

**BOARD OF COUNTY COMMISSIONERS
PLANNING DEPARTMENT STAFF REPORT**

BOCC Hearing Date: April 10, 2014

To: Park County Board of County Commissioners

Date: March 19, 2014

Prepared by: Sheila Cross, Director of Development Services

Subject: Woodside Park Unit 5 Local Improvement District (LID)
c/o James Sapp

Request: Creation of a LID for Road Improvements in a Portion of Woodside
Park Unit 5

Background:

Thirteen of seventeen of the owners of Lots 116 through 134 of Woodside Park Unit 5 signed a petition requesting the formation of a LID to fund road improvements. (Some parties own more than one lot.) The proposed improvements include resurfacing 0.8 miles of 24-foot wide roads with 3 layers of aggregate (3/4" base, 1/2", and 1/4" or 3/8" top) and emulsified asphaltic oil. The subject roads are Meadow Drive and Vista Lane. See Attachment 1.

In accordance with the County's LID program, the County is responsible for preparing and compacting the road bed, including all materials and safety improvements; as well as drainage facilities. Road and Bridge completed the majority of that work last year, with some culvert work remaining. The LID program also specifies that the district's landowners pay for resurfacing materials, and that Road and Bridge provide the necessary labor and equipment. This project is included in the approved Road & Bridge 2014 budget.

LID:

Staff has reviewed the LID petition and request, and determined it is in conformance with statutory requirements and the County's LID program. More than a simple majority of valid petitions were submitted, and ownership has been verified. (One of the original petitioners is no longer an owner, but the simple majority is still met.)

The estimated cost of the project is \$70,609.15. Attachment 2 includes the cost estimate and other calculations. The approximate cost that will be applied to the owners of each of the participating 19 lots is \$3,716.27. The LID members propose a

10-year repayment period, so the approximate annual assessment will be \$371.68 per lot.

After completion of construction and final acceptance of the improvements, a compilation will be made of all project costs. Staff will prepare a proposed assessment, based on the actual project expenditures, that shall be assessed against each lot within the LID.

Final Assessment:

- a. The Park County Treasurer's office will notify each property owner of the assessment amount and the payment options. The property owner may elect to pay the entire assessment or to pay annual installments of principal with interest.
- b. Those property owners electing to pay in full, with no interest, will have sixty (60) days from the effective date of the Assessment Resolution to make payment to the Park County Treasurer. Failure to make timely payment will result in an automatic annual assessment of the property in question.
- c. For those property owners electing (or required) to pay in installments, the Treasurer's office will send an annual bill with the tax notice. The additional assessment will be included with the property tax. The assessment may be paid in the same manner as property taxes. Until paid in full, the special assessment will convey with the property in the event the property is transferred to a new owner.

Public Comment:

No public comments had been received as of the date of preparation of this report.

Recommendation:

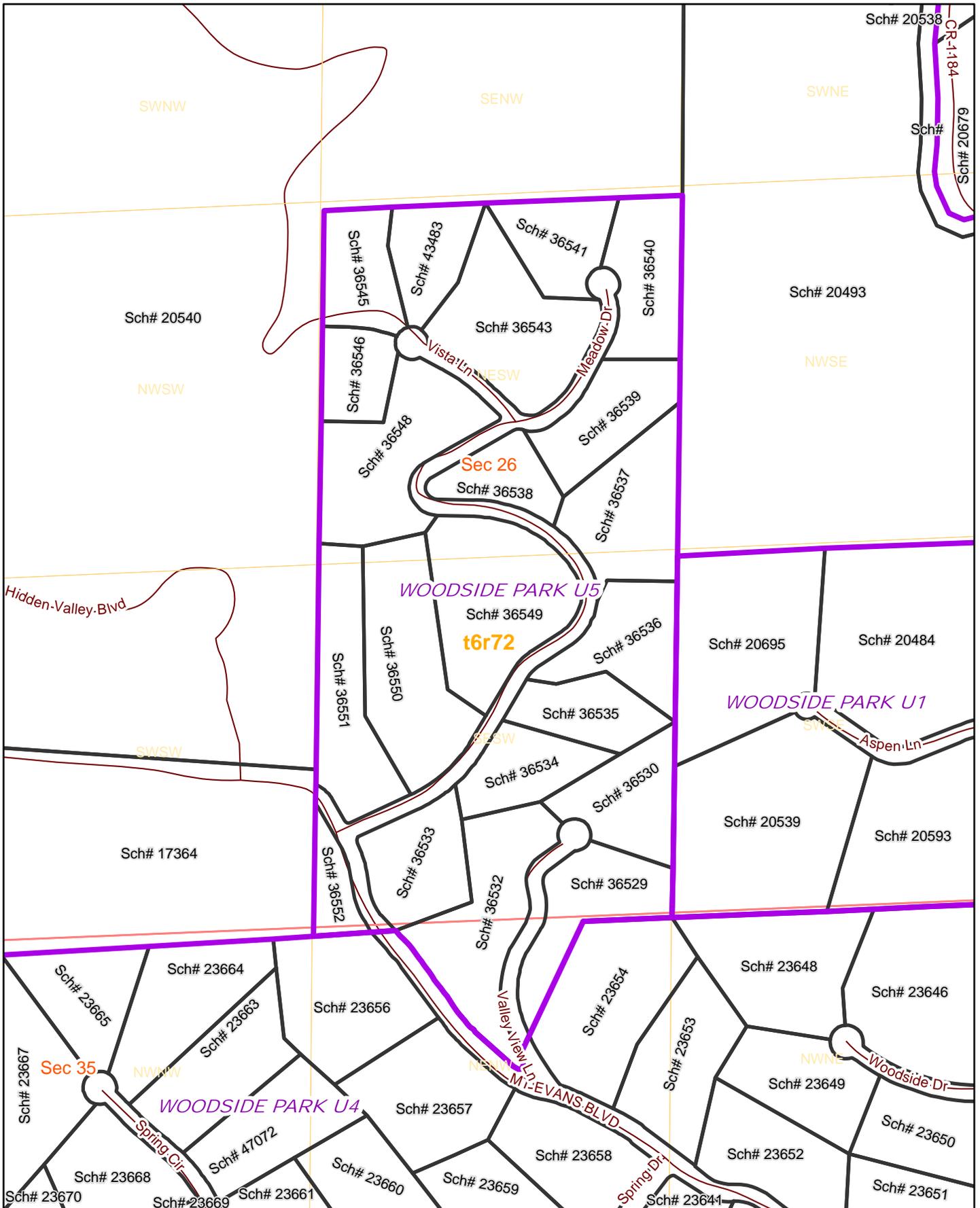
Staff recommends approval of the Woodside Unit 5 Local Improvement District.

Staff recommends that the County accept maintenance of Meadow Drive and Vista Lane in Woodside Park Unit 5. If the BOCC concurs, a Memorandum of Understanding for maintenance will be prepared for review and execution.

Parcel data is **INCOMPLETE** and **UNVERIFIED**

Attachment 1 - Woodside Park U5

N



Attachment 2
Woodside Park Unit 5 LID

Calculations

0.8 miles Meadow Dr. & Vista Ln. at a width of the traveled surface of 24 ft.

1st layer of 3/4" chip/emulsion;

Aggregate: 5280 ft/mile X .8 = 4224 X 24 ft/9 = 11,264 sq. yd.

11,264 sqft/2000lb X 40 lbs/ton = 225.28 tons x \$ 16/ton =

Total Cost of aggregate of \$3,604.48

Emulsion: cost \$2.70 /gallon (prices fluctuate)

Applied at a shot rate/yd² = .7

11,264 sq yds X .7 = 7884.8 gallon X \$ 2.70/gallon = Total cost of emulsion \$ 21,288.96

Total cost of 1st layer = \$24,893.44

2nd layer of 1/2" chip /emulsion;

Aggregate: 11,264 sq yds = 225.28 tons X \$13/ Ton = Total Cost \$ 2,928.64

Emulsion: 11,264 sq yds X .6 shot rate = 6,758.40 gallons X \$2.70/gallon = \$ 18,247.68

Total cost of 2nd layer = \$21,176.32

3rd layer of 1/4 " chip / emulsion;

Same price for aggregate as 1/2"

Same price for emulsion at the same shot rate

Total cost of 3rd layer = \$ 21,176.32

Total material cost of project of 3 layers with emulsion, without final seal coat = \$67,246.08

Add 5% contingency for market fluctuations – Total estimate cost: \$70,609.15

Cost sharing for 19 lots - \$70,609.15/19 = \$3,716.27

10-year assessment per LID request – 3,716.27/10 = \$371.68, approximate annual assessment per lot.

Note

The actual assessment will be based on actual costs, and will include staff time and expenses.