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RESOLUTION NO. 2015-17

A RESOLUTION OF THE CITY OF LINCOLN CITY AUTHORIZING AND ESTABLISHING THE FORMATION OF THE “VOYAGE-LAKE PROJECT” LOCAL IMPROVEMENT DISTRICT AND ORDERING THE CONSTRUCTION OF IMPROVEMENTS, CONSISTING OF SANITARY SEWER FACILITIES, ROAD IMPROVEMENTS AND RELATED APPURTENANCES AND AUTHORIZING THE CITY TO BORROW MONEY AND ISSUE AND SELL NOTES FOR THE PURPOSE OF PROVIDING INTERIM FINANCING FOR THE ACTUAL COST OF THE LOCAL IMPROVEMENT

RECITALS

A. On January 26, 2015, the Council declared by Resolution 2015-02 (Initiating Resolution) its intention to develop the improvements described in or incorporated into Resolution 2015-02, (the “Voyage-Lake Project”) and to assess upon each lot or part of lot benefited by the improvement its proportional share of the cost of the improvement; and

B. Notice of such intention was duly given in accordance with LCMC 13.04.040, and on February 9, 2015 a public hearing was held and conducted by the Council. The hearing was held concurrent with a hearing on a reimbursement district. The Council heard and considered oral and written testimony on the proposed improvement and continued the hearing to March 9, 2015 to allow for additional public hearing testimony; and

C. The hearing was closed and the record was left open for written comment until April 10, 2015. On April 13, 2015, after due consideration and deliberation, the Council found and determined that such local improvements are of benefit to the City and all property to be assessed will be benefited to the extent of the probable amount of the respective assessments to be levied.

D. The Council made no substantial modification to the scope of the improvement which would substantially increase the assessment, enlarge the district or substantially change the particulars in the initiation resolution, or incorporated documents. Council directed the Engineering Report be finalized and that staff return with the formation resolution, reimbursement district resolution and supporting ordinances and documents at future meetings.

E. Accordingly, in accordance with LCMC 13.04.050 and LCMC 13.04.070, the City Council for the City of Lincoln City elects to form the proposed “Voyage-Lake Project” local improvement district and order the construction of the improvements, said construction and assessment to be in substantial conformity with the initiating resolution;

1 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE**
2 **CITY OF LINCOLN CITY, AS FOLLOWS:**
3

4 **SECTION 1. RECITALS.** The above recitals are true and correct and are
5 incorporated herein by this reference.
6

7 **SECTION 2. FORMATION.** A local improvement district is hereby created
8 and shall consist of all the tax lots, or portions thereof, constituting benefitted
9 properties on the list described in **Exhibit A** and shown within the map
10 boundaries described in **Figure 1** of the "June 2015 Engineering Report for NE
11 Voyage, Lake Drive & 15th Street Local Improvement District" (hereinafter "Final
12 Engineering Report") said Final Engineering Report being attached hereto and
13 incorporated herein by reference as "**Attachment A**". The District created
14 herein shall be referred to as the "Voyage-Lake Project Local
15 Improvement District."
16

17 **SECTION 3. ORDER.** The City Council orders and directs the construction of the local
18 improvements described herein and in substantial conformity with the incorporated
19 Final Engineering Report, this Resolution, Resolution 2015-02, and Chapter 13.04
20 Lincoln City Municipal Code. Such improvements will be in accordance with costs
21 estimated to be \$381,135.43 of which 100% will be paid by special assessments on
22 benefitted properties. Costs will be allocated based on estimated \$7,931.30
23 (combined street and sewer) \$4009. (street only) and \$3922. (sewer only), per
24 equivalent dwelling unit or potential equivalent dwelling unit within the
25 assessment area, as more particularly set forth in Attachment A. All lots will be
26 assessed as specified in Attachment A.
27

28 **SECTION 4. INTERIM FINANCING.** The City of Lincoln City is authorized to
29 borrow money and issue and sell notes for the purpose of providing interim
30 financing for the actual cost of the local improvement. The notes may be payable
31 from the proceeds of any bonds, issuance of additional notes or from any other
32 sources from which the bonds are payable. This borrowing shall be issued
33 according to the terms of ORS 223.235.
34

35 **SECTION 5. REIMBURSEMENT AUTHORIZED.** The City of Lincoln City
36 expects to make expenditures from its available funds to pay for the costs of the
37 improvement project. The City reasonably expects to issue bonds or other
38 obligations (the "Reimbursement Bonds") and to use the proceeds of the
39 Reimbursement Bonds to reimburse the City for the expenditures it makes from
40 its available funds for the improvement project. To permit interest on the
41 Reimbursement Bonds to be excludable from gross income, the Internal Revenue
42 Code of the United States requires that the City declare its intent to reimburse
43 itself from Reimbursement Bond proceeds within 60 days after the expenditures
44 are made. The City expects that the principal amount of the Reimbursement
45 Bonds will not exceed the actual project cost.

1 **SECTION 6 . ASSESSMENT.** The assessment imposed upon benefitted
2 properties is characterized as an assessment for local improvement pursuant to
3 ORS 305.583.
4

5 **SECTION 7 . LIEN.** The city recorder is directed to prepare the estimated
6 assessment of the respective lots within the local improvement district and file it
7 in the lien records of the city.
8

9 **SECTION 8 . INSTALLMENTS.** Pursuant to LCMC 13.04.120, if the Council by
10 Ordinance decides that the property benefitted shall bear all or a portion of the cost of
11 the LID Project, the Council will permit the owner of any property assessed for the
12 improvements at any time within twenty (20) days after notice of the assessment is
13 mailed, to file with the City Recorder a written application to pay the whole of the
14 assessment in equal semiannual installments over a period not to exceed twenty
15 (20) years.
16

17 **SECTION 9 . ABANDONMENT.** LCMC 13.04.200 reserves to the City Council
18 the full power and authority to abandon or rescind proceedings for local
19 improvements made pursuant to Chapter 13.04 at any time prior to final completion
20 of such improvements. If liens have been assessed upon any real property under such
21 procedures they shall be canceled and any payments made on such assessments shall
22 be refunded to the person paying the assessment or his assigns or successors.

23
24 **SECTION 10 . FINDINGS ADOPTED.** The City Council finds and determines
25 that the public hearing, (conducted on February 9, 2015 and March 9, 2015) was
26 properly noticed and conducted. The Council further finds that the establishment of
27 the LID boundary includes all directly benefitted properties, is logically configured
28 based on topography and engineering constraints, is in the best interest of the City
29 and the public. The City further finds that the allocation of assessment units and the
30 cost of the improvement is a logical and reasonable allocation of costs based upon the
31 benefits received by the affected properties. The Council adopts the findings and
32 competent evidence contained in Attachment A (*Final Engineering Report*) as
33 supporting its conclusion that the improvements are in the public interest of the City
34 of Lincoln City.
35

36 **SECTION 11 . EFFECTIVE DATE** This resolution is effective as of the date of its
37 adoption and signature by the Mayor.
38

39 PASSED AND ADOPTED by the City Council of the City of Lincoln City this 22nd day
40 of June 2015.
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[REDACTED]

DON WILLIAMS, MAYOR

ATTEST:

[REDACTED]

CATHY STEERE, CITY RECORDER

EXHIBIT A [ATTACHED] – FINAL ENGINEERING REPORT

NE VOYAGE, LAKE DRIVE & 15th Street LOCAL IMPROVEMENT DISTRICT

ENGINEERING REPORT

June 2015

BACKGROUND

In December 2010, property owners in the NE Voyage, NE 15th and NE Lake Drive area presented the City with a petition to initiate the construction of a pressure sewer system and paving improvements. As per LCMC Chapter 13.04 the City Council directed staff to make a survey (consisting of a map showing the extent of the local improvement, preliminary design and cost estimate) and prepare a written report proposing the assessment method and a description of each property to be assessed. The survey and report were completed and 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, NE Lake Drive, 15th Street and Lake Cove Area based on the survey and report.

On November 24, 2014, City Council abandoned this LID due to the lack of property owners willing to grant the City utility easements in the Lake Cove area that are necessary for construction of the sanitary sewers. City Council also gave direction to staff to reestablish a new LID that will not include the Lake Cove area.

This report reflects the new LID boundary and presents 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 Figure 1**.

ZONING

All lots within the proposed LID is 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 a lot of record, they will be allowed to construct a single family home on their lot. See **Figure 2**.

WASTEWATER MASTER PLAN BASINS

The LID is located within the Regatta Grounds Sewer 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. See **Figure 3**.

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 high-density polyethylene (HDPE) pipe. The pipe has been sized 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 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.

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 15th 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 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 nine lots to the cost of paving the roads on NE Voyage, NE Lake Drive and NE 15th 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. These costs are an estimate and the lots within the LID will pay based on the actual final project cost.

METHOD OF ASSESSMENT

The LID assessment was 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 one unit of assessment. Staff is recommending City Council also create a Reimbursement District Overlay for the LID and Lake Cove Area if, in the future, lots within this area apply to connect to the sewer system and benefit 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.

Paving

Each lot that is adjacent to the new paved streets will be assessed for one unit of the cost of paving except that the City, who owns a large lot, will be assessed nine units or \$36,080.55. The City's Parks Fund has budgeted \$40,000 for its share of the paving costs that front the Parks system.

The proposed paving project will not result in the paved streets meeting the current City standard for new streets with regards to width, curbs, gutters, and sidewalks. The existing conditions make it necessary to construct a less than standard roadway width to be shared by walkers, bikers and vehicles.

FINANCING

All lot owners are entitled to the financing of the LID project (i.e. the sewer system being built in the right of way and the paving project). The City will finance up to 20 years at a rate of 2% over Local Government Investment Pool (LGIP) rate, which is currently 0.50%. The 2.50% rate is variable and reset each January 1 beginning January 1, 2017.

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 one-half (1/2) 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 to all other liens or encumbrances on property insofar as Oregon Laws 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 INCENTIVES

Financing incentives are to encourage early hook-up to the new system and eliminate septic tank usage. Financing incentives are available only to existing homes. New construction will immediately connect to the new system and pay their SDCs in full upon issuance of a building permit.

Currently, the costs of the LID are all estimates. Final assessment amounts will be set after the project is complete. Final assessment will be at a public meeting before the City Council. The Council will consider any objections that have been filed and adopt, by ordinance, the assessment list as filed or modified.

Sewer SDCs are currently \$6,054.91 (in year 2015). SDCs are indexed January 1st each year based on the Construction Cost Index published in the weekly periodical Engineering News Record published by McGraw Hill, Inc. SDCs will be charged in the amount that is in effect in the year of hook-up and are payable in full at the time of hook-up. (See incentives below)

The City is applying to DEQ for a loan program to finance on site home owners cost (pump, control panel, lateral, etc). The program has not yet been approved.

Incentive Program (Connection to sewer with three years of final assessment)

1. LID cost determined by final assessment – 20 years, interest rate 2% over Local Government Investment Pool rate
2. SDCs – 20 years, 2015 amount, 3% over Local Government Investment Pool rate
3. DEQ loan program for on site improvements
4. Interest rates fixed for the life of the loans

Connection after 3 years

1. LID cost determined by final assessment – 20 years, interest rate 2% over Local Government Investment Pool rate. Interest rate is variable and is reset on January 1 each year beginning January 1, 2019.
2. SDCs – Amount in effect in the year of sewer connection, payable in full.
3. On site improvement costs are the homeowner's responsibility
4. Mandatory septic tank inspections in year 5, year 10 and year 15
5. Mandatory connection by year 20

OWNERSHIP AND MAINTENANCE OF PUMPS

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 is responsible to inspect and improve the installation of the system. 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 responsibility for maintenance and be required to hire a third party to provide the maintenance and provide the City a copy of the agreement.

SEWER CONNECTION MANDATES

Existing developed properties in the LID (existing homes with septic systems) will be required to connect to the sewer system under the following circumstances:

1. 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 and 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.

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	

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
SubTotal Engineering	\$21,883.40	\$35,708.40	\$57,591.80
Credit (Pre-Engineering for Lake Cove Share from Resolution 2013-05)	\$0.00	\$3,357.26	\$3,357.26
Credit (Engineering for Lake Cove Share from Resolution 2013-05))		\$5,917.11	\$5,917.11
Total Estimated Engineering	\$21,883.40	\$26,434.03	\$48,317.43
Estimated Construcion Cost	\$155,000.00	\$114,840.00	\$269,840.00
Contingency	\$15,500.00	\$11,480.00	\$26,980.00
Total Estimated Construction Cost	\$170,500.00	\$126,320.00	\$296,820.00
Art (0.005% of Construction)	\$853.00	\$632.00	\$1,485.00
Administration (10% of Engineering + Construction Cost)	\$19,238.00	\$15,275.00	\$34,513.00
Total Estimated Administration Cost	\$19,238.34	\$15,275.40	\$34,513.74
LID Total Estimated Cost (Engineering, Construction and Administrative)	\$212,474.40	\$168,661.03	\$381,135.43
Number of lots	53	43	
LID Total Estimated Cost per Lot	\$4,008.95	\$3,922.35	\$7,931.30

SYSTEM DEVELOPMENT CHARGES AND ESTIMATED ON-SITE COST

Sewer System Developemnt Charge in 2015	\$6,054.91
On-Site Improvements (Estimated Average Cost)	
Pump and Control Panel	\$5,000.00
Installation of System and Decommission Septic	\$4,900.00
Sewer Connection Inspection	\$100.00
Total On-Site Improvements	\$10,000.00

FINANCING

	Street	Sewer	Total
LID Total Estimated Cost per Lot	\$4,008.95	\$3,922.35	\$7,931.30
Monthly Estimated Cost per Lot- for 20 years @ 2.54% interest	\$25.06	\$16.92	\$41.98
System Development Fees	N/A	\$6,054.91	\$6,054.91
Monthly Estimated Cost per Connection - for 20 years @2015 amount		\$35.21	\$35.21
On-Site Improvements (Estimated Average Cost)	N/A	\$10,000.00	\$10,000.00
Monthly Estimated Cost per Lot- for 10 years @ State % interest		\$96.56	\$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, McMinnville, Ore 97128	0.13	\$56,790	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	5700	Edward Deraeve	PO Box 3, McMinnville, Ore 97128	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	Rodney 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	Thomas Mueller & Christine Mueller	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, McMinnville, Ore 97128	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

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	4900	NTC and CO LLP FBO, Leslie Green, Brian Green, & Brian Green	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 Weidon & Nanette Weidon	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	4155 NE Three Mile Lane #1 McMinnville, Ore 97128	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	James 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. Lincoln City, Ore 97357	0.38	\$667,590			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 Weidon & Nanette Weidon	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	3535 NE Quay Ave. Lincoln City, Or 97367	0.27	\$155,900	1	\$3,922.35	1	4,008.95	7,931.30

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	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 Gleneden 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

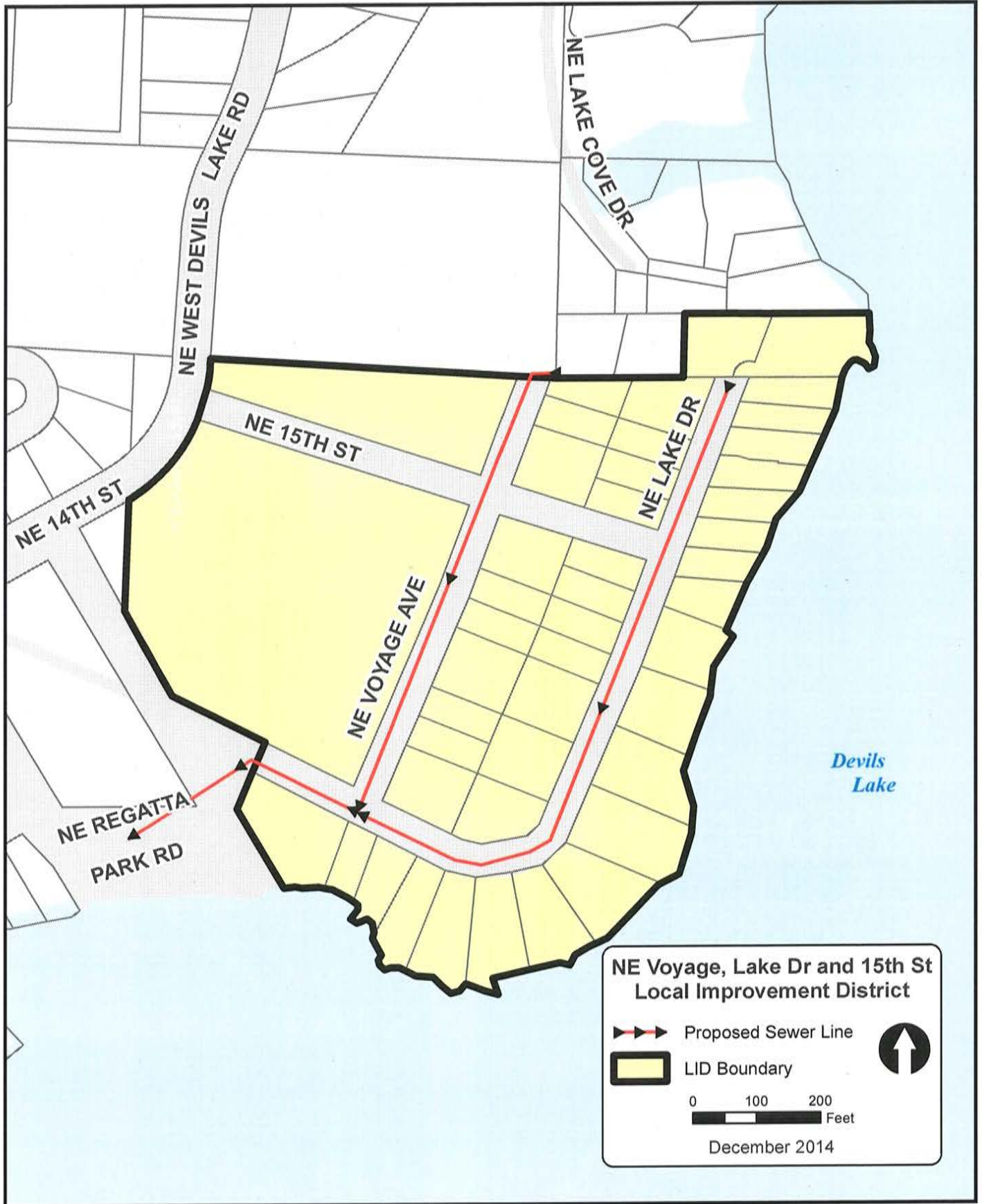
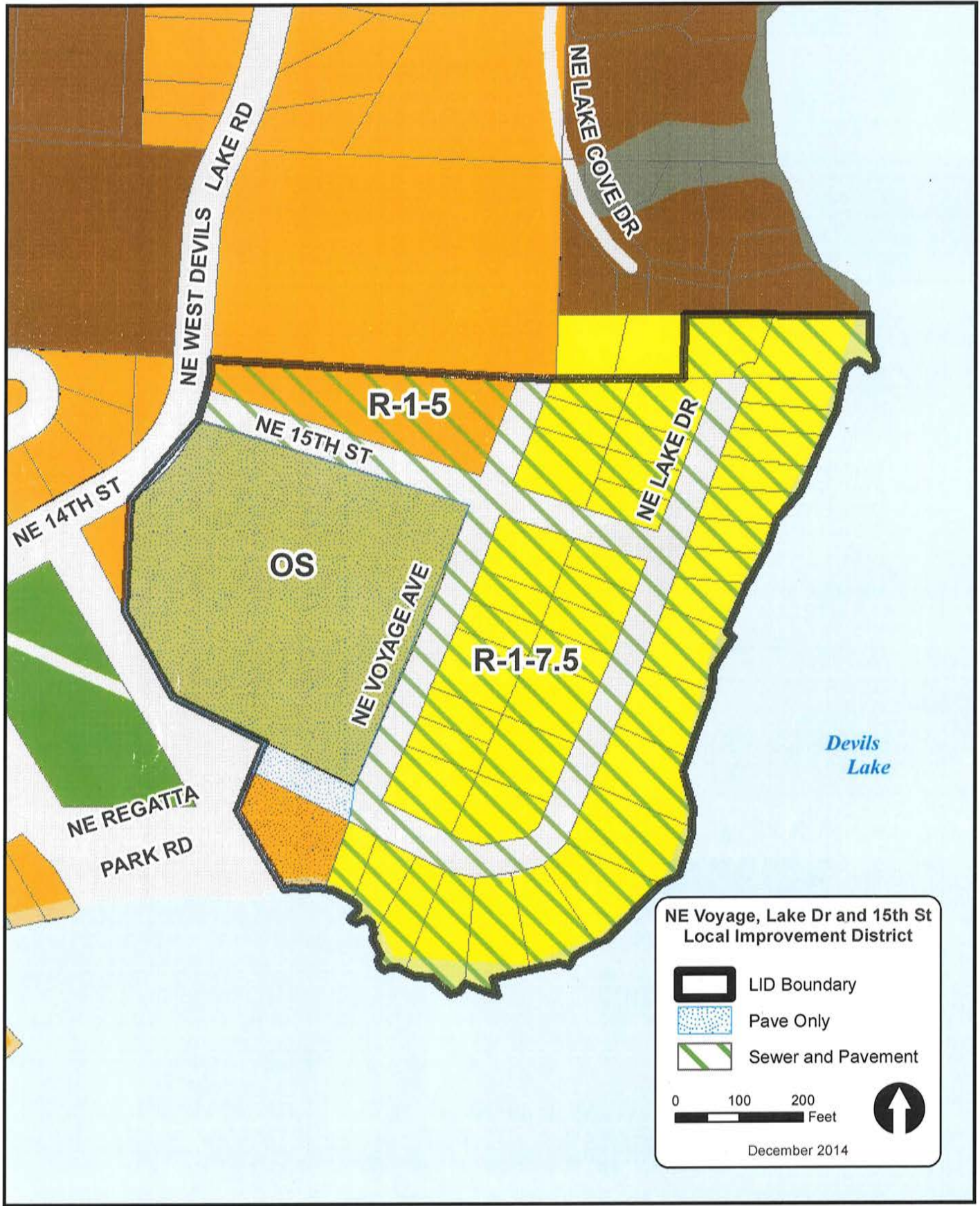


Figure 1
District Boundary



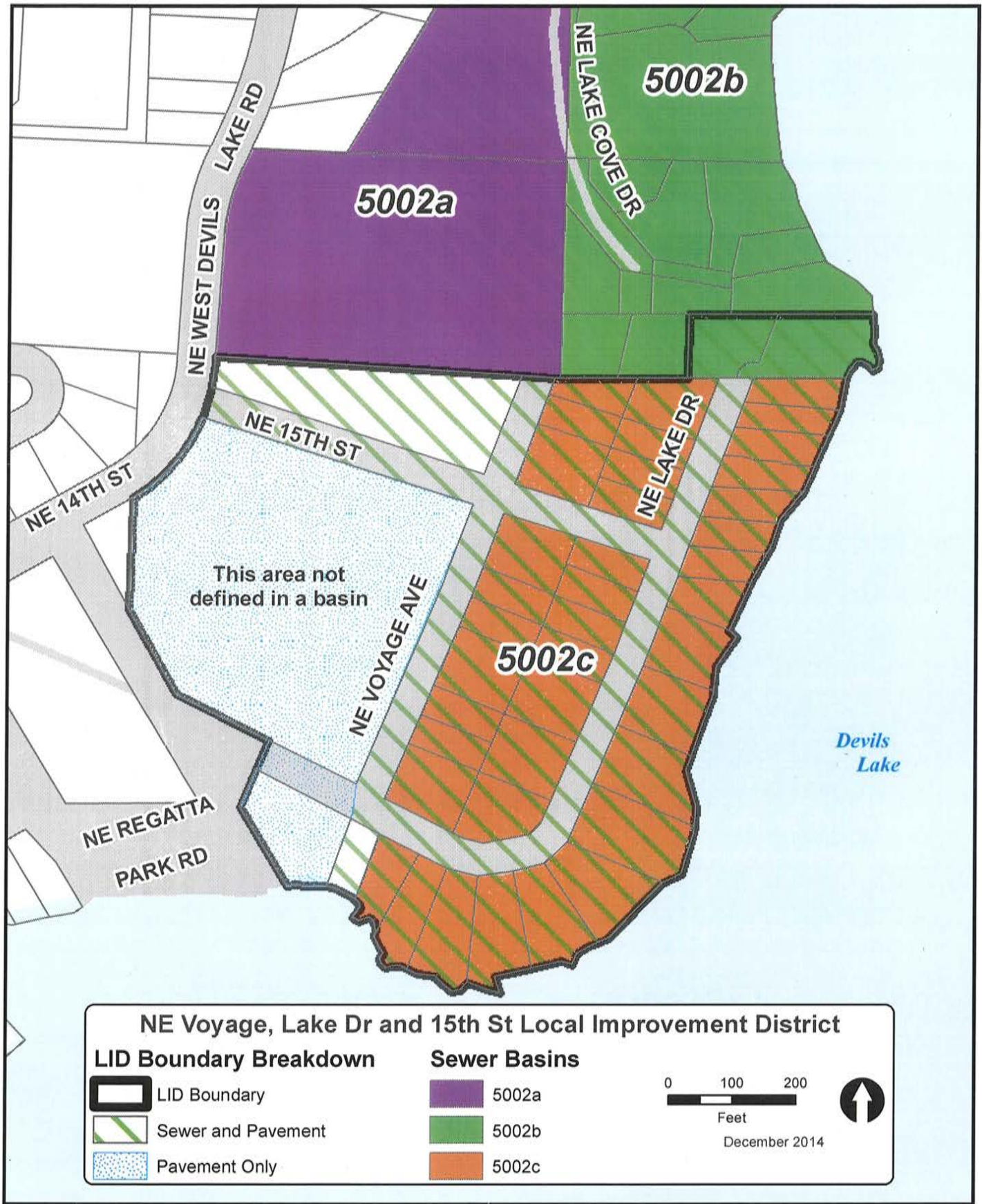


Figure 3
Wastewater Plan Sewer Basins