

# YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 17- 88

## Resolution to Create Yellowstone County Rural Special Improvement District No. 835 to Pave a Portion of Homewood Park Drive

WHEREAS, pursuant to Sections 7-12-2101 through 7-12-2113 of the Montana Code Annotated, a board of county commissioners has the authority to create a rural special improvement district to reconstruct roads. To create a district, a board should pass a resolution of intent, set a public hearing, provide notice of the public hearing, receive protests, hold a public hearing, consider protests and pass a resolution that either creates or does not create the district.

WHEREAS, the Yellowstone County Board of County Commissioners received a request from Jerry T. Ray, who owns property that is accessed from Homewood Park Drive to create a rural special improvement district to pave Homewood Park Drive from Grand Avenue to Clark Avenue. Currently, the portion of the road is gravel. If the Board creates the District and paves the portion of the road, Rural Special Improvement District No. 678M will be expanded to maintain the portion of the road. Exhibit 1 contains the specifics of the District such as name, location, map, parcels, property owners, activities, costs, assessment method, assessment and engineer. Below is a summary of the specifics of the District.

### District Summary

District Name:	Yellowstone County Rural Special Improvement District No. 835
District Location:	Homewood Park Subdivision (Doc. No. 604103, July 11, 1958) a portion, Century Hills Ranchettes Subdivision (Doc. No. 3123862, April 5, 2001) all, Amended Certificate of Survey No. 835 (Doc. No. 1188100, January 22, 1981), Amended Certificate of Survey No. 835 (Doc. No. 1351550, May 22, 1985), Amended Certificate of Survey No. 835 (Doc. No. 1384364, March 6, 1986), Amended Certificate of Survey No. 835 (Doc. No. 1450809, July 29, 1987), Amended Certificate of Survey No. 835 (Doc. No. 1917572, April 1, 1998) and Certificate of Survey No. 3382 (Doc. No. 3487921, December 1, 2008) all.
District Parcels:	155 parcels
District Activities:	Road Paving
District Costs:	\$184,339.08 Estimated
District Assessment Method:	Per Parcel
District Assessment:	Annual Assessment \$150.30 Per Parcel Estimated
District Duration:	10 years
District Engineer:	Michael Black, Yellowstone County Public Works Department

WHEREAS, on July 25, 2017, the Yellowstone County Board of County Commissioners passed a resolution of intent to create Rural Special Improvement District No. 835 to pave Homewood Park Drive from Grand Avenue to Clark Avenue and set a public hearing on the creation of the District for August 29, 2017. On July 28, 2017, the Yellowstone County Clerk and Recorder mailed notice of the hearing to all property owners in the District. On July 28, 2017 and August 4, 2017, the Yellowstone County Clerk and Recorder published notice of the public hearings in the *Billings Gazette*. On August 29, 2017, the Board held a public hearing on the creation of the District. The Board heard comments on the district and considered protests as to the creation of the District. The Board did not receive enough protests to prevent the formation of the District. 13 out of 155 property owners protested the creation of the District. The Board believes that it is in the best interest of the public to create the District.

NOW THEREFORE, BE IT RESOLVED,

The Yellowstone County Board of County Commissioners creates Rural Special Improvement District No. 835 to pave Homewood Park Drive from Grand Avenue to Clark Avenue. The specifics of the District are contained in the exhibits attached to this Resolution. The Board will request bids to pave the portion of the road, award the contract

to pave the portion of the road contingent on approval of the assessment, pass a resolution of intent to set the assessment, hold a public hearing on the assessment and pass a resolution to set the assessment.

Passed and Adopted on the 29<sup>th</sup> day of August 2017.

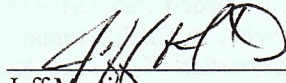
BOARD OF COUNTY COMMISSIONERS  
YELLOWSTONE COUNTY, MONTANA

  
John Ostlund, Chairman

  
Robyn Driscoll, Member

  
Denis Pitman, Member

Attest:

  
Jeff Martin  
Yellowstone County Clerk and Recorder

Attachment

Exhibit 1

Coversheet  
Map  
Properties and Property Owners Lists  
Construction Cost Estimate  
Assessment Estimate

# EXHIBIT 1

## Yellowstone County

PUBLIC WORKS DEPARTMENT  
P.O. Box 35024  
Billings, MT 59107-5024

Phone (406) 256-2735  
Fax (406) 254-7946



July 25, 2017

Yellowstone County Commission (John Ostlund, Denis Pitman, Robyn Driscoll), Public Works

**RE: Resolution of Intent to Create Rural Special Improvement District 835C  
For the Paving & Related Road Construction Improvements Homewood Park Drive  
From Grand Avenue south to the end of the existing pavement**

Per the subsequent requests of property owners, Public Works has re-evaluated the funding of the above subject RSID to include the analysis of funding participation, subject to the discretion of the Yellowstone County Commission.

A Public Hearing is scheduled for Tuesday, August 29, 2017, at 9:30 am before your Commission. At this meeting your Commission will hear testimony in favor of creating a construction district and testimony in opposition to said creation of a construction district. If you would like to send written comments, they must be received by August 28, 2017. An informational letter was sent (from your Commission previously, on two (2) separate occasions) along with the requisite other RSID documents to each affected property owner, and this included an Engineer's Estimate of Probable Cost (EEOPC).

Public Works has reviewed the funding participation policy and believes that this area qualifies for up to 25% funding participation consideration, subject to your Commission's discretion. Subsequently we have revised the EEOPC to include that funding participation. Both scenarios are presented below.

	Without County Participation	With County Participation
Total RSID Bond Cost	\$ 243,103.45	184,339.08
Pay Up Front Cost	\$1,364.52	\$1,034.68
10 Year Annual Payback	\$ 198.21	\$ 150.30
Yearly Maintenance	\$ 39	\$ 39
Total Cost To Each Parcel (Years 1-10)	\$ 237.21	\$ 189.30
* Total Cost To Each Parcel (Years 11-∞)	\$ 39	\$ 39
*	Yearly RSID review meetings are held to determine if assessment adjustments are needed and recommendations for increase or decrease are made	

Please note that an existing Maintenance RSID will be expanded to provide for future maintenance of the entire paved roadway. The potential expansion would mean that the additional 78 parcels would pay the same as the existing 77 parcels. Any yearly increases would apply to all 155 parcels.

Thank you for your time and attention to this matter. Should you have any questions, please contact Mike Black, of our Public Works Department.

Sincerely,

  
Mike Black, PE – Senior Yellowstone County Civil Engineer

cc: Yellowstone County Public Works (Tim Miller)

EXHIBIT 1

Exhibit 1

Yellowstone County Rural Special Improvement District No. 835

**District Summary**

District Name: Yellowstone County Rural Special Improvement District No. 835  
District Location: Homewood Park Subdivision (Doc. No. 604103, July 11, 1958) a portion, Century Hills Ranchettes Subdivision (Doc. No. 3123862, April 5, 2001) all, Amended Certificate of Survey No. 835 (Doc. No. 1188100, January 22, 1981), Amended Certificate of Survey No. 835 (Doc. No. 1351550, May 22, 1985), Amended Certificate of Survey No. 835 (Doc. No. 1384364, March 6, 1986), Amended Certificate of Survey No. 835 (Doc. No. 1450809, July 29, 1987), Amended Certificate of Survey No. 835 (Doc. No. 1917572, April 1, 1998) and Certificate of Survey No. 3382 (Doc. No. 3487921, December 1, 2008) all.  
District Parcels: 155 parcels  
District Activities: Road Paving  
District Costs: \$184,339.08 Estimated  
District Assessment Method: Per Parcel  
District Assessment: Annual Assessment \$150.30 Per Parcel Estimated  
District Duration: 10 years  
District Engineer: Michael Black, Yellowstone County Public Works Department

**District Name:**

The name of the District shall be Yellowstone County Rural Special Improvement District No. 835.

**District Location:**

Yellowstone County Rural Special Improvement District No. 835 shall include parcels in Homewood Park Subdivision, Century Hills Ranchettes Subdivision, Amended Certificate of Surveys No. 835 and Certificate of Survey No. 3382. Attached is a map of Yellowstone County Rural Special Improvement District No. 835.

**District Parcels:**

Yellowstone County Rural Special Improvement District No. 835 shall include 155 parcels in Homewood Park Subdivision, Century Hills Ranchettes Subdivision, Amended Certificate of Surveys No. 835 and Certificate of Survey No. 3382 that use the portion of the road for access. The parcels benefited by the paving of the portion of the road shall be included in the District. Attached is a list of the legal description of each parcel and the current owner of each parcel in Yellowstone County Rural Special Improvement District No. 835.

**District Activities:**

Yellowstone County Rural Special Improvement District No. 835 shall pave Homewood Park Drive from Grand Avenue to Clark Avenue. Rural Special Improvement District No. 678M shall be expanded to maintain the portion of the road paved. Typically, a maintenance district would be created with a construction district, but because there is already a maintenance district that maintains an adjacent portion of the road that maintenance district shall be expanded.

**District Costs:**

The Yellowstone County Public Works Department estimates to pave Homewood Park Drive from Grand Avenue to Clark Avenue it would cost approximately \$184,339.08. This is only the cost to pave the portion of the road. It does not include the cost to maintain the road. The actual cost may be more or less. The exact cost shall be determined when the County awards the contract to pave the portion of the road. Attached is an explanation of the costs to pave the portion of the Road.

**District Assessment Method:**

Yellowstone County Rural Special Improvement District No. 835 shall use the per parcel method of assessment to finance the paving of Homewood Park Drive from Grand Avenue to Clark Avenue. If the number of parcels

increases during the term of the District, the assessment shall be modified to account for the increased number of parcels.

**District Assessment:**

The Yellowstone County Finance Department estimates that annual assessment per parcel to pave Homewood Park Drive from Grand Avenue to Clark Avenue would be approximately \$150.30. The assessment would appear on the tax statements for the properties. A property owner would have the option prepay the assessment or pay the assessment over 10 years. Attached is an explanation of the calculation of the assessment to pave the portion of the Road.

**District Duration:**

Yellowstone County Rural Special Improvement District No. 835 shall exist for ten years.

**District Engineer:**

Michael Black, a civil engineer with the Yellowstone County Public Works Department, shall be the District Engineer for Yellowstone County Rural Special Improvement District No. 835. As needed, the Yellowstone County Board of County Commissioner will appoint a District Engineer. The District Engineer shall advise the Board as to the paving of the portion of the road.

Yellowstone County Public Works Department

Attn: Michael Black

P.O. Box 35024

Billings Montana, 59107-5024

(406) 256-2735

[mblack@co.yellowstone.mt.gov](mailto:mblack@co.yellowstone.mt.gov)

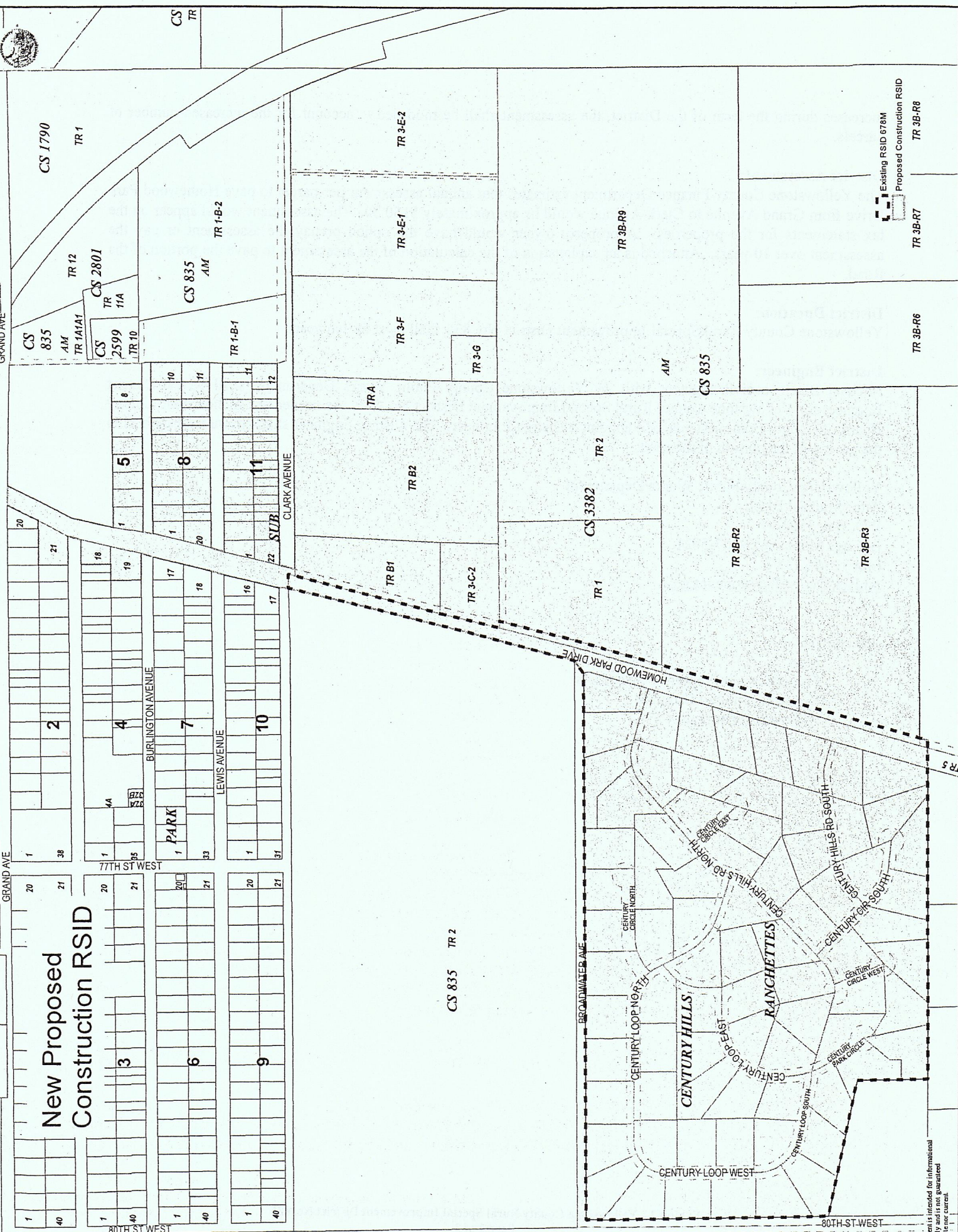
**Attachments**

Map

Properties and Property Owner Lists

Construction Cost Estimate

Assessment Estimate



# New Proposed Construction RSID

Existing RSID 678M  
Proposed Construction RSID  
TR 3B-R7  
TR 3B-R8

CS 835 TR 2

This document is intended for informational purposes only and is not guaranteed to be accurate nor current.

Tax ID	FullAddr	Owner_Name	MailAddr1	City	ST	Zip
C02638						
C02724	7504 ALDERSON AVE	STEWART, JAY E & RHONDA P	447 KILLARNEY ST	BILLINGS	MT	59105-3055
C02725	7507 BURLINGTON AVE	LAND RUSH LLC	BOWLAN, KENNETH J	BILLINGS	MT	59106-1961
C02747	7453 BURLINGTON AVE	COPPS, EDWARD T & JANA M	3109 LEEANN BLVD	BILLINGS	MT	59102-0420
C02748	7447 BURLINGTON AVE	CARTON, JIM	7453 BURLINGTON AVE	BILLINGS	MT	59106-1951
C02749	7441 BURLINGTON AVE	WETMORE, NICOLE A & JACQUE A	7447 BURLINGTON AVE	BILLINGS	MT	59106-1951
C02750	7435 BURLINGTON AVE	LODGE, SHARON	235 CROQUE DR	BOZEMAN	MT	59718-9315
C02751	7435 BURLINGTON AVE	TURNER, ALAN	31 ANGUS DR	GLASGOW	MT	59230-2106
C02752	7427 BURLINGTON AVE	METZGER, KELLY &	7427 BURLINGTON AVE	BILLINGS	MT	59106-1951
C02753	7421 BURLINGTON AVE	LAND RUSH LLC	611 3RD ST W	ROUNDUP	MT	59072-2409
C02753A	7415 BURLINGTON AVE	LAND RUSH LLC	611 3RD ST W	ROUNDUP	MT	59072-2409
C02753A	7409 BURLINGTON AVE	LAND RUSH LLC	611 3RD ST W	ROUNDUP	MT	59072-2409
C02832	7458 BURLINGTON AVE	MCKITTRICK, CINDY	PO BOX 640	ENNIS	MT	59729-0640
C02833	7452 BURLINGTON AVE	SIMS, MORGAN IAN	4146 VAUGHN LN	BILLINGS	MT	59101-5329
C02834	7446 BURLINGTON AVE	PERMAN, MARK D	7446 BURLINGTON AVE	BILLINGS	MT	59106-1952
C02835	7440 BURLINGTON AVE	STANK, SHANNON L & JERRY A	7440 BURLINGTON AVE	BILLINGS	MT	59106-1952
C02836	7434 BURLINGTON AVE	HART, LEONARD RAY JR	328 DANI ST	BILLINGS	MT	59101-9210
C02837	7428 BURLINGTON AVE	HART, LEONARD RAY JR	328 DANI ST	BILLINGS	MT	59101-9210
C02838	7422 BURLINGTON AVE	LEISCHNER, JEFFREY C	112 WYOMING AVE	BILLINGS	MT	59101-1834
C02838A	7416 BURLINGTON AVE	JOHNSON, VICTOR MICHAEL & ARNO EARL	7416 BURLINGTON AVE	BILLINGS	MT	59106-1952
C02839	7410 BURLINGTON AVE	BRUCE, JAMES	PO BOX 22011	BILLINGS	MT	59104-2011
C02840	7404 BURLINGTON AVE	LAND RUSH LLC	611 3RD ST W	ROUNDUP	MT	59072-2409
C02841	7403 LEWIS AVE	LAND RUSH LLC	611 3RD ST W	ROUNDUP	MT	59072-2409
C02842	7409 LEWIS AVE	LAND RUSH LLC	611 3RD ST W	ROUNDUP	MT	59072-2409
C02843	7415 LEWIS AVE	ARROWHEAD LLC	1302 24TH ST W STE 216	BILLINGS	MT	59102-3861
C02844	LEWIS AVE	ARROWHEAD LLC	1302 24TH ST W STE 216	BILLINGS	MT	59102-3861
C02845	7421 LEWIS AVE	LAND RUSH LLC	611 3RD ST W	ROUNDUP	MT	59072-2409
C02846	LEWIS AVE	KINCAID LAND LLC	3208 RUGBY DR	BILLINGS	MT	59102-0752
C02847	7427 LEWIS AVE	TRUST OF BENNY L MILKS	4185 MITCHELL AVE	BILLINGS	MT	59101-5422
C02848	7435 LEWIS AVE	FRENCH, SHANNON R	PO BOX 20367	BILLINGS	MT	59104-0367
C02851	7447 LEWIS AVE	BOYDEN, ROBERT A &	7441 LEWIS AVE	BILLINGS	MT	59106-1914
C02852	LEWIS AVE	ESSMANN, JEFFREY V	PO BOX 80945	BILLINGS	MT	59108-0945
C02853	7453 LEWIS AVE	MARSHALL, MARISELLE D	8711 BOREAS	UNIVERSAL CITY	TX	78148-2816
C02854	1105 HOMEWOOD PARK DR	SALISBURY, KIRBY S & VERONICA Y	1105 HOMEWOOD PARK DR	BILLINGS	MT	59106-1984

C02937	7424 LEWIS AVE	ESSMANN, JEFFREY V	PO BOX 80945	BILLINGS	MT 59108-0945
C02938	7458 LEWIS AVE	ESSMAN, JEFFREY V	PO BOX 80945	BILLINGS	MT 59108-0945
C02939	7452 LEWIS AVE	EMMETT, BARRY E & SANDRA LEIGH	7640 GRAND AVE	BILLINGS	MT 59106-1924
C02940	LEWIS AVE	LAND RUSH LLC	611 3RD ST W	ROUNDUP	MT 59072-2409
C02941	7446 LEWIS AVE	LAND RUSH LLC	611 3RD ST W	ROUNDUP	MT 59072-2409
C02942	7440 LEWIS AVE	HOMESTEAD PROPERTIES INC	1302 24TH ST W # 322	BILLINGS	MT 59102-3861
C02943	7434 LEWIS AVE	BOESHANS, ERIC	7434 LEWIS AVE	BILLINGS	MT 59106-1915
C02944	7434 LEWIS AVE	BOESHANS, ERIC	7434 LEWIS AVE	BILLINGS	MT 59106-1915
C02945	LEWIS AVE	FLEMING, PHILIP M & TAB J	2913 N 17TH RD	WORDEN	MT 59088-2212
C02946	7422 LEWIS AVE	WALEN, ROBERT O	PO BOX 81092	BILLINGS	MT 59108-1092
C02947	7416 LEWIS AVE	SYS, JOHN VANDER &	7646 LEWIS AVE	BILLINGS	MT 59106-1911
C02948	7410 LEWIS AVE	LAND RUSH LLC	611 3RD ST W	ROUNDUP	MT 59072-2409
C02949	7404 LEWIS AVE	AMES, ALVIN O &	801 LEWIS AVE	BILLINGS	MT 59101-5843
C02950	LEWIS AVE	LAND RUSH LLC	611 3RD ST W	ROUNDUP	MT 59072-2409
C02951	CLARK AVE	YANEY, RALPH D	7415 CLARK AVE	BILLINGS	MT 59106-1979
C02952	7415 CLARK AVE	YANEY, RALPH D	7415 CLARK AVE	BILLINGS	MT 59106-1979
C02953	7415 CLARK AVE	YANEY, RALPH D	7415 CLARK AVE	BILLINGS	MT 59106-1979
C02954	CLARK AVE	YANEY, RALPH D	7415 CLARK AVE	BILLINGS	MT 59106-1979
C02955	7417 CLARK AVE	HEISER, CHARLES	320 W MAIN ST APT 15	LAUREL	MT 59044-3138
C02957	7521 CLARK AVE	WALEN, ROBERT O	PO BOX 81092	BILLINGS	MT 59108-1092
C02958	7427 CLARK AVE	PALMER ENTERPRISES INC	3418 FLAGSTONE DR	BILLINGS	MT 59102-0329
C02959	7427 CLARK AVE	PALMER ENTERPRISES INC	3418 FLAGSTONE DR	BILLINGS	MT 59102-0329
C02960	7435 CLARK AVE	URLACHER, JAMES	PO BOX 80502	BILLINGS	MT 59108-0502
C02961	CLARK AVE	URLACHER, JAMES	PO BOX 80502	BILLINGS	MT 59108-0502
C02962	7441 CLARK AVE	ESSMANN, JEFFREY V	PO BOX 80502	BILLINGS	MT 59108-0502
C02963	CLARK AVE	HOMESTEAD PROPERTIES INC	1302 24TH ST W # 322	BILLINGS	MT 59102-3861
C02964	7447 CLARK AVE	ESSMANN, JEFFREY V	PO BOX 80945	BILLINGS	MT 59108-0945
C02965	CLARK AVE	ESSMANN, JEFFREY V	PO BOX 80945	BILLINGS	MT 59108-0945
C02966	7463 CLARK AVE	ESSMANN, JEFFREY V	PO BOX 80945	BILLINGS	MT 59108-0945
C02967	CLARK AVE	ESSMANN JEFFREY V	PO BOX 80945	BILLINGS	MT 59108-0945
C02968	7459 CLARK AVE	SCOTT, BRIAN K	PO BOX 31832	BILLINGS	MT 59107-1832
C02969	7465 CLARK AVE	MENGE, HENRY W & KAREN A	7465 CLARK AVE	BILLINGS	MT 59106-1979
C13075	620 HOMEWOOD PARK DR	FLECKENSTEIN, KENNETH W &	620 HOMEWOOD PARK DR	BILLINGS	MT 59106-1917
C13076	7635 CENTURY HILLS RD N	LEIBRAND, CHANNING L & STACY M	7635 CENTURY HILLS RD N	BILLINGS	MT 59106-1917



C13077	7645 CENTURY HILLS RD N	BROZOVICH, DANIEL J ETAL	7645 CENTURY HILLS RD N	BILLINGS	MT	59106-1913
C13078	7705 CENTURY HILLS RD N	CLEARY, WILLIAM D III	7705 CENTURY HILLS RD N	BILLINGS	MT	59106
C13079	7715 CENTURY HILLS RD N	JOLIN, DANIEL L & HELEN F	7715 CENTURY HILLS RD N	BILLINGS	MT	59106-1916
C13080	7725 CENTURY HILLS RD N	DELAWARE, ROCKY LEO & BROOKE L	7725 CENTURY HILLS RD N	BILLINGS	MT	59106-1916
C13081	CENTURY LOOP N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13082		JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13083	CENTURY CIR N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13084	CENTURY CIR N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13085	CENTURY CIR N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13086	CENTURY CIR N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13087	CENTURY CIR N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13088	CENTURY LOOP N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13089	CENTURY LOOP N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13090	CENTURY LOOP N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13091	CENTURY LOOP N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13092	CENTURY LOOP N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13093	CENTURY LOOP W	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13094	CENTURY LOOP W	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13095	CENTURY LOOP W	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13096	CENTURY LOOP W	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13097	CENTURY LOOP S	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13098	CENTURY LOOP S	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13099	CENTURY CIR	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13100	CENTURY PARK CIR	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13101	CENTURY PARK CIR	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13102	CENTURY CIR N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13103	CENTURY PARK CIR	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13104	CENTURY LOOP E	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13105	CENTURY LOOP E	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13106	CENTURY LOOP E	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13107	CENTURY LOOP E	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13108	CENTURY LOOP E	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13109	CENTURY LOOP E	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113
C13110	CENTURY LOOP E	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT	59102-7113

C13111	CENTURY LOOP	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13112	CENTURY LOOP	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13113	CENTURY LOOP W	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13114	CENTURY LOOP W	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13115	CENTURY LOOP	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13116	CENTURY LOOP N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13117	CENTURY LOOP N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13118	CENTURY LOOP N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13119	CENTURY LOOP	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13120	CENTURY LOOP E	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13121	7750 CENTURY LOOP N	DUNCAN, STEVEN M & ELLEN R	7750 CENTURY LOOP N	BILLINGS	MT 59106-1921
C13122	CENTURY HILLS RD N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13123	CENTURY HILLS RD N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13124	CENTURY HILLS RD N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13125	CENTURY CIR W	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13126	CENTURY CIR N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13127	CENTURY CIR	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13128		JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13129	CENTURY CIR S	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13130	CENTURY CIR S	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13131	CENTURY CIR S	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13132	330 HOMEWOOD PARK DR	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13133	HOMEWOOD PARK DR	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13134	CENTURY HILLS RD S	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13135	CENTURY CIR	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13136	CENTURY CIR	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13137	CENTURY CIR	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13138	7740 CENTURY HILLS RD N	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13139	CENTURY HILLS RD S	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13140	CENTURY HILLS RD S	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13141	510 CENTURY CIR E	LARSON, KENT A & ROBIN L	510 CENTURY CIRCLE E	BILLINGS	MT 59106
C13142	7730 CENTURY HILLS RD N	KINNEY, ROBERT M & MELISSA A	7730 CENTURY HILLS RD N	BILLINGS	MT 59106-1916
C13143	7720 CENTURY HILLS RD N	FRICK, DAVID M & KELLY L	7720 CENTURY HILLS RD N	BILLINGS	MT 59106-1916
C13144	7650 CENTURY HILLS RD N	RUSSELL, BRITNEE	7650 CENTURY HILLS RD N	BILLINGS	MT 59106-1913

C13145	7710 CENTURY HILLS RD N	PAULSEN, KRISTEN J	7710 CENTURY HILLS RD N	BILLINGS	MT 59106-1916
C13146	500 CENTURY CIR E	MCFARLAND, JANICE K	500 CENTURY CIRCLE E	BILLINGS	MT 59106
C13147	410 HOMEWOOD PARK DR	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13148	HOMEWOOD PARK DR	JTR PROPERTIES LLC	2646 GRAND AVE STE 1	BILLINGS	MT 59102-7113
C13149	510 HOMEWOOD PARK DR	LEGARD, ERIC J	PO BOX 80682	BILLINGS	MT 59108-0682
C13150	520 HOMEWOOD PARK DR	JAMES, KRISTIE L	520 HOMEWOOD PARK DR	BILLINGS	MT 59106-1988
C13151	7630 N CENTURY HILLS RD	LEMIEUX, HENRY J & JESSIE E	7630 CENTURY HILLS RD N	BILLINGS	MT 59106-1913
D00044	7402 CLARK AVE	ZEPEDA, KAY L	7402 CLARK AVE	BILLINGS	MT 59106-1978
D00044A	809 HOMEWOOD PARK DR	THOMPSON, BRUCE & BONNIE J	809 HOMEWOOD PARK DR	BILLINGS	MT 59106-1982
D00044B	7440 CLARK AVE	GREENOUGH, WILLOW	2912 GRAND AVE PMB 125	BILLINGS	MT 59102-6527
D00045	7324 CLARK AVE	MAURITZSON, JOEL D &	7324 CLARK AVE	BILLINGS	MT 59106-1980
D00045A	7350 CLARK AVE	WELCH, LORN C	21 1/2 S 26TH ST	BILLINGS	MT 59101-4237
D00046	7304 CLARK AVE	NEISS, PATRICK	PO BOX 457	BILLINGS	MT 59103-0457
D00046A	7260 CLARK AVE	CAEKAERT, TAYLOR	403 SW HIGGINS AVE APT A	MISSOULA	MT 59803-1450
D11230	HOMEWOOD PARK DR	MAURITZSON, RANDALL R & MARK W	8149 GRAND AVE	BILLINGS	MT 59106-1901
D11230A	HOMEWOOD PARK DR	MAURITZSON, RANDALL R & MARK W	8149 GRAND AVE	BILLINGS	MT 59106-1901
D11231	HOMEWOOD PARK DR	LAFOUNTAIN, GERALD P & KATHLEEN &	4615 SIMPSON ST	BILLINGS	MT 59101-4744
D11233	HOMEWOOD PARK DR	UMSTEAD, PATRICK & MARILYN	3910 BLUE CREEK RD	BILLINGS	MT 59101-9162
D11238		LAFOUNTAIN, GERALD P & KATHLEEN &	4615 SIMPSON ST	BILLINGS	MT 59101-4744
D12444	928 HOMEWOOD PARK DR	GRAYSON, LARRY D &	838 MULLOWNEY LN	BILLINGS	MT 59101-4653

# Engineer's Estimate of Probable Cost

**Estimate for Proposed Construction RSID  
Homewood Park Drive - Paving & Related Road Construction Improvements  
Includes Yellowstone County Cost Share Program Participation**

**CONSTRUCTION**

ITEM	Unit	Quantity	Price	Amount
Mobilization	LS	1	\$20,000.00	\$20,000.00
Earthwork (Site Preparation)	LS	1	\$10,000.00	\$10,000.00
Road Base 12 Inch Section of 3" minus Material	LS	1	\$50,000.00	\$50,000.00
Road Base 3 Inch Section of 1 1/2" minus Material	LS	1	\$25,000.00	\$25,000.00
Hot Mix - Asphalt (3 Inch Section)	LS	1	\$55,000.00	\$55,000.00
15 Inch Storm Drainage Culvert	LS	1	\$15,000.00	\$15,000.00
<b>SUBTOTAL</b>				<b>\$175,000.00</b>
Engineering Design & Construction Management				\$12,000.00
Contingency		10%		\$17,500.00
<b>TOTAL CONSTRUCTION COST</b>				<b>\$204,500.00</b>
<b>County Cost Share Program participation (25%)</b>				<b>\$51,125.00</b>
<b>NET TOTAL CONSTRUCTION, CONTINGENCY &amp; ENGINEERING</b>				<b>\$153,375.00</b>

**Admin Costs**

Estimated Administrative Costs By Rural Special Improvement District	
Ownership Reports, Advertising, Printing, Offering Circular & Postage	\$2,000.00
County Administration - Attorney - Finance - Commissioners	\$5,000.00
<b>SUBTOTAL</b>	<b>\$7,000.00</b>
<b>SUBTOTAL CONSTRUCTION AND ADMINISTRATIVE</b>	<b>\$160,375.00</b>

# Engineer's Estimate of Probable Cost

Estimate for Proposed Construction RSID  
 Homewood Park Drive - Paving & Related Road Construction Improvements  
 Includes Yellowstone County Cost Share Program Participation

FINANCE COSTS

REVOLVING FUND BACKING OF DEBT - 5% of Loan Financing (Mandatory)	\$9,216.95
RESERVE FUND BACKING OF DEBT - 5% of Loan Financing (Required)*      41% developed - reserve at 5%	\$9,216.95
COUNTY ADMINISTRATION - Attorney - Finance - Commissioners (Flat Fee per Loan Issuance - above) 2% of Loan Financing	\$3,686.78
LOAN ISSUANCE COSTS, LOAN ORIGINATION FEE - 1% of Loan Financing	\$1,843.39
<b>SUBTOTAL FINANCE COSTS</b>	<b>\$23,964.08</b>

<b>TOTAL RSID COST</b>	<b>\$184,339.08</b>
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COST BREAKDOWN PER UNIT / PARCEL

Number of Assessment Units	155
* Number of Parcels Developed	64
Percentage Developed	41%
Reserve Percentage (%) Required per Development Completed	5%
<u><b>Alternate 1 - Financed Option (PAY OVER TIME WITH PROPERTY TAXES)</b></u>	
Total Assessment per Property (Based on an Equal Basis)	\$1,189.28
Estimated Interest Rate	4.5%
Estimated Annual Assessment for 10 Years (per property)	\$150.30
Total Amount Paid Back (Financed) Over 10 Years With Interest	\$1,503.00
<u><b>Alternate 2 - Non-Financed Option (PAY UP FRONT)</b></u>	
Total Estimated Cost Per Parcel	
This option is the "Pay Up Front" or Pay In Advance Alternative - (saves Loan Financing Costs of 13%)	\$1,034.68
Savings of Non-Financed Option vs. Financed Option (tot. asmnt. alt. 2 - tot. asmnt. alt. 1)	\$468.33