

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.

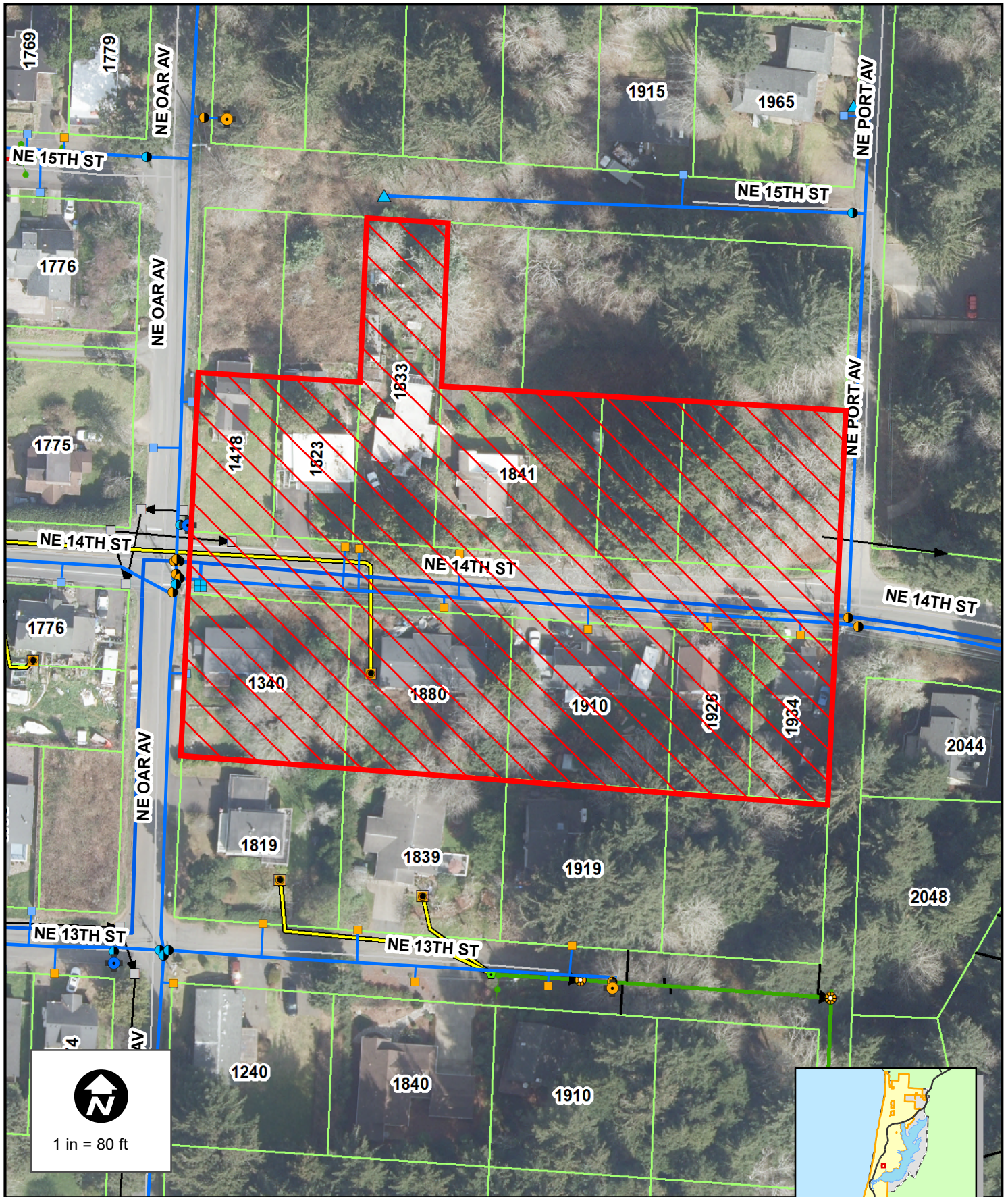
Wastewater Facilities Plan

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



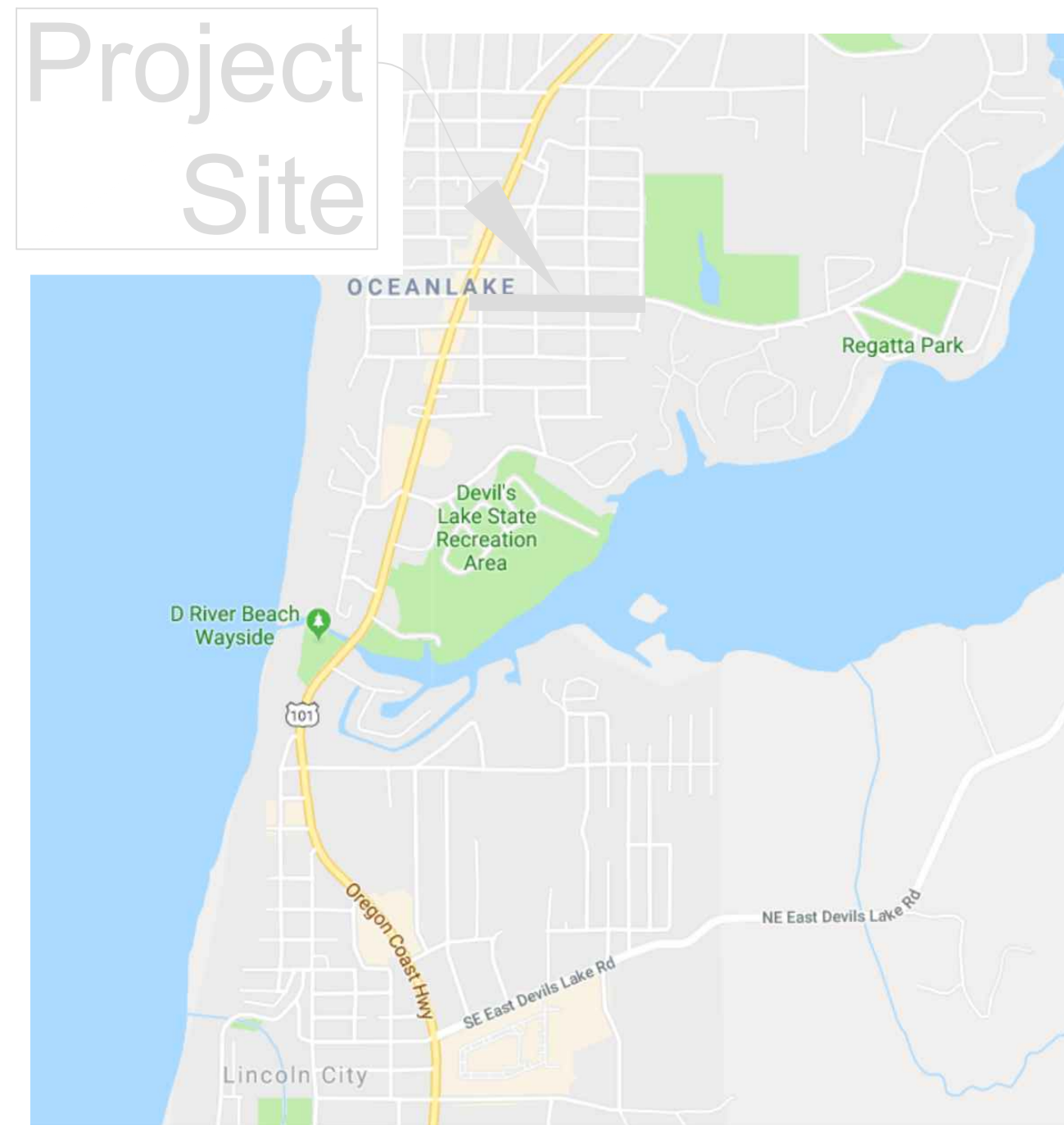
Vicinity Map

City of Lincoln City government use only. Use for any other purpose is entirely at the risk of the user. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



Location

3/19/2007 15013 14th Street - Lincoln City 2.dwg



Lincoln City Vicinity Map NTS

PROPOSED CONDITIONS:

- TYPE CG-2 CATCH BASIN
- TYPE CG-3 CATCH BASIN
- TYPE 3 CATCH BASIN
- DITCH INLET CATCH BASIN
- SIDEWALK HATCH
- DW HATCH
- GRIND AND RE-PAVE 2" AC
- REMOVE AND REPLACE 4" TO 8" AC
- GUTTER
- GRAVEL/2" - 0" RIVER ROCK/RIP RAP
- SOD
- GRASS SEED

Traffic Management within HWY 101

All work shall adhere to the issued ODOT roadway permit.

Contractor to provide a written and drawn plan within the Traffic Control Plans (TCP) that identifies requirements for providing safe, effective, and accessible routes for pedestrians through or around the work zone including Temporary Pedestrian Accessible Route (TPAR) details, advance public notification and construction and maintenance responsibilities.

The definition of TPAR is - an area within a work zone, marked by signing, delineation and traffic control devices (TCD), for the use of pedestrians to navigate through or around the work zone.

When construction activities block or interfere with normal pedestrian routing, provide safe passage for pedestrians either through the construction, or rerouted around the construction, utilizing ODOT standard drawing TM844 and the requirements of the 2018 Oregon standard specifications for construction (black book), page 150 & 151, subsection 00220.20 (b)

When construction activities block or interfere with normal open state highway shoulder conditions, and these impacts last longer than 72 hours, follow the temporary signing and delineation requirements of ODOT standard drawings TM800, TM843 (right lane closure - omit "I" for shoulder closure) and TM851 (shoulder closure) configuration.

Any abrupt edge greater than 2 inches in depth, closer than 4 feet from an active traffic lane, and having a duration longer than 72 hours, shall be required to follow the "Typical abrupt edges signing detail" on ODOT standard drawing TM800.

When construction activities block or interfere with shoulders or bike lanes, install a 48 inch "BICYCLES ON ROADWAY" sign in advance of each shoulder or bike lane closure at sign spacing "A" from the "TCD SPACING TABLE" shown on ODOT standard drawing TM800.

When construction impacts active traffic lanes on the State Highway for longer than 72 hours temporary signage is required per ODOT Standard drawings TM800, TM841, and TM 851

EXHIBIT "B"

CITY OF LINCOLN CITY

NE 14th STREET LID OVERVIEW

Existing Conditions:

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> - CATCH BASIN - WATER VALVE - WATER METER - SANITARY SEWER MANHOLE - STORM DRAIN MANHOLE - CLEAN OUT - IRRIGATION CONTROL VALVE - GAS VALVE - GAS METER - MAIL BOX - LUMINAIRE - TV RISER - TELEPHONE RISER - SIGNAL JUNCTION BOX - ELECTRIC METER - ELECTRIC JUNCTION BOX - UTILITY POLE - GUY ANCHOR | <ul style="list-style-type: none"> - FIRE HYDRANT - SIGN - LINE CONTINUES TO UNKNOWN LOCATION - UNDERGROUND ELECTRIC LINE - UNDERGROUND STORM DRAIN LINE - UNDERGROUND SANITARY SEWER LINE - UNDERGROUND TELEPHONE LINE - UNDERGROUND CABLE TV LINE - UNDERGROUND WATER LINE - UNDERGROUND NATURAL GAS LINE - OVERHEAD UTILITY LINE - FENCE LINE - EDGE OF PAVEMENT - SANITARY SEWER MANHOLE - STORM DRAIN MANHOLE - CATCH BASIN - FIELD INLET | <ul style="list-style-type: none"> - CONCRETE - ASPHALT - DECIDUOUS TREE (DTR) - EVERGREEN TREE (ETR) |
|---|--|---|

ABBREVIATIONS

<p>APPX APPROXIMATE CB CATCH BASIN EP EDGE OF PAVEMENT IE INVERT ELEVATION SD STORM DRAIN PVC POLY VINYL CHLORIDE HDPE HIGH DENSITY POLYETHYLENE AC ASPHALT CONCRETE HMAC HOT MIX ASPHALT CONCRETE MH MANHOLE DW DW SW SIDEWALK NTS NOT TO SCALE LC LINCOLN CITY</p>	<p>LF LINEAR FEET ODOT OREGON DEPARTMENT OF TRANSPORTATION EX EXISTING STA STATION MUTCD MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES APWA AMERICAN PUBLIC WORKS ASSOCIATION C&G CLEAR AND GRUB SS SANITARY SEWER F FILL C CUT</p>	<p>SMH - SANITARY SEWER MANHOLE DMH - STORM DRAIN MANHOLE CB - CATCH BASIN FI - FIELD INLET</p>
--	---	---

GENERAL NOTES:

1. PRIOR TO THE START OF CONSTRUCTION OF STORM LINE, CONTRACTOR SHALL POT HOLE FOR DEPTH AND LOCATION OF ALL UTILITY CROSSINGS
2. PRIOR TO BEGINNING WORK, THE EROSION CONTROL PLAN MUST BE APPROVED BY THE CITY. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING CITY AND DEQ REQUIREMENTS
3. CONSTRUCTION WILL RUN ADJACENT TO PRIVATE RESIDENCES. RESIDENTS SHALL BE AFFORDED REASONABLE ACCESS TO THEIR PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. MONUMENTS DISTURBED OR DESTROYED BY CONSTRUCTION ACTIVITIES SHALL BE RESET AT NO COST TO THE CITY BY A PROFESSIONAL LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF OREGON.
5. MOVE MAILBOX - MOVE MAILBOX IN ACCORDANCE WITH LINCOLN CITY DETAIL #100. REPLACE THE EXISTING POST WITH NEW 4"x4" TREATED POST. ATTACH THE EXISTING MAILBOX ON THE NEW POST.
6. MOVE WATER METER - MOVE WATER METER INDICATED IN ACCORDANCE WITH LINCOLN CITY DETAIL #100 & #515. REPLACE THE EXISTING METER VAULT WITH AN ARMORCAST A6000485 (12"x12"x20") IN THE SIDEWALK A MINIMUM OF 4" FROM EDGE OF SIDEWALK. THE METER VAULT SHALL BE ANCHORED INTO CONCRETE WITH ANCHOR BOLTS.
7. ASPHALT DRIVEWAY TRANSITION - CONTRACTOR SHALL GRIND EXISTING ASPHALT DRIVEWAY AT TRANSITION TO EXISTING ASPHALT. APPLY ASPHALT AS NEEDED.
8. WHERE STORM OR SANITARY SEWER INSTALLATION <=6" OF EXISTING GAS MAIN CONTRACTOR SHALL COORDINATE WITH NWN ON PROTECTION AND WRAPPING OF THE EXISTING GAS MAIN WITH ROCK FABRIC PER NWN SPECIFICATION.



Site Map 1" = 30'

General Notes

OWNER:

CITY OF LINCOLN CITY
801 SW HIGHWAY 101
PO BOX 50
LINCOLN CITY, OREGON 97367
CONTACT: TERRY CHAMBERLAIN, PE
PH: (541) 996-1238

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 SW & PAVING PLAN
- SHEET 3 SW & PAVING PLAN
- SHEET 4 SW & PAVING PLAN
- SHEET 5 SW & PAVING PLAN
- SHEET 6 SW & PAVING PLAN
- SHEET 7 SW & PAVING PLAN
- SHEET 8 UTILITY PLAN & PROF
- SHEET 9 UTILITY PLAN & PROF
- SHEET 10 UTILITY PLAN & PROF
- SHEET 11 UTILITY PLAN & PROF
- SHEET 12 UTILITY PLAN & PROF
- SHEET 13 UTILITY PLAN & PROF
- SHEET 14 ESCP 1
- SHEET 15 ESCP 2
- SHEET 16 ESCP 3
- SHEET 17 ESCP 4
- SHEET 18 ESCP 5
- SHEET 19 DETAILS
- SHEET 20 DETAILS
- SHEET 21 DETAILS
- SHEET 22 DETAILS
- SHEET 23 DETAILS
- SHEET 24 DETAILS
- SHEET 25 DETAILS

UTILITY LOCATE:

(48 HOUR NOTICE PRIOR TO EXCAVATION)

OREGON LAW REQUIRES YOU TO FOLLOW THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 757.562 AND ORS 757.993. YOU MAY OBTAIN COPIES OF THE RULES FROM THE CENTER BY CALLING (503) 246-1987. ONE CALL SYSTEM NUMBER 1-800-332-2344.

No.	Revision/Issue	Date



LINCOLN CITY PUBLIC WORKS
801 S.W. HWY 101
P.O. BOX 50
LINCOLN CITY, OREGON 97367
PHONE: (541) 996-2154
FAX: (541) 994-4881
www.lincolncity.org

Project Name and Address
14th Street Sidewalk
NE Most Ave to NE Port Ave
Lincoln City, OR 97367

Project 18002	Page
Date 1/31/2020	
Scale 1" = 80'	

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	\$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 Development Charge in 2020	\$4,129.00
On-Site Improvements (Estimated Average Cost)	
Pump and Control Panel	\$6,000.00
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

Summary			Per Connection Assessment		Financing
Tax Map	Address (If Existing)	Owner	Proposed Sanitary Sewer Connections	Cost	Monthly LID Payment
					20 years @2.7%
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		

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