

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.02-17864, entitled: **RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. 1349; 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 July 22, 2002, and 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notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.)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: _____;

voted against the same: _____;

or were absent: _____.

WITNESS my hand officially this 22nd day of July, 2002.

Marita Herold, CMC City Clerk

RESOLUTION NO. 02-17864

RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. 1349; 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 sanitary sewer, water, storm drainage, and street improvements as more particularly described in Section 5. The total estimated costs of the Improvements are \$811,349.51. As used herein, the costs of the Improvements shall include the costs of construction and contingency, engineering, testing, and construction administration. The costs of the Improvements are to be paid from the following sources: (1) Special Improvement District bonds hereinafter described in the amount of \$227,000.00; (2) \$411,664.49 of cash contribution from Susan B. Lovely and Laura Taylor, Inc.; (3) \$23,805.55 of cash contribution from Kenneth Hollar; (4) \$8,049.54 of cash contribution from Ron S. Hill; (5) \$12,945.00 of cash contribution from SID 1355 for storm drain improvements in Lake Hills Subdivision – Basin II; (6) \$18,123.00 of cash contribution from SID 1359 for storm drain improvements in Lake Hills Subdivision – Basin II; and (7) \$109,761.93 of cash contribution by the City of Billings 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 \$227,000.00. 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. 1349 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 include the installation of water, sanitary sewer, storm drain, curb and gutter, handicap ramps, and street improvements in Annandale Road, River Oaks Drive, Greenbriar Road, Lake Heights Drive, and Ditton Drive fronting Lot 1, Block 38, and Lot 24, Block 34, Lake Hills Subdivision 9th Filing; Lots 2 – 5, Block 38, Lake Hills Subdivision 10th Filing; Lots 25-30, Block 34, Lots 1-4, Block 39, and Lot 1, Block 44, Lake Hills Subdivision 13th Filing; Lots 14-26, Block 44, Lots 14-19, Block 62, Lots 13-19, Block 63, and Lots 9-13, Block 64, Lake Hills Subdivision 25th 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 cost of the Improvements, including all incidental costs, is \$811,349.51.

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 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 these street improvements, shall equally bear the cost 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 \$147,107.30 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 \$8,172.63.

Assessment #2 will include water mains 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 as set forth in Part III hereto to arrive at an equal cost for the water mains. The total estimated cost of Assessment #2 is \$21,061.06 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 \$3,510.18.

Assessment #3 will include water 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 services as set forth in Part III hereto to arrive at an equal cost for the water services. The total estimated cost of Assessment #3 is \$6,991.37 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 \$998.77.

Assessment #4 will include sanitary sewer mains 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 as set forth in Part III hereto to arrive at an equal cost for the sanitary sewer mains. The total estimated cost of Assessment #4 is \$24,030.42 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 \$4005.07.

Assessment #5 will include sanitary sewer 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 services as set forth in Part III hereto to arrive at an equal cost for the sanitary sewer services. The total estimated cost of Assessment #5 is \$5,821.38 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 \$970.23.

Assessment #6 will include storm drain improvements to be constructed within the District. All properties in the District will be assessed for the proportionate share of the costs of the storm drain improvements. 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 shall equally bear the cost for the storm drain improvements. The total estimated cost of Assessment #6 is \$19,797.63 and shall be assessed against each lot, tract, or parcel of land within the District on an equal amount basis based on the bid price to be received. The equal amount assessment will not exceed \$1,099.87.

Assessment #7 will include a storm drain – retention pond to be constructed within the District. Only the properties located in Basin II-6A of the Lake Hills Subdivision will be assessed for their proportionate share of the costs of these storm drain – retention pond improvements. These properties will receive direct benefit of the construction of this storm drain – retention pond for future development. For the purposes of equitably apportioning special benefit to each lot, tract, or parcel of land receiving these storm drain – retention pond improvements, the Engineer has determined that each lot, tract, or parcel of land receiving these storm drain – retention pond improvements shall equally bear the costs of the storm drain – retention pond improvements as set forth in Part III hereto to arrive at an equal cost for the storm drain – retention pond improvements. The total estimated cost of Assessment #7 is \$2,190.84 and shall be assessed against each lot, tract, or parcel of land within the District receiving storm drain – retention pond improvements on an equal amount basis based on the bid price to be received. The equal amount assessment will not exceed \$365.14.

As stated above, Susan B. Lovely and Laura Taylor, Inc., owner of 25 of the 47 lots within the District is making a cash contribution of \$411,664.49; Kenneth Hollar, owner of two of the 47 lots within the District is making a cash contribution of \$23,805.55; and Ron S. Hill, owner of one of the 47 lots within the District is making a cash contribution of \$8,049.54. This represents a cash contribution towards the construction of improvements fronting Susan B. Lovely and Laura Taylor, Inc.'s, Kenneth Hollar's, and Ron S. Hill's parcels.

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 \$227,000.00 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 \$1,357 to \$120,562, and is set forth in Exhibit D. The average market value is \$9,433.53 with the median being \$6,642.00. 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 47 parcels within the district boundaries. No improvements, public or private, are located on any of the parcels within the District. Twenty-five (25) of these parcels are owned by Susan B. Lovely and Laura Taylor, Inc. Five (5) of these parcels are owned by Lake Hills Golf Club. Two (2) of these parcels are owned by Kenneth Hollar. Two (2) of these parcels are owned by Stuart and Krista Davis. Two (2) of these parcels are owned by the City of Billings and are used for overall storm drain retention. 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. Realtors in the area have indicated that lots in the Lake Hills Subdivision are selling in the range of \$30,000 to \$60,000.

(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 47 properties, one (1) property was delinquent and is set forth in Exhibit F. Properties A22540 and A22541 reverted to Yellowstone County on taxes and were quitclaimed to the City for the purposes of constructing two stormwater retention facilities. Property C08283 was reported as being delinquent in 2001.

(e) The Public Benefit of the Improvements. The total estimated cost of installing these public improvements is \$811,349.51, the full cost of which would be recovered through direct assessments to property owners within the District and a cash contribution of \$584,349.51. 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.) Further, the improvements contemplated under this District are consistent with the improvements recommended under the Lake Hills Stormwater Management Master Plan.

As shown on Exhibit F, 15 of the 47 properties still have a principal due for SID 1281. SID 1281 constructed the sanitary sewer laterals and services for the parcels in the District. The final pay-off for SID 1281 is in the year 2002. Heights Water District constructed the water main servicing the parcels in the District in the summer of 2000. Heights Water District will recover the cost of the water main when the parcels hook up to the water main.

(f) Other Factors. As previously noted, the City of Billings will pay a cash contribution to the project. The total cash contribution is equal to \$109,761.93 and represents a cash contribution towards the necessary widening for Annandale Road to make it a minor arterial street, the frontage improvements for Lots 2 and 3, Block 39, Lake Hills Subdivision 13th Filing which are owned by the City of Billings, and storm drain over-sizing in Annandale Road.

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 \$227,000.00 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 (August 9, 2002), 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 12th day of August 2002, at 7:30 p.m., in the Council Chambers, at 220 North 27th 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 July 25 and August 1, 2002, 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 22nd day of July 2002.

Attest:

CHARLES F. TOOLEY

Mayor

MARITA HEROLD, CMC City Clerk