

RESOLUTION NO. R-022- 099

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. 18-01 (SAGEPORT 2018)  
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. 18-01 (Sageport 2018) (the “District”), for the purpose of acquiring, constructing and installing certain water, sanitary sewer, natural gas 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:

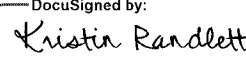
1. The Board hereby accepts the Improvements as ordered, together with the statement showing the estimated whole cost of the Improvements, as set forth in **Exhibit A, attached hereto and incorporated herein**, in the form as such statement has been or will be filed with the office of the County Clerk, 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 15<sup>th</sup> day of November 2022, 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 27<sup>th</sup> day of September 2022.

DocuSigned by:  
  
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 Abe Laydon, Chair  
 Board of County Commissioners

ATTEST: DocuSigned by:  
  
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 Kristin Randlett  
 Deputy Clerk to the Board

DocuSigned by:  


**EXHIBIT "A"**

**STATEMENT OF ESTIMATED WHOLE COST  
LOCAL IMPROVEMENT DISTRICT NO. 18-01  
(Sageport 2018)  
9/7/2022**

<b>Project Costs</b>	<b>Dry Utilities</b>	<b>Roadway</b>	<b>Water and San.</b>	<b>Total Project</b>
Low Bid Received		\$ 660,636.75	\$ 898,149.75	\$ 1,558,786.50
Natural Gas Main (Black Hills Energy)	\$ 25,694			\$ 25,693.95
Electric Main (IREA)	\$ -			\$ -
		<b>\$ 660,637</b>	<b>\$ 898,150</b>	<b>\$ 1,584,480</b>

Engineering (Surveying & Design)		\$ 99,300	\$ 95,000	\$ 194,300
Engineering (Estimated CM & Testing)		\$ 70,000	\$ 35,000	\$ 105,000
County & District Contribution Percent	16%	<b>\$ 169,300</b>	<b>\$ 130,000</b>	<b>\$ 299,300</b>

**Total Surety, Design, Construction,  
CM & Contingency =**

<b>\$ 25,694</b>	<b>\$ 829,937</b>	<b>\$ 1,028,150</b>	<b>\$ 1,883,780</b>
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Portion Paid by County: Engineering	\$ 169,300	----	\$ 169,300
Portion Paid by Perry Park Water & San. District		\$ 130,000	\$ 130,000
<b>Total Funded by County or Water &amp; San. District</b>	<b>\$ 169,300</b>	<b>\$ 130,000</b>	<b>\$ 299,300</b>

<b>Net Construction Costs to be Financed by LID</b>	<b>\$ 25,694</b>	<b>\$ 660,637</b>	<b>\$ 898,150</b>	<b>\$ 1,584,480</b>
	2%	42%	57%	

**Financing & Admin. Cost to be Financed by LID**

Appraisal Fee for Financing	\$ 4,000.00		\$ 4,000.00
Bond Counsel	\$ 1,500.00		\$ 1,500.00
Bond Printing/Publication	\$ -		\$ -
Other Printing/Publication	\$ 250.00		\$ 250.00
Financial Advisor	\$ -		\$ -
Closing Costs (1%)			\$ -
Capitalized Interest on Bonds			\$ -
<b>Total Bonding Costs</b>	<b>\$ 5,750.00</b>		<b>\$ 5,750.00</b>

<b>Total Assessed Amount</b>	<b>\$ 660,637</b>	<b>\$ 898,150</b>	<b>\$ 1,590,230</b>
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Number of Parcels	14	14	14	14
Number of Assessment Units	14	14	14	14

<b>Total</b>	
<b>Actual Per Lot Costs =</b>	<b>\$ 113,588</b>

<b>Maximum Per Lot Assessment Stated in Petition =</b>	<b>\$ 60,000</b>
<b>Overage Covered by Douglas County=</b>	<b>\$ 53,588</b>

Total Funded by Douglas County =	\$ 750,230
Total Assessed to Lot Owners =	\$ 840,000