

## RESOLUTION 26-

### **A RESOLUTION LEVYING A SPECIAL ASSESSMENT TAX UPON ALL BENEFITED PROPERTY IN A SPECIAL IMPROVEMENT DISTRICT OR PROJECT KNOWN AS 1429, IN THE CITY OF BILLINGS, MONTANA**

WHEREAS, the City created a special improvement district or project known as 1429 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 1429 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:

| <b>Tax Code</b> | <b>Amount Assessed</b> | <b>Owner Name</b>       | <b>Legal Description</b>                              |
|-----------------|------------------------|-------------------------|-------------------------------------------------------|
| A38277          | 179,212.88             | BROWN DEVELOPMENT LLC   | CLEARWATER ESTATES SUB (25), S10, T01 S, R25 E, Lot 1 |
| A38278          | 178,017.80             | BROWN DEVELOPMENT LLC   | CLEARWATER ESTATES SUB (25), S10, T01 S, R25 E, Lot 2 |
| A38279          | 527,696.10             | 44 WEST DEVELOPMENT LLC | CLEARWATER ESTATES SUB (25), S10, T01 S, R25 E, Lot 3 |
| A38559          | 2,847.61               | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 1, Lot 1   |
| A38560          | 2,566.22               | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 1, Lot 2   |
| A38561          | 2,566.22               | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 1, Lot 3   |
| A38562          | 2,467.17               | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 1, Lot 4   |
| A38563          | 2,260.08               | MCCALL HOMES LLC        | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 1, Lot 5   |
| A38564          | 2,095.75               | MCCALL HOMES LLC        | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 1, Lot 6   |
| A38565          | 3,437.39               | MCCALL HOMES LLC        | 44 WEST SUB (26), S10, T01 S, R25 E,                  |

|        |          |                         |                                                      |
|--------|----------|-------------------------|------------------------------------------------------|
|        |          |                         | BLOCK 1, Lot 7                                       |
| A38566 | 2,780.07 | MCCALL HOMES LLC        | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 1, Lot 8  |
| A38567 | 2,780.07 | MCCALL HOMES LLC        | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 1, Lot 9  |
| A38568 | 2,780.07 | MCCALL HOMES LLC        | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 1, Lot 10 |
| A38569 | 3,145.87 | MCCALL HOMES LLC        | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 1, Lot 11 |
| A38570 | 3,461.02 | MCCALL HOMES LLC        | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 1, Lot 12 |
| A38571 | 3,038.95 | MCCALL HOMES LLC        | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 1, Lot 13 |
| A38572 | 3,038.95 | MCCALL HOMES LLC        | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 1, Lot 14 |
| A38573 | 3,038.95 | FORTNER, LANISSA        | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 1, Lot 15 |
| A38574 | 4,356.95 | MCCALL HOMES LLC        | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 1, Lot 16 |
| A38575 | 2,234.19 | MCCALL HOMES LLC        | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 1, Lot 17 |
| A38578 | 3,572.45 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 1  |
| A38579 | 3,196.52 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 2  |
| A38580 | 2,739.55 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 3  |
| A38581 | 2,740.68 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 4  |
| A38582 | 2,740.68 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 5  |
| A38583 | 2,739.55 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 6  |
| A38584 | 3,196.52 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 7  |
| A38585 | 3,446.39 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 8  |
| A38586 | 2,855.48 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 9  |
| A38587 | 2,426.66 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 10 |
| A38588 | 2,647.26 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 11 |
| A38589 | 2,647.26 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 12 |
| A38590 | 2,647.26 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 13 |
| A38591 | 3,088.47 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 14 |
| A38592 | 3,088.47 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 15 |
| A38593 | 2,647.26 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 16 |
| A38594 | 2,813.84 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 17 |
| A38595 | 3,426.13 | 44 WEST                 | 44 WEST SUB (26), S10, T01 S, R25 E,                 |

|        |          |                         |                                                      |
|--------|----------|-------------------------|------------------------------------------------------|
|        |          | DEVELOPMENT LLC         | BLOCK 2, Lot 18                                      |
| A38596 | 3,250.55 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 19 |
| A38597 | 3,260.68 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 20 |
| A38598 | 3,250.55 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 21 |
| A38599 | 3,427.26 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 22 |
| A38600 | 3,683.88 | FORTNER, LANISSA        | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 23 |
| A38601 | 3,683.88 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 24 |
| A38602 | 5,109.93 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 25 |
| A38603 | 5,246.12 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 26 |
| A38604 | 4,965.86 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 27 |
| A38605 | 4,965.86 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 28 |
| A38606 | 4,965.86 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 29 |
| A38607 | 4,965.86 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 30 |
| A38608 | 3,670.37 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 31 |
| A38609 | 5,488.11 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 2, Lot 32 |
| A38611 | 5,959.71 | MCCALL HOMES LLC        | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 3, Lot 1  |
| A38612 | 3,972.02 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 3, Lot 2  |
| A38613 | 5,160.58 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 3, Lot 3  |
| A38614 | 4,854.44 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 3, Lot 4  |
| A38615 | 4,549.42 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 3, Lot 5  |
| A38616 | 4,243.27 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 3, Lot 6  |
| A38617 | 4,119.46 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 3, Lot 7  |
| A38618 | 3,781.80 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 3, Lot 8  |
| A38619 | 3,314.70 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 3, Lot 9  |
| A38620 | 3,314.70 | 44 WEST DEVELOPMENT LLC | 44 WEST SUB (26), S10, T01 S, R25 E, BLOCK 3, Lot 10 |

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 28<sup>th</sup> day of September, 2026.

CITY OF BILLINGS:

BY: \_\_\_\_\_  
Mike Nelson, Mayor

ATTEST:

BY: \_\_\_\_\_  
Denise R. Bohlman, City Clerk