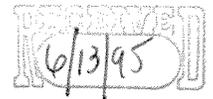


April 20, 1995  
7:30 a.m.  
J's Restaurant



**MINUTES OF THE  
COMMUNITY DEVELOPMENT COMMITTEE**

**MEMBERS PRESENT:** Roger Currier, Dave McMullen, Rob Molzahn

**OTHERS PRESENT:** Donna Proctor, Chuck Liebert, Larry Anderson, Tabrina McPherson

---

**I. CALL TO ORDER**

Roger Currier called the meeting to order at 7:34 a.m.

**II. OLD BUSINESS**

**A. Engineering Projects Update**

Larry Anderson mentioned the sanitary sewer replacement project has been completed. There is another project we would like to have the same contractor do and he would discuss it further during the New Business discussion.

River Street Leveling Project is out for bids and will open Friday, May 21. This project consists of a leveling course only, not an overlay. The area to be treated is River Street from Fourth to Thirteenth Street. The project is estimated at \$24,000. An overlay for this same area would cost an additional \$40,000-\$50,000. Mr. Anderson indicated this course should last about five years provided we keep the truck traffic off of it. He also felt we were getting a lot for our money with this project. Ms. Proctor asked about the manholes that are uplifted. Mr. Anderson indicated we would use a Class D mix that is very fine and would fill in those holes. Molzahn/McMullen motioned to recommend City Council approve the lowest qualified bidder provided the bid is no more than 10% above the Engineer's Estimate.

**B. Utility Division Update**

Mr. Liebert stated the Utility Division is still working on the I & C Project. We have received a preliminary report from the consultant. We need to review it and find out what we want to do and what we want to contract out.

We are negotiating the contract with a firm to do the work on the Well No. 7. We do need to obtain permits from Marion County first. Mr. Currier stated we need to keep legal costs down. Mr. Liebert stated our City Attorney is involved and will be watching closely.

Mr. Liebert indicated the compost sell is going quite well. Staff has been giving away small bags full to people who only want a little bit.

Another project at the treatment plant is the variable speed drives. We will be getting a loan for this. Mr. Liebert will compile data and take it to Council to get authorization. He stated this will be similar to the lighting at the library loan.

### **C. Building Development Status**

Mr. Anderson discussed some graphs that were handed out showing building status. He indicated there are a lot more manufactured home permits being issued. The fees are approaching last years totals.

### **D. Composter Update**

The composter has some broken temperature probes. The contractor found some welding had come undone. Two weeks after the first one was fixed, the second one broke. Staff will be meeting with EPA to discuss the grant conditions and where some of the responsibilities lay. Ms. Proctor asked if the other Cities that have this similar composter have this many problems. Mr. Liebert responded that it depends on who you talk to. One main problem that was not taken into consideration is the wet weather we have which causes the sawdust to get wet prior to being put in the composter. We are experimenting with different types of sawdust and it seems the sawdust suppliers keep going out of business once we find sawdust we like.

### **E. Third Street Sewer (addition to existing contract)**

Mr. Anderson explained that this is a sewer line we want to get replaced prior to the overlay planned on Third Street. As this is a smaller replacement job, we would be able to just do it on a change order with the contractor we currently have doing our miscellaneous sewer replacement project. The contractor has expressed interest and we feel they could do a good job. The total project cost is \$34,000 and the money is available. There was a consensus of the Committee to issue a change order to Canby Excavating in the amount of \$34,000.

During discussion, Mr. Anderson had mentioned how much easier it is working with Willamette/Pacific Railroad company as opposed to the Southern Pacific Railroad that used to own the tracks. Ms. Proctor asked if Mr. Anderson would talk to them about making repairs on the tracks in front of the Dairy Queen.

## **III. NEW BUSINESS**

### **A. Second/Third Street Local Improvement District**

Canby Excavating is the contractor doing our miscellaneous sewer replacement project. They are doing good job and we would like to issue a change order to extend their contract to include a portion of sewer line on Third Street as we need to replace this before we replace the street in that area. The change order is for \$34,000. There was a consensus of the Committee to proceed with the change order.

Mr. Anderson stated he met with the owners last Tuesday (April 18) and was expecting a lot of objection from the apartment complex and the people on Everest Road, but people were relatively cooperative. Mr. Anderson explained that the owners in the Emery Orchards Subdivision signed an agreement when they bought those homes. They agreed to pay up to \$4,000 for the street improvements and the developer would pay the rest. Mr. Anderson stated the estimate for the lots in Emery Orchards Subdivision is about \$7,500. He indicated the developer of the subdivision is planning to bid on the street project as he feels he will be able to do it for less money therefore causing the assessments to be a lot less. Ms. Proctor

wondered if he will do as good of a job as another contractor. Mr. Anderson stated he would be required to follow the same procedures and would be monitored just as any contractor would be.

Everest Road south of Third Street will only be 28 feet because it dead-ends and there is less right-of-way width so the houses are closer to the street. It currently is 21 feet so we might be able to put curb on one side and maybe no sidewalks. Mr. Anderson feels we should extend Second Street through instead of winding down onto Third Street and out to the Highway. The costs are about the same and it would provide better access for the homes in that area. Ms. Proctor wondered if there are plans for a traffic light at the intersection of Second and Highway 219. Mr. Anderson stated we are looking at right turn in and right turn out, not a traffic light.

**B. Street Maintenance Projects**

**C. Advance Financing of Public Improvements**

The financing ordinance was discussed. This ordinance is to allow for a method of reimbursing the developer for cost of improvements, thus providing incentive for them to provide adequate improvements for future development in a specific area. For example if the school district pays for the water line out Crater Lane to their site, we could suggest they upsize it to allow for connections as development occurs in that area. This will also save the City some money as we currently pay for the additional upsizing of the improvements. There was some discussion about having a time limit. It was suggested if development didn't occur within ten years after improvements were made that the developer would not be allowed any reimbursement. There was a consensus that this be forwarded to the City Council for additional discussion and approval.

**IV. OTHER BUSINESS**

Mr. Proctor had a question about how we are supplying water service to the new Chehalem Center site on Crater Lane as they are outside the City Limits. Mr. Anderson stated they have meters at Foothills Drive and they pay the cost to extend lines to the site. They also have an application to annex and when that is approved they will be allowed service to the site.

**V. ADJOURNMENT**

There being no further business the meeting was adjourned at 8:40 a.m.