ALAMOSA CITY COUNCIL
Special Meeting Agenda

Council Chambers
300 Hunt Avenue, Alamosa, CO
October 8, 2015

As a full service municipal government, our mission is to enhance the quality of life for our residents, visitors, and businesses. We strive to provide balanced business, employment, recreational, and residential opportunities.

Any person needing reasonable accommodation to attend or participate in a public meeting, please contact the Alamosa City Clerk's office by telephone (719) 589-2593, by email cityclerk@ci.alamosa.co.us, in person at 300 Hunt Avenue, or by mail at POB 419, Alamosa, CO 81101.

6:00 PM - Special Meeting

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. BUSINESS

1. City Manager/Legal

a. Ordinance No. 17-2015, An Ordinance Approving The Whole Cost Of The Improvements Made Within Special Improvement District No. 14-1 Together With Incidental Costs; Approving And Confirming The Apportionment Of Such Costs To Each Lot Or Tract Of Land In Said District; Assessing A Share Of Such Costs Against Each Lot Or Tract Of Land In Said District; And Prescribing The Manner For The Collection And Payment Of Said Assessments.

ADJOURNMENT

ALAMOSA CITY COUNCIL
COUNCIL COMMUNICATION

Subject/Title:

Ordinance No. 17-2015**,** An Ordinance Approving The Whole Cost Of The Improvements Made Within Special Improvement District No. 14-1 Together With Incidental Costs; Approving And Confirming The Apportionment Of Such Costs To Each Lot Or Tract Of Land In Said District; Assessing A Share Of Such Costs Against Each Lot Or Tract Of Land In Said District; And Prescribing The Manner For The Collection And Payment Of Said Assessments.

Recommended Action:

Staff recommends that City Council approve the assessment ordinance and assessment roll assessing costs for construction of street, street lighting, ADA sidewalk corner, curb and gutter, water, and sanitary and storm sewer improvements

Background:

City Council adopted Ordinance No. 1-2014 on February 19, 2014, creating and establishing Special Improvement District No. 14-1 (the "District") in the City for the purpose of constructing certain public improvements consisting of street, ADA sidewalk corner, curb and gutter, water, and sanitary and storm sewer improvements within portions of Carroll Subdivision No. 2 with the cost thereof expected to be assessed against the properties specially benefitted thereby. City Council determined that the Project necessitated the issuance of special assessment bonds by the City in an amount not to exceed $650,000 and that the issuance of such amount of special assessment bonds should be presented to the eligible electors of the District in the form of a ballot issue authorizing the issuance of special assessment bonds in an amount not to exceed $650,000. At the election held on November 4, 2014, the eligible electors approved the issuance of special assessment bonds payable from special assessments imposed against benefited properties located within the District. The Project has been completed on time and under budget at considerable savings over the originally estimated costs. The whole cost of the project was $553,000, $404,00 of which was construction and the balance of which was engineering, inspection, advertisement, abstracting, publishing, postage and collection costs, the cost of capitalized interest, costs of issuance of the Bond and of a reserve for the payment of the Bond. All costs are shown on the attached spreadsheet. The assessment ordinance and assessment roll apportions those costs amongst the lots on the basis of square footage of each lot benefitted, as shown on the attached spreadsheet. Where streets, water, or sewer were already available to lots (certain lots have already been developed), the cost of those improvements was not assessed to those lots, also as reflected in the spreadsheet. The Ordinance was approved on first reading, and with such approval, Council directed staff to remove any street design costs from the amounts to be assessed to lots that already had street access. The current assessment roll reflects that change. Council must conduct a public hearing on the assessment roll, which will be done in conjunction with the second reading of the ordinance.

Issue Before the Council:

Does Council wish to adopt the assessment ordinance and approve the assessment roll for the construction of improvements in SID 14-1?

Alternatives:

(1) Adopt the assessment ordinance as written, approving the method of assessment set forth therein.
(2) Modify the way in which the properties are assessed.
(3) Decline to adopt the ordinance and give staff further direction.

Fiscal Impact:
Costs have been incurred and paid in the amount of $553,000 out of the bond proceeds of $650,000. The difference will be used to make an initial payment on the bond, thereby reducing accruing interest.

Legal Opinion:
The City Attorney will be present for any comments.

Conclusion:
The adoption of the assessment ordinance and its approval of the assessment roll closes out this SID. The Bond will be repaid from proceeds generated by the assessments levied on each lot.

ATTACHMENTS:

	Description	Type
🗋	Ordinance 17-2015 Carroll SID Assessment Ordinance	Ordinance
🗋	Carroll SID 14-1 Assessment Roll	Exhibit
🗋	Carroll SID 14-1 Notice of Assessment hearing	Backup Material
🗋	Assessment roll before first reading (for comparison)	Backup Material
🗋	Letter from Robert Webb re: assessment roll	Backup Material

ORDINANCE NO. 17-2015

AN ORDINANCE APPROVING THE WHOLE COST OF THE IMPROVEMENTS MADE WITHIN SPECIAL IMPROVEMENT DISTRICT NO. 14-1 TOGETHER WITH INCIDENTAL COSTS; APPROVING AND CONFIRMING THE APPORTIONMENT OF SUCH COSTS TO EACH LOT OR TRACT OF LAND IN SAID DISTRICT; ASSESSING A SHARE OF SUCH COSTS AGAINST EACH LOT OR TRACT OF LAND IN SAID DISTRICT; AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENTS.

WHEREAS, the City of Alamosa, Colorado (the "City"), is a home rule municipality and political subdivision of the State of Colorado (the "State"), duly organized and existing under the Charter of the City (the "City Charter") and the constitution and laws of the State; and

WHEREAS, the City Council of the City (the "City Council") adopted Resolution No. 22, 2013 on October 16, 2013, expressing the intention to construct certain public improvements consisting of street, street lighting, ADA sidewalk corner, curb and gutter, water, and sanitary and storm sewer improvements (the "Project") within a proposed special improvement district in the City, with the cost thereof expected to be assessed against the properties specially benefitted thereby; and

WHEREAS, the City Council adopted Ordinance No. 1-2014 on February 19, 2014, creating and establishing Special Improvement District No. 14-1 (the "District") in the City for the purpose of implementing and financing the Project; and

WHEREAS, the City Council determined that the Project necessitated the issuance of special assessment bonds by the City in an amount not to exceed $650,000 and that the issuance of such amount of special assessment bonds should be presented to the eligible electors of the District in the form of a ballot issue authorizing the issuance of special assessment bonds in an amount not to exceed $650,000; and

WHEREAS, at an election duly held and conducted in accordance with law on November 4, 2014, a majority of the eligible, registered electors of the District voting thereon approved the issuance of special assessment bonds payable from special assessments imposed against benefited properties located within the District; and

WHEREAS, the City Council adopted Ordinance No. 1-15 on January 21, 2015, ordering, after notice duly given and after a public hearing duly held, the construction of the improvements constituting the Project; and

WHEREAS, the City Council issued special assessment bonds of the City in the amount of $650,000 for the payment of the cost of constructing the Project; and

WHEREAS, the Project has been completed and the City Public Works Director has prepared and presented to the City Council a report of the whole cost of the Project, including the expense of engineering, inspection, advertisement, abstracting, publishing, postage, and collection costs, the cost of capitalized interest, costs of issuance of the Special Improvement District No. 14-1, Special Assessment Bond, Series 2015 (the "Bond"), issued by the City for the District pursuant to Ordinance No. 06-2015 (the "Bond Ordinance"), cost of a reserve for the payment of the Bond, and all other incidental costs, and the proposed allocation of such costs among the lots and lands in the District; and

WHEREAS, no portion of such costs is to be allocated to the City; and

WHEREAS, pursuant to §31-25-523, C.R.S., the City Clerk has prepared the Assessment Roll, which is attached as Exhibit A to this Ordinance; and

WHEREAS, pursuant to §31-25-520, C.R.S., the City Clerk gave notice of the whole cost of the Project, the portion, if any, to be paid by the City, the share apportioned to each lot in the District, that said improvements have been, or are about to be completed and accepted, that any complaint or objection may be made in writing by the property owners or any citizen to the City Council on or prior to the date of the hearing on the Assessment Roll, and the date, time and place of the hearing at which complaints or objections to such apportionment of the cost of the Project will be heard and determined by the City Council prior to the passage of this Ordinance assessing the cost of the Project, by first-class mail to each property owner to be assessed and by publication in one issue of the Valley Courier, a newspaper of general circulation in the City, on September 23, 2015, and such publication took place at least 15 days prior to the date of the hearing; and

WHEREAS, at the time and place set forth in the notice, the City Council held a public hearing for the purpose of hearing any complaints or objections that might be made on October 8, 2015; and

WHEREAS, all complaints and objections having been heard, the City Council desires, based on the evidence submitted at the hearing, to approve and confirm the apportionment of the cost of the Project on each lot in the District pursuant to the Assessment Roll and legal descriptions set forth in Exhibit A to this Ordinance.

WHEREAS, this Ordinance shall be prima facie evidence of the fact that the properties assessed are specially benefited in the amount of the assessments shown on the Assessment Roll.

Be it ordained by the City Council of Alamosa:

Section 1. Ratification and Approval of Prior Actions. All actions heretofore taken by the officers, employees and agents of the City and the members of the City Council, not inconsistent with the provisions of this Ordinance, relating to the creation of the District and the authorization of the Project, including, but not limited to, Ordinance No. 1-2014, Ordinance No. 1-15 and the Bond Ordinance, are hereby ratified, approved and confirmed.

Section 2. Description of Project; Total Costs. The Project consists of the construction and installation of street, curb and gutter, ADA sidewalk corners, street lighting, and water, sanitary and storm sewer improvements on Briarwood Drive, Cottonwood Court, and on Douglas Drive north of Leroy Street.

The total cost of the Project is $553,000.00, including construction costs of $404,042 and incidental costs of $148,958, including the expense of engineering, inspection, advertisement, abstracting, publishing, postage and collection costs, the cost of capitalized interest, costs of issuance of the Bond and of a reserve for the payment of the Bond, and all other incidental costs.

Section 3. Approval of Costs; Apportionment and Assessment of Costs. The whole cost of the Project, including the cost of construction and all incidental costs, and the apportionment of the same, as set forth in the Assessment Roll, is hereby approved and confirmed. Said apportionment is hereby declared to be in accordance with the special benefits which the real property in the District will receive by reason of the construction of the Project. A share of said cost is hereby assessed to and upon each lot or tract of land within the District in the proportions and amounts as set forth in the Assessment Roll.

The description of the lots and lands included in the District, the names of the apparent owners of such lots and lands, and the amount being assessed against each lot or tract of land in the District, are as provided on the attached Assessment Roll.

Section 4. Payment of Assessments. The assessments shall be due and payable at the Office of the Finance Director, acting as the City Treasurer for this purpose, City of Alamosa, Colorado, within thirty (30) days after the final publication of this Ordinance, without demand; provided that the amount of each such assessment may be paid, at the election of the property owner, in installments with interest as hereinafter set forth.

Failure to pay the whole assessment on any property as set forth in the Assessment Roll within thirty (30) days after the final publication of this Ordinance shall be conclusively considered and held to be an election on the part of all persons interested, whether under disability or otherwise, to pay in installments. All persons so electing to pay in installments shall be conclusively held and considered to have consented to the Project. Such election shall be conclusively held and considered as a waiver of any right to question the power or jurisdiction of the City to construct the Project, the quality of the work, the regularity or sufficiency of the proceedings, the validity or the correctness of the assessments, or the validity of the lien thereof.

In the event of an election to pay in installments, the assessments shall be payable at the Office of the Finance Director, acting as the City Treasurer for this purpose, in 15 annual installments of principal, the first of such installments of principal shall be due and payable on May 15, 2016, with the remainder of said installments of principal due on each May 15 thereafter through May 15, 2030. Interest on the unpaid principal amount shall be charged at the rate of 4.75% per annum commencing November 10, 2015 and be due and payable annually on May 15, with the first payment due on May 15, 2016. The May 15 interest installment shall include interest from June 1 of the preceding year through May 31 of the year payment is due, except that the May 15, 2016 interest installment shall include interest from November 10, 2015 through May 31, 2016. The owner of any property not in default as to any installment or payment of principal and interest may, at any time, pay the whole of the unpaid principal with interest to accrue as calculated by the City Finance Director.

Section 5. Penalty for Default or Non-Payment. Failure to pay any installment, whether of principal or interest, when due, shall cause the whole of the unpaid principal assessed against such property to become due and payable immediately. The City Finance Director shall immediately certify the full unpaid portion thereof, together with all accrued interest, and together with any collection charge of the City, to the Alamosa County Treasurer, for collection with interest as provided by law.

Section 6. Assessment Lien; Recordation. The assessments levied against the real property in the District, together with all interest thereon, costs in collecting the same and penalties for default in payment thereof, shall constitute, from the date of final publication of this Ordinance, a perpetual lien in the amounts assessed against each lot or tract of land and shall have priority over all other liens except general tax liens, and shall be enforced in accordance with the laws of the State of Colorado. The requirement for payment of the assessment shall be deemed to run with the land whether or not so specified in any deed or other instrument with respect thereto. A copy of this Ordinance after its final adoption shall be filed with the County Clerk and Recorder of Alamosa County for recording in the land records of each lot or tract of land assessed within the County. A copy of this Ordinance shall also be filed with the Alamosa County Treasurer and the Alamosa County Assessor.

Section 7. Assessment Not Due on Sale. The full amount of the assessment attributable to any lot within the District, or the portion thereof being sold or conveyed, shall not become due and payable upon the sale or conveyance of all or any portion of such lot, provided that, unless otherwise required by Colorado law, on or before the sale or conveyance of a full or partial interest in a lot, any default, as set forth in Section 5 above, on said lot shall be made current together with any interest, costs or penalties thereon.

Section 8. Assessment Due on Re-platting. On and after the effective date of this Ordinance, the whole amount of the assessment attributable to any lot within the District shall be due upon the re-platting of such lot, except where such re-platting is minor or merely adjusts existing lot lines, such that an additional lot or lots are not created. Such requirement for payment of the assessment shall be deemed to run with the land whether or not so specified in any deed or other instrument with respect thereto.

Section 9. Life Expectancy of Improvements. The City Council, in accordance with the report of the City Public Works Director, hereby determines that the life expectancy of the improvements constituting the Project is not less than fifteen (15) years.

Section 10. Limitations on Action. Pursuant to §31-25-538, C.R.S., no legal or equitable action shall be brought or maintained to enjoin or in any way challenge the levy or collection of assessments, unless such action shall be brought within thirty (30) days from the final passage of this Ordinance.

Section 11. Repealer. All ordinances or resolutions, or parts thereof in conflict herewith are hereby repealed.

Section 12. Severability. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 13. Recording and Authentication. This ordinance, immediately upon its passage, shall be authenticated by the signatures of the Mayor and City Clerk, recorded in the City Book of Ordinances kept for that purposes, and published according to law.

Section 14. Publication and Effective Date. This ordinance shall take effect ten (10) days after publication following final passage. Publication both before and after final passage shall be by the title of this ordinance, which Council determines constitutes a sufficient summary of the ordinance, together with the statement that the full text of the ordinance is available for public inspection and acquisition on the City's website and in the office of the City Clerk.

Section 15. Declaration of Public Interest. This ordinance is necessary to preserve the peace, health, safety, welfare, and to serve the best interest of the citizens of the City of Alamosa, Colorado.

INTRODUCED, PASSED ON FIRST READING AND ORDERED PUBLISHED, this 16th day of September, 2015.

PASSED ON FINAL READING AND ORDERED PUBLISHED, this 8th day of October, 2015.

CITY OF ALAMOSA, COLORADO

[SEAL]

By ___________________________________
Josef Lucero, Mayor

ATTEST:

____
Holly Martinez, City Clerk

ASSESSMENT ROLL

EXHIBIT A

EXHIBIT A - COST TO BE APPORTIONED AMONG LOTS

Owner	Lot No & Sub	Up Front Payout	Share of Total	Owner	Lot No & Sub	Up Front Payout	Share of Total
Jerry P. and Glenna Archuleta	Lot 1 Blk 4 - Replat of Carroll Addition No. 2	$ 17,831.06	3.23%	Arvin W. and Marcia K. Van Ry	Lot 5 Blk 3 - Replat of Carroll Addition No. 2	$ 18,505.11	3.35%
Arvin W. and Marcia K. Van Ry	Lot 2 Blk 4 - Replat of Carroll Addition No. 2	$ 17,831.06	3.23%	Arvin W. and Marcia K. Van Ry	Lot 4 Blk 3 - Replat of Carroll Addition No. 2	$ 20,977.15	3.80%
Arvin W. and Marcia K. Van Ry	Lot 3 Blk 4 - Replat of Carroll Addition No. 2	$ 17,831.06	3.23%	Richard Dean Williams and Marsha Lynn Williams	Lot 3 Blk 3 - Carroll Addition No. 2	$ 8,797.88	1.59%
Arvin W. and Marcia K. Van Ry	Lot 4 Blk 4 - Replat of Carroll Addition No. 2	$ 17,831.06	3.23%	Dolores S. Lucero	Lot 6 Blk 2 - Carroll Addition No. 2	$ 10,752.96	1.95%
Arvin W. and Marcia K. Van Ry	Lot 5 Blk 4 - Replat of Carroll Addition No. 2	$ 17,831.06	3.23%	Dominic Lucero (53.5% Int) and Dolores Lucero (46.5% Int)	Lot 5 Blk 2 - Replat of Carroll Addition No. 2	$ 11,524.95	2.09%
Mark W. and Stephanie M. Hensley	Lot 6 Blk 4 - Replat of Carroll Addition No. 2	$ 17,831.06	3.23%	Arvin W. and Marcia K. Van Ry	Lot 4 of the Replat of Lots 1-4 and 9-12, Blk 2, of the Replat of the Carroll Addition No. 2	$ 15,725.96	2.85%
Mark W. and Stephanie M. Hensley	Lot 7 Blk 4 - Replat of Carroll Addition No. 2	$ 16,759.24	3.03%	Arvin W. and Marcia K. Van Ry	Lot 3 of the Replat of Lots 1-4 and 9-12, Blk 2, of the Replat of the Carroll Addition No. 2	$ 18,643.81	3.38%
Justin D. Hensley and Lisa Lee Masias-Hensley	Lot 8 Blk 4 - Replat of Carroll Addition No. 2	$ 16,217.03	2.94%	Arvin W. and Marcia K. Van Ry	Lot 2 of the Replat of Lots 1-4 and 9-12, Blk 2, of the Replat of the Carroll Addition No. 2	$ 18,643.81	3.38%
Justin D. Hensley and Lisa Lee Masias-Hensley 720-376-9820	Lot 9 Blk 4 - Replat of Carroll Addition No. 2	$ 20,643.00	3.74%	Arvin W. and Marcia K. Van Ry	Lot 1 of the Replat of Lots 1-4 and 9-12, Blk 2, of the Replat of the Carroll Addition No. 2	$ 11,598.14	2.10%
Phyllis E. Goettsch	Lot 13 Blk 3 - Replat of Carroll Addition No. 2	$ 19,571.18	3.54%	Arvin W. and Marcia K. Van Ry	Lot 16 of the Replat of Lots 1-4 and 9-12, Blk 2, of the Replat of the Carroll Addition No. 2	$ 9,874.41	1.79%
The Ralph H. Outcalt Trust	Lot 12 Blk 3 - Replat of Carroll Addition No. 2	$ 23,851.57	4.32%	Robert A. and Jackie L. Webb	Lot 17 of the Walker Replat of Blk 2 of the Replat of the Carroll Addition No. 2	$ 8,797.88	1.59%
The Ralph H. Outcalt Trust	Lot 11 Blk 3 - Carroll Addition No. 2	$ 36,564.55	6.62%	Diana K. Hagerman	Lot 5 Blk 1 - Replat of Carroll Addition No. 2	$ 9,197.78	1.67%
Arvin W. and Marcia K. Van Ry	Lot 10 Blk 3 - Replat of Carroll Addition No. 2	$ 18,234.00	3.30%	Arvin W. and Marcia K. Van Ry	Lot 4 Blk 1 - Replat of Carroll Addition No. 2	$ 17,099.70	3.10%
Ernest L. and Joyce I. Austin	N2 Lot 8 and All of Lot 9 Blk 3 - Replat of Carroll Addition No. 2	$ 25,964.24	4.70%	Arvin W. and Marcia K. Van Ry	Lot 3 Blk 1 - Replat of Carroll Addition No. 2	$ 15,712.65	2.85%
Arvin W. and Marcia K. Van Ry	S2 Lot 8 and All of Lot 7 Blk 3 - Replat of Carroll Addition No. 2	$ 22,804.98	4.13%	Arvin W. and Marcia K. Van Ry	Lot 2 Blk 1 - Replat of Carroll Addition No. 2	$ 15,712.65	2.85%
Arvin W. and Marcia K. Van Ry	Lot 6 Blk 3 - Replat of Carroll Addition No. 2	$ 17,408.08	3.15%	Jerry P. and Glenna Archuleta	Lot 1 Blk 1 - Replat of Carroll Addition No. 2	$ 15,712.65	2.85%
						$ 552,281.73	100.00%

NOTICE OF THE PROPOSED APPORTIONMENT OF THE COST OF IMPROVEMENTS IN CARROLL SUBDIVISION ADDITION NO. 2, SPECIAL IMPROVEMENT DISTRICT NO. 14-1, IN THE CITY OF ALAMOSA, COLORADO, AND OF A PUBLIC HEARING WHEREIN COMPLAINTS AND OBJECTIONS PERTAINING THERETO MAY BE HEARD

NOTICE IS HEREBY GIVEN to all owners of property within the Carroll Subdivision Addition No. 2, Special Improvement District No.14-1, in the City of Alamosa, Colorado, hereinafter referred to as the District, and to all other interested persons that certain public improvements (the "Project") specially benefiting the real property in the District have been constructed and installed pursuant to Resolution No. 22, 2013, Ordinance No. 1-2014, Ordinance No. 1-15, and Ordinance No. 06-2015 adopted by the City Council (the "City Council") of the City of Alamosa, Colorado (the "City").

The City Council has ascertained the total cost of the Project and has prepared and filed with the City Clerk a statement showing the whole cost of the Project.

The whole cost of the Project as determined by the City Council, including the costs of inspection and collection, capitalized interest on any bonds issued for such period as the City Council may deem necessary, capitalized bond reserves, and all other incidental costs, has been reasonably ascertained to be $553,000. The portion thereof to be paid by the City is $0.

The real property included within the District is legally described as Lot 1, Block 4, Replat of Carroll Addition No. 2; Lot 2, Block 4, Replat of Carroll Addition No. 2; Lot 3, Block 4, Replat of Carroll Addition No. 2; Lot 4, Block 4, Replat of Carroll Addition No. 2; Lot 5, Block 4, Replat of Carroll Addition No. 2; Lot 6, Block 4, Replat of Carroll Addition No. 2; Lot 7, Block 4, Replat of Carroll Addition No. 2; Lot 8, Block 4, Replat of Carroll Addition No. 2; Lot 9, Block 4, Replat of Carroll Addition No. 2; Lot 13, Block 3, Replat of Carroll Addition, No. 2; Lot 13, Block 3, Replat of Carroll Addition No. 2; Lot 12, Block 3, Replat of Carroll Addition No. 2; Lot 11, Block 3, Replat of Carroll Addition No. 2; Lot 10, Block 3, Replat of Carroll Addition No. 2; N ½ of Lot 8 and All of Lot 9, Block 3, Replat of Carroll Addition No. 2; S ½ of Lot 8 and all of Lot 7, Block 3, Replat of Carroll Addition No. 2; Lot 6, Block 3, Replat of Carroll Addition No. 2; Lot 5, Block 3, Replat of Carroll Addition No. 2; Lot 4, Block 3, Replat of Carroll Addition No. 2; Lot 3, Block 3, Replat of Carroll Addition No. 2; Lot 6, Block 2, Replat of Carroll Addition No. 2; Lot 5, Block 2, Replat of Carroll Addition No. 2; Lot 4 of the Replat of Lots 1-4 and 9-12, Blk2, of the Replat of the Carroll Addition No. 2; Lot 4 of the Replat of Lots 1-4 and 9-12, Blk2, of the Replat of the Carroll Addition No. 2; Lot 3 of the Replat of Lots 1-4 and 9-12, Blk2, of the Replat of the Carroll Addition No. 2; Lot 2 of the Replat of Lots 1-4 and 9-12, Blk2, of the Replat of the Carroll Addition No. 2; Lot 1 of the Replat of Lots 1-4 and 9-12, Blk2, of the Replat of the Carroll Addition No. 2; Lot 16 of the Replat of Lots 1-4 and 9-12, Blk2, of the Replat of the Carroll Addition No. 2; Lot 17 of the Replat of Lots 1-4 and 9-12, Blk2, of the Replat of the Carroll Addition No. 2; Lot 5, Block 1 of the Replat of the Carroll Addition No. 2; Lot 4, Block 1 of the Replat of the Carroll Addition No. 2; Lot 3, Block 1 of the Replat of the Carroll Addition No. 2; Lot 2, Block 1 of the Replat of the Carroll Addition No. 2; Lot 1, Block 1 of the Replat of the Carroll Addition No. 2; .

There are 32 residential lots within the boundaries of the District. The share of the whole cost of the Project to be apportioned to each residential lot within the District is shown on Exhibit A. The amount of the assessment to be levied for the Project on each lot will be due and payable within thirty (30) days after the final publication of the assessment ordinance adopted by the City Council. Failure of any property owner to pay the whole assessment within said period of thirty (30) days shall be conclusively held and considered to be an election to pay in fifteen annual installments with interest thereon, and will be more particularly set forth in the assessment ordinance.

Any complaints or objections, which may be made in writing by the owners of said lots in the District to the City Council and filed in the office of the City Clerk, 300 Hunt Avenue, Alamosa, Colorado 81101 within fifteen days from the publication of this Notice, will be heard and determined by the City Council on Thursday, October 8, 2015, at 6:00 p.m., at a public hearing at 300 Hunt Avenue, Alamosa, Colorado, before the final passage of any ordinance assessing the cost of the Project.

BY ORDER OF THE ALAMOSA CITY CLERK.

Holly Martinez, City Clerk

DATE OF PUBLICATION: September 23, 2015

CITY OF ALAMOSA SPECIAL IMPROVEMENT DISTRICT 14-1 (CARROLL SUBDIVISION NO. 2) ASSESSMENT ROLL

Owner	Map ID	Parcel Number	Lot No & Sub	Up Front Payout	Sunday, May 15, 2016			Monday, May 15, 2017			Tuesday, May 15, 2018			Wednesday, May 15, 2019			Friday, May 15, 2020		
					Principal	Interest	Fees	Principal	Interest	Fees	Principal	Interest	Fees	Principal	Interest	Fees	Principal	Interest	Fees
Jerry P. and Glenna Archuleta	1	5413042-01-002	Lot 1 Blk 4 - Replat of Carroll Addition No. 2	$ 17,799	$ 676.79	$ 475.01	$15.37	$ 902.39	$ 805.22	$27.39	$ 934.62	$ 762.36	$27.39	$ 966.85	$ 717.98	$27.39	$1,031.30	$ 672.05	$27.39
Arvin W. and Marcia K. Van Ry	2	5413042-01-003	Lot 2 Blk 4 - Replat of Carroll Addition No. 2	$ 17,799	$ 676.79	$ 475.01	$15.37	$ 902.39	$ 805.22	$27.39	$ 934.62	$ 762.36	$27.39	$ 966.85	$ 717.98	$27.39	$1,031.30	$ 672.05	$27.39
Arvin W. and Marcia K. Van Ry	3	5413042-01-004	Lot 3 Blk 4 - Replat of Carroll Addition No. 2	$ 17,799	$ 676.79	$ 475.01	$15.37	$ 902.39	$ 805.22	$27.39	$ 934.62	$ 762.36	$27.39	$ 966.85	$ 717.98	$27.39	$1,031.30	$ 672.05	$27.39
Arvin W. and Marcia K. Van Ry	4	5413042-01-005	Lot 4 Blk 4 - Replat of Carroll Addition No. 2	$ 17,799	$ 676.79	$ 475.01	$15.37	$ 902.39	$ 805.22	$27.39	$ 934.62	$ 762.36	$27.39	$ 966.85	$ 717.98	$27.39	$1,031.30	$ 672.05	$27.39
Arvin W. and Marcia K. Van Ry	5	5413042-01-006	Lot 5 Blk 4 - Replat of Carroll Addition No. 2	$ 17,799	$ 676.79	$ 475.01	$15.37	$ 902.39	$ 805.22	$27.39	$ 934.62	$ 762.36	$27.39	$ 966.85	$ 717.98	$27.39	$1,031.30	$ 672.05	$27.39
Mark W. and Stephanie M. Hensley	6	5413042-01-007	Lot 6 Blk 4 - Replat of Carroll Addition No. 2	$ 17,799	$ 676.79	$ 475.01	$15.37	$ 902.39	$ 805.22	$27.39	$ 934.62	$ 762.36	$27.39	$ 966.85	$ 717.98	$27.39	$1,031.30	$ 672.05	$27.39
Mark W. and Stephanie M. Hensley	7	5413042-01-008	Lot 7 Blk 4 - Replat of Carroll Addition No. 2	$ 16,717	$ 635.63	$ 446.12	$14.44	$ 847.51	$ 756.25	$25.73	$ 877.78	$ 716.00	$25.73	$ 908.05	$ 674.32	$25.73	$ 968.58	$ 631.18	$25.73
Justin D. Hensley and Lisa Lee Masias-Hensley	8	5413042-01-009	Lot 8 Blk 4 - Replat of Carroll Addition No. 2	$ 16,169	$ 614.81	$ 431.51	$13.97	$ 819.75	$ 731.48	$24.89	$ 849.03	$ 692.54	$24.89	$ 878.30	$ 652.23	$24.89	$ 936.86	$ 610.51	$24.89
Justin D. Hensley and Lisa Lee Masias-Hensley 720-376-9820	9	5413042-01-010	Lot 9 Blk 4 - Replat of Carroll Addition No. 2	$ 20,639	$ 784.77	$ 550.80	$17.83	$1,046.36	$ 933.69	$31.76	$1,083.73	$ 883.99	$31.76	$1,121.10	$ 832.53	$31.76	$1,195.84	$ 779.28	$31.76
Phyllis E. Goettsch	10	5413042-04-022	Lot 13 Blk 3 - Replat of Carroll Addition No. 2	$ 19,556	$ 743.61	$ 521.91	$16.89	$ 991.49	$ 884.72	$30.10	$1,026.90	$ 837.63	$30.10	$1,062.31	$ 788.87	$30.10	$1,133.13	$ 738.41	$30.10
The Ralph H. Outcalt Trust	11	5413042-04-010	Lot 12 Blk 3 - Replat of Carroll Addition No. 2	$ 23,864	$ 907.40	$ 636.87	$20.61	$1,209.87	$1,079.59	$36.73	$1,253.08	$1,022.12	$36.73	$1,296.29	$ 962.62	$36.73	$1,382.71	$ 901.05	$36.73
The Ralph H. Outcalt Trust	12	5413042-04-009	Lot 11 Blk 3 - Carroll Addition No. 2	$ 36,703	$1,395.59	$ 979.51	$31.70	$1,860.79	$1,660.42	$56.49	$1,927.25	$1,572.03	$56.49	$1,993.70	$1,480.52	$56.49	$2,126.62	$1,385.82	$56.49
Arvin W. and Marcia K. Van Ry	13	5413042-04-020	Lot 10 Blk 3 - Replat of Carroll Addition No. 2	$ 18,191	$ 691.68	$ 485.46	$15.71	$ 922.24	$ 822.94	$28.00	$ 955.18	$ 779.13	$28.00	$ 988.12	$ 733.78	$28.00	$1,053.99	$ 686.84	$28.00
Ernest L. and Joyce I. Austin	14	5413042-04-023	N2 Lot 8 and All of Lot 9 Blk 3 - Replat of Carroll Addition No. 2	$ 26,013	$ 989.11	$ 694.22	$22.47	$1,318.82	$1,176.81	$40.04	$1,365.92	$1,114.16	$40.04	$1,413.02	$1,049.31	$40.04	$1,507.22	$ 982.19	$40.04
Arvin W. and Marcia K. Van Ry	15	5413042-04-024 & 5413042-04-017	S2 Lot 8 and All of Lot 7 Blk 3 - Replat of Carroll Addition No. 2	$ 22,807	$ 867.21	$ 608.66	$19.70	$1,156.28	$1,031.78	$35.10	$1,197.58	$ 976.85	$35.10	$1,238.88	$ 919.99	$35.10	$1,321.47	$ 861.14	$35.10
Arvin W. and Marcia K. Van Ry	16	5413042-04-016	Lot 6 Blk 3 - Replat of Carroll Addition No. 2	$ 17,357	$ 659.97	$ 463.20	$14.99	$ 879.96	$ 785.20	$26.71	$ 911.38	$ 743.41	$26.71	$ 942.81	$ 700.13	$26.71	$1,005.66	$ 655.35	$26.71
Arvin W. and Marcia K. Van Ry	17	5413042-04-015	Lot 5 Blk 3 - Replat of Carroll Addition No. 2	$ 18,464	$ 702.09	$ 492.77	$15.95	$ 936.13	$ 835.32	$28.42	$ 969.56	$ 790.86	$28.42	$1,002.99	$ 744.82	$28.42	$1,069.86	$ 697.18	$28.42
Arvin W. and Marcia K. Van Ry	18	5413042-04-014	Lot 4 Blk 3 - Replat of Carroll Addition No. 2	$ 20,976	$ 797.60	$ 559.80	$18.12	$1,063.47	$ 948.96	$32.28	$1,101.45	$ 898.44	$32.28	$1,139.43	$ 846.14	$32.28	$1,215.40	$ 792.02	$32.28
Richard Dean Williams and Marsha Lynn Williams	19	5413042-04-004	Lot 3 Blk 3 - Carroll Addition No. 2	$ 8,958	$ 340.63	$ 239.07	$ 7.74	$ 454.17	$ 405.26	$13.79	$ 470.39	$ 383.69	$13.79	$ 486.61	$ 361.36	$13.79	$ 519.05	$ 338.24	$13.79
Dolores S. Lucero	20	5413042-03-003	Lot 6 Blk 2 - Carroll Addition No. 2	$ 10,949	$ 416.32	$ 292.20	$ 9.46	$ 555.10	$ 495.32	$16.85	$ 574.92	$ 468.96	$16.85	$ 594.75	$ 441.66	$16.85	$ 634.40	$ 413.41	$16.85
Dominic Lucero (53.5% Int) and Dolores Lucero (46.5% Int)	21	5413042-03-008	Lot 5 Blk 2 - Replat of Carroll Addition No. 2	$ 11,627	$ 442.12	$ 310.30	$10.04	$ 589.49	$ 526.02	$17.90	$ 610.55	$ 498.02	$17.90	$ 631.60	$ 469.03	$17.90	$ 673.71	$ 439.02	$17.90
Arvin W. and Marcia K. Van Ry	22	5413042-03-017	Lot 4 of the Replat of Lots 1-4 and 9-12, Blk 2, of the Replat of the Carroll Addition No. 2	$ 15,658	$ 595.37	$ 417.87	$13.52	$ 793.83	$ 708.35	$24.10	$ 822.18	$ 670.64	$24.10	$ 850.53	$ 631.61	$24.10	$ 907.23	$ 591.20	$24.10
Arvin W. and Marcia K. Van Ry	23	5413042-03-016	Lot 3 of the Replat of Lots 1-4 and 9-12, Blk 2, of the Replat of the Carroll Addition No. 2	$ 18,605	$ 707.42	$ 496.51	$16.07	$ 943.23	$ 841.66	$28.63	$ 976.91	$ 796.86	$28.63	$1,010.60	$ 750.47	$28.63	$1,077.97	$ 702.47	$28.63
Arvin W. and Marcia K. Van Ry	24	5413042-03-015	Lot 2 of the Replat of Lots 1-4 and 9-12, Blk 2, of the Replat of the Carroll Addition No. 2	$ 18,605	$ 707.42	$ 496.51	$16.07	$ 943.23	$ 841.66	$28.63	$ 976.91	$ 796.86	$28.63	$1,010.60	$ 750.47	$28.63	$1,077.97	$ 702.47	$28.63
Arvin W. and Marcia K. Van Ry	25	5413042-03-014	Lot 1 of the Replat of Lots 1-4 and 9-12, Blk 2, of the Replat of the Carroll Addition No. 2	$ 11,504	$ 437.44	$ 307.02	$ 9.94	$ 583.26	$ 520.45	$17.71	$ 604.09	$ 492.75	$17.71	$ 624.92	$ 464.06	$17.71	$ 666.58	$ 434.38	$17.71
Arvin W. and Marcia K. Van Ry	26	5413042-03-025	Lot 16 of the Replat of Lots 1-4 and 9-12, Blk 2, of the Replat of the Carroll Addition No. 2	$ 9,764	$ 371.25	$ 260.56	$ 8.43	$ 495.00	$ 441.70	$15.03	$ 512.68	$ 418.19	$15.03	$ 530.36	$ 393.84	$15.03	$ 565.71	$ 368.65	$15.03
Robert A. and Jackie L. Webb	27	5413042-03-026	Lot 17 of the Walker Replat of Blk 2 of the Replat of the Carroll Addition No. 2	$ 8,958	$ 340.63	$ 239.07	$ 7.74	$ 454.17	$ 405.26	$13.79	$ 470.39	$ 383.69	$13.79	$ 486.61	$ 361.36	$13.79	$ 519.05	$ 338.24	$13.79
Diana K. Hagerman	28	5413042-02-009	Lot 5 Blk 1 - Replat of Carroll Addition No. 2	$ 9,365	$ 356.11	$ 249.94	$ 8.09	$ 474.81	$ 423.69	$14.41	$ 491.77	$ 401.13	$14.41	$ 508.73	$ 377.78	$14.41	$ 542.64	$ 353.62	$14.41
Arvin W. and Marcia K. Van Ry	29	5413042-02-008	Lot 4 Blk 1 - Replat of Carroll Addition No. 2	$ 17,060	$ 648.71	$ 455.30	$14.73	$ 864.94	$ 771.81	$26.26	$ 895.83	$ 730.72	$26.26	$ 926.72	$ 688.19	$26.26	$ 988.51	$ 644.17	$26.26
Arvin W. and Marcia K. Van Ry	30	5413042-02-007	Lot 3 Blk 1 - Replat of Carroll Addition No. 2	$ 15,660	$ 595.44	$ 417.92	$13.53	$ 793.92	$ 708.44	$24.10	$ 822.28	$ 670.72	$24.10	$ 850.63	$ 631.68	$24.10	$ 907.34	$ 591.28	$24.10
Arvin W. and Marcia K. Van Ry	31	5413042-02-006	Lot 2 Blk 1 - Replat of Carroll Addition No. 2	$ 15,660	$ 595.44	$ 417.92	$13.53	$ 793.92	$ 708.44	$24.10	$ 822.28	$ 670.72	$24.10	$ 850.63	$ 631.68	$24.10	$ 907.34	$ 591.28	$24.10
Jerry P. and Glenna Archuleta	32	5413042-02-005	Lot 1 Blk 1 - Replat of Carroll Addition No. 2	$ 15,660	$ 595.44	$ 417.92	$13.53	$ 793.92	$ 708.44	$24.10	$ 822.28	$ 670.72	$24.10	$ 850.63	$ 631.68	$24.10	$ 907.34	$ 591.28	$24.10
				$ 552,282	$ 21,000	$ 14,739	$ 477	$ 28,000	$ 24,985	$ 850	$ 29,000	$ 23,655	$ 850	$ 30,000	$ 22,278	$ 850	$ 32,000	$ 20,853	$ 850

Map ID	Saturday, May 15, 2021			Sunday, May 15, 2022			Monday, May 15, 2023			Wednesday, May 15, 2024			Thursday, May 15, 2025		
	Principal	Interest	Fees	Principal	Interest	Fees	Principal	Interest	Fees	Principal	Interest	Fees	Principal	Interest	Fees
1	$1,063.53	$ 623.07	$27.39	$1,127.99	$ 572.53	$27.39	$1,192.44	$ 518.97	$27.39	$1,224.67	$ 462.31	$27.39	$1,289.13	$ 404.14	$27.39
2	$1,063.53	$ 623.07	$27.39	$1,127.99	$ 572.53	$27.39	$1,192.44	$ 518.97	$27.39	$1,224.67	$ 462.31	$27.39	$1,289.13	$ 404.14	$27.39
3	$1,063.53	$ 623.07	$27.39	$1,127.99	$ 572.53	$27.39	$1,192.44	$ 518.97	$27.39	$1,224.67	$ 462.31	$27.39	$1,289.13	$ 404.14	$27.39
4	$1,063.53	$ 623.07	$27.39	$1,127.99	$ 572.53	$27.39	$1,192.44	$ 518.97	$27.39	$1,224.67	$ 462.31	$27.39	$1,289.13	$ 404.14	$27.39
5	$1,063.53	$ 623.07	$27.39	$1,127.99	$ 572.53	$27.39	$1,192.44	$ 518.97	$27.39	$1,224.67	$ 462.31	$27.39	$1,289.13	$ 404.14	$27.39
6	$1,063.53	$ 623.07	$27.39	$1,127.99	$ 572.53	$27.39	$1,192.44	$ 518.97	$27.39	$1,224.67	$ 462.31	$27.39	$1,289.13	$ 404.14	$27.39
7	$ 998.85	$ 585.18	$25.73	$1,059.39	$ 537.72	$25.73	$1,119.93	$ 487.41	$25.73	$1,150.19	$ 434.20	$25.73	$1,210.73	$ 379.56	$25.73
8	$ 966.13	$ 566.01	$24.89	$1,024.69	$ 520.10	$24.89	$1,083.24	$ 471.44	$24.89	$1,112.52	$ 419.98	$24.89	$1,171.07	$ 367.13	$24.89
9	$1,233.21	$ 722.48	$31.76	$1,307.95	$ 663.88	$31.76	$1,382.69	$ 601.77	$31.76	$1,420.06	$ 536.07	$31.76	$1,494.80	$ 468.62	$31.76
10	$1,168.54	$ 684.59	$30.10	$1,239.36	$ 629.06	$30.10	$1,310.18	$ 570.21	$30.10	$1,345.59	$ 507.96	$30.10	$1,416.41	$ 444.04	$30.10
11	$1,425.92	$ 835.37	$36.73	$1,512.34	$ 767.62	$36.73	$1,598.76	$ 695.81	$36.73	$1,641.97	$ 619.84	$36.73	$1,728.39	$ 541.85	$36.73
12	$2,193.07	$1,284.81	$56.49	$2,325.99	$1,180.60	$56.49	$2,458.90	$1,070.15	$56.49	$2,525.36	$ 953.32	$56.49	$2,658.27	$ 833.37	$56.49
13	$1,086.93	$ 636.78	$28.00	$1,152.81	$ 585.13	$28.00	$1,218.68	$ 530.39	$28.00	$1,251.62	$ 472.49	$28.00	$1,317.49	$ 413.03	$28.00
14	$1,554.32	$ 910.60	$40.04	$1,648.52	$ 836.74	$40.04	$1,742.72	$ 758.46	$40.04	$1,789.82	$ 675.66	$40.04	$1,884.02	$ 590.64	$40.04
15	$1,362.76	$ 798.37	$35.10	$1,445.35	$ 733.62	$35.10	$1,527.95	$ 664.99	$35.10	$1,569.24	$ 592.39	$35.10	$1,651.83	$ 517.85	$35.10
16	$1,037.09	$ 607.58	$26.71	$1,099.95	$ 558.30	$26.71	$1,162.80	$ 506.07	$26.71	$1,194.23	$ 450.82	$26.71	$1,257.08	$ 394.09	$26.71
17	$1,103.29	$ 646.36	$28.42	$1,170.16	$ 593.94	$28.42	$1,237.02	$ 538.37	$28.42	$1,270.46	$ 479.60	$28.42	$1,337.32	$ 419.25	$28.42
18	$1,253.38	$ 734.29	$32.28	$1,329.34	$ 674.74	$32.28	$1,405.30	$ 611.61	$32.28	$1,443.28	$ 544.84	$32.28	$1,519.25	$ 476.28	$32.28
19	$ 535.27	$ 313.59	$13.79	$ 567.71	$ 288.15	$13.79	$ 600.15	$ 261.20	$13.79	$ 616.37	$ 232.68	$13.79	$ 648.81	$ 203.40	$13.79
20	$ 654.22	$ 383.27	$16.85	$ 693.87	$ 352.19	$16.85	$ 733.52	$ 319.24	$16.85	$ 753.34	$ 284.39	$16.85	$ 792.99	$ 248.60	$16.85
21	$ 694.76	$ 407.02	$17.90	$ 736.87	$ 374.01	$17.90	$ 778.97	$ 339.02	$17.90	$ 800.02	$ 302.01	$17.90	$ 842.13	$ 264.01	$17.90
22	$ 935.59	$ 548.11	$24.10	$ 992.29	$ 503.66	$24.10	$1,048.99	$ 456.54	$24.10	$1,077.34	$ 406.70	$24.10	$1,134.04	$ 355.52	$24.10
23	$1,111.66	$ 651.26	$28.63	$1,179.03	$ 598.44	$28.63	$1,246.41	$ 542.46	$28.63	$1,280.09	$ 483.24	$28.63	$1,347.47	$ 422.43	$28.63
24	$1,111.66	$ 651.26	$28.63	$1,179.03	$ 598.44	$28.63	$1,246.41	$ 542.46	$28.63	$1,280.09	$ 483.24	$28.63	$1,347.47	$ 422.43	$28.63
25	$ 687.41	$ 402.72	$17.71	$ 729.07	$ 370.06	$17.71	$ 770.73	$ 335.44	$17.71	$ 791.56	$ 298.82	$17.71	$ 833.22	$ 261.22	$17.71
26	$ 583.39	$ 341.78	$15.03	$ 618.75	$ 314.06	$15.03	$ 654.11	$ 284.68	$15.03	$ 671.79	$ 253.60	$15.03	$ 707.14	$ 221.69	$15.03
27	$ 535.27	$ 313.59	$13.79	$ 567.71	$ 288.15	$13.79	$ 600.15	$ 261.20	$13.79	$ 616.37	$ 232.68	$13.79	$ 648.81	$ 203.40	$13.79
28	$ 559.60	$ 327.84	$14.41	$ 593.52	$ 301.25	$14.41	$ 627.43	$ 273.07	$14.41	$ 644.39	$ 243.26	$14.41	$ 678.30	$ 212.65	$14.41
29	$1,019.40	$ 597.21	$26.26	$1,081.18	$ 548.78	$26.26	$1,142.96	$ 497.43	$26.26	$1,173.85	$ 443.13	$26.26	$1,235.63	$ 387.37	$26.26
30	$ 935.70	$ 548.18	$24.10	$ 992.41	$ 503.72	$24.10	$1,049.11	$ 456.59	$24.10	$1,077.47	$ 406.74	$24.10	$1,134.18	$ 355.56	$24.10
31	$ 935.70	$ 548.18	$24.10	$ 992.41	$ 503.72	$24.10	$1,049.11	$ 456.59	$24.10	$1,077.47	$ 406.74	$24.10	$1,134.18	$ 355.56	$24.10
32	$ 935.70	$ 548.18	$24.10	$ 992.41	$ 503.72	$24.10	$1,049.11	$ 456.59	$24.10	$1,077.47	$ 406.74	$24.10	$1,134.18	$ 355.56	$24.10
	$ 33,000	$ 19,333	$ 850	$ 35,000	$ 17,765	$ 850	$ 37,000	$ 16,103	$ 850	$ 38,000	$ 14,345	$ 850	$ 40,000	$ 12,540	$ 850

Map ID	Friday, May 15, 2026			Saturday, May 15, 2027			Monday, May 15, 2028			Tuesday, May 15, 2029			Wednesday, May 15, 2030		
	Principal	Interest	Fees	Principal	Interest	Fees	Principal	Interest	Fees	Principal	Interest	Fees	Principal	Interest	Fees
1	$1,353.58	$ 342.91	$27.39	$1,418.04	$ 278.61	$27.39	$1,482.50	$ 211.26	$27.39	$1,546.95	$ 140.84	$27.39	$1,611.41	$ 67.36	$27.39
2	$1,353.58	$ 342.91	$27.39	$1,418.04	$ 278.61	$27.39	$1,482.50	$ 211.26	$27.39	$1,546.95	$ 140.84	$27.39	$1,611.41	$ 67.36	$27.39
3	$1,353.58	$ 342.91	$27.39	$1,418.04	$ 278.61	$27.39	$1,482.50	$ 211.26	$27.39	$1,546.95	$ 140.84	$27.39	$1,611.41	$ 67.36	$27.39
4	$1,353.58	$ 342.91	$27.39	$1,418.04	$ 278.61	$27.39	$1,482.50	$ 211.26	$27.39	$1,546.95	$ 140.84	$27.39	$1,611.41	$ 67.36	$27.39
5	$1,353.58	$ 342.91	$27.39	$1,418.04	$ 278.61	$27.39	$1,482.50	$ 211.26	$27.39	$1,546.95	$ 140.84	$27.39	$1,611.41	$ 67.36	$27.39
6	$1,353.58	$ 342.91	$27.39	$1,418.04	$ 278.61	$27.39	$1,482.50	$ 211.26	$27.39	$1,546.95	$ 140.84	$27.39	$1,611.41	$ 67.36	$27.39
7	$1,271.27	$ 322.05	$25.73	$1,331.80	$ 261.67	$25.73	$1,392.34	$ 198.41	$25.73	$1,452.88	$ 132.27	$25.73	$1,513.41	$ 63.26	$25.73
8	$1,229.62	$ 311.50	$24.89	$1,288.18	$ 253.10	$24.89	$1,346.73	$ 191.91	$24.89	$1,405.28	$ 127.94	$24.89	$1,463.84	$ 61.19	$24.89
9	$1,569.55	$ 397.62	$31.76	$1,644.29	$ 323.06	$31.76	$1,719.03	$ 244.96	$31.76	$1,793.77	$ 163.31	$31.76	$1,868.51	$ 78.10	$31.76
10	$1,487.23	$ 376.76	$30.10	$1,558.05	$ 306.12	$30.10	$1,628.87	$ 232.11	$30.10	$1,699.69	$ 154.74	$30.10	$1,770.51	$ 74.01	$30.10
11	$1,814.81	$ 459.75	$36.73	$1,901.22	$ 373.55	$36.73	$1,987.64	$ 283.24	$36.73	$2,074.06	$ 188.83	$36.73	$2,160.48	$ 90.31	$36.73
12	$2,791.18	$ 707.10	$56.49	$2,924.10	$ 574.52	$56.49	$3,057.01	$ 435.62	$56.49	$3,189.92	$ 290.42	$56.49	$3,322.84	$ 138.89	$56.49
13	$1,383.37	$ 350.45	$28.00	$1,449.24	$ 284.74	$28.00	$1,515.12	$ 215.90	$28.00	$1,580.99	$ 143.94	$28.00	$1,646.87	$ 68.84	$28.00
14	$1,978.23	$ 501.15	$40.04	$2,072.43	$ 407.18	$40.04	$2,166.63	$ 308.74	$40.04	$2,260.83	$ 205.83	$40.04	$2,355.03	$ 98.44	$40.04
15	$1,734.43	$ 439.39	$35.10	$1,817.02	$ 357.00	$35.10	$1,899.61	$ 270.69	$35.10	$1,982.20	$ 180.46	$35.10	$2,064.79	$ 86.31	$35.10
16	$1,319.93	$ 334.38	$26.71	$1,382.79	$ 271.69	$26.71	$1,445.64	$ 206.00	$26.71	$1,508.50	$ 137.34	$26.71	$1,571.35	$ 65.68	$26.71
17	$1,404.19	$ 355.73	$28.42	$1,471.05	$ 289.03	$28.42	$1,537.92	$ 219.15	$28.42	$1,604.79	$ 146.10	$28.42	$1,671.65	$ 69.88	$28.42
18	$1,595.21	$ 404.12	$32.28	$1,671.17	$ 328.35	$32.28	$1,747.13	$ 248.97	$32.28	$1,823.10	$ 165.98	$32.28	$1,899.06	$ 79.38	$32.28
19	$ 681.25	$ 172.58	$13.79	$ 713.69	$ 140.22	$13.79	$ 746.14	$ 106.32	$13.79	$ 778.58	$ 70.88	$13.79	$ 811.02	$ 33.90	$13.79
20	$ 832.64	$ 210.94	$16.85	$ 872.29	$ 171.39	$16.85	$ 911.94	$ 129.95	$16.85	$ 951.59	$ 86.63	$16.85	$ 991.24	$ 41.43	$16.85
21	$ 884.24	$ 224.01	$17.90	$ 926.34	$ 182.01	$17.90	$ 968.45	$ 138.00	$17.90	$1,010.56	$ 92.00	$17.90	$1,052.66	$ 44.00	$17.90
22	$1,190.74	$ 301.66	$24.10	$1,247.45	$ 245.09	$24.10	$1,304.15	$ 185.84	$24.10	$1,360.85	$ 123.89	$24.10	$1,417.55	$ 59.25	$24.10
23	$1,414.84	$ 358.43	$28.63	$1,482.21	$ 291.22	$28.63	$1,549.59	$ 220.82	$28.63	$1,616.96	$ 147.21	$28.63	$1,684.33	$ 70.41	$28.63
24	$1,414.84	$ 358.43	$28.63	$1,482.21	$ 291.22	$28.63	$1,549.59	$ 220.82	$28.63	$1,616.96	$ 147.21	$28.63	$1,684.33	$ 70.41	$28.63
25	$ 874.89	$ 221.64	$17.71	$ 916.55	$ 180.08	$17.71	$ 958.21	$ 136.54	$17.71	$ 999.87	$ 91.03	$17.71	$1,041.53	$ 43.54	$17.71
26	$ 742.50	$ 188.10	$15.03	$ 777.86	$ 152.83	$15.03	$ 813.21	$ 115.88	$15.03	$ 848.57	$ 77.26	$15.03	$ 883.93	$ 36.95	$15.03
27	$ 681.25	$ 172.58	$13.79	$ 713.69	$ 140.22	$13.79	$ 746.14	$ 106.32	$13.79	$ 778.58	$ 70.88	$13.79	$ 811.02	$ 33.90	$13.79
28	$ 712.22	$ 180.43	$14.41	$ 746.14	$ 146.60	$14.41	$ 780.05	$ 111.16	$14.41	$ 813.97	$ 74.10	$14.41	$ 847.88	$ 35.44	$14.41
29	$1,297.41	$ 328.68	$26.26	$1,359.20	$ 267.05	$26.26	$1,420.98	$ 202.49	$26.26	$1,482.76	$ 134.99	$26.26	$1,544.54	$ 64.56	$26.26
30	$1,190.89	$ 301.69	$24.10	$1,247.60	$ 245.12	$24.10	$1,304.30	$ 185.86	$24.10	$1,361.01	$ 123.91	$24.10	$1,417.72	$ 59.26	$24.10
31	$1,190.89	$ 301.69	$24.10	$1,247.60	$ 245.12	$24.10	$1,304.30	$ 185.86	$24.10	$1,361.01	$ 123.91	$24.10	$1,417.72	$ 59.26	$24.10
32	$1,190.89	$ 301.69	$24.10	$1,247.60	$ 245.12	$24.10	$1,304.30	$ 185.86	$24.10	$1,361.01	$ 123.91	$24.10	$1,417.72	$ 59.26	$24.10
	$ 42,000	$ 10,640	$ 850	$ 44,000	$ 8,645	$ 850	$ 46,000	$ 6,555	$ 850	$ 48,000	$ 4,370	$ 850	$ 50,000	$ 2,090	$ 850

October 1, 2015

Members Alamosa City Council
300 Hunt Avenue
Alamosa Colorado 81101

To all members of the Alamosa City Council,

I am grateful for the service that each of you provides for the citizens of this town. I assume that you earn something for your service; even so you are often in a pretty thankless and difficult position. So I want to again express my thanks for the efforts you make in trying to make decisions, sometimes with limited input.

To give input on the Carroll Subdivision Addition No. 2 Special Improvement District is the purpose of my letter. If I did not have community service responsibilities of my own on the night of the hearing I would appear in person to deliver these thoughts. I did attend two previous hearings and find that I am again faced with voicing the same objections as I did then, but also some additional ones.

You must first understand my location. I live at 916 Duke Drive which is a corner lot. All of the utilities including sewer, water, streets, and necessary sidewalks were in place before this proposal by Arvin Van Ry. These services were already paid for in the original purchase price of the improved lot [or are still being paid for in my annual tax assessments] without any additional help from the other 31 lots covered by this project. I did not ask for any of the other lot owners to repay me for the services I am getting even though they have to access their lots on improved roads I have already helped pay for; are tying their sewer and water into pipes that I have already helped pay for, because I did not expect that it should HAVE to be my neighbors' burden.

This remains my number one "bone of contention" with any assessment for this project. Why should not those who will reap the benefits of sale of the lots be expected to carry the entire cost of the project? I am certain that I and the other two corner lot owners had to pay for similar services in the purchase price of our lots. What is good for the goose is good for the gander.

In criminal court this could be considered 'double jeopardy.' If the accused cannot be tried for the same crime twice, why are we being expected to pay again for service we already have? It feels as I am being 'tried twice' for choosing to live where I am and for faithfully paying my already high annual property taxes.

There is another incidence of double jeopardy when you consider the increased property tax values you say will occur. This value increase then ALSO means an additional tax increase on annual property taxes which equates to paying twice for the "improvements." You seem to be expecting that I contribute via a special assessment and then to also keep paying with my increased property taxes. I will ask the same question I did in the earlier hearing, "Would any of you pay twice for the same car?"

My second objection, to this at best draconian process, especially for people who may be living on fixed incomes, comes from the hearing announcement. The notice stated, *"The amount of the assessment to be levied for the Project on each lot will be due and payable within thirty (3) days after the final publication of the assessment ordinance adopted by the City Council."* Wow! Really? Thirty days to come up with $8,797.88, an amount that is 5 TIMES more than my current annual property tax assessment! Then to stipulate that if I cannot magically produce this amount [I suppose I could counterfeit this, but I choose to be law abiding] in 30 days I will then be held in "captivity" for an additional 15 years, with no choice on my part to pay in say three years. Even further infuriating is that you may expect me to pay "interest" on an obligation that is forced upon me without choice and no real benefit. Forgive my ire! What happened to government "by the people?"

Now perhaps you get a sense of why I consider the elements of the Notice to be draconian. The imposition of any of the costs for the project on those of us who already have full services and access is, as Webster's defines it, "characteristic of Draco or the severe code of laws" and were the type our Founding Families fled Europe and now Latin America, to avoid.

I have offered alternatives to the proposal in the past and will reiterate them here. 1] Have those lot owners who actually need the services carry the TOTAL cost. 2] Or, place a lien on those current lot owners who sell their lots within the 15 year payback period so these funds can then be used to pay back the other lot owners who had the services in place prior to the start of this project. 3] Call President Obama and ask him to make an executive order absolving us all from any responsibility to pay back the debt for the project. It seems to be working at the national level, why not try it at the local level as well?

It is not my intention to be disrespectful or flippant. But somehow, someday, someone of our elected officials will step up and let reason rule again; instead of bowing to the bullying applied by those who think they have influence [money]. Does it really make sense to any of you to force this assessment on the corner lot owners who benefit in no real way? The roll call vote will show us the shades of your heart.

Respectfully,

Robert A. Webb
916 Duke Drive
Alamosa CO 81101