

1 "NE 14th Low Pressure Sewer Project" and described in the *Engineer's Report* dated
2 January 20, 2021. The proposed improvement would consist of the above referenced
3 improvements to serve eleven properties (13 connections) on NE 14th Street, between
4 NE Oar Avenue and NE Port Avenue.

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6 **Section 2. NE 14th Street LID.** The proposed "NE 14th Low Pressure Sewer
7 Project" shall be carried out by the City of Lincoln City under the procedures established
8 in LCMC Chapter 13.04, with the cost assessed to the benefitted owners through
9 formation of a local improvement district within the boundaries of the area shown in
10 Exhibit 'B' of the *Engineer's Report*, and including those benefitted properties as
11 described in 'Exhibit "A" – Benefitted Lots and Cost Estimate' of the *Engineer's Report*.

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13 **Section 3. Public Hearing.** Under the procedures established in LCMC Chapter
14 13.04, the City Council will hold a public hearing on the proposed improvement on
15 February 22, 2021. Not earlier than 10 days before the public hearing, the City Recorder
16 is directed to publish notice of a public hearing on the proposed improvement and mail
17 notice to the owners of property within the boundaries of the area as described in the
18 incorporated *Engineer's Report* and indicating that the cost of said improvements will be
19 assessed against the benefitted properties.

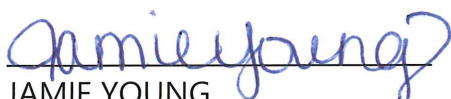
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21 **Section 4. Recitals Adopted.** The City Council adopts the recitals of this
22 resolution, which are incorporated into this section by reference, as additional facts
23 supporting its conclusion that the improvements are in the public interest of the City of
24 Lincoln City and the owners of the affected property.

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26 **Section 5. Effective Date.** This resolution is effective as of the date of its adoption.

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28 PASSED AND ADOPTED by the City Council of the City of Lincoln City this 25th day of
29 January, 2021.

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33 JUDY CASPER
34 COUNCIL PRESIDENT

35 ATTEST:

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38 JAMIE YOUNG
39 CITY RECORDER

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RICHARD APPICELLO
CITY ATTORNEY

EXHIBIT A [ATTACHED] – *January 20, 2021 Engineer's Report*

CITY ENGINEER'S REPORT
NE 14th Street Sewer Improvements
SANITARY SEWER LOCAL IMPROVEMENT DISTRICT
January 20, 2021

Background

Lincoln City Public works is completing roadway improvements over a portion of NE 14th without sanitary sewer service. Additionally, one property has a reported an inadequate septic system, and additional properties have requested sanitary sewer service. The planned & budgeted roadway improvements allow sewer improvements to be constructed at a fraction of the stand-alone cost. Staff is proposing a design to construct a low-pressure sewer to serve the eleven (11) properties on NE 14th St, from NE Oar Ave to NE Port Ave. Six (6) of the lots in the local improvement district are zoned multi-family, five (5) are zoned R-1-7.5.

Pursuant to the City of Lincoln City's Municipal Code of Ordinances Chapter 13.04, the City Engineer is submitting the following report pertaining to the formation of a local improvement district.

Location of the Improvements

Exhibit "A" presents a map outlining the Local Improvement District boundary.

Wastewater Facilities Plan

The proposed NE 14th Sewer LID flows to the SE 3rd St. Pump Station. This pump station is part of the "System Backbone" and has a current capacity rating of 4000 gallons per minute. The identified flow in 2004 was 2800 gallons per minute.

Budget for the design, maintenance, and improvement of this pump station has been put forward for the 2021-2022 & 2022-2023 fiscal year.

Description of the Improvements

An overview of the Local Improvement District design is put forward in Exhibit "B". This will construct 515' of low pressure sewer system. The system will be 2" High-density polyethylene (HDPE) pipe. This will provide a service lateral to each lot of record at the

time of construction, and an additional lateral for the two (2) multifamily lots with the of subdividing; This is shown in Exhibit "B". Property owners will need to install an E-One grinder pump when connecting to the public sewer system.

Project Cost Summary

The estimated LID cost is \$74,715.57; See Exhibit "C". Project design was completed in-house and, because of the concurrent roadway improvements, project cost is expected to be substantially less than a comparable sanitary sewer project. The additional project cost of administration of construction, labor and material for the low-pressure sewer systems and the additional roadway restoration have all been included in this estimate.

Zoning and Method of Assessment

Within the local improvement district there are 11 properties. These vary in size from 5,000 – 10,000 square feet. Six (6) properties benefitting are zoned Residential-Multifamily (R-M), with five (5) lots zoned Residential, 1-7.5 (R-1-7.5).

Nine (9) of the eleven (11) benefitting lots have existing single family homes and/or development potential requiring only 1 standard lateral connection. Two (2) of the benefitting RM lots have the potential for subdivision; Staff has designed additional lateral connections on these lots and proposed an additional portion of LID costs assessed to these lots.

Staff proposes that sanitary assessment be divided among the 13 available connections; this results in a cost of \$5,747.35 per connection. This number is based on the estimated construction and administrative cost; actual construction cost will be used to calculate the final reimbursement amount. See Exhibit "D".

Financing

Each lot owner will be given the option to finance the cost of the Local Improvement District. The City will finance up to 20 years, at a rate 2% over the current Local Government Investment Pool (LGIP) rate. The LGIP rate is 0.75% as of October 21, 2020. Each property's monthly cost for 20 year financing at 2.75% has been estimated using the project estimate. See Exhibit "D".

The City will place a lien on the property until the LID cost is paid in full. The City assessment lien shall be superior to all other liens or encumbrances on property insofar as Oregon Law permits. The property owner will have 60 days after the final assessment public hearing to either pay the LID assessment off in full or apply for the City financing. Property owners must pay or finance at least the base unit cost. Additional assessment may then be deferred until property sale or issuance of a building permit.

When a property has applied for financing of the LID cost, the owner shall pay at the time of submission of the application a processing fee in the amount of \$100.00. The property owner will also pay the amount for the county recording fee, if any, for the assessment lien.

If the property owners have signed applications to pay in installments, the owner at any time may pay to the City the unpaid balance of the amount of the assessment. This includes interest to the next installment date, charges, and lay payment penalties and/or charges accrued to the date of payment. LID lot assessments must be paid in full at (1) change in ownership of the property or (2) issuance of a building permit.

The estimated \$5,747.35 per connection is to reimburse the City for the cost to install the public sewer. The total cost to connect to the sewer system would additionally include the items outlined in Exhibit "C":

- System Development Charges (\$4,048.00 in 2019)
- Inspection Fees/Permit Fees
- On-site construction costs
- Abandoning existing septic tank (if applicable)

SEWER CONNECTION MANDATES

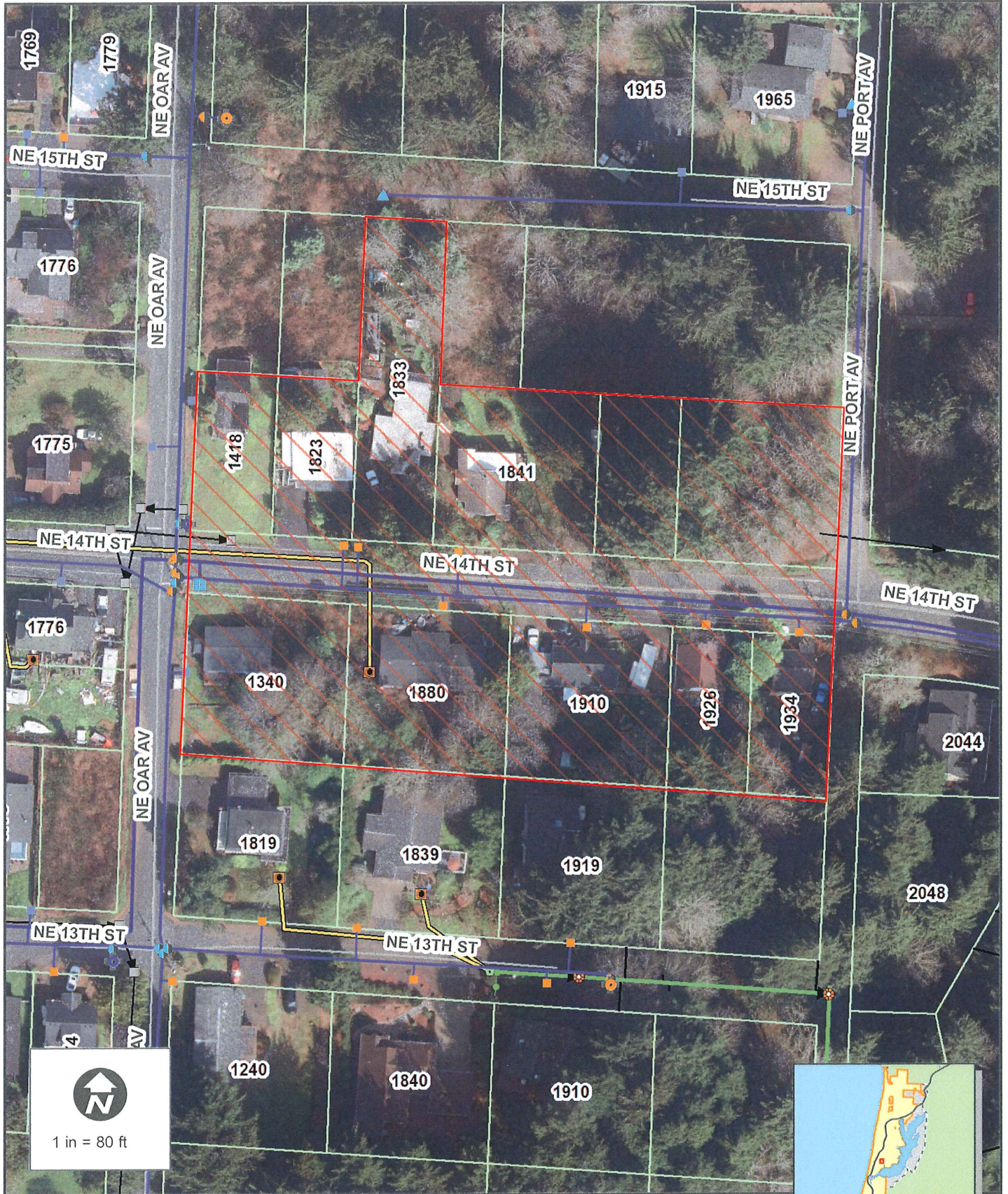
Existing developed properties in the LID will be required to connect to the sewer system under the following circumstances:

1. Septic tanks must be inspected at 5, 10, and 15 years. If the septic system fails an inspection, the owner will not be allowed to fix the septic system but must connect to the public sewer system
2. If an existing home is sold, a condition of the sale is for the home to be connected to the public sewer system.

3. If an existing home is remodeled or enlarged more than 50% of the existing value, or the remodel requires the expansion of the septic system, the home will be required to connect to the public sewer system.
4. All existing homes within the LID must connect to the public sewer system within the LID financing period of 20 years.

City Engineer's Signature:

Stephanie Reid P.E



Vicinity Map

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Location

EXHIBIT C

ESTIMATED LID COST SUMMARY

	Sewer
Engineering	In-House
Total Engineering	\$0.00
Total Surveying	\$0.00
Estimated Construction Cost	\$67,615.90
Art Commission (.5% of Construction Cost)	\$338.08
Administration (10% of Engineering + Construction Cost)	\$6,761.59
Total Administration Cost	\$7,099.67
LID Total Project Cost (Engineering, Construction and Administrative)	\$74,715.57
Number of Connections	13
Estimated Cost per Sewer Connection	\$5,747.35

2020 SYSTEM DEVELOPMENT CHARGES AND ESTIMATED ON-SITE COST

Sewer System Developments Charge in 2020	\$4,129.00
On-Site Improvements (Estimated Average Cost)	\$6,000.00
Pump and Control Panel	
Installation of System and	
Decommission Septic	\$5,500.00
Sewer Connection Inspection	\$100.00
Total Estimated On-Site Improvements	\$11,600.00

Exhibit "D" - Benefitted Lots & Cost Estimate

Tax Map		Summary			Per Connection Assessment		Financing
		Address (If Existing)	Owner	Proposed Sanitary Sewer Connections	Cost	Monthly LID Payment	
7-11-10DD-02900	1833 NE 14th St Lincoln City, Or. 97367	Mark & Gail Clarambeau	1.0	\$5,747.35	\$31.02		
7-11-10DD-03200	PO Box 12087 Portland, Or 97212	Fishtrap Farms LLC	1.0	\$5,747.35	\$31.02		
7-11-10DD-03201	1823 NE 14th St. Lincoln City, Or 97367	Edelita Kozachenko	1.0	\$5,747.35	\$31.02		
7-11-10DD-03400	17675 SW Alexander St. Aloha, Or 97006	Christina Wale	2.0	\$11,494.70	\$62.04		
7-11-10DD-03600	54829 Mountain View Bend, Or 97707	Neal & Patricia Ehlen	1.0	\$5,747.35	\$31.02		
7-11-10DD-03700	PO Box 1343 Depoe Bay, Or 97341	Mary Thomson	2.00	\$11,494.70	\$62.04		
7-11-10DD-03800	1934 NE 14th St. Lincoln City, Or 97367	Alfred Holland, IV	1.0	\$5,747.35	\$31.02		
7-11-10DD-03900	1926 NE 14th St. Lincoln City, Or 97367	Jesse & Salina Slover	1.0	\$5,747.35	\$31.02		
7-11-10DD-04000	PO Box 12 Montague, Ca. 96064	Theresa Setzer	1.0	\$5,747.35	\$31.02		
7-11-10DD-04100	PO Box 212 Neotsu, Or 97364	Daron Wilson	1.0	\$5,747.35	\$31.02		
7-11-10DD-04200	1340 NE Oar Ave. Lincoln City, Or 97367	Timothy Tuffield	1.0	\$5,747.35	\$31.02		
TOTALS:			13.0	\$74,715.57			
Total Estimated LID Cost:				\$74,715.57	LID Rate per Sewer Connection		
Number of Connections				13	\$5,747.35		