

## RESOLUTION 2025 - 65

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

**WHEREAS**, a Resolution of Intention to Create the North Hills Rural Improvement District (District) was adopted by the Lewis and Clark County Board of Commissioners on June 26, 2025, as Resolution 2025-50; and

**WHEREAS**, legal notice of the passage of Resolution 2025-50 was mailed to each property owner or person of interest in property within the proposed District, and published in the local newspaper in accordance with Section 7-12-2105, MCA, and 7-1-2121, MCA; and

**WHEREAS**, it was determined that there was not sufficient protest to bar proceedings as per Section 7-12-2112, MCA; 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 for 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 create the North Hills Rural Improvement District, No. 2025-3, for the purpose of equitably funding improvements and maintenance on roads within the District.

**BE IT FURTHER RESOLVED** that the Lewis and Clark County Public Works Department is authorized and responsible for coordinating proposed improvements and maintenance detailed in Exhibits "C" and "D" for roadways within the District.



DATED this 31 day of July, 2025.

LEWIS AND CLARK COUNTY  
BOARD OF COMMISSIONERS

Tom Rolfe for  
Candace Payne, Chair

ATTEST:

Amy Reeves  
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 O. Nolan	21 Jan 25
2	05-1995-09-2-01-27-0000	\$251.00	\$380.00	1890 NO CREEK CT Helena MT 59602	Justin & Talen 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 Trans	Lauri Trans	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 Drimmer	Jonathan Drimmer	1/22/25

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1	05-1995-09-1-01-35-0000	\$251.00	\$380.00	4285 Sleeping Giant W. Rd. 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 <i>also has another property on No Creek</i>	\$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 W. 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 Pinogay	Catherine Pinogay	11/22/25
13	05-1995-04-2-01 01-25-0000	\$251.00	\$380.00	1110 McCracken Ct	Steven Noyes	Steven Noyes	11/22/25
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 Spitzner	Heidi Spitzner	7 Mar 2025
16	05-1995-04-1-01 32-0000	\$251.00	\$380.00	6295 SLEEPING GIANT VIEW DR	PAUL ARVESON	Paul Arveson	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				

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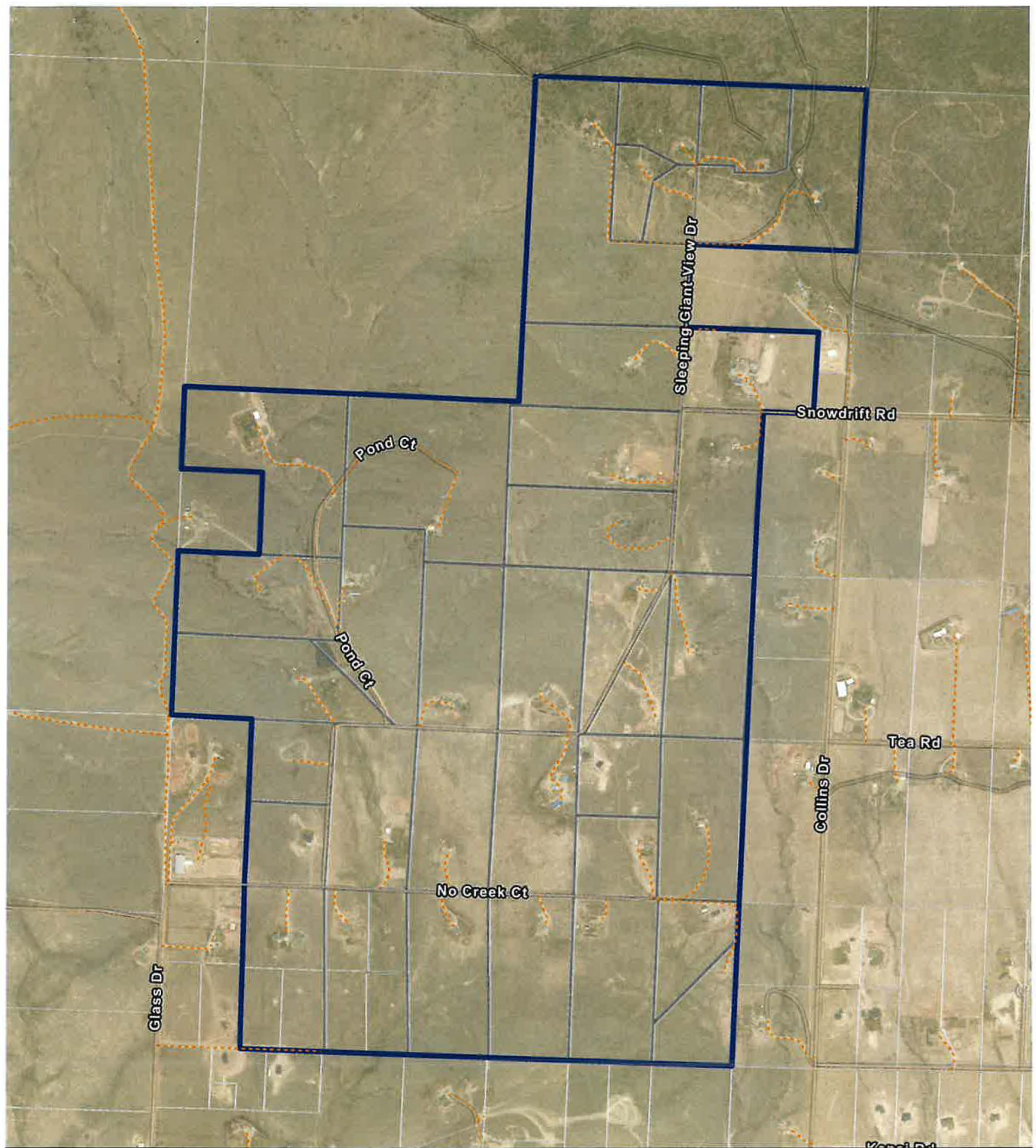
<b>No.</b>	<b>Geocode</b>	<b>Annual Improvement Estimate (15 years)</b>	<b>Annual RID Maintenance Estimate</b>	<b>Address, City, State, Zip</b>	<b>Printed Name</b>	<b>Signature</b>	<b>Date of Signing</b>
23		\$251.00	\$380.00				
24		\$251.00	\$380.00				
25		\$251.00	\$380.00				
26		\$251.00	\$380.00				
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"

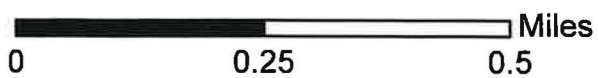


Exhibit "C"

**LEWIS AND CLARK COUNTY**  
**PUBLIC WORKS DEPARTMENT ESTIMATE**

**PROJECT:** North Hills RID  
**PROJECT DESCRIPTION:** Gravel Improvement  
**PREPARED BY:** Calob Marquis  
**DATE:** 10/22/2024

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 Court	Glass Dr to E Terminus	24	3913	93,912	10,435			2	78
Sleeping Giant View Drive	No Creek Ct to N Terminus	24	7928	190,272	21,141			3	144
Pond Court	Sleeping Giant to N Terminus	24	2029	48,696	5,411			2	78
Snowdrift Road	Sleeping Giant to Collins Dr	24	1,355	32,520	3,613			1	56
<b>TOTALS</b>			15,225	365,400	40,600		0	8	356

Item	Total	Unit	Cost/Unit	Total Cost
Crushed Top Surfacing	0	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
<b>CONSTRUCTION TOTAL</b>				\$ 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%	\$ -
<b>PROJECT TOTAL</b>				<b>\$83,056.69</b>

## Exhibit "D"

**LEWIS AND CLARK COUNTY  
PUBLIC WORKS DEPARTMENT**

**MAINTENANCE AND ASSESSMENT SCHEDULE**

**RID NAME:** North Hills

RID FUND #:  
PREPARED BY: Calob Marquis  
DATE: 10/22/2024  
BENEFITING PROPERTIES: 41  
YEAR CREATED: 2024

AVERAGE ASSESSMENT PER PROPERTY : \$ 334.00  
CURRENT TOTAL ANNUAL ASSESSMENT: \$ 13,694.00  
**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
<b>TOTALS</b>			<b>15225</b>	<b>24</b>	<b>365400</b>	<b>40600</b>

**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
						<b>\$ 11,890.73</b>

**COMMENTS:**

Inflation on construction costs based on: 2.50% per year  
Cash on Hand at End of FY: \$ -  
Last Assessment: 2024

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%	\$ -
<b>Total Estimated Construction Cost</b>		<b>\$ 83,056.69</b>
RID Reserve (5%) MCA 7-12-2181 & 7-12-2182		\$ 4,371.40
<b>Total Estimated Loan Amount</b>		<b>\$ 87,428.09</b>

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

**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
<b>Total</b>	<b><u>\$47,599.48</u></b>	<b><u>\$87,428.09</u></b>	<b><u>\$135,027.57</u></b>	

<b>ANNUAL MAINTENANCE</b>		<b>times per year</b>	
Plowing/Sanding		2	\$3,085.60
Grading		0.5	\$8,297.63
Material Maintenance		1	\$1,289.27
Culvert Maintenance, Misc.		1	\$507.50
Sub Total			\$13,180.00
5% Admin. Fee (not to exceed \$500)			\$500.00
Total Annual Maintenance Fee			\$13,680.00
<b>ANNUAL ESTIMATED MAINTENANCE ASSESSMENT</b>			<b><u>\$333.66</u></b>
<b>ANNUAL ESTIMATED IMPROVEMENT ASSESSMENT</b>			<b><u>\$219.56</u></b>
<b>TOTAL ANNUAL ESTIMATED ASSESSMENT</b>			<b><u>\$553.22</u></b>