

February 24, 1976

## PUBLIC HEARING SEWER LID

Mayor Sturges addressed the audience before opening the meeting due to the fact there was not a Council quorum present and would the audience wish to proceed. It was the general opinion of the audience that they would like to hear the proposal and make their remonstrances.

Mayor Sturges opened the meeting at 7:45 PM.

Commissioners Dix, Mahoney, Cox, and Kaiser were absent.

Commissioners Helen Althaus, C. E. Finegan entered at 7:46 PM.

Staff present: Supt. of Public Works George Phoenix, Recorder Betty Bergstrom, City Engineer Duane Lee

Press attending: Sharon Nesbit (Outlook)

Mr. Duane Lee went to the large wall map and outlined the proposed sewer route and LID boundary. The Southern boundary is basically the Reynolds High School property then heading north, the east 1/2 unit against the back of now platted developments would include lots 20, 19, 19Ptn and 14 as well as 8-13 of the Troutdale Park section and including the Fujii development on the north side of Cherry Park Road; the west side boundary includes west to the endge of the County property except tax lot 25 section 26. The sewer line will traverse Cherry Park Road to 300' east of 257th and Cherry Park Road then head north at an angle following the logical lay of the land through the Fujii development and join the Halsey Street Interceptor. The estimated cost of this work, trunk line and manholes, administrative and engineering costs is \$197,000.00 of which \$154,000 is actual cost of construction.

Mayor Sturges requested questions from the floor and those wishing to view the proposed LID boundary were given copies of a map to pass among interested parties in the audience.

Question from the floor (no name) . . . why the peculiar narrow jutting extension off the Fujii property? Mr. Lee explained that it belonged to Tax lot 48, Mr. Fujii's and is included therefore in the LID.

Group formed around wall map to study area and LID map boundaries.

## AGAINST:

Malcolm C. Parker	Tax lot 19Ptn	In LID
Glen Oakes	67 & 70	Not in LID
M A Cerruti	1	Not in LID

Mayor Sturges stated this ended written remonstrances and now the chair would hear those remonstrances and questions from the floor. Several present questioned as to why they were notified. Mayor Sturges explained those within 300 feet of LID and others who may be interested must be notified.

Gerald & Shirley Lampert (lot 46) said they are not involved, correct? the Mayor and Mr. Lee replied that was correct they are not involved.

Mr. Rod Andersen stated some problem again with this LID as others in that some properties cannot be served by this and will have to be taxes 2 times to get service like his lot 38. Mr. Lee replied we can serve front part of tax lot 38 and eventually all of it by a 1 1/2 " plastic line pumped to the trunk line, however the major back of property would gravity feed east of you better as other people in that area develop their land. Mr. Andersen replied this would mean additional cost later. Mr. Lee replied yes that was true but the major cost of a primary trunk line would be paid for in this LID and this is the somewhere to run your property sewerage to otherwise there is nowhere to run it now.

Com. Althaus asked how the assessment basis is determined? Mr. Lee stated our basis estimates have been on an area basis rather than frontage and area basis which he feels is more equitable on this LID. Discussion of gravity sewer and pumping station sewer units by Mr. Lee and Comm. Althaus.

Mr. Columbo, atty. representing Mr. Cerruti noted he is not on the LID and yet on the map (as proposed) his property is clearly included as far as the sewer line is concerned. What is Mr. Cerruti's position? Mr. Lee stated he holds the key to the whole thing. Part of our understanding is he was previously assessed for a sewer line and has no need for this one. We understand he is willing to grant an easement through his property for this line as long as he is not included in the assessment and the cost of that portion through his property must be borne by the other LID participants. But it all still hinges on his easement. Mr. Columbo recapped that the proposed easement would

Mr. Phoenix stated we are looking at what is a preliminary proposal and as you get into the technical engineering we may have to run laterals to involved sloped properties.

Mr. Mauck questioned the rush to form an LID when the School Dist. questions of streets, traffic and the building itself are unresolved. I'm not enthused about 2,000 kids in my backyard but I'm not completely opposed. Mr. Butterfield, representing the School, stated the School Dist. will have bid opening March 25, 1976 and start construction April 1, 1976.

Mayor Sturges asked if the Union High Dist. is trying to stop it. Mr. Carl Andersen stated he observed the Mult. Co. Planning Commission had serious considerations about Gresham's desire for the present proposed school site. Mr. Mauck rose and said he understood the school was going to follow through with that road, and so far nobody is doing anything about that 40' street... it doesn't seem put together yet. Mr. Butterfield stated when they open it there will be 825 students not 2,000. The school is built to accommodate 1,200 by 1981 without additional buildings. The school is prepared to participate in the widening of Cherry Park and we did appear at the County Commissioners meeting discussing these issues and the 8 acre trade proposal. Discussion on roads came from the Environmental Services Division of Mult. Co. Discussion of roads, buses, signalization and County involvement followed.


Mr. Carl Andersen stated that having a meeting that afternoon, Mr. Crampton informed him they have serious concern over the \$300,000 necessary for road improvements on County roads, Cherry Park, Kane, Hensley, and others. Mr. Crampton felt Reynolds School Dist. site will be appealed under LCDC guideline requirements at issue.

C. E. Finegan asked if reasonable to assess 50 or 60% of this cost to School Dist since it is the primary cause of LID formation or are Federal funds available? Mr. Lee stated it was not out of reason of possibility but extremely unusual. The School Dist. mentioned they would be willing to accept Mr. Cerruti's share of the cost. However there are no Federal funds obtainable within this time frame and this LID would not rate high of their priority grant application list. Mr. Lee estimated total proposed cost at \$197,000.00.

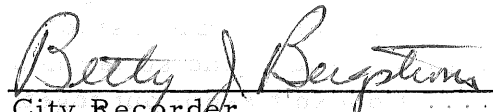
minutes LID Hearing February 2<sup>nd</sup>, 1976

Groups gathered to study wall map and discuss issues, boundaries, and route of proposed LID.

Mayor R. M. Sturges adjourned the meeting at 8:35 PM.

  
MAYOR

ATTEST:

  
City Recorder