

# RESOLUTIONS OF THE CITY OF HELENA, MONTANA

## RESOLUTION NO. 20200

### A RESOLUTION SPECIFYING THE ASSESSMENT OPTION FOR STREET MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2016, LEVYING AND ASSESSING ALL PROPERTY WITHIN THE DISTRICT, AND AMENDING THE BOUNDARIES OF THE DISTRICT

**WHEREAS**, the Helena City Commission (“Commission”) created Street Maintenance District No. 1 (“District”) for the maintenance of all or part of the public streets and avenues in the district; and

**WHEREAS**, §7-1-8, Helena City Code, provides the methods of doing the maintenance and paying for the maintenance; and

**WHEREAS**, the Commission has estimated, as near as practical, the cost of maintenance in District No. 1 (“District”); and

**WHEREAS**, lots and parcels have been annexed into the corporate limits of the City that are benefiting from the District’s maintenance, but are not included within the District for assessment; and

**WHEREAS**, all lots and parcels benefiting from the District should be included in the District and assessed for maintenance; and

**WHEREAS**, a list of all lots or parcels of land assessed, with the name of the owner(s) thereof, if known, a description of the lots or parcels of land, and the amount levied thereon set opposite, is maintained by the Department of Administrative Services for the City of Helena; and

**WHEREAS**, a public hearing was held on this resolution on the 24<sup>th</sup> day of August, 2015, at 6:00 p.m. on the Commission Chambers in the City-County Building at 316 North Park Avenue in Helena, Montana.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:**

**Section 1.** Street Maintenance District No. 1 is amended to include within its boundaries all lots and parcels of land located within the exterior boundaries of the corporate limits of the City of Helena, including lots and parcels annexed into the City on or before the date of this Resolution.

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**Section 2.** The method of assessment option to be used for each class of property is:

**A. Lots Included:** The lots or parcels of land to be assessed are those shown on the list of all lots or parcels of land maintained by the Department of Administrative Services for the City of Helena. The list includes the description of the lots or parcels of land, the name of the owner(s) if known, and the amount levied thereon. The lots or parcels of land to be assessed do not include cemetery lands owned by associations. The assessable lots or parcels of land are all such other lots or parcels of land inside the City limits and include:

1. vacant lots or parcels;
2. lots or parcels adjacent to a street or alley right-of-way; and
3. lots or parcels that have access to the City's street system by a private road or other means.

**B. Parcel Development Potential:** Difficulty in developing a lot or parcel of land is not a factor in determining whether or not the lot or parcel is assessable property or in calculating the amount of the assessment on that lot or parcel of land.

**C. Classifications:** For purposes of this Resolution, a lot or parcel of land is classified as follows:

1. "Vacant" is a lot or parcel of land that:
  - a. does not have structures or fixtures thereon, other than fences, walls or a surface parking lot;
  - b. is not used for storage of commercial inventory or business equipment or property; or
  - c. is public recreational facility, such as sport fields, athletic courts, parks, or playgrounds, or public open space.
2. "Residential" if the lot or parcel has one building thereon containing at least one (1) dwelling unit, but no more than four (4) dwelling units, and has no other principal commercial purpose except for rent or lease for residential use.

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- 3. "Mobile Home Park" is a lot or parcel of land designed to provide sites for the accommodation of manufactured homes or mobile homes and licensed as such.
- 4. "Commercial" is all other lots or parcels of land not otherwise classified.

**D. Method and rate of assessment:** The resolution provides the following method and proposed maximum rate of assessment for each class of property:

<u><b>Class of Property</b></u>	<u><b>Proposed Maximum Assessment Rate and Method</b></u>
Vacant or Residential	Flat rate of \$140.37 per lot or parcel of land
Mobile Home Park	\$ 56.14 per manufactured home or mobile home site
Commercial lots with an area of less than 6,000 square feet	\$140.37 flat rate per lot or parcel
Commercial lots with an area of 6000 square feet or more	\$0.02338 per square foot for the first 1 million square feet per lot or parcel

**PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 24th DAY OF AUGUST, 2015.**

**/S/ James E. Smith**  
**MAYOR**

**ATTEST:**

**/S/ Debbie Havens**  
**CLERK OF THE COMMISSION**