

RESOLUTION NO. 803-R

A RESOLUTION ADOPTING THE PUBLIC WORKS DEPARTMENT REPORT, CREATING A LOCAL IMPROVEMENT DISTRICT TO BE KNOWN AS THE EAST TROUTDALE SANITARY SEWER FORCE MAIN AND GRAVITY SEWER - LID NO. 90-001.

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


- The Public Works Department Report dated March 1990, titled Public Works Department Report on the Proposed Local Improvement District (East Troutdale Sanitary Sewer Force Main and Gravity Sewer) is hereby adopted.
- The Troutdale City Council hereby declares its intention to make the improvements described in the previously referenced Public Works Department Report and sets March 27, 1990 as the date for a public hearing accordingly.
- All benefiting property owners identified in the report be assessed their fair and equitable share as determined by the Public Works Department Report and/or the design engineer.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 13TH DAY OF MARCH, 1990.

YEAS 6

NAYS 0

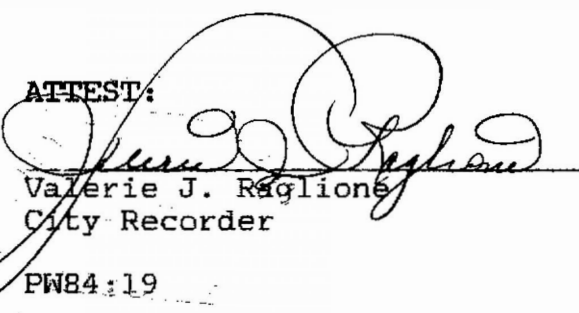
ABSTAINED 0



Sam K. Cox, Mayor

Date Signed February 14, 1990

ATTEST:


Valerie J. Raglione
City Recorder

PW84:19

PUBLIC WORKS DEPARTMENT REPORT
ON THE PROPOSED
EAST TROUTDALE SEWER FORCE LINE & GRAVITY SEWER

LOCAL IMPROVEMENT DISTRICT NO. 90-001

PRELIMINARY

CITY OF TROUTDALE

March, 1990

**** CONTENTS ****

- o Proposed L.I.D. Boundary
- o Existing Facilities
- o Proposed Improvements
- o Exhibit "A" - Project Map
- o Exhibit "B" - Preliminary Cost Estimates
- o Exhibit "C" - Benefit of Proposed Improvements
- o Exhibit "D" - Method of Assessment
- o Exhibit "E" - Preliminary Unit Assessment
- o Exhibit "F" - Proposed Assessment Roll
- o Exhibit "G" - Outstanding Assessments

NARRATIVE OF PROPOSED PROJECT

Proposed L.I.D. Boundary

The City has just a few areas remaining not currently provided with water and sewer services. One of those areas is that portion of the City east of the Sandy River. Most of the property in this area has been approved for septic wastewater disposal methods, and water is generally supplied from individual wells.

Facilities and zones for commercial and higher density residential may not be adequately served by local sewer systems (septic tanks, cesspools, etc.). Tax Lot 14 is one of those that is not. As a result, the owner of this tax lot, and the City of Troutdale, have both demonstrated a need for immediate service. The City of Troutdale has budgeted part of its portion of this project (Tax Lot 190) and the owner of Tax Lots 14 & 15 (TAD's Chicken & Dumplings) is under order from the Department of Environmental Quality to connect to the City's system as soon as possible. The owners of Tax Lots 5, 10, & 13 could take advantage of the services proposed but are not under DEQ orders to do so. When this project is constructed, the owner of Tax Lots 51, 152 & 159 will have gravity sewer available and will be required to make connection. See Exhibit "A" for the LID project boundary.

Existing Facilities

The only sanitary collection and treatment facilities within the project boundary are private, on-site disposal - systems such as septic tanks. This project would connect to an existing City sanitary sewer located in the Columbia River Scenic Highway in the proximity of Jackson Park Road. See Exhibit "A-1".

Proposed Improvements

This project will construct a 4-inch sanitary sewer pressure line from Tax Lot 14 across the Sandy River Bridge. This pressure line will then discharge into a gravity system just west of the Beaver Creek Bridge. The gravity portion will serve Tax Lot 159.

Approximately 3150 feet of 4-inch pressure line will be needed, together with 350 feet of 8-inch gravity sewer line. These proposed improvements are depicted in Exhibit "A-1".

It is estimated that the construction costs will approximate \$88,000 and total project costs approximately \$121,100. These costs are presented in Exhibit "B".



EXHIBIT "A" EAST TROUTDALE SEWER LID



400 0 400 800

SCALE IN FEET
DATE: MARCH 7, 1990

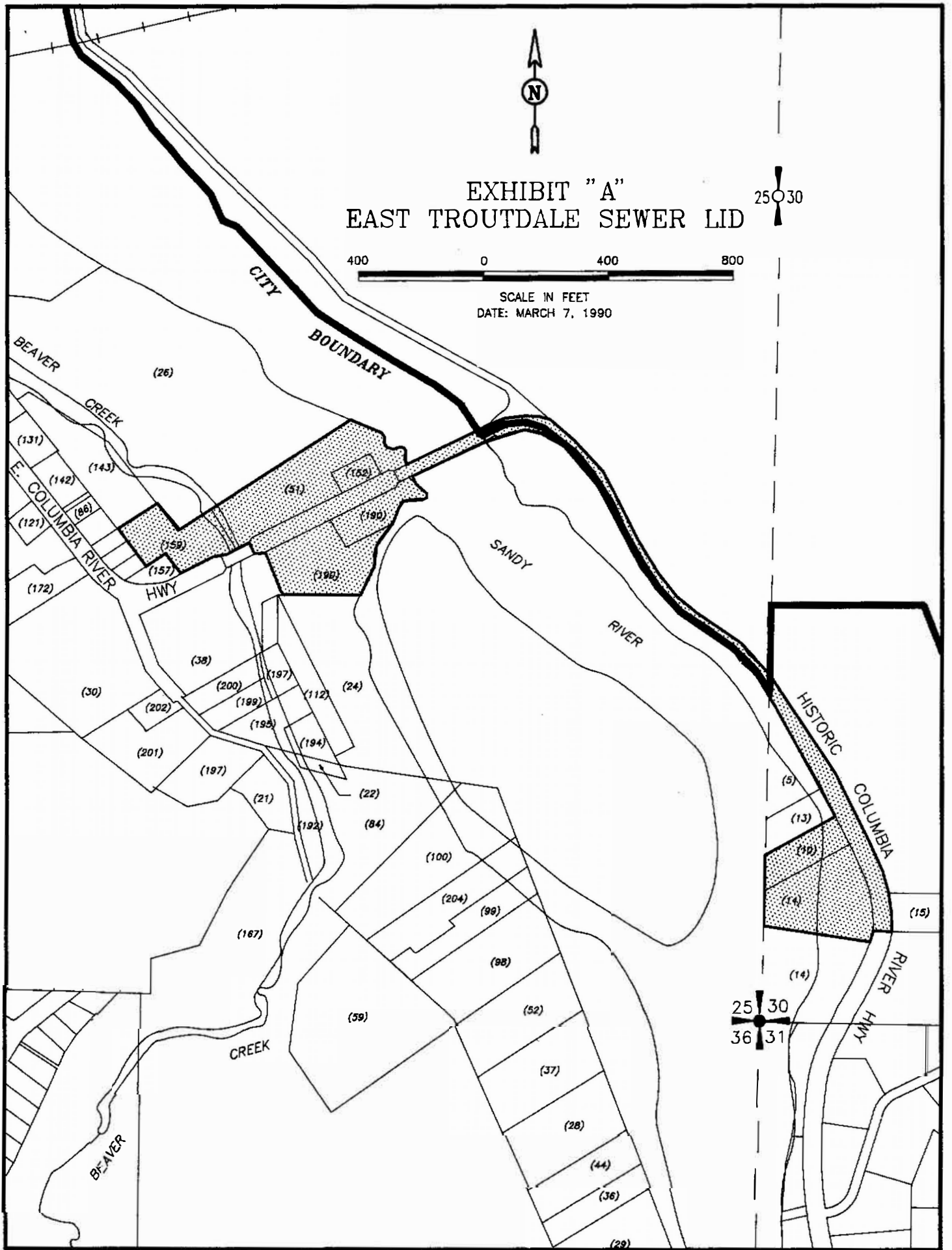




EXHIBIT "A-1" EAST TROUTDALE SEWER LID



400 0 400 800

SCALE IN FEET
DATE: MARCH 7, 1990

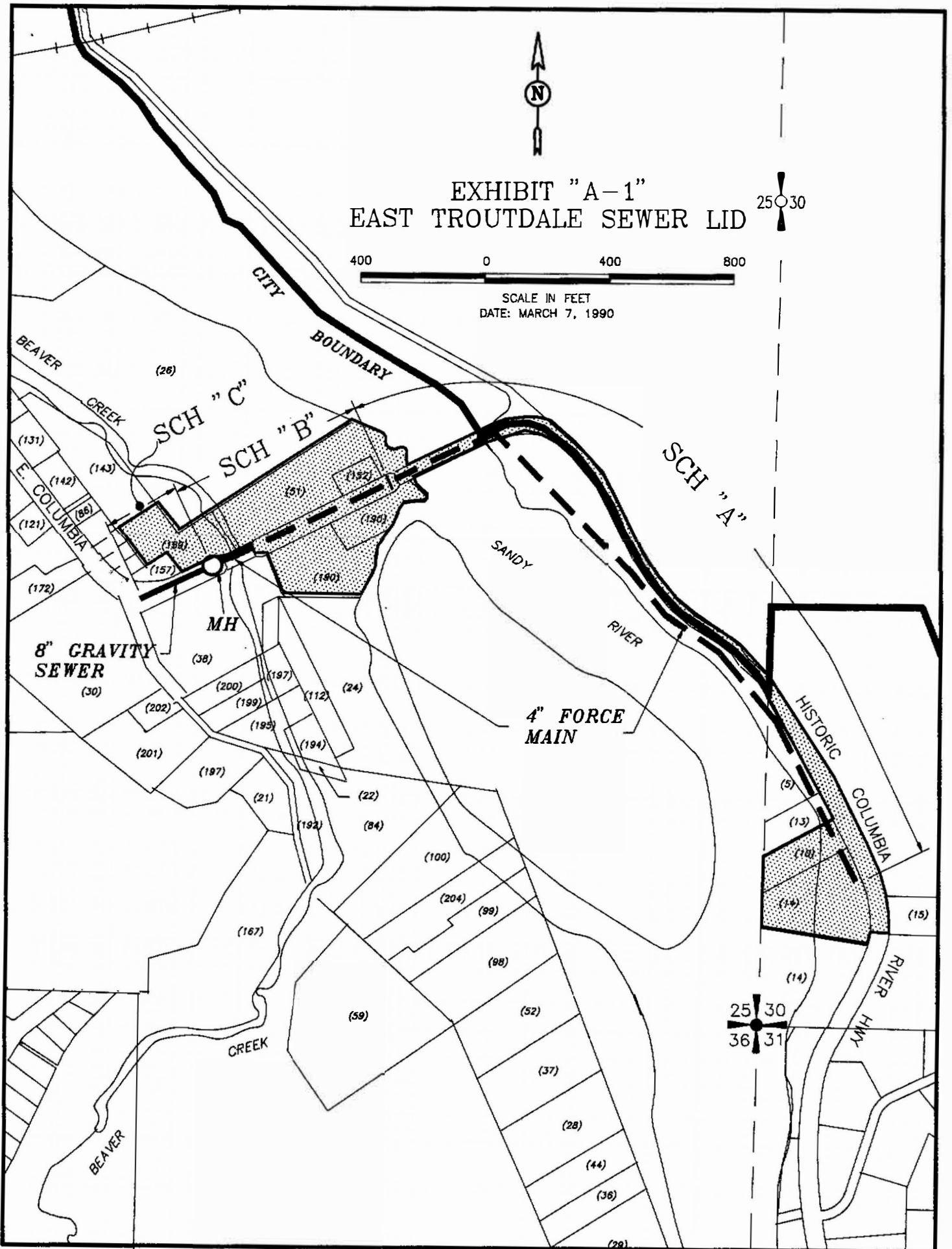


EXHIBIT "B"
(Preliminary Cost Estimate)
SCHEDULE★ "A", "B" & "C"

I.	<u>Administrative</u> (\$4,000)		"A"	\$ 1800.00
			"B"	1000.00
			"C"	1200.00
	1. Travel	50.00		
	2. Legal	550.00		
	a. Legal Fees	150.00		
	b. Bond Counsel	300.00		
	c. Printing/Adv.	100.00		
	3. Bond Sale Preparation	400.00		
	4. Interim Financing	3,000.00		
II.	<u>Preliminary Expense</u> (\$900)		"A"	405.00
			"B"	225.00
			"C"	270.00
III.	<u>Engineering Fees</u> (\$19,400)		"A"	8,730.00
			"B"	4,850.00
			"C"	5,820.00
	1. Basic	13,500.00		
	2. Other	500.00		
	3. Inspection/Testing	5,400.00		
	a. Basic	5,000.00		
	b. Audit	400.00		
IV.	<u>Project Construction</u> (\$88,000)		"A"	40,000.00
			"B"	22,000.00
			"C"	26,000.00
V.	<u>Contingencies</u> (\$8,800)		"A"	4,000.00
			"B"	2,200.00
			"C"	2,600.00
	TOTAL SCHEDULE AMOUNT		"A"	54,935.00
			"B"	30,275.00
			"C"	35,890.00
	TOTAL PROJECT COST			\$ 121,100.00

★(A - 45%, B - 25%, C - 30%)

EXHIBIT "C"

Benefit of Proposed Improvements

The proposed sanitary sewer system is designed to service both developed and undeveloped properties. The properties most benefited are owned by the City of Troutdale, Senator Glenn Otto, TAD's Chicken & Dumplings and Frank Windust, Jr. Three additional tax lots may also benefit at some time in the future but currently meet DEQ on-site discharge standards.

Although a request has been made of the City to form this local improvement district, it is recommended that the local improvement district be formed by Council initiative. However, the property owner petition method is equally acceptable since the requesting party does control more than 50 percent of the project based on projected wastewater contribution.

EXHIBIT "D"

Method of Assessment

Cities within the State of Oregon have a wide variety of methods to assess the costs of public improvement. The preliminary assessment roll for this project has been prepared based upon a projected equivalent residential unit contribution. This method is suggested since the existing uses, and potential uses of the system are quite varied in demand. That is to say that TAD's, a restaurant, will contribute significantly more flow to the system per acre than a City park.

The properties and costs, to be assessed, are depicted in Exhibit "B" and "E".

UNIT ASSESSMENT:

Schedule "A"

= \$54,935 divided by 21 ERU's

= \$ 2,615.95 / ERU

Schedule "B"

= \$30,275 divided by 37.3 ERU's

= \$ 811.66 / ERU

Schedule "C"

= \$35,890 divided by 41.7 ERU's

= \$ 860.67 / ERU

EXHIBIT "E"

Preliminary Assessment Roll

	TOTAL ACREAGE	TOTAL E R U	PROPOSED ASSESSMENT	PROJECT PERCENTAGE
TAD'S RESTAURANT				
- Tax Lot 10 & 14	2.74	21	\$ 90,054	75.%
GLENN OTTO				
- Tax Lot 51	2.18	9	15,052	12.%
- Tax Lot 152	.24	1	1,672	1.%
CITY OF TROUTDALE				
- Tax Lot 190	16.1	6.3	10,535	9.%
FRANK WINDUST, JR.				
- Tax Lot 159	1.06	4.4	3,787	3.%
TOTAL		41.7	121,100	100.%

EXHIBIT "F"

Proposed Assessment Roll

	ACREAGE / ERU	SCHEDULE "A"	SCHEDULE "B"	SCHEDULE "C"	TOTAL
TAD'S CHICKEN & DUMPLING c/o Judy Jones 943 SE Crown Point Hwy Troutdale, OR 97060	2.74 Ac 21 ERU	\$ 54,935	\$ 17,045	\$ 18,074	\$ 90,054
Glenn Otto 23680 N.E. Shannon Ct. Troutdale, OR 97060	2.42 Ac 10 ERU ⁽¹⁾	-0-	8,117	8,607	16,724
City of Troutdale 104 SE Kibling Troutdale, OR 97060	16.1 Ac 6.3 ERU	-0-	5,113	5,422	10,535
Frank Windust, Jr. 36620 E. Crown Point Hwy Corbett, OR 97019	1.06 Ac 4.4 ERU ⁽¹⁾	-0-	-0-	3,787	3,787
TOTAL	22.66 Ac 41.7 ERU	54,935	30,275	66,165	121,100

1) Estimate based on current residential use at same density as existing dwelling unit/Tax Lot 152.

EXHIBIT "G"

Outstanding Assessments

Outstanding
Assessments

Status

TAD'S CHICKEN & DUMPLING
c/o Judy Jones
943 SE Crown Point Highway
Troutdale, Or 97060

Glenn Otto
23680 N.E. Shannon Ct.
Troutdale, Or 97060

City of Troutdale
104 SE Kibling
Troutdale, or 97060

PW84:13

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