

**RESOLUTION NO. 1018**

**RESOLUTION ACCEPTING THE ENGINEER'S REPORT ON  
ACCESS ROAD (EXTENSION OF KENDALL AVENUE) AND  
ADOPTING THE RECOMMENDATION MADE THEREIN.**

**WHEREAS**, the City is in the process of expanding its Waste Water Treatment Plant, and

**WHEREAS**, Phase II of that expansion project will include the construction of a new access road to the treatment plant, and

**WHEREAS**, preliminary plans called for the extension of the new access road to accommodate businesses in the area (Marie I. Bennett and Waste Water Management, Inc.) by forming a Local Improvement District and assessing the cost among the benefiting properties, and

**WHEREAS**, on December 8th, 1992, staff recommended and Council approved Resolution No. 1001 calling for an Engineer's Report concerning this proposed improvement, and

**WHEREAS**, during the preparation of the Engineer's Report, staff determined the estimated cost and recommended method for allocating the cost and attempted to determine whether or not the other parties desired to participate in the improvement, and

**WHEREAS**, the City was notified on February 24, 1993, that neither party desired to have these improvements and participate in the cost thereof, and

**WHEREAS**, the required Engineer's Report has been completed and submitted to the Council with a recommendation that the Access Road be constructed only to meet the needs of the City's Waste Water Treatment Plant, that all costs thereof be borne by the City, and that no Local Improvement District be formed.

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

The Council accepts the Engineer's Report on Access Road (Extension of Kendall Avenue) dated February 24, 1993, attached as Exhibit A and made a part hereof, and approves the recommendations contained in Paragraph H thereof.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS  
9TH DAY OF MARCH, 1993.

YEAS: 6  
NAYS: 0  
ABSTAINED: 0

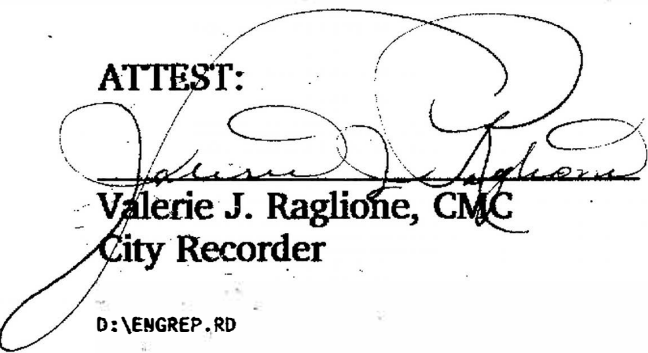
  
\_\_\_\_\_

Gene L. Bui, Mayor

Dated: \_\_\_\_\_

3/11/93  
\_\_\_\_\_

ATTEST:

  
\_\_\_\_\_  
Valerie J. Raglione, CMC  
City Recorder

D:\ENGREP.RD

**CITY OF TROUTDALE**

**ENGINEER'S REPORT**

**ON**

**Access Road (Extension of Kendall Avenue)**

**February 24, 1993**

## Engineer's Report: Access Road (Extension of Kendall Avenue)

The following Engineer's Report was prepared in accordance with Section 12.04.030 of the Troutdale Municipal Code as required by Resolution No. 1001.

### A. Project Description

As part of the Phase II improvements to the City's Waste Water Treatment Plant, the City plans to construct an access road from the present terminus of Kendall Avenue just south of I-84 (the northeast corner of the Columbia Gorge Factory Stores property) southerly about 550 feet to provide access to the newly-constructed storage building and digesters. This area is indicated with diagonal line on the attached site map.

Earlier plans also called for the extension of this access road (shown by a contrasting symbol) to serve other properties in the area, specifically the City property leased by Waste Water Management, Inc. and properties owned by Marie I. Bennett. The intent was that these improvements, if constructed, would be funded by means of a Local Improvement District, with each beneficiary allocated a portion of the cost.

Presently, Waste Water Management, Inc., Bennett, and - to a lesser extent - the City access their properties via an unimproved, undesignated roadway as shown on the site plan.

The proposed roadway, if constructed to its full extent, would be approximately 1,700 feet long. It would have a paved width of 32 feet and consist of an 11-inch base, 4 inches of asphalt, curbs, storm drainage, and a sidewalk on one side.

To analyze the factors involved with the formation of a Local Improvement District and allocation of costs, the remainder of this report will deal with the construction of the entire 1,700 feet of roadway unless specifically indicated otherwise.

### B. Cost Estimate

The estimated cost of this project will be as follows:

|                         | <u>City-Needed Portion Only</u> | <u>Total Project</u> |
|-------------------------|---------------------------------|----------------------|
| Administration          | \$ 1,000                        | \$ 1,000             |
| Legal                   | 1,000                           | 1,000                |
| Engineering             | 15,000                          | 25,000               |
| Construction            | 140,000                         | 282,000              |
| Construction Management | 8,000                           | 15,000               |
| Total Project Cost      | 165,000                         | 324,000              |

**C. Benefits to the Entire City**

This project is strictly a local improvement project and would have no benefit to the general traveling public. It would, however, benefit the City by providing improved access to the City's Wastewater Treatment Plant. Therefore, the City should bear its proportionate share of costs as a benefitting property owner.

**D. Recommended Method of Assessment**

1. Four possible methods of assessing costs were considered: Assess based upon the proportion of property fronting the improvement, assess based upon the proportion of property area accessed by the improvement, assess based upon the proportion of traffic utilizing each benefitting property, or assess based upon the vehicle distance travelled. A comparative analysis of each assessment is shown in paragraph 3 below.
  
2. Benefitting property owners of the proposed improvement include the following:

| Owner                           | Tax Lot # | Frontage (LF) | Area (Ac) | Traffic Count |
|---------------------------------|-----------|---------------|-----------|---------------|
| City of Troutdale               | 211       | 25            | 0.26      |               |
|                                 | 107       | 350           | 4.00      |               |
|                                 | 43        | 770           | 5.71      |               |
| Subtotal                        |           | 1,145         | 9.97      | 644           |
|                                 |           |               |           |               |
| Marie Bennett                   | 5         | 150           | 5.21      |               |
|                                 | 214       | 180           | 0.95      |               |
| Subtotal                        |           | 330           | 6.16      | 591           |
|                                 |           |               |           |               |
| Waste Water Management (Lessee) | 208       | 190           | 1.01      | 463           |
|                                 |           |               |           |               |
| Total                           |           | 1,665         | 17.14     | 1,698         |

3. Comparative Analysis:

Percent of Assessment for Each Benefitting Property Owner

| Method             | City | Bennett | Waste Water Management |
|--------------------|------|---------|------------------------|
| Frontage (LF)      | 68.8 | 19.8    | 11.4                   |
| Area (Ac)          | 58.2 | 35.9    | 5.9                    |
| Traffic (Vehicles) | 37.9 | 34.8    | 27.3                   |
| Vehicle Distance   | 19.7 | 41.4    | 38.9                   |

4. If this project is undertaken, I recommend that the "traffic count" method of assessment be used to arrive at a fair apportionment of the cost of this improvement. This method is recommended because both the "frontage" method and the "area" method do not adequately represent the impact the properties have on the roadway. The "vehicle distance" method is similarly rejected because it unfairly penalizes those whose property lies at the end of the proposed roadway.

E. Unit Assessment Cost

Based upon the above recommended method of assessment, the estimate of the costs to be assessed are as follows:

| Tax Lot #    | Owner             | Percent | Amount (\$) |
|--------------|-------------------|---------|-------------|
| 211, 107, 43 | City of Troutdale | 37.9    | 122,800     |
| 5, 214       | Marie I. Bennett  | 34.8    | 112,800     |
| 208          | Waste Water Mgmt  | 27.3    | 88,400      |

**F. Tax Lot Information (Section 25, Township 1 North, Range 3 East)**

| Tax Lot # | Area (Ac) | Assessed Value      | Owner  |
|-----------|-----------|---------------------|--|
| 211       | 0.26      | 7,800<br>(Exempt)   | City of Troutdale  |
| 107       | 4.00      | 141,200<br>(Exempt) | City of Troutdale  |
| 43        | 5.71      | 857,300<br>(Exempt) | City of Troutdale  |
| 5         | 5.21      | 38,900              | Marie I. Bennett   |
| 214       | 0.95      | 382,700             | Marie I. Bennett   |
| 208       | 1.01      | 254,200             | City of Troutdale (leased to<br>Waste Water Management,<br>Inc.) |

**G. Outstanding Assessments**

| <u>Tax Lot</u> | <u>Local Improvement Name</u> | <u>Total Due</u> |
|----------------|-------------------------------|------------------|
| 211            | N/A                           | N/A              |
| 107            | North Harlow Waterline        | \$6,934.83       |
| 43             | North Harlow Waterline        | 9,899.45         |
| 5              | North Harlow Waterline        | 14,879.50        |
| 214            | North Harlow Waterline        | 2,250.91         |
| 208            | North Harlow Waterline        | 1,950.24         |

## H. Recommendation

Due to the high cost to the other benefiting property owners and the fact that they prefer not to participate, I recommend that the access road be constructed only to meet the needs of the City's Waste Water Treatment Plant, that all costs thereof be borne by the City, and that no Local Improvement District be formed to extend this improvement to other benefiting properties. The other properties would continue to use the unimproved, undesignated roadway for access to their properties and maintain such at their own expense.

D:\ENGREPOR