
PUBLIC NOTICE

NOTICE OF RESOLUTION OF INTENT TO PROVIDE IMPROVEMENTS BY SPECIAL ASSESSMENT

TO THE OWNERS OF LAND WITHIN THE LOWER NOWOOD IMPROVEMENT AND SERVICE DISTRICT

At the request of the Board of Directors of the Lower Nowood Improvement and Service District, the undersigned Mary Grace Strauch, as Washakie County Clerk, hereby gives notice pursuant to Wyo. Stat. Ann. § 18-12-117 (LexisNexis 2012-2017) as follows:

On July 24, 2017, the Board of Directors of the Lower Nowood Improvement and Service District, hereinafter "District", executed a Resolution Authorizing Special Assessment for Ground Water Well and Rural Water Distribution System for portions of the Lower Nowood Improvement and Service District. This followed a public hearing held on July 24, 2017 after Notice of Resolution of Intent to Provide Improvements by Special Assessment was provided to the landowners of said District pursuant to Wyo. Stat. Ann. § 18-12-117 (LexisNexis 2012-2016). By said Resolution, the total probable cost of the water supply project was \$2,362,207.35 and included a grant from the Wyoming Water Development Commission ("WWDC") in the amount of \$1,518,067.12 and a grant from the United States Department of Agriculture in the amount of \$427,000.00. The remaining amount was to be paid through a loan with the United States Department of Agriculture in the amount of \$417,000.00 over a term of 30 years at approximately a 1.875 percent interest rate. The cost per year per landowner with one tap was to be \$140 per month with an operation and maintenance assessment of \$75 per month for a total combined assessment of \$215 per month. The District was then advised by the United States Department of Agriculture that the loan would be for a term of 25 years rather than 30 years, changing the assessment for each landowner with one tap to be approximately \$1,930 per year or approximately \$160 per month. In addition, the landowner would be charged an assessment for operation and maintenance in the amount of \$80 per month. The total monthly combined assessment for the construction, and operation and maintenance would then be approximately \$240 per month. This amount would include the amount necessary to create the debt service reserve to equate to one annual loan installment of \$18,303.00 as set forth in the requirements of the United States Department of Agriculture.

On June 28, 2018, the District, pursuant to Wyo. Stat. Ann. § 18-12-116 (LexisNexis 2012-2017) adopted a Resolution to the effect that the Board intends to order the construction of the water supply system to provide water to the lands located within the District to be paid for by special assessment over a period of 25 years.

i) The specific nature of the improvement proposed is the construction of a ground water well and rural water distribution system constructed within the District.

ii) The extent of the District to be assessed is the entire District

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with the exception of those properties belonging to:

a. That property belonging to Mitchell F. and Bryony A. Volin described as:

SW¼SE¼ of Section 28, Township 48 North, Range 89 West;

b. That property belonging to Janeen L. Capshaw-King described as:

NE¼NW¼, NW¼NE¼ of Section 33, Township 48 North, Range 89 West; SE¼SW¼ of Section 28, Township 48 North, Range 89 West;

c. That property belonging to Mark Richard and Holly Jean Redland described as:

Parts of Tract 851 located in Section 12 and Section 13, Township 48 North, Range 89 West. Tract T62, Tract T61A and Tract T61B located in Section 13, Township 47, Range 89 West

All other properties within the District shall be assessed.

iii) The Board has determined for assessment costs the fairest and most equitable distribution of costs of the improvement would be to assess each property benefiting from the project equally with additional assessments imposed for each additional tap requested by said landowner.

iv) The total probable cost of the water supply project as determined by estimates of Sage Civil Engineering, a qualified professional engineering firm located in Cody, Wyoming at 2824 Big Horn Avenue, Cody, Wyoming 82414, is a gross amount of \$2,362,207.35. The Board intends to obtain a grant from the Wyoming Water Development Commission ("WWDC") in the amount of \$1,518,067.12, and a grant from the United States Department of Agriculture in the amount \$427,000.00. The remaining amount will be paid through a loan with the United States Department of Agriculture in the amount of \$417,000.00 over a term of 25 years at approximately a 1.875 percent interest rate. If the grants from the WWDC and the United States Department of Agricultural or the loan from the United States Department of Agricultural are not approved, the project will not be constructed. The total probable cost of said loan per landowner with one tap is approximately \$50,328.00. The cost per year per landowner with one tap will be approximately \$1,930 or approximately \$160 per month. In addition to the assessment for construction costs, each landowner with one tap will be assessed an operation and maintenance fee of approximately \$80 per month. The total monthly combined assessment for the construction, and operation and maintenance and debt service reserve will be approximately \$240 per month.

v) The time when a resolution authorizing said improvement will be considered by the Board is August 22, 2018 from 5:30 p.m. until 6:00 p.m. at the Public Hearing to be held at the residence of Larry and Janette King, 946 Road 47, Ten Sleep, Wyoming with final action by the Board to

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be at the close of the hearing.

vii) That maps, estimates and schedules showing the approximate amount to be assessed and all resolutions and proceedings are on file and may be seen or examined at the residence of Larry and Janette King, 946 Road 47, Ten Sleep, Wyoming 82442 during regular working hours.

viii) That all complaints and objections concerning the proposed improvement by owners of property subject to assessment will be heard and considered by the Board at a Public Hearing held under the provisions of the Wyoming Administrative Procedure Act (Wyo. Stat. Ann. §§ 16-3-101 through 16-3-115 (LexisNexis 2012-2017)). The Public Hearing will be held at the residence of Larry and Janette King, 946 Road 47, Ten Sleep, Wyoming on August 22, 2018, between 5:30 p.m. and 6:00 p.m.

Written comments, including complaints and objections, **may be mailed to the Board of Directors of the Lower Nowood Improvement and Service District, 946 Road 47, Ten Sleep, Wyoming 82442. If mailed, any written comments, including complaints and objections, must be mailed to be received by the Board no later than 5:00 p.m. at the close of business on August 22, 2018.** IN THE ALTERNATIVE, written comments, including complaints and objections, may be hand delivered to the Board at the Public Hearing on or before 6:00 p.m. on August 22, 2018. All written objections must be legible, signed by the legal owner or his legal agent and must clearly identify which property subject to assessment the comment pertains to, and the name(s) of the landowner or legal representative. Any objections signed on behalf of the owner by his legal representative must include a notarized sworn statement providing such authority by the landowner. Failure to submit proof of such authority shall make such objection void.

IF OBJECTIONS TO THE PROPOSED WATER SUPPLY PROJECT ARE MADE BY OWNERS OR AGENTS REPRESENTING PROPERTY SUBJECT TO THIRTY PERCENT (30%) OR MORE OF THE PROJECTED DOLLAR ASSESSMENTS, THE SPECIAL ASSESSMENT FOR THE WATER SUPPLY PROJECT MAY NOT BE AUTHORIZED AND A NEW RESOLUTION FOR THE SAME OR SIMILAR PURPOSES ENCOMPASSING PROPERTY REPRESENTING OBJECTIONS MAY NOT BE CONSIDERED WITHIN ONE (1) YEAR THEREAFTER. WYO. STAT. ANN. § 18-12-117(b) (LexisNexis 2012-2017)

DATED this 26th day of July, 2018

/s/Mary Grace Strauch
Mary Grace Strauch
MARY GRACE STRAUCH
WASHAKIE COUNTY CLERK

August 8, 2018