

RESOLUTION NO. 12-09

RESOLUTION EXPANDING RURAL SPECIAL  
IMPROVEMENT MAINTENANCE DISTRICT #773M  
(WEST MEADOWS SUBDIVISION)

WHEREAS, at a Board of County Commissioner's meeting held on January 17, 2012, a Release for Phase II and Phase III of West Meadows Subdivision was approved as a consent item, and

WHEREAS, above referenced release necessitates the expansion of boundaries for RSID 773M for the maintenance of said streets, parks, stormwater, weed control and fire storage tank within the district and,

WHEREAS, the boundaries of the district will be expanded to include Phase II and Phase III of West Meadows Subdivision described as Lots 6 through 11, inclusive, Block 1; Lots 3 through 15, inclusive, Block 3; Lots 5 through 8, inclusive, Block 4; Lots 1 and 4, Block 6; Lot 9, Block 8; Lots 1 through 4, inclusive, Block 7; Lots 12 through 14, inclusive, Block 1; and Lots 1 through 4, inclusive, Block 4 located in Yellowstone County, Montana, described in Exhibit B and more particularly shown in Exhibit A (map), and

WHEREAS, expanded boundaries of the district, including Phase I, II and III are shown in Exhibit A-1(map), and

WHEREAS, pursuant to §7-12-2161(4), MCA, the Commissioners have the power of changing, by resolution, the boundaries of any maintenance district not more than once a year; and

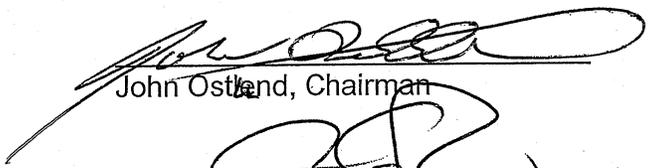
WHEREAS the boundaries of RSID 773M have not been changed within the last year.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Yellowstone County, Montana, deeming the public interest or convenience require, and having received a Release of Phase II and Phase III of West Meadows Subdivision for the expansion of the Rural Special Improvement Maintenance District, intends to expand the following described Rural Special Improvement Maintenance District:

1. **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, preservation, and repair of the streets, park, stormwater, weed control and fire storage tank located within the boundaries of this district. All of the costs of the district shall be assessed equally on a per lot method for existing and future lots. Estimated costs are shown in Exhibit C, but costs shown are not exclusive of other eligible street, park, stormwater, weed control and fire storage tank expenditures.
2. **DURATION.** The district shall be deemed to be perpetual in nature unless absorbed and replaced by another district or municipality.

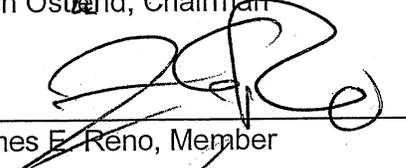
PASSED AND ADOPTED by the Board of County Commissioners of Yellowstone  
County, Montana, this 31<sup>st</sup> day of July, 2012.

BOARD OF COUNTY COMMISSIONERS  
YELLOWSTONE COUNTY, MONTANA



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John Ostlund, Chairman



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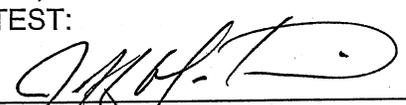
James E. Reno, Member



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Bill Kennedy, Member

(SEAL)  
ATTEST:



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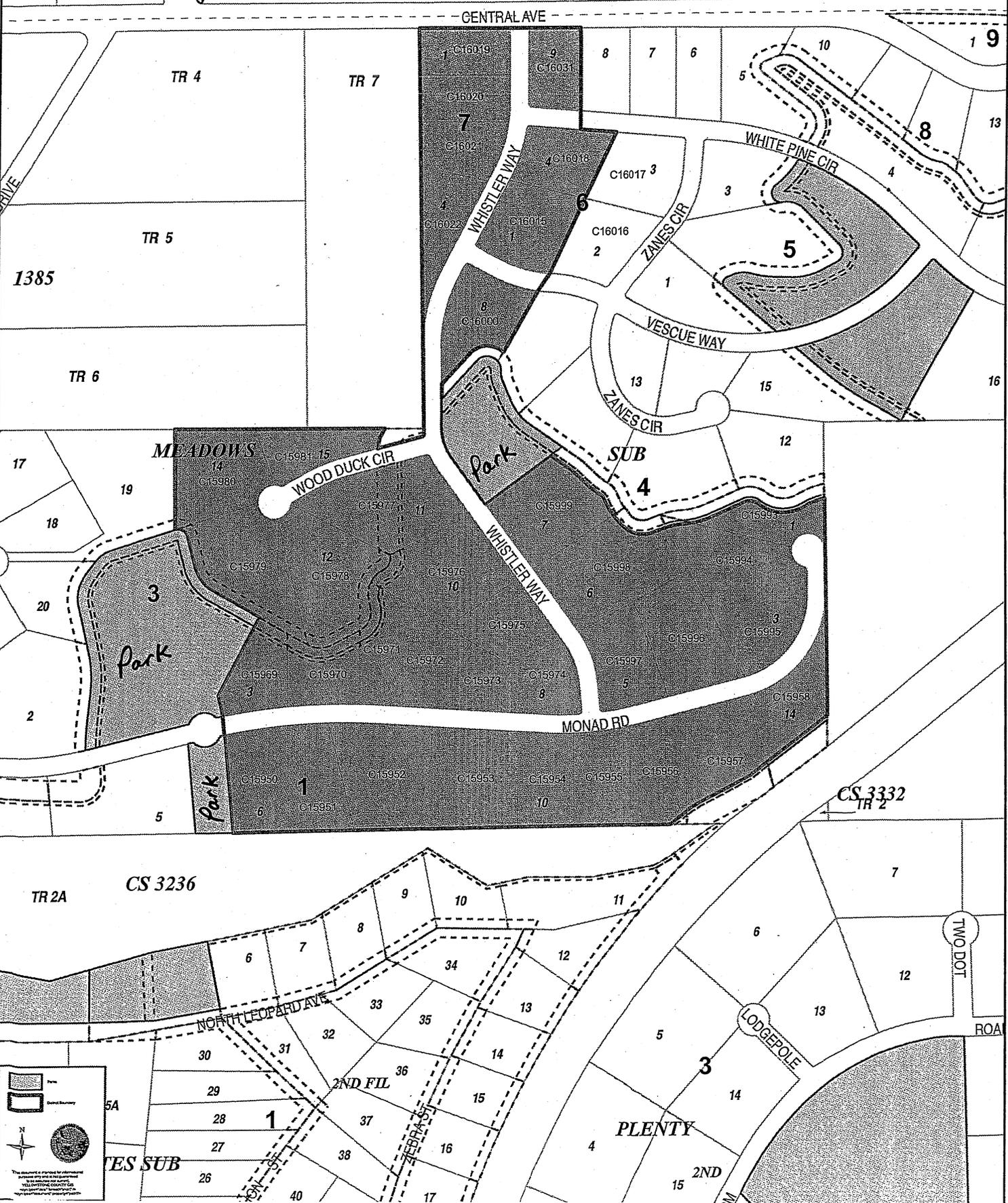
Jeff Martin, Clerk & Recorder  
Yellowstone County, Montana

IRL

rsid773expansioh

# EXHIBIT A

## Phase II & Phase III Lots



**Legend**

- Park
- 2ND FIL

**Map Information**

The map is prepared for information purposes only and is not intended to be used as a legal document. It is subject to change without notice. For more information, please contact the relevant authority.

# EXHIBIT A-1

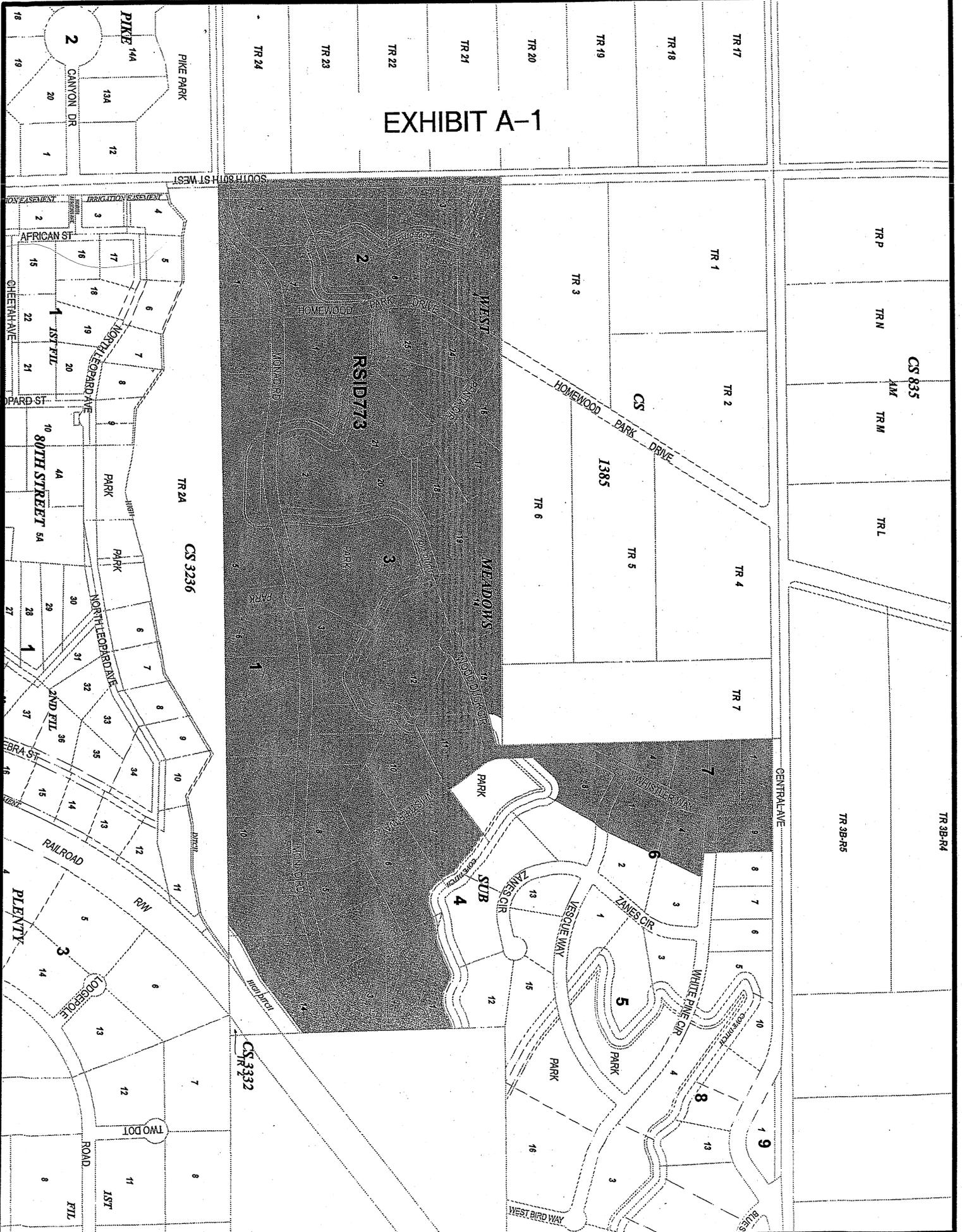


EXHIBIT B  
RSID 773M WEST MEADOWS SUB  
PHASE II and PHASE III EXPANSION JULY 2012

Tax ID	Owner	Short Legal
1 C15950	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 1, Lot 6, ACRES 1.513
2 C15951	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 1, Lot 7, ACRES 1.362
3 C15952	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 1, Lot 8, ACRES 2.287
4 C15953	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 1, Lot 9, ACRES 2.048
5 C15954	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 1, Lot 10, ACRES 1.298
6 C15955	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 1, Lot 11, ACRES 1.319
7 C15956	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 1, Lot 12, ACRES 1.467
8 C15957	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 1, Lot 13, ACRES 2.133
9 C15958	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 1, Lot 14, ACRES 1.683
10 C15969	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 3, Lot 3, ACRES 1.142
11 C15970	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 3, Lot 4, ACRES 1.088
12 C15971	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 3, Lot 5, ACRES 1.065
13 C15972	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 3, Lot 6, ACRES 1
14 C15973	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 3, Lot 7, ACRES 1
15 C15974	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 3, Lot 8, ACRES 1.005
16 C15975	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 3, Lot 9, ACRES 1.189
17 C15976	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 3, Lot 10, ACRES 2.113
18 C15977	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 3, Lot 11, ACRES 2.347
19 C15978	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 3, Lot 12, ACRES 2.24
20 C15979	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 3, Lot 13, ACRES 2.265
21 C15980	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 3, Lot 14, ACRES 1.852, (08) (OLD #D158)
22 C15981	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 3, Lot 15, ACRES 1.185
23 C15993	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 4, Lot 1, ACRES 1.371
24 C15994	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 4, Lot 2, ACRES 1.763
25 C15995	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 4, Lot 3, ACRES 1.329
26 C15996	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 4, Lot 4, ACRES 1.877
27 C15997	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 4, Lot 5, ACRES 1.413
28 C15998	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 4, Lot 6, ACRES 2.531
29 C15999	BRITTON, LEVI J & BARBARA L	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 4, Lot 7, ACRES 2.128
30 C16000	WINERIDGE INC	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 4, Lot 8, ACRES 1.633
31 C16015	WINERIDGE INC	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 6, Lot 1, ACRES 1.514
32 C16018	WINERIDGE INC	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 6, Lot 4, ACRES 1.227
33 C16019	WINERIDGE INC	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 7, Lot 1, ACRES 1
34 C16020	WINERIDGE INC	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 7, Lot 2, ACRES 1.006
35 C16021	WINERIDGE INC	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 7, Lot 3, ACRES 1.014
36 C16022	WINERIDGE INC	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 7, Lot 4, ACRES 1.165
37 C16031	WINERIDGE INC	WEST MEADOWS SUB, S12, T01, R24 E, BLOCK 8, Lot 9, ACRES 1.003

**PETITION TO ESTABLISH A PUBLIC SUBDIVISION SPECIAL IMPROVEMENT DISTRICT**  
**EXHIBIT C**

**ESTIMATED ANNUAL MAINTENANCE COST**

**STREET/STORMWATER DRAINAGE FACILITIES:**

	MAINTENANCE ACTIVITY	ESTIMATED ANNUAL COST
1	ROADSIDE WEED CONTROL	\$100.00
2	SNOW PLOWING (3 PLOWS/YEAR)	\$400.00
3	*CHIP SEAL (EVERY 7 YEARS) CRACK SEALING, ETC.	\$4,552.00
4	DUST CONTROL FOR 80TH STREET BETWEEN MONAD RD. & KING AVE.	\$700.00
5	MAINTAIN DRAINAGE STRUCTURES AND CULVERTS	\$100.00

SUBTOTAL = \$5,852.00

\*Future chip seal cost is based on an estimated price from JTL Group, Inc. of \$2.10/SY in 2007 and applying 7 years of inflation at 2.68%/yr, which equates to \$0.0396/ft<sup>2</sup>/yr. Estimate based on approximately 3,644 LF of full road width (24' wide for interior streets) and 1,322 LF of half road width (12' wide for 80th Street) plus 2 cul-de-sacs (43' radius), which equates to a total asphalt area of approximately 114,939 ft<sup>2</sup> and an annual assessment of \$4,552.00 for Phase I improvements.

**PARK AREAS:**

	MAINTENANCE ACTIVITY	ESTIMATED ANNUAL COST
1	MOWING/WEED CONTROL	\$100.00
2	MAINTAIN SUBDIVISION PARK AREAS	\$100.00

SUBTOTAL = \$200.00

**FIRE PROTECTION FACILITIES:**

	MAINTENANCE ACTIVITY	ESTIMATED ANNUAL COST
1	MAINTAIN FIRE POND, DRY HYDRANT STRUCTURES, AND WATER LEVEL	\$100.00

SUBTOTAL = \$100.00

TOTAL ESTIMATED ANNUAL MAINTENANCE COST =	\$6,152.00
TOTAL NUMBER OF ASSESSMENT UNITS (# OF LOTS) =	24
ESTIMATED ANNUAL MAINTENANCE COST PER LOT =	\$256.33
ESTIMATED MONTHLY MAINTENANCE COST PER LOT =	\$21.36

**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.