

What is an RID?

A Maintenance Rural Improvement District (M-RID) is a legal funding mechanism through which a subdivision can raise reserves for on-going maintenance and improvements. The RID program provides planning, management, engineering services, and administration of the fund.

What is provided through a Maintenance RID?

Maintenance funded through the RID can include crack sealing, chip seals, pavement overlays, road signs, vegetation control, etc..

How is an RID created?

There would be two hearings to consider the RID. This process takes approximately two months.

- The first serves to consider a resolution of intention of the County Commissioners to create the RID.
- The second serves to consider any protests of the creation of the RID.
- To have the County Commission consider creating the RID, there must be 50% of the 168 lots or 84 owners or more in support of the RID.
- The County Commissioners have the final say if the RID has adequate support and is in the best interest of the public.

How is the assessment determined?

Each lot would be assessed the same amount, or 168 equal assessments, whether the lot is built on or vacant.

How are the funds collected?

Collecting funds is the responsibility of the County through your property tax notice, which is paid in November for the first half and May for the second half.

How are the funds held and distributed?

The funds are held by the County in a designated account for the restricted use of only road related maintenance and other items as listed in the resolution creating the RID for your Subdivision.

What are some advantages of having a Maintenance RID?

- *Scheduled Maintenance:* The RID program develops a maintenance schedule and funding to ensure that your roads have good maintenance to extend the service life of your roads well into the future.
- *Competitive Bidding:* Each year multiple RID improvements are competitively bid to qualified contractors. We have experienced lower bids than those received on smaller projects due to the increased volume of work bid out for the combined RID projects.
- *Tax Deduction:* Most accounting firms consider the assessment a tax deduction so there is an advantage to fund road maintenance with RID funds vs. HOA funds.
- *Interest Accrual:* Funds in the account do accrue interest comparable to the market for secure investments.

Who administers the RID program for Gallatin County?

The County's selected engineering firm, Morrison–Maierle Inc., helps in administrating maintenance and oversees scheduled maintenance projects. Any questions or concerns can be directed to:

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What are the next steps?

The Wylie Creek Estates HOA Board has authorized Morrison–Maierle Inc. to begin the formal process of creating the RID. The preliminary steps will include an evaluation of the pavement condition, developing a capital improvement schedule, and preparing a financial assessment. This information will be used in preparing an informational packet and a post card ballot which will be mailed to each property owner.