

RESOLUTION NO. 745 -89

A RESOLUTION ADOPTING THE COMMUNITY SERVICES DEPARTMENT REPORT, CREATING A LOCAL IMPROVEMENT DISTRICT TO BE KNOWN AS THE GRADE SCHOOL ACCESS IMPROVEMENT PROJECT - LID NO. 89-003, AND SETTING A DATE FOR A PUBLIC HEARING.

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

- The Community Services Department Report dated May, 1989, titled Community Services Report on the Proposed Local Improvement District (Grade School Access Improvement Project) is hereby adopted.
- The Troutdale City Council hereby declares its intention to make the improvements described in the previous referenced Community Services Department Report and directs the City Recorder to give notice as required by Ordinance No. 159.
- A public hearing be held on May 23 1989.
- All benefiting property owners identified in the Community Services Department Report or those that may yet be identified upon completion of final engineering be assessed their fair and equitable share as determined by the Community Services Department Report and/or the design engineer.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 9TH DAY OF MAY, 1989.

YEAS 4

NAYS 0

ABSTAINED 0

Sam K Cox
Sam K. Cox, Mayor

Date Signed May 10, 1989

ATTEST:

Valerie J. Ratlione
City Recorder

CS72:13

COMMUNITY SERVICES DEPARTMENT REPORT
ON PROPOSED GRADE SCHOOL ACCESS IMPROVEMENT PROGRAM
SIDEWALK AND ROAD IMPROVEMENTS

LOCAL IMPROVEMENT DISTRICT NO. 29-003

CITY OF TROUTDALE

MAY, 1989

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NARRATIVE OF PROPOSED PROJECT

Proposed LID Boundary

The proposed LID boundary was selected after reviewing the area of potential benefit from these road and other access related improvements. The properties within the benefiting area include the Troutdale Elementary School and a number of private sector lots abutting the project.

The construction or improvements to existing facilities will be located entirely within existing City rights-of-way and/or in easements or rights-of-way yet to be granted by the benefiting property owners.

See Exhibit "A" for a map of the LID boundary.

Existing Facilities

The condition of the existing road system is poor to fair but substantially inadequate when compared to current standards. There currently are no sidewalks and portions of the road system are structurally inadequate to serve school bus as well as automobile traffic generated by the school.

Proposed Improvements

The proposed project will construct sidewalks on roadway and appurtenances (one side only) for portions of S.E. 5th, S.E. Harlow and S.E. Kibling. The extent of this construction is depicted on Exhibit "A" but generally includes:

- Roadway construction/reconstruction - 1,750 LF
- Sidewalks
 - 700 LF of 6' + walk
 - 650 LF of 5' sidewalk
 - 200 LF of 3' sidewalk
- Curb & Gutter - 2900 LF
- Miscellaneous catch basins & drainage facilities
- Miscellaneous retaining wall construction

EXHIBIT "B-1"
 SCHOOL ACCESS LOCAL IMPROVEMENT DISTRICT
 (Preliminary Cost Estimate)

I.	<u>Administrative</u>		\$ 8,150
	1. Travel	\$ 100	
	2. Legal	1,550	
	a. Legal Fees	\$ 350	
	b. Bond Counsel	900	
	c. Printing/Advertising	300	
	3. Bond Sale Preparation	500	
	4. Interim Financing	6,000	
II.	<u>Preliminary Expense</u>		350
III.	<u>Engineering Fees</u>		30,000
	1. Basic	22,000	
	2. Other	1,000	
	3. Inspection/Testing	7,000	
	a. Basic	6,500	
	b. Audit	500	
IV.	<u>Project Construction</u>		169,000
V.	<u>Non-Construction Contingencies</u>		500
TOTAL PROJECT AMOUNT			\$ 208,000 =====

EXHIBIT "B-2"

SCHOOL ACCESS LOCAL IMPROVEMENT DISTRICT

(Preliminary Cost Distribution)

PROJECT ELEMENTS	COST DISTRIBUTION		
	SCHOOL	CITY	TOTAL
SIDEWALKS	12,500	0	12,500
CURBS & GUTTERS			
- Harlow (1300 LF)	10,580	0	10,580
- 5th (1250 LF)	5,090	5,090	10,180
- Kibling (400 LF)		3,260	3,260
RETAINING WALLS	6,000	6,000	12,000
ROADWAY			
- Harlow (750 LF)	46,070	0	46,070
- 5th (800 LF)	24,570	24,570	49,140
- Kibling (200 LF)	0	12,290	12,290
DRAINAGE FACILITY	4,750	4,750	9,500
CONTINGENCY	1,740	1,740	3,480
TOTALS (Construction)	111,300 (65.9%)	57,700 (34.1%)	169,000 (100.%)
OTHER PROJECT COSTS (1)	25,701	13,299	39,000
PROJECT TOTALS	137,001	70,999	208,000
LESS GRANT (2)	<u>(50,677)</u>	<u>(26,223)</u>	<u>(76,900)</u>
TOTAL LID COSTS	<u>86,324</u> =====	<u>44,776</u> =====	<u>131,100</u> =====

(1) Administration, Engineering, LID, Inspection, etc.

(2) Community Development Block Grant (CDBG)

EXHIBIT "C"

Benefit of Proposed Improvements

The construction/reconstruction of the existing road bed will provide a higher level of service at a lower maintenance cost than the existing traffic way. The required vehicular access, both for school buses and automobiles delivering school children, teachers and other associated activity tied to the school has created a burden on some of the road systems within this proposed local improvement district boundary. The proposed construction, to current City standards, will provide a more serviceable road system and one structurally adequate to handle the current and projected traffic loading.

The construction of sidewalks is a necessary and integral part of this project. These sidewalks will provide for pedestrian circulation separate from that of vehicular traffic. The current condition has children utilizing the paved roadway for access to and from the school.

Additional construction and associated benefit include curbs and gutters, retaining walls, drainage facilities, etc. These all work together to provide an overall benefit for this grade school access program.

It is the intent and purpose of this project to provide for public facilities currently lacking or substantially substandard.

The most benefited property owner involved is Reynolds School District. The other property owners in the neighborhood receive some benefit but many of them are included in the Community Development Block Grant target area as low to mod income families. Specific provisions of the City's CDBG grants prohibit the City from assessing or impacting the low to mod income family as part of any match money for these grants. It is suggested, due to the life cycle cost of maintenance reduction that the City assume the LID obligation of all non-school property within the local improvement district boundary.

EXHIBIT "D"

Method of Assessment

Cities within the State of Oregon have a wide variety of methods to assess the cost of public improvements. This particular project, however, is best served by sharing the specific benefit as described in Exhibit "B-1". These benefits and costs would be shared with the school district paying 65.9% of all costs and the City of Troutdale Road Improvement Fund, 34.1%.

The total costs estimated and outlined in Exhibit "B-1" and the preliminary cost distribution is outlined in Exhibit "B-2".

EXHIBIT "E"

Preliminary Unit Assessment

The total project costs are distributed according to a specific benefit formula established and depicted in Exhibit "B-1".

The total anticipated project cost estimated is shown in Exhibit "B-1".

There are no unit cost assessments established for this project and it is recommended that the project cost be distributed with Reynolds School District paying 65.9% of the total project costs and the City of Troutdale, 34.1%.

EXHIBIT "F"

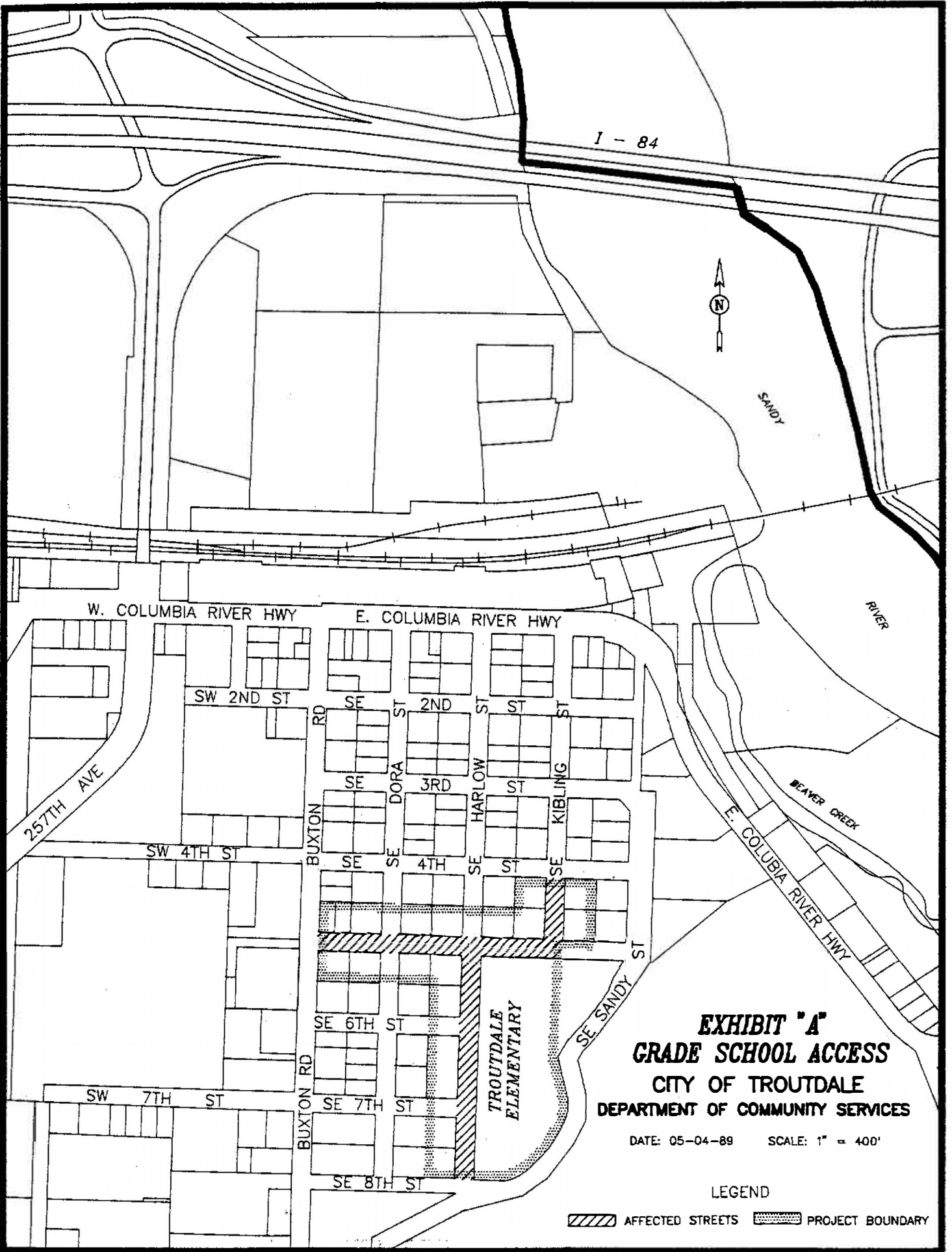
GRADE SCHOOL ACCESS
LOCAL IMPROVEMENT DISTRICT
ASSESSMENT ROLL

	ACREAGE	PROPOSED ASSESSMENT
REYNOLDS SCHOOL DISTRICT 1424 NE 201st Avenue Troutdale, OR 97060	3.5 Acres	\$ 86,324
City of Troutdale 104 S.E. Kibling Troutdale, Or 97060		\$ 44,776
Total Assessment(s)		\$ 131,100

EXHIBIT "G"

OUTSTANDING ASSESSMENTS

REYNOLDS SCHOOL DISTRICT
1424 NE 201st Avenue
Troutdale, OR 97060



I - 84



SANDY

RIVER

W. COLUMBIA RIVER HWY

E. COLUMBIA RIVER HWY

SW 2ND ST

SE 2ND ST

2ND ST

ST

SE 3RD ST

3RD ST

ST

SE 4TH ST

4TH ST

ST

BUXTON RD

SE 6TH ST

SE 7TH ST

SE 8TH ST

SW 7TH ST

257TH AVE

BEAVER CREEK

E. COLUMBIA RIVER HWY

SE SANDY ST

TROUTDALE
ELEMENTARY

EXHIBIT "A"
GRADE SCHOOL ACCESS
 CITY OF TROUTDALE
 DEPARTMENT OF COMMUNITY SERVICES

DATE: 05-04-89 SCALE: 1" = 400'

LEGEND

- AFFECTED STREETS
- PROJECT BOUNDARY