

RESOLUTION NO. 17- 24
RESOLUTION CREATING RURAL SPECIAL
IMPROVEMENT MAINTENANCE DISTRICT TO BE KNOWN AS R.S.I.D. #832M
(RIVER'S EDGE INDUSTRIAL PARK - 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 #832M for River's Edge Industrial Park – Dry Hydrant, described in Exhibit B as Lots 1 through 15 inclusive; and more particularly shown in Exhibit A (map) 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.

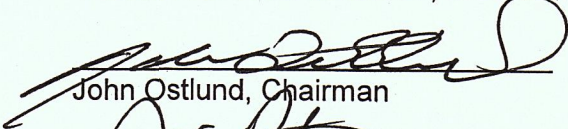
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Yellowstone County, Montana, deeming the public interest or convenience require the creation of the rural special improvement maintenance district, intends to create the following described Rural Special Improvement Maintenance District:

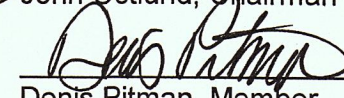
1. **NUMBER OF DISTRICT.** The Rural Special Improvement Maintenance District shall be designated as District No. 832M.
2. **DESCRIPTION OF DISTRICT.** The exterior boundaries of the District are shown in Exhibit A and described in Exhibit B.
3. **DESCRIPTION OF IMPROVEMENTS, DESCRIPTION OF MAINTENANCE, METHOD OF ASSESSMENT AND ESTIMATED COSTS.** Assessments collected on behalf of this district shall be used for the maintenance a 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.

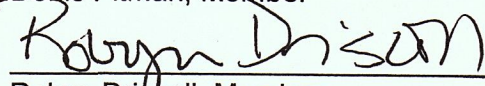
5. The Commissioners desire that an Ad Hoc Committee be appointed to make recommendations to the Commissioners with regard to the need for assessments to be made for maintenance, the amount of assessments, and how the assessments should be spent. The Commissioners request a list of some individuals who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

PASSED AND ADOPTED by the Board of County Commissioners of Yellowstone County, Montana, this 7th day of March 2017.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA


John Ostlund, Chairman


Denis Pitman, Member


Robyn Driscoll, Member

(SEAL)
ATTEST:



Jeff Martin, Clerk & Recorder
Yellowstone County, Montana

EXHIBIT A

1/11/2017 3:05:38 PM PEG STANDARD.CTX

RIVER'S EDGE INDUSTRIAL PARK SUBDIVISION, 1ST FILING

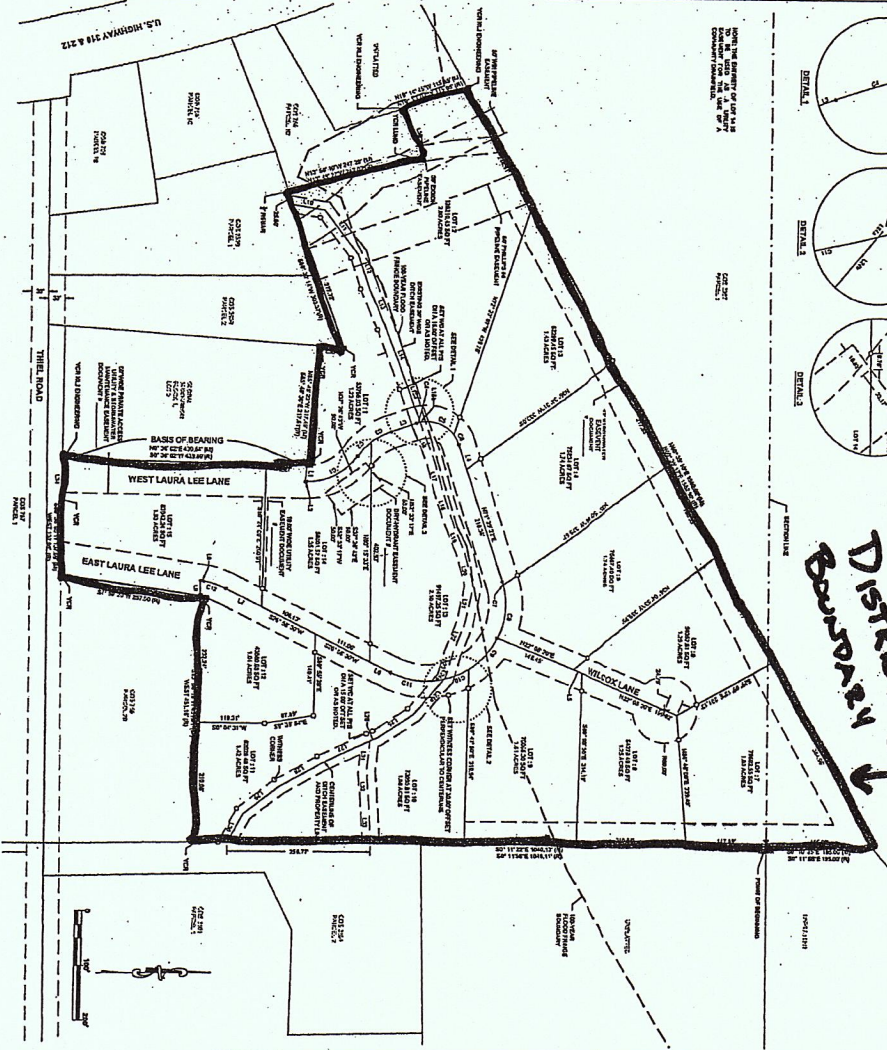
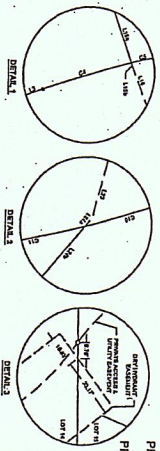
PLAT OF
BEING A PORTION OF PLAT OF LOT 1, BLOCK 1 OF GLOBAL SUBDIVISION AND C.O.S. 756, PARCEL 2A AMENDED LOT 2
LOCATED IN THE NORTH 1/2 OF NW 1/4 OF SECTION 22, T. 02 S., R. 24 E., P.M.M., YELLOWSTONE COUNTY, MONTANA

PREPARED BY: PERFORMANCE ENGINEERING AND CONSULTING, PLLC

TOTAL AREA OF SUBDIVISION = 224.46 ACRES

JANUARY, 2017

Dist. 1



Lot #	Length	Feet	Feet
1	118.10	118.10	118.10
2	118.10	118.10	118.10
3	118.10	118.10	118.10
4	118.10	118.10	118.10
5	118.10	118.10	118.10
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11	118.10	118.10	118.10
12	118.10	118.10	118.10
13	118.10	118.10	118.10
14	118.10	118.10	118.10
15	118.10	118.10	118.10
16	118.10	118.10	118.10
17	118.10	118.10	118.10
18	118.10	118.10	118.10
19	118.10	118.10	118.10
20	118.10	118.10	118.10
21	118.10	118.10	118.10
22	118.10	118.10	118.10
23	118.10	118.10	118.10
24	118.10	118.10	118.10
25	118.10	118.10	118.10
26	118.10	118.10	118.10
27	118.10	118.10	118.10
28	118.10	118.10	118.10
29	118.10	118.10	118.10
30	118.10	118.10	118.10
31	118.10	118.10	118.10
32	118.10	118.10	118.10
33	118.10	118.10	118.10
34	118.10	118.10	118.10
35	118.10	118.10	118.10
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37	118.10	118.10	118.10
38	118.10	118.10	118.10
39	118.10	118.10	118.10
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42	118.10	118.10	118.10
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66	118.10	118.10	118.10
67	118.10	118.10	118.10
68	118.10	118.10	118.10
69	118.10	118.10	118.10
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73	118.10	118.10	118.10
74	118.10	118.10	118.10
75	118.10	118.10	118.10
76	118.10	118.10	118.10
77	118.10	118.10	118.10
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81	118.10	118.10	118.10
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96	118.10	118.10	118.10
97	118.10	118.10	118.10
98	118.10	118.10	118.10
99	118.10	118.10	118.10
100	118.10	118.10	118.10
101	118.10	118.10	118.10
102	118.10	118.10	118.10
103	118.10	118.10	118.10
104	118.10	118.10	118.10
105	118.10	118.10	118.10
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107	118.10	118.10	118.10
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109	118.10	118.10	118.10
110	118.10	118.10	118.10
111	118.10	118.10	118.10
112	118.10	118.10	118.10
113	118.10	118.10	118.10
114	118.10	118.10	118.10
115	118.10	118.10	118.10
116	118.10	118.10	118.10
117	118.10	118.10	118.10
118	118.10	118.10	118.10
119	118.10	118.10	118.10
120	118.10	118.10	118.10

Chute #	Length	Feet	Feet
1	118.10	118.10	118.10
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114	118.10	118.10	118.10
115	118.10	118.10	118.10
116	118.10	118.10	118.10
117	118.10	118.10	118.10
118	118.10	118.10	118.10
119	118.10	118.10	118.10
120	118.10	118.10	118.10



CONSENT OF PLATERS
Document No. _____
DATE: _____

RELEASE OF SUBMITTER RESTRICTIONS
Document No. _____
DATE: _____

LEGEND
 • SOLID PROPERTY CORNER
 • SECTION, BLOCK OR SUBDIVISION
 • FOUND QUARTER CORNER
 • SET STREET MONUMENT
 • YELLOW CURB CORNER

CONTRACTOR'S COUNTY TRANSMITTAL
I hereby certify, prepared by, under the authority of, and the responsibility for, the above plat has been duly returned and that said plat has been properly filed and recorded as required by the laws of the State of Montana.
Date: _____
Yellowstone County Treasurer

SUBDIVISION APPROVEMENTS AGREEMENT
Document No. _____
DATE: _____

UTILITY/COMMITTEE EASEMENT/JUDGEMENT
Document No. _____
DATE: _____

NOTICE OF APPROVAL
STATE OF MONTANA
County of Yellowstone

CERTIFICATE OF COUNTY TREASURER
I hereby certify, prepared by, under the authority of, and the responsibility for, the above plat has been duly returned and that said plat has been properly filed and recorded as required by the laws of the State of Montana.
Date: _____
Yellowstone County Treasurer

CERTIFICATE OF CITY/COUNTY HEALTH DEPARTMENT
This plat has been prepared in accordance with the provisions of the Montana Health Code and complies with the requirements of the Health Department.
Date: _____
City/COUNTY Health Department

CERTIFICATE OF COUNTY ATTORNEY
This document has been reviewed by the County Attorney and is acceptable as to form.
Date: _____
County Attorney

STATEWIDE PERFORMANCE
Montana Mapping & Surveying
1115 1st Avenue South
Great Falls, MT 59404
Phone: 406.761.0

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

EXHIBIT C

ESTIMATED ANNUAL MAINTENANCE COST

FALL MAINTENANCE:

ACTIVITY	ESTIMATED COST
Dry Hydrant Inspection by Fire Dept	\$ 0
Full Tank Replacement	\$ As Required

WINTER MAINTENANCE:

ACTIVITY	ESTIMATED COST
	\$
	\$

SPRING MAINTENANCE:

ACTIVITY	ESTIMATED COST
	\$
	\$

SUMMER MAINTENANCE:

ACTIVITY	ESTIMATED COST
MAINTAIN DRY HYDRANT STRUCTURE + WATER LVL	\$ 250
	\$

TOTAL ESTIMATED ANNUAL MAINTENANCE COST: \$ 250

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

EXHIBIT D

METHOD OF ASSESSMENT

CHOOSE A METHOD OF ASSESSMENT:

Square Footage

Equal Amount


Front Footage

Other (Describe)

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

EXHIBIT E

PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT
RECOMMENDATIONS FOR AD HOC COMMITTEE

NAME	TELEPHONE NUMBER
1. <u>Nathan Zito</u> (Chairman) Printed Name	<u>406-860-0169</u>
 Signature	
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)

EXHIBIT 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.

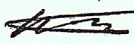
PROPERTY LEGAL DESCRIPTION	OWNER (PRINTED NAME)	OWNER SIGNATURE	IN FAVOR	OPPOSED
Lots 1-15 RIVERS EDGE SUB 1 st FILING	Nathan Zito for Zito Brothers LLC		X	

EXHIBIT G

Tax ID	Geocode	Owner	Address	Legal Description
D02881	3.08E+15	ZITO BROTT	THIEL RD	S22, T02 S, R24 E, C.O.S. 756, PARCEL 2A, AMEND LT 2
C16504	3.08E+15	ZITO BROTT	1323 THIEL	GLOBAL SUB (09), S22, T02 S, R24 E, BLOCK 1, Lot 1