



**CITY OF OREGON CITY**  
INCORPORATED 1844

FOR AGENDA  
DATED

September 18, 1989

## COMMISSION REPORT

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TO THE HONORABLE MAYOR AND COMMISSIONERS

Subject: Holcomb Road - Park Place Sanitary  
Sewer Facility Plan  
Public Hearing

Report No. 89-197

At a special City Commission meeting, to be held September 18, 1989 at 7:00 p.m., is a public hearing to receive testimony on the total project cost and proposed method of assessment for the Holcomb Road-Park Place Sanitary Sewer Project. Attached is a handout on the cost and method of assessment for Commission Review. No decision of the City Commission is required.

The City Commission held a previous public hearing to receive testimony on the preliminary location options for the project. This will be the final public hearing required for the Facility Plan submitted to the Department Environmental Quality (D.E.Q.).

Following D.E.Q. approval the City will be able to design and form the Local Improvement District for the project.

  
THOMAS FENDER III  
City Manager

JGB/im

attachments

cc: Development Services Director  
John Hawthorne, Civil Engineer  
James Ebert, Chairman, HOPP Neighborhood Council

## HOPP SEWER PROJECT

### WHAT SEWERS WILL COST THE HOME OWNER

Sewer service costs to individual property owners will depend on when sewers are installed; how many properties are involved, and generally on the size of your tax lot. Your ultimate cost for sewer service includes three basic charges:

the Private Sewer cost  
the Public Sewer costs  
and the Connection Charge

The "Private Sewer" costs cover what is required to disconnect and abandon your cesspool or septic tank and connect to the sewer in the street. You pay your private plumber for this work. We suggest you get several bids to get the lowest price. It will be mandatory that each property owner abandon their existing system and connect to the public sewer within 12 months of the completion of public sewer construction. An estimate of a typical private sewer cost is \$1,700.

A deferred payment loan program is available through Clackamas County to assist lower income households with "private" sewer portion of the project cost. Interested persons may contact the Clackamas County Development Division at 655-8591 for more information on this program.

The "Public Sewer" costs pay for the public sewer system in the street shared by you and your neighbors. These costs are assessed against your property through a Local Improvement District (L.I.D) and can be paid over a period of up to 15 years. Your assessment will depend on the size of your lot. The number of Equivalent Dwelling Units (E.D.U.) for each lot will be multiplied times the cost per E.D.U. to determine your assessment.

The "Connection Charge" covers your property's share of treatment facilities and downstream interceptor sewers. This cost can be assessed against your property through the local improvement district assessment or in cash at the time the property connects to the Sewer System. The current connection charge is \$1,400.00 per EDU plus an additional \$25.00 for inspection. The number of E.D.U.'s is based on TRI-CITIES schedule. (one per equivalent dwelling unit)

Following is the calculation for the proposed public sewer cost per E.D.U., and the method for determining the number of E.D.U.'s.

## PROPOSED HOPP PUBLIC SEWER ASSESSMENT

Interceptors	\$ 817,884
Collectors	2,500,031
Laterals	<u>321,604</u>
TOTAL PROJECT COST *	\$3,639,519
Less E.P.A. Grant	- 409,878
Less City's Share (oversizing**)	<u>- 130,861</u>
TOTAL L.I.D. CONSTRUCTION COSTS *	\$3,098,780
Cost per E.D.U. (Estimated EDU=1,253***)	\$ 2,473
\$3,098,780/1,253 EDU	

\* Includes 35% for contingency, engineering, administration, legal

\*\* 16% of Interceptor Cost

\*\*\* Estimated E.D.U.'s based on adjustment of OTAK's 1987 Study

### E.D.U. DETERMINATION FOR HOPP SEWER L.I.D.

#### I. Residential Zoning (R-10, R-8, R-6, RD-4)

The total area of each tax lot shall be divided by the minimum lot area per dwelling unit. The resulting quotient is then rounded to the nearest whole number and represents the potential number of building sites, or equivalent dwelling units (E.D.U.).

If a property owner questions the practicality of achieving the calculated E.D.U. due to constraints such as topography, existing structures, access, future streets, etc., then the City staff will review the practicality of obtaining the calculated E.D.U. and make a recommendation to the Development Services Director who will make the final determination.

#### II. Non-Residential Zoning (LO, M-1, NC, Conditional Use)

Tax lots shall have their E.D.U. determined based on TRI-CITIES E.D.U. assignment methods with the following exception:

"Other Commercial" and "Light Industrial" shall be the greater of:

- a) 1 EDU per 1,600 square feet or less of interior floor space, or

- b) 1 EDU per quarter acre or fraction thereof of land area.

III. Exceptions from assessment (original Housing Authority Sewer Project:

- a) Tax Lot 700, 2-2E-29AD Housing Authority  
b) Tax Lot 800, 2-2E-28BA Housing Authority

For a typical residential tax lot having an area equal to one equivalent dwelling unit the cost for sewer service based on current construction cost estimates and fees schedules is estimated as follows:

Private Sewer	\$1,700.00
Public Sewer (1 E.D.U.)	2,473.00
Connection Charge (1 E.D.U.)	1,400.00
Inspection Fee	<u>25.00</u>
Total Cost	\$5,598.00

For a typical residential tax lot having an area equal to two equivalent dwelling units the estimated cost is:

Private Sewer	\$1,700.00
Public Sewer (2 E.D.U.'s)	4,946.00
Connection Charge (1 E.D.U.)	1,400.00
Inspection	<u>25.00</u>
Total Cost	\$8,071.00

It should also be noted that the City charges a monthly sewer users charge. The current rate is \$12.00. The user charge is to cover maintenance and operation of the collector lines and the treatment plant. For elderly and certified disabled who apply, there is a special user's rate equal to fifty percent of the normal rate.

After you have paid your plumber the "building sewer" costs for connecting your home to the sewer, the typical monthly total cost for sewer service would be as follows:

TYPICAL RESIDENCE WITH 1 E.D.U.

Installment payment for Public Sewers and Connection Charge Assessments (including financing charges)*	\$ 37.25
Monthly Sewer User Charge	<u>12.00</u>
Total Monthly Cost	\$ 49.25

# TYPICAL RESIDENCE WITH 2 E.D.U's

Installment payment for Public Sewer and Connection Charge Assessments (including financing charges) *	\$ 60.88
Monthly Sewer User Charge	<u>12.00</u>
Total Monthly Cost	\$ 72.88

\* Based on a 15 year loan with an interest rate of 8% annually. It should be noted that installment payments may be billed semi-annually and if so the installment would change slightly. Also this does not include your private sewer costs.

Commercial and Industrial properties will pay "Private Sewer Costs" and "Public Sewer costs" similar to those costs paid by residential properties. However, the "connection charge" may be higher based on the number of equivalent dwelling units (E.D.U's) represented by the particular business or industry.

CITY OF OREGON CITY

EXECUTIVE SESSION/SPECIAL MEETING

The City Commission will conduct an Executive Session on Monday, September 18, 1989, at 6:00 p.m. at City Hall, 320 Warner Milne Road, Oregon City, pursuant to ORS 192.660 (1) (d) Labor Negotiations.

Following the Executive Session, the City Commission will convene a Special Meeting on Monday, September 18, 1989, at 7:00 p.m. in the Commission meeting room at City Hall, 320 Warner Milne Road, Oregon City, for the purpose of acting upon the HOPP Facility Plan Financial Capabilities Report.

All interested persons are invited to attend the Special Meeting and provide input.

JEAN K. ELLIOTT, City Recorder