



WORK SESSION

AGENDA

City Commission of the City of Warrenton

Tuesday, September 10, 2019 – 5:30 P.M.

**Warrenton City Commission Chambers
225 South Main Avenue
Warrenton, OR 97146**

- 1. Call to Order**
- 2. Roll Call**
- 3. Discussion on SE 9th Street Local Improvement District**
- 4. Adjourn**

Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Dawne Shaw, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.



AGENDA MEMORANDUM

TO: The Warrenton City Commission
FROM: Kevin A. Cronin, AICP, Assistant City Manager/Community Development Director
Colin Stelzig, PE, Public Works Director
DATE: For the Agenda of September 10, 2019
Work Session: Local Improvement District – SE 9th St

The City Commission held a work session on May 14, 2019 regarding the reconstruction of N Main Ave and NW 7th Place. Staff recommended a follow up work session on a broader discussion of using Local Improvement Districts (LID) as a tool for financing the construction and/or rebuilding of local streets in poor condition. In addition, staff has identified SE 9th St as a primary candidate for a LID.


Below is a summary of the background and rationale for creating a LID at this location:

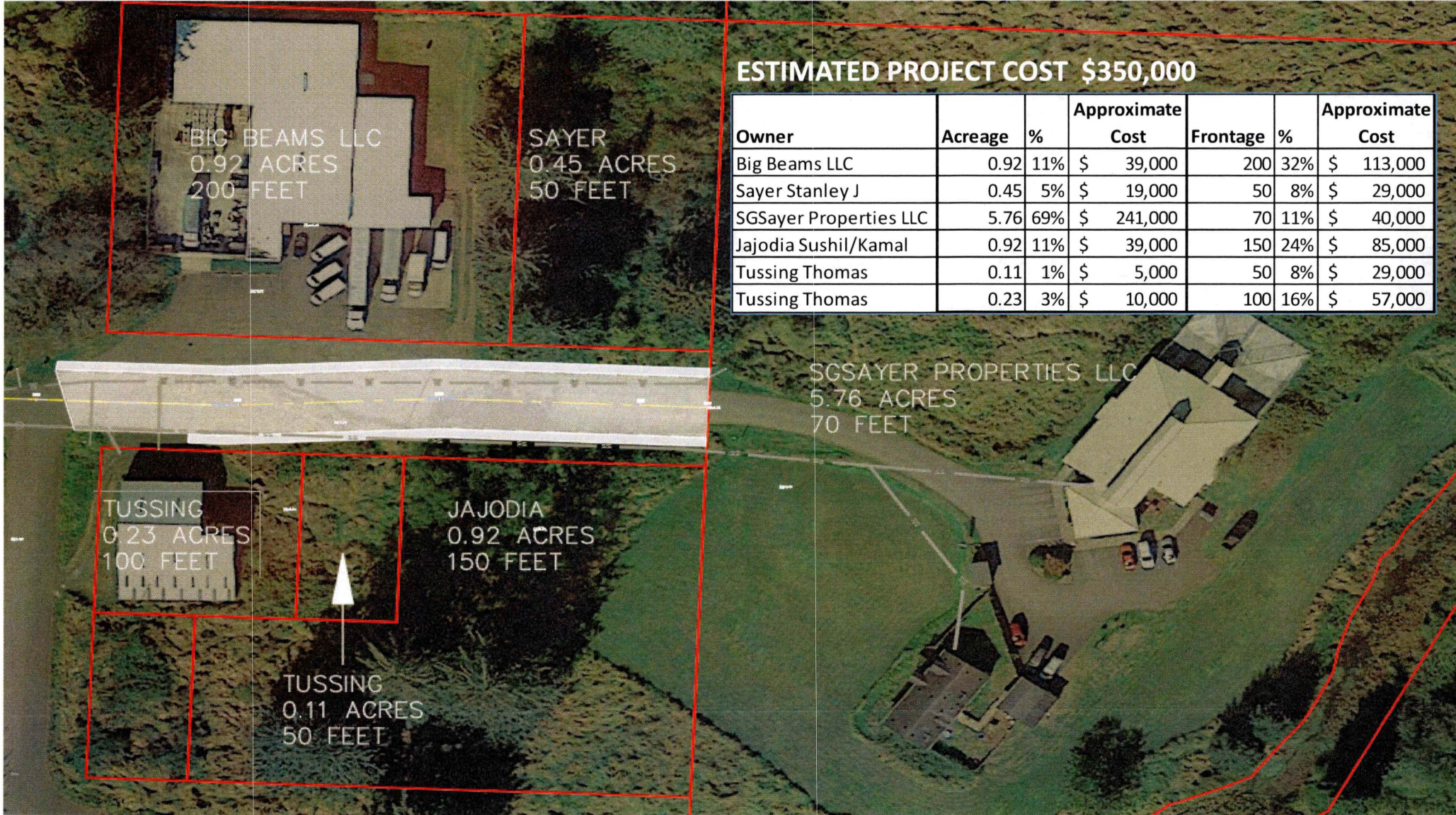
- SE 9th St is part of the SE Marlin business district and serves three businesses and a residence.
- There are 12 tax lots that have frontage on SE 9th St.
- The condition of SE 9th St is very poor. The street is approximately 600 feet long and has no pavement from SE Neptune heading east, curbs, sidewalks, or storm facilities.
- Any substandard city utilities identified in the CIP can be upgraded as part of a larger street project.
- A previous LID was proposed in the 1990s but did not move forward.
- All three commercial property owners have signed “non-remonstrance agreements” that compel the owners to participate in a LID based on a proportional share of street frontage. ORS 223 provides statutory authority and guidance on creating and assessing LIDs.
- Public infrastructure investment is a proven model to incent future development of the area.
- The City Commission recently adopted the Transportation System Plan. The City does not have a clear strategy for financing improvements nor does it have a proven history of applying and receiving grants for transportation projects. In addition, state and federal grants are typically

awarded for ODOT owned facilities such as S Main Ave or Pacific Drive. Local streets, such as SE 9th St, are the responsibility of local government.

- A financial model with or without incentives could be created to facilitate the reconstruction of other substandard streets identified in Warrenton's Transportation System Plan. SE 9th St is outside the urban renewal area (URA).

Before additional staff time is spent of pursuing the concept, staff is requesting direction on next steps.

Approved - 



BIG BEAMS LLC
0.92 ACRES
200 FEET

SAYER
0.45 ACRES
50 FEET

TUSSING
0.23 ACRES
100 FEET

JAJODIA
0.92 ACRES
150 FEET

TUSSING
0.11 ACRES
50 FEET

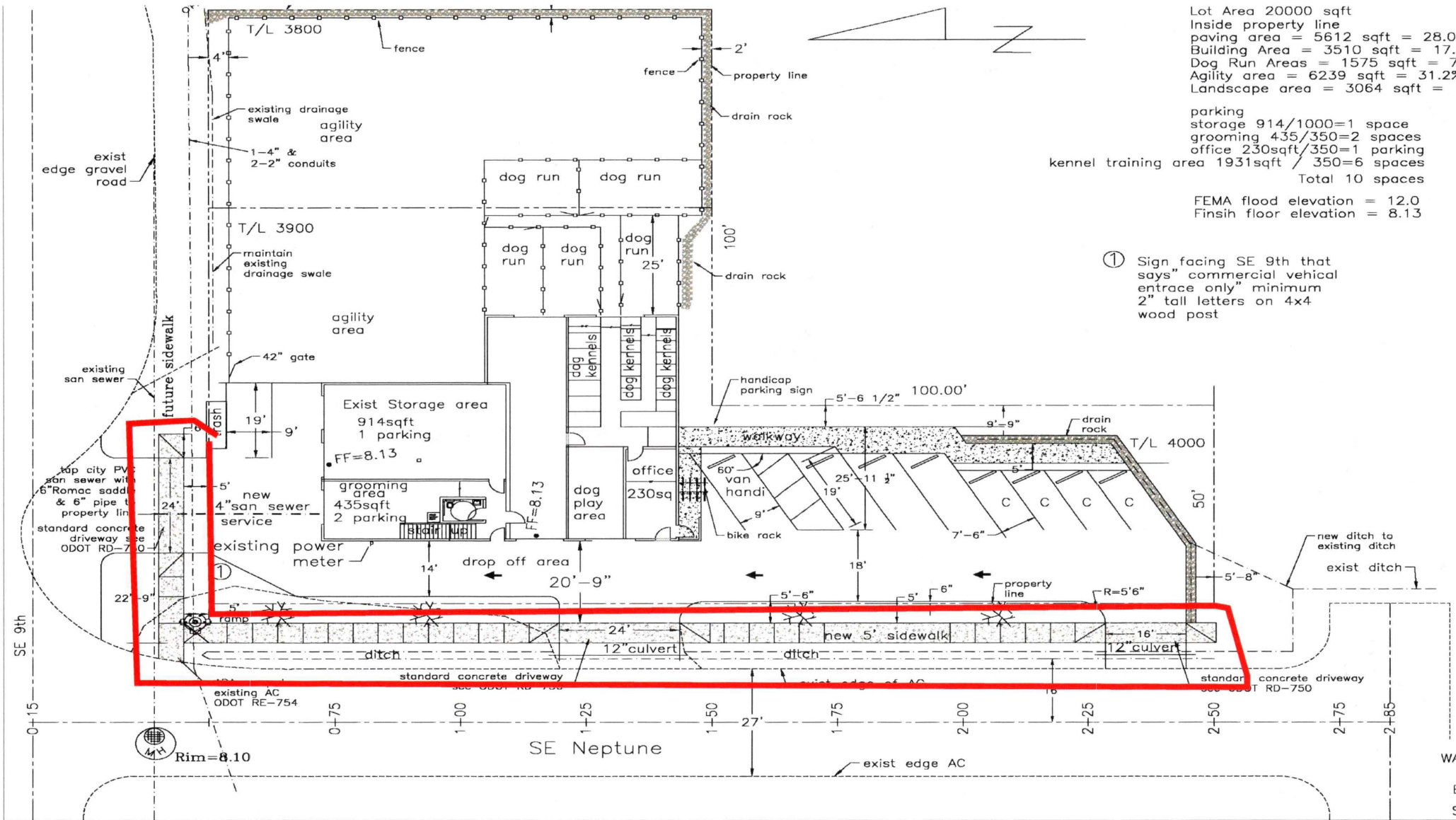
ESTIMATED PROJECT COST \$350,000

Owner	Acreage	%	Approximate Cost	Frontage	%	Approximate Cost
Big Beams LLC	0.92	11%	\$ 39,000	200	32%	\$ 113,000
Sayer Stanley J	0.45	5%	\$ 19,000	50	8%	\$ 29,000
SGSayer Properties LLC	5.76	69%	\$ 241,000	70	11%	\$ 40,000
Jajodia Sushil/Kamal	0.92	11%	\$ 39,000	150	24%	\$ 85,000
Tussing Thomas	0.11	1%	\$ 5,000	50	8%	\$ 29,000
Tussing Thomas	0.23	3%	\$ 10,000	100	16%	\$ 57,000

SGSAYER PROPERTIES LLC
5.76 ACRES
70 FEET



LID AREA



Lot Area 20000 sqft
 Inside property line
 paving area = 5612 sqft = 28.0%
 Building Area = 3510 sqft = 17.5%
 Dog Run Areas = 1575 sqft = 7.9%
 Agility area = 6239 sqft = 31.2%
 Landscape area = 3064 sqft = 15.3%

parking
 storage 914/1000=1 space
 grooming 435/350=2 spaces
 office 230sqft/350=1 parking
 kennel training area 1931sqft / 350=6 spaces
 Total 10 spaces

FEMA flood elevation = 12.0
 Finsih floor elevation = 8.13

① Sign facing SE 9th that says "commercial vehical entrance only" minimum 2" tall letters on 4x4 wood post