

YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 21 - 19

Resolution to Create Yellowstone County Rural Special Improvement District No. 862M To Maintain Dry Hydrant in Sundance Subdivision

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 construct and maintain a public improvement. When all the owners of the land in the proposed district do not consent to the creation of the 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. When all the owners of the land in the proposed district consent to the creation of a district, the board does not have to hold a public hearing. The board can create the district with a resolution without a hearing.

WHEREAS, the Yellowstone County Board of County Commissioners received a petition from Daniel W. Wells, the President of Regal Land Development Inc., to create a rural special improvement district to maintain the dry hydrant Regal installed in Sundance Subdivision. Attached is a copy of the petition. Regal developed the subdivision. As a condition of subdivision approval, the Board required it to install a dry hydrant and create a district to maintain the dry hydrant. It owns all the land in the subdivision (see Exhibit F). It has consented to the creation of the district. Because it has consented to the creation of the district, the Board does not have to hold a hearing to create the district. The Board only has to pass a resolution to create the district.

District Summary

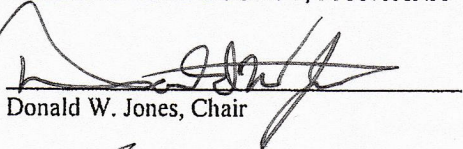
District Name:	Yellowstone County Rural Special Improvement District No. 862M
District Location:	Sundance Subdivision. See Exhibit A
District Parcels:	126 parcels – Sundance Subdivision All Lots See Exhibit B
District Activities:	Maintain Dry Hydrant in Subdivision
District Costs:	\$3,400.00 Estimated Annual Cost for Entire District Subject to Change. See Exhibit C
District Assessment Method:	Per Parcel. See Exhibit D
District Assessment:	\$26.98 Annual Assessment Per Parcel Subject to Change
District Duration:	Indefinite
District Engineer:	Michael Black, PE – Yellowstone County Public Works Department

NOW THEREFORE, BE IT RESOLVED,

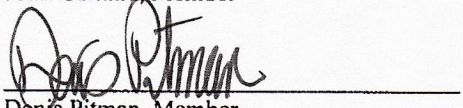
The Yellowstone County Board of County Commissioners creates Yellowstone County Rural Special Improvement District No. 862M to maintain the dry hydrant in Sundance Subdivision. The specifics of the District are contained in the petition. The Board's assessment for the District will begin to appear on the property owners' 2021 tax statement.

Passed and Adopted on the 6TH day of April 2021.

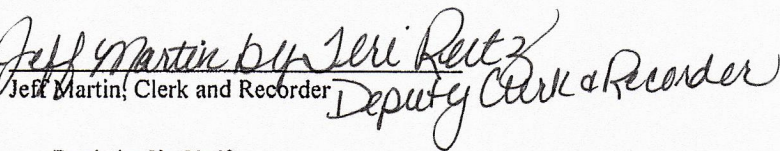
BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

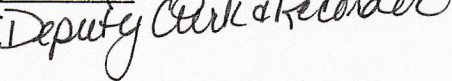

Donald W. Jones, Chair


John Ostlund, Member


Denis Pitman, Member

ATTEST:


Jeff Martin, Clerk and Recorder


Teri Reitz, Deputy Clerk & Recorder

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

COVER SHEET

TO: YELLOWSTONE COUNTY BOARD OF COMMISSIONERS

This petition is respectfully submitted this 23 day of March, 20 21.

Petitioner/Initiator (and/or) Contact Person: Dan Wells

NAME: Regal Land Development, Inc (c/o Dan Wells)
ADDRESS: PO BOX 80445
Billings, MT 59108
PHONE NO: 406-656-1301

I swear that all of the information presented in this petition is true and correct and the landowner's signatures (Section F) are the original true and consenting landowners.

Dan Wells
Petitioner's Signature

3-March-21
Date

LIST ALL ADDITIONAL ATTACHMENTS:

EXHIBIT A

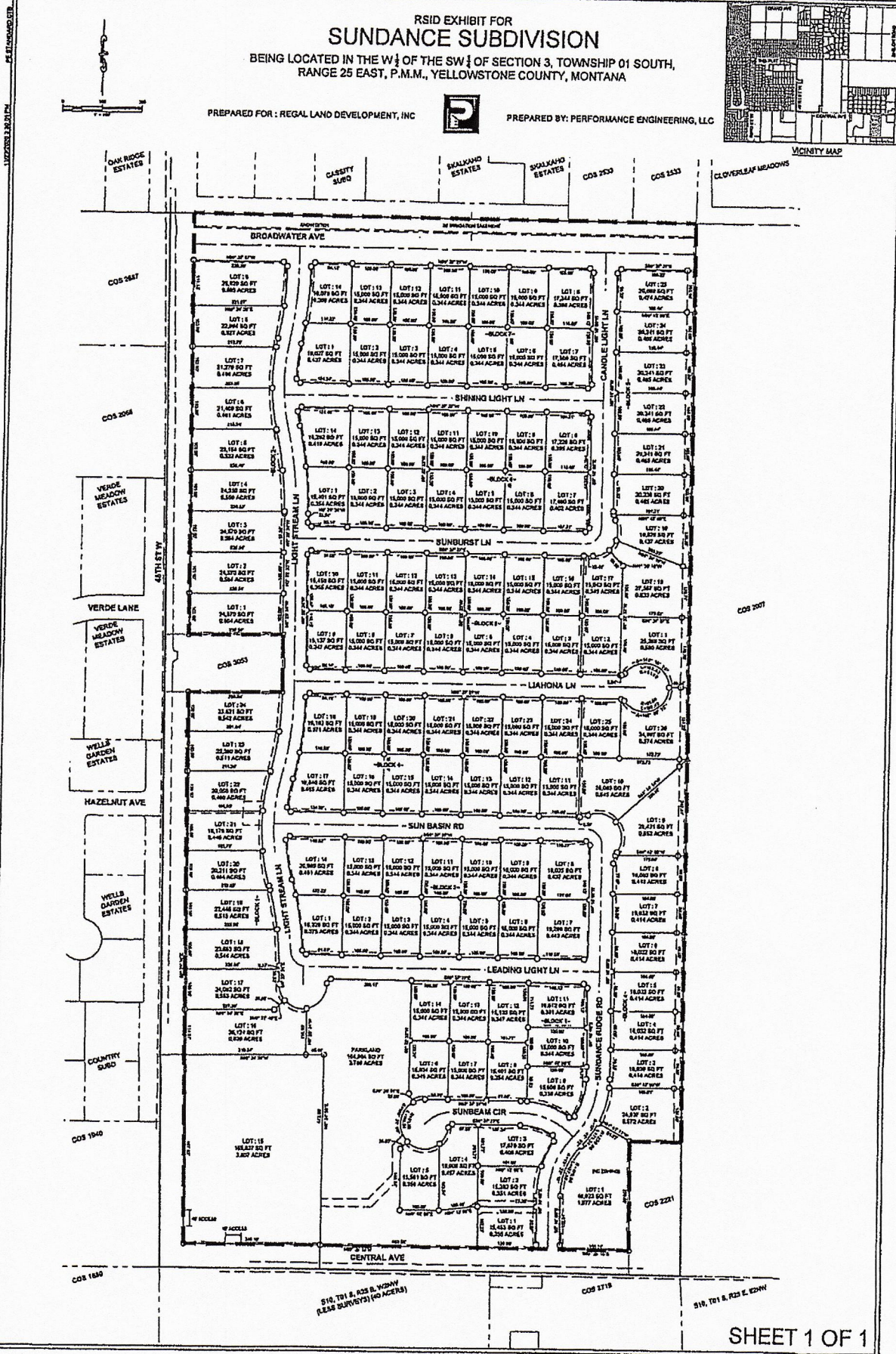
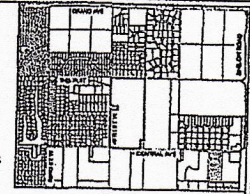
RSID EXHIBIT FOR SUNDANCE SUBDIVISION

BEING LOCATED IN THE W¹ OF THE SW¹ OF SECTION 3, TOWNSHIP 01 SOUTH,
RANGE 25 EAST, P.M.M., YELLOWSTONE COUNTY, MONTANA

PREPARED FOR: REGAL LAND DEVELOPMENT, INC



PREPARED BY: PERFORMANCE ENGINEERING, LLC



PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

EXHIBIT B

LEGAL DESCRIPTIONS

PROPERTY LEGAL DESCRIPTIONS

Lots 1-24, Block 1; Lots 1-9, Block 2; Lots 1-14, Block 3; Lots 1-26 Block 4; Lots 1-25, Block 5; Lots 1-14, Block 6;

Lots 1-14, Block 7 of Sundance Subdivision, Yellowstone County, Montana

*Total lots = 126

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

EXHIBIT C

ESTIMATED ANNUAL MAINTENANCE COST

FALL MAINTENANCE:

ACTIVITY	ESTIMATED COST
	\$
	\$

WINTER MAINTENANCE:

ACTIVITY	ESTIMATED COST
	\$
	\$

SPRING MAINTENANCE:

ACTIVITY	ESTIMATED COST
	\$
	\$

SUMMER MAINTENANCE:

ACTIVITY	ESTIMATED COST
Dry Hydrant Replacement	\$ 3,150
Dry Hydrant Annual Maintenance and Water Level	\$ 250

*Dry Hydrant Replacement assessment to be applied until the replacement cost for the tank has accumulated. Estimated replacement cost is \$70,000.

TOTAL ESTIMATED ANNUAL MAINTENANCE COST: \$3,400

Total Number of Assessment Lots = 126

Estimated Annual Maintenance Assessment per Lot = \$26.98

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

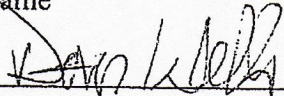
TELEPHONE NUMBER

1. Dan Wells (Chairman)

406-656-1301

Printed Name

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 1-24, Block 1 of Sundance Subdivision	Daniel W. Wells, President Regal Land Development, Inc.	<i>Daniel W. Wells</i>	X	
Lots 1-9, Block 2 of Sundance Subdivision	Daniel W. Wells, President Regal Land Development, Inc.	<i>Daniel W. Wells</i>	X	
Lots 1-14, Block 3 of Sundance Subdivision	Daniel W. Wells, President Regal Land Development, Inc.	<i>Daniel W. Wells</i>	X	
Lots 1-26, Block 4 of Sundance Subdivision	Daniel W. Wells, President Regal Land Development, Inc.	<i>Daniel W. Wells</i>	X	
Lots 1-25, Block 5 of Sundance Subdivision	Daniel W. Wells, President Regal Land Development, Inc.	<i>Daniel W. Wells</i>	X	
Lots 1-14, Block 6 of Sundance Subdivision	Daniel W. Wells, President Regal Land Development, Inc.	<i>Daniel W. Wells</i>	X	
Lots 1-14, Block 7 of Sundance Subdivision	Daniel W. Wells, President Regal Land Development, Inc.	<i>Daniel W. Wells</i>	X	