

RESOLUTION NO. 34-1998

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE OREGON DECLARING THE INTENT TO FORM A LOCAL IMPROVEMENT DISTRICT TO CONSTRUCT SANITARY SEWER IMPROVEMENTS ON SE WAVERLEY DRIVE, BETWEEN SE 17TH AVENUE SE CAMBRIDGE LANE, ADOPTING THE PRELIMINARY ENGINEERING REPORT, CALLING FOR A PUBLIC HEARING, AND DIRECTING THAT NOTICE OF THE HEARING BE GIVEN.

WHEREAS, the City Council by Resolution No. 32-1998 directed that a Preliminary Engineering Report be prepared for the construction of sanitary sewer improvements on SE Waverley Drive; and

WHEREAS, the Preliminary Engineering Report has been completed and submitted to the City Council which finds the proposed project to be feasible, and recommends this project be given a priority. Based on the City Engineer's findings, the City Engineer recommends the district be formed and the improvements be made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Milwaukie that:

Section 1: The City Council by this resolution declares its intention to make the following improvements:

Sanitary sewer, including associated manholes and service laterals to the properties on the south side of SE Waverley Drive west of SE 17th Avenue and east of SE Cambridge Lane.

The improvements will be located in the area generally described in the legal description found in Exhibit "A," attached hereto and incorporated herein by this reference.

Section 2: The City Council by this resolution declares its intention to form a local improvement district and to assess the benefited owners for seventy-five percent of the cost of the improvement.

Section 3: It is the intention of the City Council that the improvements be constructed in accordance with the plans and specifications contained within the Preliminary Engineering Report provided in Exhibit "B," attached hereto and incorporated herein by this reference. The Preliminary Engineering Report may be changed in the hearings and construction process and is hereby adopted subject to amendments.

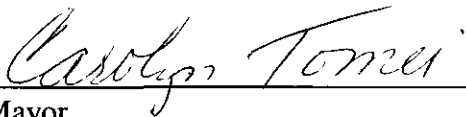
Section 4: The total estimated cost for the proposed improvement is \$89,995.00 and the benefited properties shall be assessed on a per each residential lot to arrive at a fair apportionment of the costs among the specially benefited properties.

Section 5: A public hearing shall be held in the Community Meeting Room at the City of Milwaukie Public Safety Building on January 5, 1999, at 6:00 p.m. At this time the City Council will hear objections or remonstrance's to the proposed improvement by any property owner within the proposed local improvement district boundary.

Section 6: The Finance Director is hereby directed to give notice of the public hearing as provided in Section 3.08.040 of the Milwaukie Municipal Code.

Section 7: All remonstrance's shall be filed with the City Recorder by the close of the initial public hearing. Thereafter, no remonstrance's shall be considered.

Introduced and adopted by the City Council on November 17, 1998.



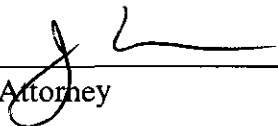
Mayor

ATTEST:

APPROVED AS TO FORM:
O'DONNELL, RAMIS, CREW & CORRIGAN



Pat DuVal, City Recorder



City Attorney



MEMORANDUM
November 5, 1998

TO: Mayor and City Council

THRU: Dan R. Bartlett, City Manager
Jim Brink, Public Works Director *JEB*

FROM: Paul Roeger, Civil Engineer *PR*

SUBJECT: Waverly Drive Sanitary Sewer LID Project

Action Requested:

Adoption of a resolution declaring Council intent to form a Local Improvement District to construct sanitary sewer improvements to 6 tax lots and/or potential lots on SE Waverly Drive from SE 17th Avenue to SE Cambridge Lane.

Purpose: Initiate the LID process for the Waverly Drive sewer project.

Background:

1. In 1991 the City engaged in some major paving overlay projects, including 17th Avenue. Public Works saw the need for sanitary sewer on Waverly Drive and the closest sanitary sewer was almost 400-feet south of Waverly Drive on the west side of 17th Avenue. Public Works did not want to dig up new asphalt in the near future, so the Sewer Department paid for installation of approximately 400-feet of sanitary sewer line on 17th Avenue to Waverly Drive.
2. Council approved Resolution 32-1998 (Attachment A) directing staff to prepare a preliminary engineering report regarding the feasibility of providing sanitary sewer improvements to 6 tax lots and/or potential lots on Waverly Drive on 10-20-98.
3. Public Works had a meeting with affected property owners on 11-9-98 to provide information on the LID process.
4. Work on the project is expected to begin on or about 3-1-99 and last 45-60 days. **It is important to initiate the LID process as soon as possible so that all required items are completed prior to the waterline project start date.**

Discussion:

1. The required items for the Engineer's Report are attached:
 - a. A topo map (Attachment B) showing the nature, location and extent of the proposed improvement and an assessor's map (Attachment C) showing the lands to be assessed to pay part of the costs.
 - b. Harper Houf Righellis Engineers have done preliminary plans and specifications.
 - c. An estimate of the costs of the improvement from Harper Houf Righellis Engineers (Attachment D).

COMMUNITY DEVELOPMENT DEPARTMENT
Planning • Public Works • Facilities
6101 SE Johnson Creek Blvd., Milwaukie, Oregon 97206
PHONE: (503) 786-7600 • FAX: (503) 774-8236

d. A recommendation as to the method of assessment to be used to arrive at a fair apportionment of the whole or any portion of the costs of the improvement to the properties benefited. **The recommended method of assessment is by tax lot** (Attachment E). An area option and a front footage option are also shown.

e. A description of the location and assessed value of each lot, or portion thereof, to be benefited by the improvement with the names of the owners (Attachment F).

f. There are no outstanding assessments against the properties to be assessed.

2. Adoption of a resolution (Attachment G) declaring Council intent to form a Local Improvement District to construct sanitary sewer improvements to 6 tax lots and/or potential lots on Waverly Drive.

The required items for this resolution are attached:

a. Description of area of improvements as shown on the topo and assessor's maps in the Engineer's Report.

b. Engineer's Report as described above.

sewer\lid\WvrlyDr\Council2.doc
11-6-98

Attachment "A"

RESOLUTION NO. 32-1998

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE OREGON DIRECTING STAFF TO HAVE PREPARED A PRELIMINARY ENGINEERING REPORT REGARDING THE FEASIBILITY OF PROVIDING SANITARY SEWER IMPROVEMENTS THROUGH THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT IN THE AREA OF SE WAVERLY DRIVE EAST OF SE 17TH AVENUE.

WHEREAS, the City Council recognizes the need for certain sanitary sewer improvements in the area of SE Waverly Drive; and

WHEREAS, the City Council is considering formation of a local improvement district to finance the sanitary sewer improvements; and

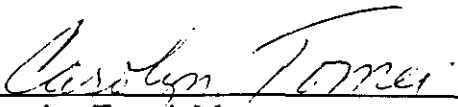
WHEREAS, the Milwaukie Municipal Code (MMC) section 3.08.030 requires the City Council to cause an engineer's report to be prepared prior to creation of a local improvement district;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Milwaukie that:

Section 1: The staff is hereby directed to prepare the Preliminary Engineering Report required prior to formation of a local improvement district per MMC section 3.08.030, to include the following:

- a. A plat or map showing the general nature, location, and extent of the proposed improvement and the lands to be assessed to pay all or any part of those costs;
 - b. Plans, specifications, and estimates of the work to be done;
 - c. An estimate of the costs of the improvement;
 - d. The proposed boundaries of the local improvement district;
 - e. A recommendation as to the method of assessment to be used to arrive at a fair apportionment of the whole or any portion of the costs of the improvement to the property benefited;
 - f. A description of the location and assessed value of each lot, or portion thereof, to be benefited by the improvement, with the names of the owners;
 - g. A statement showing outstanding assessments against the property to be assessed;
- and

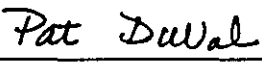
Introduced and adopted by the City Council on October 20, 1998.



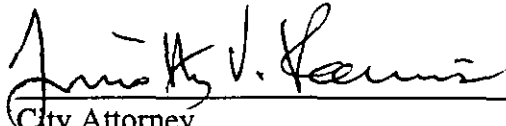
Carolyn Tomei, Mayor

ATTEST:

APPROVED AS TO FORM:
O'DONNELL, RAMIS, CREW & CORRIGAN

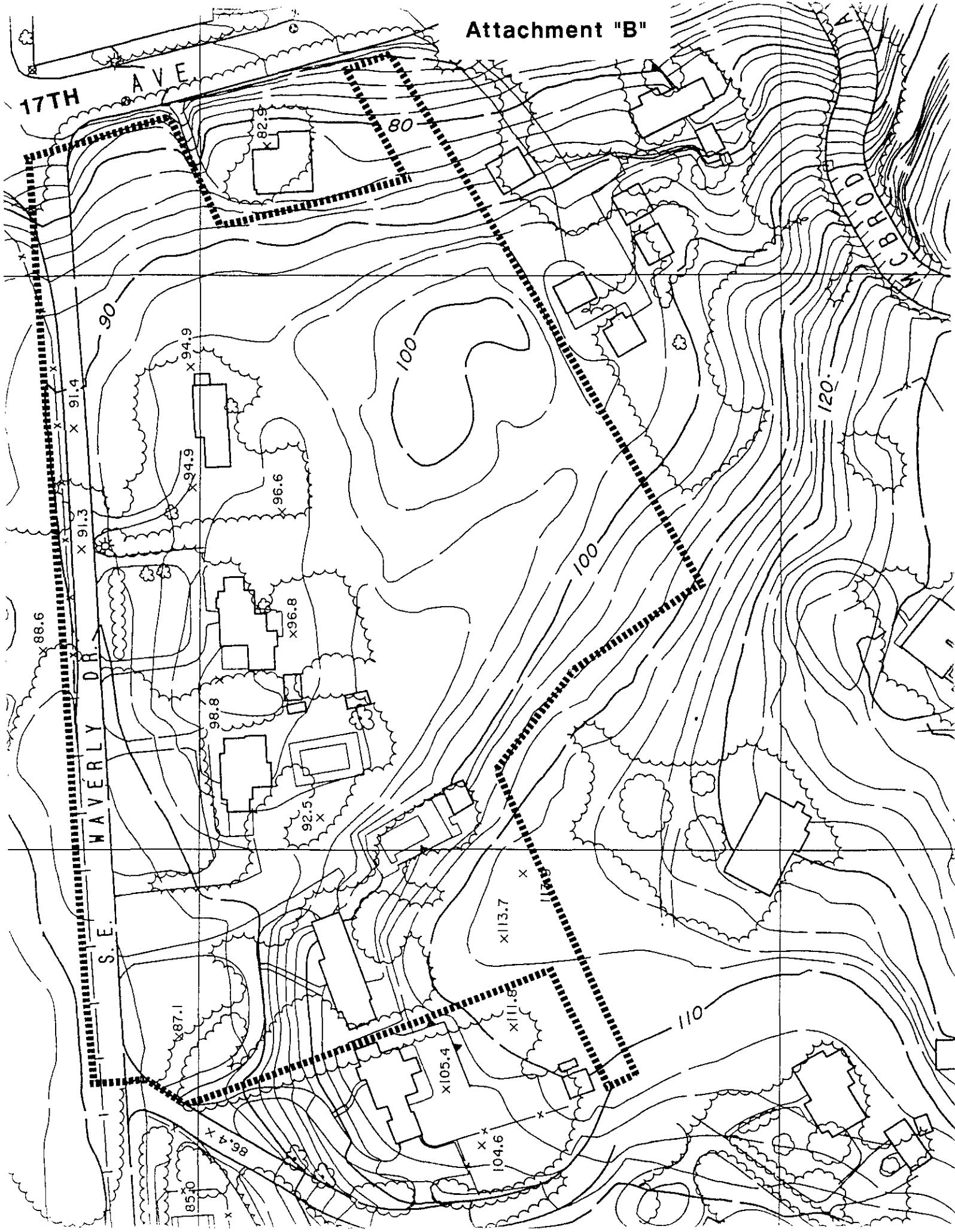


Pat DuVal, City Recorder



City Attorney

Attachment "B"



Attachment "C"

RENDERDUN LLEVELLYN NO 51

1"=100'

1400

2 11E 26

1700

17TH

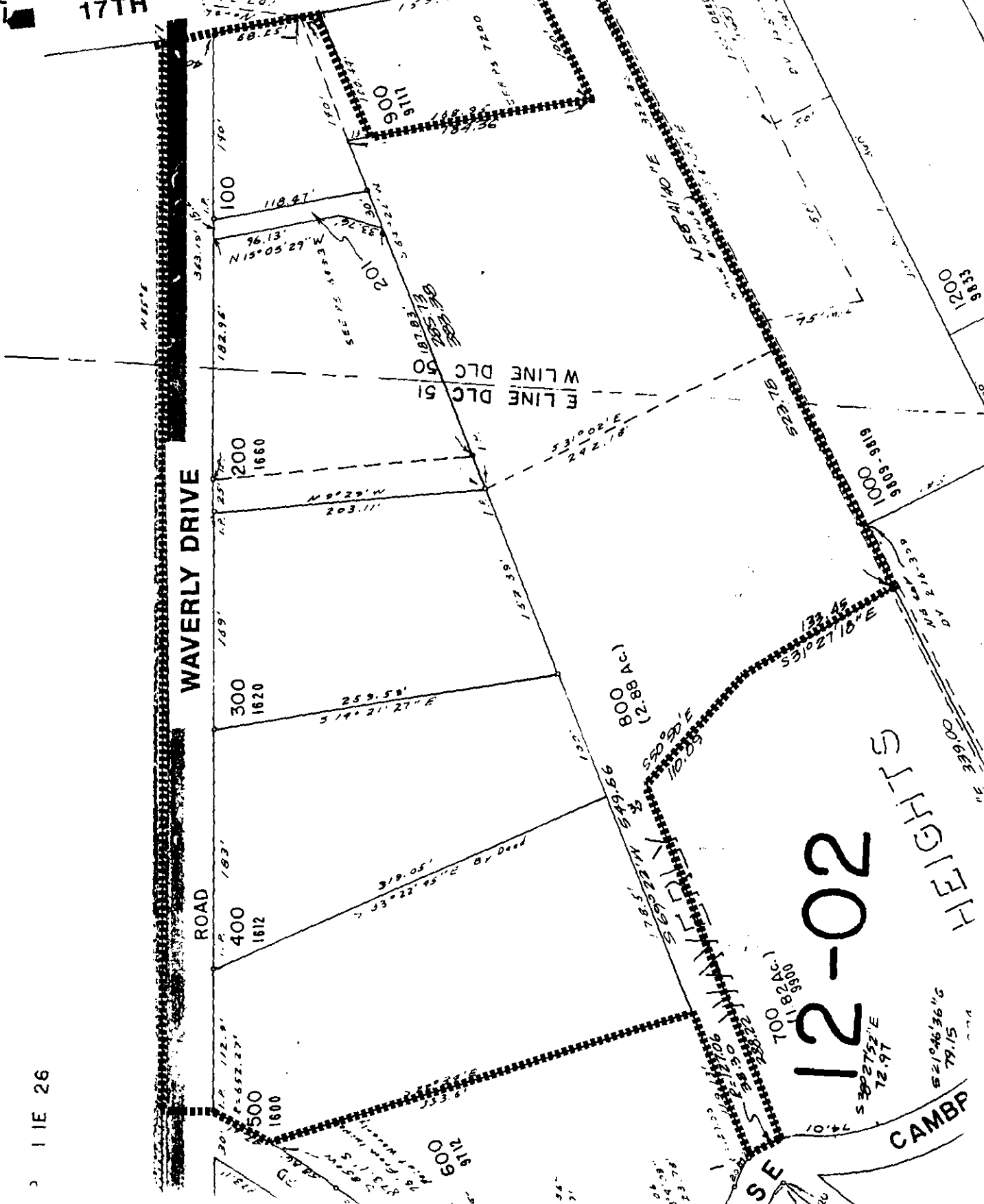
WAVERLY DRIVE

ROAD

AVENUE

(AKA NORTH RIVER ROAD)
CO. RD. NO. 887

City of Milw. 74-12301



12-02

S HEIGHTS

CAMP

991

1200

9833

1000

1000

618-6086

1000

1000

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Attachment "D"

Waverly Drive Sewer Improvements

1	Connect to Existing Sanitary Manhole	Each	1	\$500.00	\$500.00
2	Sanitary Sewer Manholes	Each	3	\$2,400.00	\$7,200.00
3	8" PVC Sanitary Sewer Pipe	LF	725	\$50.00	\$36,250.00
4	4" PVC Sanitary Sewer Lateral	LF	75	\$30.00	\$2,250.00
5	Trench Excavation - Common	CY	160	\$25.00	\$4,000.00
6	Trench Excavation - Rock	CY	130	\$120.00	\$15,600.00
7	Granular Backfill	CY	280	\$28.00	\$7,840.00
8	10% Miscellaneous and Contingency				\$7,364.00
Sub-Total of Waverly Drive Sewer Improvements					\$81,004.00

Attachment "E"

WAVERLY DRIVE SANITARY SEWER LID PROJECT COST SHARE OPTIONS

			"A"	"B"	"C"																
	Front Footage	Area(sf)	Total Cost *	Total Cost	Total Cost																
Waverley CC	140	14380	\$11,249	\$11,412	\$3,146	<table style="width: 100%; border-collapse: collapse;"> <tr><th colspan="2" style="text-align: left;">Project Cost Estimate</th></tr> <tr><td style="text-align: right;">73,640</td><td>Construction</td></tr> <tr><td style="text-align: right;">1,900</td><td>Design</td></tr> <tr><td style="text-align: right;">7,364</td><td>Contingency</td></tr> <tr><td style="text-align: right;">1,200</td><td>Const. Engring</td></tr> <tr><td style="text-align: right;">5,891</td><td>Proj. Admin. & Insp.(8%)</td></tr> <tr><td style="text-align: right;">89,995</td><td>Total</td></tr> </table>		Project Cost Estimate		73,640	Construction	1,900	Design	7,364	Contingency	1,200	Const. Engring	5,891	Proj. Admin. & Insp.(8%)	89,995	Total
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89,995	Total																				
Smith, Michael	207.96	34721	\$11,249	\$16,951	\$7,595																
Blazo	15.2	2105		\$1,239	\$460																
Blazo	0	125558	\$11,249	\$0	\$27,467																
Worthington	169	35800	\$11,249	\$13,775	\$7,831																
Smith, Maynard	183	40460	\$11,249	\$14,917	\$8,851																
Lewis	112.9	55520	\$11,249	\$9,203	\$12,145																
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22,499	Total																				
	828.06	308544	\$67,496	\$67,496	\$67,496																
	"A"	Split Equally Among Taxlots																			
	"B"	Split by Front Footage																			
	"C"	Split by Area																			

Attachment "F"

Waverly Drive Sanitary Sewer LID Project Property Values

TLNO	SITSTRNO	SITSTRNA	OWNER	COOWNER	MAILADDR	SITCITY	LANDVAL	BLDGVAL	TOTALVAL
11E26DB00100	VACANT	WAVERLY DRIVE	WAVERLEY COUNTRY CLUB		1100 SE WAVERLY DR.	MILWAUKIE	\$117,850	\$0	\$117,850
11E26DB00200	1660	WAVERLY DRIVE	SMITH, MICHAEL L.	& PATRICIA P	1660 SE WAVERLY DR.	MILWAUKIE	\$237,300	\$252,060	\$489,360
11E26DB00201	VACANT	WAVERLY DRIVE	BLAZO, STEPHEN F.		1829 SE ST. ANDREWS DR.	MILWAUKIE	\$15,360	\$0	\$15,360
11E26DB00800	VACANT	17TH OR CAMBRIDGE	BLAZO, STEPHEN F.	DOROTHY L.	1829 SE ST. ANDREWS DR.	MILWAUKIE	\$266,250	\$0	\$266,250
11E26DB00300	1620	WAVERLY DRIVE	WORTHINGTON, DAVID L.	& DIANE S.	1620 SE WAVERLY DR.	MILWAUKIE	\$247,230	\$364,660	\$611,890
11E26DB00400	1612	WAVERLY DRIVE	SMITH, MAYNARD G. - TRUSTEE		1612 SE WAVERLY DR.	MILWAUKIE	\$244,740	\$260,680	\$505,420
11E26DB00500	1600	WAVERLY DRIVE	LEWIS, CHARLES S. III	& MARIANNE	1600 SE WAVERLY DR.	MILWAUKIE	\$301,400	\$318,720	\$620,120

Attachment "G"

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE OREGON DECLARING THE INTENT TO FORM A LOCAL IMPROVEMENT DISTRICT TO CONSTRUCT SANITARY SEWER IMPROVEMENTS ON SE WAVERLEY DRIVE, BETWEEN SE 17TH AVENUE SE CAMBRIDGE LANE, ADOPTING THE PRELIMINARY ENGINEERING REPORT, CALLING FOR A PUBLIC HEARING, AND DIRECTING THAT NOTICE OF THE HEARING BE GIVEN.

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The improvements will be located in the area generally described in the legal description found in Exhibit "A," attached hereto and incorporated herein by this reference.

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Introduced and adopted by the City Council on _____, 1998.

Mayor

ATTEST:

APPROVED AS TO FORM:
O'DONNELL, RAMIS, CREW & CORRIGAN

Pat DuVal, City Recorder

City Attorney

EXIHIBIT "A"

All of Block 1 of WAVERLY HEIGHTS, a duly recorded subdivision in Clackamas County, Oregon, except that portion conveyed to Michael C. and Sharon C. Malone in Instrument No. 91-21500; together with that portion of Block 2 of said subdivision described as parcel II in Instrument No. 77-23440, and that portion of said Block 2 conveyed to Stephen F. and Dorothy L. Blazo in Instrument No. 95-30122, and SE Waverly Drive, a private street, adjoining the north side of said Block 1.