

RESOLUTION 26-

A RESOLUTION LEVYING A SPECIAL ASSESSMENT TAX UPON ALL BENEFITED PROPERTY IN A SPECIAL IMPROVEMENT DISTRICT OR PROJECT KNOWN AS 1428, IN THE CITY OF BILLINGS, MONTANA

WHEREAS, the City created a special improvement district or project known as 1428 and;

WHEREAS, it is necessary to levy a special assessment tax upon each benefited property in the district or project area to defray the cost and expenses of said district or project; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Billings, Montana as follows:

SECTION 1: LEVY AND ASSESSMENT. That for the purpose of defraying the cost and expense of making improvements in a special improvement district or project known as 1428 of the City of Billings, Montana, there is hereby levied and assessed upon each lot or parcel of land described below, owned by persons respectively indicated, a special assessment tax payable in semi-annual installments with an interest rate of 6.00% for a term of 15 years. Each lot and parcel assessed and the owner thereof is hereinafter described:

Tax Code	Amount Assessed	Owner Name	Legal Description
A38102	10,198.62	MCCALL DEVELOPMENT INC	ANNAFELD SUB 7TH FILING (26), S19, T01 S, R26 E, BLOCK 19, Lot 14
A38103	10,155.42	MCCALL DEVELOPMENT INC	ANNAFELD SUB 7TH FILING (26), S19, T01 S, R26 E, BLOCK 19, Lot 15
A38105	3,340.13	ROBERTS, DAVID B & CYNTHIA	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 20, Lot 6
A38106	2,277.17	MOORE, STEPHANIE	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 20, Lot 7
A38107	1,786.73	SOUEIDI, HARRISON ELIAS	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 20, Lot 8
A38108	3,398.46	MCLELLAN, KYLE B	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 20, Lot 9
A38109	3,141.36	GODFREY, JONATHAN M & MCKENZIE A	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 20, Lot 10
A38110	2,475.93	KITZENBERG, COLE	ANNAFELD SUB 5TH FILING (25), S19, T01 S,

		J & CATELYN L	R26 E, BLOCK 20, Lot 11
A38111	2,646.61	MCMURREY, JACQUELINE S	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 20, Lot 12
A38112	3,806.80	CROSS M RANCH LLC	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 20, Lot 13
A38113	2,277.17	MCCALL, LUKE & GREGORY JAMES	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 20, Lot 14
A38114	1,786.73	CROSS M RANCH LLC	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 20, Lot 15
A38115	3,398.46	OLSON, KRISTOPHER L & REBECCA K	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 20, Lot 16
A38116	3,398.46	CROSS M RANCH LLC	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 20, Lot 17
A38117	1,786.73	CROSS M RANCH LLC	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 20, Lot 18
A38118	2,277.17	CROSS M RANCH LLC	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 20, Lot 19
A38119	3,831.64	CROSS M RANCH LLC	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 20, Lot 20
A38120	2,429.48	ACHESON, OLIVER & MARISSA	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 22, Lot 9
A38121	1,888.28	M & L PROPERTIES LLC	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 22, Lot 10
A38122	1,603.09	SMITH, CAROLEE MCCALL & CHRISTOPHER	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 22, Lot 11
A38123	1,603.09	BARNES, SAMUEL JAMES &	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 22, Lot 12
A38124	2,276.09	STANLEY, JADEEN L & JACOB B	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 22, Lot 13
A37578A	393.44	MCCALL DEVELOPMENT INC	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 1, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL
A37578B	393.44	MCCALL DEVELOPMENT INC	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 2, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL
A37578C	393.44	MCCALL	ST PETER GARAGE UNITS (26), S19, T01 S,

		DEVELOPMENT INC	R26 E, UNIT 3, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL
A37578D	393.44	MCCALL DEVELOPMENT INC	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 4, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL
A37578E	393.44	MCCALL DEVELOPMENT INC	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 5, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL
A37578F	393.44	MCCALL DEVELOPMENT INC	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 6, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL
A37578G	393.44	MCCALL DEVELOPMENT INC	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 7, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL
A37578H	393.44	MCCALL DEVELOPMENT INC	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 8, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL
A37578I	393.44	MCCALL DEVELOPMENT INC	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 9, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL
A37578J	393.44	PREESHL, KATIE	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 10, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10,

			BLK 24, ANNAFELD SUB 5TH FIL
A37578K	393.44	MCCALL DEVELOPMENT INC	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 11, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL
A37578L	393.44	MCCALL DEVELOPMENT INC	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 12, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL
A37578N	393.44	SCHUYLER, KAYLA	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 13, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL
A37578O	393.44	ORTEGA, IRWIN KENRICK &	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 14, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL
A37578P	393.44	M & L PROPERTIES LLC	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 15, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL
A37578Q	393.44	SMITH, CAROLEE MCCALL & CHRISTOPHER	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 16, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL

A37578R	393.44	MCCALL HOMES LLC	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 17, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL
A37578S	393.44	ACHESON, OLIVER & MARISSA	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 18, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL
A37578T	393.44	STANLEY, JADEEN L & JACOB B	ST PETER GARAGE UNITS (26), S19, T01 S, R26 E, UNIT 19, 5.263% COMMON AREA INTEREST, LOC @ LT 9B, BLK 33 ANNAFELD SUB 5TH FIL AMD & LT 14, BLK 22 & LT 10, BLK 24, ANNAFELD SUB 5TH FIL
A38127	5,675.63	ANDERSON, JAMES D & LINDA L	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 24, Lot 5
A38128	5,068.53	ANDERSON, MARK & LUANN	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 24, Lot 6
A38129	5,068.53	YOUNG, SANDRA K TRUSTEE	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 24, Lot 7
A38130	5,068.53	DIETSCH DOUGLAS J & CATHERINE A	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 24, Lot 8
A38131	5,729.64	MCCALL DEVELOPMENT INC	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 24, Lot 9
A38133	2,011.42	SCHUYLER, KAYLA	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 24, Lot 11
A38134	2,467.29	ORTEGA, IRWIN KENRICK &	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 24, Lot 12
A38135	1,756.49	PREESHL, KATIE	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 24, Lot 13
A38136	1,545.84	BOURGEOIS, JOSHUA	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 24, Lot 14
A38137	1,545.84	SCHERR, DARCY & JEFFREY THOMAS	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 24, Lot 15
A38138	4,223.77	LOVETT, ANNE R TRUSTEE	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 26, Lot 4
A38139	4,278.87	ALLANE, ADIL & DANIELLE	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 26, Lot 5

A38140	4,317.76	STOKES, CRISSI	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 26, Lot 6
A38141	5,277.02	MCCALL HOMES LLC	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 26, Lot 7
A38142	5,324.55	BALDRY GARRETT V &	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 26, Lot 8
A38143	5,328.87	GOFF, SANDRA L	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 26, Lot 9
A38163	3,686.89	HERTZLER TIM	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 32, Lot 1
A38164	2,145.38	MCCALL HOMES LLC	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 32, Lot 2
A38165	1,831.02	MCCALL HOMES LLC	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 32, Lot 3
A38166	1,835.34	MCCALL HOMES LLC	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 32, Lot 4
A38167	2,141.05	MCCALL HOMES LLC	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 32, Lot 5
A38168	3,522.69	MCCALL HOMES LLC	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 32, Lot 6
A38170	6,633.81	ANDERSON, CHRISTOPHER SCOTT &	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 1
A38171	5,809.58	BEDWELL, TRACE	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 2
A38172	5,809.58	GRIFFITHS, SEAN & AUTUMN	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 3
A38173	6,634.89	DELILAH MARCELLE COVERS UP TRUSTEE	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 4
A38174	3,024.70	SHERMAN, MIRA I & LIAM M	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 5
A38175	2,722.23	TEYLER, ELIZABETH C	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 6
A38176	2,722.23	LA ROCHE, BROOKE ANN	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 7
A38177	2,722.23	SOWDER, RUTH E	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 8
A38178	2,138.89	HATTEN, NATHAN MICHAEL &	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 10A, AMD (26)
A38179	1,827.78	MCCALL HOMES LLC	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 11
A38180	2,203.71	BRYAN,	ANNAFELD SUB 5TH FILING (25), S19, T01 S,

		BLACKSHEAR M IV	R26 E, BLOCK 33, Lot 12
A38181	2,203.71	LOBER, JULIA	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 13
A38182	2,203.71	PETERSON, NICOLE K	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 14
A38183	2,138.89	CARAWAY JAMES & SHANNON S	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 15
A38184	1,827.78	LUMLEY, JOHN	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 16A, AMD (26)
A38185	2,462.97	DUMARS, LORI & JON VAUGHN	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 17
A38186	2,333.34	NIENABER, KATE & ELLISE	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 18
A38187	2,333.34	KASTHURIARACHCHI CHANDU S	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 19
A38188	2,787.04	NAGY, LEVENTE M &	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 20
A38189	2,570.99	BLOSS, TANA R & KURT S	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 21
A38190	2,570.99	STOLL, MYRNA JO	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 22
A38191	2,570.99	LAMBERT, SCOTT & NICHOLE	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 23
A38192	2,949.08	ANNE, BELL MARISSA	ANNAFELD SUB 5TH FILING (25), S19, T01 S, R26 E, BLOCK 33, Lot 24

SECTION 2: DISPOSITION OF COLLECTION. All monies collected from the assessment shall be paid into a special improvement district or project Fund. Assessments become delinquent based on the semi-annual due dates of real property taxes, currently December 1 and June 1 of each year.

SECTION 3: NOTICE AND HEARING. On Monday, September 28, 2026 at 5:30 p.m., or as soon thereafter as the matter could be considered on the agenda in the Council Chambers of the City Hall, Billings, Montana, the City Council heard objections to the adoption of this resolution. The City Clerk published notice of the public hearing twice, at least six (6) days separating each publication in a newspaper or general paid circulation with a periodicals mailing permit. The final publication was made at least 10 days prior to the hearing as provided in section 7-12-4177, MCA.

SECTION 4: EFFECTIVE DATE. This resolution shall be effective upon adoption.

ADOPTED AND APPROVED this 28th day of September, 2026.

CITY OF BILLINGS:

BY: _____
Mike Nelson, Mayor

ATTEST:

BY: _____
Denise R. Bohlman, City Clerk