

RESOLUTION NO. 606

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST HELENA, MONTANA, RELATING TO STREET MAINTENANCE DISTRICT NO. 101 FOR MAINTENANCE AND IMPROVEMENTS TO THE INTERNAL STREETS OF PHASES 1, 2, AND 3 OF HIGHLAND MEADOWS SUBDIVISION; DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO CREATE THE DISTRICT FOR THE PURPOSE OF UNDERTAKING LOCAL MAINTENANCE AND IMPROVEMENTS.**

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST HELENA, MONTANA;

Section 1. Proposed Maintenance and Improvements: Intention To Create District. The City proposes to undertake certain local maintenance and improvements (the "Improvements") to benefit certain property located in the City limits. The improvements consist of roadway improvements to Tam O'Shanter Court, Meadow View Loop, Southerland Court, Lamond Court, Kinross Court, Karnnel Court, Glenfinnan Court and maintenance of accompanying public facilities, including: graveling, sanding, chip & crack sealing, seal coating, overlaying, treating, sweeping, flushing, snow removal, leaf and debris removal, the operation, maintenance, and repair of traffic signal systems, the repair of traffic signs, the placement and maintenance of pavement markings, curb and gutter repair, and minor sidewalk repair. The total annual estimated costs of Improvements are \$42,965.59 which are to be funded through the District. It is the intention of this Council to create and establish in the City under Montana Code Annotated, Title 7, Chapter 12, Parts, 41, 42 and 44 a street maintenance district (the "District") for the purpose of financing the Improvements and paying costs incidental thereto, including any costs associated with the creation and administration of the District, and the funding of an administrative charge to the General Fund for costs associated with financing of the Improvements (collectively the "Incidental Costs").

Section 2. Number of District. The District, if the same shall be created and established, shall be known and designated as Street Maintenance District No. 101 of the City of East Helena, Montana.

Section 3. Boundaries of District. The limits and boundaries of the District are depicted by the continuous line circumscribing the exterior boundaries of the properties shown on the map attached as Exhibit A hereto (which is hereby incorporated herein and made a part hereof) and includes all those lots and parcels on Tam O'Shanter Court, Meadow View Loop, Southerland Court, Lamond Court, Kinross Court, Karnnel Court, and Glenfinnan Court descriptions of which are contained in Exhibit B hereto (which is hereby incorporated herein and made a part hereof), which boundaries are designated and confirmed as the boundaries of the District.

Section 4. Benefited Property. The District and territory included within the limits and boundaries described in Section 3 and shown on Exhibit A and Exhibit B are hereby declared to be the street maintenance district and the territory that will benefit from and be benefitted by the Improvements and will be assessed for a portion of the costs of the Improvements described herein. The property included within said limits

and boundaries is hereby declared to be the property benefitted by the Improvements.

Section 5. General Character of the Improvements. The Improvements to be constructed and maintained generally consist of annual graveling, sanding, chip & crack sealing, seal coating, overlaying, treating, sweeping, flushing, snow removal, leaf and debris removal, the operation, maintenance, and repair of traffic signal systems, the repair of traffic signs, the placement and maintenance of pavement markings, curb and gutter repair, and minor sidewalk repair on Tam O'Shanter Court, Meadow View Loop, Southerland Court, Lamond Court, Kinross Court, Karnel Court, Glenfinnan Court and the accompanying public facilities. Each lot, parcel, or tract abutting such portion of these streets, as set forth on the attached Exhibit B, will be benefitted by such Improvements.

Section 6. Engineer and Estimated Cost. The City, acting through its contract engineering firm, shall be the engineer for the District. The Engineer has estimated the initial annual costs of the Improvements to be \$42,965.59, as shown on Exhibit C, attached hereto (and hereby incorporated herein and made a part hereof). The District's costs of the Improvements are shown on Exhibit B (which is hereby incorporated herein and made a part hereof).

#### Section 7. Assessment Method.

7.1 Property To Be Assessed. All properties in the District will be assessed for their proportionate share of the costs of the Improvements plus Incidental Costs from which they derive a benefit as determined and set forth herein. The Improvements plus Incidental Costs shall be assessed against the property in the District benefiting from these Improvements, based on the method authorized by Section 7-12-4422(2)(c), M.C.A., as particularly applied and set forth in Section 7.2 hereof.

7.2 Equal Assessment To Each Lot. The Improvements within the District plus Incidental Costs will be assessed equally to each lot or parcel located within the district without regard to assessable area of the lot or parcel. The city council has determined that the benefits derived from the Improvements by each lot or parcel are substantially equivalent given that each lot or parcel is a single-family residence with similar expected estimated vehicle trips generated.


7.3 Assessment Methodology Equitable and Consistent with Benefit. This Council hereby determines that the method of assessment described above and the assessment of costs of the District's Improvements against the properties benefitted thereby as prescribed in 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 therefore within the District.

Section 8. Public Hearing: Protests. At any time within fifteen (15) days (or such longer period required by law) from and after the date of the first publication of the notice of the passage and approval of this Resolution, any owner of a lot, tract, or parcel within the District subject to assessment and taxation for the cost and expense of making the Improvements may make and file with the City Clerk until 5:00 p.m., MT, on the expiration date of said 15-day period written protest against the proposed Improvements, or against the creation of the District. 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 written protest must be delivered to the City Clerk,

who shall endorse thereon the date and hour of its receipt. For purposes of calculating protests under Section 7-12-4113, MCA, the sufficiency or insufficiency of protests, if any, as to the entire proposed District shall be based on the estimated total amount of special assessments made by valid protestors in the District as compared to the estimated total principle amount of special assessments to be levied against all properties in the District. The Council will at a City Council Meeting after the expiration of the protest period, on August 6, 2023, proceed to hear and pass upon all such protests so made and filed.

Section 9. Notice of Passage of Resolution of Intention. The City Clerk is hereby authorized and directed to publish or cause to be published a copy of a notice of the passage of this resolution in the Independent Record, a newspaper of general circulation in the county 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 the agent of such person, firm, or corporation having real property within the District listed in the owner's name upon the last completed assessment roll for state, county and school district taxes, at the owners last-known address, on or before the same day such notice is first published.

Passed, by the City Council of the City of East Helena, Montana, and approved by the Mayor this 16<sup>th</sup> day of July 2024.

  
\_\_\_\_\_  
Kelly Harris, Mayor

ATTEST:

  
\_\_\_\_\_  
Amy Thorngren, City Clerk-Treasurer



I, the undersigned, being the duly qualified and acting recording officer of the City of East Helena, Montana (the "City") hereby certify that the attached resolution is a true copy of Resolution No. 606, entitled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EAST HELENA, MONTANA, RELATING TO STREET MAINTENANCE DISTRICT NO. 101 FOR MAINTENANCE AND IMPROVEMENTS TO THE INTERNAL STREETS OF PHASES 1, 2, AND 3 OF HIGHLAND MEADOWS SUBDIVISION; DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO CREATE THE DISTRICT FOR THE PURPOSE OF UNDERTAKING LOCAL MAINTENANCE AND IMPROVEMENTS" (the "Resolution"), on file in the original records of the City in my legal custody; that the Resolution was duly adopted by the City Council of the City at a meeting on July 16<sup>th</sup>, 2024, and that the meeting was duly held by the City Council and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.

I further certify that, upon vote being taken on the Resolution at said meeting, the following Council Members voted in favor thereof: Don Dahl, Judy Beland, Wesley Feist, Suzanne Ferguson

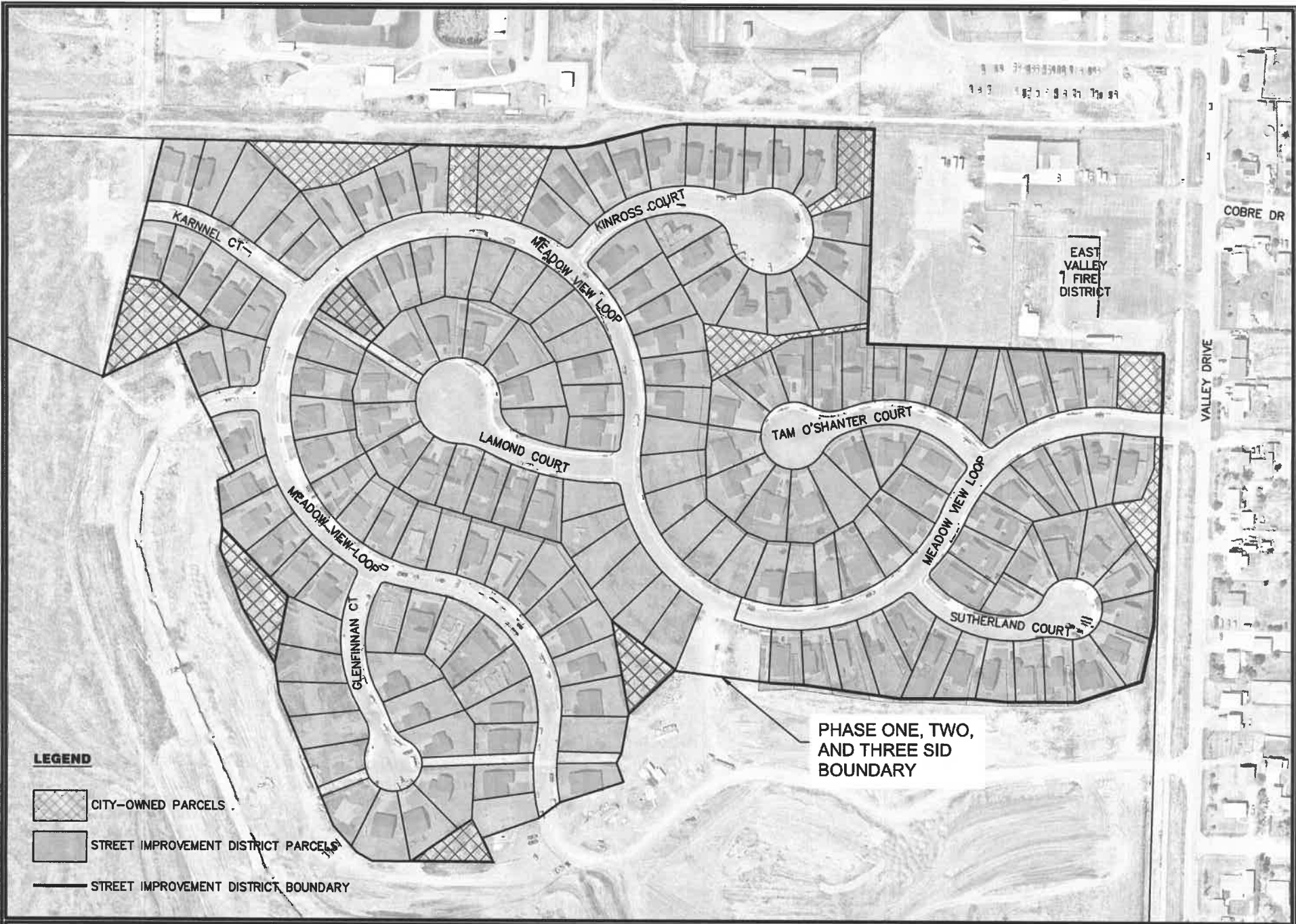
voted against the same: none;

abstained from voting thereon: none;

or were absent: none.

WITNESS my hand officially this 16<sup>th</sup> day of July, 2024.

  
\_\_\_\_\_  
City Clerk



**LEGEND**

-  CITY-OWNED PARCELS
-  STREET IMPROVEMENT DISTRICT PARCELS
-  STREET IMPROVEMENT DISTRICT BOUNDARY

PHASE ONE, TWO,  
AND THREE SID  
BOUNDARY



Map Created by:  
**ROBERT PECCIA &  
ASSOCIATES**  
www.rpa-hh.com



**HIGHLAND MEADOWS SUBDIVISION  
PHASE ONE, TWO, AND THREE STREET IMPROVEMENT DISTRICT  
EXHIBIT A**

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# EXHIBIT B - ASSESSMENT

Property Address	Property Owner	Mailing Address	City	State	Zip Code	Phase	Property ID	Yearly Assessment
305 SUTHERLAND CT	CHRISTENSEN ROGNALD & LORA	305 SUTHERLAND CT	EAST HELENA	MT	59635-3146	1	1589941	\$ 241.38
314 SUTHERLAND CT	POWER CHRISTINA E & ERIC K	314 SUTHERLAND CT	EAST HELENA	MT	59635-3146	1	1589931	\$ 241.38
364 MEADOW VIEW LOOP	NELSON TYLER & ASHLYN	364 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589912	\$ 241.38
378 MEADOW VIEW LOOP	BLOOMQUIST LINDSEY RENEE & JOSEPH WILLIAM	PO BOX 125	WOLF CREEK	MT	59648-0125	1	1589892	\$ 241.38
304 TAM O SHANTER CT	MERCADO RAMON E ET AL	304 TAM O SHANTER CT	EAST HELENA	MT	59635	1	1589895	\$ 241.38
315 SUTHERLAND CT	JAMISON PAMELA	315 SUTHERLAND CT	EAST HELENA	MT	59635-3146	1	1589936	\$ 241.38
307 SUTHERLAND CT	BARTH NANCY A	307 SUTHERLAND CT	EAST HELENA	MT	59635-3146	1	1589940	\$ 241.38
351 MEADOW VIEW LOOP	THURMOND NANCY	351 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589943	\$ 241.38
355 MEADOW VIEW LOOP	JENSEN MONTY & REBECCA	355 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589942	\$ 241.38
304 SUTHERLAND CT	CAMPBELL NICOLE	PO BOX 1844	EAST HELENA	MT	59635-1844	1	1589928	\$ 241.38
363 MEADOW VIEW LOOP	WARD NATHANIEL TYLER ETAL	363 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589927	\$ 241.38
315 TAM O SHANTER CT	GODDMAN PAUL	PO BOX 472	EAST HELENA	MT	59635-0472	1	1589908	\$ 241.38
368 MEADOW VIEW LOOP	TIEFENTHALER NICHOLE & BRADLEY	368 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589911	\$ 241.38
307 TAM O SHANTER CT	EDEEN GRACE ETAL	307 TAM O SHANTER CT	EAST HELENA	MT	59635-3373	1	1589910	\$ 241.38
384 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	SANTA CLARITA	CA	91355-1281	1	1589890	\$ 241.38
306 TAM O SHANTER CT	LUNDY LOREN L & JULIE M TRUSTEES ETAL	26480 W BURNETT RD	BUCKEYE	AZ	85396-9241	1	1589896	\$ 241.38
309 SUTHERLAND CT	BARTHOLOMEW TRAVIS WILLIAM	309 SUTHERLAND CT	EAST HELENA	MT	59635-3146	1	1589939	\$ 241.38
347 MEADOW VIEW LOOP	GERTHART RACHEL TRUSTEE ETAL	347 MEADOW VIEW LOOP	EAST HELENA	MT	59635	1	1589944	\$ 241.38
343 MEADOW VIEW LOOP	GIBBONS ERIC & KAYLA	343 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589945	\$ 241.38
317 SUTHERLAND CT	SILVER CREEK INVESTMENTS	4855 IRON HORSE RD	HELENA	MT	59602-8443	1	1589935	\$ 241.38
348 MEADOW VIEW LOOP	KARA J HURST LIVING TRUST	348 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589916	\$ 241.38
318 SUTHERLAND CT	FORD JASON & KATHY	7743 CANYON FERRY RD	HELENA	MT	59602-8518	1	1589933	\$ 241.38
356 MEADOW VIEW LOOP	CHRISTIANSEN TAMARA ETAL	356 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589914	\$ 241.38
321 TAM O SHANTER CT	GIROLAMI JOHN & SHELLEY	321 TAM O SHANTER CT	EAST HELENA	MT	59635-3373	1	1589905	\$ 241.38
375 MEADOW VIEW LOOP	MICHAEL GLEN & SUSAN L CRAIN DECLARATION OF TRUST	375 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589923	\$ 241.38
379 MEADOW VIEW LOOP	WELMA BENJAMIN & KATE	379 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589922	\$ 241.38
374 MEADOW VIEW LOOP	SCHULTZ ROBERT B	374 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589893	\$ 241.38
380 MEADOW VIEW LOOP	ANTHONY JOHN D	380 MEADOW VIEW LOOP	EAST HELENA	MT	59635	1	1589891	\$ 241.38
319 SUTHERLAND CT	LOEWEN JUSTIN & TAYLOR	319 SUTHERLAND CT	EAST HELENA	MT	59635-3146	1	1589934	\$ 241.38
310 SUTHERLAND CT	BURKETT CLAY & ALESA	310 SUTHERLAND CT	EAST HELENA	MT	59635-3146	1	1589929	\$ 241.38
312 SUTHERLAND CT	LASHLEY RONALD II	312 SUTHERLAND CT	EAST HELENA	MT	59635-3146	1	1589930	\$ 241.38
316 SUTHERLAND CT	MCCAULEY MACY & HUGH	316 SUTHERLAND CT	EAST HELENA	MT	59635	1	1589932	\$ 241.38
317 TAM O SHANTER CT	CHRISTOPHERSON KURT A & DARCY J	317 TAM O SHANTER CT	EAST HELENA	MT	59635-3373	1	1589907	\$ 241.38
319 TAM O SHANTER CT	LEWIS CHRISTOPHER JAMES ETAL	319 TAM O SHANTER CT	EAST HELENA	MT	59635-3373	1	1589906	\$ 241.38
383 MEADOW VIEW LOOP	CRAWG WALL JAMIE	383 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589921	\$ 241.38
387 MEADOW VIEW LOOP	JEWETT NATHAN M	387 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589920	\$ 241.38
311 TAM O SHANTER CT	YOUNG-SCHUYLER KURTIS ETAL	311 TAM O SHANTER CT	EAST HELENA	MT	59635-3373	1	1589909	\$ 241.38
318 TAM O SHANTER CT	BARNETT DONALD & LELA GAIL	318 TAM O SHANTER CT	EAST HELENA	MT	59635-3373	1	1589902	\$ 241.38
308 TAM O SHANTER CT	SPRAGUE BRIAN A & BAILEY L	308 TAM O SHANTER CT	EAST HELENA	MT	59635	1	1589897	\$ 241.38
311 SUTHERLAND CT	MORRIS NATHAN T & CATHY M	311 SUTHERLAND CT	EAST HELENA	MT	59635-3146	1	1589938	\$ 241.38
352 MEADOW VIEW LOOP	JOHNSON RAYMOND & KELLY	352 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589915	\$ 241.38
360 MEADOW VIEW LOOP	MULLIKIN CONNIE	PO BOX 1784	EAST HELENA	MT	59635-1784	1	1589913	\$ 241.38
302 TAM O SHANTER CT	SEIDENSTICKER JENNY & JAMES E	302 TAM O SHANTER CT	EAST HELENA	MT	59635-3373	1	1589894	\$ 241.38
316 TAM O SHANTER CT	COOPER CELENA & BRANDON	316 TAM O SHANTER CT	EAST HELENA	MT	59635-3373	1	1589901	\$ 241.38
313 SUTHERLAND CT	BLAZQUEZ ALEXANDER & VICTORIA	3516 SAVANA LN	ALAMEDA	CA	94502-7023	1	1589937	\$ 241.38
339 MEADOW VIEW LOOP	WINKLEPLECK LARRY & LINDA LOU	339 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589946	\$ 241.38
344 MEADOW VIEW LOOP	ABEL SCOTT & MELISSA	344 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589917	\$ 241.38
338 MEADOW VIEW LOOP	EVANS CHAD & JESSICA	338 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589918	\$ 241.38
367 MEADOW VIEW LOOP	GILSON MARCY A	367 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589926	\$ 241.38
371 MEADOW VIEW LOOP	BEATY STEPHEN & SILVER	371 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	1	1589924	\$ 241.38
322 TAM O SHANTER CT	PHILLIPS WILLIAM G & JANE S	2089 GREY FOX LN	VIRGINIA BEACH	VA	23456-5219	1	1589904	\$ 241.38
320 TAM O SHANTER CT	CRICHTON RYAN E	320 TAM O SHANTER CT	EAST HELENA	MT	59635-3373	1	1589903	\$ 241.38
314 TAM O SHANTER CT	HANLEY BERNARD T & MARCIA E	314 TAM O SHANTER CT	EAST HELENA	MT	59635-3373	1	1589900	\$ 241.38
310 TAM O SHANTER CT	KORTH SHAWNA K	PO BOX 5131	HELENA	MT	59604-5131	1	1589898	\$ 241.38
271 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600896	\$ 241.38
334 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600834	\$ 241.38
225 KINCROSS CT	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600851	\$ 241.38
210 KINCROSS CT	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600860	\$ 241.38
327 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600867	\$ 241.38
300 MEADOW VIEW LOOP	POPEVIS CHERYL	300 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	2	1600840	\$ 241.38
298 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600841	\$ 241.38
294 MEADOW VIEW LOOP	PEREZ ISAAC	294 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	2	1600842	\$ 241.38
211 KINCROSS CT	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600846	\$ 241.38
219 KINCROSS CT	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600850	\$ 241.38
226 KINCROSS CT	LONGTINE DIANE	1008 5TH AVE	HELENA	MT	59601-4444	2	1600852	\$ 241.38
224 KINCROSS CT	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600853	\$ 241.38
319 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600869	\$ 241.38
307 LOMOND CT	PLANK SEAN M & JOHN	307 LOMOND CT	EAST HELENA	MT	59635-3151	2	1600875	\$ 241.38
312 LOMOND CT	BORLAUG ROGER & SHARON	PO BOX 103	GILDFORD	MT	59525-0103	2	1600886	\$ 241.38
314 LOMOND CT	BANKSTON AUSTIN & SARAH	314 LOMOND CT	EAST HELENA	MT	59635	2	1600885	\$ 241.38
279 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600894	\$ 241.38

# EXHIBIT B - ASSESSMENT

Property Address	Property Owner	Mailing Address	City	State	Zip Code	Phase	Property ID	Yearly Assessment
275 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600895	\$ 241.38
312 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600837	\$ 241.38
306 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600838	\$ 241.38
304 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600839	\$ 241.38
215 KINCROSS CT	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600848	\$ 241.38
292 MEADOW VIEW LOOP	JOHNSON CHARDONNAY ETAL	292 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	2	1600843	\$ 241.38
218 KINCROSS CT	SMITH MICHELE DANETTE	218 KINCROSS CT	EAST HELENA	MT	59635	2	1600856	\$ 241.38
301 LOMOND CT	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600872	\$ 241.38
316 LOMOND CT	HOFFA JON D & ELIZABETH A TRUSTEES ETAL	3295 VINCES CT	HELENA	MT	59602-6469	2	1600884	\$ 241.38
291 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600891	\$ 241.38
326 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600835	\$ 241.38
286 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600845	\$ 241.38
290 MEADOW VIEW LOOP	CRANMORE CHASE D & SARAH	290 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	2	1600844	\$ 241.38
220 KINROSS CT	MCMILLAN CHAD A & BROOKE	220 KINROSS CT	EAST HELENA	MT	59635	2	1600855	\$ 241.38
VALLEY DR	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600868	\$ 241.38
315 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600870	\$ 241.38
309 LOMOND CT	SCHULTZ ELISE M & JOSEPH A	309 LOMOND CT	EAST HELENA	MT	59635-3151	2	1600876	\$ 241.38
311 LOMOND CT	LAVALLEY LYNETTE L	311 LOMOND CT	EAST HELENA	MT	59635-3151	2	1600877	\$ 241.38
313 LOMOND CT	ZIMMERMAN ZACHARY CHARLES	313 LOMOND CT	EAST HELENA	MT	59635-3151	2	1600878	\$ 241.38
318 LOMOND CT	GARCIA CORI & RICKY	318 LOMOND COURT	EAST HELENA	MT	59635	2	1600883	\$ 241.38
306 LOMOND CT	KADLEC REBECCA I LEARY & MATTHEW JAMES	306 LOMOND CT	EAST HELENA	MT	59635-3151	2	1600877	\$ 241.38
303 MEADOW VIEW LOOP	WILCHER ROBERT BOBBY & RACHEL ANN	303 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3145	2	1600888	\$ 241.38
295 MEADOW VIEW LOOP	DECREVEL JOHNNY & DUSTY	295 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	2	1600890	\$ 241.38
213 KINCROSS CT	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600847	\$ 241.38
216 KINCROSS CT	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600857	\$ 241.38
208 KINCROSS CT	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600861	\$ 241.38
202 KINROSS CT	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600864	\$ 241.38
204 KINCROSS CT	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600863	\$ 241.38
303 LOMOND CT	VISSER PROPERTIES LLC	79 DESERT DR	TOWNSEND	MT	59644-9735	2	1600873	\$ 241.38
305 LOMOND CT	HOFFA JON D & ELIZABETH A TRUSTEES ETAL	3295 VINCES CT	HELENA	MT	59602-6469	2	1600874	\$ 241.38
317 LOMOND CT	BOREN KATLIN & JUSTIN C	317 LOMOND COURT	EAST HELENA	MT	59635	2	1600890	\$ 241.38
320 LOMOND CT	NAKAMURA ROY & SUSAN	320 LOMOND CT	EAST HELENA	MT	59635-3151	2	1600882	\$ 241.38
299 MEADOW VIEW LOOP	FRAWLEY PATRICK	299 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	2	1600889	\$ 241.38
287 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600892	\$ 241.38
318 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600836	\$ 241.38
217 KINCROSS CT	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600849	\$ 241.38
214 KINCROSS CT	OCHOA DANIEL DAKOTA	214 KINCROSS CT	EAST HELENA	MT	59635	2	1600858	\$ 241.38
212 KINCROSS CT	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600859	\$ 241.38
206 KINCROSS CT	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600862	\$ 241.38
311 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600871	\$ 241.38
315 LOMOND CT	MAKOUTZ JASON & MEGAN	315 LOMOND COURT	EAST HELENA	MT	59635	2	1600879	\$ 241.38
283 MEADOW VIEW LOOP	WH EAST HELENA 34 LLC	24911 AVENUE STANFORD	VALENCIA	CA	91355-1281	2	1600893	\$ 241.38
267 MEADOW VIEW LOOP	INFINITY HOME LLC	PO BOX 20174	BILLINGS	MT	59104-0174	3	1618198	\$ 241.38
264 MEADOW VIEW LOOP	INFINITY HOME LLC	PO BOX 20174	BILLINGS	MT	59104-0174	3	1618182	\$ 241.38
230 MEADOW VIEW LOOP	TRASLAVINA DEVON & SHELBY	230 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	3	1618223	\$ 241.38
214 GLENFINNAN CT	LEHMAN RYAN	2024 VILLARD AVE APT 1	HELENA	MT	59601-0382	3	1618231	\$ 241.38
247 MEADOW VIEW LOOP	SCUDERI KEVIN J	247 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	3	1618252	\$ 241.38
218 GLENFINNAN CT	HELENA AREA HABITAT FOR HUMANITY	432 N LAST CHANCE GULCH # 2	HELENA	MT	59601-5014	3	1618233	\$ 241.38
202 GLENFINNAN CT	INFINITY HOME LLC	PO BOX 20174	BILLINGS	MT	59104-0174	3	1618225	\$ 241.38
218 MEADOW VIEW LOOP	INFINITY HOME LLC	PO BOX 20174	BILLINGS	MT	59104-0174	3	1618242	\$ 241.38
220 GLENFINNAN CT	STORM CORAL	220 GLENFINNAN CT	EAST HELENA	MT	59635	3	1618234	\$ 241.38
259 MEADOW VIEW LOOP	INFINITY HOME LLC	PO BOX 20174	BILLINGS	MT	59104-0174	3	1618200	\$ 241.38
182 MEADOW VIEW LOOP	ALPINE HOME BUILDERS LLC	2800 SPOKANE CREEK RD	EAST HELENA	MT	59635-9724	3	1618248	\$ 241.38
201 KARNNEL CT	TSM CONSTRUCTION INC	51 CLOVERVIEW DR	HELENA	MT	59601-0252	3	1618195	\$ 241.38
233 MEADOW VIEW LOOP	GAMBLE DAVID P ETAL	233 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	3	1618206	\$ 241.38
208 MEADOW VIEW LOOP	TREEFORT INVESTMENTS LLC	3550 BITTERROOT RD	MANHATTAN	MT	59741-8569	3	1618244	\$ 241.38
253 MEADOW VIEW LOOP	MIHM TRISTAN CODY & COURTNEY MARIE	253 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	3	1618203	\$ 241.38
206 KARNNEL CT	BALD EAGLE LAND INC	753 NICOLE ST	HELENA	MT	59601-9700	3	1618186	\$ 241.38
239 MEADOW VIEW LOOP	LEHNERT CHRISTIAN STACY & KRISTI MARIE	239 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	3	1618205	\$ 241.38
208 GLENFINNAN CT	HENSLEER SADIE	2019 LIVINGSTON AVE APT 46	HELENA	MT	59601-3217	3	1618218	\$ 241.38
187 MEADOW VIEW LOOP	OLIN HOMES MT LLC	9301 NE 117TH AVE	VANCOUVER	WA	98662-2414	3	1618218	\$ 241.38
202 MEADOW VIEW LOOP	COLEMAN MONICA LYNN & ERIC WILLIAM	202 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	3	1618245	\$ 241.38
215 GLENFINNAN CT	JOHNSON CAMERON	1695 STABLE RD	HELENA	MT	59602-7510	3	1618239	\$ 241.38
219 GLENFINNAN CT	HELENA AREA HABITAT FOR HUMANITY	PO BOX 459	HELENA	MT	59624-0459	3	1618237	\$ 241.38
202 KARNNEL CT	4 MT HOMES INC	PO BOX 51366	BILLINGS	MT	59105-1361	3	1618184	\$ 241.38
209 KARNNEL CT	GRIFFITH MATTHEW & CHANDRA	6695 MCLEOD LN NE	KEIZER	OR	97303-1977	3	1618193	\$ 241.38
176 MEADOW VIEW LOOP	TREEFORT INVESTMENTS	3550 BITTERROOT RD	MANHATTAN	MT	59741-8569	3	1618250	\$ 241.38
214 MEADOW VIEW LOOP	MORRIS KAYLA M	214 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	3	1618243	\$ 241.38
195 MEADOW VIEW LOOP	COMBS KAYLA J	195 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3159	3	1618215	\$ 241.38
268 MEADOW VIEW LOOP	INFINITY HOME LLC	PO BOX 20174	BILLINGS	MT	59104-0174	3	1618179	\$ 241.38

# EXHIBIT B - ASSESSMENT

Property Address	Property Owner	Mailing Address	City	State	Zip Code	Phase	Property ID	Yearly Assessment
269 STIRLING LOOP	GOODHART KATHARINE ELISE ETAL	269 STIRLING LOOP	EAST HELENA	MT	59635	3	1618221	\$ 241.38
210 GLENFINNAN CT	RAE ELIZABETH	1855 EASY ST	HELENA	MT	59601-1173	3	1618229	\$ 241.38
191 MEADOW VIEW LOOP	OLIN HOMES MT LLC	9301 NE 117TH AVE	VANCOUVER	WA	98662-2414	3	1618216	\$ 241.38
212 GLENFINNAN CT	HAMILTON NICOLE	5620 CANYON FERRY RD	EAST HELENA	MT	59635-9777	3	1618230	\$ 241.38
208 KARNNEL CT	BALD EAGLE LAND INC	753 NICOLE ST	HELENA	MT	59601-9700	3	1618187	\$ 241.38
234 MEADOW VIEW LOOP	REDENIUS TODD B ETAL	234 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	3	1618254	\$ 241.38
211 GLENFINNAN CT	NELSON DEVON	PO BOX 9623	HELENA	MT	59604-9623	3	1618241	\$ 241.38
227 MEADOW VIEW LOOP	STINSON CHRISTINE L	227 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	3	1618207	\$ 241.38
238 MEADOW VIEW LOOP	DEGN ZACHARY H & EMILY M	238 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	3	1618222	\$ 241.38
180 MEADOW VIEW LOOP	ZIMMERMAN CONSTRUCTION LLC	PO BOX 9786	HELENA	MT	59604-9786	3	1618249	\$ 241.38
204 KARNNEL CT	4 MT HOMES INC	PO BOX 51366	BILLINGS	MT	59105-1361	3	1618185	\$ 241.38
260 MEADOW VIEW LOOP	4 MT HOMES INC	PO BOX 51366	BILLINGS	MT	59105-1361	3	1618183	\$ 241.38
266 MEADOW VIEW LOOP	INFINITY HOME LLC	PO BOX 20174	BILLINGS	MT	59104-0174	3	1618181	\$ 241.38
243 MEADOW VIEW LOOP	BICKERS LEE MARK	PO BOX 278	PESCADERO	CA	94060-0278	3	1618204	\$ 241.38
196 MEADOW VIEW LOOP	VON CLAUSBRUCH CLAUDIUS CRAMER & AIMEE CRAMER	3475 PENNY LN	HELENA	MT	59602-9187	3	1618246	\$ 241.38
210 KARNNEL CT	DAY JOYCE A	210 KARNNEL CT	EAST HELENA	MT	59635-3154	3	1618188	\$ 241.38
206 GLENFINNAN CT	DINWIDDLE DEREK	1840 CHESTNUT ST	HELENA	MT	59601-1116	3	1618227	\$ 241.38
212 KARNNEL CT	WOODWELL JOHN M ETAL	212 KARNNEL CT	EAST HELENA	MT	59635-3154	3	1618189	\$ 241.38
270 STIRLING LOOP	TSM CONSTRUCTION INC	51 CLOVERVIEW DR	HELENA	MT	59601-0252	3	1618196	\$ 241.38
228 MEADOW VIEW LOOP	PELLERITI SHERYL L TRUSTEE ETAL	228 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	3	1618224	\$ 241.38
179 MEADOW VIEW LOOP	ALPINE HOME BUILDERS LLC	2800 SPOKANE CREEK RD	EAST HELENA	MT	59635-9724	3	1618220	\$ 241.38
215 MEADOW VIEW LOOP	ADVANCED ROOFING AND INSULATION LLC	5059 WUNSCH DR	HELENA	MT	59602-8411	3	1618210	\$ 241.38
219 MEADOW VIEW LOOP	INFINITY HOME LLC	PO BOX 20174	BILLINGS	MT	59104-0174	3	1618209	\$ 241.38
223 MEADOW VIEW LOOP	PECK KAYLA K & ANDREW M	223 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	3	1618208	\$ 241.38
203 KARNNEL CT	MCMAHON MARY ANNE	203 KARNNEL CT	EAST HELENA	MT	59635-3154	3	1618194	\$ 241.38
207 MEADOW VIEW LOOP	ADVANCED ROOFING AND INSULATION LLC	5059 WUNSCH DR	HELENA	MT	59602-8411	3	1618212	\$ 241.38
199 MEADOW VIEW LOOP	STAPP ETHAN R & JENNIE N	199 MEADOW VIEW LOOP	EAST HELENA	MT	59635	3	1618214	\$ 241.38
213 GLENFINNAN CT	REIMUND GABRIELLE	1071 ROAD RUNNER ST UNIT 718	HELENA	MT	59602-0511	3	1618240	\$ 241.38
268 STIRLING LOOP	LINTON DENISE	543 CORAL DR	BELGRADE	MT	59714-9636	3	1618197	\$ 241.38
265 MEADOW VIEW LOOP	INFINITY HOME LLC	PO BOX 20174	BILLINGS	MT	59104-0174	3	1618199	\$ 241.38
211 KARNNEL CT	BICKERS BONNIE ETAL	211 KARNNEL CT	EAST HELENA	MT	59635-3154	3	1618191	\$ 241.38
211 MEADOW VIEW LOOP	DIEHL SHAY	6 DOGBONE RD	HELENA	MT	59602-9634	3	1618211	\$ 241.38
205 KARNNEL CT	MCLEAN DUSTIN J & KELSEY M	205 KARNNEL CT	EAST HELENA	MT	59635-3154	3	1618251	\$ 241.38
188 MEADOW VIEW LOOP	TREEFORT INVESTMENTS LLC	3550 BITTERROOT RD	MANHATTAN	MT	59741-8569	3	1618247	\$ 241.38
183 MEADOW VIEW LOOP	GEHARDT DEVELOPMENT LLC	7880 FOWLER LN	BOZEMAN	MT	59718-8314	3	1618219	\$ 241.38
203 MEADOW VIEW LOOP	MORGAN CHRISTOPHER JOHN & HEATHER MICHELE	203 MEADOW VIEW LOOP	EAST HELENA	MT	59635-3158	3	1618213	\$ 241.38
222 GLENFINNAN CT	KACKLEY AMBER SHANE	2922 VILLAGE RD	HELENA	MT	59602-9595	3	1618235	\$ 241.38

Total Yearly Assessment: \$ 42,965.59



# EXHIBIT C - COST ESTIMATE

Highland Meadows Phase 1, 2 & 3 SID								
Street Improvement District Costs 7/11/2024		<table border="1"> <tr> <td>Lots:</td> <td>178</td> </tr> <tr> <td>SY Asphalt in Phases:</td> <td>32,088</td> </tr> </table>			Lots:	178	SY Asphalt in Phases:	32,088
Lots:	178							
SY Asphalt in Phases:	32,088							
<b>COST ESTIMATE</b>								
	<u>ITEM</u>	<u>QUAN.</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL PRICE</u>			
	Snow Plowing	32,088	SY	\$ 0.16	\$ 5,075.00			
	Snow Removal	25	HR	\$ 220.00	\$ 5,500.00			
	Sanding	32,088	SY	\$ 0.08	\$ 2,575.00			
	Chip Sealing	32,088	SY	\$ 0.32	\$ 10,300.71			
	Crack Sealing	32,088	SY	\$ 0.02	\$ 710.09			
	Curb & Sidewalk Repair	1	LS	\$ 1,000.00	\$ 1,000.00			
	Crosswalk Maintenance	1	LS	\$ 500.00	\$ 500.00			
	Catch Basin Cleaning	15	EA	\$ 200.00	\$ 3,000.00			
	Storage Pond Maintenance	11	EA	\$ 750.00	\$ 8,250.00			
	Street Sign Maintenance	1	LS	\$ 200.00	\$ 200.00			
	County Street Sweeping	32,088	SY	\$ 0.10	\$ 3,208.82			
	City Administration Fee	1	LS	\$ 100.00	\$ 100.00			
	Improvement District Creation (7 Years)	1	LS	\$ 500.00	\$ 500.00			
<b>Sub Total SID Cost - 2023</b>					<b>\$ 40,919.61</b>			
Lewis & Clark County 5% Administration Fee					\$ 2,045.98			
<b>Total Yearly Cost</b>					<b>\$ 42,965.59</b>			
<b>Yearly Cost per Lot (178 Lots)</b>					<b>\$ 241.38</b>			
Cost per Lot per 6 Months					\$ 120.69			
Cost per Lot per Month					\$ 20.11			