

RESOLUTION NO. 371

A RESOLUTION AUTHORIZING STAFF TO APPROVE PLANS AND SPECIFICATIONS AND ADVERTISE TO RECEIVE SEALED BIDS FOR THE MONTGOMERY WAY SANITARY SEWER EXTENSION PROJECT.

WHEREAS, the City staff has prepared a report on the above captioned subject which is attached hereto as Exhibit "A"; and

WHEREAS, the City Council has duly considered the subject and the recommendation(s) contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit "A", with the recommendation(s) contained therein and further instructs that action appropriate to the recommendation(s) be taken.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 16th day of January, 1984, and filed with the Wilsonville City Recorder this same day.

  
WILLIAM G. LOWRIE, Mayor

ATTEST:

  
DEANNA J. THOM, City Recorder

CITY OF WILSONVILLE

**MEMO**

EXHIBIT "A"

January 10, 1984  
DATE

Council Meeting 1/17/84  
Agenda Category Legal  
Business

TO: MAYOR AND CITY COUNCIL  
FROM: LARRY R. BLANCHARD, PUBLIC WORKS DIRECTOR  
SUBJECT: MONTGOMERY WAY SANITARY SEWER EXTENSION PROJECT

A memorandum titled "MONTGOMERY WAY SANITARY SEWER - DANT PROPERTY" was presented to the City Council at their regularly scheduled meeting of January 3, 1984, commencing at 7:30 o'clock P.M. in the Council Chambers at 30000 SW Town Center Loop East. The City Council did approve the recommendations of the Public Works Director as specified in the above memorandum and the memorandum of which I refer to shall be referenced as Exhibit 1 as incorporated herein.

Staff was asked by the City Council to look at listing additional properties which could be serviced by the Montgomery Way Sanitary Sewer Extension Project to the Preliminary Payback Distribution Roll identified in Exhibit #1. The modification of the Preliminary Payback Roll is attached hereto for your reference as Exhibit 2.

According to Section 3.116(1) paragraph 2, the amount to be refunded shall be determined by the Council and such determination shall be final. This final determination can only be made at such time as all construction costs, including but not limited to engineering, testing, Public Works permits, plan checks, administrative charges, attorney fees and other costs incidental to the project, are complete. Then and only then, can the final payback distribution roll be approved by City Council for filing lien dockets by the City Recorder to the properties in question.

The project in question is one of normality in design. Other than the depth requirements of the sanitary sewer, the Public Works Standards establishes the requirements by which this sanitary sewer mainline can be constructed. In review of the design of the project, it is the responsibility of the Public Works Department - Construction Management Division, to assure that all City requirements are met. In light of these requirements, it only seems cost effective to advertise the

project as soon as the Public Works Department has reviewed the plans. This step could save as much as thirty days in the final completion of this project. This project is in compliance with the Capital Improvements Plan - City of Wilsonville.

RECOMMENDATION

1. Authorize staff to review and approve plans and specifications for this project according to all rules, regulations, resolutions and ordinances pertaining to Public Works Construction of Sanitary Sewer Mainlines in the City of Wilsonville, State of Oregon.
2. Authorize staff to advertise to receive sealed bids for the Montgomery Way Sanitary Sewer Extension Project after the requirements in item 1 above are met.
3. The Final Payback Distribution Roll shall be adopted by separate resolution at a subsequent City Council meeting.

lrb:vr

cc: Montgomery Way Sanitary Sewer Project

**MEMO**

EXHIBIT 1

December 29, 1983

DATECouncil Meeting 1/3/84  
Agenda Category Continuing  
Business

TO: MAYOR AND CITY COUNCIL

FROM: LARRY R. BLANCHARD, PUBLIC WORKS DIRECTOR

SUBJECT: MONTGOMERY WAY SANITARY SEWER - DANT PROPERTY

A memorandum titled "REQUEST SEWERLINE EXTENSION AS PROVIDED BY 3.116 OF THE WILSONVILLE CODE" was approved by the City Council at their regularly scheduled Council meeting on June 20, 1983, at 7:30 o'clock p.m. in the Wesleyan Church, 29775 SW Town Center Loop East. The memorandum is attached hereto as Exhibit 1 for your review. The Council did approve the recommendation of the Public Works Director in reference to the construction of a sanitary sewer mainline on Montgomery Way to provide service for a residence being constructed for Mr. Bob Dant.

DeHass & Associates, Inc., completed an engineer's report and submitted the report to staff in July, 1983. DeHass & Associates, Inc., estimated the total cost for the sanitary sewer to be approximately \$30,255. The cost breakdown is as follows:

1. Construction	\$25,665.00
2. Engineering (15%)	3,850.00
3. Plan Check Fee	85.00
4. Type B Construction Permit Fee	655.00
	<hr/>
Estimated Total Cost	\$30,255.00

Normally, an eight inch sanitary sewer line constructed within a street section at normal depths and 550 feet long would cost between \$10,000 and \$15,000. Due to the fact that the sanitary sewer line is being constructed to service all the Montgomery Way properties, the depth required in this area is in excess of fifteen feet. Therefore, the total cost of construction is increased by \$10,000 to \$15,000, due to shoring and granular backfill requirements.

Mr. Dant, upon receiving notice the total cost of the project would be tentatively \$30,255, optioned not to participate in the construction of the sanitary sewer line under 3.116 of the Wilsonville Code. Mr. Dant felt that he would request a

temporary service until such time as the potential LID to complete the water, sanitary sewer and storm sewer improvement were completed. Mr. Dant, therefore, waived the right to remonstrate against the formation of the LID and agreed to participate to his full extent in the LID. Mr. Dant would then disconnect his temporary service and connect to the sanitary sewer constructed as a part of the LID at his own costs.

Staff, in review of the temporary connection of the Dant sewer, determined that construction of a temporary connection would be completed approximately one and one-half years prior to the LID installations. In essence, the construction scars would just begin to heal prior to another project beginning construction, which would also impose traffic flow interruption and discomfort to the residents twice in less than two years. Staff felt there were other options to this dilemma other than two separate construction project.

Mr. Dant has received bids to install his temporary service for a total construction cost of \$9,000. Mr. Dant has agreed to participate to this extent for any option the City may wish to choose. Mr. Dant has a deadline for move-in to his house sometime in February, 1984.

Staff, in review of this situation, determined that a number of solutions could be initiated. However, feasibility and practicality were the factors weighed in the final decision. Each solution is summarized below.

Solution 1. Allow Mr. Dant to complete his temporary service at a cost of \$9,000. Mr. Dant waives the right to remonstrate against forming an LID to complete water, sanitary sewer and storm sewer improvements and would pay his portion of the assessment. Also, Mr. Dant would disconnect his temporary service and connect to the new sanitary sewer totally at his own cost. A concern letter has already been registered because of the location of this project. See Exhibit 3.

Solution 2. Approve the formation of the surcharge pay back area under 3.116 of the Wilsonville Code. Participation by Mr. Dant would be at \$9,000. The remainder of the charges for construction of the Montgomery Way Sanitary Sewer from station 0+00 to 5+50 would be paid by the City. The City's cost is determined to be between \$11,000 and \$21,000, depending on the bids received. Participation by the City would be based on the fact that additional depth was required to service other properties other than

the seven properties outlined in Exhibit 2, attached hereto for your reference and titled "MONTGOMERY WAY SANITARY SEWER". Pay back for the construction of this project would be apportioned according to the direct participation in cost by the City and Mr. Dant.

Solution 3. Propose to all property owners in the area to be serviced by the Montgomery Way - Rose Lane sanitary sewer line, to participate in the formation of a Local Improvement District to construct the necessary water sanitary sewer and storm sewer improvements. The LID process normally takes a minimum of approximately one year to begin construction, which does not eliminate Mr. Dant's immediate problem

#### RECOMMENDATION

1. Approve Solution #2
2. Approve the engineer's report, Exhibit 2. Staff will modify the pay back assessments whenever the project is completed and actual costs are accountable.
3. Authorize staff to prepare a construction agreement with Mr. Dant for the construction of the Montgomery Way Sanitary Sewer.
4. Funds for the City's participation in this project will be allocated from Account Number 02-50-72210. Funds are available.

lrb:vr

cc: Montgomery Way Sanitary Sewer File

CITY OF WILSONVILLE

# MEMO

EXHIBIT 1

June 16, 1983

DATE

Council Mtg: 6-20-83  
Agenda Item: New Business

TO: Mayor and City Council

FROM: Larry R. Blanchard *L.R.B.*  
Public Works Director

SUBJECT: Request Sewer Line Extension as Provided by 3.116 of the  
Wilsonville Code

On May 27, 1983, I received a request from Mr. George Marshall requesting the construction of a sanitary sewer line for a new house being built by Mr. and Mrs. Robert Dant. The sanitary sewer line extension would be extended as provided by Section 3.116 of the Wilsonville Code. Mr. and Mrs. Dant's home will be located on Montgomery Way on Lot No. 1402 some 500 to 600 feet from a sanitary sewer line located at the intersection of Montgomery Way and Rose Lane.

In review of the proposed installation there are a number of other properties (see attached map) which can or could at some future time connect to the proposed sanitary sewer line. Section 3.116 of the Wilsonville Code stipulates that a sanitary sewer, water, or storm sewer can be constructed, and that any such connections by adjacent property owners shall pay their proportionate share of the total construction cost if connected within a 10 year period.

The City at some future time must provide sanitary sewer service to the residents of Montgomery Way and eventually Rose Lane. As septic drain fields become plugged and or pose a sanitary problem with the wells located within shallow aquifers residents need some method for connection to a City sanitary sewer line. Mr. Dant's home although it will be new is unable to connect to a septic system primarily because of prohibited cost due to the close proximity of the septic drain field to an existing well. It has been determined that by connecting to the sanitary sewer with the extension of the sanitary sewer to the property, will be more economical than installing and maintaining the type of treatment system the Dant's would needs.

### Recommendation

1. Authorize staff to prepare a payback agreement with Mr. and Mrs. Dant under Section 3.116 of the Wilsonville Code.
2. Authorize staff to engage DeHaas and Associates Inc. to complete an Engineers Report and final cost estimates in order for the City Council to approve the final design prior to preparations of final construction plans and specifications.

LRB:ks

cc:  
Montgomery Way Sanitary Sewer Line Extension (III)

# George Marshall Company

RECEIVED  
MAY 31 1983  
CITY OF WILSONVILLE

May 27, 1983

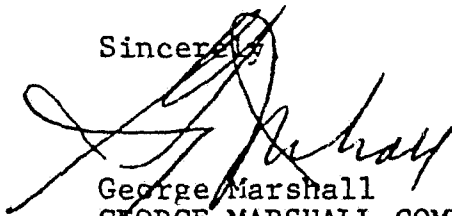
Mr. Larry Blanchard, Public Works Director  
City of Wilsonville  
City Hall  
Wilsonville, Oregon 97070

Dear Mr. Blanchard:

As you know, Mr. and Mrs. Robert Dant are preparing to construct their new residence at 7500 Montgomery Way. As there is no sanitary sewer line available for them to tie into, they hereby respectfully request that the City of Wilsonville initiate the appropriate action to extend the sewer trunk line approximately 500 feet east from the intersection of Rose Lane and Montgomery Way. They request that this work be performed as per Section 3.116 of the City of Wilsonville Code which provides for a payback towards the cost of installation.

Please advise me if there is any further action needed by me or Mr. and Mrs. Dant to expedite this matter.

Sincerely,



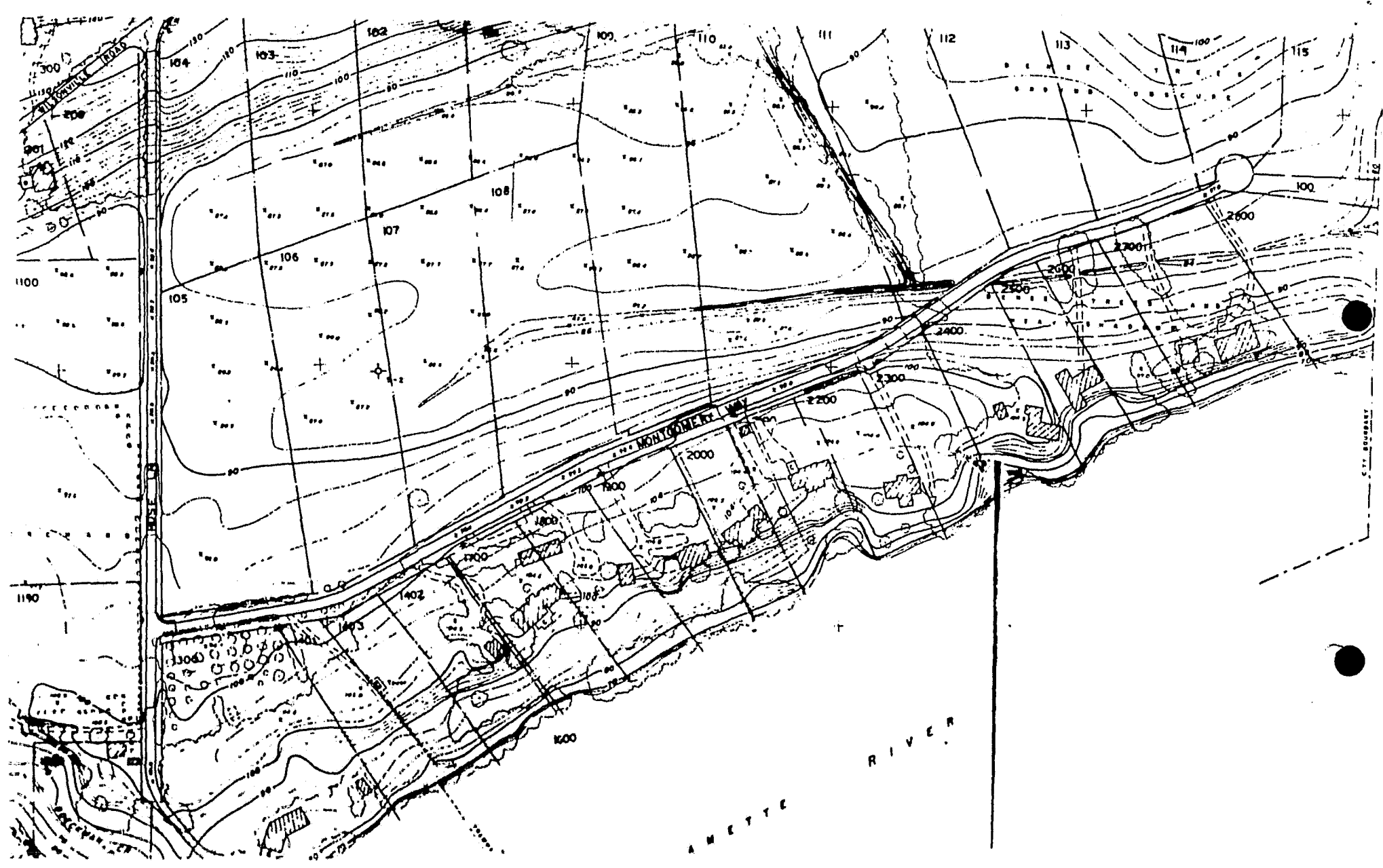
George Marshall  
GEORGE MARSHALL COMPANY

cc: Mr. & Mrs. Dant

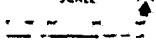
GJM/lr





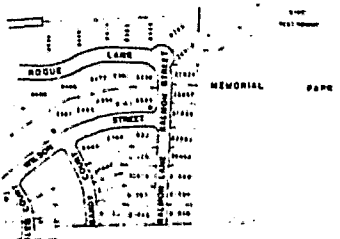
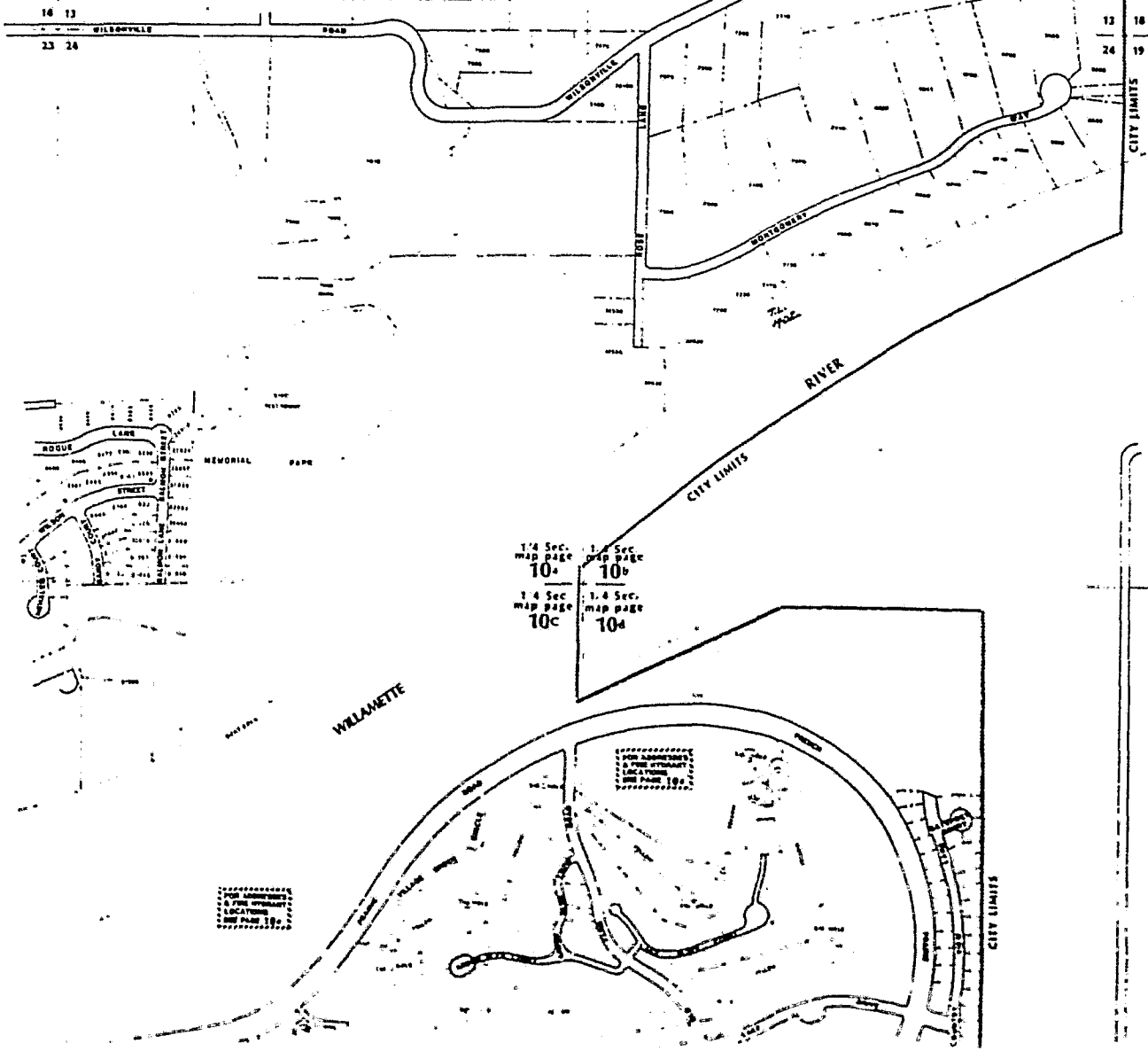


SCALE



City of Wilsonville  
CLACKAMAS CO.  
Section 24

next map  
page 5



1/4 Sec. map page 10a	1/4 Sec. map page 10b
1/4 Sec. map page 10c	1/4 Sec. map page 10d

SCALE MAP  
PAGE 9

PAGE 10

INCORPORATED

**SANITARY SEWER LINE.  
INCORPORATED.**

OREGON.

PROJECT ENGINEER

NOTE THIS DRAWING WAS REVISED ON JUNE 19, 1981

50-  
3-

NOTE ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE  
WITH EXISTING CITY OF WILSONVILLE PUBLIC WORKS SPECIFICATIONS

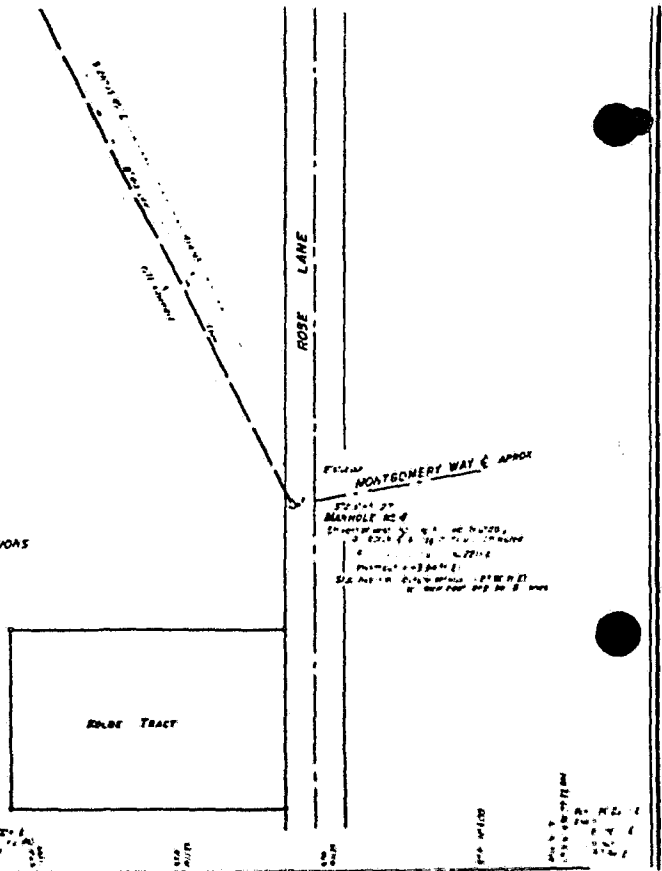


EXHIBIT 2

ENGINEER'S REPORT

MONTGOMERY WAY SANITARY SEWER

)Dant "Pay-Back" Project per Section 3.116 City Code)

July 1983

83.363.192

Scope of Project

This "pay-back" project involves extension of an eight-inch sanitary sewer line from the intersection of Rose Lane and Montgomery Way easterly along Montgomery Way approximately 550 feet serving adjacent properties up to and including the Dant parcel.

The project is to be pursued as a "Pay-Back" project in the usual manner as prescribed by the City of Wilsonville and Robert M. Dant, and also City of Wilsonville Resolution No.

Preliminary Study

This project falls on the very edge of that area to which the City of Wilsonville is able to provide gravity service. In order to evaluate how best to proceed with this project, it was necessary to study the unserved drainage area in this furthest southeast corner of Wilsonville's Urban Service Boundary.

An attached map shows the results of that study. Of special interest is the extent of the area which can be served by gravity and the remaining area which must be served by a small pump station and force main.

Although the cost estimate and preliminary distribution of costs to each property relate only to the minimum project that will serve the Dant property (designated "Immediate Gravity"), economy of scale would suggest that the area designated "Immediate Gravity (Add Alternate)" would be more cost effective.

Estimated Costs

The estimated improvement costs for the minimum project (Immediate Gravity) are as follows:

Construction	\$25,665.00
Engineering (15%)	3,850.00
Plan Check Fee	85.00
Type B Construction Permit Fee	<u>655.00</u>
Estimated Total Project Cost	\$30,255.00

### Zoning

Zoning in the area assessed for pay-back (Immediate Gravity) is for a maximum of three dwelling units per acre on Tax Lot 3200 and one dwelling unit per acre for the remaining properties. The greenway reservation in this area is 150 feet from the low water line.

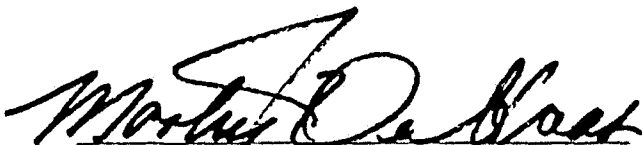
### Distribution of Costs (for future "pay-back")

The attached Preliminary "Pay-Back" Map shows the preliminary distribution of costs to each property which can receive service from the "Immediate Gravity" Project. Costs have been spread on an "Area — Access" basis, an access being a constructed service lateral. Fifty percent (50%) of the costs have been distributed on an area basis and fifty percent (50%) on an access basis. This method of cost distribution relates well to the cost of providing service and the value of service received. The established "Greenway" area has been subtracted from the area used for distribution of the area cost.

The attached Preliminary "Pay-Back" Distribution Roll contains a description of each benefitted parcel, the name and address of recorded owners and the distribution of costs.

### Construction

If this project is approved, it is recommended that the work be let to contract in the usual manner. It is estimated the construction of this project will require no more than thirty days to complete.



MARLIN J. DE HAAS, P.E.

MJD/dgj

cc: 83.363.192

### APPENDICES:

- A. Preliminary "Pay-Back" Map Showing Distribution of Costs
- B. Preliminary "Pay-Back" Distribution Roll, Including Description of Each Parcel, the Name and Address of Recorded Owners and the Distribution of Costs.
- C. Area Study Map

PRELIMINARY  
"PAYBACK" DISTRIBUTION ROLL

Ident No.	County Tax Map No. Tax Lot No.	Owner Name & Address	Property Description for Assessment Purposes	Area ft <sup>2</sup>	Area Cost	No. of Accesses	Access Cost	Total
1	Clackamas County 35 1W 24A 500	G. Michael & Mary M. Ehles 7355 Montgomery Way Wilsonville, OR. 97070	<p>A tract of land in Section 24 of Township 3 South, Range 1 West, Willamette Meridian Clackamas County, Oregon.</p> <p>Being that portion of the tract of land described in Fee No. 81-27044 (Lot 5, River Estates II) of the records of Clackamas County, Oregon more particularly described as follows:</p> <p>Beginning at the most southeasterly corner of Lot 5 of the plat of "River Estates II"; thence N 6° 30' 30" W along the easterly line of said Lot 5 213.05 feet to a point; thence northwesterly along line that is 210 feet at right angles (radial) and parallel to the southerly line of said Lot 5, 206.6 feet more or less to a point on the west line of said Lot 5; thence S 1° 29' 30" E along the west line of said Lot 5, 200 feet to a point of curve, thence southeasterly along a 10 foot radius curve to the right (as shown on said plat) 15.71 feet to a point of tangency on the southerly line of said lot 2; thence southeasterly along the southerly line of lot 5 214.6 feet more or less to the Point of Beginning.</p>	45,300	\$ 2,188.00	1	\$ 2,521.25	\$ 4,709.25

PRELIMINARY  
"PAYBACK" DISTRIBUTION ROLL

Ident No.	County Tax Map No. Tax Lot No.	Owner Name & Address	Property Description for Assessment Purposes	Area ft <sup>2</sup>	Area Cost	No. of Accesses	Access Cost	Total
2	Clackamas County 3S 1W 24A 600	Athol C. & Doris G. Libby 7305 Montgomery Way Wilsonville, OR. 97070	<p>A tract of land in Section 24 of Township 3 South, Range 1 West, Willamette Meridian Clackamas County, Oregon.</p> <p>Being that portion of the tract of land described in Fee No. 76-13171 (Lot 6, River Estates II) of the records of Clackamas County, Oregon more particularly described as follows:</p> <p>Beginning at the southwest corner of said Lot 6 of the plat of River Estates II; thence N 6 degrees 30'30" W along the West line of said Lot 6, 213.05 feet to a point; thence southeasterly along a line that is 210 feet at right angles (radial) and parallel to the southerly line of said Lot 6, 246.4 feet more or less to a point on the east line of said lot 6, thence S 11 degrees 46'00" E along the east line of said lot 6 222.53 feet more or less to the southeast corner of said lot 6, thence westerly along the southerly line of lot 6 263.0 feet more or less to the Point of Beginning.</p>	53,578	\$ 2,587.82	1	\$ 2,521.25	\$ 5,109.07

PRELIMINARY  
"PAYBACK" DISTRIBUTION ROLL

Ident No.	County Tax Map No. Tax Lot No.	Owner Name & Address	Property Description for Assessment Purposes	Area ft <sup>2</sup>	Area Cost	Num of Accesses	Access Cost	Total
3	Clackamas County 3S 1W 24A 3200	Bucklucks, Inv. Co. P.O. Box 99 Wilsonville, OR. 97070	<p>A tract of land in Section 24 of Township 3 South, Range 1 West, Willamette Meridian Clackamas County, Oregon.</p> <p>Being that portion of the tract of land described in Fee No. 82 - 15145 of the records of Clackamas County, Oregon more particularly described as follows:</p> <p>Beginning at the northwest corner of said Fee No. 82 - 15145, thence north-easterly along the north line of said Fee No. also being the south line of Montgomery Way as shown on the plat of River Estates 175.37 feet to a point, thence S 29 degrees 30' E along the east line of said Fee No., 307.9 ft. to a point; thence S 56 degrees 07'40"W 211.16 feet to a point; thence S 48 degrees 35'30" W 105.4 feet more or less to the west line of said Fee No. 82 - 15145 thence N 1 degree 30' W along the said west line, 83.7 feet to an angle point in the west line of said Fee. No. 82 - 15145; thence S 88 degrees 30'30" W 110.48 feet to a point on the eastline of E.A. Moses Road (County Road 197); thence N 1 degree 30' W along the east line of said County Road No. 197 , 350.6 feet to the Point of Beginning.</p>	110,210	\$ 5,323.15	1	\$ 2,521.25	\$ 7,844.40



PRELIMINARY  
"PAYBACK" DISTRIBUTION ROLL

Ident No.	County Tax Map No. Tax Lot No.	Owner Name & Address	Property Description for Assessment Purposes	Area ft <sup>2</sup>	Area Cost	Non of Accesses	Access Cost	Total
4	Clackamas County 3S 1W 24A 3100	James A. & Robert C. Stenger 7250 Montgomery Way Wilsonville, OR 97070	<p>A tract of land in Section 24 of Township 3 South, Range 1 West, Willamette Meridian Clackamas County, Oregon.</p> <p>Being that portion of the tract of land described in Fee No. 7 4-00045 of the records of Clackamas County, Oregon more particularly described as follows:</p> <p>Beginning at the northeast corner of that parcel of land described in Fee No. 82 - 15145; thence north easterly along the southerly right of way of Montgomery Way as shown on the plat of "River Estates" 130.6 feet to the northwest corner of that parcel of land described in Fee No. 76 - 41873; thence southerly along the westerly line of Fee No. 76 - 41873; 271.9 feet to a point; thence S 56 degrees 07'40" W 127.81 feet more or less to a point on the easterly line of Fee No. 82 - 15145; thence northwesterly along the easterly line of Fee No. 82 - 15145, 307.9 feet to the Point of Beginning.</p>	36,590	\$ 1,767.30	1	\$ 2,521.25	\$ 4,288.55

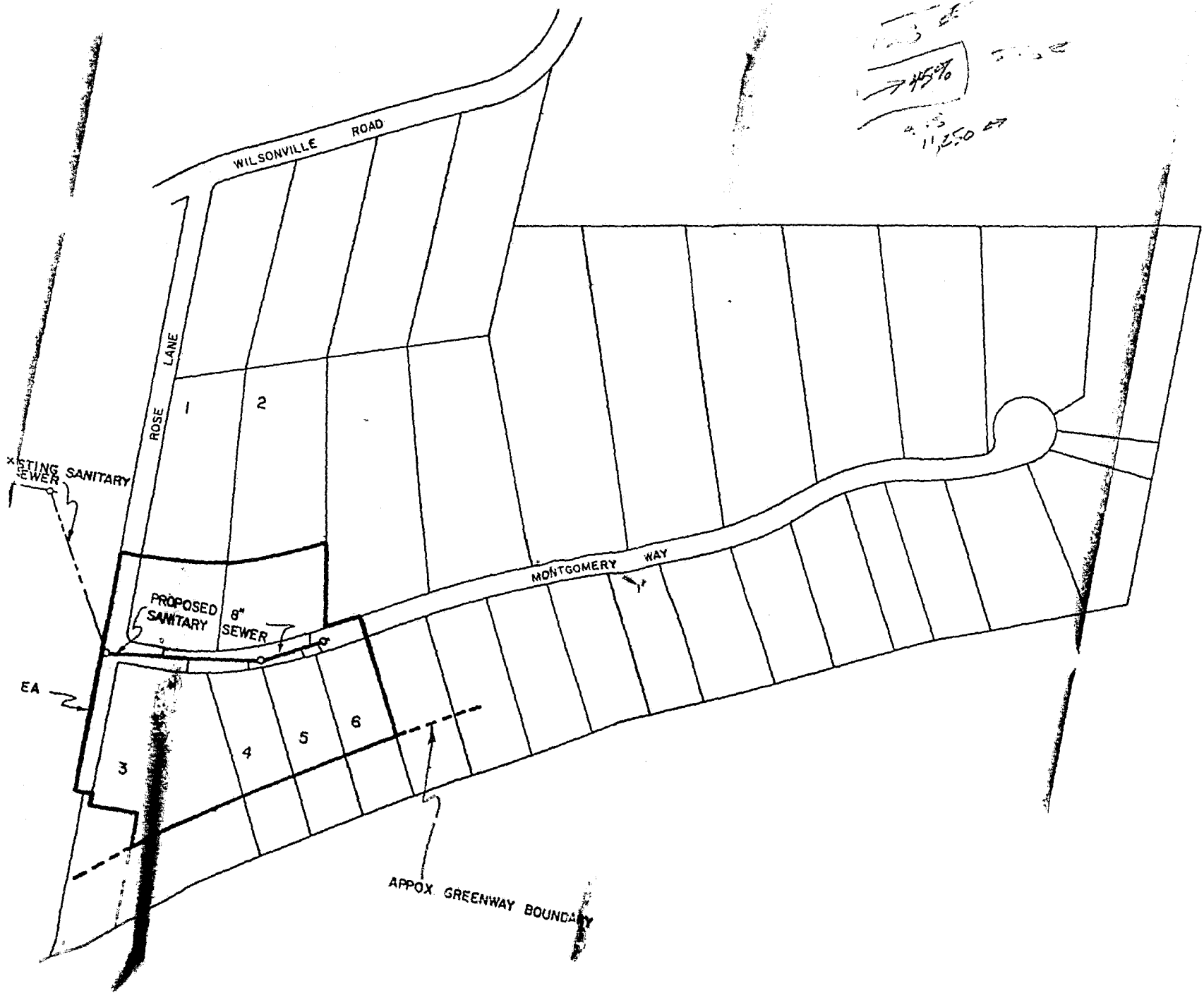
PRELIMINARY  
"PAYBACK" DISTRIBUTION ROLL

Ident No.	County Tax Map No. Tax Lot No.	Owner Name & Address	Property Description for Assessment Purposes	Area ft <sup>2</sup>	Area Cost	No. of Accesses	Access Cost	Total
5	Clackamas County 3S 1W 24A 3000	William F. & Virginia M. Lubersky 7220 Montgomery Way Wilsonville, OR 97070	<p>A tract of land in Section 24 of Township 3 South, Range 1 West, Willamette Meridian Clackamas County, Oregon.</p> <p>Being that portion of the tract of land described in Fee No. 76 - 41873 of the records of Clackamas County, Oregon more particularly described as follows:</p> <p>Beginning at the northeast corner of said Fee No. 76 - 41873; thence southeasterly along the east line of said Fee No., 285.8 feet to a point; thence S 56 degrees 07'40" W 127.63 feet to a point on the west line of said Fee No.; thence northwesterly along the westerly line of said Fee No., 271.9 feet to a point; thence northeasterly along the north line of said Fee No., 129.9 feet more or less to the Point of Beginning.</p>	33,540	\$ 1619.99	1	\$ 2,521.25	\$ 4,141.24

PRELIMINARY  
"PAYBACK" DISTRIBUTION ROLL

Ident No.	County Tax Map No. Tax Lot No.	Owner Name & Address	Property Description for Assessment Purposes	Area ft <sup>2</sup>	Area Cost	No. of Accesses	Access Cost	Total
6	Clackamas County 3S 1W 24A 2900	Robert M. Dant 7200 S.W. Montgomery Way Wilsonville, OR 97070	<p>A tract of land in Section 24 of Township 3 South, Range 1 West, Willamette Meridian Clackamas County, Oregon.</p> <p>Being that portion of the tract of land described in Fee No. 76 - 29861 of the records of Clackamas County Oregon, more particularly described as follows:</p> <p>Beginning at the northeast corner of Parcel I of Fee No. 76-29861, thence southeasterly along the east line of Parcel I 249.7 feet to a point; thence S 56 degrees 07'40" W 140.3 feet to a point on the westerly line of Parcel II, Fee No. 76 - 29861; thence northwesterly along the westerly line of Parcel II, Fee No. 76 - 29861, 255.8 feet to a point on the north line of said Parcel II; thence northeasterly along the north line of said Parcel II and said Parcel I 137.82 to the Point of Beginning.</p>	33,980	\$ 1, 647.24	1	\$ 2,521.25	\$ 4,162.49
(Total)				313,198	\$15,127.50	6	\$15,127.50	\$30,255.00

11,350



EXISTING SANITARY SEWER

PROPOSED 8\" SANITARY SEWER

APPOX GREENWAY BOUNDARY

EA

ROSE LANE

WILSONVILLE ROAD

MONTGOMERY WAY

1

2

3

4

5

6

19 Dec 1983

Larry Blanchard  
 Supt Public Works  
 City Hall - Wilsonville, Or  
 97070

RECEIVED  
 DEC 20 1983  
 CITY OF WILSONVILLE

Dear Mr. Blanchard -

Re: Sewer

We are very concerned about the  
 Survey staked for Road Access and  
 Sewer line - across the front of  
 our property at -

7305 Montgomery Way  
 Wilsonville, Or 97070

Our well lies directly opposite  
 the Robert Dant property, approximately  
 60 ft - from the road -

We do not desire that the well  
 become contaminated by a Sewer  
 line - nor do we desire a  
 Sewer Duct under our Current  
 Driveway - the Mail-Box area or  
 the landscaped Front yard -

We are Cooperative Folk - However -  
 would you kindly advise us as  
 to your intentions -

Thank you for these said  
 Considerations -

7305 Montgomery Way  
 Wilsonville, Or 97070

Sincerely  
 Dale G. Kelly  
 Owner

cc Dant Development Corp  
 1220 SW Morrison St  
 Portland, Or 97205

EXHIBIT 2

The properties mentioned below are those properties which can connect or eventually will be connected by additional extension of mainline to the sanitary sewer, to be constructed by the Montgomery Way Sanitary Sewer Extension Project. The properties denoted with an \* asterisk are those properties which require additional depth to provide sewer service.

<u>I.D.</u>	<u>County Tax Map No. Tax Lot</u>	<u>Area Ft <sup>2</sup></u>	<u>Area Cost</u>	<u>No. of Accesses</u>	<u>Access Cost</u>	<u>Additional Depth Cost</u>	<u>Total</u>
* 1	Clack. County 3S-1W-24A T.L. 500	43,300	\$1,467	1	\$1,694	\$2,000	\$5,161
* 2	Clack. County 3S-1W-24A T.L. 600	53,578	\$1,735	1	\$1,694	\$2,000	\$5,429
3	Clack. County 3S-1W-24A T.L. 3200	110,210	\$3,570	1	\$1,694	-	\$5,264
4	Clack. County 3S-1W-24A T.L. 3100	35,590	\$1,185	1	\$1,694	-	\$2,879
5	Clack. County 3S-1W-24A T.L. 3000	33,540	\$1,086	1	\$1,694	-	\$2,780
6	Clack. County 3S-1W-24A T.L. 2900	<u>33,980</u>	<u>\$1,100</u>	1	<u>\$1,694</u>	-	<u>\$2,794</u>
	TOTAL	313,198	10,143		10,164	4,000	24,307
* 7	Clack. County 3S-1W-24A T.L. 700	40,000		1	-	2,000	2,000
8	Clack. County 3S-1W-24A T.L. 2800	45,738		1	-	-	
9	Clack. County 3S-1W-24A T.L. 2700	58,370		1	-	-	
10	Clack. County 3S-1W-24A T.L. 2600	55,756		1	-	-	



Projects 1, 2 and 3 totally would cost \$90,000 or \$30,000 per project. However, what happens is project 1 cost \$20,000, project 2 cost \$30,000 and project 3 cost \$40,000. There are some definite disadvantages to expansion of 3.116 projects by taking payback surcharges from one project to another. By keeping the payback process as simple as possible, you eliminate confusion in assessing surcharges and allow equal billing for equal construction.

The argument can be raised on many projects with regards to additional costs for oversizing or additional costs related to specific construction requirements. Generally in the LID projects as well as 3.116 projects, costs are shared by the properties to be served under the terms of the project. In this case the City is picking up the additional cost for those properties within the payback area which are not participating at this point. These costs are accountable to extra depth for service.

#### Recommendation

1. Keep the surcharge area as originally approved by the City Council until such time as all cost are finalized at which time the final payback roll will be approved.

LRB:ks