

RESOLUTION NO. 14-10341

A RESOLUTION RELATING TO W.O. 14-02, MISCELLANEOUS/DEVELOPER-RELATED IMPROVEMENTS; DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO ORDER IN THE PROGRAM FOR THE PURPOSE OF UNDERTAKING CERTAIN LOCAL IMPROVEMENTS AND FINANCING THE COSTS THEREOF AND INCIDENTAL THERETO THROUGH THE ISSUANCE OF SIDEWALK, CURB AND GUTTER IMPROVEMENT BONDS SECURED BY THE CITY'S SPECIAL IMPROVEMENT DISTRICT REVOLVING FUND.

WHEREAS, the city is granted the power pursuant to M.C.A. 7-14-4109 to order certain improvements without creation of a special improvement district and certain sections of curb and gutter, sidewalks, drive approaches, alley approaches and/or appurtenant features have deteriorated, settled and cracked, or none exist, or some of the foregoing do not exist; and

WHEREAS, the safety and convenience of the public require installation, construction, reconstruction, repair or replacement of curbs and gutters, sidewalks, drive approaches, alley approaches, and/or appurtenant features or combinations thereof; and

WHEREAS, said improvements should be ordered as provided by law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA, AS FOLLOWS:

1. **INTENTION TO ORDER IN.** It is the intention of the Council to order the installation, construction, reconstruction, or replacements of certain curbs, gutters, sidewalks, drive approaches, alley approaches and appurtenant improvements in certain locations, which improvements and locations are more fully described in Exhibits "A" and "B" attached hereto.
2. **AFFECTED PROPERTIES.** All properties, which will be required to pay any portion of the costs of the improvements identified herein, are listed and the owners of those properties are identified on Exhibit "B" attached hereto.
3. **ESTIMATED COSTS.** The estimated assessed costs of the proposed improvements, including construction costs, incidental expenses, engineering fees, legal fees, administrative fees and bond issuance costs, but exclusive of interest charges, will be \$157,000.00 as described below:

Construction Costs	\$114,087.37
Design and Construction Administration	\$17,325.61
Engineering & Administration	\$9,420.00
Revolving Fund	\$7,850.00
Bond Discount	\$3,140.00

7. METHOD OF FINANCING; PLEDGE OF REVOLVING FUND; FINDINGS AND DETERMINATIONS. The City will issue **Sidewalk, Curb, and Gutter Improvement Bonds** in an aggregate principal amount not to exceed \$157,000 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 property in the Project. This Council further finds it is in the public interest, and in the best interest of the City and the Project, 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 to 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 total market value of the lots, parcels, or tracts in the Project, as of the date of adoption of this resolution, as estimated by the County Assessor, is \$5,165,972. The average market value is \$105,428 with a high of \$855,368 and a low of \$56,745 and median value of \$84,664. The special assessments to be levied against each lot, parcel, or tract are less than the increase in the estimated market value of the properties as a result of the construction of the improvements.
- (b) Diversity of Property Ownership. For the 49 Tax codes in this project, there are 49 separate owners. It is unlikely that financial difficulties would arise that would require a loan to be made from the Revolving Fund.

- (c) Comparison of Special Assessments, Property Taxes and Market Value. Currently, four (4) parcels have an SID levied against them. Parcels A07750 and A07752 are being assessed under SID 2902, with payoff amounts of \$124.51 and \$98.00 and a payoff date of 2023; Parcel A01099 is being assessed under SID 2904 with a payoff amount of \$5,235.61 and a payoff date of 2025; Parcel A15270 is being assessed under SID 2701, with payoff amount of \$73.24, and a payoff date of 2021;

As noted in Section 4, the estimated average assessment levied by this project will be \$3,180. With an average market value of \$105,4282, and an average yearly principal payment of \$265.00 (monthly principal of \$22.08) assuming 6% interest rate, the amount of assessment versus the value of the property would appear acceptable. As such, no unusual need for loans from the Revolving Fund would be expected. Further information comparing the total cost (estimate) to the market value for each parcel is listed in Exhibit "B".

- (d) Delinquencies. For tax year 2012, Zero (0) parcels were delinquent. This rate is above the average city collection rate of 95%.

Therefore, given the delinquency history of this Project area, no unusual need for loans from the Revolving Fund would be expected.

(e) The Public Benefit of the Improvements. Current City Subdivision and Site Development Ordinances, and under City Council policies, the cost of installation of new curb, gutter, sidewalk, and drive approaches is to be borne by the adjoining property owners.

Some of the parcels have been involved in recent construction or subdivision activity. Some of these parcels have undergone recent site developments, both residential and commercial, in which a permit was taken out, but the improvements were not constructed, or the developer has requested that the improvements be included and constructed under the proposed project. Developers generally make a request to be included in the proposed project to take advantage of the financing opportunity of the 12-year assessment. Some of these parcels are lots included in recently approved subdivisions. The improvements were required as part of the Subdivision Improvements Agreements, but were not installed by the subdivider/developer.

The remaining parcels represent a continuation of an annual improvement project for repairs of tripping hazards, deteriorated sidewalks, drainage problems, property owner requests and citizen complaints.

The project improvements are located in various Task Force areas, both commercial and residential, throughout the City.

8. REIMBURSEMENT EXPENDITURES.

(a) 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.

(b) 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.

(c) 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 \$157,000 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.

(d) 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.

(e) 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.

9. PUBLIC HEARING. On Monday, April 14, 2014, at 6:30 p.m., in the Council Chambers located on the Second Floor of the Police Facility, 220 North 27th Street, Billings, MT, the City Council will conduct a public hearing concerning this project and all interested parties will be allowed to testify. The City Council will also consider all written comments submitted to the City Clerk prior to the hearing or submitted to the Council during the hearing.

10. 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 March 27 and April 3, 2014, 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 published.

PASSED by the City Council and APPROVED this 24th day of March, 2014.

CITY OF BILLINGS:

BY: Thomas W. Hanel
Thomas W. Hanel, Mayor

ATTEST:

Cari Martin
Cari Martin, City Clerk



Exhibit A
Location of Work
WO 14-02 Miscellaneous and Developer Related

1711 3RD AVE N, 2913 4TH AVE S, 2305 8TH AVE N, 803 N 24TH ST,
819 N 23RD ST, 2007 ASH ST, 1002 TERRY AVE, 1648 LEWIS AVENUE,
104 7TH ST W, 223 FAIR PARK DR, 327 S 24TH ST W, 601 PARKHILL DR, 914
PRINCETON AVE, 1016 PRINCETON AVE, 1130 PRINCETON AVE,
1003 PRINCETON AVE, 1027 PRINCETON AVE, 2620 COOK AVE, 2014 AVENUE D,
421 GLEE PL, 501 GLEE PL, 2040 MILES AVE, 2631 BROADWATER AVE, 2625
BROADWATER AVE, 2633 LEWIS AVE, 1648 ALDERSON AVE, 529 AVENUE C, 535
AVENUE C, 1638 PARKHILL DR, 2428 11TH ST W, 543 LEWIS AVE, 1016 PARKHILL
DR, 1822 11TH ST W, 215 19TH ST W, 203 19TH ST W, 121 19TH ST W, 118 19TH
ST W, PO BOX 772(19TH STREET WEST, 2032 COOK AVENUE, 111 21ST ST W,
1810 BELVEDERE DRIVE, 4623 STONE STREET, 633 COOK AVE, 748 COOK AVE,
3295 PIPESTONE DR, 751 S 24TH ST W, 741 S 24TH ST W
2935 LEWIS AVE, 604 31ST ST W, 1637 PARKHILL DRIVE
934 POLY DR

Exhibit B

WO 14-02 Miscellaneous/Developer Related

Tax Code	SID #	SID Pay-off (A)	Delinquent (B)	WO 10-27-Assessment (C)	A + B + C	Market Value
A00167		\$0.00	\$0.00	\$1,600.68		
A01099	2904	\$5,235.61	\$0.00	\$1,641.74		80079
A02093		\$0.00	\$0.00	\$0.00		1723210
A02101		\$0.00	\$0.00	\$4,423.93		56745
A02108		\$0.00	\$0.00	\$1,577.74		68481
A02976		\$0.00	\$0.00	\$4,858.92		94395
A03486		\$0.00	\$0.00	\$363.30		67140
A03712		\$0.00	\$0.00	\$2,423.73		61723
A04394		\$0.00	\$0.00	\$3,168.56		61964
A04499		\$0.00	\$0.00	\$3,462.37		89151
A04853		\$0.00	\$0.00	\$11,596.11		855368
A04944		\$0.00	\$0.00	\$4,329.68		82631
A05218		\$0.00	\$0.00	\$4,274.29		84664
A05240		\$0.00	\$0.00	\$3,418.57		89234
A05260		\$0.00	\$0.00	\$790.94		79013
A05315		\$0.00	\$0.00	\$411.30		85871
A05322		\$0.00	\$0.00	\$507.45		85942
A06330		\$0.00	\$0.00	\$8,314.06		81539
A07648		\$0.00	\$0.00	\$3,558.82		92119
A07750		\$0.00	\$0.00	\$0.00		92393
A07752		\$0.00	\$0.00	\$956.25		89978
A07861		\$0.00	\$0.00	\$1,094.49		87272
A10286		\$0.00	\$0.00	\$1,941.50		89104
A10287		\$0.00	\$0.00	\$7,905.92		68091
A10498		\$0.00	\$0.00	\$5,901.99		80694
A10643		\$0.00	\$0.00	\$2,669.71		64752
A11009		\$0.00	\$0.00	\$2,377.97		63874
A11010		\$0.00	\$0.00	\$2,608.36		84120
A12697		\$0.00	\$0.00	\$2,422.01		77653
A12918		\$0.00	\$0.00	\$0.00		118606
A15270		\$0.00	\$0.00	\$0.00		85464
A16110		\$0.00	\$0.00	\$3,584.21		76446
A16237		\$0.00	\$0.00	\$557.91		
A16894		\$0.00	\$0.00	\$3,089.43		80888
A16896		\$0.00	\$0.00	\$2,573.04		96902
A16897		\$0.00	\$0.00	\$5,469.99		85653

A16924		\$0.00	\$0.00	\$3,540.40		90213
A16937		\$0.00	\$0.00	\$2,675.90		77691
A16967		\$0.00	\$0.00	\$4,208.13		90822
A16968		\$0.00	\$0.00	\$6,436.89		113894
A17070		\$0.00	\$0.00	\$2,700.91		74838
A17450		\$0.00	\$0.00	\$1,819.37		67568
A19214		\$0.00	\$0.00	\$2,741.27		58815
A19260		\$0.00	\$0.00	\$16,693.95		84383
A25089		\$0.00	\$0.00	\$2,228.19		113531
C01675		\$0.00	\$0.00	\$427.29		323038
C01676		\$0.00	\$0.00	\$1,115.82		178490
C02145B		\$0.00	\$0.00	\$2,963.86		85014
C02278		\$0.00	\$0.00	\$305.61		91742
D00567		\$0.00	\$0.00	\$0.00		
D05710		\$0.00	\$0.00	\$4,087.37		135216
Z 00789		\$0.00	\$0.00	\$0.00		
Z00288N		\$0.00	\$0.00	\$0.00		
Z00288S		\$0.00	\$0.00	\$0.00		
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Average				\$2,886.00		\$140,967.00
Median				\$2,498.00		\$85,239.00
Low				\$0.00		\$56,745.00
High				\$16,694.00		\$1,723,210.00