

PECIAL COUNCIL MEETING
Hearing Sewer LID 1-76
September 29, 1976

Meeting called to order at 8:05 PM.

Council Present: Mayor Robert M. Sturges
Commissioners: Kaiser, Mahoney, Finegan,
(Absent) - Cox, Dix, and Althaus

Staff Present: Bob Jean, Duane Lee, Betty Bergstrom, Ed Murphy

Press Present: Sharon Nesbitt

Guests: Rod Andersen, Dick Close, the Fujii's, Mr. Louden, Bob Johnson, Mr. Dierdorff,
Jim Peneton, Mr. Handy.

Motion moved by Commissioner Kaiser that LID be retitled Troutdale-Reynolds Sewer LID-76.

YEAS: 3
NAYS: 0 Motion carried.

Seconded by Commissioner Mahoney.

Duane Lee, City Engineer, gave preliminary engineering report review which he noted was accepted by Council and so moved at previous August LID Hearing. One additional property owner Mr. Rod Andersen, Tax lot 38 Sec. 35 has requested to be included in LID. Mr. Cerruti has requested that storm drainage line be handled simultaneously with sewerline installation through his property which will increase total cost estimates as well as the Andersen property sewer extension. The new estimate is \$249,870 which includes \$40,700. for 30 inch storm sewer line in the Cerruti property as per our preliminary storm drain studies and \$16,170 sewer line extension, a additional pipe costs, engineering and financing costs.

Mr. Louden, (of the audience) asked length of line. Mr. Lee replied about 600 feet long through Cerruti property. Mr. Lee also noted 5.61 acres of Andersen property added to total acreage involved in LID on Exhibit E, F, and G to include tax lot 38 Sec. 35, thus increasing unit assessment per acre to \$1,682 for each property owner involved on Exhibit E.

Mr. Peneton asked if other propertys further south of storm sewer line would need storm sewer drainage also. Mr. Lee replied geological studies indicate storm lines likely in future, as drainage flows increase but for present soil drainage adequate and permissible. Mr. Louden questioned depth of gravel drainage. Mr. Lee gave ground layer compositions as we know it now. Discussion ensued on question. Mayor asked other questions of audience. Mr. Louden asked what LID are we discussing. Mayor replied, Troutdale Reynolds Sewer LID. Mr. Louden questioned storm waters dumping on lower Columbia. Commissioner Kaiser noted storm line will not be connected yet and will not be open but plugged until storm sewer lines above this section are completed and connected at later date for Cherry Park Road properties. Mr. Johnson questioned developments above this line. Mr. Lee explained properties wishing to develop on steeper slopes where sump drainage not preferred will not be allowed to develop without adequate storm systems to relieve storm drainage which perhaps may be several years from now. The Cerruti Section will be installed now at his request to prevent re-excavating his property for storm drainage when City studies are completed and storm drainage project for entire City commences. Mr. Jean, City Administrator, noted rising costs of installing systems in future makes installing this section a bargain at today's prices as part of this Sewer LID, in relation to your properties. However, the City is not prepared at this time to install other storm sewer sections due to incomplete storm studies, federal financing, and limited City bonding capacities. Discussion by Council and audience on storm sewer financing and installation timetable. Mr. Andersen asked what are plans for extension of storm sewer lines and financing? Mr. Lee replied that by Mid-winter financing, total costs, property owners share of costs will be known. At that time we hope to have a policy statement by City as to how costs shall be spread and how much each property owner will contribute. Mr. Andersen asked if this would be equitable for property owners? Mr. Lee replied its a matter of judgement but the area shared cost by each property owner for storm sewer lines less any financial grants would be the most feasible and equitable manner to accomplish a system for the City where everyone pays per acre his share of total system.

Mr. Fujii questioned why not put in storm drainage full length of Cherry Park from the school through my property? Mr. Lee replied no others have requested it but we could. Mr. Andersen thought it would be more economical to do it now. Mr. Peneton said why consider one without the other and also won't the high school saturate ground water level with their drainage not being a storm sewer line? Mr. Louden questioned DDT and chemicals restrictions why not restrict the high school saturation levels now and put in storm drains?

Mr. Andersen asked have you estimates on storm drainage system costs if Reynolds was forced to participate in construction now? Mr. Jean replied the School District has not been informed or asked but they have 20-25% of area shared costs. Mayor explained the lower portion of storm system along Columbia Boulevard may well be stopped by the railroad due to the fact they own a large portion of properties along there and they could stop your sewer construction line if storm drainage included in LID at this time in such a small acreage

total LID as this is. So by taking storm drainage system formation in larger City sections, sometime in future where their per acre vote would bear less weight in view of a possible no vote by them on a strictly financial basis instead of what's best for their properties or the city as a whole. We have a better chance of successfully forming a storm drainage district or LID. The City is trying to acquire some of this property and therefore reduce the railroad votes cast on a future storm drainage system formation vote. Mr. Loudon asked what total costs added to sewer installation cost for storm drainage system along this entire LID Boundary would be? Mayor Sturges replied the City's total bonded indebtedness limits would be reached and we cannot increase this LID total for more this year. Mr. Jean explained we are within \$400,000 of bonded indebtedness limits with this LID as it is now without storm drainage costs added to the total cost of LID. However, Mr. Andersen's point is well taken on saving installation costs by adding storm drainage now to this LID but bond limits and indecision on size of line without completed drainage studies by our City Engineer would be more short sighted and costly if we put in the wrong size line or placed it in the wrong location with this LID. Also some costs can be further spread by forcing land developer to share in installation costs and with city improvement fees charged to builders picking up oversizing costs as each development is planned and executed thus reducing your property owner share of system by what the developer and builder is required to share in installing bits of system as we go along in the next few years.

Mr. Peneton questioned the railroad having enough votes to squelch storm drainage development along with this LID on through Columbia Boulevard. Mayor Sturges explained recent lease transaction with railroad and possibility of City acquiring tracts of land along Columbia Boulevard reducing no vote impact. Acquisition is not yet complete. Mr. Jean explained this is basically a sewer LID and cluttering its formation with the overwhelming problems of storm drainage systems not yet fully planned is not preferable now. Mr. Lee drew diagrams of possible proposed drainage lines and explained possible grants we may obtain but have not as yet completed studies or obtained grants. Mr. Jean explained the City is searching for grant assistance and completing drainage studies for presentation, but you would not be reimbursed for your payment of storm system you had included and paid for in this LID. We are trying to reduce your out of the pocket costs for such a storm system.

Mr. Handy asked as did Commissioner Finegan - why can't the school district share in larger portion of this LID as well as other systems costs?

Mr. Jean explained the school district has received satisfactory Planning Commission passage of its storm sewer drainage requirements and they have paid an improvement fee of \$24,900 in sewer improvement fees also they are sharing in Cerruti storm drainage line section costs.

Mr. Andersen also questioned why their share shouldn't be larger?

Mr. Lee explained this route was not the only alternative for school sewer connection but your properties benefit by their participation in this route rather than they connecting to Hensley Road line on the southern portion of property and later connecting to Cherry Park connection when it is built. Without their participation the acre per dollar charge would be considerably higher for you and the development of your properties as a saleable property with services available. Mr. Jean explained fees paid by the school to date on an equivalent basis of Engineers estimate of 83 homes.

Mr. Loudon questioned financing and Fujii Line Share? Mr. Jean explained Mr. Fujii will pay for normal size line for his acreage but oversizing requested by City will be paid by City with improvement fees charged to each builder for impact to City systems. Discussion of fees, connection charges, capacity limits and financing by staff and audience. Mr. Lee explained geological zones and drainage patterns of the LID area in response to audience questions. Mr. Fujii felt Reynolds should pick up more than acreage dollar share of LID and area should be excavated once for both.

Mayor asked for remonstrances. City Recorder Mrs. Brrgstrom noted Mr. Mauch lot 19, and Mr. Perker portion of lot 19 are not present tonight comprising less than 5% of the total LID ownership parcels involved. The other 95% of property owners are present. Mr. Lee explained we may modify this LID petition at a later date upon receipt of grant replies and form an additional storm drainage LID independent of this sewer LID, but construct both at the same time. Mr. Lee read regulations of Ordinance #159 concerning LID formation and procedures in response to audience questions.

He suggested a parallel LID for storm drainage systems and suggested the Council proceed with the Sewer LID as petitioned with the addition of the Andersen property and inclusion of the 600 foot storm drainage line section in the Cerruti property.

Mr. Johnson asked why not have storm drainage all the way? Mr. Lee explained we have already covered bonded limits, studies incomplete, grant replies not yet received and final sizing of system and our facts are not complete.

Mr. Lee explained Cerruti will waive easement charges to this LID for crossing his property in return for non-assessment use of the line whenever he may develop. He has, however, already contributed heavily to the Halsey Street interceptor in a previous LID, which your line is trying to connect to and not be developing land never assessed for systems installed, as you may suppose. It would be unreasonable to assess him both from the North side (Halsey inceptor) and the East side (Troutdale-Reynolds Sewer LID 1-76) on the same piece of land. He will pay connection charges and improvement fees the same as everyone else when he develops.

Mayor Sturges called for property ownership vote for Troutdale Reynolds Sewer LID 1-76

9.95	Sec. 35 Tx 1	Dick Close for Mr. Shroy	Yes
9.27	Sec. 35 Tx 3	Ivan Handy for Sidney Tucker	Yes
5.61	Sec. 35 Tx 38	Rod Andersen	Yes
8.33	Sec. 35 Tx 46	Mr. James Peneton	Yes
15.81	Sec. 35 Tx 72)	Mr. Dierdorff - Reynolds School Dist.	Yes
19.69	Sec. 35 Tx 34		
49.23	Sec. 26 Tx 48)		
7.56	Tx 21)	Kaz Fujii	Yes to a Point
8.20	Tdle Park 7-13		
4.88	Tdle Park #20)	Dick Close for Mr. Shroy	Yes
4.90	#14		
.23	Tx lot 76 Sec 26	Louden	No
4.56	Tdle Park 19	Albert Mauch	Not Present (No)
.34	Tdle Park PTN 19	Malcolm Parker	Not Present (No)

Commissioner Mahoney moved to accept the property owners petition filed for the formation of the Troutdale-Reynolds Sewer LID 1-76.


YEAS: 3
NAYS: 0
Motion carried.

Mr. Lee noted the resolution adopting the LID will be presented at the Regular Council meeting of October 12, 1976.

Motion to adjourn by Commissioner Mahoney.


Unanimous.
Motion carried.

Meeting adjourned at 9:25 PM.



MAYOR Robert M. Sturges

ATTEST:



CITY RECORDER Betty J. Bergstrom