	sq yd	\$ 1.09	\$ 8,297.63
3	Misc. (Signs, culverts, etc.)	0.25	40600	sq yd	\$ 0.05	\$ 507.50
						\$ 11,890.73

COMMENTS:

Inflation on construction costs based on: 2.50% per year
 Cash on Hand at End of FY: \$ -
 Last Assessment: 2004

FISCAL YEAR	ASSESSMENT	TOTAL ANNUAL ASSESSMENT	BALANCE & CASH ON HAND	CONSTRUCTION COST	MAINTENANCE (W/ INFLATION)	ADMIN	FUTURE MAINTENANCE
2024	\$ -	\$ -	\$ -			\$ -	
2025	\$ 334.00	\$ 13,694.00	\$ 1,303.28		\$ 11,890.73	\$ 500.00	
2026	\$ 334.00	\$ 13,694.00	\$ 2,309.28		\$ 12,187.99	\$ 500.00	
2027	\$ 334.00	\$ 13,694.00	\$ 3,010.59		\$ 12,492.69	\$ 500.00	
2028	\$ 334.00	\$ 13,694.00	\$ 3,399.58		\$ 12,805.01	\$ 500.00	
2029	\$ 334.00	\$ 13,694.00	\$ 3,468.44		\$ 13,125.14	\$ 500.00	
2030	\$ 334.00	\$ 13,694.00	\$ 3,209.18		\$ 13,453.26	\$ 500.00	
2031	\$ 334.00	\$ 13,694.00	\$ 2,613.58		\$ 13,789.60	\$ 500.00	
2032	\$ 334.00	\$ 13,694.00	\$ 1,673.25		\$ 14,134.34	\$ 500.00	
2033	\$ 334.00	\$ 13,694.00	\$ 379.55		\$ 14,487.69	\$ 500.00	
2034	\$ 334.00	\$ 13,694.00	\$ (1,276.33)		\$ 14,849.89	\$ 500.00	
2035	\$ 334.00	\$ 13,694.00	\$ (3,303.46)		\$ 15,221.13	\$ 500.00	
2036	\$ 334.00	\$ 13,694.00	\$ (5,711.13)		\$ 15,601.66	\$ 500.00	
2037	\$ 334.00	\$ 13,694.00	\$ (8,508.83)		\$ 15,991.70	\$ 500.00	
2038	\$ 334.00	\$ 13,694.00	\$ (11,706.33)		\$ 16,391.50	\$ 500.00	
2039	\$ 334.00	\$ 13,694.00	\$ (15,313.61)		\$ 16,801.28	\$ 500.00	
2040	\$ 334.00	\$ 13,694.00	\$ (19,340.92)		\$ 17,221.32	\$ 500.00	
2041	\$ 334.00	\$ 13,694.00	\$ (23,798.77)		\$ 17,651.85	\$ 500.00	
2042	\$ 334.00	\$ 13,694.00	\$ (28,697.92)		\$ 18,093.14	\$ 500.00	
2043	\$ 334.00	\$ 13,694.00	\$ (34,049.39)		\$ 18,545.47	\$ 500.00	
2044	\$ 334.00	\$ 13,694.00	\$ (39,864.50)		\$ 19,009.11	\$ 500.00	

Exhibit "E" Estimated Improvement and Maintenance Assessments for North Hills RID

Construction		\$ 72,602.00
Contingency	10%	\$ 7,260.20
		\$ 79,862.20
Mobilization, Insurance & Bonding	4%	\$ 3,194.49
Traffic Control	0%	\$ -
		\$ 83,056.69
Design & Construction Engineering	0%	\$ -
Total Estimated Construction Cost		\$ 83,056.69
RID Reserve (5%) MCA 7-12-2181 & 7-12-2182		\$ 4,371.40
Total Estimated Loan Amount		\$ 87,428.09

Value of Loan	\$87,428.09		
Period (years)	15	Total Int	\$47,599.48
Payments per Period	1	Total Princ	<u>\$87,428.09</u>
Interest Rate (7-12-2176)	6.00%	Total	<u>\$135,027.57</u>
Number of Assessments	41		

ANNUAL ESTIMATED IMPROVEMENT ASSESSMENT **\$219.56**

Payment Number	Interest Payment	Principal Payment	Total Payment	Amount Remaining
				87,428.09
1	5,245.69	3,756.15	9,001.84	83,671.94
2	5,020.32	3,981.52	9,001.84	79,690.42
3	4,781.43	4,220.41	9,001.84	75,470.01
4	4,528.20	4,473.64	9,001.84	70,996.37
5	4,259.78	4,742.06	9,001.84	66,254.31
6	3,975.26	5,026.58	9,001.84	61,227.73
7	3,673.66	5,328.17	9,001.84	55,899.56
8	3,353.97	5,647.86	9,001.84	50,251.69
9	3,015.10	5,986.74	9,001.84	44,264.96
10	2,655.90	6,345.94	9,001.84	37,919.02
11	2,275.14	6,726.70	9,001.84	31,192.32
12	1,871.54	7,130.30	9,001.84	24,062.02
13	1,443.72	7,558.12	9,001.84	16,503.90
14	990.23	8,011.60	9,001.84	8,492.30
15	509.54	8,492.30	9,001.84	0.00
Total	\$47,599.48	\$87,428.09	\$135,027.57	

ANNUAL MAINTENANCE		times per year	
Plowing/Sanding		2	\$3,085.60
Grading		0.5	\$8,297.63
Material Maintenance		1	\$1,303.27
Culvert Maintenance, Misc.		1	\$507.50
Sub Total			\$13,194.00
5% Admin. Fee (not to exceed \$500)			\$500.00
Total Annual Maintenance Fee			\$13,694.00
ANNUAL ESTIMATED MAINTENANCE ASSESSMENT			\$334.00
ANNUAL ESTIMATED IMPROVEMENT ASSESSMENT			\$219.56
TOTAL ANNUAL ESTIMATED ASSESSMENT			\$553.56