

RESOLUTION NO. 605-R

A RESOLUTION ADOPTING THE COMMUNITY SERVICES DEPARTMENT REPORT, CREATING A LOCAL IMPROVEMENT DISTRICT TO BE KNOWN AS THE NORTH HARLOW WATERLINE EXTENSION. LID NO. 86- 002 AND DIRECTING THE COMMUNITY SERVICES DEPARTMENT TO PREPARE, OR HAVE PREPARED, PLANS AND SPECIFICATIONS.

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:

1. The Community Services Department Report dated January, 1986, entitled Community Services Department Report on the Proposed North Harlow Waterline Extension, Local Improvement District for the City of Troutdale, Oregon, is hereby adopted.
2. The Community Services Department is hereby directed to prepare, or have prepared, detailed plans, specifications and cost estimates for the improvements described in the report.
3. All affected property owners be notified and a Public Hearing set for the project before the City Council on February 25, 1986.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 14th DAY OF JUNE, 1986.

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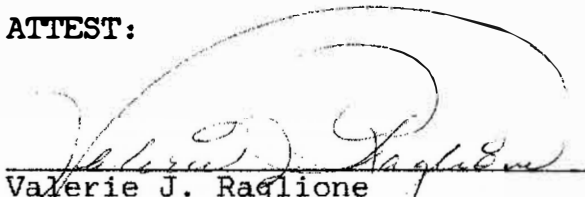
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Sam K. Cox, Mayor

Date Signed: January 15, 1986

ATTEST:



Valerie J. Raglione
City Recorder

JAN86:CS19.17

COMMUNITY SERVICES DEPARTMENT REPORT

NORTH HARLOW WATERLINE EXTENSION PROJECT
LOCAL IMPROVEMENT DISTRICT 86-

C O N T E N T S

EXHIBIT "A"

NARRATIVE

Proposed Improvements
Proposed Service Boundary
Existing Water Supply Facilities

EXHIBIT "A-1"

MAP

EXHIBIT "B"

Preliminary Cost Estimate

EXHIBIT "C"

Benefit of Proposed Project

EXHIBIT "D"

Method of Assessment

EXHIBIT "E"

Preliminary Unit Assessment

EXHIBIT "F"

Current Outstanding Assessments

EXHIBIT "A"

NARRATIVE

I. PROPOSED IMPROVEMENTS

The proposed water supply facilities consist of approximately 550 feet of 12" ductile iron water pipe, approximately 160 feet of casing pipe underneath railroad facilities and associated valves, hydrants, tees, and other appurtenances. This waterline will serve the benefiting tax lots shown on Exhibit "A-1" and is being initiated primarily at the request of the owner of Tax Lot 5, (D & D Bennett, Inc.). This project will connect to the existing waterline system in the Columbia Scenic Highway.

II. PROPOSED SERVICE BOUNDARY

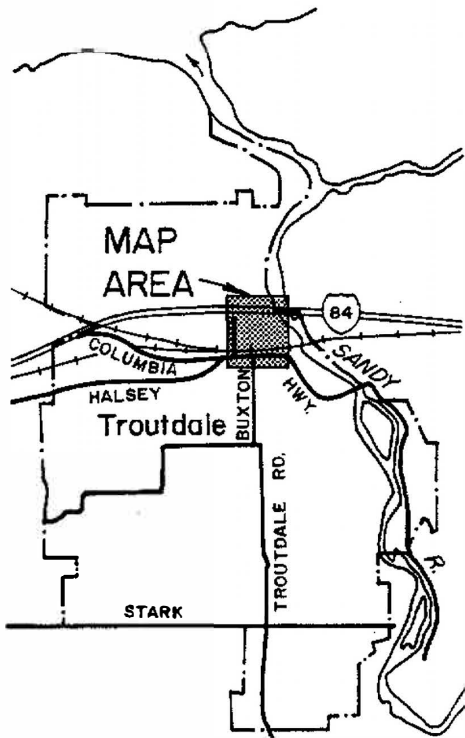
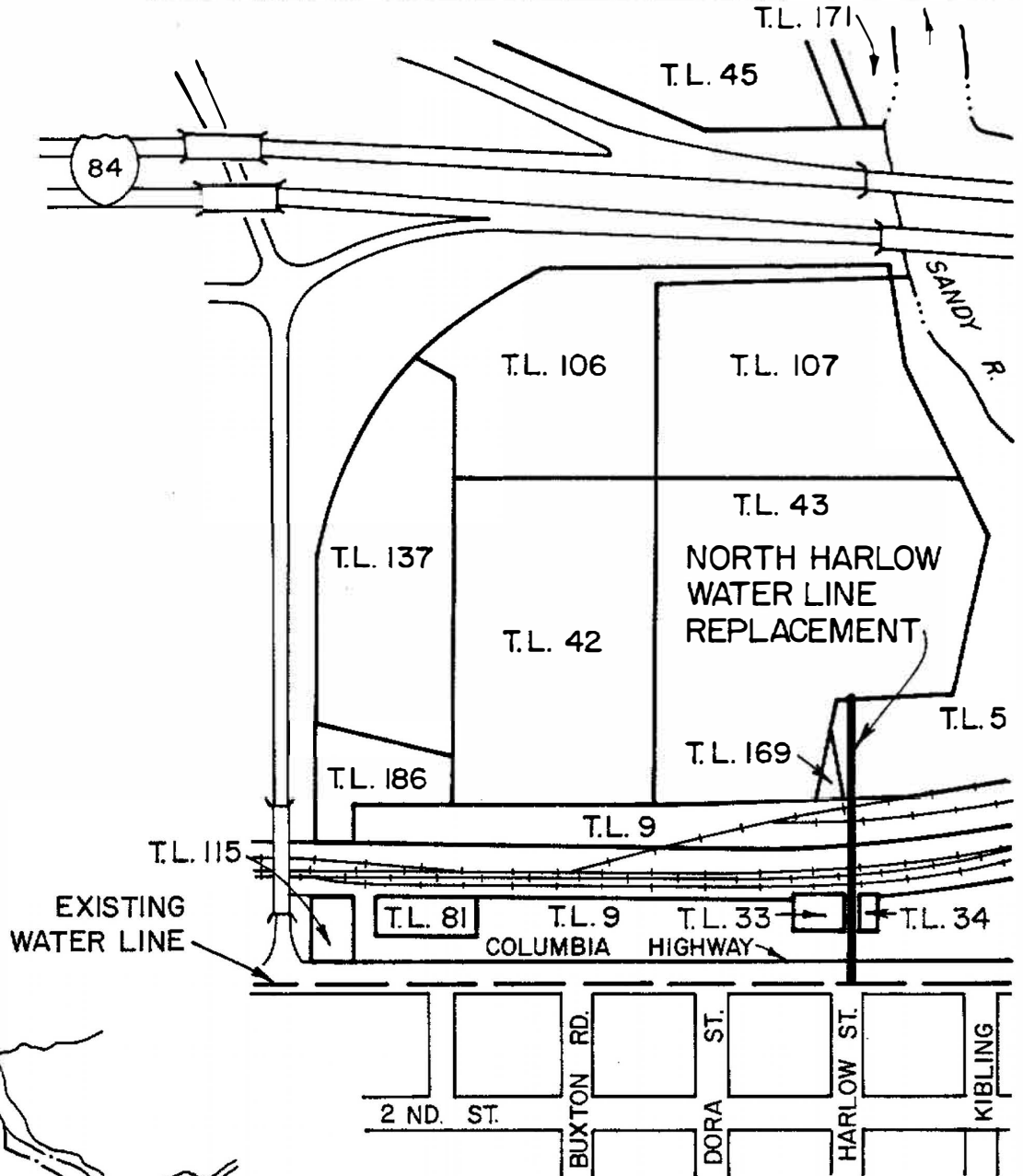
The proposed waterline service boundaries were selected after reviewing the request of the owner of Tax Lot 5 and the potential effect that this request would have on adjoining properties.

The service area outlined above and depicted on the attached Exhibit contains a total of approximately 16.47 acres of developable land. The Troutdale Comprehensive Plan places the land and policy area 3 which is composed primarily of manufacturing and community service designations.

III. EXISTING WATER SUPPLY FACILITIES

There currently exists a 4" water service line to serve the domestic needs of D & D Bennett, Inc., Waste Water Mangement, Inc., and the City of Troutdale Waste Water Treatment Plant.

This small 4" line makes connection with an existing 6" water supply line in the Columbia Scenic Highway. This existing 6" line is scheduled for reconstruction and upgrading to a 12" line within the next few months, and it is envisioned that this project will make connection with the new facility.



VICINITY MAP

EXHIBIT "A-1"
NORTH HARLOW
WATER LINE REPLACEMENT
JANUARY 1986



EXHIBIT "B"

PRELIMINARY COST ESTIMATE

It is estimated that this Project will cost approximately \$70,000. This results in a 38% contribution from Tax Lot 5 (\$26,600) and a 62% contribution from Tax Lot 43 (\$43,400).

It is expected that this Project will have a construction cost of \$60,000 and engineering and inspection costs of approximately \$10,000 for a total Project cost of \$70,000.

EXHIBIT "C"

BENEFIT OF PROPOSED PROJECT

Orderly urban growth and/or redevelopment within the ultimate boundaries of the City of Troutdale is dependent upon comprehensive plans for such urban services as streets, water, sanitary sewer, storm drain facilities, ecetera. Although no comprehensive plans have been prepared that show the requirements for this waterline, the benefit to the existing facilities, through reduced fire rate insurance, added protection and added flow characteristics is obvious. As the Troutdale Mini-Industrial Park develops and expands additional extensions of this line will be necessary.

The construction or extension of utility infrastructure serves to benefit both developed and undeveloped properties. It provides the needed and required, utility infrastructure for undeveloped properties, thereby making them more readily available for development and subsequently increasing the potential marketability of the properties to be served. The benefit to undeveloped properties, or properties scheduled for redevelopment, is to provide a service which allows for orderly growth and redevelopment as well as the alleviation of accumulated problems as a result of the unavailability heretofore of this service.

The supply and distribution of potable and fire flow demand waters is, or should be, of an immediate concern for the following reasons: (1) The developed properties will see a marked decrease in their insurance rates for fire due to the fact that the new line will be able to supply the fire flow demands as set forth by the Portland Fire Bureau (Fire District #10); (2) Increased availability of domestic and industrial water supplies for both human consumption and manufacturing needs thereby allowing for orderly expansion of existing facilities and the development or redevelopment of new facilities; (3) As this line is extended in the future and ultimately connected to other source points, the entire water system grid is improved.

Each of the listed groups or individuals benefiting from this Local Improvement District will derive real intangible benefits from the construction of this twelve-inch waterline supply facility. This waterline will ultimately serve as the source point for all properties lying south of the I-84 Freeway, north of the Columbia Scenic Highway, east of Graham Road and west of the Sandy River. In addition the effect of, in the future, looping this line and making connection to other facilities is to provide a more reliable service to the facilities within the Mini-Industrial Park and enhance the "grid" reliability of the balance of the system in that area.

A well planned and constructed water service facility will protect and enhance the value of both developed and undeveloped properties and the anticipated benefit to property owners through increased value and services is certainly greater than the Project costs.

The formation of this Waterline Local Improvement District and the subsequent construction of this proposed project will benefit, and as a result serve to the best interest of all, those properties within the Waterline Local Improvement District boundaries.

EXHIBIT "D"

METHOD OF ASSESSMENT

Municipalities and other governmental agencies, together with utility districts within the State of Oregon, have a variety of methods in which to assess or distribute project costs associated with public works improvements to those properties receiving a calculated benefit. The basic premise is structured so that the property owner is assessed according to the demonstratable relationship to the benefit that he derives. The most fair and equitable method for distribution of costs relating to waterline improvements is on the basis of either front footage or area. The most equitable of calculating the benefit on this project is based upon the area served adjacent to the waterline as shown on Exhibit "A-1" (Tax Lots 43 and 5).

EXHIBIT "E"

PRELIMINARY UNIT ASSESSMENT

All properties within the Local Improvement District boundary will be assessed based upon their area of contribution adjacent to the waterline extension as depicted on Exhibit "A-1". To calculate that level of property contribution it is necessary to establish a unit cost or multiplier. This unit cost is calculated as follows:

$$\frac{\text{Cost}}{\text{Area}} = \text{Unit Cost} \quad \frac{\$70,000}{16.47 \text{ acres}} = \$4250.15/\text{acre}$$

<u>Tax Lot/Section</u>	<u>Owner/Address</u>	<u>Area</u>	<u>Preliminary Assessment</u>
43 25	CITY OF TROUTDALE 104 S.E. Kibling Troutdale, Or 97060	10.19 ac.	\$43,309
5 25	Don & Marie Bennett 304 N.E. 2nd Troutdale, Or 97060	6.28 ac.	\$26,691
	T O T A L		\$70,000

EXHIBIT "F"

CURRENT OUTSTANDING ASSESSMENTS

There are two property owners directly benefiting from this Project within the proposed Water Supply Local Improvement District boundaries. These properties are burdened by the Halsey Storm Sewer Local Improvement District 3-78 as follows:

<u>TAX LOT</u>	<u>SECTION</u>	<u>OWNER / ADDRESS</u>	<u>BALANCE</u>
5	25	Don & Marie Bennett 302 N.E. 2nd Troutdale, OR 97060	\$5,573.61
43	25	CITY OF TROUTDALE 104 S.E. Kibling Troutdale, OR 97060	\$8,450.00