

## Council Communication

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### Public Hearing - NE Voyage-Lake Local Improvement District Final Assessment

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Meeting Date: August 8, 2016  
Department: Public Works  
Secondary Dept.: Public Works  
Approval: Ronald Chandler

Primary Staff Contact: Stephanie Reid  
E-Mail: stephanier@lincolncity.org  
Secondary Staff Contact: Lila Bradley  
Estimated Time: 10 minutes

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#### Background

Two Resolutions were passed by City Council on June 22, 2015. Resolution 2015-17 to form a local improvement district (**LID**) for the NE Voyage, NE Lake Drive & 15th Street project; and (2) Resolution 2015-18 to form a Reimbursement District over all properties that can receive benefit from the sewer improvements in the LID in the future.

Once the district was formed, the next step in the process was for the City to construct the improvement. The construction contract was awarded to Devils Lake Rock Company on September 15, 2015 and construction was completed on June 30, 2016.

In Resolutions 2015-17 and 2015-18, the districts were formed based on the estimated construction costs, now that the construction is complete and all costs are final, the next step is for Council to finalize the LID assessment amount.

#### Project Description

The NE Voyage, Lake Drive & 15th Street LID project included 3,307 feet of 3-inch to 1 ½-inch diameter low pressure sanitary sewer lines in Voyage and Lake Drive serving 43 lots. The LID also included paving NE Lake Drive, NE Voyage Ave. and NE 15th Street with a 16 foot wide surface with 2 foot gravel shoulder and improving drainage swales and a new water quality manhole.

#### Public Notice

Pursuant to Lincoln City Municipal Code (**LCMC**) Chapters 13.04 (LID) and 13.06, (Reimbursement) staff published and mailed notice of the public hearing to all property owners in the LID. Staff also mailed notice of the public hearing by certified mail to all property owners in the Reimbursement District.

#### Project Budget and Costs

For the LID Assessment, at this Public Hearing the Council will determine the final assessment. Per 13.04.120 - Assessment ordinance:

*"When the estimated cost of an authorized local improvement has been ascertained on the basis of the contract award or estimate of costs of the engineer for the city, or after the work is done and the cost thereof has been actually determined, the council shall determine whether the property benefitted shall bear all or a portion of the cost. .... The city council shall consider such objections at a public meeting and may adopt, correct, modify or revise the proposed assessments and shall determine the amount of assessments to be charged against each lot within the district, according to the special and peculiar benefits accruing thereto from the improvement, and shall by ordinance spread the assessments. (Ord. 90-28 § 5; Ord. 84-15 § 11)*

The cost summary is attached and also shown in Exhibit B in the Final Engineering Report. In June 2015, the estimated total cost for the LID was \$381,135.43; the final cost was \$378,051.52. Although the final project costs were less than estimated, the sewer portion of the work was higher and the paving was lower than estimated.

A separate Report is provided for the Reimbursement District public hearing.

**Recommendation**

Approve Ordinance 2016-19, an ordinance establishing the amount of assessment to be charged against each lot within the district.

**Attachments:**

# Council Communication

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## ORDINANCE NO. 2016-19: LID FINAL ASSESSMENT ORDINANCE

Meeting Date: August 8, 2016  
Department: City Attorney  
Secondary Dept.: Public Works  
Approval: Ronald F. Chandler

Primary Staff Contact: Richard Appicello  
E-Mail: rappicello@lincolncity.org  
Secondary Contacts: Lila Bradley  
Estimated Time: 5 minutes

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### Question:

Should the City Council conduct and approve First and Second Reading of Ordinance 2016-19 and adopt the Ordinance entitled:

**AN ORDINANCE OF THE CITY OF LINCOLN CITY PROVIDING FOR THE LEVY OF FINAL ASSESSMENTS FOR THE CONSTRUCTION OF A SEWER AND PAVING LOCAL IMPROVEMENT PROJECT KNOWN AS THE "VOYAGE-LAKE PROJECT" FORMED BY RESOLUTION 2015-17; FIXING AND SPREADING SAID FINAL ASSESSMENT AMOUNTS AGAINST PROPERTIES WITHIN THE DISTRICT**

### Staff Recommendation:

Staff recommends Council conduct and approve First and Second Reading of the Ordinance and adopt Ordinance No. 2016-19.

### Background:

The attached Ordinance may be adopted after the public hearing and the consideration of written and oral objections to the final assessment amount. The Final Engineering Report attached to the Ordinance as Attachment 1 contains the description of the properties to be assessed together with the Final Assessment Roll (Exhibit C). Staff provided for Installment Payment of SDCs as authorized by Ordinance 2016-01.

If there are changes or corrections to the Final Engineering Report attached to the ordinance those changes will need to be read in full; Council has the option to delay Second Reading.

**Council Options:**

1. Conduct and approve First Reading. Conduct and approve Second Reading and adopt the ordinance.
2. Conduct and approve First Reading. Continue Second Reading to August 22, 2016, and receive written comments on the proposed ordinance until August 17, 2016, at noon.
3. Suggest/Make changes; Read any changes in full. Proceed with Readings and adoption.
4. Do not adopt the Ordinance.

**Potential Motions:**

*City Attorney:* [Conduct First Reading of Ordinance by Title only]...*if unanimous*  
[Conduct Second Reading of Ordinance by Title only]

**ORDINANCE 2016-19**

**AN ORDINANCE OF THE CITY OF LINCOLN CITY PROVIDING FOR THE LEVY OF FINAL ASSESSMENTS FOR THE CONSTRUCTION OF A SEWER AND PAVING LOCAL IMPROVEMENT PROJECT KNOWN AS THE "VOYAGE-LAKE PROJECT" FORMED BY RESOLUTION 2015-17; FIXING AND SPREADING SAID FINAL ASSESSMENT AMOUNTS AGAINST PROPERTIES WITHIN THE DISTRICT**

*Council:*

1. Motion to approve First Reading of Ordinance 2016-19.  
*If unanimous ...*
2. Motion to approve Second Reading and adopt Ordinance 2016-19.  
*If not unanimous ... or if desired...*
3. Motion to continue Second Reading to the next regular Council meeting on August 22, 2016, and authorize receipt of written comments until August 17, 2016, at noon.

**ATTACHMENT: ORDINANCE 2016-19**

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**ORDINANCE 2016-19**

**AN ORDINANCE OF THE CITY OF LINCOLN CITY PROVIDING FOR THE LEVY OF FINAL ASSESSMENTS FOR THE CONSTRUCTION OF A SEWER AND PAVING LOCAL IMPROVEMENT PROJECT KNOWN AS THE "VOYAGE-LAKE PROJECT" FORMED BY RESOLUTION 2015-17; FIXING AND SPREADING SAID FINAL ASSESSMENT AMOUNTS AGAINST PROPERTIES WITHIN THE DISTRICT**

WHEREAS, following passage of Local Improvement District Initiation Resolution No. 2015-02 and duly advertised and noticed public hearings, the City Council passed LID formation Resolution No. 2015-17 on June 22, 2015, and ordered the formation of the "Voyage-Lake Project" Local Improvement District consisting of low pressure sewer and paving improvements and ordered the construction of such local improvements consistent with the City Engineer's Report; and

WHEREAS, the construction contract was awarded to Devil's Lake Rock Company in September 2015, and construction of the Voyage Lake Project was completed on June 30, 2016; and

WHEREAS, pursuant to LCMC 13.04.120 following completion of construction, property owners within the District were notified in writing and by advertisement of the final assessment and provided an opportunity to submit written objections (stating specific grounds) to Council or to appear at a public hearing on August 8, 2016, and object; and

WHEREAS, on August 8, 2016, a Public Hearing was held at City Hall, after proper notice, in the Council Chambers, Lincoln City, Oregon; and

WHEREAS, following consideration of written objects and comments at the public hearing on August 8, 2016, the Council elected to modify the proposed LID assessments from the estimates set forth in formation Resolution No. 2015-17 to reflect the actual costs of construction as set forth in the Final Engineering Report dated July 2016, attached hereto as Attachment 1, and incorporated herein by this reference; and

WHEREAS, Council further determined to spread the assessments by this Ordinance against each lot within the district, according to the special and peculiar benefits accruing thereto from the improvement, as reflected in Attachment 1 Final Engineering Report; and

**THE CITY OF LINCOLN CITY ORDAINS AS FOLLOWS:**

1 **SECTION 1. Acceptance.** The City of Lincoln City low pressure sewer and paving  
2 improvement project, known as the "Voyage-Lake Project" has now been completed in  
3 accordance with Lincoln City Resolution No. 2015-17, and is hereby accepted and  
4 approved.

5  
6 **SECTION 2. Total Cost.** The City Recorder has completed the assessment role covering  
7 the total cost of the project which was \$378,051.52 which was less than the 2015 estimate  
8 of \$381,135.43. Although the final project costs were less than estimated, the sewer  
9 portion of the work was higher and the paving was lower than estimated.

10  
11 **SECTION 3. Assessed Property.** The full and complete legal description of the Local  
12 Improvement District area to be assessed for this local improvement project is contained in  
13 Exhibit "A" to Attachment 1 attached hereto and incorporated herein as though fully set  
14 forth.

15 **SECTION 4. Final Assessment Roll.** The final assessment notices have been mailed by  
16 the City Public Works Staff to all the property owners and the time within which to file  
17 objections has passed. The City Council has heard and passed upon all objections which  
18 were filed. The total final assessment roll has been completed and is attached hereto as  
19 Exhibit "C" to Attachment 1 and incorporated herein as though fully set forth.

20  
21 **SECTION 5. Levy of Assessments.** The Final Assessment Roll set forth in Exhibit C to  
22 Attachment 1 as attached hereto is hereby approved and the City Council does hereby  
23 declare and levy the several assessments as set forth in the assessment roll as a levy and  
24 assessment against the several properties affected and as described in the final assessment  
25 roll and in the name of the individual property owners appearing or as a part of the  
26 description of said property.

27  
28 **SECTION 6. Installment Payments LID and SDC.** Installment Payments for the LID  
29 final assessment shall be permitted consistent with LCMC 13.04.160, Resolution 2015-17  
30 and this Final Assessment Ordinance. Frequency of installment payments and interest  
31 rates of the final assessment shall be as provided in the Final Engineering Report.  
32 Installment payments of System Development Charges shall be permitted consistent  
33 with Ordinance 13.08.085 which authorizes installment payment of SDCs for LID projects  
34 if provided for in the Final Assessment Ordinance. Frequency of SDC installment  
35 payments and interest rates shall be as provided in the Final Engineering Report.

36  
37 **SECTION 7. Findings Adopted.**

38 The findings contained in the Whereas Clauses of this Ordinance, as well as the  
39 competent substantial evidence in the whole record of this proceeding are incorporated

1 into this section by reference as if fully set forth herein, and are adopted in support of  
2 this action.

3  
4 **SECTION 8. Severability.**

5 The sections, subsections, paragraphs and clauses of this Ordinance are severable. The  
6 invalidity of one section, subsection, paragraph, or clause shall not affect the validity of  
7 the remaining sections, subsections, paragraphs and clauses.

8  
9 **SECTION 9. Codification.**

10  
11 Provisions of this Ordinance shall be incorporated in the City of Lincoln City Municipal  
12 Code and the word "ordinance" may be changed to "code", "article", "section", "chapter"  
13 or another word, and the sections of this Ordinance may be renumbered, or re-lettered,  
14 provided that any Whereas clauses and boilerplate provisions (i.e. Sections 7-9) need  
15 not be codified and the City Recorder is authorized to correct any cross-references and  
16 any typographical errors.

17  
18 The foregoing Ordinance was distinctly read by title only in accordance with Chapter IX,  
19 Section 9.2 of the City of Lincoln City Charter on the 8th day of August, 2016 (First  
20 Reading) and on the 8th day of August, 2016 (Second Reading).

21  
22 PASSED AND ADOPTED by the City Council of the City of Lincoln City this 8th day of  
23 August, 2016.

24  
25 \_\_\_\_\_  
26 DON WILLIAMS,  
27 MAYOR

28  
29 ATTEST:

30  
31 \_\_\_\_\_  
32 CATHY STEERE,  
33 CITY RECORDER

34  
35 APPROVED AS TO FORM:

36  
37 \_\_\_\_\_  
38 RICHARD APPICELLO  
39 CITY ATTORNEY  
40

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

## LOCAL IMPROVEMENT DISTRICT

### ENGINEERING REPORT

June 2015

#### BACKGROUND

In December 2010, property owners in the NE Voyage, NE 15<sup>th</sup> 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, 15<sup>th</sup> 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 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 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 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. 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.

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 1<sup>st</sup> 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 within 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	

**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 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
<b>Total Estimated Engineering</b>	<b>\$21,883.40</b>	<b>\$26,434.03</b>	<b>\$48,317.43</b>
Estimated Constructon Cost	\$155,000.00	\$114,840.00	\$269,840.00
Contingency	\$15,500.00	\$11,480.00	\$26,980.00
<b>Total Estimated Construction Cost</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 (10% of Engineering + Construction Cost)	\$19,238.00	\$15,275.00	\$34,513.00
<b>Total Estimated Administration Cost</b>	<b>\$19,238.34</b>	<b>\$15,275.40</b>	<b>\$34,513.74</b>
<b>LID Total Estimated Cost (Engineering, Construction and Administrative)</b>	<b>\$212,474.40</b>	<b>\$168,661.03</b>	<b>\$381,135.43</b>
Number of lots	53	43	
<b>LID Total Estimated Cost per Lot</b>	<b>\$4,008.95</b>	<b>\$3,922.35</b>	<b>\$7,931.30</b>

**SYSTEM DEVELOPMENT CHARGES AND ESTIMATED ON-SITE COST**

<b>Sewer System Developmemnt Charge in 2015</b>	<b>\$6,054.91</b>
<b>On-Site Improvements (Estimated Average Cost)</b>	
Pump and Control Panel	\$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**

	Street	Sewer	Total
<b>LID Total Estimated Cost per Lot</b>	<b>\$4,008.95</b>	<b>\$3,922.35</b>	<b>\$7,931.30</b>
Monthly Estimated Cost per Lot- for 20 years @ 2.54% interest	\$25.06	\$16.92	\$41.98
<b>System Development Fees</b>	<b>N/A</b>	<b>\$6,054.91</b>	<b>\$6,054.91</b>
Monthly Estimated Cost per Connection - for 20 years @2015 amount		\$35.21	\$35.21
<b>On-Site Improvements (Estimated Average Cost)</b>	<b>N/A</b>	<b>\$10,000.00</b>	<b>\$10,000.00</b>
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 & Maria 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

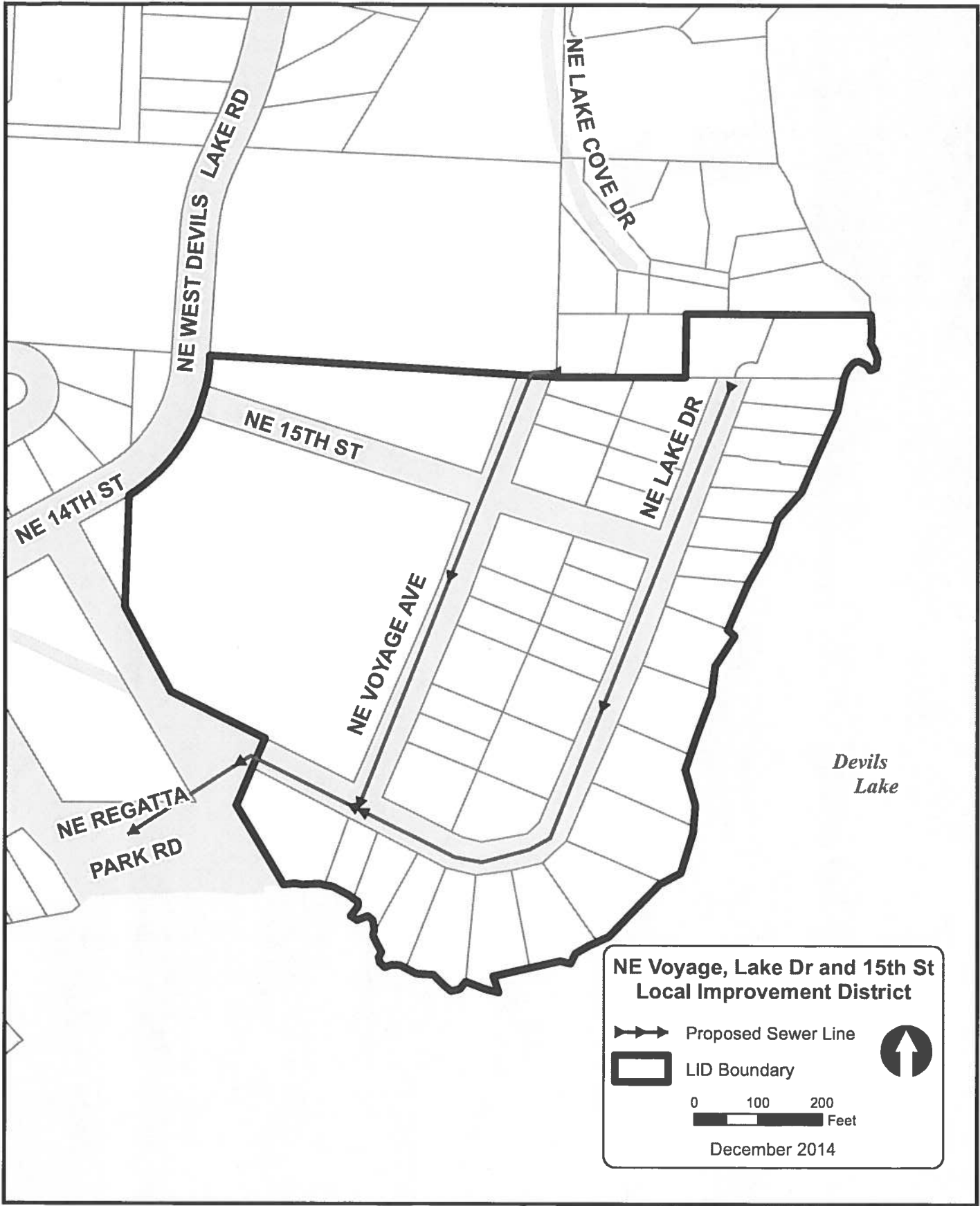
Tax Map	Tax Lot	Owner	Address	Lot Area (ac.)	Assessed Valuation	Sanitary Assessable Units	Estimated Sanitary Assessment	Street Assessable Units	Estimated Road Assessment	Estimated Total Assessment
7-11-11CD	4900	NTC and CO LLP FBO, Leslie Green, Brian Green, & Brian Green	1490 NE Lake Dr. Lincoln City, Ore 97367	0.32	\$274,730	1	\$3,922.35	1	\$4,008.95	7,931.30
7-11-11CD	4800	Randy 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	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 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	3535 NE Quay Ave. Lincoln City, Or 97367	0.27	\$155,900	1	\$3,922.35	1	4,008.95	7,931.30



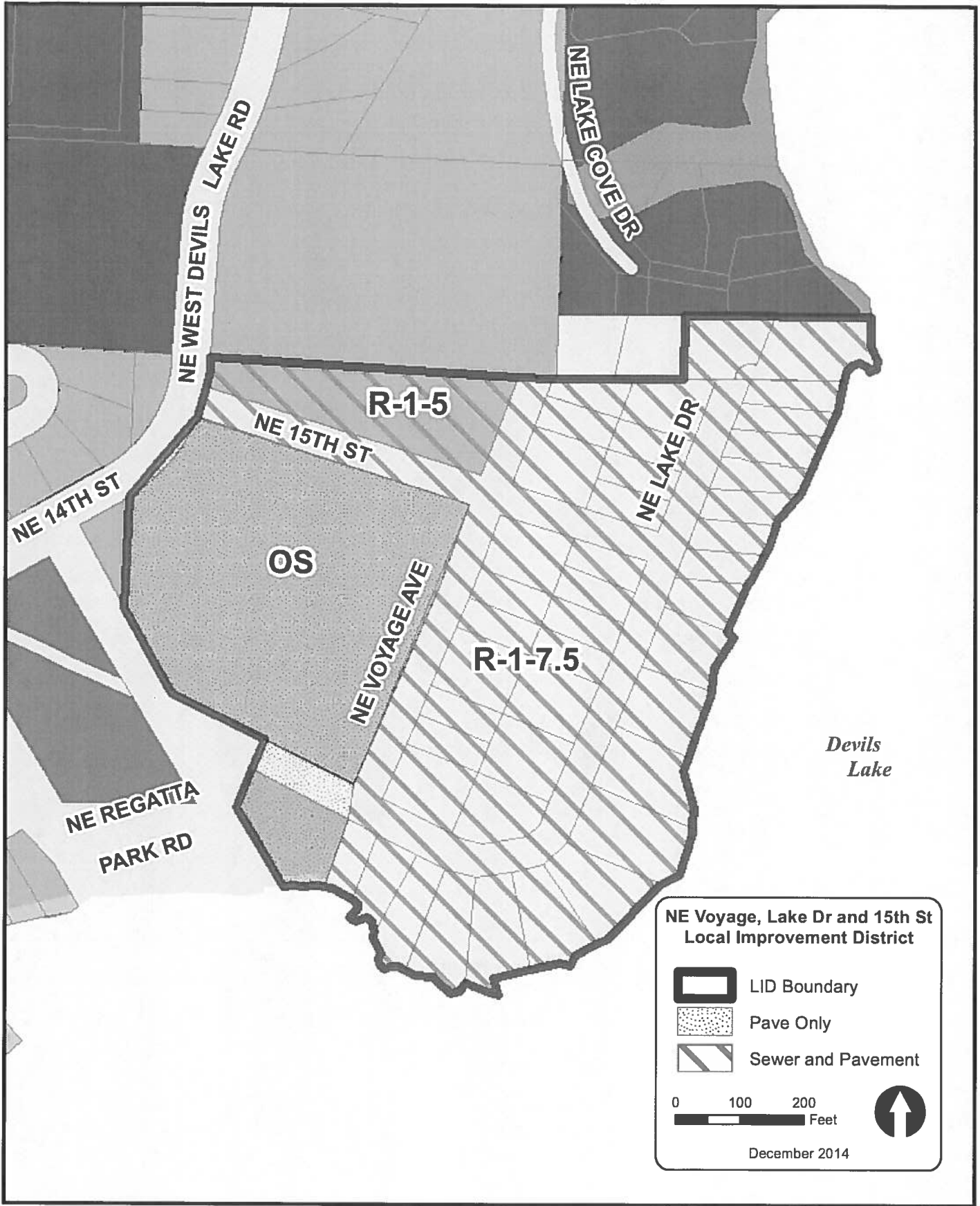
Tax Map	Tax Lot	Owner	Address	Lot Area (ac.)	Assessed Valuation	Sanitary Assessable Units	Estimated Sanitary Assessment	Street Assessable Units	Estimated Road Assessment	Estimated Total Assessment
7-11-11CD	6300	Lee Bosch Trustee & Dorothy Bosh Trustee	3755 Orchard Heights Pl NW Salem, Ore 97304	0.14	\$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

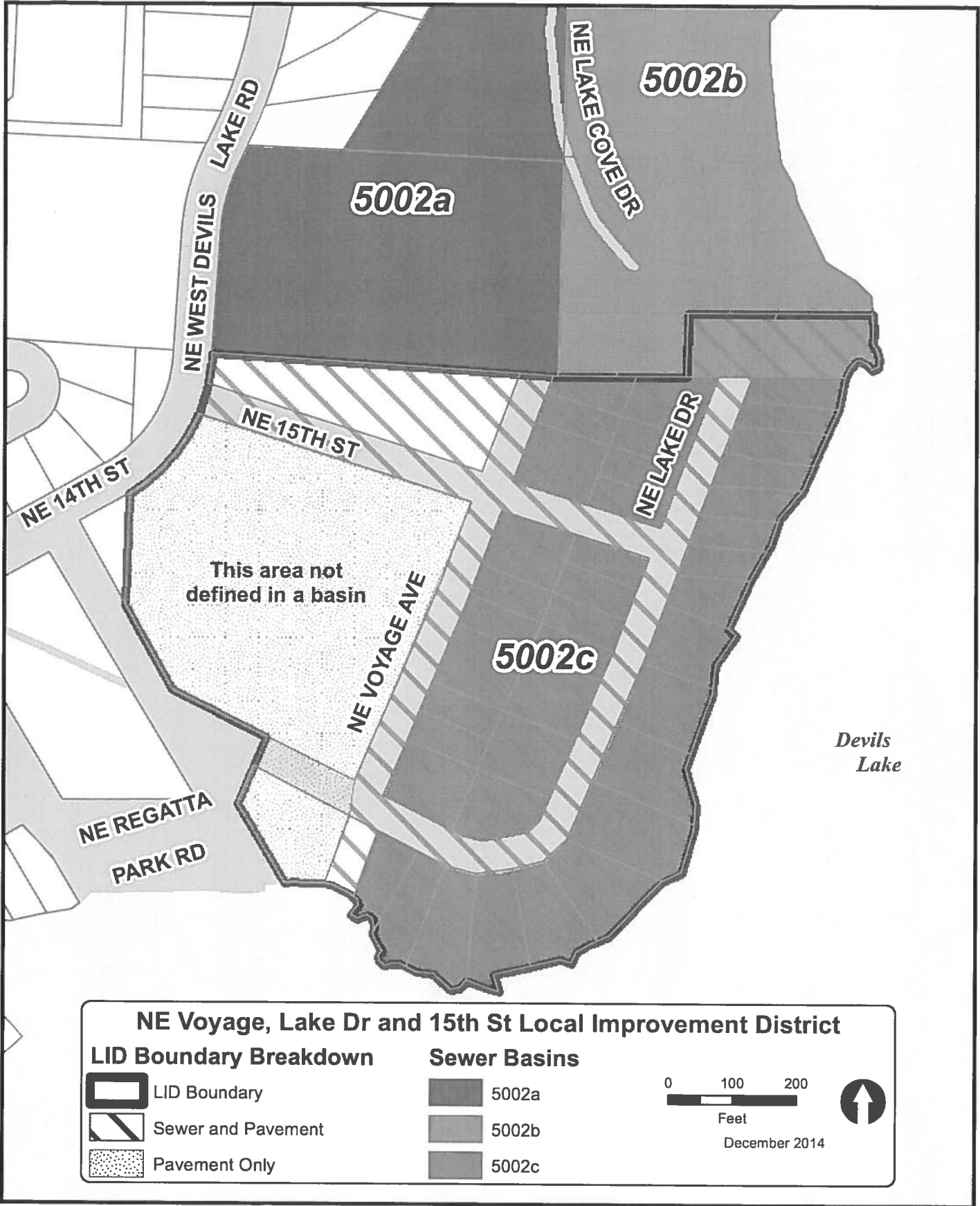
Sanitary Unit Rate 3922.349535

Road Unit Rate 4008.950943



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





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