

RESOLUTION NO. 02-40

**RESOLUTION CREATING RURAL SPECIAL IMPROVEMENT DISTRICT
KNOWN AS R.S.I.D. #682 AND MAINTENANCE DISTRICT KNOWN AS R.S.I.D. #682M
NORTHHILL ESTATES**

WHEREAS, the Board of County Commissioners of Yellowstone County, Montana, met in regular session and executed a Resolution of Intent to Create a Rural Special Improvement District #682 and a Rural Special Improvement Maintenance District #682M for properties utilizing Hillbrooke Avenue, Longview Road, Hill Crest Avenue, Clarhill Road, and Downy Road for access for the purpose of paving and maintaining those streets, as shown on Exhibit A and,

WHEREAS, the Clerk and Recorder published the Notice of the passage of Resolution of Intent to Create the District in the Billings Gazette on April 19 and 26, 2002, and mailed a copy of the Notice to every person, firm or corporation owning property in the District; and,

WHEREAS, the Board of County Commissioners held a hearing on April 30, 2002 to hear testimony for and against creation of said district, and no protests were heard or received, and,

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

1. That the public interest or convenience requires the creation of a Rural Special Improvement District and Maintenance District as hereinafter described;
2. That the costs of the repair and improvements and providing maintenance shall be borne by owners of the property included within the boundaries of the Rural Special Improvement District with all lots being assessed an equal amount based upon the total cost of the improvements;
3. That the purpose of forming the District is to provide not only for the necessary repairs and improvements, but to ensure for the future operation, maintenance and preservation of the roadway so repaired;
4. That the Commissioners have been presented with a valid Petition to create the proposed District.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Yellowstone County as follows:

1. The Commissioners have acquired jurisdiction to order proposed improvements, and now create Rural Special Improvement District No. 682 for the purpose of improving the roadway system and to create a Special Maintenance District No. 682M to provide for the annual maintenance, operation and preservation of the repaired and improved roadway system. These improvements and the related maintenance costs are more particularly described in Exhibits D, E, and F.

2. The projected annual assessments per property are described and designated on Exhibit C. The boundaries of this District are shown on the map in Exhibit A and described in Exhibit B.

3. The number of the Rural Special Improvement District shall be **No. 682** and the number of the Maintenance District shall be **No. 682M**.

4. The estimated costs of the repairs and improvements, including construction costs, incidental expenses, engineering fees, legal fees, administrative costs, exclusive of interest charges, that will be assessed against the property shall be the sum of \$217,000.00, as more particularly described in Exhibits C and D and spread over a period of fifteen years.

5. All lots accessing their property from the improved streets will benefit from proposed R.S.I.D. and shall be assessed for the improvements and subsequent road maintenance. All lots will be assessed an equal amount based upon the total cost of the improvements. Assessments are to be made on property tax statements beginning in November, 2002 or in November, 2003 if the assessment deadline for the 2002 tax statement is missed. The first year's assessment may include more than one year's interest and; consequently, the first year's payment may be higher than the second through fifteenth year's assessments. Property owners will have an opportunity to pay off their original principal assessment without interest at the time of original assessment. The estimated original assessment per lot is \$4,254.90. The estimated annual debt assessment is \$467.17 for each lot financed over a fifteen-year period at 7.0% annual interest.

6. Prior to authorizing the use of the County's revolving fund to secure the payment of rural special improvement district bonds that will be issued to fund the cost of constructing and upgrading the improvements in the District, the Commissioners shall take into consideration the factors enumerated in 7-23-3285(3), M.C.A. The factors that the Commissioners shall take into consideration when determining whether it is in the public interest to secure the payment of rural special improvement district bonds with the County's revolving fund are compiled in Exhibit C. The bonds will be secured by a 3% (\$6,510.00) debt reserve, which would be utilized before the RSID Revolving Fund for any debt service deficiency.

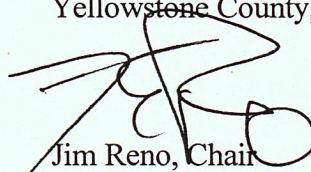
7. The Commissioners desire that an Ad Hoc Committee be appointed to make recommendations to the Commissioners with regard to the need for assessments to be made for the maintenance and the amount of the assessments, and how the assessments should be spent. The Commissioners ask that the Petitioners submit a list of some individuals who are willing to serve on the Ad Hoc Committee. (See Exhibit G.)

8. In the event that the Rural Special Improvement District is unable to obtain appropriate financing, Rural Special Improvement District No. 682 and Special Maintenance District No. 682M shall not be created. Further, in the event that the Rural Special Improvement District is only able to obtain bids for construction of the roadway system that exceed the estimated construction costs (See Exhibit D) by more than a reasonable amount or are otherwise unacceptable, Rural Special Improvement District No. 682 and Special Maintenance District No. 682M shall not be created.

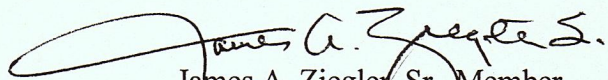
PASSED AND ADOPTED by the Board of County Commissioners of Yellowstone County, Montana, this 3rd day of May, 2002.

Board of County Commissioners
Yellowstone County, Montana

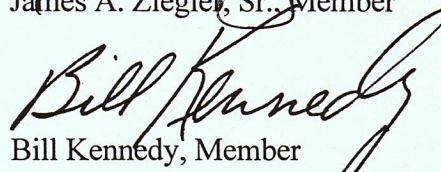
(SEAL)



Jim Reno, Chair

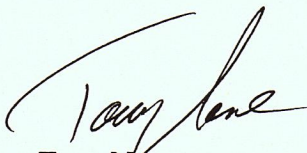


James A. Ziegler, Sr., Member



Bill Kennedy, Member

ATTEST:



Tony Nave
Clerk and Recorder

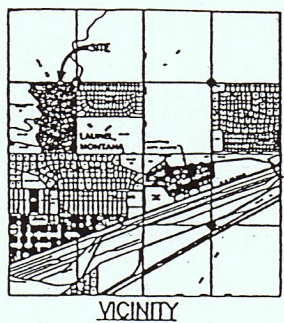
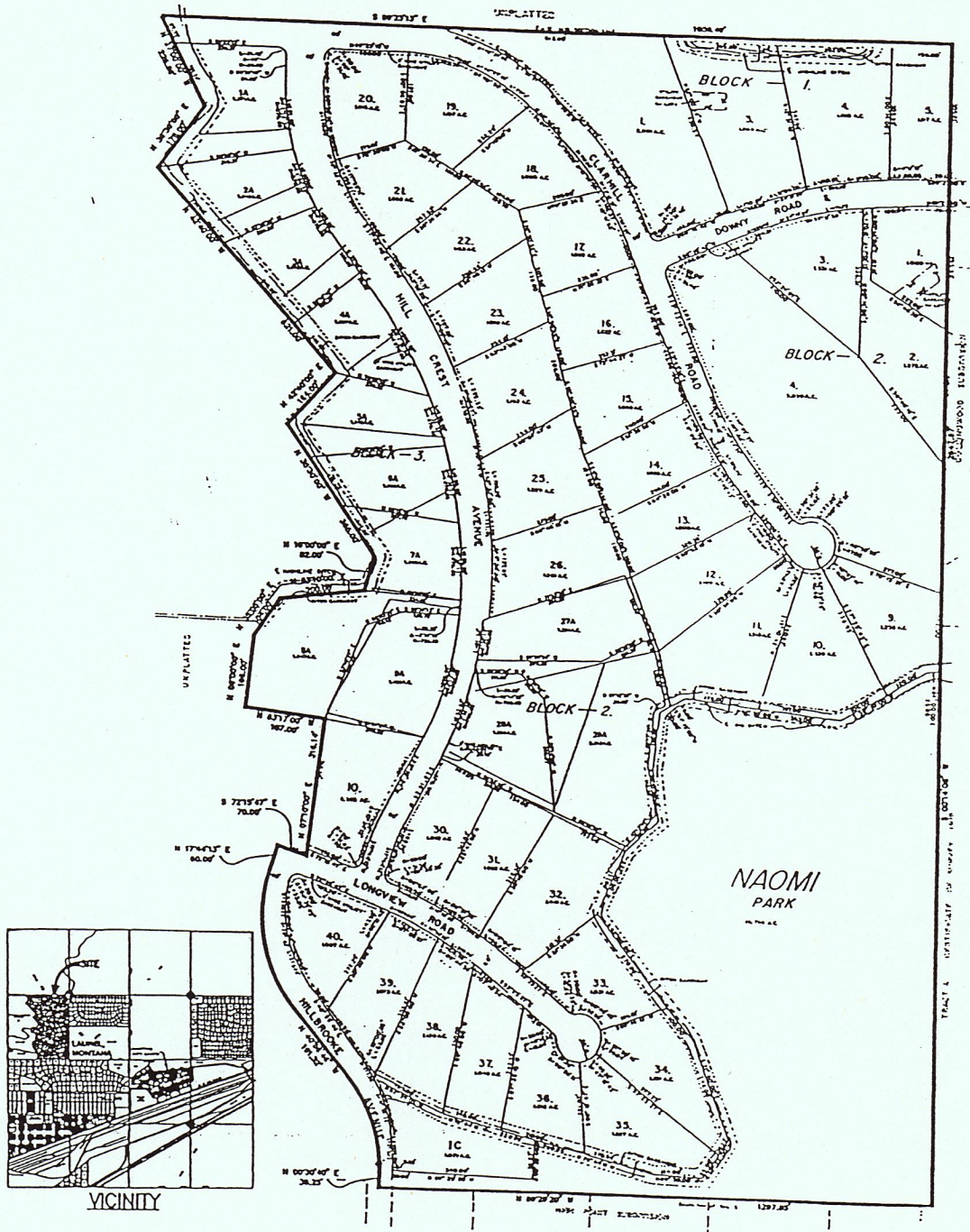
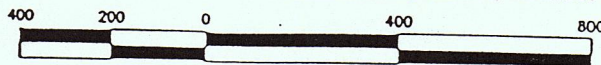
RESOLUTION CREATING RSID 682/682M NORTHHILL ESTATES
EXHIBIT A

BOUNDARY EXHIBIT FOR
NORTHHILL ESTATES SUBDIVISION, FIRST FILING
SITUATED IN THE SW 1/4 OF SECTION 3, T. 2 S., R. 24 E., P.M.M.
LAUREL, YELLOWSTONE COUNTY, MONTANA

PREPARED BY : ENGINEERING, INC.
SCALE : 1" = 400'

RSID FOR STREET IMPROVEMENTS

JANUARY, 2002
YELLOWSTONE COUNTY, MONTANA



Formula
wrong?
↓
C=1 not C=2

EXHIBIT C -

RESOLUTION CREATING RSID 682/682M-NORTH
ROAD OVERLAY AND MAINT

TAX CODE	OWNER'S NAME(S)	LOT	Block	SUBDIVISION	Improved (1) or Vacant (0)	Market Valuation	Notes	Units of Assess.	Delinq. Taxes as of 2/15/02	(D)	Estimated Assessment on RSID 682	Assessments on Improved Properties	(G)=(B)-(D)-(E)	(H)=(B)-(D)-(E)
B02921	Alan & Donavee Lees	1		Northhill Est, 1st	1	102,029		1			\$ 4,254.90	\$ 4,254.90	\$ 93,519	
B02923	Ronald F. & Donna J. Podolak Trustees	3		Northhill Est, 1st	1	146,541		1			\$ 4,254.90	\$ 4,254.90	\$ 138,031	
B02924	Joel S. & Deanna Mickolio	4		Northhill Est, 1st	1	95,838		1			\$ 4,254.90	\$ 4,254.90	\$ 87,328	
B02925	Daniel L. & Betty J. Brouillette	5		Northhill Est, 1st	1	122,542		1			\$ 4,254.90	\$ 4,254.90	\$ 114,032	
B02926	Robert & Lorie Day	1		Northhill Est, 1st	1	139,845		1			\$ 4,254.90	\$ 4,254.90	\$ 131,335	
B02927	James W. & Andrea R. Southworth	2		Northhill Est, 1st	1	91,212		1			\$ 4,254.90	\$ 4,254.90	\$ 82,702	
B02928	Patricia K. Muir	3		Northhill Est, 1st	1	88,448		1			\$ 4,254.90	\$ 4,254.90	\$ 79,938	
B02929	David M. & Becky S. Carpenter	4		Northhill Est, 1st	1	112,598		1			\$ 4,254.90	\$ 4,254.90	\$ 104,088	
B02930	Sherry & John Tizono	9		Northhill Est, 1st	1	102,614		1			\$ 4,254.90	\$ 4,254.90	\$ 94,104	
B02931	George & Sharon Fox	10		Northhill Est, 1st	1	66,458	(b)	1			\$ 4,254.90	\$ 4,254.90	\$ 57,948	
B02932	Shawn A. & Elena J. Hackmann	11		Northhill Est, 1st	1	97,005		1			\$ 4,254.90	\$ 4,254.90	\$ 88,495	
B02933	John M. & Nancy J. Bustos	12		Northhill Est, 1st	1	76,898		1	\$ 624.72		\$ 4,254.90	\$ 4,254.90	\$ 67,563	
B02934	Mark & Nancy Giono	13		Northhill Est, 1st	1	94,506		1			\$ 4,254.90	\$ 4,254.90	\$ 85,996	
B02935	James V. & Debra R. Knowles	14		Northhill Est, 1st	1	94,836		1			\$ 4,254.90	\$ 4,254.90	\$ 86,326	
B02936	Gary & Roxanne Gebhard	15		Northhill Est, 1st	1	89,056		1			\$ 4,254.90	\$ 4,254.90	\$ 80,546	
B02937	Keith & Denise Hassel	16		Northhill Est, 1st	1	91,718		1			\$ 4,254.90	\$ 4,254.90	\$ 83,208	
B02938	Roger D. & Bobbie J. Beyer	17		Northhill Est, 1st	1	109,972		1			\$ 4,254.90	\$ 4,254.90	\$ 101,462	
B02939	Beartooth Holding & Construction Inc.	18		Northhill Est, 1st	1	84,315		1			\$ 4,254.90	\$ 4,254.90	\$ 75,805	
B02940	Huppert Brothers Construction Inc.	19		Northhill Est, 1st	0	10,445		1	\$ 82.94		\$ 4,254.90	\$ -	\$ 6,107	
B02941	Cheryl L. & Roy C. Horning	20		Northhill Est, 1st	1	100,120		1			\$ 4,254.90	\$ 4,254.90	\$ 91,610	
B02942	Rebecca S. Pollock	21		Northhill Est, 1st	1	100,000	(a)	1			\$ 4,254.90	\$ 4,254.90	\$ 91,490	
B02943	Beartooth Holding & Construction Inc.	22		Northhill Est, 1st	0	10,561		1			\$ 4,254.90	\$ -	\$ 6,306	
B02944	James M. & Barbara A. Shumway	23		Northhill Est, 1st	1	75,723		1			\$ 4,254.90	\$ 4,254.90	\$ 67,213	
B02945	Beartooth Holding & Construction Inc.	24		Northhill Est, 1st	0	10,737		1			\$ 4,254.90	\$ -	\$ 6,482	
B02946	John H. & Elizabeth J. Bjerga	25		Northhill Est, 1st	1	108,002		1			\$ 4,254.90	\$ 4,254.90	\$ 99,492	
B02947	Bart A. & Susan B. Haskell	26A		Northhill Est, 1st	1	135,161		1			\$ 4,254.90	\$ 4,254.90	\$ 126,651	
B02948	Lisa & Gregg L. Ceaser	27A-1		Northhill Est, 1st	1	100,000	(a)	1			\$ 4,254.90	\$ 4,254.90	\$ 91,490	
B02949	Kevin L. & Sandra L. Nelson	28A		Northhill Est, Amd	1	97,427		1			\$ 4,254.90	\$ 4,254.90	\$ 88,917	
B02950	Beartooth Holding & Construction Inc.	29A		Northhill Est, Amd	0	20,713		1	\$ 180.17		\$ 4,254.90	\$ -	\$ 16,278	
B02951	Myong Suk Jovanovich	30		Northhill Est, Amd	0	9,976		1			\$ 4,254.90	\$ -	\$ 5,721	
B02952	David Chester & Gail L. McGlothlin	31		Northhill Est, Amd	1	139,338		1			\$ 4,254.90	\$ 4,254.90	\$ 130,828	
B02953	David Chester & Gail L. McGlothlin	32		Northhill Est, Amd	0	12,199		1			\$ 4,254.90	\$ -	\$ 7,944	
B02954	Jay A. & Sandra J. Hatton	33		Northhill Est, Amd	1	91,170		1			\$ 4,254.90	\$ 4,254.90	\$ 82,660	
B02955	Brian & Lea Thompson	34		Northhill Est, Amd	1	65,652		1			\$ 4,254.90	\$ 4,254.90	\$ 57,142	
B02956	David J. & Cindy Kaye Allen	35		Northhill Est, Amd	1	111,131		1			\$ 4,254.90	\$ 4,254.90	\$ 102,621	
B02957	Larry & Sharon Handegard	36		Northhill Est, Amd	1	100,000	(a)	1			\$ 4,254.90	\$ 4,254.90	\$ 91,490	
B02958	Stephan P. & Karen R. Lied	37		Northhill Est, Amd	0	9,918		1			\$ 4,254.90	\$ -	\$ 5,663	
B02959	Travis Teegarden	38		Northhill Est, Amd	1	113,071		1			\$ 4,254.90	\$ 4,254.90	\$ 104,561	
B02960	Thomas N. Teegarden, Trustee	39		Northhill Est, Amd	0	10,035		1			\$ 4,254.90	\$ -	\$ 5,780	
B02961	Robert & Sandra Short	40		Northhill Est, Amd	0	9,684		1			\$ 4,254.90	\$ -	\$ 5,429	
B02963	Michael & Carmen Visser	1C		Northhill Est, Amd	1	100,000	(a)	1			\$ 4,254.90	\$ 4,254.90	\$ 91,490	

RESOLUTION CREATING RSID 682/682M-NORTHHILLS ESTATES: EXHIBIT C - ROAD OVERLAY AND MAINTENANCE

TAX CODE	OWNER'S NAME(S)	LOT	Block	SUBDIVISION	(A) Improved (1) or Vacant (0)	(B) Market Valuation	(C) Units of Assess.	(D) Delinq. Taxes as of 2/15/02	(E)=(C)x 2,094.97 Estimated Assessment on RSID 682	(F)=(E) x (A) Assessments on Improved Properties	(G)=(B)-(D)-(E) Positive Net Values	(H)=(B)-(D)-(E) Negative Net Values
B02964	Beartooth Holding & Construction Inc.	1A	3	Northhill Est, Amd	0	11,795	1	\$ 442.85	\$ 4,254.90	\$ -	\$ 7,097	
B02965	Gregory & Cynthia Saatzer	2A	3	Northhill Est, Amd	1	81,917	1	\$ 392.68	\$ 4,254.90	\$ -	\$ 73,407	
B02966	Beartooth Holding & Construction Inc.	3A	3	Northhill Est, Amd	0	9,696	1	\$ 249.86	\$ 4,254.90	\$ -	\$ 5,048	
B02967	Ronald & Yvonne Hutzenbiler	4A	3	Northhill Est, Amd	1	84,516	1	\$ 395.72	\$ 4,254.90	\$ -	\$ 76,006	
B02968	Beartooth Holding & Construction Inc.	5A	3	Northhill Est, Amd	0	10,456	1	\$ 106.49	\$ 4,254.90	\$ -	\$ 5,951	
B02969	Steve & Kris Downs	6A	3	Northhill Est, Amd	1	100,000 (a)	1	\$ 395.72	\$ 4,254.90	\$ -	\$ 91,490	
B02970	Beartooth Holding & Construction Inc.	7A	3	Northhill Est, Amd	0	9,654	1	\$ 106.49	\$ 4,254.90	\$ -	\$ 5,003	
B02971	Norman E. Anderson	8A	3	Northhill Est, Amd	0	13,403	1	\$ 106.49	\$ 4,254.90	\$ -	\$ 9,042	
B02972	Mark A. & Darcy D. Todd	9A	3	Northhill Est, Amd	1	100,534	1		\$ 4,254.90	\$ 4,254.90	\$ 92,024	
B02973	Robert E. & Sandra Short	10	3	Northhill Est, Amd	1	100,000 (a)	1		\$ 4,254.90	\$ 4,254.90	\$ 91,490	
TOTALS					37	3,869,265	51.0	\$ 2,475.43	\$ 208,490.20	\$ 148,921.57	\$ 3,308,844	\$ -
						BOND AMOUNT			\$ 217,000			
						ASSESSMENT UNITS			51.0			
						ORIGINAL ASSESSMENT PER UNIT			\$ 4,254.90			
						BOND AMOUNT			\$ 217,000			
						ASSESSMENTS ON IMPROVED PROPERTY			\$ 148,922			
						% OF IMPROVED PROPERTY TO TOTAL			68.63%			
NOTES:												
Market valuation reflects the State taxable market value as of 1/01/01, unless otherwise noted.												
(a) Property is new construction and not currently appraised, however the value is estimated to exceed \$100,000.												
(b) Property was valued at 42% complete on 1/01/02.												

RESOLUTION CREATING RSID 682/682M - EXHIBIT D	
NORTHILL ESTATES SUBDIVISION	
ESTIMATED COST OF STREET OVERLAY - PRIVATE BOND SALE	
AS OF MARCH 15, 2002	
	3" thick mat
	BUDGET
Construction cost - Engineering Inc est. 11/6/01	152,029.00
Construction contingency - 10%	15,203.00

TOTAL CONSTRUCTION COSTS	167,232.00
DIRECT ADMIN. COSTS - PRIVATE SALE	
Engineering - Precreation costs	2,080.00
Engineering - Design	7,784.00
Engineering - Admin, Inspection, Staking	8,932.00
Engineering - Quality control & testing	1,200.00
Advertising, title reports, postage, misc	1,562.00

SUBTOTAL	188,790.00
INDIRECT ADMIN. & RESERVE COSTS	
County RSID Revolving Fund Collateralization - 5% of debt issue	10,850.00
County Administration - 5% of debt issue	10,850.00
RSID Debt Reserve - 3% of debt issue	6,510.00

TOTAL ESTIMATED DEBT REQUIREMENT	\$ 217,000.00
	=====
Number of parcels in district boundary	51.00
Cost per parcel - assessed on equal basis	\$ 4,254.90
Est. annual cost @ 6.5% over 10 years	\$ 591.87
Est. annual cost @ 6.75% over 12 years	\$ 528.59
Est. annual cost @ 7.0% over 15 years	\$ 467.17



ENGINEERING, INC.
Consulting Engineers and Land Surveyors

Date: November 6, 2001
Project: NORTHILLS

**RESOLUTION CREATING RSID 682/682M-NORTHHILL ESTATES EXHIBIT E
PRELIMINARY ENGINEERS ESTIMATE OF PROBABLE COST**

**NORTHHILL ESTATES SUBDIVISION RSID
FOR
ROAD IMPROVEMENTS (3-INCH THICK MAT)**

TO PROVIDE ROAD IMPROVEMENTS FOR HILLBROOKÉ AVE.,
LONGVIEW AVE., HILL CREST AVE., CLARHILL RD., AND DOWNY RD.

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	UNIT	TOTAL PRICE
SCHEDULE I- STREETS IMPROVEMENTS						
101	1	LS	MOBILIZATION AND INSURANCE (7%)	@ \$9,858.95	LS =	\$9,858.95
102	100	CY	UNCLASSIFIED EXCAVATION	@ \$7.50	CY =	\$750.00
103	21,500	SY	SHAPING & GRADING	@ \$0.00	SY =	\$0.00
104	1,000	CY	1 1/2-INCH MINUS GRAVEL (2-INCH THICK)	@ \$0.00	CY =	\$0.00
105	3,291	TN	ASPHALT (3-INCH THICK)	@ \$30.00	TN =	\$98,730.00
106	214	TN	ASPHALT OIL (6.5%)	@ \$185.00	TN =	\$39,590.00
107	6	EA	STREET SIGN REPLACEMENT	@ \$75.00	EA =	\$450.00
108	1	EA	SPEED SIGNS	@ \$150.00	EA =	\$150.00
109	4	EA	REMOVE & RELOCATE SIGN	@ \$250.00	EA =	\$1,000.00
110	2	EA	DEAD EEND SIGNS	@ \$250.00	EA =	\$500.00
111	1	LS	TRAFFIC CONTROL	@ \$1,000.00	LS =	\$1,000.00

SUBTOTAL SCHEDULE I - STREETS

\$152,028.95

SUBTOTAL CONSTRUCTION COST	=	\$152,028.95
CONSTRUCTION CONTINGENCY (10%)	=	\$15,202.90
TOTAL CONSTRUCTION AND CONTINGENCY	=	\$167,231.85

ADMINISTRATIVE COSTS BY RURAL SPECIAL IMPROVEMENT DISTRICT

RSID PRECREATION COSTS	=	\$2,080.00
ENGINEERING DESIGN	=	\$7,784.00
CONSTRUCTION ADMINISTRATION, INSPECTION, & STAKING	=	\$8,932.00
QUALITY CONTROL & TESTING	=	\$1,200.00
OWNERSHIP REPORTS, ADVERTISING, PRINTING, POSTAGE	=	\$2,500.00
FINANCIAL ADVISOR	=	\$3,500.00
BOND COUNSEL - TAX OPINION	=	\$4,500.00
SUBTOTAL ESTIMATED ADMINISTRATIVE COSTS	=	\$30,496.00
SUBTOTAL CONSTRUCTION AND ADMINISTRATIVE	=	\$197,727.85

**RESOLUTION CREATING RSID 682/682M-NORTH HILL ESTATES
EXHIBIT F**

**SECTION C
ESTIMATED ANNUAL MAINTENANCE COST**

FALL MAINTENANCE:

ACTIVITY	ESTIMATED COST
Snow plowing/ice control	\$ 100.00/year
	\$

WINTER MAINTENANCE:

ACTIVITY	ESTIMATED COST
Snow plowing/ice control	\$ 300.00/year
	\$

SPRING MAINTENANCE:

ACTIVITY	ESTIMATED COST
Snow plowing/ice control	\$ 100.00/year
	\$

SUMMER MAINTENANCE:

ACTIVITY	ESTIMATED COST
Road Maintenance (i.e. chip seal, patching etc.)	\$ 2,820.00/year
Weed Control	\$ 250.00/year

		\$ 3,570.00/year
TOTAL ESTIMATED ANNUAL MAINTENANCE COST:	=	\$ 70.00/lot/year
CHIP SEAL (Every 7 years)		
171,333 SF of Road @ 10.5¢/SF	=	\$ 17,990.00
	=	\$ 2,570.00/year
CRACK SEALANT		
500 LF @ 50¢/LF	=	\$ 250.00
TOTAL	=	\$ 2,820.00/year
C1		

