

YELLOWSTONE COUNTY BOARD OF COUNTY COMMISSIONERS

Resolution No. 16-51

Resolution to Create Yellowstone County Rural Special Improvement District No. 826M for the Maintenance of the Dry Hydrant within Pike 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 develop and maintain public parks. 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 Levi and Barbara Britton, who own property in Pike Subdivision, to create a rural special improvement district to maintain the dry hydrant within Pike Subdivision. Currently, there is no mechanism to finance the maintenance of the dry hydrant within the Subdivision. Exhibit 1 contains the specifics of the District such as name, location, map, parcels, property owners, activities, costs, assessment method, assessment, management committee and engineer. Below is a summary of the specifics of the District.

District Summary

District Name:	Yellowstone County Rural Special Improvement District No. 826M
District Location:	Pike Subdivision, Doc. No. 938475 Amended Pike Subdivision, Doc. No. 3383544
District Parcels:	44 parcels
District Activities:	Maintenance of the Dry Hydrant
District Costs:	\$200.00 per Year
District Assessment Method:	Per Parcel
District Assessment:	Initial Annual Assessment \$4.55 Per Parcel
District Duration:	Perpetual
District Management Committee:	Levi Britton
District Engineer:	Yellowstone County Public Works Department

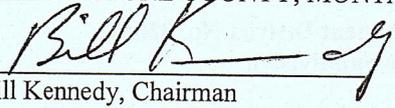
WHEREAS, on March 29, 2016, the Yellowstone County Board of County Commissioners passed a resolution of intent to create Rural Special Improvement District No. 826M to maintain the dry hydrant in Pike Subdivision and set a public hearing on the creation of the District for May 3, 2016. On April 1, 2016, the Yellowstone County Clerk and Recorder mailed notice of the hearing to all property owners in the District. On April 1, 2016 and April 8, 2016, the Yellowstone County Clerk and Recorder published notice of the public hearings in the *Billings Gazette*. On May 3, 2016, 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. 16 out of 44 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.

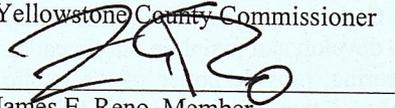
NOW THEREFORE, BE IT RESOLVED,

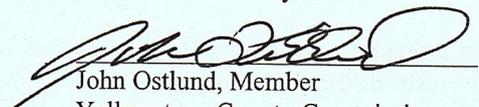
The Yellowstone County Board of County Commissioners creates Rural Special Improvement District No. 826M to maintain the dry hydrant in Pike Subdivision. The specifics of the District are contained in the exhibits attached to this Resolution. Before the first Monday in September of each year, the Board will reconsider the assessment set for the District. Depending on the circumstance of the District, the Board may increase or decrease the assessment for the District.

Passed and Adopted on the 3rd day of May 2016.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA


Bill Kennedy, Chairman
Yellowstone County Commissioner


James E. Reno, Member
Yellowstone County Commissioner


John Ostlund, Member
Yellowstone County Commissioner

Attest: 
Jeff Martin
Yellowstone County Clerk and Recorder

Exhibit 1

Yellowstone County Rural Special Improvement District No. 826M

District Summary

District Name: Yellowstone County Rural Special Improvement District No. 826M
District Location: Pike Subdivision, Doc. No. 938475
Amended Pike Subdivision, Doc. No. 3383544
District Parcels: 44 parcels
District Activities: Maintenance of Dry Hydrant
District Costs: \$200.00 Per Year
District Assessment Method: Per Parcel
District Assessment: Initial Annual Assessment \$4.55 Per Parcel
District Duration: Perpetual
District Management Committee: Levi Britton
District Engineer: Yellowstone County Public Works Department

District Name:

The name of the District shall be Yellowstone County Rural Special Improvement District No. 826M.

District Location:

Yellowstone County Rural Special Improvement District No. 826M shall include all 44 private parcels located in Pike Subdivision, Doc. No. 938475, and Amended Pike Subdivision, Doc. No. 3383544. Attached is a map of Yellowstone County Rural Special Improvement District No. 826M.

District Parcels:

Yellowstone County Rural Special Improvement District No. 826M shall include all 44 private parcels located in Pike Subdivision, Doc. No. 938475, and Amended Pike Subdivision, Doc. No. 3383544. 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 826M.

District Activities:

Yellowstone County Rural Special Improvement District No. 826M shall maintain the dry hydrant within Pike Subdivision. The District Management Committee and the District Engineer shall determine what maintenance should be performed.

District Costs:

The estimated cost to maintain the park is \$200.00 per year or \$4.55 per year per parcel. Attached is the estimated maintenance costs for Yellowstone County Rural Special Improvement District 826M. The actual cost could be more or less.

District Assessment Method:

Yellowstone County Rural Special Improvement District No. 826M shall use the per parcel method of assessment to finance the maintenance of the dry hydrant. If the number of parcels in the Pike Subdivision increase, the assessment will be spread over those newly created parcels.

District Assessment:

Yellowstone County Rural Special Improvement District No. 826M shall initially assess each parcel \$4.55 per year for the maintenance of the dry hydrant. The assessment will appear on the tax statement of the properties in the District. The District may increase the assessment over time because of increased costs of the maintenance.

District Duration:

Yellowstone County Rural Special Improvement District No. 826M shall have perpetual existence. It shall continue to exist until a new district is created to replace the dry hydrant of the subdivision is annexed into the City of Billings.

District Management Committee:

Levi Britton shall be the initial District Management Committee for Yellowstone County Rural Special Improvement District No. 826M. The Yellowstone County Board of County Commissioners may appoint new members as deemed necessary. The Committee shall advise the District Engineer and the Yellowstone County Board of County Commissioners as to the desired maintenance of the dry hydrant.

Levi Britton
7623 North Leopard Avenue
Billings, Montana 59106
(406) 690-6633
bobbie-britton@charter.net

District Engineer:

The Yellowstone County Public Works Department shall be the initial District Engineer for Yellowstone County Rural Special Improvement District No. 826M. As needed, the Yellowstone County Board of County Commissioners will appoint a District Engineer. The District Engineer shall supervise the maintenance of the dry hydrant in consultation with the District Management Committee and the Yellowstone County Board of County Commissioners. The District Engineer will advise the District Management Committee and the Yellowstone County Board of County Commissioners as to the desired maintenance of the dry hydrant.

Yellowstone County Public Works Department
Yellowstone County Courthouse
P.O. Box 35024
Billings, Montana 59101
(406) 256-2735 (telephone)
(406) 254-7946 (facsimile)
pwork@co.yellowstone.mt.gov

Map
Yellowstone County
Rural Special Improvement District No. 826M

District Engineer's Cost Estimate
Yellowstone County
Rural Special Improvement District No. 826M

PETITION TO ESTABLISH A RURAL SPECIAL IMPROVEMENT DISTRICT (RSID)

SECTION C
ESTIMATED ANNUAL MAINTENANCE COST
OF DRY HYDRANT.

FALL MAINTENANCE:

ACTIVITY	ESTIMATED COST
NONE	\$ 0.00
	\$

WINTER MAINTENANCE:

ACTIVITY	ESTIMATED COST
NONE	\$ 0.00
	\$

SPRING MAINTENANCE:

ACTIVITY	ESTIMATED COST
CUT THE GRASS	\$ 100.00
	\$

SUMMER MAINTENANCE:

ACTIVITY	ESTIMATED COST
CUT THE GRASS	\$ 100.00
	\$

TOTAL ESTIMATED ANNUAL MAINTENANCE COST: \$200.00

**List Parcel and Owner
Yellowstone County
Rural Special Improvement District No. 826M**

OWNERSHIP REPORT

RECORD OWNER APPEARS TO BE: Sondra Pike Browning, trustee of The Beartooth Trust Created 10 April 1999

TAX CODE: C07250, C07251, C07252, C07262, C07263, C07264, C07265, C07266, C07267, C07272, C07273

MAILING ADDRESS: 2071 Goldorado Trl, El Dorado, CA 95623-4521

DESCRIPTION:

Lots 1, 2, 3, 13, 14, 15, 16, 17, 18, 23 and 24, Block 1, of Pike Subdivision, in Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #938475.

RECORD OWNER APPEARS TO BE: Jonathan S. Miller and Stephanie M. Miller

TAX CODE: C07253

MAILING ADDRESS: 8043 King Ave W, Billings, MT 59106-1845

DESCRIPTION:

Lot 4, Block 1, of Pike Subdivision, in Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #938475.

RECORD OWNER APPEARS TO BE: Gerald S. Pike and Helen Fey Pike

TAX CODE: C07254, C07255, C07256, C07257, C07258, C07259, C07260, C07261, C07268, C07269, C07270, C07271

MAILING ADDRESS: 2071 Goldorado Trl, El Dorado, CA 95623-4521

DESCRIPTION:

Lots 5, 6, 7, 8, 9, 10, 11, 12, 19, 20, 21 and 22, Block 1, of Pike Subdivision, in Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #938475.

RECORD OWNER APPEARS TO BE: Robin Stephenson

TAX CODE: C07274

MAILING ADDRESS: 8020 Canyon Dr, Billings, MT 59106-4623

DESCRIPTION:

Lot 1, Block 2, of Pike Subdivision, in Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #938475.

OWNERSHIP REPORT

Page 4

RECORD OWNER APPEARS TO BE: Jason Howe and Heather Howe

TAX CODE: C07293

MAILING ADDRESS: 8040 Canyon Dr, Billings, MT 59106-4623

DESCRIPTION:

Lot 20, Block 2, of Pike Subdivision, in Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #938475.

RECORD OWNER APPEARS TO BE: Yellowstone County

TAX CODE: C07294

MAILING ADDRESS: PO Box 35000, Billings, MT 59107-5000

DESCRIPTION:

Park, Block 2, of Pike Subdivision, in Yellowstone County, Montana, according to the official plat on file in the office of the Clerk and Recorder of said County, under Document #938475.

END OF REPORT



LAUREL FIRE DEPARTMENT

215 WEST 1ST STREET • LAUREL, MT • 59044
OFFICE 406.628.4911 • FAX 406.628.2185

RECEIVED

APR 27 2016

YELLOWSTONE COUNTY
CLERK AND RECORDER

Mr. Britton,

I have inspected the dry hydrant located on 80th street west and I am pleased to inform you that it meets all requirements set forth by the city of Laurel and all NFPA standards. At this time, you can go ahead and fill it with water so it is ready for operation. If you have any other questions or concerns, please do not hesitate to contact me.

Thank you.

Zack Winchell
Deputy Fire Marshal
Laurel Fire Department