

City Council Minutes  
Special LID Hearing  
July 8, 1976

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Lack of Council quorum necessitates rescheduling meeting at a later date. Very few property owners present as well. Engineering reports and materials made available to those present for an informal discussion work session.

The Meeting was called to order at 8:00 PM.

Council present: Commissioner Finegan

Staff Present: Bob Jean, George Phoenix, Duane Lee, Betty Bergstrom

Guests: Engineer Dick Close, Mr. and Mrs. Fujii, Mr. Butterfield, Mr. Preas

Press: Sharon Nesbitt, Outlook

City Administrator addressed those present reviewing the existing facts concerning availability of hook-ups. Everyone is well aware that there are 500-800 remaining hookups and we should all keep this in mind before a major financial commitment is made by the City or you citizens present. The new high school would use approximately the equivalent of 100 plus hookups. Mr. Jean noted the reluctance of land owners to participate due to the Interium Growth limits and allocation priorities. These owners feel that they are not in a good position to develop their lands and cannot bear the burden of this new L.I.D. The City cannot guarantee increased hookup availability for 2 1/2 to 5 years which is the planning and construction time to build a new sewer plant or expand the present one. The city is pursuing immediate means of expanding sewer capacity by increasing staff management and plant and increase plant operation to perhaps even 24 hours. Mr. Finegan spoke on behalf of the Council awareness of the need for plant increased production and expansion to meet the needs of tax paying property owners who have paid tremendous sums to develop this City's sanitary services. Mr. Jean pointed out that three Council positions are up for election this winter and a new council may not be firmly committed to the plant expansion program. However, in our last conversation with Mr. Dierdorff of Reynolds School District, they would be willing to cover to bond and coupon payments of this L.I.D. for the first 2-3 years until their full share was paid to relieve other property owners of the assessment burden until they have the reassurance of a new plant nearing completion of construction and can develop their properties to pay off their land assessment obligations. Mr. Butterfield confirmed the Reynolds position of providing \$45,000 towards first 3 years of L.I.D. Mr. Finegan feels we "the Council" must be able to guarantee the property owners that they can develop at his convenience or when he expects he must sell his lands.

Mr. Close representing Mr. Fujii and other land owners, mentioned sewer improvement fees could be used to buy back bonds.

Mr. Lee noted in the event a future Council may not support growth, the property owners could form a L.I.D. on their own without City support or grants.

Mrs. Bergstrom noted existing grant revenues are after the fact and not before the construction and engineering costs and therefore a portion of sewer improvement fees must be used now to cover initial planning and engineering studies until grants are processed and received.

Mr. Lee noted he sincerely feels any denial of plant expansion a remote possibility.

Mr. Close noted the City could be subject to legal action by property owners if they denied growth when citizens support growth and logically future increased construction costs could exceed present interest costs in future on new homes.

Mr. Butterfield questioned number of hookup capacity. School would require to which Mr. Jean replied about 166-167 equivalent single family requests when they reach 2,000 in 5 years and 83 to start with student enrollment of 500-800 and to 100 at 1200 enrollment  
Mr. Jean outlined process of L.I.D.:

Petition by property owners - hearings

Engineer's report ordered by Council - hearings

Tonight we postpone, deny or pass resolution ordering further final engineering studies if we had a quorum.

Mr. Lee said he would plan sewer line on North side of Cherry Park Road where a minimum amount of reconstruction of present mini line would be necessary.

Mr. Jean needs time to check with Bond Attornies on Mr. Close's suggestion and study possible financing by school on 4 year front end of 10 year bond with City using sewer improvement fees to pickup remaining 2-6 year obligation either until new sewer plant finished and interested property owners buy into L.I.D. or City uses service fees installation fees and improvements fees to cover obligation.

Mrs. Bergstrom noted according to the Improvement regulations by state, L.I.D. must be re-advertised on monthly basis or it will be automatically shelved for 6 months according to law.

CITY COUNCIL MEETING  
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Mr. Jean left at 8:40 PM to attend neighborhood meeting. Mr. Lee went through Engineering Report (see Attached), as required by City Ordinance #159. A minor LID boundary change to delete Mr. Cerruti's property. Millie Moffitt, west of Cerruti property, not interested and Mr. Preas may be interested in participating if other participants offer him hookup privileges without assessment at L.I.D. rates but paying only regular hookup installation and improvement fees totaling \$630 per unit at this time. We prefer a location of the line in conjunction with water and street patterns and do not wish to pursue condemnation proceedings.

Commissioner Kaiser and Commissioner Cox entered at 8:48 PM. No quorum yet.

Discussion of alternative routes due to Cerruti withdrawing from L.I.D. and examination of Engineering report.

Mrs. Bergstrom briefed commissioners on events up to this time. Mr. Lee continued with Exhibit B, C, D, E, F, & G and asked for testimony for or against project.

Acres 35.50 - Mr. Butterfield representing Reynolds High District approves L.I.D. Mr. Close expressed his clients concern that construction be at the end of the farming season to which Mr. Lee concurred.

Commissioner Kaiser asked how deep line would be and Mr. Lee stated 8-10 feet depending on location system.

Mr. Butterfield asked if engineer would contact their engineers Selig and Mr. Lee said he would.

Mr. Preas asked if land owners would be allowed allocation of hookups which Mr. Lee said we can not guarantee at this time - only 2-5 years from now, but Mr. Preas you are not as yet in L.I.D.

Mr. Fujii asked why a 60' right-of-way is necessary thru his property. Mr. Lee replied it was necessary due to street expansion and city regulation of sub-divisions but that manholes would be 2' below ground grade and farming could continue over top of the line indefinitely until streets are built.

Mr. Preas noting Mrs. Bergstrom's request that he state in writing if he wished to be included; would this mean if I give my consent, is the line going to be on the edge of my property. Mr. Lee stated he feels line should be 5 to 30 feet from property line and in road area of possible development on your land.

Mr. Preas asked if his property would be set aside for hookup allocation even if he doesn't pay on L.I.D. and only gives consent for line to go through his property.

Mr. Lee stated L.I.D. boundary does not include you yet, but the L.I.D. would pay for crossing your property unless you wish to be included and have hookup rights. Discussion with Mr. Preas on possibilities. Mr. Preas is unsure but willing to discuss with Duane, George and Mr. Jean the final route; understanding of commitments and contracts.

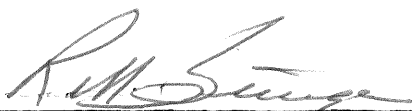
Acres 56.79 - Mr. Close and Mr. Fujii are still in favor

Acres 4.90 - Mr. Shroy (lot 14) represented by Mr. Close also in favor

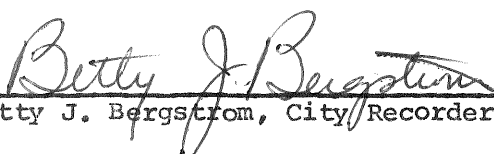
Acres 77.19 Total approved 2 large properties and 1 smaller parcel

Mr. Preas approves of 5 - 15 foot from property edge placement of line.

Meeting adjourned at 9:50 PM.

  
 Mayor, Robert M. Sturges

ATTEST:

  
 Betty J. Bergstrom, City Recorder