



Item: Resolution 10054 Intent to Create City Owned Special Improvement Lighting District No. 1309, Stone Meadows Addition Phase II

From: Judy Burg, Taxes and Assessments

Initiated By: Stone Meadows Inc. and Silver Stone Enterprises

Presented By: Melissa Kinzler, Fiscal Services Director

Action Requested: City Commission Adopt Resolution 10054 and Set Public Hearing Date

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 10054 and set a Public Hearing for the creation of City Owned Special Improvement Lighting District No. 1309 for March 3, 2015.”

2. Mayor calls for a second, discussion, public comment, and calls the vote.

Staff Recommendation: Staff recommends the City Commission adopt Resolution 10054 and set a public hearing for the creation of City Owned Special Improvement Lighting District No. 1309 for March 3, 2015.

Background: The City Commission adopted Resolution 9506 creating the City’s Street Light Policy on July 19, 2005. This resolution established the City’s policy to own and operate any new street lighting districts within the City limits, requested by property owners or developers, as allowed by MCA 7-12-4301, 7-12-4329 and 7-12-4333. These statutes authorize the City to create lighting districts and to assess the cost of installing and/or maintaining the district to the property owners within the boundaries of the district.

Staff received a signed petition from Stone Meadows Inc. and Silver Stone Enterprises, developers of Stone Meadows Addition Phase II as shown on Exhibit “A.” Then on January 20, 2015, the developers presented another revised signed Petition with changes to the number of parcels within the subdivision due to a new amended plat for Stone Meadows Addition Phase II as shown on Exhibit “A1.” Both petitions are requesting the installation of eight (8) 100 watt HPS Semi-cut off Street Lights, however, it was determined by final design, the actual number of lights to be installed will be nine (9) 100 watt HPS Semi-cutoff street lights mounted on 20 foot steel poles with underground wiring as shown on the map marked Exhibit “B.” The signed

petitions meet all requirements as set forth in the policy for new street light districts. Property owners have 15 days after the date of the first publication of the Legal Notice or written notification as shown on Exhibit “E” and “F”, respectively, to make a written protest against the proposed creation of the Special Improvement Lighting District.

Concurrences: Representatives from the City’s Public Works, Fiscal Services, Engineering and Planning Department work with the property owners and developers throughout the review and approval process of the lighting district creation and construction.

Fiscal Impact: The special assessment for the installation costs of the improvements will be financed through the Montana Board of Investments following the Bid Opening and the monies received will be payable over a term not to exceed fifteen years.

The estimated assessment for construction, exclusive of annual interest of 3% will be \$104.02 for an average sized lot of 10,450 square feet; and as shown on Exhibit “C” of the resolution. Property owners have the right to prepay the assessment as provided by law.

The ongoing estimated annual maintenance assessment will be \$99.20 for an average sized lot of 10,450 square feet. The maintenance costs include energy, transmission, distribution and other ongoing related costs; and as shown on Exhibit “D” of the resolution.

Alternatives: The City Commission could choose to not set the public hearing and thereby deny the adoption of Resolution 10054 to Create City Owned Special Improvement Lighting District No. 1309.

Attachments/Exhibits:

- Resolution 10054 w/Exhibits
- A – Copy of Petition – Dated 10/21/14
- A1- Copy of Petition – Dated 1/20/15 – Per Amended Plat
- B – Map of Proposed SLD #1309
- C – Estimated Installation Costs of Improvements
- D – Estimated Maintenance Costs of Improvements
- E – Legal Notice of Publication
- F – Letter to Property Owners within Proposed SLD #1309
- G – Timeline for SLD #1309

RESOLUTION NO. 10054

A RESOLUTION DECLARING IT TO BE THE INTENTION OF THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, TO CREATE A CITY OWNED SPECIAL IMPROVEMENT LIGHTING DISTRICT NO. 1309 IN THE CITY OF GREAT FALLS, MONTANA FOR THE PURPOSE OF FINANCING THE INSTALLATION OF, AND SECURING AND PROVIDING ENERGY AND MAINTENANCE FOR STREETLIGHTS; DESIGNATING THE NUMBER OF SAID DISTRICT; DESCRIBING THE BOUNDARIES THEREOF; STATING THE GENERAL CHARACTER OF THE IMPROVEMENTS TO BE MADE; ESTABLISHING THE ESTIMATE OF THE COST OF MAINTAINING SUCH LIGHTS AND SUPPLYING ELECTRICAL CURRENT THEREFOR FOR THE FIRST YEAR; THE PROPORTION OF THE COST TO BE ASSESSED AGAINST THE BENEFITED PROPERTY; AND, THE METHOD OF ASSESSMENT OF SAID COST

WHEREAS, the City Commission of the City of Great Falls is authorized to create special improvement districts embracing any street or streets or public highway therein or portions thereof and property adjacent thereto or property which may be declared by said City Commission to be benefited by the improvement to be made for the purpose of lighting such street or streets or public highway; and,

WHEREAS, the City Commission of the City of Great Falls is authorized to require that all or any portion of the cost of installing and maintaining such lighting system be paid by the owners of the property embraced within the boundaries of such special improvement district; and,

WHEREAS, the City Commission of the City of Great Falls is authorized to assess and collect the costs for installation and maintenance by special improvement assessment against the properties within the district.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, that:

Section 1 – Intent to Create

That the public interest and convenience requires, and it is deemed necessary, to create a City Owned Special Improvement Lighting District No. 1309 for the purpose of financing the installation of, securing and providing energy and maintenance for new streetlights for lighting in said district; and the intention of said City Commission to create such a district, hereinafter more particularly described, is hereby declared.

Section 2 – Special Improvement Lighting District Number

The number of said Special Improvement Lighting District is hereby designated as City Owned Special Improvement Lighting District No. 1309, hereinafter called the District.

Section 3 – Defined Boundaries

The boundaries of said District are hereby declared to be as follows:

Beginning at the southwest corner of Block 3, Lot 4A of Stone Meadows Addition Phase 2; thence northerly along the west boundary of Stone Meadows Addition Phase 2 to the northwest corner of Block 2, Lot 6B; thence easterly along the north boundary of Stone Meadows Addition Phase 2 to the northeast corner of Block 5, Lot 5, thence southerly along the easterly boundary of Stone Meadows Addition Phase 2 to the southeast corner of Block 5, Lot 2; thence westerly along the south boundary of Stone Meadows Addition Phase 2 to the southwest corner of Block 3, Lot 4A and point of beginning.

The lands included in the District boundaries are shown on the attached map designated as Exhibit “B” and as listed in Exhibits “C & D.” The legal descriptions of the lots, parcels and tracts of land within the District are shown on Exhibits “C & D” attached hereto.

Section 4 – General Improvements

The general character of the improvements to be made for the District is hereby declared to be as follows: The provision of energy and maintenance for street lighting facilities and the installation of nine (9) 100 Watt HPS Street lighting units mounted on 20 foot steel poles with underground wiring.

Section 5 – Assessment Method

The City Commission of the City of Great Falls hereby finds and determines that all real estate situated within the boundaries of said District will be especially benefited and affected by such improvements, and that all property included within the District is hereby declared to be the property to be assessed for the cost and expense of making said improvements.

The special assessment for the installation cost of the improvements shall be payable over a term not to exceed 15 years. The installation costs are estimated to be \$.147693 per square foot assessable area and the property owners have the right to prepay the assessment as provided by law.

The ongoing annual assessment for providing energy, maintenance and administrative costs is estimated to be \$.00943 per square foot assessable area.

The assessable area and related costs of construction for each lot or parcel of land is shown on Exhibit “C” and, the assessable area and estimated costs of maintenance for each lot or parcel of land is shown on Exhibit “D” attached hereto.

Section 6 – Publication of Legal Notice

In accordance with § 7-1-4127, MCA, the City Clerk is hereby authorized and directed to publish

notice of the adoption of Resolution 10054, the Intent to Create a City Owned Special Improvement Lighting District No. 1309 for the purpose of financing the installation, securing and providing energy and maintenance for new streetlights for lighting in said District and setting a Public Hearing for March 3, 2015.

The City Clerk is hereby further directed to mail a copy of said notice to the owners of all the lots, blocks, pieces or parcels of land included within the boundaries of proposed City Owned Special Improvement Lighting District No. 1309. Said notice is to be published and mailed on the same date.

Section 7 – Public Hearing and Protest Period

On Tuesday the 3rd of March, 2015, at the City Commission Chambers, Room 206 in the Civic Center, Great Falls, Montana, at 7:00 o'clock p.m., the Commission will conduct a public hearing on the creation of the Special Improvement Lighting District and pass upon any written protests timely filed against creation of the Special Improvement Lighting District.

Within 15 days after the date of the first publication of the notice of passage of this resolution of intention, any owner of property liable to be assessed for the cost of the improvements may make written protest to the City Clerk against the proposed work or against the extent or creation of the Special Improvement Lighting District to be assessed or both.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, this ____ day of February, 2015.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF THE CITY)

APPROVED FOR LEGAL CONTENT:

Sara R. Sexe, City Attorney

RESOLUTION 10054 – EXHIBIT “A”

STREET LIGHT PETITION

DATE: February 5, 2014

TO: The City Commissioners
City of Great Falls
Great Falls, Montana



We, the undersigned property owners of Great Falls, respectfully request that a Special Improvement Lighting District be created in the area: **Stone Meadows Phase 2 (A) & (B)**

This is for the anticipated installation of: **eight (8) 100 Watt HPS Semi-cut off Street Light units mounted on 20 foot steel/fiberglass poles with underground wiring, wherein the actual amount of lights, types and sizes will be determined upon final design.**

The cost of the Special Improvement Lighting District is to be paid for by the property owners within the district being assessed one hundred percent (100%) of the annual costs.

Using current dollars, this will result in an **estimated** annual assessment during the first fifteen (15) years in the newly created area of \$142.42 for an average lot of 9,401 square feet for the installation and maintenance of the lights. The second fifteen (15) years the costs will be approximately \$41.45 for a average lot of 9,401 square feet for the maintenance of the lights.

The street lighting system is to be installed, owned and maintained by the City of Great Falls.

We are the respective owners of the following described city lots abutting upon and which will be benefited by said proposed improvements, and we hereby agree to pay the assessments levied by the City of Great Falls upon the respective properties, to defray the costs of said improvements.

NAME	ADDRESS	LOT	BLOCK
1 SILVER STONE ENTERPRISES	901 CHOTEAU AVE.	LOT 13	BLOCK 4
2 SILVER STONE ENT.	905 CHOTEAU AVE.	LOT 14	BLOCK 4
3 SILVER STONE ENT.	909 CHOTEAU AVE.	LOT 15	BLOCK 4
4 SILVER STONE ENT	904 CHOTEAU AVE	LOT 30	BLOCK 2
5 STONE MEADOWS AN AMENDED PLAT PHASE II	lot 4A		Block 3
6 STONE MEADOWS AN AMENDED PLAT PHASE II	lot 5A		Block 3
7 STONE MEADOWS AN AMENDED PLAT PHASE II	lot 6A		Block 3
8 STONE MEADOWS AN AMENDED PLAT PHASE II	lot 6B		Block 3
9 STONE MEADOWS PHASE II A		Lot 16	Block 4
10 STONE MEADOWS PHASE II B		lot 17	Block 4
11 STONE MEADOWS PHASE II A		Lot 18	Block 4
12 STONE MEADOWS PHASE II A		Lot 28	Block 2
13 STONE MEADOWS PHASE II A		lot 27	Block 2

2/5/2014

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OVER →

KIRK TIMMER
SILVER STONE ENTERPRISES

9/29/14

STONE MEADOWS PHASE II A

STONE MEADOWS AMENDED PLAT PHASE II B

STONE MEADOWS AMENDED PLAT PHASE II B

STONE MEADOWS AMENDED PLAT PHASE II B

STONE MEADOWS AMENDED PLAT PHASE II B

STONE MEADOWS AMENDED PLAT PHASE II B

STONE MEADOWS AMENDED PLAT PHASE II B

STONE MEADOWS AMENDED PLAT PHASE II B

STONE MEADOWS AMENDED PLAT PHASE II B

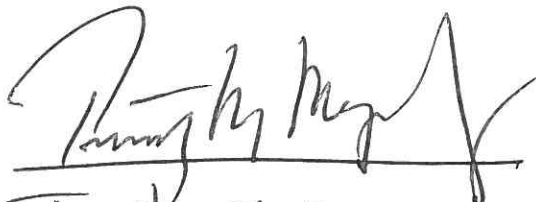
STONE MEADOWS AMENDED PLAT PHASE II B

STONE MEADOWS AMENDED PLAT PHASE II B

STONE MEADOWS AMENDED PLAT PHASE II B

STONE MEADOWS AMENDED PLAT PHASE II B

Lot 26	Block 2
Lot 19	Block 4
Lot 20	Block 4
Lot 21	Block 4
Lot 22	Block 4
Lot 23	Block 4
Lot 21C	Block 2
Lot 22B	Block 2
Lot 21A	Block 2
Lot 21	Block 2
Lot 2	Block 5
Lot 3	Block 5
Lot 4	Block 5

X 
Timothy M. MURPHY

for STONE MEADOWS INC.

9/29/14

RESOLUTION 10054 – EXHIBIT "A1"

STREET LIGHT PETITION

DATE: February 5, 2014

TO: The City Commissioners
City of Great Falls
Great Falls, Montana

We, the undersigned property owners of Great Falls, respectfully request that a Special Improvement Lighting District be created in the area: **Stone Meadows Phase 2 (A) & (B)**

This is for the anticipated installation of: **eight (8) 100 Watt HPS Semi-cut off Street Light units mounted on 20 foot steel/fiberglass poles with underground wiring, wherein the actual amount of lights, types and sizes will be determined upon final design.**

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The street lighting system is to be installed, owned and maintained by the City of Great Falls.

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NAME	ADDRESS	LOT	BLOCK
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1 SILVER STONE ENTERPRISES	901 CHOTEAU AVE.	LOT 13	BLOCK 4
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2 SILVER STONE ENT.	905 CHOTEAU AVE.	LOT 14	BLOCK 4
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3 SILVER STONE ENT.	909 CHOTEAU AVE.	LOT 15	BLOCK 4
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SILVER STONE ENT	904 CHOTEAU AVE	LOT 30	BLOCK 2
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5 STONE MEADOWS AN AMENDED PLAT PHASE II	lot 4A	BLOCK 3	
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6 STONE MEADOWS AN AMENDED PLAT PHASE II	lot 5A	BLOCK 3	
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7 STONE MEADOWS AN AMENDED PLAT PHASE II	lot 6A	BLOCK 3	
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8 STONE MEADOWS AN AMENDED PLAT PHASE II	lot 6B	BLOCK 3	
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9 STONE MEADOWS PHASE II A	Lot 16	BLOCK 4	
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10 STONE MEADOWS PHASE II A	lot 17	BLOCK 4	
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11 STONE MEADOWS PHASE II A	Lot 18	BLOCK 4	
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12 STONE MEADOWS PHASE II A	Lot 28	BLOCK 2	
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13 STONE MEADOWS PHASE II A	lot 27	BLOCK 2	
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2/5/2014

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OVER →

Mark Timmer

SILVER STONE ENTERPRISES

9/29/14

STONE MEADOWS PHASE II A

STONE MEADOWS AMENDED PLAT Phase II B
PLAT Phase I

STONE MEADOWS AMENDED PLANT PHASE I & II

STONE MEADOWS AMENDED PLAT PHASE 4B

STONE MEADOWS AMENDED PHAT PHASE II IS
STONE MEADOWS AMENDED PHAT PHASE II IS

STONE MEADOWS AMENDED PLAT PHASE II B
BLK PHASE II B

STONE MEADOWS AMENDED PLAT PHASE II B

STONE MEADOWS AMENDED PHAT PHASE II B

STONE MEADOWS AMENDED PLAT PHASE II B

STONE	MEADOWS	AMENOGUO	PLANT	PHASE	#	B
STONE	MEADOWS	AMENOGUO	3	3	3	3

STONE MEADOWS AMENDED PLAT PHASE #B

STONE	MEADOWS	AMENDED	PLANT	PHASE	#	B

STONE MEADOWS AMENDED PLAT PHASE II B

Lot 26 Block 2

Lot 19A^{Time} Block 4

Lot 20ATM Block 4

Lot 22A Block 4

Lot 21A
Lot 22A Block 4

Lot 23ATH Block 4

Lot 25A Block 2
(25A) Lot 25A Block 2
Lot 25A Block 2

(24A) Lot 24A Block 2

(29A) Lot 23A Block 2

Lot 21 Block Z

Lot 2ATM Block 5

Got 3 ATMB Lock 5

hot 4 A^{1m} Block 5

x Timothy M. Murphy for STONE MEADOWS, Inc.
Timothy M. MURPHY 9/29/14

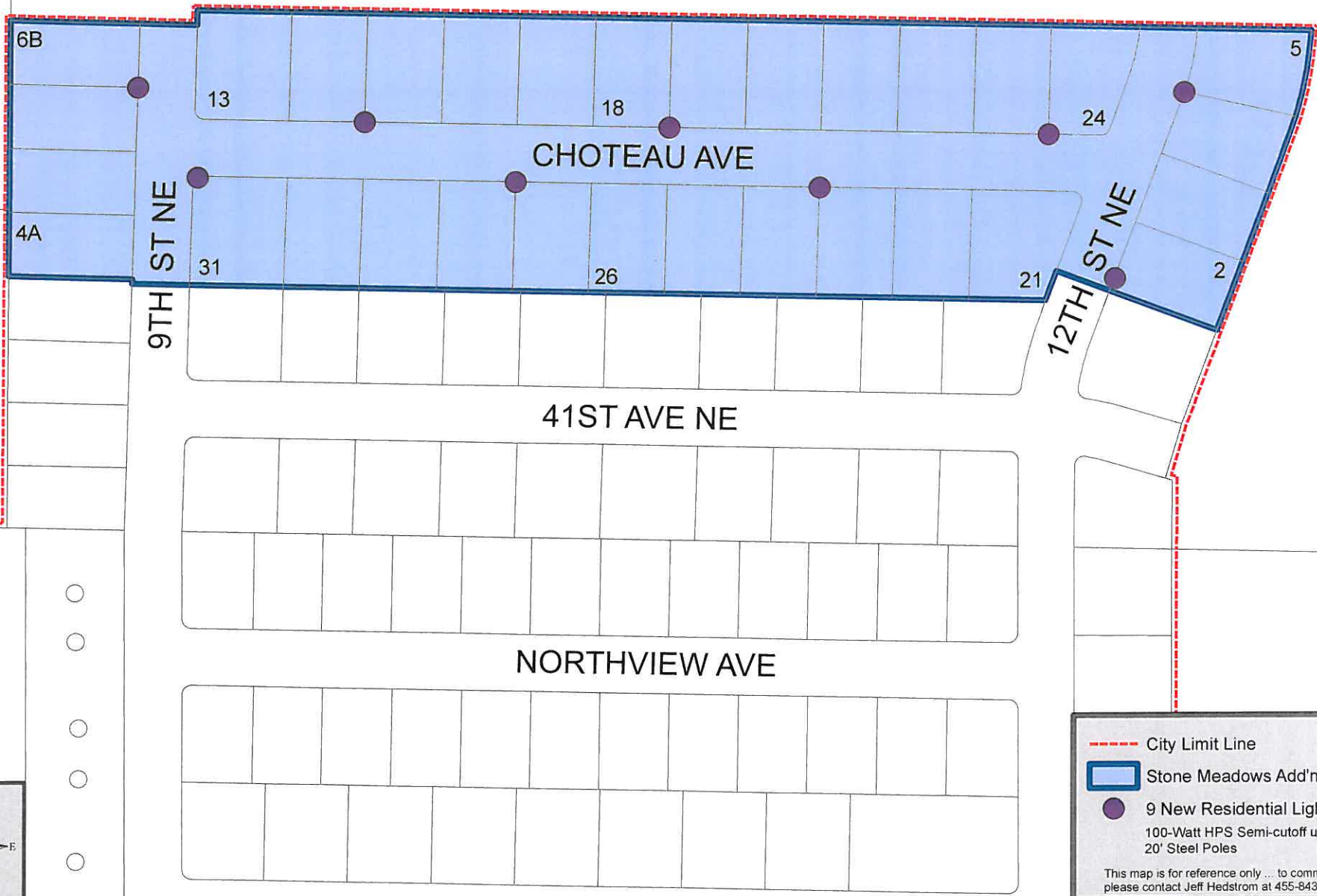
9/29/14

Timothy M. Murphy

1/20/15 for Stone Meadows
Inc.



Resolution 10054 - Exhibit B
SLD - #1309 - Stone Meadows Addition Phase 2



RESOLUTION 10054 - EXHIBIT "C"**SPECIAL IMPROVEMENT LIGHTING DISTRICT 1309 INSTALLATION COSTS**

Total Construction Costs: \$ 43,500.00

Improvements: NINE (9) 100 WATT HPS UNITS ON 20 FOOT STEEL POLES
WITH UNDERGROUND WIRING RESIDENTIAL STREET LIGHTING

15 Year Assessment

Beginning Nov: 2015

Ending May: 2030

Variable Interest Rate: 3.00%

Total Square Footage Cost: 0.149312134

PARCEL	LOT	BLOCK	SUB-DIVISION	NAME	SET UP AREA (SQUARE FEET)	TOTAL ASSESSMENT	PRINCIPAL PER YEAR	ANNUAL INTEREST	1st Year TOTAL ANNUAL PYMT
1476225	21	2	Stone Meadows Ph II	Stone Meadows Inc.	11,631	1,736.65	115.78	52.10	167.88
1476227	23A	2	Stone Meadows Ph II	Stone Meadows Inc.	12,240	1,827.58	121.84	54.83	176.67
1476228	24A	2	Stone Meadows Ph II	Stone Meadows Inc.	12,240	1,827.58	121.84	54.83	176.67
1476229	25A	2	Stone Meadows Ph II	Stone Meadows Inc.	12,240	1,827.58	121.84	54.83	176.67
1476230	26	2	Stone Meadows Ph II	Stone Meadows Inc.	9,192	1,372.48	91.50	41.17	132.67
1476231	27	2	Stone Meadows Ph II	Stone Meadows Inc.	9,192	1,372.48	91.50	41.17	132.67
1476232	28	2	Stone Meadows Ph II	Stone Meadows Inc.	9,192	1,372.48	91.50	41.17	132.67
1476233	29	2	Stone Meadows Ph II	Silver Stone Enterprises Inc	9,192	1,372.48	91.50	41.17	132.67
1476234	30	2	Stone Meadows Ph II	Silver Stone Enterprises Inc	9,192	1,372.48	91.50	41.17	132.67
1476235	31	2	Stone Meadows Ph II	Stone Meadows Inc.	11,457	1,710.67	114.04	51.32	165.36
1476236	4A	3	Stone Meadows Ph II	Stone Meadows Inc.	8,755	1,307.23	87.15	39.22	126.37
1476237	5A	3	Stone Meadows Ph II	Stone Meadows Inc.	8,842	1,320.22	88.01	39.61	127.62
1476238	6A	3	Stone Meadows Ph II	Stone Meadows Inc.	8,973	1,339.78	89.32	40.19	129.51
1476256	6B	3	Stone Meadows Ph II	Stone Meadows Inc.	9,060	1,352.77	90.18	40.58	130.77
1476239	13	4	Stone Meadows Ph II	Hess, Kenneth W & Traci R	11,456	1,710.52	114.03	51.32	165.35
1476240	14	4	Stone Meadows Ph II	Oliver, James T & Mary A	9,192	1,372.48	91.50	41.17	132.67
1476241	15	4	Stone Meadows Ph II	Schmechel, James P.	9,192	1,372.48	91.50	41.17	132.67
1476242	16	4	Stone Meadows Ph II	Silver Stone Enterprises Inc	9,192	1,372.48	91.50	41.17	132.67
1476243	17	4	Stone Meadows Ph II	Stone Meadows Inc.	9,192	1,372.48	91.50	41.17	132.67
1476244	18	4	Stone Meadows Ph II	Stone Meadows Inc.	9,192	1,372.48	91.50	41.17	132.67
1476245	19A	4	Stone Meadows Ph II	Stone Meadows Inc.	10,367	1,547.92	103.19	46.44	149.63
1476246	20A	4	Stone Meadows Ph II	Stone Meadows Inc.	10,367	1,547.92	103.19	46.44	149.63
1476247	21A	4	Stone Meadows Ph II	Stone Meadows Inc.	10,367	1,547.92	103.19	46.44	149.63
1476248	22A	4	Stone Meadows Ph II	Stone Meadows Inc.	10,367	1,547.92	103.19	46.44	149.63
1476249	23A	4	Stone Meadows Ph II	Stone Meadows Inc.	13,809	2,061.85	137.46	61.86	199.31
1476251	2A	5	Stone Meadows Ph II	Stone Meadows Inc.	11,718	1,749.64	116.64	52.49	169.13

RESOLUTION 10054 - EXHIBIT "C"

SPECIAL IMPROVEMENT LIGHTING DISTRICT 1309 INSTALLATION COSTS

Total Construction Costs: \$ 43,500.00

Improvements: NINE (9) 100 WATT HPS UNITS ON 20 FOOT STEEL POLES
WITH UNDERGROUND WIRING RESIDENTIAL STREET LIGHTING

15 Year Assessment

Beginning Nov: 2015

Ending May: 2030

Variable Interest Rate: 3.00%

Total Square Footage Cost: 0.149312134

PARCEL	LOT	BLOCK	SUB-DIVISION	NAME	SET UP AREA (SQUARE FEET)	TOTAL ASSESSMENT	PRINCIPAL PER YEAR	ANNUAL INTEREST	1st Year TOTAL ANNUAL PYMT
1476252	3A	5	Stone Meadows Ph II	Stone Meadows Inc.	11,718	1,749.64	116.64	52.49	169.13
1476253	4A	5	Stone Meadows Ph II	Stone Meadows Inc.	13,809	2,061.85	137.46	61.86	199.31
					291,336	<u>\$43,500.00</u>	<u>\$2,900.00</u>	<u>\$1,305.00</u>	<u>\$4,205.00</u>

RESOLUTION 10054 - EXHIBIT "D"

SPECIAL MAINTENANCE LIGHTING DISTRICT 1309 ANNUAL ASSESSMENT

9 - 100 WATT HPS ON 20' STEEL POLES WITH UNDERGROUND WIRING \$ 2,525.05

COST OF OPERATION AND ROUTINE MAINTENANCE 2,525.05

10% ADMINISTRATION FEE 252.51

TOTAL ANNUAL COST TO THE DISTRICT = \$ 2,777.56

ASSESSMENT BASED ON 12 MONTHS -
ANNUAL ASSESSMENT FOR AN AVERAGE
10,405 SQ.FT. LOT IS \$99.20

ANNUAL SQUARE FOOT COST = 0.009533854

PARCEL	BLOCK	LOT	SUB-DIVISION	NAME	SET UP AREA (SQUARE FEET)	ANNUAL COST
1476225	21	2	Stone Meadows Ph II	Stone Meadows Inc.	11,631	110.89
1476227	23A	2	Stone Meadows Ph II	Stone Meadows Inc.	12,240	116.69
1476228	24A	2	Stone Meadows Ph II	Stone Meadows Inc.	12,240	116.69
1476229	25A	2	Stone Meadows Ph II	Stone Meadows Inc.	12,240	116.69
1476230	26	2	Stone Meadows Ph II	Stone Meadows Inc.	9,192	87.64
1476231	27	2	Stone Meadows Ph II	Stone Meadows Inc.	9,192	87.64
1476232	28	2	Stone Meadows Ph II	Stone Meadows Inc.	9,192	87.64
1476233	29	2	Stone Meadows Ph II	Silver Stone Enterprises Inc	9,192	87.64
1476234	30	2	Stone Meadows Ph II	Silver Stone Enterprises Inc	9,192	87.64
1476235	31	2	Stone Meadows Ph II	Stone Meadows Inc.	11,457	109.23
1476236	4A	3	Stone Meadows Ph II	Stone Meadows Inc.	8,755	83.47
1476237	5A	3	Stone Meadows Ph II	Stone Meadows Inc.	8,842	84.30
1476238	6A	3	Stone Meadows Ph II	Stone Meadows Inc.	8,973	85.55
1476256	6B	3	Stone Meadows Ph II	Stone Meadows Inc.	9,060	86.38
1476239	13	4	Stone Meadows Ph II	Hess, Kenneth W & Traci R	11,456	109.22
1476240	14	4	Stone Meadows Ph II	Oliver, James T & Mary A	9,192	87.64
1476241	15	4	Stone Meadows Ph II	Schmechel, James P.	9,192	87.64
1476242	16	4	Stone Meadows Ph II	Silver Stone Enterprises Inc	9,192	87.64
1476243	17	4	Stone Meadows Ph II	Stone Meadows Inc.	9,192	87.64
1476244	18	4	Stone Meadows Ph II	Stone Meadows Inc.	9,192	87.64
1476245	19A	4	Stone Meadows Ph II	Stone Meadows Inc.	10,367	98.84
1476246	20A	4	Stone Meadows Ph II	Stone Meadows Inc.	10,367	98.84
1476247	21A	4	Stone Meadows Ph II	Stone Meadows Inc.	10,367	98.84
1476248	22A	4	Stone Meadows Ph II	Stone Meadows Inc.	10,367	98.84

RESOLUTION 10054 - EXHIBIT "D"

SPECIAL MAINTENANCE LIGHTING DISTRICT 1309 ANNUAL ASSESSMENT

9 - 100 WATT HPS ON 20' STEEL POLES WITH UNDERGROUND WIRING	\$ 2,525.05	
COST OF OPERATION AND ROUTINE MAINTENANCE	2,525.05	ASSESSMENT BASED ON 12 MONTHS -
10% ADMINISTRATION FEE	<u>252.51</u>	ANNUAL ASSESSMENT FOR AN AVERAGE
TOTAL ANNUAL COST TO THE DISTRICT =	\$ <u>2,777.56</u>	10,405 SQ.FT. LOT IS \$99.20
ANNUAL SQUARE FOOT COST =	0.009533854	

PARCEL	BLOCK	LOT	SUB-DIVISION	NAME	SET UP AREA (SQUARE FEET)	ANNUAL COST
1476249	23A	4	Stone Meadows Ph II	Stone Meadows Inc.	13,809	131.65
1476251	2A	5	Stone Meadows Ph II	Stone Meadows Inc.	11,718	111.72
1476252	3A	5	Stone Meadows Ph II	Stone Meadows Inc.	11,718	111.72
1476253	4A	5	Stone Meadows Ph II	Stone Meadows Inc.	13,809	131.65
					291,336	<u>\$2,777.56</u>

EXHIBIT “E”

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that on the 3rd day of February, 2015, the City Commission of the City of Great Falls, Montana, adopted a Resolution of Intent to Create No. 10054 entitled:

A RESOLUTION DECLARING IT TO BE THE INTENTION OF THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, TO CREATE A CITY OWNED SPECIAL IMPROVEMENT LIGHTING DISTRICT NO. 1309 IN THE CITY OF GREAT FALLS, MONTANA FOR THE PURPOSE OF FINANCING THE INSTALLATION OF, AND SECURING AND PROVIDING ENERGY AND MAINTENANCE FOR STREETLIGHTS; DESIGNATING THE NUMBER OF SAID DISTRICT; DESCRIBING THE BOUNDARIES THEREOF; STATING THE GENERAL CHARACTER OF THE IMPROVEMENTS TO BE MADE; ESTABLISHING THE ESTIMATE OF THE COST OF MAINTAINING SUCH LIGHTS AND SUPPLYING ELECTRICAL CURRENT THEREFOR FOR THE FIRST YEAR; THE PROPORTION OF THE COST TO BE ASSESSED AGAINST THE BENEFITED PROPERTY; AND, THE METHOD OF ASSESSMENT OF SAID COST

Resolution of Intent to Create No. 10054 is on file in the office of the City Clerk, Lisa Kunz, (406) 455-8541, Civic Center Room 204, 2 Park Drive South, Great Falls, Montana, to which reference is hereby made for a full description of the boundaries of said district.

That the City Commission of the City of Great Falls, Montana, recognizes a need for a special improvement lighting district for the installation of street lighting. This will result in an estimated annual assessment during the first fifteen (15) years in the newly created area of \$104.02 for an average lot of 10,450 square feet for the construction and installation of the lights. After installation of the street lights there will be an ongoing initial estimated annual maintenance assessment of \$99.20 for an average lot of 10,450 square feet for energy and distribution costs of the lights.

That the City Commission of the City of Great Falls, Montana, will be in session on the 3rd day of March, 2015, at 7:00 o'clock p.m., in the Commission Chambers in the Civic Center, at which time and place the City Commission will hear objections to the intent to create said City Owned Special Improvement Lighting District No. 1309. Any person or persons, who are owners of any lot or parcel of land within said City Owned Special Improvement Lighting District No. 1309, who shall, within 15 days after the first publication of this notice have delivered to the City Clerk of the City of Great Falls, a protest in writing against the proposed creation of said special improvement lighting district, shall have the right to appear at said meeting in person or by counsel, and show cause, if any there be, why such special lighting district should not be created.

Publication Dates: February 6, 2015 and February 13, 2015

RESOLUTION 10054 - EXHIBIT "F"

February 12, 2015

Property Owner
123 Anywhere Street
Great Falls, MT 59404

Parcel No.: XXXXXX

INTENT TO CREATE RESOLUTION NO. 10054

Dear Property Owner:

The creation of City Owned Special Improvement Lighting District No. 1309 is being considered as petitioned by the developers of Stone Meadows Addition Phase II. This petition has started the process to install nine (9) 100 Watt HPS street lighting units on 20 foot steel poles with underground wiring.

If the City Commission adopts the proposed resolution, it would result in an **estimated** annual lighting installation assessment of \$104.02, exclusive of annual interest of 3% for a period of 15 years, and an **estimated** ongoing annual maintenance assessment of \$99.20 for your property. The total costs will be split proportionately per square foot to the 28 planned parcels contained within Stone Meadows Addition Phase II and will appear on the property tax bill beginning with the 2015/2016 assessment year.

Montana State Law requires sending individual notices of intent to each affected property owner in addition to the publication of the legal notice relating to the creation and assessment of the district. The enclosed notice is scheduled to be published in the *Great Falls Tribune* on Friday, February 6, 2015 and again on Friday, February 13, 2015.

At any time within 15 days after the date of the first publication of the notice of the resolution of intent, any owner of property liable to be assessed for said work may make written protest against the creation of the district. Such notice must be in writing, must list the property address and parcel number if known, must include signatures of all owners of the property, must indicate the resolution number being protested and may be mailed to City Clerk, PO Box 5021, Great Falls, MT 59403 or hand-delivered to the City Clerk, Civic Center Room 204, 2 Park Drive South, Great Falls, MT, who shall endorse thereon the date of its receipt.

Each protest shall be weighted in proportion to the amount of the assessment to be placed upon the lot or parcel of property. If the City Commission finds that such protests constitute a majority of the total assessments, the resolution will be denied. The City Commission shall proceed to hear and pass upon all protests so made, and its decision shall be final and conclusive.

Re: Intent to Create Resolution No.10054
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You are invited to attend the public hearing for the creation of City Owned Special Improvement Lighting District No. 1309 on March 3, 2015 at 7:00 o'clock p.m. in the Commission Chambers, Civic Center, 2 Park Drive South, Great Falls, MT.

If you have any questions regarding the creation of this district, please call me at 455-8477 or by email: jburg@greatfallsmt.net.

Sincerely,

Judy Burg, Account Technician
Taxes & Assessments

Enc: Legal Notice

EXHIBIT “G”

TIMELINE FOR
CITY OWNED SPECIAL IMPROVEMENT LIGHTING
DISTRICT NO. 1309

February:

- 3 - Commission Action – Resolution of Intent – Set Public Hearing
- 6 - 1st Publication of Notice & Letter w/Notice to property owners
Beginning of 15-day Protest Period
- 13 - 2nd Publication of Notice
- 21st - End of 15-day Protest Period

March:

- 3 - Commission Action – Public Hearing to Create
- 4-31 - Construction Bid & Bid Opening

April:

- 7 - Commission Action - Construction Bid Award
- 7 - Commission Action – Montana Board of Investment
Loan Agreement

June:

- 2 - Commission Action – Set Public Hearing to Levy & Assess
- 5 - 1st Publication of Notice to Levy & Assess
- 12 - 2nd Publication of Notice

July:

- 21 - Commission Action – Public Hearing to Levy & Assess