

52

RURAL SPECIAL IMPROVEMENT DISTRICT NO. 632

A RESOLUTION CREATING A 60% RURAL  
SPECIAL IMPROVEMENT DISTRICT

NO. 85-78

WHEREAS, the Board of County Commissioners of Yellowstone County, Montana, gave notice of the passage of the Resolution of Intention to create the above-named district by causing the same to be published in two issues of the Billings Times and also caused a copy of such notice to be posted in three public places within the boundaries of the district, and mailed to every person, firm or corporation owning real property within the proposed district at their last known address upon the same day as such notice was first published, the first publication of said notice and proof of its publication, posting and mailing as aforesaid is on file with the County Clerk and Recorder, and

WHEREAS, the Board of County Commissioners on the 1st day of October, 1985, met and heard all protests made against the creation of the district or making the proposed improvements, and

WHEREAS, the Board of County Commissioners hereby finds, determines and declares that:

(1) All lands are benefited and no lands which are not benefited have been included within the district.

(2) No protests were filed against the creation of said district or that the protests were insufficient and should be overruled or denied.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Yellowstone County, Montana, that:

1. The commissioners have acquired jurisdiction to order proposed improvements, and they do hereby create Rural Special District No. 632.

2. The general character of the improvements is to provide a water system for the real property within the proposed rural special improvement district.

3. The boundaries of the district are as described and designated on Exhibit "A" hereto and the lands included within the district are as shown on the map attached hereto as Exhibit "B".

4. The estimated cost of the proposed improvements including

construction costs, incidental expenses, engineering fees, legal fees and administrative costs, exclusive of interest charges and county participation, if any, will be the sum of \$812,300.00, as described in the engineer's estimate attached hereto as Exhibit "C".

5. The Commission hereby finds, determines and declares that all of the lands included within the district are benefited and that the lands included will be enhanced in value to the extent of the assessments to be levied upon such lands, and that all lands included within the district should be assessed accordingly to pay the costs and expenses of the district.

6. All of the costs and expenses of the district will be assessed against the entire district, and each lot or parcel of land within the district, will be assessed for that part of the whole costs which its area bears to the entire district, exclusive of streets, avenues, alleys and public places.

7. The assessments for all improvements and costs of the district shall be paid in twenty (20) annual installments from and after the completion of the improvements, and, for the entire costs and expense of making the improvements, bonds are to be drawn on the fund of Rural Special Improvement District, and made payable exclusively from said fund, and such bonds shall be of the denomination of \$1,000.00 or multiples or fractions thereof. All money derived from the collection of said assessments by installments or otherwise shall constitute a fund to be known as "Fund of Rural Special Improvement District No. 632."

PASSED BY the Board of County Commissioners of Yellowstone County, Montana, this 1<sup>st</sup> day of October, 1985.

*Dwight Marking*  
Chairman of the Board of County Commissioners, Yellowstone County, Montana.

*Merrell H. Kunk*  
Clerk  
YELLOWSTONE COUNTY  
CLERK  
MONTANA

EXHIBIT A

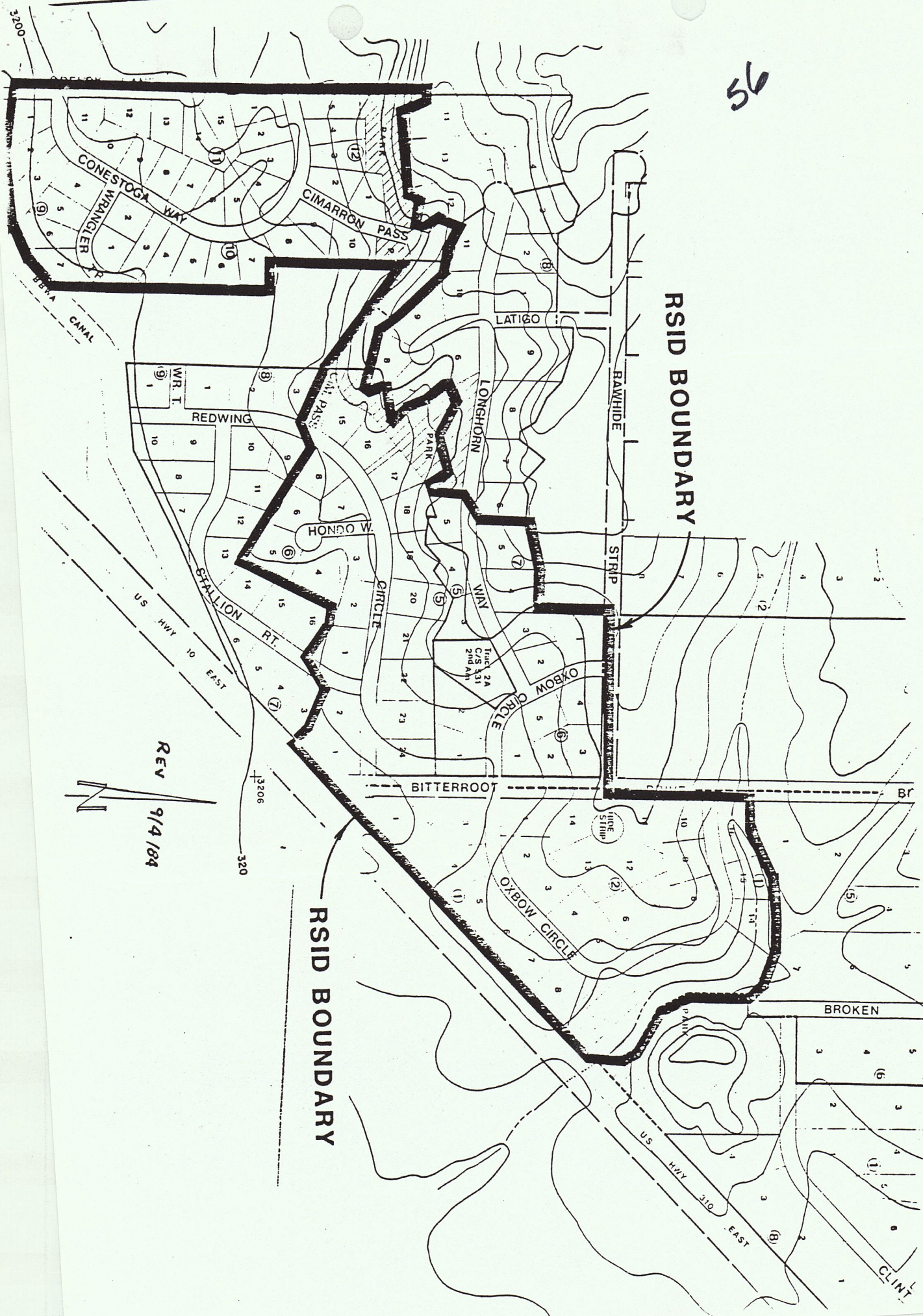
(Oxbow-Homestead R.I.S.D.)

54

Beginning at the southwest corner of Homestead subdivision, 4th Filing, which point is a point on the northerly right-of-way line of the BBWA Canal; thence northerly along westerly line of said Homestead subdivision to the northwest corner of that park land which abuts the north side of Block 12 of said Homestead subdivision; thence generally easterly and northerly along the north line of said park land to the west line of the street right-of-way of Cimarron Pass; thence northerly along the southeasterly line of Lot 12 of Block 5 in Homestead subdivision, 2nd Filing, to the southwest corner of Lot 11 in Block 5 of the Homestead subdivision; thence southeasterly, northeasterly and northwesterly along the southerly and easterly boundaries of Lot 11, 10, 9, 8, 7 and 6 in said Block 5 of the Homestead subdivision; thence northerly across Longhorn Way to the southwest corner of Lot 8, Block 7, of the Homestead subdivision; thence easterly along the northerly line of said Longhorn Way to the southwest corner of Lot 5 of said Block 7 in the Homestead subdivision; thence northerly along the westerly line of said Lot 5 to the northwest corner of said Lot 5; thence easterly and northerly on the northerly lines of Lots 5, 4, 3, 2 and 1 in said Block 7 of Homestead subdivision to the northwest corner of said Lot 1 in Block 7 of the Homestead subdivision at which point is also a point on the southerly right-of-way line of Rawhide Strip; thence easterly along the said southerly line of Rawhide Strip and this line extended to a point of intersection with the easterly line of Bitterroot Drive; thence northerly along said easterly line of Bitterroot Drive to the northwest corner of Lot 16, Block 1, of Oxbow subdivision; thence northerly, southeasterly and southwesterly along the northerly and easterly lines of Oxbow subdivision to a point on the southwest corner of Lot 1, Block 1, of said Oxbow subdivision; thence across Bitterroot Drive to

the southeasterly corner of Homestead subdivision, 3rd Filing; thence southwesterly along the southerly line of Lot 1, Block 7, of said Homestead subdivision, 3rd Filing; thence northwesterly along the southerly lines of Lots 1 and 2 of said block 7 in Homestead Subdivision, 3rd Filing to the southwest corner of said Lot 2, Block 7, Homestead subdivision, 3rd Filing; thence southwesterly across Stallion Route to the southeast corner of Lot 1, Block 6, of Homestead subdivision, 3rd Filing; thence northwesterly along the southerly lines of Lots 1 and 2 of Block 6, Homestead subdivision, 3rd Filing to the northeast corner of Lot 4 in said Block 6 of Homestead subdivision, 3rd Filing; thence southwesterly along the southeasterly lines of Lots 4 and 5 in said Block 6 of Homestead subdivision, 3rd Filing to the southerly corner of said Lot 5, Block 6, Homestead subdivision, 3rd Filing; thence northwesterly along the northerly lines of Lots 13, 12, 11 and 10 to the northwest corner of said Lot 10 all in Block 6 of Homestead subdivision, 3rd Filing; thence northerly along the easterly right-of-way line of Redwing Circle to the northwest corner of Lot 9, Block 6, Homestead subdivision, 3rd Filing; thence northwesterly across Redwing Circle to the northeast corner of Lot 3, Block 8 of Homestead subdivision, 3rd Filing; thence northwesterly along the northerly line of said Lot 3 to the northwest corner of said Lot 3; thence northwesterly across unplatted property to the northeast corner of Lot 10, Block 10 of Homestead subdivision, 4th Filing; thence southerly along the exterior boundary of said Homestead subdivision, 4th Filing to the southeast corner of this Homestead subdivision, 4th Filing which a point on the BBWA Canal right-of-way; thence westerly along the northerly right-of-way line of the BBWA Canal to the point of beginning.

56

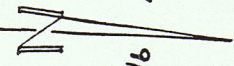


RSID BOUNDARY

EXHIBIT "B"

RSID BOUNDARY

REV 9/4/84



1:240'

3200

3206

320

US HWY 10 EAST

SEALLION RT.

REDWING

WR T

CONESTOGA WAY

WRANGLER

CIMARRON PASS

LATIGO

RAWHIDE

LONGHORN

HONDO WAY

CIRCLE

VIN

Time 24

C/S 531

2nd Aft

OXBOW CIRCLE

BITTERROOT

OXBOW CIRCLE

BROKEN

US HWY 310 EAST

CLINT

August 28, 1985



**HKM Associates**  
**Engineers/Planners**

Airport Industrial Park  
 P.O. Box 31318  
 Billings, Montana 59107-1318  
 Phone (406) 245-6354/259-1993

Branch Offices:  
 Libby, Montana  
 Sheridan, Wyoming

ENGINEER'S ESTIMATE OF COST FOR  
 PROPOSED R.I.D. FOR EXTENSION OF BILLINGS HEIGHTS  
 WATER SYSTEM TO SERVE OXBOW-HOMESTEAD SUBDIVISIONS

SCHEDULE "A"  
 COUNTY WATER DISTRICT FACILITIES  
 FINANCED BY BUY-IN COST

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Price</u>
1A	Mobilization	L.S.	L.S.		\$ 16,870.00
2A	24" Waterline (Pipe Material)	320	L.F.	\$66.00	21,120.00
3A	12" Waterline (Pipe Material)	7,000	L.F.	25.25	176,750.00
4A	10" Waterline (Pipe Material)	155	L.F.	21.00	3,255.00
5A	8" Waterline (Pipe Material)	2,050	L.F.	16.00	32,800.00
6A	12" Main Valve	10	Ea.	1100.00	11,000.00
7A	Omitted on Purpose				
8A	8" Main Valve w/Valve Box	1	Ea.	500.00	500.00
9A	Fittings	L.S.	L.S.		11,700.00
10A	Rock Ledge Crossing	L.S.	L.S.		12,800.00
11A	BBWA Canal Crossing	L.S.	L.S.		17,300.00
12A	Rock Excavation	790	C.Y.	8.00	6,320.00
13A	Gravel Surface Removal & Restoration	5,490	S.Y.	1.50	8,235.00
14A	Asphalt Surface Removal & Restoration	1,850	S.Y.	8.00	14,800.00

SCHEDULE "A" (Continued)

50

15A	Connection of New 8" Pipe to Existing Main	1	Ea.	<u>1,000.00</u>	<u>\$ 1,000.00</u>
16A	Gas Main Crossing	12	Ea.	<u>300.00</u>	<u>3,600.00</u>
17A	Utility Service Pipe and Buried Electrical Circuit Crossing	20	Ea.	<u>150.00</u>	<u>3,000.00</u>
TOTAL BID ON SCHEDULE "A"					<u>\$341,050.00</u>

SCHEDULE "B"  
RSID FACILITIES

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Price</u>
1B	Mobilization	L.S.	L.S.	\$	<u>\$13,422.00</u>
2B	8" Waterline (Pipe Material)	4,065	L.F.	<u>16.00</u>	<u>65,040.00</u>
3B	6" Waterline (Pipe Material)	2,020	L.F.	<u>14.40</u>	<u>29,088.00</u>
4B	8" Main Valve w/Valve Box	5	Ea.	<u>500.00</u>	<u>2,500.00</u>
5B	6" Main Valve w/Valve Box	9	Ea.	<u>400.00</u>	<u>3,600.00</u>
6B	Fire Hydrant including Pipe, Aux. Valve & Tee	21	Ea.	<u>1,600.00</u>	<u>33,600.00</u>
7B	Fittings	L.S.	L.S.		<u>4,700.00</u>
8B	Gravel Surface Restoration	5,490	S.Y.	<u>1.50</u>	<u>8,235.00</u>
9B	Gas Main Crossings	5	Ea.	<u>300.00</u>	<u>1,500.00</u>
10B	Utility Service Pipe & Buried Electrical Conductor Crossing	20	Ea.	<u>150.00</u>	<u>3,000.00</u>
11B	Rock Excavation	915	C.Y.	<u>8.00</u>	<u>7,320.00</u>
TOTAL BID ON SCHEDULE "B"					<u>172,005.00</u>

59

SCHEDULE "C"  
BOOSTER PUMP STATION

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Price</u>
1C	Mobilization	L.S.	L.S.	\$	\$ 1,000.00
2C	Building Construction Complete	L.S.	L.S.		18,400.00
3C	Pipe, Pumps, & Accessories, Complete	L.S.	L.S.		50,600.00
4C	Electrical, Complete	L.S.	L.S.		5,000.00
TOTAL SCHEDULE "C"					\$75,000.00

SCHEDULE "D"  
SERVICE LINES AND ACCESSORIES

<u>Item No.</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Price</u>
1D	3/4" Service Pipe	101	Ea.	\$135.00	\$13,635.00
2D	3/4" Corp Stop	101	Ea.	30.00	3,030.00
3D	3/4" Curb Stop & Box	101	Ea.	80.00	8,080.00
TOTAL BID ON SCHEDULE "D"					24,745.00
GRAND TOTAL OF SCHEDULES A,B,C & D CPMSTRUCTION COST					\$612,800.00



60

ENGINEERING:

Preliminary Design, Negotiation With  
County Water District and State  
D.N.R.C. Applications-----\$10,400.00

Final Design, Plans & Specifications----- 45,600.00

Construction Engineering and  
Quality Control ----- 22,800.00

LEGAL: ----- 18,400.00

STATE D.N.R.C. BOND SALE COSTS----- 40,600.00

BOND ATTORNEY'S OPINION----- 8,100.00

R.I.D. COUNTY ADMINISTRATIVE COSTS-----15,000.00

ADD FOR CONTINGENCIES -----38,600.00

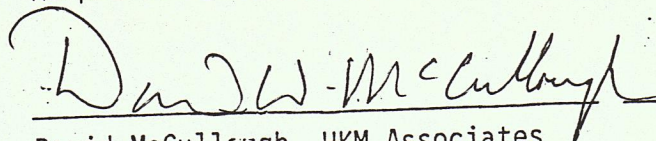
TOTAL BOND ISSUE AMOUNT -----\$812,300.00

NUMBER OF LOTS SERVED-----100

COST/AVERAGE LOT -----\$8,123.00

COST/Sq. Ft. of Property-\$0.3264

Respectfully Submitted,



David McCullough, HKM Associates