

RESOLUTION NO. 999

A RESOLUTION DECLARING THE CITY OF CANBY'S INTENTION TO INITIATE IMPROVEMENTS TO WALNUT STREET LOCATED IN THE CANBY PIONEER INDUSTRIAL PARK AND DIRECTING THE CITY ENGINEER TO MAKE A SURVEY AND A WRITTEN REPORT OF THE PROPOSED PROJECT AND FILE THE SAME WITH THE CITY RECORDER.

WHEREAS, the City, through its Canby Urban Renewal Agency believes that the continued and immediate development of properties within and adjacent to the Canby Pioneer Industrial Park, also known as the City of Canby Logging Road Industrial Park is important and essential for the effective and balanced growth of the City, and

WHEREAS, the City believes it is important to the development of such properties that an extension and improvement of Walnut Street from a point approximately 900 feet south of SE 1st Avenue to its proposed connection with Sequoia Parkway should occur as soon as possible, and

WHEREAS, the City has determined that in order to accomplish these objectives, it is necessary for the benefiting property owners identified in the attached Exhibit "A" to support, financially and otherwise, the extension and improvement of Walnut Street Parkway by forming a Local Improvement District to finance the improvements, and

WHEREAS, the Canby Municipal Code Chapter 4.04 requires the City Council to adopt by motion its intent to initiate such improvements through a special assessment district (LID) and by the motion, direct the City Engineer to make a survey and written report and file it with the City Recorder as soon as completed; and

WHEREAS, Curran McLeod, as the City appointed engineer has proposed to provide the initial design and engineering services for the Canby Pioneer Industrial Park,

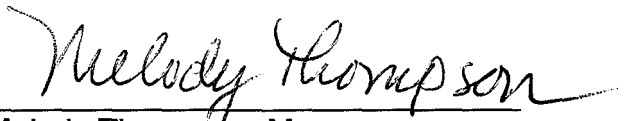
NOW THEREFORE, IT IS HEREBY RESOLVED by the City of Canby Council that it is in the best interests of the City, the Urban Renewal Agency and the citizens of Canby to initiate a study of the proposed improvements to Walnut Street from a point approximately 900 feet south of SE 1st Avenue to its connection with Sequoia Parkway, and

IT IS FURTHER RESOLVED that the City Engineer, Curran McLeod, Inc., is directed to make a survey and prepare a written report for the Canby Pioneer Industrial

Park Stage 7 Walnut Street LID. A copy of the Curran-McLeod proposed work scope is attached hereto as Exhibit "B", and by this reference incorporated herein.

This Resolution shall take effect on August 6, 2008.

ADOPTED this 6th day of August, 2008, by the Canby City Council on behalf of the Canby Urban Renewal Agency.


Melody Thompson, Mayor

ATTEST:

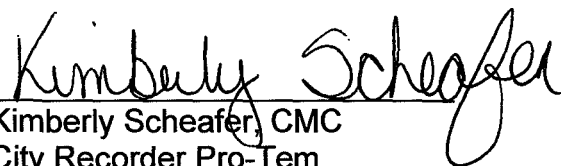
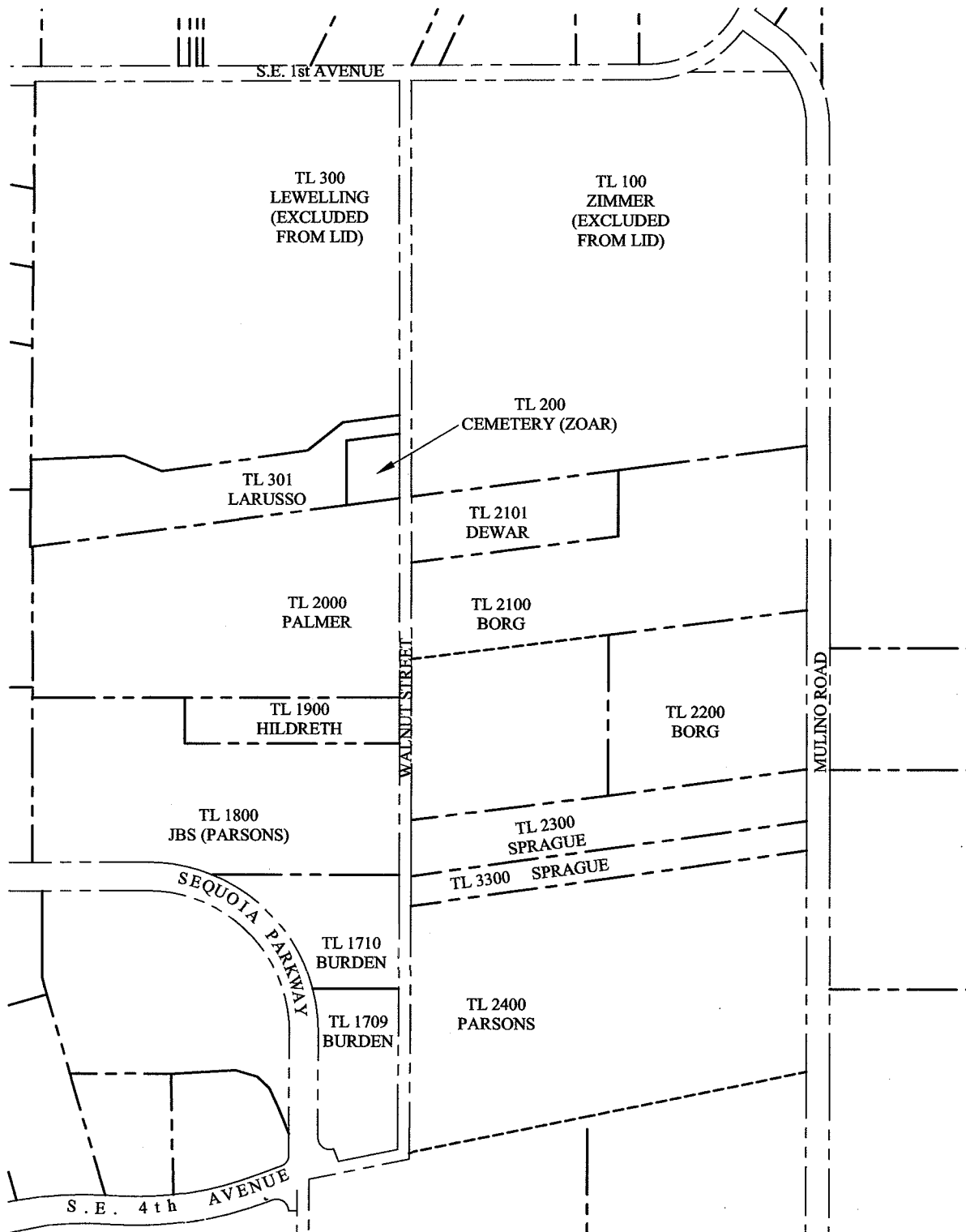

Kimberly Scheafer, CMC
City Recorder Pro-Tem

EXHIBIT "A"



City of Canby
South Walnut Street L.I.D.
Potential Benefited Properties
July 2008



SCALE: 1" = 400'

CURRAN-McLEOD, INC.
CONSULTING ENGINEERS

EXHIBIT "B"

July 14, 2008

CURRAN-McLEOD, INC.
CONSULTING ENGINEERS
6655 S.W. HAMPTON STREET, SUITE 210
PORTLAND, OREGON 97223

Ms. Catherine Comer
City of Canby
182 N. Holly Street
Canby, OR 97013

RE: CANBY PIONEER INDUSTRIAL PARK STAGE 7
WALNUT STREET LID WORK SCOPE

Dear Catherine:

Over the past few weeks the Walnut Street improvement project has changed substantially, which has impacted our approach to the project and will greatly reduce costs. This letter is to provide you with a recommendations on how to proceed. This letter modifies the scope of our May 28th letter, however, the task descriptions are still applicable and detailed in that letter.

In summary, from the many discussions to-date, the current project approach will be a City initiated Local Improvement District and will be limited to roadway improvements up to but excluding the Lewelling and Zimmer properties. The roadway width will be a paved 32 foot curb to curb with a 40 foot right-of-way and 16 foot utility easements.

In the LID preliminary engineering phase, two work scopes should be evaluated. The first would be the existing Walnut Street alignment to SE 4th Avenue to provide the default work scope and establish a default project cost and LID allocations. The second alignment option will include the new connection between Walnut Street and Sequoia Parkway plus the short reach of SE 4th avenue along the Burden frontage. By comparison, the benefits of the Sequoia connection will be obvious and should generate support from all benefitted property owners.

With the elimination of the four properties identified above, the total project costs will be reduced substantially from our estimates prepared in May. Although we have not done a revised detailed estimate, the total project costs should be only 50 to 60% of the costs listed before. Additionally, we do not feel the cost allocations provided to the City by the benefitted property owners is in the best interests of all parties. As a result, we will be working with the property owners and the City to provide options for cost allocation.

To better define the construction costs and cost allocations, the Agency should authorize preparation of the Engineer's report for formation of the LID. This can be initiated upon approval of a motion by the City Council in accordance with CMC Chapter 4.04 Local Improvements. I do not know how the Agency's authority interacts with the Council or the Municipal Codes, but I would anticipate that if the Agency is funding the LID report, then the Agency needs to pass the motion for the expenditure.

EXHIBIT "B"

Ms. Catherine Comer

July 14, 2008

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Engineering fees to complete the engineering report with cost estimates, benefitted areas and cost allocations, and to attend the hearings are estimated at \$3,500. This phase of the work should be authorized independently of any design or construction work, and should be authorized as soon as possible to identify options and scheduling to meet development demands.

The LID report will require a few weeks preparation followed by a remonstrance hearing. This phase of the work should be allocated 60 days to completion from today if we can get started immediately.

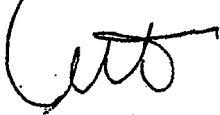
Design efforts should obviously be held off until the LID is approved. Construction cannot proceed before next spring regardless of how the design is accelerated, so there is plenty of time to prepare the LID report and then pursue design and construction by the spring of 2009.

We are confident that the project can be undertaken to the satisfaction of the multiple parties involved if the City takes a more assertive approach in the LID formations process. As we discussed last week, securing the approval of each property owner is difficult, especially if there are pre-conceived ideas as to how the costs should be allocated. We are familiar with each party's special interests and will work to find acceptable compromise positions. We are confident that the project can satisfy most if not all of the property owner's concerns, and certainly generate sufficient support to avoid any remonstrance concerns.

Let us know how we can best assist you in this task.

Very truly yours,

CURRAN-McLEOD, INC.



Curt J. McLeod, PE