

RESOLUTION DETERMINING THE ADVISABILITY AND ESTABLISHING THE
CAROL PARK ROAD SANITARY SEWER IMPROVEMENT AREA

RESOLUTION NO. 18-002

A RESOLUTION OF THE BOARD OF TRUSTEES OF JEFFERSON COUNTY PUBLIC SEWER DISTRICT DETERMINING THE ADVISABILITY AND ORDERING THE ESTABLISHMENT OF THE CAROL PARK ROAD SANITARY SEWER IMPROVEMENT AREA AND ORDERING THE IMPROVEMENTS DESCRIBED HEREIN BE MADE.

WHEREAS, Jefferson County Public Sewer District (the “District”) is authorized under Section 204.652 of the Revised Statutes of Missouri (RSMo.) to order the establishment of a sanitary sewer improvement area and to order improvements be made following the filing with the District of a petition signed by the owners of record of four-sevenths (4/7) of the properties in the proposed sanitary sewer improvement area; and

WHEREAS, the District has received petitions (“Petitions”), a list of which is attached hereto as Exhibit A, requesting the formation of a sanitary sewer improvement area, to be known as the Weber Hill Terrace/Warren Woods Sanitary Sewer Improvement Area, for the area described by bounds, streets, and other specific description attached hereto as Exhibit B (the “Improvement Area”); and

WHEREAS, the Petitions, which include the signature of the owners of record of 8 of a total number of 10 properties within the Improvement Area, are therefore signed by more than four-sevenths (4/7) of the property owners, as required by Section 204.654.1 RSMo.; and

WHEREAS, the Petitions are in accordance and compliance with the requirements of Section 204.654.1 RSMo.; and

WHEREAS, pursuant to Section 204.654.2 RSMo., upon the filing of the Petitions, the District may, by resolution, determine the advisability of the improvement and may order that the

sanitary sewer improvement area be established and that preliminary plans and specifications for the improvement be made.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Jefferson County Public Sewer District as follows:

Section 1: The District hereby determines that the establishment of the Improvement Area and the proposed improvement therein are advisable and hereby orders that said Improvement Area be established. The boundaries of the said Improvement Area shall be the area as described in Exhibit “B”. The nature of the improvement shall be the construction of a gravity sewage conveyance system and appurtenances and all necessary engineering and administration of the same.

Section 2: The District shall proceed to make preliminary plans and specifications for the improvement within the Improvement Area. The estimated cost for the improvement within the Improvement Area is Two Hundred Three Thousand and 00/100 Dollars (\$203,000.00).

Section 3: The proposed method of financing the improvement shall be a combination of the following sources: USDA Rural Development, Missouri Department of Natural Resources, and/or other temporary notes and/or revenue bonds.

Section 4: The proposed method of imposing assessments shall be a combination of tap-on fees and assessments, assessments to be made equally by lot or tract, as follows:

- a. Tap-On Fees \$ 3,000 /per tap.
- b. Assessments
 - a. Assessment in Full..... \$ 17,300.00
 - b. Annual Assessment \$ 865.00/year
 - c. Monthly Assessment \$ 72.08/month

To correct omissions, errors, or mistakes in the original assessment that relate to the total cost of the

improvement, the Board may, without a notice or hearing, make supplemental or additional assessments on property within the Improvement Area, except that neither the amount of financing nor the final cost of the improvement shall exceed twenty-five percent (25%) of the estimated cost of the improvement without a new petition.

Section 5. All officers and employees of Jefferson County Public Sewer District are hereby authorized and directed to do all things necessary and appropriate to carry out and effectuate the terms of this Resolution and sections 204.650 to 204.672 RSMo.

Section 6. This Resolution shall be effective on June 29, 2018.

Adopted this 23rd day of May, 2018 by the Board of Trustees of the Jefferson County Public Sewer District.

Clyde Pratt, Chairman

ATTEST: _____

(Seal)

NAME	STREET ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION	PARCEL NO
SCOTINO SAMUEL C & WF	3640 CAROL PARK RD	HOUSE SPRINGS	MO	63051	CAROL PARK LOT 1	03-7.0-26.0-1-001-007.
SHOCKLEE JIM & SUSAN	3652 CAROL PARK RD	HOUSE SPRINGS	MO	63051	CAROL PARK LOT 2	03-7.0-26.0-1-001-008.
WILSON LOIS C	3658 CAROL PARK RD	HOUSE SPRINGS	MO	63051-1446	CAROL PARK LOT 3	03-7.0-26.0-1-001-009.
HAYES LEOLA M	3664 CAROL PARK RD	HOUSE SPRINGS	MO	63051	CAROL PARK LOT 4	03-7.0-26.0-1-001-010.
HLOBEN MARK J & CARLA M	3704 CAROL PARK RD	HOUSE SPRINGS	MO	63049	CAROL PARK LOT 5	03-7.0-26.0-1-001-011.
LINCOLN CHASE M & JESSICA D	3710 CAROL PARK RD	HOUSE SPRINGS	MO	63051	CAROL PARK LOT 6	03-7.0-26.0-1-001-012.
RYAN JACKSON	3716 CAROL PARK RD	HOUSE SPRINGS	MO	63051	CAROL PARK LOT 7	03-7.0-26.0-1-001-013.
STEVENS PHILLP & SHERRY	3722 CAROL PARK RD	HOUSE SPRINGS	MO	63012	CAROL PARK LOT 8	03-7.0-26.0-1-001-014.
DOWDELL JASON & DILORENZO M	3728 CAROL PARK RD	HOUSE SPRINGS	MO	63051	CAROL PARK LOT 9	03-7.0-26.0-1-001-015.
ALEXANDER PHILIP	3734 CAROL PARK RD	HOUSE SPRINGS	MO	63051	CAROL PARK PT LOT 10	03-7.0-26.0-1-001-016.

CAROL PARK SANITARY IMPROVEMENT AREA

BOUNDARY DECIPTION

A BOUNDARY DESCRIPTION to establish a Sanitary Improvement Area over and upon several tracts of land located in the North Half of the Southwest Quarter of the Northeast Quarter, and part of the South Half of the of the Southwest Quarter of the Northeast Quarter, and part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 43 North, Range 4 East, Jefferson County, Missouri; BEGINNING AT A POINT on North line of the North Half of the Southwest Quarter of the Northeast Quarter of said Section 26, said point being 50.00 feet East of the Northwest Corner of the Southwest Quarter of the Northeast Quarter of said Section 26, Said point also the Northwest Corner of the Carol Park Subdivision as recorded in Plat Book 19, Page 19 of the Jefferson County Land Records, said point also located on the Easterly Right of Way Line of Carol Park Road (Old Gravois Road); Thence along the North Line of said Carol Park Subdivision on An Assumed Bearing of North 89 degrees 12 minutes East along said North line of said North Half of the Southwest Quarter of the Northeast Quarter, for a distance of 250.00 feet to the Northeast Corner of Lot 1 of said Carol Park Subdivision; Thence, departing from said North line, South 04 degrees 13 minutes West along the Easterly line of Lots 1-10 of said Carol Park Subdivision, for a distance of 687.44 feet to the Southeast Corner of Lot 10 of said Subdivision, said Corner also the Northerly Right of Way Line of Spring Valley Road; Thence South 81 degrees 42 minutes West, along the South line of said Lot 10 for a distance of 251.00 feet, said line also the Northerly Right of Way line of said Spring Valley Road; Thence, North 73 degrees 00 minutes West, along the South line of said Lot 10 for a distance of 36.50 feet to a point, said line also the Northerly Right of way line of said Spring Valley Road, said point also the Easterly Right of Way line of Carol Park Road (Old Gravois Road); Thence, North 16 degrees 49 minutes West along the Westerly line of said Carol Park Subdivision for a distance of 207.70 feet to a point, said line also the Easterly Right of Way Line of Carol Park Road (Old Gravois Road); Thence, North 04 degrees 13 minutes East along the Westerly line of said Carol Park Subdivision for a distance of 501.62 feet, more or less, to the POINT OF BEGINNING, said line also the Easterly Right of Way Line of Carol Park Road (Old Gravois Road). It is the intention of all the properties in the above described description to be included in the Sanitary Improvement Area for the purpose of providing sanitary sewers to this community.