

RESOLUTION NO. R-015- 087

THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF DOUGLAS, COLORADO

A RESOLUTION APPROVING THE ESTIMATED WHOLE
COST OF THE DOUGLAS COUNTY, COLORADO, LOCAL
IMPROVEMENT DISTRICT NO. 14-01 (SAGEPORT 2014)
AND THE COSTS TO BE ASSESSED EACH PARCEL OF
REAL ESTATE SPECIFICALLY BENEFITED THEREBY AND
SETTING A DATE FOR PUBLIC HEARING THEREON

WHEREAS, the Board of County Commissioners (the "Board") of Douglas County, Colorado (the "County"), has heretofore authorized the creation of the Douglas County, Colorado, Local Improvement District No. 04-01 (Sageport 2014) (the "District"), for the purpose of acquiring, constructing and installing certain water, sanitary sewer, natural gas main, overhead electric main, drainage and roadway improvements in the District (the "Improvements"); and

WHEREAS, pursuant to said authorization, contracts were let for acquisition, construction, and installation of the Improvements so ordered; and

WHEREAS, the whole cost of the Improvements can be reasonably ascertained; and

WHEREAS, all things necessary and required to be done by law have been performed and a statement has been prepared showing the estimated whole cost of the Improvements, the portion thereof to be paid by assessments and the portion thereof to be paid by the County and apportioning among those properties within the District specially benefited by the Improvements the portion of the whole cost of the Improvements to be assessed, and such statement has been or will be filed in the office of the County Clerk and Recorder (the "County Clerk").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO:

1. The Board hereby accepts the Improvements as ordered, together with the statement showing the estimated whole cost of the Improvements, as set forth in Exhibit A, attached hereto and incorporated herein, in the form as such statement has been or will be filed with the office of the County Clerk, together with that portion thereof to be borne as an expense of the County, and any County inspection and collection fees. The County has determined to pay certain related costs of engineering, inspection, testing and other incidentals.
2. The County Clerk shall cause a notice of apportionment and public hearing (the "Notice") to be published in two issues of the *Douglas County News Press*, which is a newspaper of general circulation in Douglas County, Colorado, and that the Notice shall

specify (a) the whole cost of the Improvements (including the amount for the cost of inspection, collection and all other incidentals), (b) the portion to be paid by the County, (c) the share apportioned to each lot or tract of land within the District, (d) that any complaints or objections which may be made in writing by the property owners affected to the Board, and filed in the office of the County Clerk within 20 days from the date of publication of the Notice, will be heard and determined by the Board before the passage of any resolution assessing the costs of the Improvements, and (e) the date when and the place where such complaints or objections will be heard. In addition, the Notice shall be mailed by certified mail to each property owner to be assessed for the cost of the Improvements who is included within the District. The mailed Notice shall be made on or about the date of the publication of the Notice.

3. Any complaints or objections made in writing by the owners of real estate to be assessed shall be made to the Board and filed in the office of the County Clerk within 20 days from the publication of the Notice and prior to the date of the hearing and that said written complaints or objections will be heard and determined by the Board before passage of any resolution assessing the cost of the Improvements.
4. A public hearing will be held on Tuesday, the 22nd day of September, 2015, at the hour of 2:30 o'clock p.m., at the Philip S. Miller Building, 100 Third Street, Castle Rock, Colorado, for the purpose of considering a resolution assessing the portion of the whole cost of the Improvements to be assessed against each lot or tract of land in the District.
5. This Resolution shall take effect immediately upon its adoption and approval.

ADOPTED AND APPROVED this 11th day of August 2015.


Jill E. Repella Chair
Board of County Commissioners

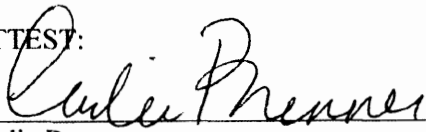
ATTEST:

Codie Brenner
Deputy Clerk to the Board



EXHIBIT "A"
STATEMENT OF ESTIMATED WHOLE COST
LOCAL IMPROVEMENT DISTRICT NO. 14-01
(Sageport 2014)
7/17/2015

Project Costs	Dry Utilities	Roadway	Water and San.	Total Project
Estimated (95% Complete) Construction Amount		\$ 287,444.00	\$ 162,330.00	\$ 449,774.00
MCR/Change Orders		\$ 7,500.00	\$ 7,500.00	\$ 15,000.00
Natural Gas Main (Black Hills Energy)	\$ 15,000			\$ 15,000.00
Electric Main (IREA)	\$ 15,141			\$ 15,141.00
		\$ 294,944	\$ 169,830	\$ 494,915
Engineering (Design)		\$ 30,000	\$ 35,000	\$ 65,000
Engineering (Estimated CM & Testing)		\$ 12,000	\$ 5,000	\$ 17,000
		\$ 42,000	\$ 40,000	\$ 82,000
Total Design, Construction, CM & Contingency =	\$ 30,141	\$ 336,944	\$ 209,830	\$ 576,915
Portion Paid by County: Engineering		\$ 42,000	----	\$ 42,000
Portion Paid by Perry Park Water & San. District			\$ 40,000	\$ 40,000
Total Funded by County or Water & San. District		\$ 42,000	\$ 40,000	\$ 82,000
Net to be Funded/Bonded by District	\$ 30,141	\$ 294,944	\$ 169,830	\$ 494,915
	6%	60%	34%	
Bond Issuance Costs				
Appraisal Fee for Bond Issuance	\$ -	\$ -	\$ -	\$ -
Bond Counsel	\$ -	\$ -	\$ -	\$ -
Bond Printing/Publication	\$ -	\$ -	\$ -	\$ -
Other Printing/Publication	\$ 1,200.00	\$ 720.00	\$ 480.00	\$ 1,200.00
Financial Advisor	\$ -	\$ -	\$ -	\$ -
Underwriting Discount	\$ -	\$ -	\$ -	\$ -
Capitalized Interest on Bonds	\$ -	\$ -	\$ -	\$ -
Total Bonding Costs	\$ 1,200.00	\$ 720.00	\$ 480.00	\$ 1,200.00
Total Assessed Amount		\$ 295,664	\$ 170,310	\$ 496,115
Number of Parcels	10	10	10	10
Number of Assessment Units	10	10	10	10
Cost per Assessment Unit by Improvement	\$ 3,014	\$ 29,566	\$ 17,031	\$ 49,612
Estimated Assessment Stated in Petition				\$ 50,000
Under/Over Estimated assessment				\$ 389
Prepayment Assessment Unit with Treasurers Fee (1.0%)				\$ 50,108

PUBLIC NOTICE

NOTICE OF APPORTIONMENT AND PUBLIC HEARING

DOUGLAS COUNTY, COLORADO
LOCAL IMPROVEMENT DISTRICT
NO. 14-01, (SAGEPORT 2014)

NOTICE IS HEREBY GIVEN to the owners of property located within the Douglas County, Colorado, Local Improvement District No. 14-01 (Sageport 2014) (the "District"), consisting of the following lots or parcels within the Sageport subdivision as follows:

Lots 154 – 163, Sageport Filing #4

The estimated whole cost of the water sanitary sewer, natural gas main, overhead electric main, drainage and roadway improvements("Improvements") constructed within the District, which cost includes; construction costs, legal fees, engineering costs and bond issuance costs, is **\$576,915**. The Board of County Commissioners has caused a statement of the whole cost of the Improvements to be prepared and filed in the office of the County Clerk and Recorder, which statement is available for review.

The portion of the cost of the Improvements to be assessed within the District is **\$496,115**. The share of the cost of the Improvements apportioned to the 10 assessment units in the District specially benefited by the Improvements is **\$49,612** per assessment unit.

NOTICE IS FURTHER GIVEN that any complaints or objections, which may be made by the property owners to the Board of County Commissioners of the County, will be heard and determined by the Board of County Commissioners before passage of any resolution assessing the cost of the Improvements. Such written complaints or

objections must be made to the Board of County Commissioners and filed in the office of the County Clerk and Recorder of the County, 301 Wilcox, Castle Rock, Colorado, 80104, within 20 days of the publication date of this Notice.

NOTICE IS FURTHER GIVEN that the date, time and place where such complaints or objections will be heard will be on the 22nd day of September, 2015, at the hour of 2:30 o'clock p.m., in the Philip S. Miller Building, 100 Third Street, Castle Rock, Colorado. Following this public hearing the County Commissioners will consider adoption of the final assessing resolution in respect of Douglas County, Colorado, Local Improvement District No. 14-01 (Sageport 2014).

/s/ Merlin Klotz
County Clerk and Recorder

Publication Date: August 20, 2015

NEWS-PRESS

First Publication: August 20, 2015
Second Publication: August 27, 2015