

RESOLUTION NO. 15-108
RESOLUTION CREATING RURAL SPECIAL
IMPROVEMENT MAINTENANCE DISTRICT TO BE KNOWN AS R.S.I.D. #821M
(BLACK ROCK ESTATES- 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 #821M for Black Roce Estates-Road & Dry Hydrant, described in Exhibit B as Block 1, Lots 1 through 29 inclusive; Block 2, Lots 1 & 2; Block 3, Lots 1, 20, 21, & 34; Block 5, Lot 13, and Block 6, Lots 1 through 7 inclusive 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 F); 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.

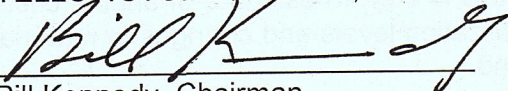
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Yellowstone County, Montana, deeming the public interest or convenience require the creation of the rural special improvement maintenance district, intends to create the following described Rural Special Improvement Maintenance District:

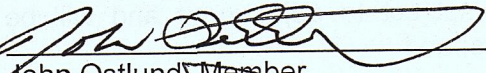
1. **NUMBER OF DISTRICT.** The Rural Special Improvement Maintenance District shall be designated as District No. 821M.
2. **DESCRIPTION OF DISTRICT.** The exterior boundaries of the District are shown in Exhibit A and described in Exhibit B.
3. **DESCRIPTION OF IMPROVEMENTS, DESCRIPTION OF MAINTENANCE, METHOD OF ASSESSMENT AND ESTIMATED COSTS.** Assessments collected on behalf of this district shall be used for the maintenance of roads, dry hydrant, and stormwater facilities 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 E).

PASSED AND ADOPTED by the Board of County Commissioners of Yellowstone County, Montana, this 29th day of September 2015.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA


Bill Kennedy, Chairman


John Ostlund, Member


James Reno, Member

(SEAL)
ATTEST:

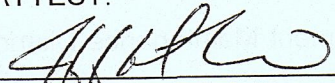

Jeff Martin, Clerk & Recorder
Yellowstone County, Montana

EXHIBIT A

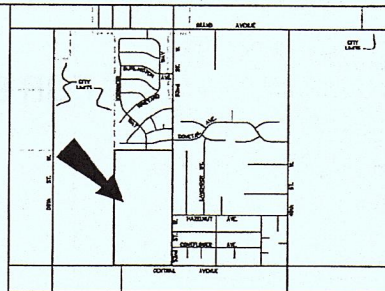
RSID EXHIBIT OF
BLACK ROCK ESTATES SUBDIVISION
 BEING TRACTS A & B OF CERTIFICATE OF SURVEY No. 2209
 SITUATED IN THE SW1/4 OF SECTION 4, T. 1 S., R. 25 E., P.M.M.,
 YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : BROWN DEVELOPMENT, LLC

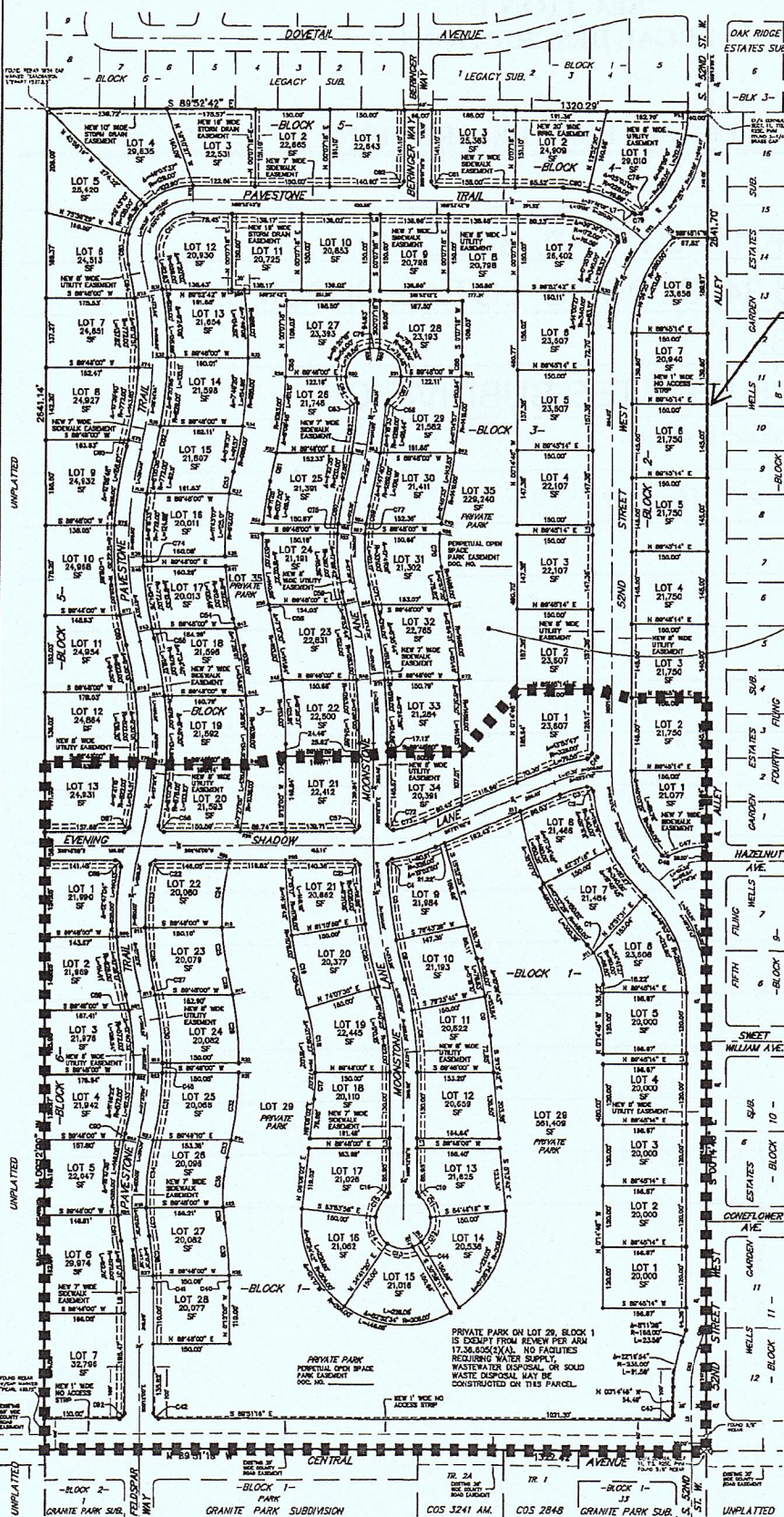
AUGUST, 2014

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



VICINITY MAP
 NOT TO SCALE



RSID BOUNDARY

NOTE: PRIVATE PARK ON LOT 35, BLOCK 3 IS EXEMPT FROM REVIEW PER ARM 17.36.0002(A). NO FACILITIES REQUIRING WATER SUPPLY, WASTE WATER DISPOSAL, OR SOLID WASTE DISPOSAL MAY BE CONSTRUCTED ON THIS PARCEL.

PRIVATE PARK ON LOT 29, BLOCK 1 IS EXEMPT FROM REVIEW PER ARM 17.36.0002(A). NO FACILITIES REQUIRING WATER SUPPLY, WASTE WATER DISPOSAL, OR SOLID WASTE DISPOSAL MAY BE CONSTRUCTED ON THIS PARCEL.



P:\120206_01_Black Rock Estates_PMCADD_C3D_BASE_DWG\12020601FP.dwg, SHEET 2, 7/24/2014 10:02:07 AM, balalexander, 1:3:4884

EXHIBIT C

ESTIMATED ANNUAL MAINTENANCE COST

STREET/WASTEWATER/STORMWATER DRAINAGE FACILITIES:

	MAINTENANCE ACTIVITY	ESTIMATED ANNUAL COST
1	ROADSIDE WEED CONTROL	\$300.00
2	CHIP SEAL (EVERY 7 YEARS) *	\$6,500.00
3	SNOW REMOVAL (3 TIMES/YEAR)	\$1,000.00
4	MAINTAIN DRAINAGE DITCHES AND CULVERTS	\$300.00

SUBTOTAL = \$8,100.00

*Yellowstone County Public Works recommends an annual assessment of \$0.04661/ft² of pavement for future chip seal. Estimate based on approximately 5,800 LF of road or approximately 139,8510 ft² of pavement which equals an annual assessment of approximately \$6,500.00.

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* =	\$8,350.00
TOTAL NUMBER OF ASSESSMENT UNITS (# OF LOTS)* =	42
ESTIMATED ANNUAL MAINTENANCE COST PER LOT =	\$198.81
ESTIMATED MONTHLY MAINTENANCE COST PER LOT =	\$16.57

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. ASSESMENT BASED ON PHASE I LOTS AND IMPROVEMENTS.

FOR BLACK ROCK ESTATES SUBDIVISION

EXHIBIT D

METHOD OF ASSESSMENT

CHOOSE A METHOD OF ASSESSMENT:

Square Footage

Equal Amount

Front Footage

Other (Describe)

FOR BLACK ROCK ESTATES SUBDIVISION

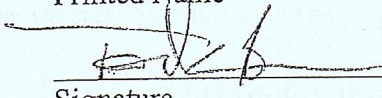
EXHIBIT E

PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT
RECOMMENDATIONS FOR AD HOC COMMITTEE

NAME TELEPHONE NUMBER

1. Todd Brown (Chairman) 406-698-5970

Printed Name



Signature

BROWN DEVELOPMENT LLC

2. _____

Printed Name

Signature

3. _____

Printed Name

Signature

4. _____

Printed Name

Signature

5. _____

Printed Name

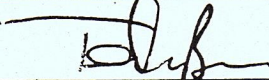
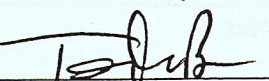
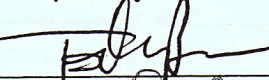

Signature

**PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)
FOR BLACK ROCK ESTATES SUBDIVISION**

SECTION F

**CONSENT OF PROPERTY OWNERS IN
PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT**

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 public hearing, the County Commissioners shall take action on whether or not to create the district. Should the County Commissioners create the district, WE, as property owners, understand that we shall bear the costs of the district as formally approved by the County Commissioners.

PROPERTY LEGAL DESCRIPTION	OWNER (PRINTED NAME)	OWNER SIGNATURE	IN FAVOR	OPPOSED
Lots 1 - 28, Block 1 Lots 1-2, Block 2	Brown Development, LLC by Todd Brown		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lots 1, 20, 21, 34, Block 3	Brown Development, LLC by Todd Brown		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 13, Block 5 Lots 1-7, Block 6	Brown Development, LLC by Todd Brown		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot 29, Block 1 Private Park Exempt	Brown Development LLC by Todd Brown		<input checked="" type="checkbox"/>	<input type="checkbox"/>