202604931 B: 1126 P: 994 Pages: 9 Fees: $0.00
04/06/2026 04:42:49 PM Resolution
Tyler R. Gernant, Missoula County Clerk & Recorder
eRecording

RESOLUTION NO. 2026 -060

RESOLUTION RELATING TO RURAL SPECIAL IMPROVEMENT DISTRICT NO. 8450 DECLARING IT TO BE THE INTENTION OF THE BOARD OF COUNTY COMMISSIONERS TO CREATE THE DISTRICT FOR THE PURPOSE OF UNDERTAKING CERTAIN LOCAL IMPROVEMENTS AND FINANCING THE COSTS THEREOF AND INCIDENTAL THERETO THROUGH THE ISSUANCE OF RURAL SPECIAL IMPROVEMENT DISTRICT BONDS SECURED BY THE COUNTY'S RURAL SPECIAL IMPROVEMENT DISTRICT REVOLVING FUND

BE IT RESOLVED by the Board of County Commissioners (the "Board") of Missoula County, Montana (the "County"), as follows:

Section 1. Proposed Improvements; Intention to Create District. The County proposes to undertake certain local improvements (the "Improvements") to benefit certain property located in the County. The Improvements consist of designing, engineering, and constructing paved roadways in portions of Morgan Lane in Missoula County, Montana, as more particularly described in Section 5.

It is the intention of this Board to create and establish in the County under Montana Code Annotated, Title 7, Chapter 12, Part 21, as amended (the "Act"), a rural special improvement district (the "District") for the purpose of financing a portion of the costs of the Improvements and paying costs incidental thereto, including costs associated with the sale and security of rural special improvement district bonds of the County drawn on the District in one or more series and issued from time to time or pooled with other rural special improvement district bonds of the County (the "Bonds"), the creation of the District, and the funding of a deposit to the rural special improvement district revolving fund of the County (the "Revolving Fund"). The total costs of the Improvements, including such incidental costs, are approximately **$289,378.00** of which an amount not to exceed **$256,000.00** is to be paid from proceeds of the Bonds. **$33,378.00** of the cost of the Improvements will be paid from other available funds or in-kind contributions of the County. The Bonds are payable primarily from special assessments to be levied against properties in the District, which properties will be specially benefitted by the Improvements in an amount not less than **$256,000.00**.

Section 2. Number of District. The District, if the same be created and established, shall be known and designated as Rural Special Improvement District No. 8450 of Missoula County, Montana.

Section 3. Boundaries of the District. The limits and boundaries of the District are depicted on a map attached as Exhibit A hereto and more particularly described by the descriptions of the lots, tracts, and parcels on Exhibit B hereto (which exhibits are incorporated herein and made a part hereof), which limits and boundaries are designated and confirmed as the limits and boundaries of the District. A listing of each of the properties in the District is shown on Exhibit B hereto. None of the properties in the District are located within the limits of any municipality.

Section 4. Benefited Property; Extended District. The District and the properties included within the limits and boundaries described in Section 3 and as shown on Exhibits A and B are hereby declared to be the rural special improvement district and the properties which will benefit from and be benefited by the Improvements and will be assessed for the cost of the Improvements as described in Section 7. The Improvements, in the opinion of this Board, are of more than local and ordinary benefit. The properties included within said limits and boundaries, whether abutting the Improvements or not, are hereby declared to be the properties benefited by the Improvements.

Section 5. General Character of the Improvements. The general character of the Improvements is the design, engineering, and construction of paved roadways on those portions of Morgan Lane and Mustang Lane shown on Exhibit A, consisting of shaping the existing gravel surfacing, providing new asphalt surfacing at 2 ½" deep and 22 feet wide, providing a 3/8" chip seal wear surface, shoulder dressings, drainage improvements, and related improvements.

Section 6. District Engineer. Missoula County Department of Public Works shall be the engineer for the District (the "Engineer"). The Engineer has estimated that cost of the Improvements and incidental costs of financing to be paid from the proceeds of the Bonds is **$256,000.00,** as shown on Exhibit C. The total costs of the Improvements, including design, engineering, construction, and financing and other incidental costs, and taking into account in-kind contributions of the County, is estimated to be approximately **$271,507.57.**

Section 7. Assessment Method.

7.1 Properties to be Assessed. All properties within the District are to be assessed for a portion of the costs of the Improvements, as specified herein. The costs of the Improvements being assessed shall be assessed against the properties in the District benefiting from the Improvements based on the equal method of assessment described in Section 7-12-2151, M.C.A., as particularly applied and set forth in this Section 7.

7.2 Equal Assessments. All properties in the District will be assessed for their proportionate share of the costs of the Improvements to be assessed. The total estimated cost of the Improvements and incidental costs to be assessed is **$256,000.00** and shall be assessed against each lot, tract, or parcel of land in the District equally, such that each lot, tract, or parcel in the District shall be assessed for the same amount of the cost of the Improvements to be assessed. There are **14** lots, tracts, or parcels of land in the District. The cost of the Improvements per lot, tract, or parcel to be assessed shall not exceed **$18,285.71**, which is the total principal amount of the special assessments and excludes interest. The total principal amount of the assessment against each lot, tract, or parcel of land for the Improvements is shown on Exhibit B hereto.

7.3 Future Subdivision; Consolidation. If an increase occurs in the number of the benefited lots, tracts, or parcels within the boundaries of the District during the term of the Bonds, the Board will recalculate the amount assessable to each lot, tract, or parcel. The recalculation will be based on the amount of the outstanding principal of and interest on the

Bonds for the current fiscal year and the County will spread the assessments across the District based on the number of the benefited lots, tracts, or parcels within the boundaries of the District as of the July 1 following the action that resulted in the increase in the number of benefited lots, tracts, or parcels, all as provided in § 7-12-2151(4), M.C.A. In doing so, the Board will comply with §§ 7-12-2158 through 7-12-2160, M.C.A.

From and after creation of the District, the lien of the special assessments to pay or finance the costs of the Improvements and incidental costs is not extinguished or diminished by the combination or consolidation of multiple lots into fewer lots, tracts, or parcels; accordingly, the area consisting of the combined or consolidated lot or lots, tract or tracts, or parcel or parcels will be assessed in an amount equal to the amount it would have been assessed had the combination of consolidation of lots not occurred.

7.4 Assessments Stated as Principal Only. The dollar amounts of the special assessments stated herein and set forth in Exhibit B are only principal amounts. The special assessments, when levied, will include interest at the prevailing rates as prescribed by the Act, and such principal and interest will be amortized over the term of the Bonds and payable in semiannual installments.

7.5 Assessment Methodology Equitable and Consistent with Benefit. This Board hereby determines that the method of assessment and the assessment of costs of the Improvements against the properties benefited thereby as prescribed in this Section 7 are equitable and in proportion to and not exceeding the special benefits derived from the Improvements by the lots, tracts, and parcels to be assessed therefor within the District.

Section 8. Method of Financing; Payment of Assessments for Repayment of Bonds. The County will issue the Bonds in an aggregate principal amount not to exceed **$256,000.00** to finance a portion of the costs of the Improvements and incidental costs. Principal of and interest on the Bonds will be paid from special assessments levied against the properties in the District. The special assessments for the portion of the costs of the Improvements benefiting the District shall be payable over a term not exceeding **20** years (with the initial year beginning July 1 of the fiscal year that assessments are first levied), each in equal semiannual installments of principal, plus interest as allowed by law, or equal semiannual payments of principal and interest as allowed by law, as this Board shall prescribe in the resolution authorizing the issuance of the Bonds. Property owners have the right to prepay assessments as provided by law. The estimated total principal amount of the special assessments for undertaking the Improvements and associated incidental costs against each property in the District is set forth on Exhibit B. In the event the District is created and the Bonds are issued, the special assessments levied against properties in the District will be stated as semiannual installments of principal and interest amortized over the term of the Bonds.

Section 9. Pledge of Revolving Fund Findings and Determination. This Board finds it is in the public interest, and in the best interest of the County and the District, to secure payment of principal of and interest on the Bonds by the Revolving Fund and hereby authorizes the County to enter into the undertakings and agreements authorized in § 7-12-2185, M.C.A., in respect of the Bonds.

In determining to authorize such undertakings and agreements, this Board has taken into consideration the following factors:

(a) Estimated Market Value of Parcels. The estimated assessed market value of the lots, tracts, or parcels in the District as of March 12, 2026, as taken from the records of the Missoula County Treasurer, is set forth in Exhibit B hereto. The special assessments to be levied against the lots, tracts, or parcels in the District, as calculated under Section 7, are expected to be less than the increase in the estimated market value of the lots, tracts, or parcels as a result of the construction of the Improvements.

(b) Diversity of Property Ownership. There are **14** lots, tracts, and parcels in the District. Such lots, tracts, and parcels are owned by **13** different owners. The ownership of the properties within the District, as reflected in the County's property ownership records as of March 12, 2026, is shown on Exhibit B.

(c) Undeveloped Lots, Tracts, or Parcels. One (1) lot in the District is undeveloped.

(d) Comparison of Special Assessments and Property Taxes and Market Value. Information showing market value information for properties within the District is set forth on Exhibit B. All lots, tracts, or parcels in the District are subject to other special assessments. The total market value of all lots, tracts, and parcels in the District as shown on the assessment rolls of the Montana Department of Revenue as of the date of adoption of this resolution is approximately $9,934,949.00. The assessed value of the lots, tracts, or parcels ranges from $161,273.00 to $1,196,562.00.

(e) Tax Delinquencies. Public records show no lots, tracts, or parcels in the District have tax delinquencies with regard to property taxes due December 1, 2025.

(f) The Public Benefit of the Improvements. The Improvements to the streets will result in safer and more usable roads within the County and are of general benefit to County residents, as well as of special benefit to the District.

Section 10. Public Hearing; Protests. At any time within thirty (30) days from and after the date of the first publication of the notice of the passage and approval of this resolution, any owner of real property within the District subject to assessment and taxation for a portion of the cost and expense of making the Improvements may make and file with the County Clerk and Recorder until 5:00 p.m., M.T., on the expiration date of said 30-day period (i.e., **May 11, 2026**), written protest against the proposed Improvements or against the extension or creation of the District, or both. Such protest must be in writing, identify the property in the District owned by the protestor, and be signed by all owners of the property. The protest must be delivered to the County Clerk and Recorder, who shall endorse thereon the date of its receipt by him or her. This Board will, at its next regular meeting after the expiration of the thirty (30) days in which such protests in writing can be made and filed, proceed to hear all such protests so made and filed; which said regular meeting will be held on **June 4, 2026**, at 2 p.m. in the Sophie Moisie Room of the Missoula County Courthouse Annex, 200 West Broadway, 1st Floor, Room 151, in Missoula, Montana.

Section 11. Notice of Passage of Resolution of Intention. The County Clerk and Recorder is hereby authorized and directed to publish or cause to be published a copy of a notice of passage of this resolution in the *Missoulian*, a newspaper of general circulation in the County on **April 11** and **April 18**, **2026**, in the form and manner prescribed by law, and to mail or cause to be mailed a copy of said notice to every person, firm, corporation, or agent of such person, firm, or corporation having real property within the District listed in their name upon the last completed assessment role for state, county, and school district taxes, at their last-known address, on or before the same day such notice is first published. A copy of this resolution, as approved, will be posted on the County website.

PASSED AND ADOPTED by the Missoula County Board of County Commissioners, this 2nd day of April, 2026.

BOARD OF COUNTY COMMISSIONERS
MISSOULA COUNTY

ATTEST:

Sam Scott for Tyler Gernant
5F81A921A9EBA6F32E04726FA54EF621 readysign
Tyler Gernant, Clerk and Recorder

13FD51ED69FA2244FFA409545EBDD56F readysign
Josh Slotnick, Chair

A6ACE081F2505A3A08967F7EBBB8C312 readysign
David Strohmaier, Commissioner

APPROVED AS TO FORM AND CONTENT:

John Hart
6ABD131CAC64960B7B58E293CF03466F readysign
John Hart, Deputy County Attorney

6F45D36DCC41E9C2B2D512DC93A576B2 readysign
Juanita Vero, Commissioner

Exhibit A

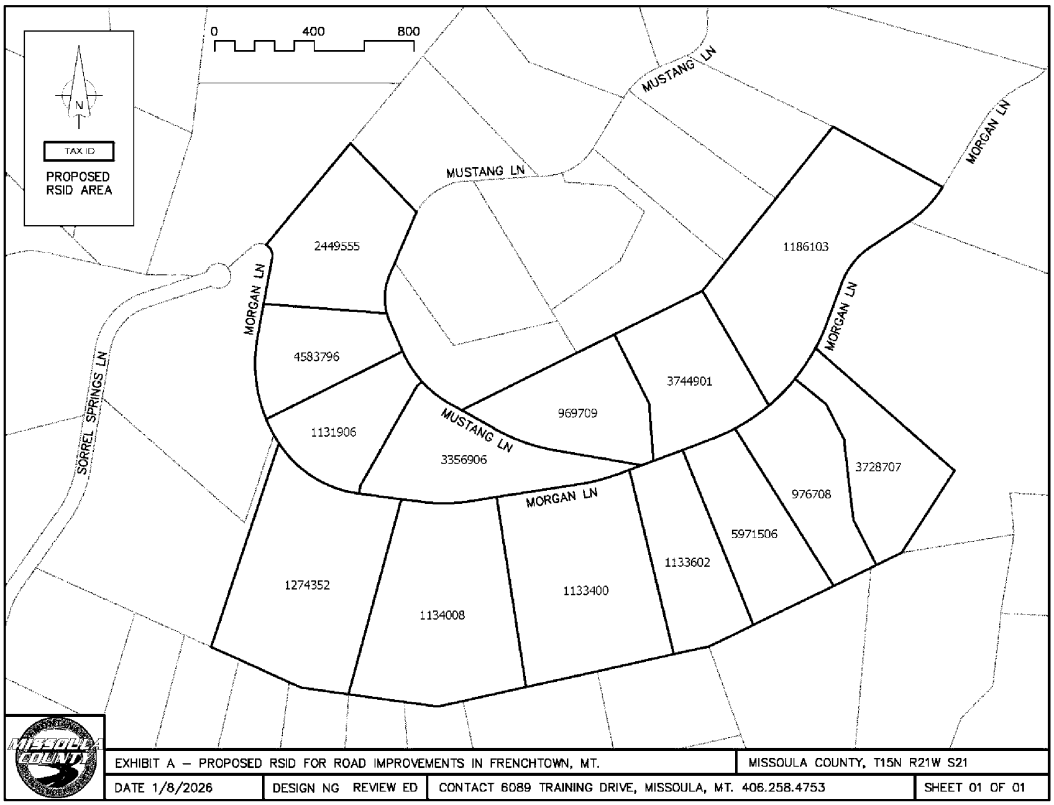
0
400
800
N
TAX ID
PROPOSED RSID AREA
MUSTANG LN
MUSTANG LN
MUSTANG LN
MORGAN LN
MORGAN LN
MORGAN LN
MORGAN LN
SORREL SPRINGS LN
2449555
1186103
4583796
3744901
969709
1131906
3356906
3728707
976708
5971506
1133602
1274352
1134008
1133400
EXHIBIT A – PROPOSED RSID FOR ROAD IMPROVEMENTS IN FRENCHTOWN, MT.
MISSOULA COUNTY, T15N R21W S21
DATE 1/8/2026
DESIGN NG REVIEW ED
CONTACT 6089 TRAINING DRIVE, MISSOULA, MT. 406.258.4753
SHEET 01 OF 01

Exhibit B

Information Regarding Lots, Tracts, & Parcels

Geocode	Assessment Code	Legal Description	Owner	Physical Address	Total Market Value	Total Principal Assessment Per lot	Delinquencies as of 3/12/2026
04-2428-21-2-04-04-0000	3728707	Sorrel Springs, S21, T15 N, R21 W, Lot 16B	Howard James E & Marcia A	18320 Morgan Ln Frenchtown, Mt 59834	$722,600.00	$18,285.71	$0.00
04-2428-21-2-04-05-0000	976708	Sorrel Springs, S21, T15 N, R21 W, Lot 16A	Duncan Randall P Duncan Teddie	18350 Morgan Ln Frenchtown, Mt 59834	$627,000.00	$18,285.71	$0.00
04-2428-21-2-04-06-0000	5971506	Sorrel Springs, S21, T15 N, R21 W, Lot 17B, Acres 5	Jackson Ronald L Jackson Jana T	18425 Morgan Ln Frenchtown, Mt 59834	$620,200.00	$18,285.71	$0.00
04-2428-21-2-04-07-0000	1133602	Sorrel Springs, S21, T15 N, R21 W, Lot 17A, Acres 5, Amended Lot 17-Lot 17A	Ricci Jeff B Ricci Cindy	18475 Morgan Ln Frenchtown, Mt 59834	$638,800.00	$18,285.71	$0.00
04-2428-21-2-04-09-0000	1133400	Sorrel Springs, S21, T15 N, R21 W, Lot 18	Tomascak Walter J & Vicki A	18689 Morgan Ln Frenchtown, Mt 59834	$1,196,562.00	$18,285.71	$0.00
04-2428-21-2-04-11-0000	1134008	Sorrel Springs, S21, T15 N, R21 W, Lot 19, Acres 10.12	George Charles Willard & Janis	18755 Morgan Ln Frenchtown, Mt 59834	$1,115,442.00	$18,285.71	$0.00
04-2428-21-2-04-13-0000	1274352	Sorrel Springs, S21, T15 N, R21 W, Lot 20	Healey Warren Bradford Healey Nancy Sue	18885 Morgan Ln Frenchtown, Mt 59834	$656,572.00	$18,285.71	$0.00
04-2428-21-4-01-01-0000	1131906	Sorrel Springs, S21, T15 N, R21 W, Lot 13A	Zehnpfennig Joseph C Zehnpfennig Mary E	18217 Mustang Ln Frenchtown, Mt 59834	$733,200.00	$18,285.71	$0.00
04-2428-21-4-01-03-0000	2449555	Sorrel Springs, S21, T15 N, R21 W, Lot 12a, Acres 6.04, Of Lot 12	Johnston Legacy Wealth Revocable Trust Johnston Forest Beryl Jr Trustee Johnston Lillian Inez Trustee	18251 Mustang Ln Frenchtown, Mt 59834	$627,000.00	$18,285.71	$0.00
04-2428-21-4-01-15-0000	3356906	Sorrel Springs, S21, T15 N, R21 W, Lot 13B	Allegrucci Jeremy Allegrucci Sarah	18175 Mustang Ln Frenchtown, Mt 59834	$699,500.00	$18,285.71	$0.00

*The total principal amount of the assessment per lot, tract or parcel is estimated to be an amount that will not exceed $18,285.71, which will be spread in semi-annual assessments of principal and interest over a term of approximately 20 years at an interest rate that is 0.50% in excess of the average annual interest rate of the Bonds then outstanding. Semiannual payments of special assessments are due on November 30 and May 31, commencing with the first November 30 to occur following substantial completion of the Improvements. Special assessments are delinquent if assessed and not paid by November 30 or May 31, as applicable.

04-2428-21-4-01-17-0000	4583796	Sorrel Springs, S21, T15 N, R21 W, Lot 12b, Acres 4.03, Of Lot 12	Johnston Legacy Wealth Revocable Trust Johnston Forest Beryl Jr Trustee Johnston Lillian Inez Trustee	No Physical Address	$161,273.00	$18,285.71	$0.00
04-2428-21-4-02-15-0000	969709	Sorrel Springs, S21, T15 N, R21 W, Lot 5A	Crabtree Brandon D Crabtree Mary Ellen Siegford	18150 Mustang Ln Frenchtown, Mt 59834	$555,600.00	$18,285.71	$0.00
04-2428-21-4-02-16-0000	3744901	Sorrel Springs, S21, T15 N, R21 W, Lot 5B	Beatty Roger L Beatty Deanna L	18384 Morgan Ln Frenchtown, Mt 59834	$928,000.00	$18,285.71	$0.00
04-2428-21-4-02-17-0000	1186103	Sorrel Springs, S21, T15 N, R21 W, Lot 4, COS 5032 In N2	Schlang Marilyn J	18150 Morgan Ln Frenchtown, Mt 59834	$653,200.00	$18,285.71	$0.00

*The total principal amount of the assessment per lot, tract or parcel is estimated to be an amount that will not exceed $18,285.71, which will be spread in semi-annual assessments of principal and interest over a term of approximately 20 years at an interest rate that is 0.50% in excess of the average annual interest rate of the Bonds then outstanding. Semiannual payments of special assessments are due on November 30 and May 31, commencing with the first November 30 to occur following substantial completion of the Improvements. Special assessments are delinquent if assessed and not paid by November 30 or May 31, as applicable.

Exhibit C

Morgan Lane Paving RSID Cost Estimate - Equal Assessment

Estimated Costs

Item	Units	Quantity	Unit Cost	Cost
Crushed 3/4	Tons	185	$ 20.00	$ 3,700.00
Asphalt	Tons	1675	$ 85.01	$ 142,391.75
CRS-2	Tons	18	$ 730.45	$ 13,148.10
1/2" Chip	Tons	124	$ 26.05	$ 3,230.20
12" Approach Culvert	LF	360	$ 24.50	$ 8,820.00
Testing	LS	1	$ 4,000.00	$ 4,000.00
		SUBTOTAL	**$**	**175,290.05**
		10% Contingency	$	17,529.01
		25% Engineering Design & Construction Management	$	43,822.51
		Labor (Public Works estimate)	$	33,378.00
		Administration Fee	$	1,488.00
		TOTAL CONSTRUCTION COST	**$**	**271,507.57**
		Less Developer Contribution (if any)	$	-
		Less County Contribution (if any)	$	33,378.00
		TOTAL CONSTRUCTION COST TO BE ASSESSED	**$**	**238,129.57**
		Loan origination fee, financial institution fees, bond counsel, etc. (estimate)	$	5,000.00
		TOTAL RSID BOND COST (estimate)	**$**	**243,129.57**
		Revolving Fund Deposit (5%)	$	12,870.43
		TOTAL RSID COST TO BE ASSESSED (estimate - rounded to next $100)	**$**	**256,000.00**