

RESOLUTION NO. 07-101

**RESOLUTION CREATING RURAL SPECIAL IMPROVEMENT MAINTENANCE
DISTRICT KNOWN AS R.S.I.D. #773M
(WEST MEADOWS SUBDIVISION)**

WHEREAS, the Board of County Commissioners of Yellowstone County, Montana, have been presented with a valid petition to create a Rural Special Improvement Maintenance District which shall be known as R.S.I.D. #773M for WEST MEADOWS Subdivision, described in Exhibit B as Lots 1 through 5 Block 1; Lots 1 through 7 Block 2; Lots 1 and 2 and Lots 16 through 25 Block 3 and all of WEST MEADOWS Subdivision and more particularly shown in Exhibit A (map) and,

WHEREAS, under MCA 7-12-2102(2), a petition was presented to create a rural special improvement district that contains the consent of all (100%) of the owners of property to be included in the district;

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

1. That the public interest or convenience requires the creation of a Rural Special Improvement Maintenance District as hereinafter described;
2. That the costs of providing for road, park, and stormwater maintenance; weed control; and fire storage tank maintenance shall be borne by owners of the property included within the boundaries of the Rural Special Improvement Maintenance District with all existing and future lots being assessed on a per lot basis (Exhibit C);
3. That the purpose of forming the District is to provide for road, park, and stormwater maintenance; weed control; and fire storage tank maintenance;
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 create a Rural Special Improvement Maintenance District No. 773M to provide for road, park, and stormwater maintenance; weed control; and fire storage tank maintenance within the district. The estimated costs shown (see Exhibit D) do not preclude other eligible expenditures for road, park, and stormwater maintenance; weed control; and fire storage tank maintenance.

2. All of the costs of the District shall be assessed equally on a per lot basis for all existing and future lots (see Exhibit C). The boundaries of this District are shown on the map attached as Exhibit A and described in Exhibit B.

3. The number of the Rural Special Improvement Maintenance District thereof shall be No. 773M.

4. All lots will benefit from proposed R.S.I.D. and shall be assessed for maintenance. All lots will be assessed an amount based upon the total cost of the applicable maintenance activity.

5. 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.

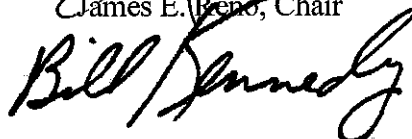
PASSED AND ADOPTED by the Board of County Commissioners of Yellowstone County, Montana, this 16 day of October, 2007.

Board of County Commissioners
Yellowstone County, Montana

(SEAL)



James E. Reno, Chair

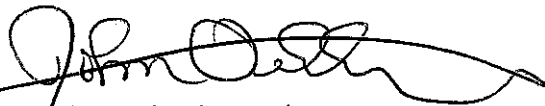


Bill Kennedy, Member

ATTEST:



Tony Nave
Clerk and Recorder



John Ostlund, Member

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

ATTACHMENT B

LEGAL DESCRIPTIONS AND OWNERSHIP REPORTS (ATTACHED)

Lots 1 through 5, inclusive, in Block 1; Lots 1 through 7, inclusive, in Block 2; Lots 1 and 2, Block 3; and Lots 16 through 25, inclusive, in Block 3; all in West Meadows Subdivision in Yellowstone County, according to the official plats on file in the office of the Clerk and Recorder of Yellowstone County, Montana.

**PETITION TO ESTABLISH A DEED AT SPECIAL IMPROVEMENT DISTRICT
ATTACHMENT D**

ESTIMATED ANNUAL MAINTENANCE COST

STREET/STORMWATER DRAINAGE FACILITIES:

	MAINTENANCE ACTIVITY	ESTIMATED ANNUAL COST
1	ROADSIDE WEED CONTROL	\$100.00
2	SNOW PLOWING (3 PLOWS/YEAR)	\$400.00
3	*CHIP SEAL (EVERY 7 YEARS) CRACK SEALING, ETC.	\$4,552.00
4	DUST CONTROL FOR 80TH STREET BETWEEN MONAD RD. & KING AVE.	\$700.00
5	MAINTAIN DRAINAGE STRUCTURES AND CULVERTS	\$100.00

SUBTOTAL = \$5,852.00

*Future chip seal cost is based on an estimated price from JTL Group, Inc. of \$2.10/SY in 2007 and applying 7 years of inflation at 2.68%/yr, which equates to \$0.0396/ft²/yr. Estimate based on approximately 3,644 LF of full road width (24' wide for interior streets) and 1,322 LF of half road width (12' wide for 80th Street) plus 2 cul-de-sacs (43' radius), which equates to a total asphalt area of approximately 114,939 ft² and an annual assessment of \$4,552.00 for Phase I improvements.

PARK AREAS:

	MAINTENANCE ACTIVITY	ESTIMATED ANNUAL COST
1	MOWING/WEED CONTROL	\$100.00
2	MAINTAIN SUBDIVISION PARK AREAS	\$100.00

SUBTOTAL = \$200.00

FIRE PROTECTION FACILITIES:

	MAINTENANCE ACTIVITY	ESTIMATED ANNUAL COST
1	MAINTAIN FIRE POND, DRY HYDRANT STRUCTURES, AND WATER LEVEL	\$100.00

SUBTOTAL = \$100.00

TOTAL ESTIMATED ANNUAL MAINTENANCE COST =	\$6,152.00
TOTAL NUMBER OF ASSESSMENT UNITS (# OF LOTS) =	24
ESTIMATED ANNUAL MAINTENANCE COST PER LOT =	\$256.33
ESTIMATED MONTHLY MAINTENANCE COST PER LOT =	\$21.36

NOTE:

ESTIMATED ANNUAL MAINTENANCE COSTS HAVE BEEN PROVIDED FOR THE PURPOSE OF ESTABLISHING A MAINTENANCE AND OPERATION BUDGET FOR THE PUBLIC SUBDIVISION FACILITIES. ANNUAL ASSESSMENTS MAY NEED TO BE ADJUSTED UP OR DOWN BY THE RSID-M AD-HOC COMMITTEE IN THE FUTURE, BASED ON ACTUAL COSTS INCURRED TO MAINTAIN AND OPERATE SUBDIVISION FACILITIES.