

RESOLUTION NO. 20-38
RESOLUTION CREATING RURAL SPECIAL
IMPROVEMENT MAINTENANCE DISTRICT TO BE KNOWN AS R.S.I.D. #856M
(WHITEHORSE ESTATES SUBDIVISION- ROADS)

WHEREAS, the Board of County Commissioners of Yellowstone County, Montana, have been presented with a valid petition to create a Rural Special Improvement Maintenance District which shall be known as RSID #856M for Whitehorse Estates Subdivision, described in Exhibit B as Lots 1-12 of Whitehorse Estates Subdivision, 1st filing located in the S ½ of the SE ¼ of Section 16, Township 01 South, Range 25 East, P.M.M. and more particularly shown in Exhibit A (map) in Yellowstone County, Montana; and,

WHEREAS, under MCA 7-12-2102(2), a petition was presented to create a rural special improvement district that contains the consent of all (100%) of the owners of property to be included in the district (Exhibit F); and,

WHEREAS, all of the costs of the district shall be assessed equally on a per lot method for existing and future lots (Exhibit D); and,

WHEREAS, the cost estimate as shown in Exhibit C is only an estimate of annual costs and is subject to cost fluctuations due to maintenance utilization levels and changes in material and labor costs of performing necessary maintenance; and

WHEREAS, the property assessment amount is subject to adjustment and will be established annually by the Board of County Commissioners; and,

WHEREAS, the district shall be considered to exist perpetually unless included within another district providing the same services or assumed by a municipality.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Yellowstone County, Montana, deeming the public interest or convenience require the creation of the rural special improvement maintenance district, intends to create the following described Rural Special Improvement Maintenance District:

1. **NUMBER OF DISTRICT.** The Rural Special Improvement Maintenance District shall be designated as District No. 856M.
2. **DESCRIPTION OF DISTRICT.** The exterior boundaries of the District are shown in Exhibit A and described in Exhibit B.
3. **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 of roads located within the district as estimated in Exhibit C. All of the costs of the district shall be assessed equally on a per lot method for existing and future lots (Exhibit D).
4. **DURATION.** The district shall be deemed to be perpetual in nature unless absorbed and replaced by another district or municipality.

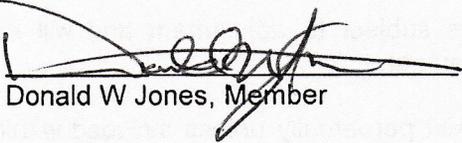
5. The Commissioners desire that an Ad Hoc Committee be appointed to make recommendations to the Commissioners with regard to the need for assessments to be made for maintenance, the amount of assessments, and how the assessments should be spent. The Commissioners request a list of some individuals who are willing to serve on the Ad Hoc Committee (Exhibit E).

PASSED AND ADOPTED by the Board of County Commissioners of Yellowstone County, Montana, this 28th day of April, 2020.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA



Denis Pitman, Chairman

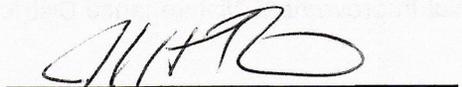


Donald W Jones, Member



John Ostlund, Member

(SEAL)
ATTEST:



Jeff Martin, Clerk & Recorder
Yellowstone County, Montana

EXHIBIT C

ESTIMATED ANNUAL MAINTENANCE COST

FALL MAINTENANCE:

ACTIVITY	ESTIMATED COST
	\$
	\$

WINTER MAINTENANCE:

ACTIVITY	ESTIMATED COST
SNOW REMOVAL (3 TIMES/YEAR)	\$ 1,600
	\$

SPRING MAINTENANCE:

ACTIVITY	ESTIMATED COST
	\$
	\$

SUMMER MAINTENANCE:

ACTIVITY	ESTIMATED COST
CHIP SEAL ROAD (EVERY 7 YEARS*)	\$ 2000
	\$

TOTAL ESTIMATED ANNUAL MAINTENANCE COST:

\$3600

\$300/lot

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

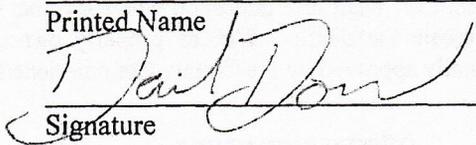
NAME

TELEPHONE NUMBER

1. David Dorn (Chairman)

(406) 697-5900

Printed Name



Signature

2.

Printed Name

Signature

3.

Printed Name

Signature

4.

Printed Name

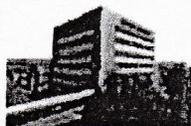
Signature

5.

Printed Name

Signature

EXHIBIT G



Yellowstone County, Montana

Disclaimer: Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office of any inaccuracies.

[Back to Search Form](#)

[Full Orion Detail](#)

Owner Information

Please Note:* Owner information is supplied by the **Montana Department of Revenue. To request updates to addresses or other ownership information, please **contact the DOR office at 896-4000**. Records for the current year will **not** be updated after tax bills have been sent out, so changes requested after you receive your bill will appear only on next year's records.

Tax ID: C17240

Primary Party

Primary Owner Name: NEXCO LLC [Ownership History](#)

2020 Mailing Address: NEXCO LLC
2680 OVERLAND AVE STE F
BILLINGS, MT 59102-7411

Property Address:

Township: 01 S Range: 25 E Section: 16
Subdivision: WHITEHORSE SUB (18) Block: Lot: 2
Full Legal: WHITEHORSE SUB (18), S16, T01 S, R25 E, Lot 2
GeoCode: 03-0926-16-4-01-21-0000

[Show on Map](#) (May not work for some newer properties.)

Property Assessment Information

Levy District: ELDERGROVE

2019 Assessed Value Summary

Assessed Land Value = \$ 927.00
Assessed Building(s) Value = \$ 0.00
Total Assessed Value = \$ 927.00

Assessed Value Detail Tax Year: 2019

Class Code	Amount
1701 - Non-Qualified Ag Land 20-160 Acres =	\$ 927.00
Total =	\$ 927.00

The values shown for the given tax year are for taxation purposes only. They are supplied by the Department of Revenue. For questions about these values, please contact the Montana Department of Revenue, Appraisal/Assessment Office at 406-896-4000.

Rural SID Payoff Information

NONE

Property Tax Billing History

	Year 1st Half	2nd Half	Total
	<u>2018</u> 45.35 P	45.34 P	90.69
	<u>2019</u> 57.64 P	57.63 P	115.27

(P) indicates paid taxes.

Click on year for detail. [Pay Taxes Online](#)

Jurisdictional Information

Commissioner Dist: 1 - John Ostlund (R)	School Attendance Areas
Senate: 27 - Cary Smith (R)	High: WEST
House: 53 - Dennis Lenz (R)	Middle: ELDER GROVE
Ward: Outside City Limits	Elem: ELDER GROVE

Precinct: 53.2

Zoning: Agricultural Suburban

[Click Here to view Billings](#)

[Regulations](#)

[Click Here to view Laurel](#)

[School District Trustee Links](#)

[Regulations](#)

[Click Here to view](#)

[Broadview Regulations](#)

Any comments or questions regarding the web site may be directed to the [Web Developer](#).

**Whitehorse Estates Subdivision
Rural Special Improvement District to Maintain Roads**

On April 17, 2020, Mark English, a Deputy Yellowstone County Attorney, assigned to the Civil Division, reviewed a petition to create a rural special improvement district to maintain the paved roads in the Whitehorse Estates Subdivision 1st Filing. The petition indicates what land will be included in the district - Whitehorse Estates Subdivision 1st Filing, what public improvement will be maintained - the roads, what maintenance will be performed on the public improvement - snow removal and periodic chip seal, the cost to perform the maintenance on the public improvement - \$3,600 per year, how the costs will be paid by the land in the district - per lot, approximately \$300 per lot, per year, and all the property owners in the district have executed the petition - developer. This is a new subdivision and the developer has to create the district to create a mechanism to pay for the maintenance of the roads in the subdivision. As mentioned by the Geographical Information Systems Department, should the district include Hesper Road. It is not an internal road of the subdivision.