

YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 22-57

Resolution to Create Yellowstone County Rural Special Improvement District No. 878M To Maintain Dry Hydrant in Still River Estates

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 or pass a resolution of intent. The board can create the district with a resolution without a hearing.

WHEREAS, the Yellowstone County Board of County Commissioners received a petition from Chad Wagenhals, of ACK Holdings Inc., to create a rural special improvement district to maintain the dry hydrant installed in Still River Estates. See Exhibits A-F attached. As a condition of subdivision approval, the Board required ACK Holdings, Inc. to install a dry hydrant and create a district to maintain the dry hydrant. ACK Holdings, Inc. owns all properties within the proposed district and 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

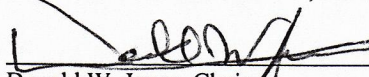
District Name:	Yellowstone County Rural Special Improvement District No. 878M
District Location:	Still River Estates. See Exhibit A
District Parcels:	73 parcels – Still River Estates Block 1 Lots 1-22; Block 2, Lots 1-14; Block 3, Lots 1-27; Block 4, Lots 1-10. See Exhibit B
District Activities:	Maintain Dry Hydrant in Subdivision
District Costs:	\$3,400.00 Estimated Cost per year, Subject to Change. See Exhibit C
District Assessment Method:	Per Parcel. See Exhibit D
District Assessment:	\$46.58 Annual Assessment Per Parcel Subject to Change
District Duration:	Indefinite
District Engineer:	Michael Black, Yellowstone County Public Works Department

NOW THEREFORE, BE IT RESOLVED,

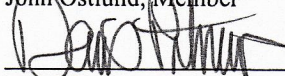
The Yellowstone County Board of County Commissioners creates Yellowstone County Rural Special Improvement District No. 878M to maintain the dry hydrant in Still River Estates. The specifics of the District are contained in the petition. The Board's assessment for the District will appear on the property owners 2023 tax statement.

Passed and Adopted on the 9th day of August 2022.

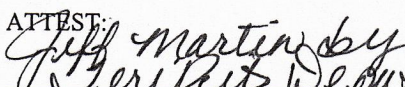
BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA


Donald W. Jones, Chair


John Ostlund, Member


Denis Pitman, Member

ATTEST:


Jeff Martin, Clerk and Recorder

Resolution No. 22-57
Resolution to Create Yellowstone County Rural Special Improvement District No. 878M
To Maintain Dry Hydrant in Still River Estates

Dry Hydrant

On August 1, 2022, Mark English, a Deputy Yellowstone County Attorney assigned to the Civil Division, reviewed a petition from ACK Holdings for Yellowstone County to create a rural special improvement district to maintain a dry hydrant ACK Holdings will install with the construction of Still River Estates Subdivision. The petition indicates what land will be included in the district, all the lots in Still River Estates Subdivision, what public improvement the district will maintain, the dry hydrant in Still River Estates Subdivision, what maintenance the district will perform, maintenance of the dry hydrant, the cost of the maintenance, \$3,400.00 per year, how the cost will be paid by the parcels in the district, per parcel, and all the entities with an interest in the parcels in the district have consented to the creation of the district, ACK Holdings. Because all the landowners have consented to the creation of the district, the County does not have to hold a public hearing on the creation of the district. The creation of the district was a condition of subdivision approval.

EXHIBIT B

LEGAL DESCRIPTIONS

PROPERTY LEGAL DESCRIPTIONS

Lots 1-22, Block 1; Lots 1-14, Block 2; Lots 1-27, Block 3; Lots 1-10 Block 4 of Still River Estates Subdivision,

Yellowstone County, Montana

*Total lots = 73

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 = 73

Estimated Annual Maintenance Assessment per Lot = \$46.58

EXHIBIT D

METHOD OF ASSESSMENT

CHOOSE A METHOD OF ASSESSMENT:

☐ Square Footage

☒ Equal Amount

☐ Front Footage

☐ Other (Describe)

EXHIBIT E

PROPOSED RURAL SPECIAL IMPROVEMENT DISTRICT RECOMMENDATIONS FOR AD HOC COMMITTEE

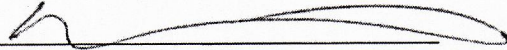
NAME	TELEPHONE NUMBER
1. Chad Wagenhals (Chairman) Printed Name  Signature	406-672-1448
2. _____ Printed Name _____ Signature	_____
3. _____ Printed Name _____ Signature	_____
4. _____ Printed Name _____ Signature	_____
5. _____ Printed Name _____ Signature	_____

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.

[illegible]