

**RESOLUTION NO. 2015 -02**

**A RESOLUTION OF THE CITY OF LINCOLN CITY DECLARING AN INTENT TO CONSTRUCT SANITARY SEWER FACILITIES AND ROAD IMPROVEMENTS BY ESTABLISHING A LOCAL IMPROVEMENT DISTRICT FOR THE CITY OF LINCOLN CITY, IN THE AREA OF NE VOYAGE AVENUE, NE LAKE DRIVE, AND NE 15<sup>TH</sup> STREET, KNOWN AS THE “VOYAGE – LAKE PROJECT”; AND CALLING FOR A PUBLIC HEARING AND DIRECTING THAT NOTICE BE PUBLISHED**

**RECITALS**

- A. On December 10, 2012 the City Council passed Resolution 2012-30 indicating its Intent to Construct Sanitary Sewer and Road Improvements in a new Local Improvement District in the area of NE Voyage Avenue, NE Lake Drive, NE 15<sup>th</sup> Street and Lake Cove Drive, said LID to be known as the “Voyage –Lake project; and
- B. On April 22, 2013, the City Council passed LID formation Resolution 2013-05 concerning the proposed LID; the Clearwater Engineering Report was approved to guide design of the proposed LID improvements and the design of the LID has been substantially completed; and
- C. Resolution 2013-05 reserved to the Council the right to abandon the LID consistent with the Lincoln City Municipal Code and Oregon Statutes; and
- D. On November 24, 2014, the City Council abandoned the current LID due to the inability to secure sanitary sewer easements to serve the entirety of the proposed LID; and
- E. While the original LID was proposed pursuant to a petition, pursuant to LCMC 13.04.030, Council initiated on its own motion a reduced LID and directed City staff return with a revised Engineering report on a reduced LID boundary; and
- F. Pursuant to LCMC Section 13.04.030, City Council approved the revised Engineering Report and directed notices be issued for a public hearing for formation of a new LID; and
- G. Following a presentation by staff and comments by citizens present, on January 26, 2015 the City Council approved by motion the Engineering Report and directed staff to return with a resolution initiating the LID.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LINCOLN CITY, AS FOLLOWS:**

Section 1. Project Initiation. Pursuant to LCMC §13.04.030, the City Council declares its intent to make the sanitary sewer and road improvements known as the Voyage-Lake Project and described in the *Engineering Report* dated December 2014. The proposed improvement would consist of a pressure sanitary sewer serving NE Voyage Avenue, NE Lake Drive, and NE 15<sup>th</sup> Street, and asphalt pavement of NE Voyage Avenue, NE Lake Drive, and NE 15<sup>th</sup> Street.

Section 2. Voyage-Lake LID. The proposed Voyage-Lake Project shall be carried out by the City of Lincoln City under the procedures established in LCMC Chapter 13.04, with the cost assessed to the benefitted owners through formation of a local improvement district within the boundaries of the area shown in Figure 1 of the *Engineering Report*, attached hereto and incorporated herein by reference as "Exhibit A", and including those benefitted properties as described in therein.

Section 3. Public Hearing. Under the procedures established in LCMC Chapter 13.04, the City Council will hold at least one public hearing on the proposed improvement on February 9, 2015. Not earlier than 10 days before the public hearing, the City Recorder is directed to publish notice of a public hearing on the proposed improvement and mail notice to the owners of property within the boundaries of the area as described in Section 2 of this resolution and indicating that the cost of said improvements will be assessed against the benefitted properties.

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

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

PASSED AND ADOPTED by the City Council of the City of Lincoln City this 26th day of January 2015

  
DON WILLIAMS, MAYOR

ATTEST:

  
CATHY STEERE, CITY RECORDER

EXHIBIT A  
*ENGINEERING REPORT*

# NE VOYAGE, LAKE DRIVE & 15<sup>th</sup> Street LOCAL IMPROVEMENT DISTRICT

## ENGINEERING REPORT

DECEMBER 2014

### INTRODUCTION

On April 22, 2013 City Council adopted a resolution (Resolution 2013-05) to create a Local Improvement District (LID) for sewer and road paving in the NE Voyage, Lake Drive, 15<sup>th</sup> Street and Lake Cove Area. On June 23, 2014 City Council gave direction to staff to form a Reimbursement District Overlay over the benefitted area of the LID and include stormwater quality facilities in the project to treat stormwater prior to its entering Devils Lake.

On November 24, 2014, City Council abandoned this LID due to the inability to obtain all necessary utility easements to service the area with sanitary sewers. City Council also gave direction to staff to reestablish a new LID that will not include the Lake Cove area.

The design of the sanitary sewers and road paving for the LID is completed and is ready to advertise for bid once the City Council has established the LID. This report discusses the properties benefitted by the improvements and the method of assessing the cost to each property. The City owns property that is adjacent to the road paving portion of the project and **the City has been added to the LID as a benefitted property for the paving portion.**

### PROPOSED BOUNDARY

The LID boundary is described in Exhibit "A" and shown on Figure 1.

### ZONING

All lots within the proposed LID are zoned R-1-7.5 except for the lots at 7-11-11CD 3600 and 7-11-11CD 3800 which are zoned R-1-5, see Figure 2. The R-1-7.5 zone allows single family homes with a minimum lot size of 7,500 square feet. The R-1-5 zone allows single family homes with a minimum lot size of 5,000 square feet. There are existing lots within the R-1-7.5 zone that are smaller than the minimum lot size of 7,500 square feet but since they are lots of record, they will be allowed to construct a single family home on their lot.

## **WASTEWATR MASTER PLAN BASINS**

The LID is located within the Regatta Grounds Basin, see Figure 3, and flows to the Regatta Pump Station. The current capacity of the pump station is 200 gallons per minute (gpm). The Master Plan recommends upgrading the pump station to 250 gpm. The City is currently in the process of designing an upgrade to the pump station with construction expected to be completed by December 2015.

## **IMPROVEMENTS**

The design of the sanitary sewer and road paving is completed and can be reviewed at the office of the Public Works Department at City Hall.

### Sanitary Sewers

The LID will construct a low pressure sewer system within the City's right-of-way and extend a service lateral to each existing property within the LID except for lot 3800 7-11-11CD which is already connected to the sanitary sewer. The low pressure sewer system will consist of 2 and 3 inch solid fused HDPE pipe. The pipe sized has been designed to serve the full build-out within the LID and the area upstream of the LID. This type of sewer system has fused joints that will greatly reduce the amount of infiltration and inflow of water into the system versus the traditional gravity system. Maintenance of the low pressure system has been considered in the design by installing flushing stations at critical points in the design to allow cleaning of the system.

Each property owner will be required to purchase and install an E-One Grinder Pump System when they connect to the City's system. The City has selected the E-One WH231 positive displacement grinder pump for use within the LID. The selected grinder pump tank has sufficient capacity to receive at least 3 days of normal sewage flow during a power outage. If the City is going to maintain the grinder pumps, see discussion later in the report, one manufacturer of pumps is critical to City's maintenance of the system. The City will need to stock spare pumps so that if there is a problem with a pump at a residence, the maintenance crew will go to the site pull the failed pump and replace it with a new pump. The City desires to purchase and stock only one manufacturer of pumps. Currently there are two manufacturers that are in this market, E-One and Flygt. E-One has been in this market the longest and generally is the least expensive pump model. Flight pump is more expensive but they claim the pump will last longer. In a trip to the Seattle area last year by staff, two counties have over 1600 E-One pumps installed and are having great results.

### Paving

The LID will pave the following streets with 16 feet of paved surface, 2-inches of asphalt, 2 foot shoulder and a ditch where needed for drainage:

- NE Lake Drive from Regatta Park Road to its north end
- NE Voyage Ave. from NE Lake Drive to its north terminus
- NE 15<sup>th</sup> St. from West Devils Lake Road to NE Lake Drive

The LID will include stormwater quality facilities to treat the road runoff prior to the water entering into the Lake. The project will include a Manhole Storm Separator and some water quality swales.

### **PROJECT COST SUMMARY**

The total cost of the project is \$381,135.43, see Exhibit "B". The total project cost includes \$20,745.80 for the cost to prepare a preliminary engineering report and form the LID and \$36,846 for the final design and construction assistance from the consultant. Staff deducted \$9,274.37 for the Lake Cove area share of the preliminary engineering report and design costs.

The total cost for paving the streets is \$212,474.40. The City is contributing an equivalent amount of 9 lots to the cost of paving the roads on SE Voyage, SE Lake Dr., and SE 15<sup>th</sup> Ave. due to the City owning property adjacent to the paved portion. The City's proposed assessment is \$36,080.55. Each benefited lot will pay \$4,008.95 for the road improvements.

The cost to the LID for the sewer improvements is \$168,661.03. The City has credited \$9,274.37 for the Lake Cove area cost for the preliminary engineering report and final design of the sewer system. Each benefited lot will pay \$3,922.35 for the sewer improvements.

The total project cost of this LID is greater than the original LID mainly due to the construction cost being based on a final design versus a preliminary design. These costs are an estimate and the lots within the LID will pay based on the actual final project cost.

Pursuant to LCMC 13.04.030.B provides:

The council shall not consider any improvement for the formation of a local improvement district unless the total assessed valuation of the area in the district to be specially benefitted by the improvements is at least double the estimated cost of the improvement, including any legal, administrative, and engineering costs

The total assessed value in the proposed district is at least two times the estimated cost of the project.

## **METHOD OF ASSESSMENT**

The LID assessment will be calculated separately for sanitary sewers and paving. Refer to Exhibit "C" for a summary of the assessment for each lot within the LID.

### Sanitary Sewers

Each lot that is adjacent to the low pressure sewer system will receive one service lateral and will be assessed 1 unit of assessment. Staff will propose to City Council to create a Reimbursement District Overlay over an area that benefits from the construction of sanitary sewer in the LID. When the City receives fees from the Reimbursement District, the existing LID owners would be reimbursed or credited. There is a separate report titled "City Engineer's Report" which describes the reimbursement district and methodology.

### Paving

Each lot that is adjacent to the new paved streets will be assessed for 1 unit of the cost of paving except for the City who owns a large lot will be assessed 9 units.

Should the City participate in the paving costs? (Resolution 91-01 "A resolution regarding the policy of the City of Lincoln city relating to financially in improving local streets by contributing up to thirty percent of the total cost in bringing such street up to fully city standards. The paving of the streets in the LID will not meet the current City standard with regards to width, curbs, gutters, and sidewalk. The City is already paying for 9 units of assessment or \$36,080.55. Thirty percent of the paving cost will come to \$63,742.42. To bring the unit assessment cost to the rate of the original LID, the City would need to contribute \$49,234.40.

City should also exempt the LID from the City Standards to allow street paving that will not meet City Standards.

## **FINANCING LID COST**

The City will offer to finance the LID cost. The City will finance the LID cost over a 20 year period (LID financing is permitted "up to" 20 years) with monthly payments. Interest shall be charged at a fixed rate of 2.54% for the first 3 years. After 3 years, any property that has not connected to the sanitary sewer, the interest rate shall become variable and the rate will depend on the rate the city would earn in the local government investment pool on July 1 of that year, plus two percent.

When a property owner 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 one-half percent of the final assessment to cover the costs of processing the application. The property owner will also pay the amount for the county recording fee for the assessment lien.

When a property has signed an application to pay in installments, with each installment payment the City shall add a \$2 charge for billing costs.

If the property owners have signed applications to pay in installments, the owners at any time may pay to the City the unpaid balance of the amount of the assessment, together with the full amount of interest to the next installment date, charges, and late payment penalties and charges accrued to the date of payment, in full payment.

The City will place a lien on the property until the LID cost is paid in full. The City assessment lien shall be superior and prior to all other liens or encumbrances on property insofar as the laws of the state permit. 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.

#### **FINANCING SYSTEM DEVELOPMENT CHARGE (SDC)**

Staff is recommending to City Council the opportunity for the property owner to finance the SDC. Staff recognizes that connecting to the sewer system especially for the households that are on limited incomes is a hardship. Only existing homes at the time of final assessment will be eligible for this program. The City, if approved by City Council, will start a program to finance the SDC over 20 years with an interest fixed rate of 3.54% for the first 3 years after the date of final assessment. Any connections to the sewer system after 3 years could finance the SDC for 15 years with a variable interest rate based on the local government investment pool rate plus 3%. This interest rate is adjustable every July 1.

#### **FINANCING PURCHASE OF E-ONE PUMPS**

The cost to purchase and install an E-One Pump System is approximately \$8,000 to \$10,000. The City is looking into a program with the Oregon Department of Environmental Quality (DEQ) whereby DEQ would loan the City money that the City could finance the purchase and installation of the E-One System.

#### **OWNERSHIP AND MAINTENANCE OF PUMPS**

Who should own the E-One Pumps and who should be responsible for maintaining the pumps? All pump systems require maintenance. The pump system includes is a pump within a tank enclosure, a controller, electrical connection, and connection of the pump to the public sanitary sewer system.



Based on DEQ requirements, the maintenance of the pump and controller should be the responsibility of the City. The pump system is set up so if there is a problem with the pump, the City maintenance crew would visit the site, pull the existing pump and plug in a replacement pump. The City would then take the bad pump back to the shop and repair it or purchase a replacement pump. The alternative, if DEQ approves, requires the property owner to enter into a maintenance contract with a third party to maintain the system.

The purchase of the pump system and installation should be the responsibility of the property owner. The E-One local representative would be responsible to inspect the installation of the system and give their approval that the system is installed properly. The property owner will be responsible for the cost of supplying the electricity. The property owner will need to grant to the City access rights to their property in order for the City to maintain the pump and controller. If they do not grant this access the property owner will be responsible for maintenance and be required to hire a third party to provide the maintenance and provide the City a copy of the agreement.

### **CONDITIONS REQUIRING HOOKUP**

Should the City implement conditions whereby the property owner would be required to connect to the public system? There have been a lot of discussions in Lincoln City and the area around Devils Lake about the water quality of the lake. It has been generally agreed that failing septic tanks are a major contributor to the lake's water quality. The City also has heard concern from property owners that have a new or well maintain septic system and they feel that they should not be forced to connect. There are other property owners that are on fixed income and feel that they cannot afford to connect.

The following are some options

- Do not have any mandatory connection requirements
- If the septic system fails, the property will not allowed to fix the septic system but must connect to the public sewer system.
- If an existing home is sold, a condition of the sale is for the home to be connected to the public sewer system.
- If an existing home is remodeled or enlarged by more than 50% of the original home or if the remodel requires the expansion of the septic system, the home will be required to connect to the public sewer system.
- Require that all homes within the LID connect to the public sewer system within 15 years.

## RECOMMENDATIONS

1. Form the NE Voyage, Lake Drive & 15<sup>th</sup> Street Local Improvement District and approve the method of assessment. City will finance the LID cost over 20 years. Interest rate will be set at 2.54% . All properties that have not connected to the sewer system after 3 years the interest rate will become variable with the interest rate set every July 1 at the local government investment pool rate plus 3%.
2. Direct staff to proceed with bidding the project.
3. Direct staff to prepare an Ordinance that will allow financing of the SDC cost as outlined in the report.
4. Direct staff to develop a program that will allow financing of the installation of the E One Pump System if the request is made within three year from the date that the sewer service becomes available to the property owner.
5. Direct staff to develop a maintenance agreement with the property owners for maintaining the pumps. The E-One pump system is the responsibility of the property owner to purchase and install. The City will agree to maintain the pump and the controller if the property owner grants to the City the right to enter the property to maintain the pump and controller.
6. Approve the following mandatory connection requirements:
  - If the septic system fails, the property will not allowed to fix the septic system but must connect to the public sewer system.
  - If an existing home is sold, a condition of the sale is for the home to be connected to the public sewer system.
  - If an existing home is remodeled or enlarged by more than 50% of the original home or if the remodel requires the expansion of the septic system, the home will be required to connect to the public sewer system.
  - Require that all homes within the LID connect to the public sewer system within 15 years.

EXHIBIT "A"

NE VOYAGE, LAKE DRIVE & 15TH STREET LOCAL IMPROVEMENT DISTRICT  
BOUNDARY AREA

The following properties are included in the boundary of the Local Improvement District as described by their Document Number or Book & Page:

Tax Map	Lot Number	Document	Book & Page
7-11-11CD	3500		
7-11-11CD	3600	200508776	
7-11-11CD	3800		B388 P1959
7-11-11CD	3900		B267 P0180
7-11-11CD	4000	200308098	
7-11-11CD	4100	2011-07985	
7-11-11CD	4200	2011-08014	
7-11-11CD	4300	200308218	
7-11-11CD	4400		B219 P2147
7-11-11CD	4500	2011-10468	
7-11-11CD	4600	2014-07469	
7-11-11CD	4700		B425 P0153
7-11-11CD	4800		B231 P0254
7-11-11CD	4900	2008-13386	
7-11-11CD	5000		B170 P284
7-11-11CD	5100	2013-05950	
7-11-11CD	5101		B174 P2287
7-11-11CD	5200	2009-11193	
7-11-11CD	5300	200602466	
7-11-11CD	5400	2013-10349	
7-11-11CD	5500		B374 P1530
7-11-11CD	5600	2008-12901	
7-11-11CD	5700		B337 P2386
7-11-11CD	5800		B337 P2386
7-11-11CD	5900	2014-04193	
7-11-11CD	6000	2014-04193	
7-11-11CD	6200	2008-13843	
7-11-11CD	6300		B298 P2363, B268 P0756
7-11-11CD	6500	2011-07174	
7-11-11CD	6600	2011-07432	
7-11-11CD	6800	2008-14081	
7-11-11CD	7000		B455 P0884
7-11-11CD	7100	2004-17648	
7-11-11CD	7200	2004-17648	
7-11-11CD	7300		B450 P2334
7-11-11CD	7400		B450 P2334
7-11-11CD	7600	2004-19757	
7-11-11CD	7700	2004-10205	
7-11-11CD	7800	2004-10205	
7-11-11CD	8000		B411 P2184
7-11-11CD	8100		B249 P1339
7-11-11CD	8200		B259 P1824
7-11-11CD	8300		B206 P1203
7-11-11DB	601		B451 P0087
7-11-11DB	602	2005-17567	

EXHIBIT "B"

LID COST SUMMARY

	Street	Sewer	Total
Preliminary Engineering	\$7,883.40	\$12,862.40	\$20,745.80
Engineering	\$14,000.00	\$22,846.00	\$36,846.00
<b>SubTotal Engineering</b>	<b>\$21,883.40</b>	<b>\$35,708.40</b>	<b>\$57,591.80</b>
Credit (Pre-Engineering)	\$0.00	\$3,357.26	\$3,357.26 * For Lake Cove Share
Credit(25.9%)		\$5,917.11	\$5,917.11 * For Lake Cove Share
<b>Total Engineering</b>	<b>\$21,883.40</b>	<b>\$26,434.03</b>	<b>\$48,317.43</b>
Construction	\$155,000.00	\$114,840.00	\$269,840.00
Contingency	\$15,500.00	\$11,480.00	\$26,980.00
<b>Total Construction</b>	<b>\$170,500.00</b>	<b>\$126,320.00</b>	<b>\$296,820.00</b>
Art (0.005% of Construction)	\$853.00	\$632.00	\$1,485.00
Administration	\$19,238.00	\$15,275.00	\$34,513.00
City Share For Road	\$0.00	\$0.00	\$0.00
<b>LID Total Cost</b>	<b>\$212,474.40</b>	<b>\$168,661.03</b>	<b>\$381,135.43</b>
Lots	53	43	
<b>Cost per Lot</b>	<b>\$4,008.95</b>	<b>\$3,922.35</b>	<b>\$7,931.30</b>

RESIDENTS ADDITIONAL COSTS

Sewer SDC in 2014	\$6,050.00
<b>On-Site Improvements</b>	
Pump	\$5,000.00
Installation of System and Decommission Septic	\$4,900.00
Sewer Connection Inspection	\$100.00
<b>Total On-Site Improvements</b>	<b>\$10,000.00</b>

FINANCING

<b>LID</b>			
Financing(Monthly) - 20 yr. @ 2.54%	\$25.06	\$16.92	\$41.98
<b>SDC</b>			
Financing (Monthly) 3.54%			
20 Years		\$35.21	
15 Years		\$43.37	
<b>On-site Improvements</b>			
Financing(Monthly) 10 Years 3%		\$96.56	

LID ASSESSMENT SUMMARY

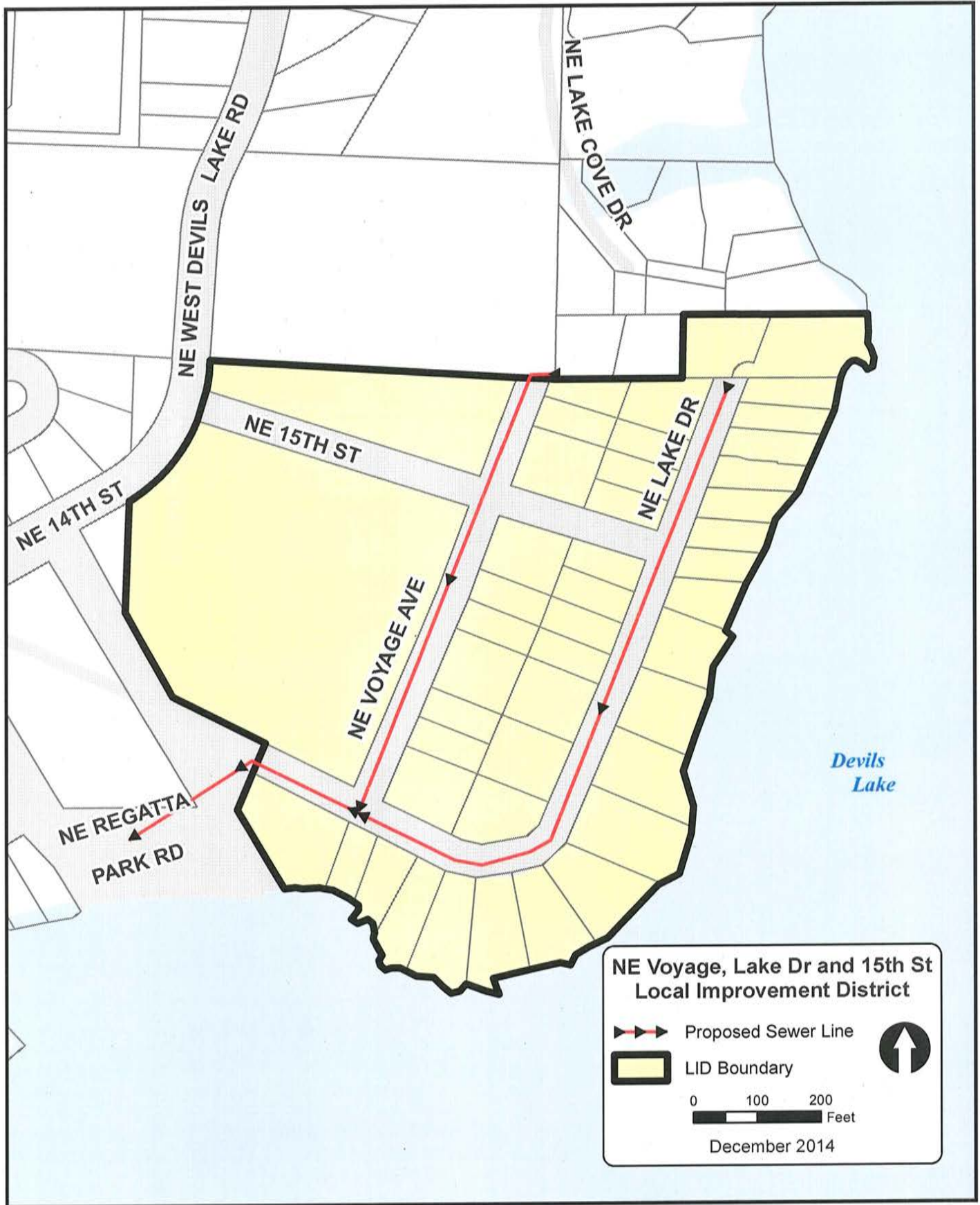
EXHIBIT "C"

Tax Map	Tax Lot	Owner	Address	Lot Area (ac.)	Assessed Valuation	Sanitary Assessable Units	Estimated Sanitary Assessment	Street Assessable Units	Estimated Road Assessment	Estimated Total Assessment
7-11-11CD	6000	John Alden, Trustee	901 McKenzie Crest Dr., Springfield, Ore 97477	0.25	\$311,640	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	5900	John Alden, Trustee	901 McKenzie Crest Dr., Springfield, Ore 97477	0.14	\$36,220	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	5800	Edward Deraeve	PO Box 3, Ore 97128 McMinnville,	0.13	\$56,790	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	5700	Edward Deraeve	PO Box 3, Ore 97128 McMinnville,	0.14	\$36,350	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	7400	Richard Davis & Connie Davis	40772 W. Pryor Ln Maricopa, AZ. 85138	0.13	\$35,670	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	7300	Richard Davis & Connie Davis	40772 W. Pryor Ln Maricopa, AZ. 85138	0.14	\$38,650	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	7200	Richard Davis & Connie Davis	40772 W. Pryor Ln Maricopa, AZ. 85138	0.14	\$48,870	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	7100	Richard Davis & Connie Davis	40772 W. Pryor Ln Maricopa, AZ. 85138	0.14	\$48,870	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	7000	Rodnew Kaufmann & Marla Kaufmann	PO Box 1007 Lincoln City, Ore 97367	0.28	\$323,980	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	6800	Hannen Schon S Trustee	PO Box 381 Lincoln City, Ore 97367	0.28	\$314,510	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	6600	John Davis & Doreen Davis	13037 SW Ascension Dr. Tigard, Ore 97224	0.24	\$236,170	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	5600	Jack Strayer & Linda Strayer	6895 SW Preslynn Dr. Portland, Ore 97225	0.15	\$253,010	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	5500	Thomas Mueller & Christine Mueller	PO Box 105 Rickreall, Ore 97371	0.14	\$207,210	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	5400	Alden, William & AAS, Georgia	6067 Clairmond Ct. Lake Oswego, 97035	0.17	\$249,740	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	5300	Steven Brown & Nancy Brown	2409 NW Hwy 101 Lincoln City, Ore 97367	0.17	\$280,920	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	5200	Edward Deraeve	PO Box 3, Ore 97128 McMinnville,	0.17	\$278,900	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	5100	Larvik, LLC	1800 NE Lake Cove Dr. Lincoln City, Ore 97367	0.17	\$158,100	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	5101	Brian Green & Leslie Green	1490 NE Lake Dr. Lincoln City, Ore 97367	0.15	\$75,260	1	\$3,922.35	1	\$4,008.95	7,931.30

7-11-11CD	5000	Brian Green & Leslie Green	1490 NE Lake Dr. Lincoln City, Ore 97367	0.22	\$494,070	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	4900	NTC and CO LLP FBO, Leslie Green, Brian Green, & Brian Green Trustee	1490 NE Lake Dr. Lincoln City, Ore 97367	0.32	\$274,730	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	4800	Randy Weldon & Nanette Weldon	1400 NE Lake Dr. Lincoln City, Ore 97367	0.33	\$395,680	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	4700	Pilcher Family Trust, Imon Pilcher & Dorothy Pilcher Trustees	1530 SW Cypress Lane McMinnville, Ore 97128	0.36	\$248,820	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	4600	Swaim, Matthew & Katherine	22182 SW Oak Hill Tualatin, Ore 97062	0.4	\$386,410	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11CD	4500	Swaim, Matthew & Katherine; Enger, Steven & Lisa	22182 SW Oak Hill Tualatin, Ore 97062	0.37	\$248,420	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11CD	4400	John Lazier, Trustee	PO Box 233 Lincoln City, Ore 97367	0.3	\$439,500	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11CD	4300	Olenick, Robert & Apfel, Patrick	1270 NE Lake Dr. Lincoln City, Ore 97367	0.34	\$338,520	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11CD	4200	Sorensen Richard Trustee & Sorensen Patricia Trustee	1666 NW Medina Dr. McMinnville, Ore 97128	0.34	\$289,280	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11CD	4100	Martinez, Kalene & Zwicker, Kent	4892 Oak Park Dr. NE Salem, Ore 97305	0.23	\$176,720	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11CD	4000	Roger & Cynthia Aggson	15392 Highpoint Dr. Sherwood, Ore 97140	0.23	\$76,560	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11CD	3900	Jaes Olson & Jody Olson	12695 NW Lovejoy St. Portland, Ore 97229	0.13	\$73,590	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11CD	3800	Marilyn Kauffman	1212 NE Lake Dr. City, Ore 97357	0.38	\$667,590	1		1	4,008.95	4,008.95
7-11-11CD	8300	Patricia Utt	1320 NE Voyage Ave. Lincoln City, Ore 97367	0.28	\$271,190	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11CD	8200	James Hicks	PO Box 462468 Escondido, Calif. 92029	0.14	\$43,700	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11CD	8100	Randy Weldon & Nanette Weldon	1400 NE Lake Dr. Lincoln City, Ore 97367	0.14	\$27,600	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11CD	8000	Fred McBane	PO Box 231 Lincoln City, Ore 97367	0.28	\$97,230	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11CD	7800	Helene Seuss	18714 Colfax Hwy Grass Valley, Calif. 95945	0.14	\$62,530	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11CD	7700	Helene Seuss	18714 Colfax Hwy Grass Valley, Calif. 95945	0.14	\$47,580	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11CD	7600	Michael Schumacher	5509 Lynwood Place Boise, ID 83704	0.24	\$133,780	1	\$3,922.35	1	4,008.95	7,931.30

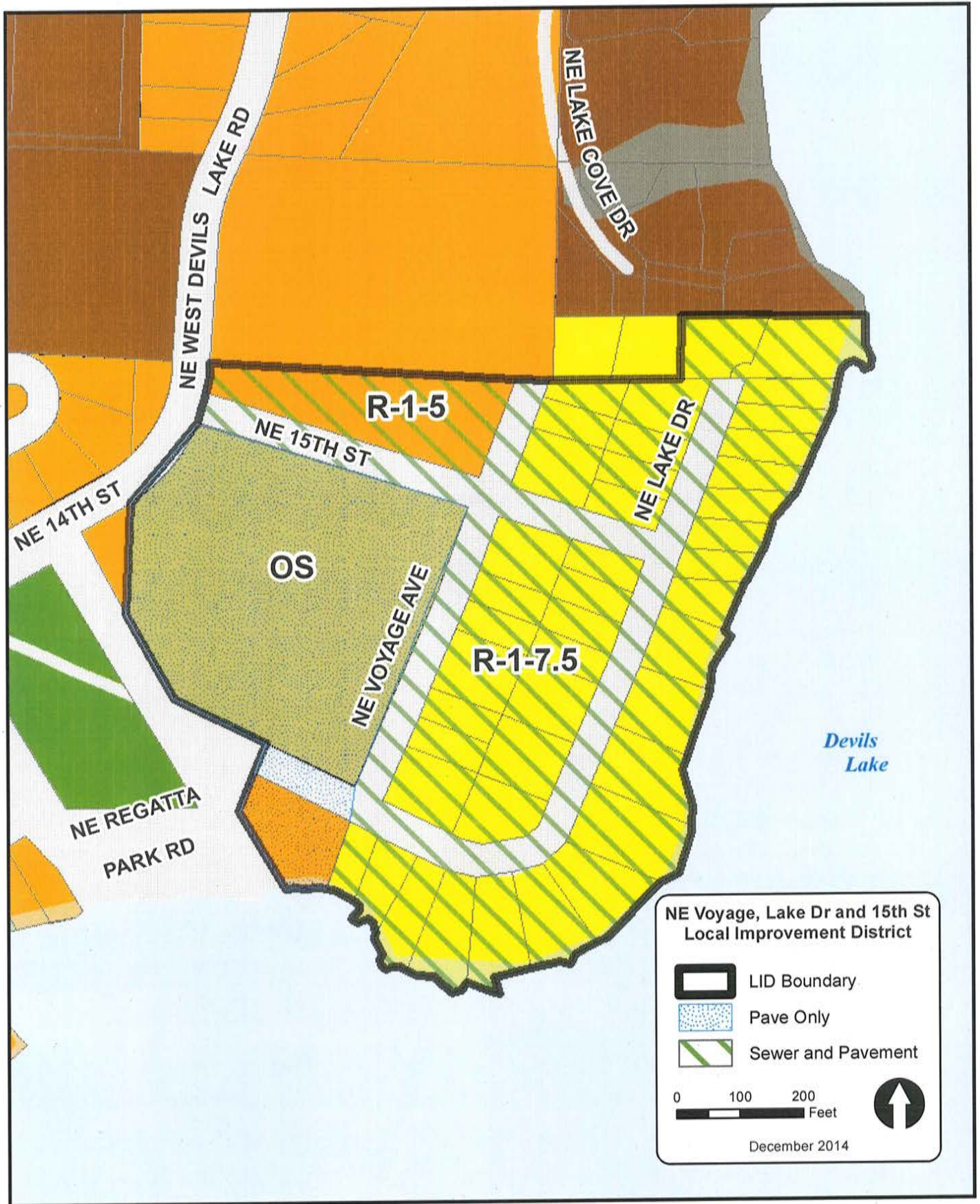
7-11-11CD	6500	Thomas Brown & Delira Brown	3100 Turner Rd. #519 Salem, Ore 97302	0.27	\$155,900	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11CD	6300	Lee Bosch Trustee & Dorothy Bosh Trustee	3755 Orchard Heights Pl NW Salem, Ore 97304	0.14	\$67,390	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11CD	6200	Kathleen Roff	PO Box 918 Glenden Beach, Ore 97388	0.11	\$74,710	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11CD	3600	F&S Holdings LLC ATTN: Jon Oksenholt	PO Box 449 Lincoln City, Ore 97367	1.07	\$164,550	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11DB	602	Bowlsby, Robert Cotrustee & Bowlsby, Beverly Cotrustee	13549 SW Ascension Dr. Tigard, Ore 97223	0.27	\$254,220	1	\$3,922.35	1	4,008.95	7,931.30
7-11-11DB	601	Timothy Dressel	6706 234th Pl. SW Mountlake Terrace, Wa 98043	0.4	\$159,910	1	\$3,922.35	1	4,008.95	7,931.30
07-11-11CD	3500	City of Lincoln City	PO Box 50, Lincoln City, Or 97223			0		9	36,080.56	36,080.56
						43	\$168,661.03	53	212,474.40	381,135.43

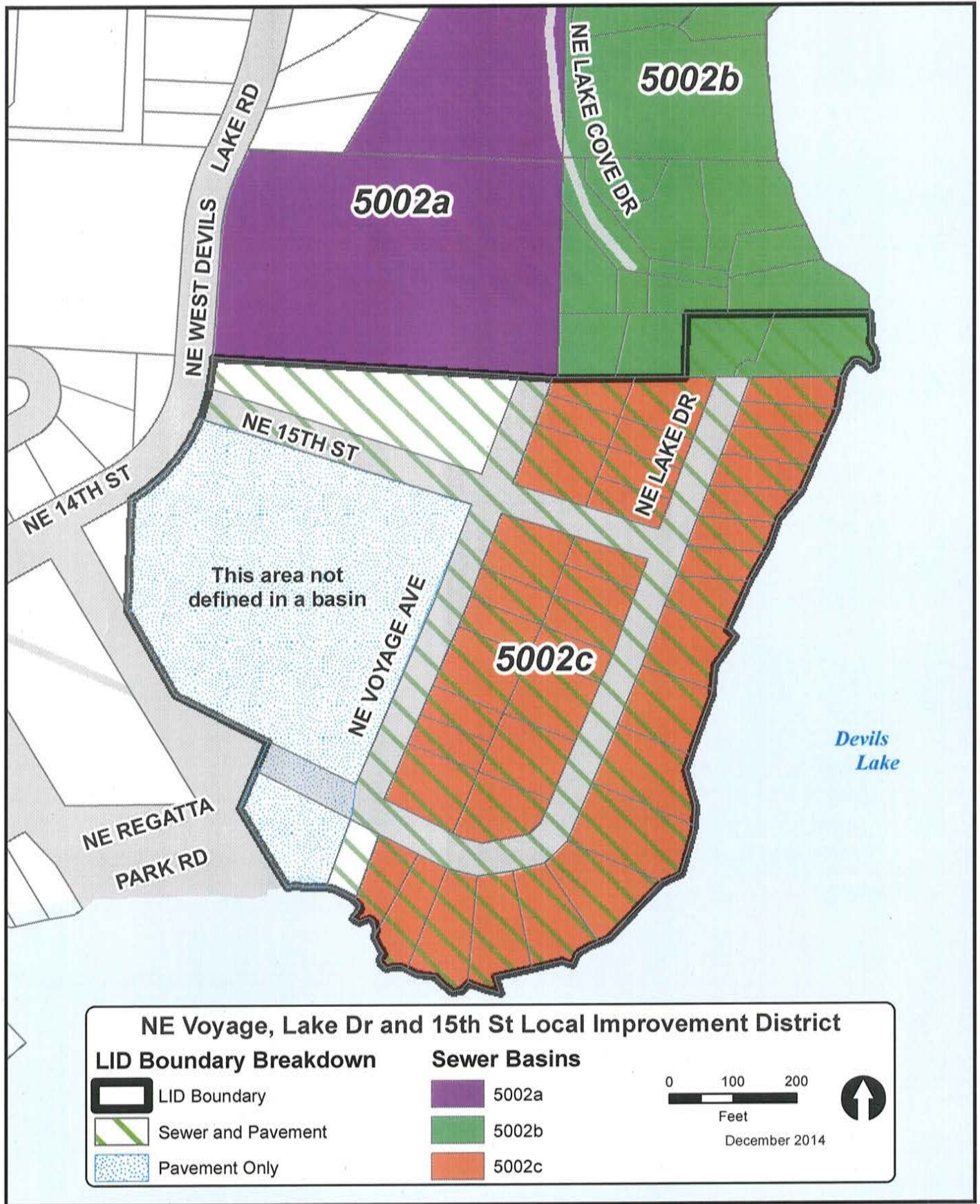
Sanitary Unit Rate 3922.349535  
Road Unit Rate 4008.950943



**Figure 1**  
**District Boundary**







**Figure 3**  
**Wastewater Plan Sewer Basins**