

MINUTES
PUBLIC HEARING--NORTH BROOKINGS SEWER DISTRICT
BROOKINGS COMMON COUNCIL
CITY OF BROOKINGS
MAY 8, 1979

Council members present were: Mayor Elmer Hitchcock and Councilman Darrell Allsup.

Staff present were: City Manager Frank Freeman, Recorder Marge McKernan and City Attorney Hugh Downer.

This Public Hearing was called for the purpose of establishing North Brookings Sewer District opinions of property owners involved in this sewer improvement district.

Cliff Shaw & Marshal Cuffe, with Marquess & Associates Engineers, presented the proposed assessment rules, assessment costs and construction financing budget. Copy attached.

Some of the public participation was as follows:

Lester Wellenbrock ask if his home could be connected to another house due to the fact that his house sets some distance back. Mr. Shaw advised him that it could not.

Betty Guthrie ask if the property owner has to pay from their house to the sewer line, and was advised yes. She also ask if she could be connected to the City water for she is now on a well, and was advised that at this time it was not known.

Buzz Stewart ask why the price had increased \$100,000. since last year, for at that time he was advised the price quoted would take in inflation costs. Mr. Shaw advised that they found additions and conditions they did not expect to find.

Edward Goebel ask that he and Robert E. Davis be deleted from this project and they will give a signed statement saying that no more houses will be built on their property. He was advised that they will still have to pay secondary sewer costs. Secondary sewer means that you have to pay some on the costs but you will not have sewer services.

Dick Keusink ask if the property owners had been notified of this meeting and was advised by the Attorney that a notice does not have to be sent out for the first public hearing.

Dale Ragen ask why certain parts of this project had been deleted, for instance the Sun Down Subdivision. This 10 acres was included in former district, which would have been a lesser cost for us. City had advised Engineer to delete the Sun Down Subdivision as they wanted to put in their own sewer.

Sally Brown ask, can we request that a letter be sent, even call, and advise property owners involved in this project. She was not aware of it until 3 p.m. this date. There are a lot of people who are not here.

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Bill Palamar who has property on 5th and Easy advised that you people are asking for completely unnecessary easement on my property and I am already connected to the sewer system. On this 20' easement I plan to build a car port. Mr. Shaw advised that if you are already connected to the sewer you of course will not be included in the assesement.

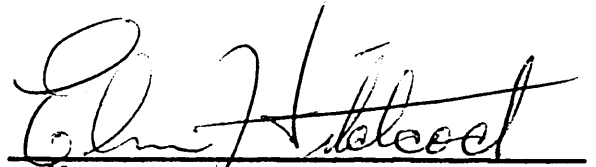
Dave Western ask why a 20' easement was needed. He was advised that it is a 20' easement during construction and it is a 10' easement after construction. Will not remove any more trees than necessary.

Florence Darnell advised that she does not want her trees and privacy disturbed. She also was advised that they will not remove anymore trees than is necessary and that the property will be replaced in a satisfactory condition to property owners involved.

There could not be any action taken at this meeting for the lack of a quorum.

Meeting was rescheduled for this public hearing to be on May 23, 1979.

Meeting was concluded at 11:00 p.m..



Mayor

ATTEST:



Recorder- Treasurer

TELEPHONE: (503) 772-7115

P.O. BOX 490
1120 EAST JACKSON STREET
MEDFORD, OREGON 97501

NORTH BROOKINGS SEWER DISTRICT

Brookings, Oregon

March 5, 1979

PROPOSED ASSESSMENT RULES, ASSESSMENT COSTS AND CONSTRUCTION FINANCING BUDGET

A. Assessment Rules

1. Primary Benefit Area: A direct assessment on an area basis, with the maximum depth of the benefiting area to be 200 feet from the right-of-way line of the street or easement on which the sewer line is located, on all properties within the boundary of the sewer district.
2. Secondary Benefit Area: A direct assessment on an area basis on all properties within the boundary of the sewer district which are not within the Primary Benefit Area.
3. Service Connection: A direct assessment for the sewer service connection for the house lateral sewer line from the sewer main to the right-of-way line of the street or easement on which the sewer main is located.

B. Assessment Rates

1. Primary Benefit Area: \$0.118 per square foot
2. Secondary Benefit Area: \$0.015 per square foot
3. Service Connection: \$405.00 per each service connection
4. Cameo Subdivision Sewer System:

Primary Benefit Area: \$0.173 per square foot

C. Construction Financing Budget

1. Estimated Project Expense

Total Estimated Project Cost for Construction, Engineering, Administrative & Legal -----	\$500,000.
Interest on Interim Financing for 12 months 7% of \$400,000. -----	<u>28,000.</u>
Total Estimated Project Expense -----	528,000.

2. Estimated Project Income

Primary Benefit Area: 3,979,660 S.F. @\$0.118 ----	469,600.
Secondary Benefit Area: 2,860,566. S.F. @\$0.015 -	42,908.
Service Connections: 80 each @\$405.00/Each -----	<u>32,400.</u>
Total Estimated Project Income --	\$544,908.

D. Typical Assessment

1. 10,000 square foot lot

Primary Benefit Area: 10,000 S.F. @\$0.118 S.F. --	1,180.
Service Connection -----	<u>405.</u>
Total Assessment -----	\$1,585.

2. 20,000 square foot lot (all in Primary Benefit Area)

Primary Benefit Area: 20,000 S.F. @\$0.118/S.F. --	\$2,360.
Service Connection -----	<u>405.</u>
Total Assessment -----	\$2,765.

E. Payment of Assessment

Individual assessments may be paid, either by cash or by Bancroft improvement bonds, or by a combination of these two options. Assessments paid by the Bancroft bond method require semi-annual payments (including interest) with payments spread over a period of up to 30 years. A payment period of not over 20 years is recommended.

Marquess & Associates, Inc. . . . CONSULTING ENGINEERS

TELEPHONE: (503) 772-7115

P.O. BOX 490
1120 EAST JACKSON STREET
MEDFORD, OREGON 97501

April 19, 1979

ASSESSMENTS PAID BY BANCROFT BONDS
(INTEREST @ 7%)

Amount of Bancroft Bond	Semi-Annual Payments		
	10 years	20 years	30 years
\$400.	\$ 28.48	\$ 18.88	\$ 16.12
600.	42.71	28.32	24.18
800.	56.95	37.76	32.24
1,000.	71.19	47.20	40.30
2,000.	142.38	94.39	80.59
4,000.	284.76	188.78	161.18
6,000.	427.14	283.17	241.77
8,000.	569.52	377.56	322.36
10,000.	711.90	471.95	402.95