

CERTIFICATE AS TO RESOLUTION AND ADOPTING VOTE

I, the undersigned, being the duly qualified and acting recording officer of the City of Billings, Montana (the City), hereby certify that the attached resolution is a true copy of Resolution No. **01-17726**, entitled: **RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. 1359; DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO CREATE THE DISTRICT FOR THE PURPOSE OF UNDERTAKING CERTAIN LOCAL IMPROVEMENTS AND FINANCING THE COSTS THEREOF AND INCIDENTAL THERETO THROUGH THE ISSUANCE OF SPECIAL IMPROVEMENT DISTRICT BONDS SECURED BY THE CITY'S SPECIAL IMPROVEMENT DISTRICT REVOLVING FUND** (the Resolution" was duly adopted by the City Council of the City at a meeting on August 13, 2001 that the meeting was duly held by the City Council and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.)

I further certify that, upon vote being taken on the Resolution at said meeting, the following Councilmembers voted in favor thereof: unanimous

voted against the same: none

or were absent: none

WITNESS my hand officially this 13<sup>TH</sup> day of AUGUST, 2001.

Marita Herold  
Marita Herold, CMC      City Clerk

RESOLUTION NO. 01-17726

RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. 1359; DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO CREATE THE DISTRICT FOR THE PURPOSE OF UNDERTAKING CERTAIN LOCAL IMPROVEMENTS AND FINANCING THE COSTS THEREOF AND INCIDENTAL THERETO THROUGH THE ISSUANCE OF SPECIAL IMPROVEMENT DISTRICT BONDS SECURED BY THE CITY'S SPECIAL IMPROVEMENT DISTRICT REVOLVING FUND

BE IT RESOLVED by the City Council of the City of Billings (the City), Montana, as follows:

**Section 1. Proposed Improvements; Intention To Create District.** The City proposes to undertake certain local Improvements (the "Improvements") to benefit certain property located in the City. The Improvements consist of the construction of a water main, as more particularly described in Section 5. The total estimated costs of the Improvements are \$427,204.79. The costs of the Improvements are to be paid from the following sources: (1) Special Improvement District bonds hereinafter described; and (2) \$241,204.79 of cash contribution by Ron Hill, the owner of 16 of the 27 lots in the District (the "Developer Properties"), as more particularly described in Sections 6 and 9(f). It is the intention of this Council to create and establish in the City under Montana Code Annotated, Title 7, Chapter 12, Parts 41 and 42, as amended, a Special Improvement District (the "District") for the purpose of financing costs of the Improvements and paying costs incidental thereto, including costs associated with the sale and the security of Special Improvement District bonds drawn on the District (the "Bonds"), the creation and administration of the District, the funding of a deposit to the City's Special Improvement District Revolving Fund (the "Revolving Fund"). The total estimated costs of the Improvements, including such incidental costs, to be financed by the Bonds are \$186,000.00. The Bonds are to be payable primarily from special assessments to be levied against property in the District, which property will be specially benefited by the Improvements.

**Section 2. Number of District.** The District, if the same shall be created and established, shall be known and designated as Special Improvement District No. 1359 of the City of Billings, Montana.

**Section 3. Boundaries of District.** The limits and boundaries of the District are depicted on a map attached as Exhibit A hereto (which is hereby incorporated herein and made a part hereof) and more particularly described on Exhibit B hereto (which is hereby incorporated herein and made a part hereof), which boundaries are designated and confirmed as the boundaries of the District. A listing of each of the properties in the District is shown on Exhibit F hereto (which are hereby incorporated herein and made a part hereof).

**Section 4. Benefited Property.** The District and territory included within the limits and boundaries described in Section 3 and as shown on Exhibits A, B, and F are hereby declared to be the Special Improvement District and the territory which will benefit and be benefited by the Improvements and will be assessed for the costs of the Improvements as described in Section 7.

**Section 5. General Character of the Improvements.** The general character of the Improvements, as shown in Exhibit E, is the construction of curb and gutter, sidewalks, sanitary sewer mains, sanitary sewer services, water mains, water services, and street improvements in West Skokie Drive, East Skokie Drive, Skokie Place, and Skokie Circle fronting Lots 2-20, Block 50; Lots 2-9, Block 49; within Lake Hills Subdivision 20<sup>th</sup> Filing.

**Section 6. Engineer and Estimated Cost.** Morrison Maierle, Inc.; 2020 Grand Avenue; Billings, MT 59102, shall be the engineer for the District. The Engineer has estimated that the costs of the Improvements, including all incidental costs, are \$427,204.79. Ron Hill will make a cash contribution to the project in the amount of \$241,204.79 as described in Section 9(f). The remaining costs of \$186,000.00, which includes costs associated with the sale of Bonds and other incidental costs, will be financed by the sale of the Bonds as described in Section 1 and assessments to pay the Bonds will be levied against the remaining parcels in the District as shown in Exhibit F (which is attached hereto and incorporated herein) and as more fully explained in Section 7.

## **Section 7. Assessment Methods.**

**7.1. Property to be Assessed.** All properties within the district are to be assessed for the costs of the Improvements, as specified herein. The costs of the Improvements shall be assessed against the property in the District benefiting from the Improvements based on the equal amount methods described in Section 7-12-4162, M.C.A., as particularly applied and set forth in this Section 7.

### **7.1.1 Equal Amount Method.**

Assessment #1 will include street improvements to be constructed within the District serving the properties within the District. For the purposes of equitably apportioning special benefit to each lot, tract or parcel of land in the District, the Engineer has determined that each lot, tract, or parcel of land, receiving street improvements, shall equally bear the costs of the street improvements as set forth in Part III hereto to arrive at an equal cost for the street improvements. The total estimated cost of Assessment #1 is \$79,865.60 and shall be assessed against each lot, tract, or parcel of land within the District, receiving street improvements, on an equal amount basis based on the bid price to be received. The equal amount assessment will not exceed \$7,260.5095.

Assessment #2 will include water mains and services to be constructed within the District serving the properties within the District. For the purposes of equitably apportioning special benefit to each lot, tract or parcel of land in the District, the Engineer has determined that each lot, tract, or parcel of land, receiving a water service, shall equally bear the costs of the water mains and services as set forth in Part III hereto to arrive at an equal cost for the water mains and services. The total estimated cost of Assessment #2 is \$48,163.74 and shall be assessed against each lot, tract, or parcel of land within the District, receiving a water service, on an equal amount basis based on the bid price to be received. The equal amount assessment will not exceed \$4,378.5215.

Assessment #3 will include sanitary sewer mains and services to be constructed within the District serving the properties within the District. For the purposes of equitably apportioning special benefit to each lot, tract or parcel of land in the District, the Engineer has determined that each lot, tract, or parcel of land, receiving a sanitary sewer service, shall equally bear the costs of the sanitary sewer mains and services as set forth in Part III hereto to arrive at an equal cost for the sanitary sewer mains and services. The total estimated cost of Assessment #3 is \$51,929.65 and shall be assessed against each lot, tract, or parcel of land within the District, receiving a sanitary sewer service, on an equal amount basis based on the bid price to be received. The equal amount assessment will not exceed \$4,720.8769.

Assessment #4 will include a cash contribution to a future SID to provide storm drain improvements to Basin II of the Lake Hills Subdivision as described in section 9(f). Only the properties along East and West Skokie Drive, and Skokie Circle in the District will be assessed for their proportionate share of the cash contribution to a future SID for storm drain improvements. These properties will receive direct benefit of the construction of storm drain improvements in the future. For the purposes of equitably apportioning special benefit to each lot, tract or parcel of land in the District, the Engineer has determined that each lot, tract, or parcel of land, required to make these contributions, shall equally bear the costs of the contributions as set forth in Part III hereto to arrive at an equal cost for the contributions. The total estimated cost of Assessment #4 is \$6,041.00 and shall be assessed against each lot, tract, or parcel of land within the District, required to make these contributions, on an equal amount basis based on an estimate for the future storm drain improvements. The equal amount assessment will not exceed \$863.00.

As stated above, Ron Hill, owner of 16 of the 27 lots within the District is making a cash contribution of \$241,204.79, which represents a cash contribution towards the cost of Improvements for the 16 lots.

**7.2. Assessment Methodologies Equitable and Consistent With Benefit.** This Council hereby determines that the methods of assessment and the assessment of costs of the specific improvements against the properties benefited thereby as prescribed in this Section 7 are equitable in proportion to and not exceeding the special benefits derived from the respective improvements by the

lots, tracts, and parcels to be assessed therefore within the District.

**Section 8. Payment of Assessments.** The special assessments for the costs of the Improvements shall be payable over a term not exceeding 15 years, each in equal semiannual installments of principal, plus interest, or equal semiannual payments of principal and interest, as this Council shall prescribe in the resolution authorizing the issuance of the Bonds. Property Owners have the right to prepay assessments as provided by law. Further, all owners shall have the opportunity to prepay their assessments prior to sale of the SID bonds.

**Section 9. Method of Financing; Pledge of Revolving Fund; Findings and Determinations.** The City will issue the Bonds in an aggregate principal amount not to exceed \$186,000.00 in order to finance the costs of the Improvements. Principal of and interest on the Bonds will be paid from special assessments levied against the properties in the District. This Council further finds it is in the public interest, and in the best interest of the City and the District, to secure payment of principal of and interest on the Bonds by the Revolving Fund and hereby authorizes the city to enter into the undertakings and agreements authorized in Section 7-12-4225 in respect of the Bonds.

In determining to authorize such undertakings and agreements, this Council has taken into consideration the following factors:

**(a) Estimated Market Value of Parcels.** The estimated market value of the lots, parcels, or tracts in the District as of the date of adoption of this resolution, as estimated, by the County Assessor for property tax purposes ranges from \$1,347 to \$4,006, and is set forth in Exhibit D. The average market value is \$2,492.67 with the median being \$3,295.00. The special assessments to be levied under Section 7 against each lot, parcel, or tract in the District is less than the increase in estimated value of the lot, parcel, or tract as a result of the construction of the Improvements.

**(b) Diversity of Property Ownership.** There are a total of 27 parcels within the district boundaries. No improvements, public or private, are located on any of the parcels within the District. Sixteen (16) of these parcels are owned by Ron Hill. The remaining 11 lots are owned by separate owners.

**(c) Comparison of Special Assessments and Property Taxes and Market Value.** Based on an analysis of the aggregate amount of the proposed, any outstanding special assessments (whether or not delinquent), and any delinquent property taxes (as well as any known industrial development bonds theretofore issued and secured by a mortgage against a parcel in the District) against each lot, parcel, or tract in the District in comparison to the estimated market value of such lot, parcel, or tract after the Improvements, the City concludes that, overall, the estimated market value of the lots, tracts, or parcels of land in the District exceeds the sum of special assessments, delinquent property taxes, and current assessments and is set forth in Exhibit F.

**(d) Delinquencies.** An analysis of the amount of delinquencies in the payment of outstanding special assessments or property taxes levied against the properties in the District shows that of 27 properties, zero properties were delinquent and is set forth in Exhibit F.

**(e) The Public Benefit of the Improvements.** The total estimated cost of installing these public improvements is \$427,204.79, the full cost of which would be recovered through direct assessments to property owners within the District and a cash contribution of \$241,204.79. The public improvements contemplated under the terms of this proposed District are required by the City Subdivision, Site Development and Zoning Ordinances in order for the parcels to develop with single family residential structures. It should be noted that all lands within the District are zoned Residential, R-9600, the least dense residential zoning in Billings.

(f) **Other Factors.** As previously noted, Ron Hill, owner of 16 of the 27 lots in the District, will pay a cash contribution to the project. The total cash contribution is equal to \$241,204.79 and represents 56 percent of the construction and administrative costs of the Improvements. This condition is necessary to satisfy the City's Special Improvement District Policy regarding raw land subdivision.

As shown on Exhibit D and Part II, the properties along East Skokie Drive, West Skokie Drive, and Skokie Circle will be required to contribute to future storm drain improvements in Annandale Road. This money will be collected by the City of Billings through SID 1359 and used in a future SID to build storm drain laterals in Annandale Road. The construction of the storm drain laterals in Annandale Road will be assessed to all the areas in Lake Hills Subdivision that drain to Annandale Road. Collecting the properties equitable share with this SID will prevent the City of Billings from having to assess these properties in the future for storm drain improvements.

### **Section 10. Reimbursement Expenditures.**

**10.01. Regulations.** The United States Department of Treasury has promulgated final regulations governing the use of proceeds of tax-exempt bonds, all or a portion of which are to be used to reimburse the City for project expenditures paid by the City prior to the date of issuance of such bonds. Those regulations (Treasury Regulations, Section 1.150-2) (the "Regulations") require that the City adopt a statement of official intent to reimburse an original expenditure not later than 60 days after payment of the original expenditure. The Regulations also generally require that the bonds be issued and the reimbursement allocation made from the proceeds of the bonds within 18 months (or three years, if the reimbursement bond issue qualifies for the "small issuer" exception from the arbitrage rebate requirement) after the later of (i) the date the expenditure is paid or (ii) the date the project is placed in service or abandoned, but (unless the issue qualifies for the "small issuer" exception from the arbitrage rebate requirement) in no event more than three years after the date the expenditure is paid. The Regulations generally permit reimbursement of capital expenditures and costs of issuance of the bonds.

**10.02. Prior Expenditures.** Other than (i) expenditures to be paid or reimbursed from sources other than the Bonds, (ii) expenditures permitted to be reimbursed under the transitional provision contained in Section 1.150-2(j)(2) of the Regulations, (iii) expenditures constituting preliminary expenditures within the meaning of Section 1.150-2(f)(2) of the Regulations, or (iv) expenditures in a "de minimus" amount (as defined in Section 1.150-2(f)(1) of the Regulations), no expenditures for the Improvements have been paid by the City before the date 60 days before the date of adoption of this resolution.

**10.03. Declaration of Intent.** The City reasonably expects to reimburse the expenditures made for costs of the Improvements out of the proceeds of Bonds in an estimated maximum aggregate principal amount of \$186,000.00 after the date of payment of all or a portion of the costs of the Improvements. All reimbursed expenditures shall be capital expenditures, a cost of issuance of the Bonds or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Regulations.

**10.04. Budgetary Matters.** As of the date hereof, there are no City funds reserved, allocated on a long-term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long-term basis or otherwise set aside) to provide permanent financing for the expenditures related to the Improvements, other than pursuant to the issuance of the Bonds. The statement of intent contained in this resolution, therefore, is determined to be consistent with the City's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof.

**10.05. Reimbursement Allocations.** The City's financial officer shall be responsible for making the "reimbursement allocations" described in the Regulations, being generally the transfer of the appropriate amount of proceeds of the Bonds to reimburse the source of

temporary financing used by the City to make prior payment of the costs of the Improvements. Each allocation shall be evidence by an entry on the official books and records of the City maintained for the Bonds or the Improvements and shall specifically identify the actual original expenditure being reimbursed.

**Section 11. Public Hearing Protests.** At any time within fifteen (15) days from and after the date of the first publication of the notice of the passage and approval of this resolution, any owner of real property within the District subject to assessment and taxation for the cost and expense of making the Improvements may make and file with the City Clerk until 5:00 p.m., M.T., on the expiration date of said 15-day period (September 7, 2001), written protest against the proposed Improvements, or against the extension or creation of the District or both, and this Council will at its next regular meeting after the expiration of the fifteen (15) days in which such protests in writing can be made and filed, proceed to hear all such protests so made and filed; which said, regular meeting will be held on Monday the 10<sup>th</sup> day of September 2001, at 7:30 p.m., in the Council Chambers, at 220 North 27<sup>th</sup> Street, in Billings, Montana.

**Section 12. Notice of Passage of Resolution of Intention.** The City Clerk is hereby authorized and directed to publish or cause to be published a copy of a notice of the passage of this resolution in the Billings Times, a newspaper of general circulation in the county on August 23 and August 30, 2001, in the form and manner prescribed by law, and to mail or cause to be mailed a copy of said notice to every person, firm, corporation, or the agent of such person, firm, or corporation having real property within the District listed in his or her name upon the last completed assessment roll for state, county, and school district taxes, at his last-known address, on or before the same day such notice is first published.

PASSED AND ADOPTED by the City Council of the City of Billings, Montana, this 13<sup>th</sup> day of August 2001.



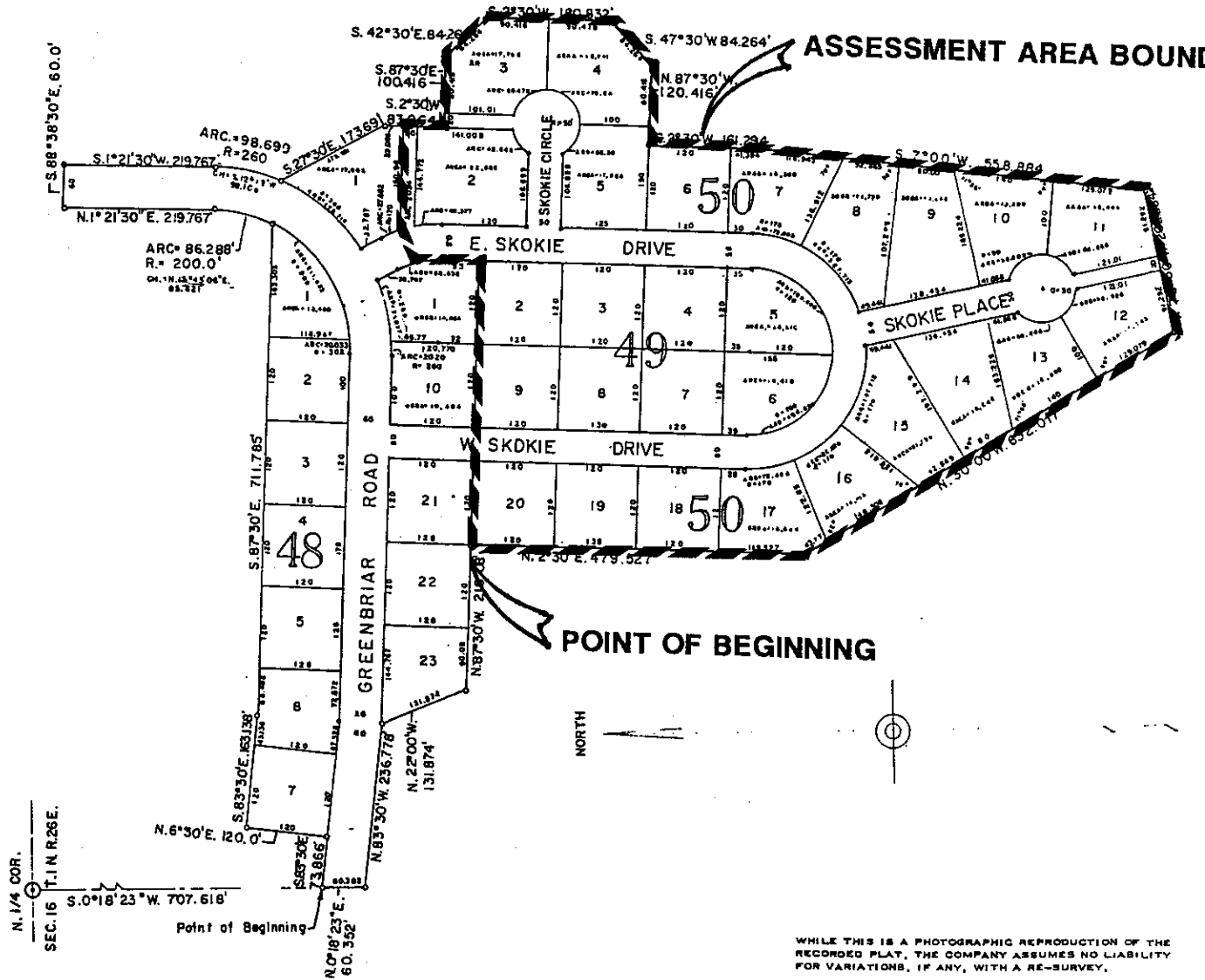
Attest:

*Charles F. Tooley*  
Charles F. Tooley Mayor

*Marita Herold*  
Marita Herold, CMC/AAE City Clerk

# EXHIBIT "A"

LAKE HILLS SUBDIVISION  
TWENTIETH FILING  
LOCATED IN W<sup>2</sup> NE<sup>4</sup> SEC. 16, T.1N. R.26 E. M.P.M.  
YELLOWSTONE COUNTY, MONTANA  
L.R. SAMPSON 370 ES APRIL, 1958.



**EXHIBIT "B"**

**LEGAL DESCRIPTION  
OF  
SID 1359**

Located in Section 16, Township 1 North, Range 26 East, P.M.M., Yellowstone County, Montana, being more particularly described as follows:

Beginning at the southeasterly corner of Lot 1, Block 50, Lake Hills Subdivision, 20<sup>th</sup> Filing; thence southerly to the northeast corner of Lot 2, Block 50; thence continuing southerly on and along the east line of said Lot 2 to a point of intersection with the westerly extension of the northerly line of Lot 3, Block 50; thence easterly on and along said westerly extension and north line of Lot 3 to the northeasterly corner of said Lot 3; thence southeasterly on and along the easterly lines of said Lot 3 and Lot 4 to the southeasterly corner of said Lot 4; thence west on and along the south lines of said Lot 4 and Lot 5 to the northeast corner of Lot 6, Block 50; thence southerly on and along the easterly lines of said Lot 6 and Lots 7, 8, 9, 10, and 11, Block 50 to the southeasterly corner of said Lot 11; thence southwesterly on and along the southerly line of said Lot 11 and Lot 12 to the southwesterly corner of said Lot 12; thence northwesterly on and along the westerly line of said Lot 12 and Lots 13, 14, 15, 16, 17, 18, 19, and 20, Block 50 to the northwest corner of said Lot 20; thence easterly on and along the north line of said Lot 20 to the northeasterly corner of said Lot 20; thence easterly to the northwesterly corner of Lot 9, Block 49, Lake Hills Subdivision, 20<sup>th</sup> Filing; thence easterly on and along the north lines of Lot 9 and Lot 2, Block 49 to the northeasterly corner of said Lot 2; thence northerly on and along the easterly line of Lot 1, Block 49, Lake Hills Subdivision, 20<sup>th</sup> Filing for a distance of 90.00 feet; thence northeasterly to the southwesterly corner of Lot 1, Block 50, Lake Hills Subdivision, 20<sup>th</sup> Filing; thence easterly on and along the southerly line of said Lot 1 to the southeasterly corner of said Lot 1 and Point of Beginning.

Excluding all existing streets, roads, alleys, public parks, and public rights-of-way.



EXHIBIT "C"

OPINION OF PROBABLE PROJECT COST  
FOR PROPOSED S.I.D. 1359

Ron Hill Development

Location: Billings Heights, Lake Hills Subdivision

Skokie Drive - Utility & Street & Imp.

16-Jul-01

Item	Quantity	Unit	Unit Price	Item Cost
Unclassified Excavation	2562	CY	\$4.50	\$11,529.00
Road Fill	74	CY	\$3.00	\$222.00
1 1/2" Base Gravel	1817	CY	\$14.00	\$25,438.00
Concrete Curb & Gutter	3690	LF	\$10.00	\$36,900.00
Concrete Wheelchair Ramp (4ea @ 95sf)	380	SF	\$4.00	\$1,520.00
Concrete Valley Gutter (2ea @ 213sf)	426	SF	\$4.00	\$1,704.00
Asphalt Surfacing (3" Skokie)	1240	TON	\$25.00	\$31,000.00
Asphalt Oil (6%)	74.5	TON	\$175.00	\$13,037.50
1" Water Service	27	EA	\$600.00	\$16,200.00
8" PVC Water Main	1780	LF	\$24.00	\$42,720.00
6" PVC Water Main	58	LF	\$20.00	\$1,160.00
8" Tee	4	EA	\$300.00	\$1,200.00
8" Valve	4	EA	\$800.00	\$3,200.00
8" Bend	8	EA	\$175.00	\$1,400.00
6" Bend	1	EA	\$150.00	\$150.00
8"x6" Reducer	2	EA	\$250.00	\$500.00
Fire Hydrant Setting w/ Valve	4	EA	\$2,150.00	\$8,600.00
Connect to Existing Water Main	2	EA	\$500.00	\$1,000.00
8" PVC Sewer Main	1659	LF	\$24.00	\$39,816.00
48"x5' Basic Manhole	10	EA	\$1,900.00	\$19,000.00
48" SS Manhole - additional depth	61.35	VF	\$100.00	\$6,135.00
6" S.S. Service	27	EA	\$600.00	\$16,200.00
Connect to Existing SS Main	2	EA	\$500.00	\$1,000.00
ALT -Subex. Type II Bedding	100	CY	\$10.00	\$1,000.00
Adjust Manholes	10	EA	\$150.00	\$1,500.00
Adjust Water Valve Boxes	6	EA	\$140.00	\$840.00
Street Monuments	7	EA	\$350.00	\$2,450.00
Street & Traffic Signs	2	EA	\$400.00	\$800.00
Traffic Control	1	LS	\$1,500.00	\$1,500.00
<b>Sub-Total</b>				<b>\$287,721.50</b>
Mobil/Demobil (4%)	1	LS	11,508.86	\$11,508.86
Taxes, Bond, Insurance (3%)	1	LS	8,631.65	\$8,631.65
<b>Sub-Total</b>				<b>\$307,862.01</b>
Contingency (7%)			21,550.34	\$21,550.34
<b>Sub-Total</b>				<b>\$329,412.35</b>
Engineering & GeoTech Invst & Report			49,257.92 + 2000	\$51,257.92
GeoTechnical Testing (Construction)				\$3,000.00
Storm Drain Contribution	21	EA	863	\$18,123.00
<b>Total Project Cost</b>				<b>\$401,793.27</b>

H:\2821\002\010\SID 1359 Utility & Street Imp..xls]Total

EXHIBIT "C"

OPINION OF PROBABLE PROJECT COST  
FOR PROPOSED S.I.D. 1359

Ron Hill Development

Location: Billings Heights, Lake Hills Subdivision

Skokie Drive - Utility & Street & Imp.

16-Jul-01

**Street Improvements**

**Assessment #1**

Item	Quantity	Unit	Unit Price	Item Cost
Unclassified Excavation	2562	CY	\$4.50	\$11,529.00
Road Fill	74	CY	\$3.00	\$222.00
1 1/2" Base Gravel	1817	CY	\$14.00	\$25,438.00
Concrete Curb & Gutter	3690	LF	\$10.00	\$36,900.00
Concrete Wheelchair Ramp (4ea @ 95sf)	380	SF	\$4.00	\$1,520.00
Concrete Valley Gutter (2ea @ 213sf)	426	SF	\$4.00	\$1,704.00
Asphalt Surfacing (3")	1240	TON	\$25.00	\$31,000.00
Asphalt Oil (6%)	74.5	TON	\$175.00	\$13,037.50
Adjust Manholes	10	EA	\$150.00	\$1,500.00
Adjust Water Valve Boxes	6	EA	\$140.00	\$840.00
Street Monuments	7	EA	\$350.00	\$2,450.00
Street & Traffic Signs	2	EA	\$400.00	\$800.00
Traffic Control	1	LS	\$750.00	\$750.00
Sub-Total				\$127,690.50

**Assessment #4**

Item	Quantity	Unit	Unit Price	Item Cost
Storm Drain Contribution	21	EA	\$863.00	\$18,123.00

EXHIBIT "C"

OPINION OF PROBABLE PROJECT COST  
FOR PROPOSED S.I.D. 1359

Ron Hill Development

Location: Billings Heights, Lake Hills Subdivision

Skokie Drive - Utility & Street & Imp.

16-Jul-01

**Water Improvements**

**Assessment #2**

Item	Quantity	Unit	Unit Price	Item Cost
8" PVC Water Main	1780	LF	\$24.00	\$42,720.00
6" PVC Water Main	58	LF	\$20.00	\$1,160.00
8" Tee	4	EA	\$300.00	\$1,200.00
8" Valve	4	EA	\$800.00	\$3,200.00
8" Bend	8	EA	\$175.00	\$1,400.00
8"x6" Reducer	2	EA	\$250.00	\$500.00
6" Bend	1	EA	\$150.00	\$150.00
Fire Hydrant Setting w/ 6" Valve	4	EA	\$2,150.00	\$8,600.00
Connect to Existing Water Main	2	LS	\$500.00	\$1,000.00
1" Water Service w/ Curb Stop & Box	27	EA	\$600.00	\$16,200.00
ALT. - Subex. Type II Bedding	50	CY	\$10.00	\$500.00
Traffic Control	1	LS	\$375.00	\$375.00
Sub-Total				\$77,005.00

H:\2821\002\010\SID 1359 Utility & Street Imp..xls] Assessment #2

EXHIBIT "C"

OPINION OF PROBABLE PROJECT COST  
FOR PROPOSED S.I.D. 1359

Ron Hill Development

Location: Billings Heights, Lake Hills Subdivision

Skokie Drive - Utility & Street & Imp.

16-Jul-01

**Sanitary Sewer Improvements**  
**Assessment #3**

Item	Quantity	Unit	Unit Price	Item Cost
8" PVC Sewer Main	1659	LF	\$24.00	\$39,816.00
48"x5' Basic Manhole	10	EA	\$1,900.00	\$19,000.00
48" Manhole - Additional Depth	61.35	VF	\$100.00	\$6,135.00
6" S.S. Service	27	EA	\$600.00	\$16,200.00
Connect to Existing Sewer Main	2	EA	\$500.00	\$1,000.00
ALT. - Subex. Type II Bedding	50	CY	\$10.00	\$500.00
Traffic Control	1	LS	\$375.00	\$375.00
Sub-Total				\$83,026.00

H:\2821\002\010\SID 1359 Utility & Street Imp..xls] Assessment #3

EXHIBIT "D"

ENGINEER'S ANALYSIS OF PROBABLE COST

S.I.D. No. 135\_  
LAKE HILLS SUB, 20th FILING, SKOKIE DRIVE

ADMINISTRATIVE COSTS	
ADVANCED COSTS	\$916.20
SID PRECREATION DOCUMENTS	\$2,000.00
ENGINEERING DESIGN & CONSTRUCTION COSTS	\$51,257.92
QUALITY CONTROL & TESTING	\$3,000.00
WATER & SEWER EXTENSION APPLICATION	\$58.24
SUBTOTAL ADMIN. COSTS	<u>\$57,232.36</u>
SUBTOTAL CONSTRUCTION PLUS ADMIN. COSTS	= \$404,767.71
LESS 100% CASH CONTRIBUTION TO SID FOR 16 LOTS	= <u>\$229,122.79</u>
SUB-TOTAL SID COSTS	= \$175,644.92

Cost Analysis

HILL CASH CONTRIBUTION PER LOT	
\$229,122.79 / 16	= \$14,320.1744

HILL CASH CONTRIBUTION TO DISTRICT	= \$229,122.79
PLUS 1% PRIVATE CONTRACT FEE	= \$2,291.23
	= <u>\$231,414.02</u>

HILL CASH CONTRIBUTION STORM DRAIN	
\$863.00 per Lot / 14 Lots	= \$12,082.00

<u>TOTAL CASH CONTRIBUTION REQUIRED</u>	= <u>\$243,496.02</u>
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## EXHIBIT "E"

### DESCRIPTION OF IMPROVEMENTS

SID 1359

LAKE HILL SUBDIVISION, 20<sup>th</sup> FILING

SKOKIE DRIVE

- 1) Water mains, fire hydrants, and water service lines, will be installed in W. Skokie Dr. from the extension of the south property line of Lot 21, Block 50 to the intersection of W. Skokie Dr. & Skokie Place, in E. Skokie Dr. from approximately 25' north of the extension of the south property line of Lot 1, Block 49 to the intersection of E. Skokie Dr. & Skokie Place, in Skokie Place from the intersection of E. Skokie Dr. to the south line of the cul-de-sac, and in Skokie Circle from the intersection of E. Skokie Dr. to the east line of the cul-de-sac.
- 2) Sanitary sewer mains, manholes, and service lines will be installed in W. Skokie Dr. from the extension of the south property line of Lot 21, Block 50 to approximately 25' south of the extension of the north property line of Lot 16, Block 50, in E. Skokie Dr. from approximately the extension of the north property line of Lot 2, Block 50 to the intersection of E. Skokie Dr. & Skokie Place, in Skokie Place from the intersection of E. Skokie Dr. to the cul-de-sac, and in Skokie Circle from the intersection of E. Skokie Dr. to the cul-de-sac.
- 3) Curb and gutter, asphalt surfacing, and base course gravel will be installed in E. & W. Skokie Dr. from the south property line of Lots 1 & 10, Block 50, to the intersection of E. Skokie Dr. & Skokie Place, and in Skokie Place from E. Skokie Dr. to the cul-de-sac, & in Skokie Circle to the cul-de-sac.
- 4) Storm drain will be by surface drainage in E. & W. Skokie Dr. to Greenbriar Road and as follows:
  - a) Then Easterly along Greenbriar Road to Annandale Road, Then Southeasterly along Annandale Road to a Storm Drain Detention Pond located in Lots 2 & 3, Block 39.
  - b) Surface drainage in Skokie Place & Skokie Circle will drain to existing Storm Drain Basin I.

## SID 1359

### Exhibit F

Tax Code	SID #	SID Pay-off	Delinquent	SID 1359 Assessment	SID Pay-off + Delinquent + SID 1359 Assessment	Estimated Market Value	Estimated Market Value After Improvements
A-22640				\$ 15,183.17	\$ 15,183.17	\$ 1,357.00	\$ 16,540.17
A-22641				\$ 17,222.91	\$ 17,222.91	\$ 3,295.00	\$ 20,517.91
A-22642				\$ 15,183.17	\$ 15,183.17	\$ 1,357.00	\$ 16,540.17
A-22643				\$ 15,183.17	\$ 15,183.17	\$ 3,500.00	\$ 18,683.17
A-22644				\$ 15,183.17	\$ 15,183.17	\$ 1,400.00	\$ 16,583.17
A-22645				\$ 15,183.17	\$ 15,183.17	\$ 3,295.00	\$ 18,478.17
A-22646				\$ 15,183.17	\$ 15,183.17	\$ 1,357.00	\$ 16,540.17
A-22647				\$ 17,222.91	\$ 17,222.91	\$ 3,295.00	\$ 20,517.91
A-22650				\$ 15,183.17	\$ 15,183.17	\$ 1,681.00	\$ 16,864.17
A-22651				\$ 17,222.91	\$ 17,222.91	\$ 1,489.00	\$ 18,711.91
A-22652				\$ 17,222.91	\$ 17,222.91	\$ 3,717.00	\$ 20,939.91
A-22653				\$ 15,183.17	\$ 15,183.17	\$ 1,497.00	\$ 16,680.17
A-22654				\$ 15,183.17	\$ 15,183.17	\$ 3,295.00	\$ 18,478.17
A-22655				\$ 15,183.17	\$ 15,183.17	\$ 1,421.00	\$ 16,604.17
A-22656				\$ 17,222.91	\$ 17,222.91	\$ 4,006.00	\$ 21,228.91
A-22657				\$ 14,320.17	\$ 14,320.17	\$ 3,378.00	\$ 17,698.17
A-22658				\$ 16,359.91	\$ 16,359.91	\$ 3,374.00	\$ 19,733.91
A-22659				\$ 16,359.91	\$ 16,359.91	\$ 3,396.00	\$ 19,755.91
A-22660				\$ 14,320.17	\$ 14,320.17	\$ 1,398.00	\$ 15,718.17
A-22661				\$ 16,359.91	\$ 16,359.91	\$ 3,374.00	\$ 19,733.91
A-22662				\$ 16,359.91	\$ 16,359.91	\$ 1,547.00	\$ 17,906.91
A-22663				\$ 15,183.17	\$ 15,183.17	\$ 4,006.00	\$ 19,189.17
A-22664				\$ 15,183.17	\$ 15,183.17	\$ 1,347.00	\$ 16,530.17
A-22665				\$ 17,222.91	\$ 17,222.91	\$ 3,511.00	\$ 20,733.91
A-22666				\$ 17,222.91	\$ 17,222.91	\$ 3,295.00	\$ 20,517.91
A-22667				\$ 15,183.17	\$ 15,183.17	\$ 1,357.00	\$ 16,540.17
A-22668				\$ 15,183.17	\$ 15,183.17	\$ 1,357.00	\$ 16,540.17
<b>Average</b>		\$	\$	\$ 15,822.40	\$ 15,822.40	\$ 2,492.67	\$ 18,315.06
<b>Median</b>		\$	\$	\$ 15,183.17	\$ 15,183.17	\$ 3,295.00	\$ 18,478.17
<b>Low</b>		\$ -	\$ -	\$ 14,320.17	\$ 14,320.17	\$ 1,347.00	\$ 15,718.17
<b>High</b>		\$ -	\$ -	\$ 17,222.91	\$ 17,222.91	\$ 4,006.00	\$ 21,228.91

Note: Areas that are shaded represent cash contributions from Ron Hill