

RESOLUTION NO. 13-73
RESOLUTION CREATING RURAL SPECIAL
IMPROVEMENT MAINTENANCE DISTRICT TO BE KNOWN AS R.S.I.D. #810M
(HESPER MEADOWS SUBDIVISION- ROAD & DRY HYDRANT)

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 RSID #810M for Hesper Meadows Subdivision-Road, described in Exhibit B as Block 1, Lots 1 through 4; Block 2, Lots 1 through 5; Block 3, Lots 1 through 8; Block 4, Lots 1 through 7 and more particularly shown in Exhibit A (maps) in Yellowstone County, Montana; 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 (Exhibit E); and

WHEREAS, all of the costs of the district shall be assessed equally on a per lot method for existing and future lots (Exhibit D); and

WHEREAS, the cost estimate as shown in Exhibit C is only an estimate of annual costs and is subject to cost fluctuations due to maintenance utilization levels and changes in material and labor costs of performing necessary maintenance; and

WHEREAS, the property assessment amount is subject to adjustment and will be established annually by the Board of County Commissioners; and

WHEREAS, the district shall be considered to exist perpetually unless included within another district providing the same services or assumed by a municipality.


NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Yellowstone County, Montana, deeming the public interest or convenience require the creation of the rural special improvement maintenance district, intends to create the following described Rural Special Improvement Maintenance District:

1. **NUMBER OF DISTRICT.** The Rural Special Improvement Maintenance District shall be designated as District No. 810M.
2. **DESCRIPTION OF DISTRICT.** The exterior boundaries of the District are shown in Exhibit A and described in Exhibit B.
3. **DESCRIPTION OF IMPROVEMENTS, DESCRIPTION OF MAINTENANCE, METHOD OF ASSESSMENT AND ESTIMATED COSTS.** Assessments collected on behalf of this district shall be used for the maintenance of roads and dry hydrant located within the district as estimated in Exhibit C. All of the costs of the district shall be assessed equally on a per lot method for existing and future lots (Exhibit D).
4. **DURATION.** The district shall be deemed to be perpetual in nature unless absorbed and replaced by another district or municipality.


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 maintenance, the amount of assessments, and how the assessments should be spent. The Commissioners request a list of some individuals who are willing to serve on the Ad Hoc Committee (Exhibit F).

PASSED AND ADOPTED by the Board of County Commissioners of Yellowstone County, Montana, this 27th day of September 2013.

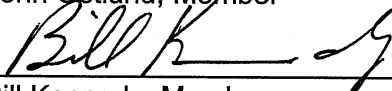
BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA



James E. Reno, Chairman



John Ostlund, Member



Bill Kennedy, Member

(SEAL)

ATTEST:



Jeff Martin, Clerk & Recorder
Yellowstone County, Montana

HESPER MEADOWS SUBDIVISION

BOUNDARY EXHIBIT
WITHIN
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : MK DEVELOPMENT, LLC

PREPARED BY : SANDERSON STEWART 

JUNE, 2013

BOZEMAN, MONTANA

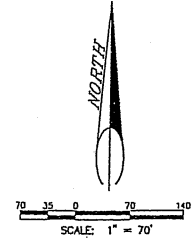


EXHIBIT A

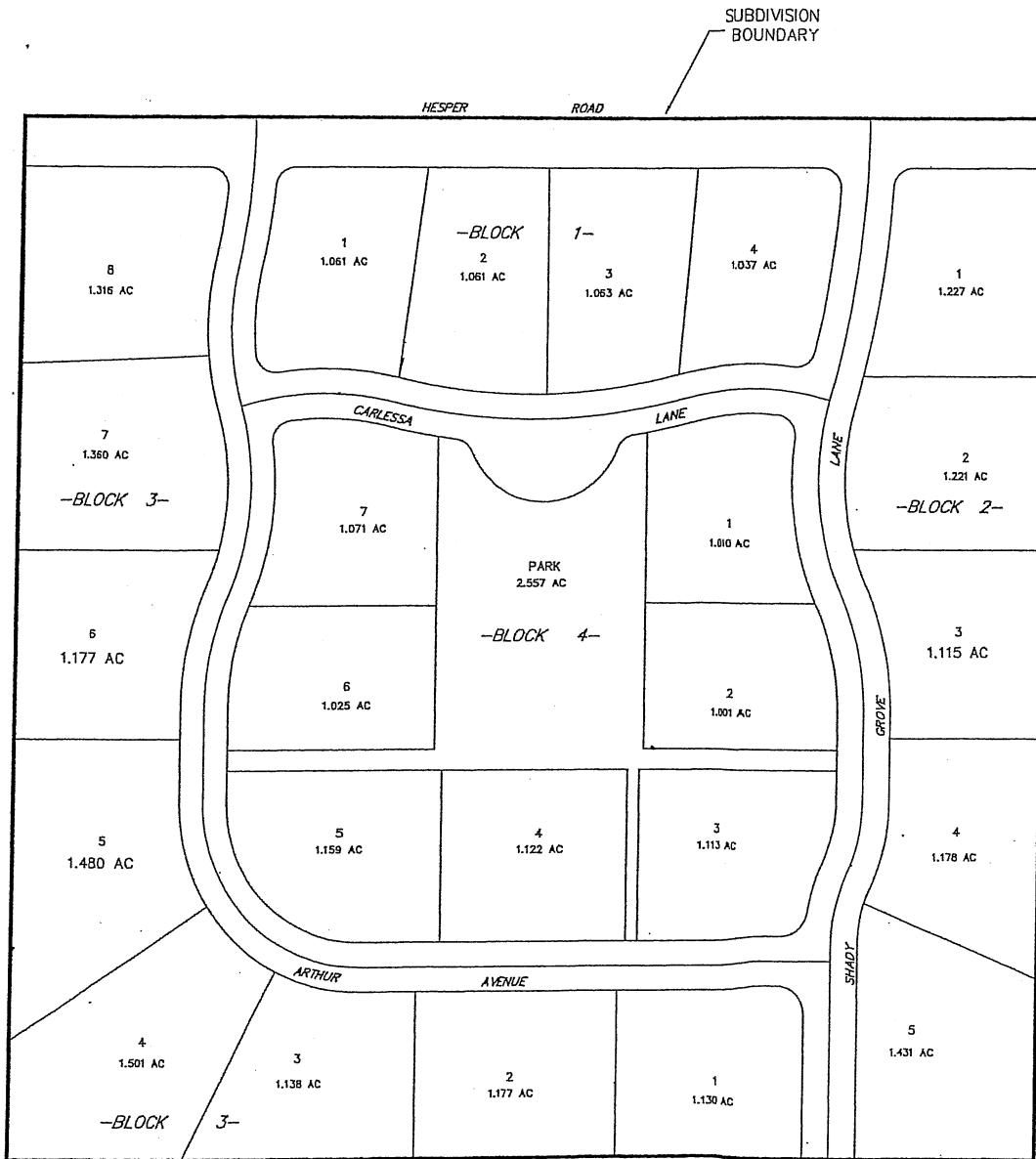


EXHIBIT B

LEGAL DESCRIPTIONS AND OWNERSHIP REPORTS (ATTACHED)

Hesper Meadows Subdivision

Being the following lots, all in Hesper Meadows Subdivision in Yellowstone County according to the official plat on file in the office of the Clerk and Recorder of Yellowstone County, Montana:

Lots 1 through 4, Block 1	4
Lots 1 through 5, Block 2	5
Lots 1 through 8, Block 3	8
Lots 1 through 7, Block 4	7
	<hr/>
	24

Released 12/17/13

*Block 1 Lots 1
 2*

Block 2 5

*3 1
 2
 3
 4
 5
 6
 7
 8*

*4 3
 4
 5
 6
 7
 8*

17 lots

EXHIBIT C

ESTIMATED ANNUAL MAINTENANCE COST (PHASE I)

STREET/STORMWATER DRAINAGE FACILITIES:

	MAINTENANCE ACTIVITY	ESTIMATED ANNUAL COST
1	ROADSIDE WEED CONTROL	\$300.00
2	SNOW PLOWING (3 PLOWS/YEAR)	\$300.00
3	CHIP SEAL (EVERY 7 YEARS) *	\$4,250.00
4	MAINTAIN DRAINAGE DITCHES, DETENTION AREAS AND CULVERTS	\$300.00

SUBTOTAL = \$5,150.00

*Yellowstone County Public Works recommends an annual assessment of \$0.04661/ft² of pavement for future chip seal. Estimate based on approximately 3,800 LF of road or approximately 91,200 ft² of pavement which equals an annual assessment of approximately \$4,200.00.

FIRE PROTECTION FACILITIES:

	MAINTENANCE ACTIVITY	ESTIMATED ANNUAL COST
1	MAINTAIN DRY HYDRANT STRUCTURE AND WATER LEVEL	\$250.00

SUBTOTAL = \$250.00

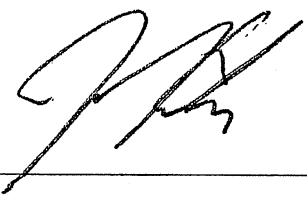
TOTAL ESTIMATED ANNUAL MAINTENANCE COST =	\$5,400.00
TOTAL NUMBER OF ASSESSMENT UNITS (# OF LOTS) =	24
ESTIMATED ANNUAL MAINTENANCE COST PER LOT =	\$225.00
ESTIMATED MONTHLY MAINTENANCE COST PER LOT =	\$18.75

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.

EXHIBIT E

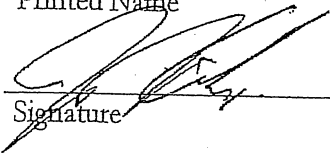
WE, THE UNDERSIGNED property owners, hereby provide the following information for consideration in the possible creation of an RSID. It is our understanding that if support exists for the RSID, information will be provided to the County and a public hearing scheduled regarding the creation of this district. Following the hearing, the County Commissioners shall take action on whether or not to create the district. Should the Commissioners create the districts, WE, as property owners, understand that we shall bear the costs of the districts as formally approved by the Commissioners.

Property Owner Printed Name(s) Signature(s) Required	Complete Mailing Address Street, City, State, & Zip	Properties Owned Lot & Block, Subdivision or C/S	In Favor	Opposed	Method of Assessment		
					Equal Amount	Front Footage	Square Footage
Jim Kisling MK Development, LLC 	MK Development, LLC PO Box 88105 Billings, MT 59105	Lots 1 through 4, Block 1; Lots 1 through 5, Block 2; Lots 1 through 8, Block 3 and Lots 1 through 7, Block 4 all in Hesper Meadows Subdivision	X		X		

Note: Please make additional copies as needed.

EXHIBIT F

PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT RECOMMENDATIONS FOR AD HOC COMMITTEE

	NAME	TELEPHONE NUMBER
1.	Jim Kisling, MK Development Printed Name	406-671-4749
	 Signature	
2.	 Printed Name	
	 Signature	
3.	 Printed Name	
	 Signature	