



32           Section 4 - Said tax bills shall be payable in 15 equal annual installments  
33 becoming due, together with interest at the rate set forth below, on each anniversary  
34 date after the issuance thereof for a period of 15 years respectively after the date of  
35 issuance of the tax bills; provided, however, that each person paying such tax bills shall  
36 have the right to pay the same in part or in full within 30 days after the issuance thereof  
37 with no interest and shall have the further right to pay any combination of annual  
38 principal payments or the unpaid balance of said tax bills with interest thereon up to the  
39 date of payment, within 30 days after the end of any yearly period when any installment  
40 is due. In addition to the above, tax bills may be paid in full at any time during the year  
41 with interest thereon up to the date of payment.  
42

43           Tax bills so issued shall be payable in accordance herewith. If any annual  
44 installment of principal and interest thereof is not paid within 30 days of the due date,  
45 then all the remaining installments with interest thereon shall at once become due and  
46 payable, and payment of the entire amount of such tax bill remaining unpaid may be  
47 demanded and enforcement measures may be taken by the City. The lien thereof shall  
48 continue for 16 years from the date of passage of this Ordinance, or 1 year after the last  
49 installment becomes due, unless sooner paid in full, or in the event litigation is brought  
50 to enforce the collection of such special tax bill under such lien, then until the litigation is  
51 fully and finally adjudicated.  
52

53           Section 5 - The City Council hereby sets the interest rate on the sewer tax bills to  
54 be issued by the City for Sanitary Sewer District No. 183 of Section No. 16 to be the  
55 same percentage rate of annual interest that is payable by the United States of America  
56 on 10-year treasury notes at the most recent auction before the date of the issuance of  
57 the sewer tax bills, as is set forth in Section 88.812 of the Revised Statutes of Missouri.  
58

59           Section 6 - The City Manager has caused to be computed the entire cost and  
60 expense of the aforesaid improvement, including any cost or expense incurred by the  
61 City, and the amounts herein charged, assessed, and levied have likewise been so  
62 computed and are assessed and levied ratably against all lots and tracts of land within  
63 the district in proportion to the area thereof and are as follows:  
64

65 Tax Bill No: 53340A  
66 Owner(s): Eli Avila-Velazquez  
67

68 Legal Description: All of Lot 14, Block 6, in West Highlands Subdivision, a subdivision  
69 in the City of Springfield, Greene County, Missouri, recorded at Book 17, Page 383, in  
70 the Recorder's Office of Greene County, Missouri. (19,800.00 sq. ft.)  
71

72	Square Foot Assessment (District Sewer 183 of 16)	\$ 10,901.84
73	Connection Fee	\$ 0.00
74	Total Assessment	\$ 10,901.84

75

76 Tax Bill No: 53341A  
77 Owner(s): Eli Avila-Velazquez

78  
79 Legal Description: All of Lots 10, 11, 12, and 13, Block 6, in West Highlands  
80 Subdivision, a subdivision in the City of Springfield, Greene County, Missouri,  
81 Recorded at Book 17, Page 383, in the Recorder's Office of Greene County, Missouri.  
82 (79,200.00 sq. ft.)

83  
84 Square Foot Assessment (District Sewer 183 of 16) \$ 43,607.35  
85 Connection Fee \$ 0.00  
86 Total Assessment \$ 43,607.35

87  
88 Tax Bill No: 53342A  
89 Owner(s): Cheston Doran

90  
91 Legal Description: All of Lot 14, Block 3, in West Highlands Subdivision, a subdivision  
92 in the City of Springfield, Greene County, Missouri, recorded at Book 17, Page 383, in  
93 the Recorder's Office of Greene County, Missouri. (19,800.00 sq. ft.)

94  
95 Square Foot Assessment (District Sewer 183 of 16) \$ 10,901.84  
96 Connection Fee \$ 0.00  
97 Total Assessment \$ 10,901.84

98  
99 Tax Bill No: 53343A  
100 Owner(s): Cheston Doran

101  
102 Legal Description: All of Lot 15, Block 3, in West Highlands Subdivision, a subdivision  
103 in the City of Springfield, Greene County, Missouri, recorded at Book 17, Page 383, in  
104 the Recorder's Office of Greene County, Missouri. (19,800.00 sq. ft.)

105  
106 Square Foot Assessment (District Sewer 183 of 16) \$ 10,901.84  
107 Connection Fee \$ 300.00  
108 Total Assessment \$ 11,201.84

109  
110 Tax Bill No: 53344A  
111 Owner(s): Daniel Walker and Vera Walker

112  
113 Legal Description: All of Lot 7, Block 3, in West Highlands Subdivision, a subdivision in  
114 the City of Springfield, Greene County, Missouri, recorded at Book 17, Page 383, in the  
115 Recorder's Office of Greene County, Missouri. (19,800.00 sq. ft.)

116  
117 Square Foot Assessment (District Sewer 183 of 16) \$ 10,901.84  
118 Connection Fee \$ 0.00  
119 Total Assessment \$ 10,901.84

120  
121 Tax Bill No: 53345A  
122 Owner(s): Wise Homes LLC

123

124 Legal Description: All of Lot 10, Block 3, in West Highlands Subdivision, a subdivision  
125 in the City of Springfield, Greene County, Missouri, recorded at Book 17, Page 383, in  
126 the Recorder's Office of Greene County, Missouri. (19,800.00 sq. ft.)  
127

128	Square Foot Assessment (District Sewer 183 of 16)	\$ 10,901.84
129	Connection Fee	\$ 300.00
130	Total Assessment	\$ 11,201.84

131  
132 Tax Bill No: 53346A  
133 Owner(s): Virginia Shisler  
134

135 Legal Description: All of Lot 11, Block 3, in West Highlands Subdivision, a subdivision  
136 in the City of Springfield, Greene County, Missouri, recorded at Book 17, Page 383, in  
137 the Recorder's Office of Greene County, Missouri. (19,800.00 sq. ft.)  
138

139	Square Foot Assessment (District Sewer 183 of 16)	\$ 10,901.84
140	Connection Fee	\$ 300.00
141	Total Assessment	\$ 11,201.84

142  
143 Tax Bill No: 53347A  
144 Owner(s): Cheston Doran  
145

146 Legal Description: All of Lot 12, Block 3, in West Highlands Subdivision, a subdivision  
147 in the City of Springfield, Greene County, Missouri, recorded at Book 17, Page 383, in  
148 the Recorder's Office of Greene County, Missouri. (19,800.00 sq. ft.)  
149

150	Square Foot Assessment (District Sewer 183 of 16)	\$ 10,901.84
151	Connection Fee	\$ 0.00
152	Total Assessment	\$ 10,901.84

153  
154 Tax Bill No: 53348A  
155 Owner(s): Cheston Doran  
156

157 Legal Description: All of Lot 13, Block 3, in West Highlands Subdivision, a subdivision  
158 in the City of Springfield, Greene County, Missouri, recorded at Book 17, Page 383, in  
159 the Recorder's Office of Greene County, Missouri. (19,800.00 sq. ft.)  
160

161	Square Foot Assessment (District Sewer 183 of 16)	\$ 10,901.84
162	Connection Fee	\$ 0.00
163	Total Assessment	\$ 10,901.84

164  
165 Tax Bill No: 53349A  
166 Owner(s): Richard Baumgarte and Siriwan Baumgarte  
167

168 Legal Description: All of Lot 14, Block 2, in West Highlands Subdivision, a subdivision  
169 in the City of Springfield, Greene County, Missouri, recorded at Book 17, Page 383, in  
170 the Recorder's Office of Greene County, Missouri. (19,300.00 sq. ft.)

171

172	Square Foot Assessment (District Sewer 183 of 16)	\$ 10,626.54
173	Connection Fee	\$ 300.00
174	Total Assessment	\$ 10,926.54

175

176 Tax Bill No: 53350A

177 Owner(s): Minor Hollan and Sharron Hollan

178

179 Legal Description: All of Lot 15, Block 2, in West Highlands Subdivision, a subdivision  
180 in the City of Springfield, Greene County, Missouri, recorded at Book 17, Page 383, in  
181 the Recorder's Office of Greene County, Missouri. (19,300.00 sq. ft.)

182

183	Square Foot Assessment (District Sewer 183 of 16)	\$ 10,626.54
184	Connection Fee	\$ 300.00
185	Total Assessment	\$ 10,926.54

186

187 Tax Bill No: 53351A

188 Owner(s): Brian Stiles

189

190 Legal Description: All of Lot 16, Block 2, in West Highlands Subdivision, a subdivision  
191 in the City of Springfield, Greene County, Missouri, recorded at Book 17, Page 383, in  
192 the Recorder's Office of Greene County, Missouri. (19,300.00 sq. ft.)

193

194	Square Foot Assessment (District Sewer 183 of 16)	\$ 10,626.54
195	Connection Fee	\$ 300.00
196	Total Assessment	\$ 10,926.54

197

198 Tax Bill No: 53352A

199 Owner(s): Diversified Products Company, LLC

200

201 Legal Description: All of Lot 17, Block 2, in West Highlands Subdivision, a subdivision  
202 in the City of Springfield, Greene County, Missouri, recorded at Book 17, Page 383, in  
203 the Recorder's Office of Greene County, Missouri. (19,300.00 sq. ft.)

204

205	Square Foot Assessment (District Sewer 183 of 16)	\$ 10,626.54
206	Connection Fee	\$ 300.00
207	Total Assessment	\$ 10,926.54

208

209 Tax Bill No: 53353A

210 Owner(s): Ronald Ousley and Wanda Ousley

211

212 Legal Description: All of Lot 9, Block 2, in West Highland Gardens Subdivision, a  
213 subdivision in the City of Springfield, Greene County, Missouri, recorded at Book 17,

214 Page 383, in the Recorder's Office of Greene County, Missouri; plus all of the vacated  
215 public right-of-way of Madison Street north of Lots 8 and 9 in said West Highland  
216 Gardens Subdivision; plus all of Lots 6, 7, 8, and 9, Block 9, in Highland Gardens  
217 Subdivision, a subdivision in the City of Springfield, Greene County, Missouri, recorded  
218 at Book 7, Page 1107, in the Recorder's Office of Greene County, Missouri.  
219 187,300.00 sq. ft.

220		
221	Square Foot Assessment (District Sewer 183 of 16)	\$103,126.97
222	Connection Fee	\$ 0.00
223	Total Assessment	\$103,126.97
224		

225 Tax Bill No: 53354A  
226 Owner(s): Donna Henry

227  
228 Legal Description: All of Lots 10, 11, 12, and 13, Block 2, in West Highlands  
229 Subdivision, a subdivision in the City of Springfield, Greene County, Missouri, recorded  
230 at Book 17, Page 383, in the Recorder's Office of Greene County, Missouri.  
231 (77,200.00 sq. ft.)

232		
233	Square Foot Assessment (District Sewer 183 of 16)	\$ 42,506.15
234	Connection Fee	\$ 300.00
235	Total Assessment	\$ 42,806.15
236		

237 Tax Bill No: 53355A  
238 Owner(s): Johnnie Hartin and Donna Hartin (Trustees)

239  
240 Legal Description: All of Lots 10, 11, and 12, Block 9, in Highland Gardens Subdivision,  
241 a subdivision in the City of Springfield, Greene County, Missouri, recorded at Book 7,  
242 Page 1107, in the Recorder's Office of Greene County, Missouri. (126,400.00 sq. ft.)

243		
244	Square Foot Assessment (District Sewer 183 of 16)	\$ 69,595.56
245	Connection Fee	\$ 0.00
246	Total Assessment	\$ 69,595.56
247		

248 Tax Bill No: 53356A  
249 Owner(s): Clyde Bryant and Lillie Bryant

250  
251 Legal Description: All of the north half of Lot 5, Block 9, in Highland Gardens  
252 Subdivision, a subdivision in the City of Springfield, Greene County, Missouri, recorded  
253 at Book 7, Page 1107, in the Recorder's Office of Greene County, Missouri.  
254 (21,000.00 sq. ft.)

255		
256	Square Foot Assessment (District Sewer 183 of 16)	\$ 11,562.55
257	Connection Fee	\$ 300.00
258	Total Assessment	\$ 11,862.55
259		

260 Tax Bill No: 53357A  
261 Owner(s): Jesse Nimmo and Thelma Nimmo  
262  
263 Legal Description: All of Lots 7, 8, 9, and 10, Block 4, in Highland Gardens Subdivision,  
264 a subdivision in the City of Springfield, Greene County, Missouri, recorded at Book 7,  
265 Page 1107, in the Recorder's Office of Greene County, Missouri. (168,000.00 sq. ft.)  
266  
267 Square Foot Assessment (District Sewer 183 of 16) \$ 92,500.43  
268 Connection Fee \$ 300.00  
269 Total Assessment \$ 92,800.43

270  
271 Tax Bill No: 53358A  
272 Owner(s): Lawrence Mooneyham and Kathy Davis  
273  
274 Legal Description: All of the south half of Lot 6, Block 4, in Highland Gardens  
275 Subdivision, a subdivision in the City of Springfield, Greene County, Missouri, recorded  
276 at Book 7, Page 1107, in the Recorder's Office of Greene County, Missouri.  
277 (21,000.00 sq. ft.)  
278  
279 Square Foot Assessment (District Sewer 183 of 16) \$ 11,562.55  
280 Connection Fee \$ 300.00  
281 Total Assessment \$ 11,862.55

282  
283 Section 7 - Said sanitary sewer has been completed according to the contract  
284 therefore and is hereby accepted from the contractor, Hamilton and Dad, Inc. The total  
285 cost of construction of said sanitary sewer, including any cost or expense incurred by  
286 the City, is \$636,036.84, and the total amount assessed for the payment of said  
287 construction is \$636,036.84. As provided for by Special Ordinance No. 26677, passed  
288 by the City Council on December 22, 2015, and Resolution No. 10246, passed by the  
289 City Council on November 9, 2015, the rate of assessment levied against each property  
290 in the district is in proportion to the square footage of the property. This rate of  
291 assessment is \$550.5978 per thousand square feet.

292  
293 Section 8 - This Ordinance shall be in full force and effect from and after its  
294 passage.

295  
296  
297 Passed at meeting: \_\_\_\_\_

298  
299  
300  
301 \_\_\_\_\_  
302 Mayor

303  
304 Attest: \_\_\_\_\_, City Clerk

305

306

307 Filed as ordinance: \_\_\_\_\_

308

309

310 Approved as to form: , Assistant City Attorney

311

312

313 Approved for Council action: , City Manager

**EXPLANATION TO COUNCIL BILL NO. 2016-237**

FILED: 10-11-16

ORIGINATING DEPARTMENT: Environmental Services

PURPOSE: to levy a special tax against the lots, blocks, and parcels of ground hereinafter described to pay for the cost of the construction of sanitary sewers in the City of Springfield, Missouri, in Sanitary Sewer District No. 183 of Section No. 16, in the general vicinity of Grand Street and West Bypass as shown in "Exhibit A," providing for inclusion of said district in the City Sewer Financial Assistance Program, and authorizing the City Clerk to issue special tax bills and deliver the same to the Director of Finance to be registered in his office in accordance with this Ordinance.

BACKGROUND:

1. The project was scheduled for construction as part of the City's sewer construction program, as established in Resolution No. 7995, to eliminate septic tanks within the City limits and to encourage infill by providing sanitary sewer service. This project is funded by sewer improvement bonds that are already budgeted. It makes sewer available to 19 tracts, which eliminates 15 septic systems from within the City limits of Springfield.
2. Special Ordinance No. 26450, passed by City Council on September 22, 2014, established and defined the boundaries for Sanitary Sewer District No. 183 of Section No. 16.
4. Plans, specifications, and a cost estimate were prepared by Environmental Services and are on file in the Director's office.
4. Wastewater from this district will flow to the Southwest Treatment Plant.
5. The project was advertised in the *Daily Events* on September 19, 2015, through September 21, 2015.
6. Bids were opened in the Busch Building on October 14, 2015, at 10:00 a.m. The following bids were received:

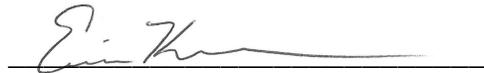
<u>CONTRACTOR</u>	<u>BID AMOUNT</u>
Hamilton and Dad, Inc.	\$ 611,994.18
Gillespie Excavating Company, LLC	\$ 713,975.89
Rosetta Construction, LLC	\$ 774,024.00
Flat Creek Excavating, LLC	\$ 809,357.75
Engineer's Estimate	\$ 667,982.50

7. The lowest responsible and responsive bidder for Sanitary Sewer District No. 183 of Section No. 16 was Hamilton and Dad, Inc. Hamilton and Dad, Inc., is a local contractor.
8. Resolution No. 10246, passed by City Council on November 9, 2015, declared it necessary to construct sanitary sewers in Sanitary Sewer District No. 183 of Section No. 16.
9. Resolution No. 10246 was published in the *Daily Events* on November 14, 2015, through November 18, 2015. A resolution was also posted in three locations within the district. A valid remonstrance was not filed.
10. Special Ordinance No. 26677, passed by City Council on December 22, 2015, accepted the bid of Hamilton & Dad, Inc., in the amount of \$611,994.18.
11. Construction has been completed and the project accepted. The actual total cost of construction, including any cost or expense incurred by the City, is \$636,036.84.
12. The tax bill rate based on actual construction costs for Sanitary Sewer District No. 183 of Section No. 16 is \$550.5978 per thousand square feet of property owned.
13. The City will hold the tax bills for all properties within the district at 1.60% interest for 15 years.
14. Programs are available to assist property owners with the costs associated with the sewer tax bill and sewer hookup. The City Sewer Financial Assistance Program offers single-family residential property owners a maximum cap per tract on the tax bill amount. The Clean Water Services Division of the Department of Environmental Services offers a low-interest loan to help with costs for hookup to the sewer. The Sanitary Sewer Installation and Connection Assistance Program offers two types of assistance for low- and moderate-income families: a deferred, no-interest loan for sewer hookup costs and a direct grant to offset the cost of the tax bill. The City also provides a 15-year, low-interest payback arrangement for tax bill costs.
15. Letters have been mailed to property owners in the district with information regarding their tax bill amount and available assistance programs.
16. This ordinance is for a public improvement, where a special tax bill is issued, and should be a one-reading bill under City Charter Section 2.12.
17. This ordinance supports the following Field Guide 2030 goal(s): Chapter 6, Growth Management and Land Use; Major Goal 5, Protect and preserve our natural resources for future generations; Objective 5b, Maintain high water

quality and increase water quantity by securing and improving water resources for future generations; and Objective 5c, Protect our caves and karst ecosystems which contain plants, animals, and natural communities that depend on the surrounding land and water to thrive and survive. Chapter 10, Public Health; Major Goal 5, Develop and ensure safe and healthy environments both indoors and outdoors; Objective 5c, Ensure a clean and sustainable water supply.

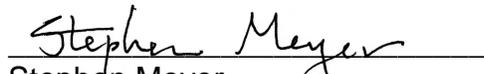
REMARKS: Environmental Services recommends passage of this Council bill.

Submitted by:



Errin Kemper  
Assistant Director of Environmental Services

Recommended by:



Stephen Meyer  
Director of Environmental Services

Approved by:



Greg Burris  
City Manager

# SANITARY SEWERS DISTRICT 183 OF SECTION 16

