

RESOLUTION NO. 3383

A RESOLUTION FORMING THE SE LUSTED ROAD SEWER REIMBURSEMENT DISTRICT

The City of Gresham Finds:

A. Gresham Revised Code (GRC) Article 11.15 establishes a process for the formation of reimbursement districts.

B. An application has been submitted by the City of Gresham Wastewater Engineering Section (Applicant) for the formation of a reimbursement district.

C. A sewer main is being constructed by Gresham Barlow School District to serve Gresham Barlow High School, located at 5105 SE 302nd Ave. Applicant became financially involved to ensure the portion of the sewer line in the City would be built at a depth that would allow properties along SE Lusted Road, within the Gresham city limits, to connect to the sewer main.

D. Applicant desires to recover costs for its contribution to the construction of the approximately 850 feet of the 8-inch sewer main that will be owned and maintained by the City of Gresham following project completion.

E. A Notice of Application and Informational Meeting was mailed to property owners in the proposed district on May 20, 2019, and the informational meeting was held on June 2, 2019.

F. Following the informational meeting the manager finalized the Manager's Report.

G. The City sent a mailed notice to the property owners in the proposed district on June 25, 2019 to inform them of the public hearing for district formation. The notice included a copy of the Manager's Report.

H. The City Council has reviewed the application and the report submitted by the manager and has considered comments received from the public.

THE CITY OF GRESHAM RESOLVES:

1. The City Council approves the recommendations contained in the Manager's Report and declares the formation of the SE Lusted Road Sewer Reimbursement District. A copy of the Manager's Report, which identifies the estimated cost assigned to each parcel, is attached as Exhibit A.

2. Upon receipt from Applicant of the final costs and proposed assignment of costs to each benefiting property, the Manager shall prepare and submit to the City Council a proposed Reimbursement Resolution. Notice of Council action on the Reimbursement Resolution shall be provided to Applicant and property owners within the District.

Yes: Bemis, Echols, Gladfelter, Hinton, Palmero, Widmark

No: None

Absent: Morales

Abstain: None

Passed by the Gresham City Council and effective on July 16, 2019.

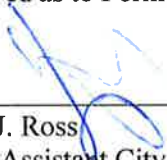


Erik Kvarsten
City Manager



Shane T. Bemis
Mayor

Approved as to Form:



David J. Ross
Senior Assistant City Attorney

Manager's Report

SE Lusted Road Sewer Reimbursement District

BACKGROUND

The City of Gresham Wastewater Engineering Section of the Department of Environmental Services is working with Gresham-Barlow School District to connect Sam Barlow High School to the City's wastewater system. The high school, addressed 5105 SE 302nd Avenue, is located outside of Gresham's City limits. The City and School District currently have an intergovernmental agreement (IGA) in place to accept the school's wastewater which is delivered by truck directly to the City's wastewater system. The new sewer main will connect to the City's wastewater system via an 8-inch sewer main in SE Lusted at the manhole in SE 282nd south of SE Lusted Road.

The School District's original proposal included connection to the City's wastewater system at the manhole at the intersection of SE 282nd and Lusted, and approximately 200 feet of gravity main connecting to a proposed manhole located in Lusted Road at 6110 SE Lusted Road (1S4E18BC -00500). A force main would have continued from the manhole to a pump station located adjacent to 28740 SE Lusted Road. Sewer laterals cannot connect to force mains. To ensure that the Gresham properties along SE Lusted Road, east of SE 282nd Avenue, could utilize the gravity portion of the sewer main when their current onsite disposal systems failed, the City requested that the School District increase the depth of the sewer main, which also meant connecting to the sewer manhole just north of the public alley located between SE Woodland Drive and SE 15th Loop. The School District agreed if the City would cover the additional costs for increasing the depth and length of the main extension.

To recover costs for the portion of the project to be paid by the City, a City-owned reimbursement district is proposed. The boundaries of the reimbursement district are the properties or portions thereof, that could benefit from the new sewer main. All benefitting properties are within Gresham's current city limits. Per Gresham Revised Code (GRC) 11.15.130, a property does not have to pay the reimbursement until the property benefits from the improvement. If a property connects to the public wastewater system via an alternative route that does not drain through the proposed sewer main in SE Lusted Road, it is not required to pay the reimbursement.

The reimbursement district costs incurred by the City of Gresham are estimated to be \$252,000, which would be distributed between the ten benefitting properties based on the lot's size and zoning. The area encumbered by a 40-foot-wide Portland utility easement was also removed from the lot area, where applicable. A safety net is proposed which would allow the properties that could benefit from the new sewer pipe to pay a portion of their reimbursement charge to connect a single home to the sewer main when they chose to connect or when their onsite disposal system failed, whichever came first. The remaining fee would be due at the time the property was divided or developed with a higher impact use. The \$7,580 estimated safety net does not include other fees affiliated with connecting to public sewer such as system development charges, street opening permits, septic decommissioning and onsite plumbing and permits.

If the formation is approved, City staff will track the actual costs and will present to Council a reimbursement resolution after the project is complete. Council will then make the final determination regarding the costs to be assigned to the properties in the reimbursement district.

REIMBURSEMENT DISTRICTS

The purpose of a reimbursement district is to provide a method to reimburse the City or a developer who finances master planning or the construction of public facilities that benefit multiple properties and provides a financial mechanism to allow the City to proceed with critical infrastructure with partial or complete cost recovery rather than requiring one or more private properties to fund, design and construct the infrastructure without compensation from benefiting properties. Reimbursement districts provide a tool to determine a benefitting property's cost share and provides notice to the existing and to future property owners of the reimbursement district by recording a notice of the reimbursement district on their title. Reimbursement district's process and requirements are codified in Article 11.15 of the Gresham Revised Code. An overview of the process is included as Exhibit A1.

The formation of a reimbursement district is a two-step process. In the first step, Council votes on whether to form the reimbursement district. There are four basic components to consider when forming this reimbursement district:

1. Reimbursement District Boundary. The district boundary is the area that is most likely to benefit from the plan or infrastructure proposed.
2. Estimated Costs. The estimated costs to construct the new infrastructure or to complete the master planning which are passed on along to the benefitting properties.
3. Reimbursement Methodology. The recommended reimbursement methodology is the methodology used to determine how much each benefitting property should be charged based on their expected portion of the benefit. There is no set methodology so each proposed reimbursement district may come up with a process that makes the most sense for the individual project.
4. Financial Safety Net. A financial safety net program is recommended in instances where it might make sense for a property to pay only a portion of their reimbursement to gain partial benefit from the reimbursement district, such as connection of a single home to City water or sewer. The remaining fee would be charged when the lot divided or redeveloped with a higher use. The draw back to a safety net is the owner of the reimbursement district might not ever recoup the remaining costs.

In the second step, Council determines the actual costs of the project and applies the methodology to the actual costs to determine the reimbursement charge for each benefitting property. The second step will be considered at a subsequent council meeting.

Per GRC 11.15.115, the reimbursement district would remain valid for 10 years and may be renewed for additional 10-year terms if a written renewal request is received prior to the date of expiration.

PROJECT TIMELINES

Since the opening of Sam Barlow High School, all sewer service has been provided by a tanker service. A holding tank on campus collects all the sewer produced at the high school. This material is then pumped into a transport vehicle which delivers the material to a manhole in the City of Gresham's wastewater system where it is emptied.

With the passage of the school bond the School District has requested permission to connect Sam Barlow to the City's wastewater system. This requires an extension of a sewer main between SE 282nd Avenue in Lusted Road to the school.

A pump station is proposed at the high school and in SE Lusted Road just east of Gresham City limits. Per the draft IGA, following project completion, the City will own that portion of the gravity sewer main, from the pump station in Lusted Road at 1S4E18BC 00200, which is within Gresham City Limits. The pump stations and the wastewater mains east of pump station at 1S4E18BC 00200, will not be owned by the City of Gresham.

The engineer for the school district originally designed a system to just meet the needs of the school district. Their proposed system did not provide enough depth for the properties in the proposed reimbursement district to connect to the system when their onsite disposal systems failed. Direct connections to force mains (sewer mains that are served by pumps instead of gravity) are not permitted.

On May 15, 2019, the City of Gresham Wastewater Engineering Section of the Department of Environmental Services submitted a reimbursement district application which is included as Exhibit A2.

A Notice of Application and Informational Meeting was sent to seven property owners of record on May 20, 2019 (see Exhibit A3) and the informational meeting was held on June 3, 2019. The purpose of the meeting was to inform the property owners of the proposed reimbursement district and obtain comments from the affected property owners.

Property owners representing five of the ten tax lots in the proposed district attended the informational meeting and a representative of two additional tax lots met with staff the following day. As a result of the meeting, the initial proposed methodology, which was provided to the property owners with their Notice of Application and Informational Meeting, was adjusted to take into consideration the 40-foot-wide Portland utility easement that bisects the four properties on the south. This adjustment results in an increase in proportional share for the properties on the north side of SE Lusted Road and a decrease for the properties on the south side. It also increases the proposed safety net. The revised methodology will be included in the Notice of Public Hearing that will be mailed to the property owners no later than July 2, 2019.

As of the date of this report, a Notice to Proceed to begin construction has not been issued. The contractor estimates that construction will commence on July 8, 2019 with most of the work within Gresham City limits to be completed by mid-August and full project completion before October. Residents in the construction area are expected to be notified by the project contractors of project updates, especially as it relates to periods of short-term, limited access to their properties. Once the project is complete, the process for adopting the final costs resolution will commence.

MANAGER'S FINDINGS AND RECOMMENDATIONS

After careful review and consideration of submitted relevant materials and information, the Manager recommends the formation of the SE Lusted Road Sewer Reimbursement District as follows:

- 1. REIMBURSEMENT DISTRICT BOUNDARY:** The proposed reimbursement district boundary includes all the contiguous lots that could benefit from the extension of a sewer main in SE Lusted Road east of SE 282nd Avenue. The lots are all without public sewer. The recommended reimbursement district boundaries are attached as Exhibit A4.

Only the southern portion of 1322 SE 282nd Avenue (1S3E18BB 2200) is proposed to be part of the benefitting area. The benefitting area matches the north lot line of the four lots that were proposed on the tax lot with the now expired Mountain View Village Subdivision (Reference: SD 14-26000159 and FP 17-26000044). The existing house is located outside of the proposed benefitting area, but if it were to connect to the sewer line in SE Lusted Road, it would be subject to the reimbursement charge per the parameters listed below.

6110 SE Lusted Avenue (1S3E18BC 500) has preliminary lot line adjustment approval to expand the lot into the lot to the south and the City has received the final map request (Reference: LL 18-26000478 and FPL 19-26000153). This proposal does not change the proposed benefitting area.

- 2. COST:** The estimated cost to increase the depth of the sewer main to allow the properties in the proposed reimbursement district to connect is \$252,000. This figure was determined by a City engineer by estimating the project cost for the gravity portion of the project for the School District's original proposal, which was approximately \$176,000 and estimating the project cost for the proposal with enough main depth to serve the properties in the reimbursement district, which was approximately \$428,000. The difference between the two is approximately \$252,000. The cost estimates are included as Exhibit A5. A comprehensive review of actual costs will be undertaken during the second stage of the reimbursement process. These costs will include \$215,000 to School District per the draft IGA to pay to their contractor plus the City's administration, inspection and engineering work on the project. This project is being paid for through CIP 320700.

At the time of connection to the City sewer system, in addition to the reimbursement district charge, the property owners will be responsible for payment of the City's Wastewater System Development Charge, street opening, connection and plumbing permits, construction of a public lateral in the Lusted Road right-of-way and onsite construction costs and any other relevant charges that may be in effect at the time of connection. They will also be responsible for decommissioning their existing septic system after acquiring a decommissioning permit from Multnomah County Sanitation.

- 3. REIMBURSEMENT METHODOLOGY:** The recommended reimbursement methodology to apportion the project cost for each benefitting property is based on their percentage of the combined real property area of the approved reimbursement district boundary, excluding the area encumbered by a 40-foot Portland utility easement, and takes into consideration the average number of lots possible based on the density requirements of the two zoning districts represented in the proposed reimbursement district. If the City were to simply divide the costs equally between the ten properties, it would not take into consideration the potential for land division and the additional financial benefit larger lots with higher density

allowances will gain by netting more lots in a land division. The proportional share per the proposed methodology is attached as Exhibit A6.

4. **FINANCIAL SAFETY NET:** A financial safety net program is recommended to allow connection of a single home to the City's Wastewater System. The rationale of a safety net is to equalize the price to connect one home to the new sewer main. The remaining fee would be charged when the property divided or redeveloped with a higher use.

To determine the number of potential lots, zoning and lot size, excluding the Portland Utility easement were considered. The lots are zoned LDR-5 and TR, which have an average density range of 7.47 and 12.19 units per acre respectively. As shown in Exhibit A6, the average potential dwelling units for the proposed reimbursement district benefitting area is 33.24. Dividing the estimated \$252,000 reimbursement district cost by 33.24 results in a safety net of approximately \$7,580. The proposed safety net will be adjusted when actual costs are determined.

It is recommended that lots which cannot be further divided pay their full portion of cost upon initial connection to the sewer. A lot may not be dividable due to their current or future lot size and zoning standards. Currently, Tax lot 1S4E18BB 2300 is 6,277 square feet in area and would not be further dividable based on its zoning district, which requires a minimum lot size of 5,000 square feet. It is noted that this lot and 1S4E18BB 2400 are under common ownership with a house (address 6103 SE Lusted Road) straddling the two tax lots. At a minimum, a lot line adjustment would be needed to develop this lot which might change the applicability of the safety net for one or both tax lots.

Staff contacted Goodman Sanitation for a quote on replacement of a failed septic system. Goodman quoted \$8,000-11,000 for tank replacement only. For complete septic failure, without pretreatment, the estimate was \$18,000-22,000. For systems that require pretreatment, such as areas with high water tables or systems located on small lots with limited drain field space, the quote for a complete replacement was \$30,000-\$42,000. Standard systems require approximately \$800 of maintenance every 3-5 years. For pretreatment systems, maintenance ranges from \$600-\$2,200 annually. In Gresham, the average single-family home pays less than \$450 for sewer a year on their utility bills.

RECOMMENDATION

Move to approve the Manager's Report and Resolution No. 3383 forming the SE Lusted Road Sewer Reimbursement District.

LIST OF EXHIBITS

A1 – Reimbursement District Process Steps

A2 – Reimbursement District Application without attachments

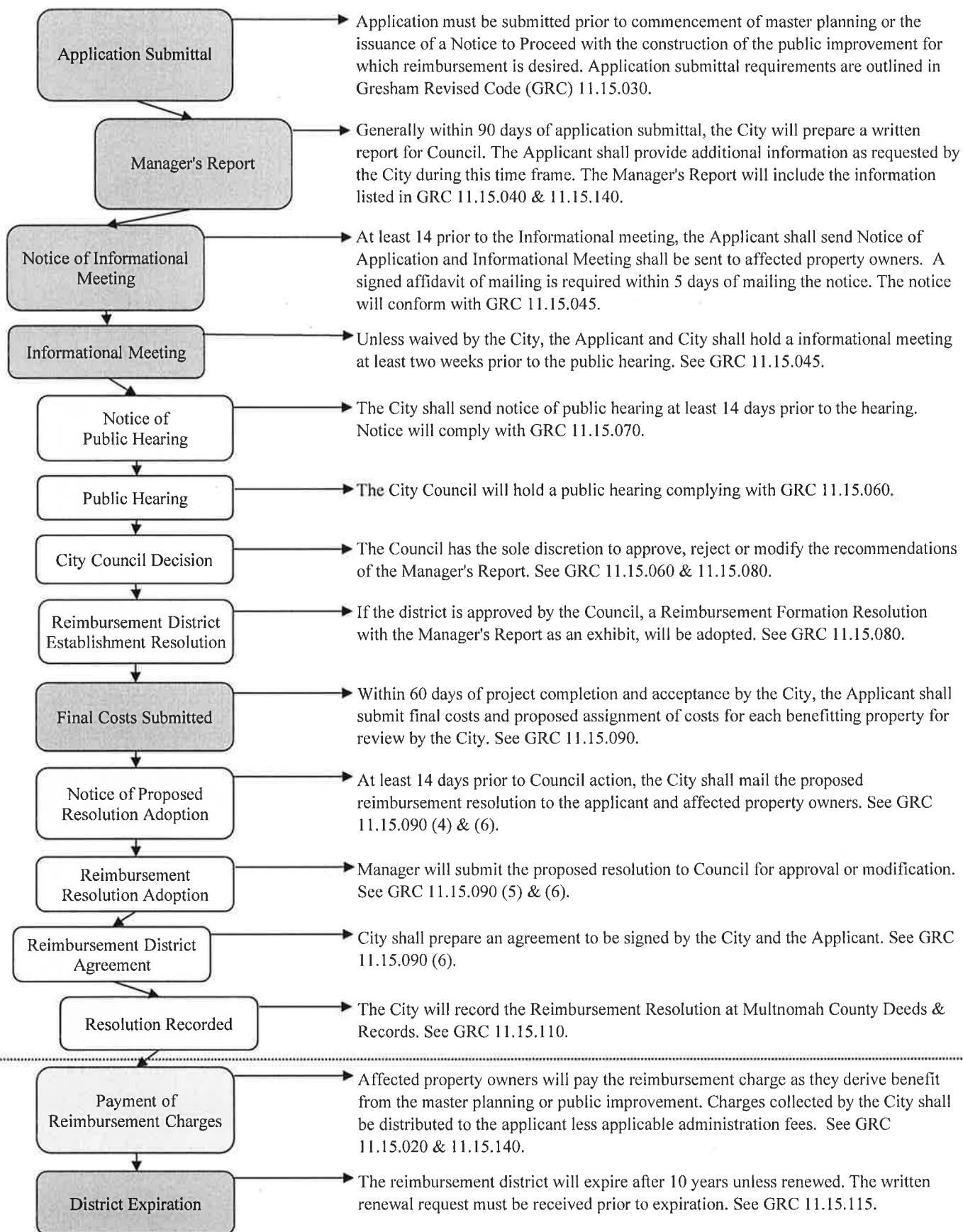
A3 – Notice of Application and Informational Meeting

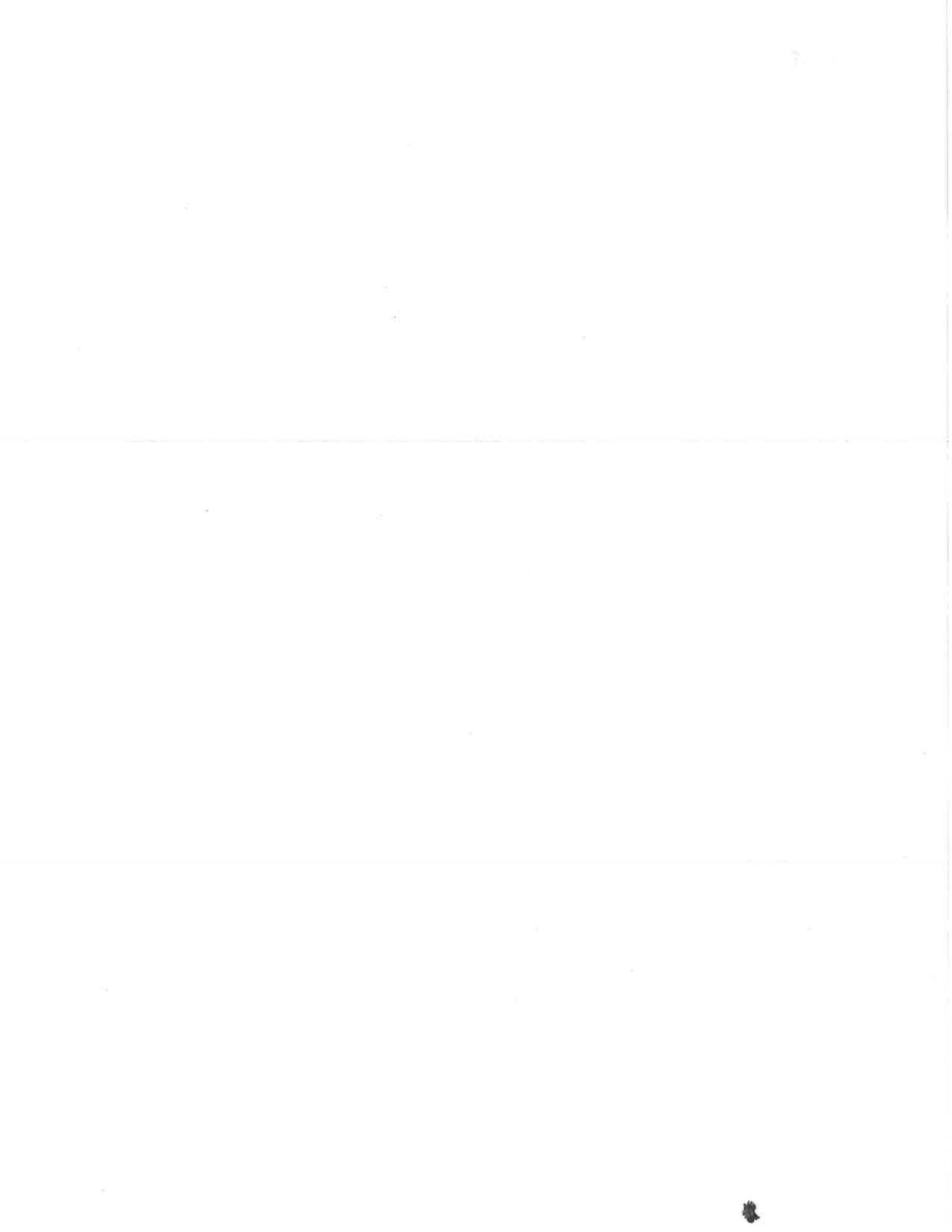
A4 – Proposed Reimbursement District Boundary

A5 – SE Lusted Road Sewer Extension Engineer’s Estimates

A6 – Proposed Reimbursement & Safety Net Methodology

REIMBURSEMENT DISTRICT PROCESS STEPS







REIMBURSEMENT DISTRICT APPLICATION

Department of Environmental Services
1333 NW Eastman Pkwy, Gresham, Oregon 97030
Phone: (503) 618-2525
www.greshamoregon.gov

File/Perm Exhibit A2

DE:

APPLICANT INFORMATION (Please type or print in dark ink)

Name of Applicant	Jeff Loftin		
Name of Firm	City of Gresham		
Mailing Address	1333 NW Eastman Pkwy		
City, State, Zip	Gresham, OR 97030		
Phone	503-618-2669	Fax	
E-mail	jeff.loftin@greshamoregon.gov		

PROJECT NAME SE Lusted Road Sewer Reimbursement District

PROJECT DISCIPTION The City of Gresham is working with Gresham-Barlow School district and Multnomah County to construct a wastewater line between Sam Barlow High School to the City's Wastewater system.

PROJECT LOCATION

State ID#	See Attached map
Assessor's R# (9 digits)	
Site Address/Location	SE 282nd starting approximately 125 south of SE Lusted road to SE Lusted Road. Then SE Lusted Road from SE 282nd to the City limits.

ATTACHMENTS

Submit 5 packets that contain the following items. Your application may not be accepted if the attachment packets are incomplete.

- Narrative description
- Proposed methodology spreadsheet
- Map
- Cost estimates
- Bid proposals w/ Non-collusion affidavits

Also required:

Refundable deposit for \$ _____ per _____, Development Engineering Specialist or supervisor

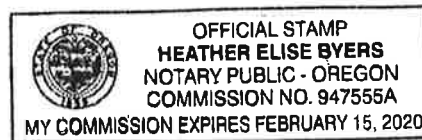
The packets will be reviewed for compliance with GRC 11.15.030(3) during completeness review. Delays in processing can result from missing or incomplete information. Additional copies may be required following completeness review.

NOTARIZED SIGNATURES

I, Jeffrey D Loftin depose and say that I am an applicant in the foregoing application and that the information provided is true to the best of my knowledge.

X

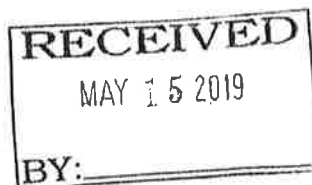
Applicant Signature



Notary Stamp

Subscribed and sworn to before me this 15th day of May, 2019.

Notary Signature:





CITY OF GRESHAM
Department of Environmental Services
1333 N.W. Eastman Parkway
Gresham, Oregon 97030

CERTIFICATE OF MAILING

SE Lusted Road Sewer Reimbursement District
Notice of Application and Informational Meeting

I, Eric Jones

HEREBY CERTIFY THAT ON May 20, 2019,

**I WAS THE STAFF PERSON FOR THE CITY OF GRESHAM
AND I CAUSED TO BE MAILED ON THE ABOVE NOTED DATE
A COPY OF THE ATTACHED NOTICE
TO ALL PERSONS AS DOCUMENTED ON THE ATTACHED MAILING LIST**

Eric Jones

Signature

SE LUSTED ROAD SEWER REIMBURSEMENT DISTRICT INTERESTED PARTIES

Last Revised: 5/15/19 MJK

Mailing List for May 20, 2019 - Notice of Application and Informational Meeting

SITE ADDRESS	Map & Tax Lot Number	NAME	ADDRESS	CITY STATE ZIP
6110 & 6220 SE LUSTED RD	1S4E18BC -00200, -00300 & -00500	BLUE PEARL LLC ET AL	36855 SE HAUGLUM RD	SANDY OR 97055
6103 SE LUSTED RD	1S4E18BB -0230C & 02400	BOESCH ROBERT J & HOPE	6103 SE LUSTED RD	GRESHAM OR 97080
6180 SE LUSTED RD	1S4E18BC -00400	GIPSON SHARON G & DEWAYNE P	6180 SE LUSTED RD	GRESHAM OR 97080
1322 SE 282ND AVE	1S4E18BB -02200	MONTEZ FEDERICO V & VILLALOBOS LAURA	1322 SE 282ND AVE	GRESHAM OR 97080
6235 SE LUSTED RD	1S4E18BB -02600	STUMBO, NICHOLAS & MICHELLE	6235 SE LUSTED RD	GRESHAM OR 97080
6247 SE LUSTED RD	1S4E18BB -02700	SCHWEIZER RACHAEL E & OSTROM ZACHARY	6247 SE LUSTED RD	GRESHAM OR 97080
6200 SE LUSTED RD	1S4E18BB -02500	TAYLOR KIPP G	6200 SE LUSTED RD	GRESHAM OR 97080

Notice Date: May 20, 2019

NOTICE OF APPLICATION & INFORMATIONAL MEETING

SE Lusted Road Sewer Reimbursement District

The City of Gresham is partnering with Sam Barlow High School to construct a sewer line in SE Lusted Road. Construction is proposed to begin this summer.

To recover costs for the portion of the project to be paid by the City, the City is proposing the SE Lusted Road Sewer Reimbursement District. The City became financially involved with this project to ensure sewer depth was sufficient to ensure that properties along the City's portion of SE Lusted Road could connect to the sewer line by gravity.

You are receiving this notice because current county assessor's assessment rolls indicate that you are a property owner located in the proposed reimbursement district. Your property will not be required to connect to City sewer unless your current onsite disposal system fails, or you choose to intensify the use of your property (e.g. land division or adding a dwelling unit). If the reimbursement district is approved, the charges would not be due until such time that your property connects to City sewer.

As proposed, the reimbursement would be divided between the ten properties located in the district with the share based on the size of the tax lot and the average density according to the requirements of the property's zoning district. The Engineer's Estimate for the City's share of the costs is estimated at \$251,485.29 with a per lot reimbursement of between \$7,000 and \$52,300. To connect a single home, at the time of septic failure or before, it is proposed that only approximately \$6,515 of a property's reimbursement fee be paid. This 'safety net' fee does not include the installation of a sewer lateral and onsite plumbing, septic decommissioning, system development charges and permits required to connect to public sewer. The remaining fee would be due if the lot divided or developed with a more intense use. The formation of the district is based on an estimate; the actual costs will be determined at project completion; meaning the above costs may increase or decrease based on actual project costs.

See the reverse of this page for estimated charges by property.

An **Informational Meeting** will be held on Monday, June 3, 2019 from 5:30 to 6:30 pm in the Barlow Trail Room at Gresham City Hall, 1333 NW Eastman Parkway. This meeting will be informal, allowing property owners the opportunity to ask questions of City staff. If you are unable to attend the meeting, staff will work with you to find an individual meeting time or discuss via phone. Translation services available upon request.

The City Council meeting for district formation is tentatively set for July 16, 2019. A meeting notice will be mailed to you at least 14 days prior to the Council meeting date.

Questions regarding Reimbursement District:

Michelle Kimble
503.618.2455

Michelle.Kimble@GreshamOregon.gov

Questions regarding Sewer Project:

Jeff Loftin
503.618.2669

Jeff.Loftin@GreshamOregon.gov

Informational Meeting Details:

- **Monday, June 3, 2019**
5:30 PM – 6:30 P.M.
- **Barlow Trail Room, Gresham City Hall**
1333 N.W. Eastman Parkway
Gresham, OR 97030

**SE LUSTED RD SEWER REIMBURSEMENT DISTRICT
ESTIMATED ASSIGNMENT OF COSTS & SAFETY NET**











Last Revised: 5/14/19 MIK

Property Owner	Property Address	Map & Tax Lot Number	Zoning District	Average of Min/Max Density (units per acre)	Lot Area (acres)	Bene-fitting Area (acres)	# of Units based on Average Density	% of District based on average density	Proportional Share
BLUE PEARL LLC ET AL	No Address	154E188C -00200	LDR-5	7.47	0.82	0.82	6.12	15.86%	\$ 39,897.56
BLUE PEARL LLC ET AL	6220 SE LUSTED RD	154E188C -00300	LDR-5	7.47	0.56	0.56	4.17	10.81%	\$ 27,185.00
BLUE PEARL LLC ET AL	6110 SE LUSTED RD	154E188C -00500	TR	12.19	0.66	0.66	8.03	20.81%	\$ 52,323.77
BOESCH ROBERT J & HOPE	6103 W/ SE LUSTED RD	154E188B -02300	LDR-5	7.47	0.14	0.14	1.08	2.79%	\$ 7,008.25
BOESCH ROBERT J & HOPE	6103 SE LUSTED RD	154E188B -02400	LDR-5	7.47	0.34	0.34	2.52	6.53%	\$ 16,415.73
GIPSON SHARON G & DEWAYNE P	6180 SE LUSTED RD	154E188C -00400	TR	12.19	0.46	0.46	5.61	14.54%	\$ 36,559.02
MONTE FEDERICO V & VILLALOBOS LAURA	1322 SE 282ND AVE	154E188B -02200	LDR-5	7.47	1.84	0.53	3.93	10.17%	\$ 25,580.08
STUMBO, NICHOLAS & MICHELLE	6235 SE LUSTED RD	154E188B -02600	LDR-5	7.47	0.31	0.31	2.31	5.99%	\$ 15,054.02
SCHWEIZER RACHAEL E & OSTROM ZACHARY	6247 SE LUSTED RD	154E188B -02700	LDR-5	7.47	0.31	0.31	2.31	5.98%	\$ 15,050.96
TAYLOR KIPP G	6200 SE LUSTED RD	154E188B -02500	LDR-5	7.47	0.34	0.34	2.52	6.53%	\$ 16,410.91
Total									
							38.60	100.00%	\$ 251,485.29

Financial Safety Net: \$ 6,514.76

(cost to connect one home on an existing lot)

**SE Lusted Road
Sewer
Reimbursement
District**

-  Benefiting Area
-  Benefiting Property
-  LDR-5 Zone
-  TR Zone
-  Proposed Force Main
-  Proposed Gravity Sewer
-  Existing Sewer Main
-  Existing Sewer Lateral
-  Existing Sewer Manhole
-  City Limits

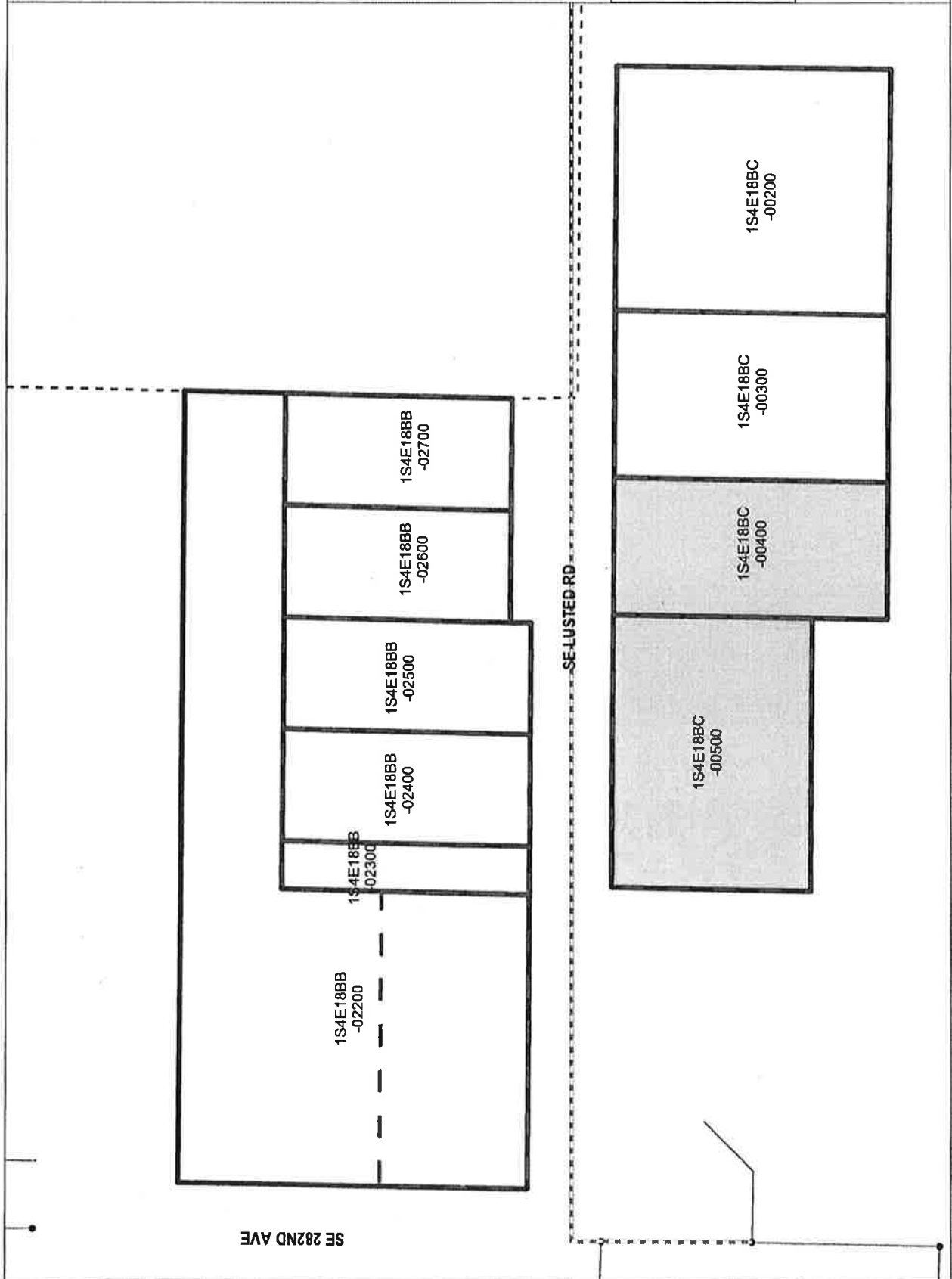
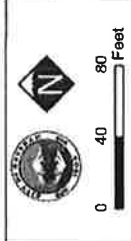


EXHIBIT A4

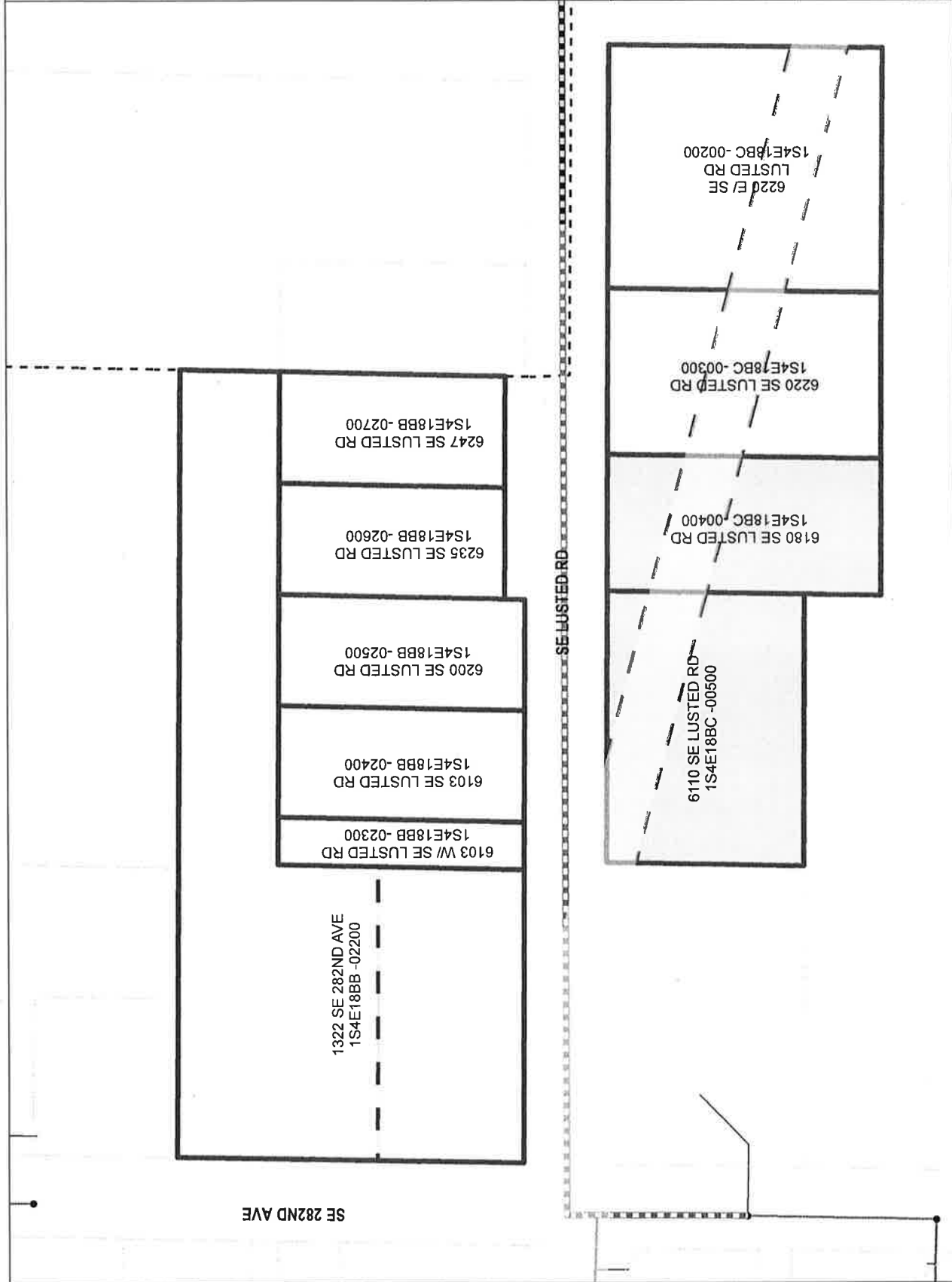
**SE Lusted Road
Sewer
Reimbursement
District**

- Benefiting Area
- Benefiting Property
- LDR-5 Zone
- TR Zone
- Portland Utility Easement
- Proposed Force Main
- Proposed Gravity Sewer
- Existing Sewer Main
- Existing Sewer Lateral
- Existing Sewer Manhole
- City Limits



PLAN

THIS DOCUMENT IS UNCLASSIFIED AND IS THE PROPERTY OF THE CITY OF GRESHAM, OREGON. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF GRESHAM, OREGON. THE CITY OF GRESHAM, OREGON, MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE OF ANY KIND, INCLUDING MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ACCURACY OF INFORMATION CONTAINED HEREIN. THE CITY OF GRESHAM, OREGON, IS NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY, INCLUDING REAL PROPERTY, ARISING FROM THE USE OF THIS DOCUMENT.



**Barlow HS Sewer
Original Alignment
Engineers Estimate**

Item No.	Item	Unit	Total Units	Unit Price	Item Total
1	Mobilization	LS	1	\$ 17,102.10	\$ 17,102.10
2	Furnish & Install 8" PVC Sewer Pipe including Fittings, Unclassified Trench Excavation, Dewatering, Fittings, Class "B" Pipe Zone, Imported Granular Backfill, Temporary Asphalt, Complete-in-Place. 8-10 foot depth.	LF	955	\$ 133.00	\$ 127,015.00
3	Furnish & Install 4" PVC Force Main Pipe including Fittings, Unclassified Trench Excavation, Dewatering, Fittings, Class "B" Pipe Zone, Imported Granular Backfill, Temporary Asphalt, Complete-in-Place	LF	0	\$ 160.00	\$ -
4	Foundation stabilization	CY	35	\$ 60.00	\$ 2,122.22
5	Standard precast manholes, 0-8 feet deep, complete including pipe connections 48" diameter.	EA	3	\$ 5,200.00	\$ 15,600.00
6	Additional depth of manholes beyond 8 feet deep.	LF	32	\$ 500.00	\$ 16,000.00
7	City of Gresham Manhole Cover	EA	3	\$ 362.50	\$ 1,087.50
8	Connect to Existing Manhole	EA	1	\$ 2,500.00	\$ 2,500.00
9	Reconstruct Manhole Base	EA	1	\$ 1,700.00	\$ 1,700.00
10	Asphalt Cement Concrete Pavement Saw Cut and Removal.	LF	1,910	\$ 2.35	\$ 4,488.50
11	Asphalt Cement Concrete Pavement Trench Replacement 8" depth, including base preparation, Complete-in-Place.	SY	1,273	\$ 84.00	\$ 106,960.00
12	2" Grind	SY	0	\$ 8.50	\$ -
13	2" AC Inlay	SY	0	\$ 14.00	\$ -
14	Potholing	EA	1	\$ 750.00	\$ 750.00
15	Erosion Control	LS	1	\$ 13,873.66	\$ 13,873.66
16	Traffic Control	LS	1	\$ 41,620.98	\$ 41,620.98
17	Final Restoration and Landscaping, Complete	LS	1	\$ 8,324.20	\$ 8,324.20

Sub Total \$ 359,144.17

Construction Contingency (0%) \$ -

Admin (14%) \$ 50,280.18

Engineering and Inspection (5%) \$ 17,957.21

Total \$ 427,381.56

**Barlow HS Sewer
City's Required Alignment
Engineers Estimate**

Item No.	Item	Unit	Total Units	Unit Price	Item Total
1	Mobilization	LS	1	\$ 7,038.67	\$ 7,038.67
2	Furnish & Install 8" PVC Sewer Pipe including Fittings, Unclassified Trench Excavation, Dewatering, Fittings, Class "B" Pipe Zone, Imported Granular Backfill, Temporary Asphalt, Complete-in-Place. 8-10 foot depth.	LF	333	\$ 133.00	\$ 44,289.00
3	Furnish & Install 4" PVC Force Main Pipe including Fittings, Unclassified Trench Excavation, Dewatering, Fittings, Class "B" Pipe Zone, Imported Granular Backfill, Temporary Asphalt, Complete-in-Place	LF	0	\$ 160.00	\$ -
4	Foundation stabilization	CY	12	\$ 60.00	\$ 740.00
5	Standard precast manholes, 0-8 feet deep, complete including pipe connections 48" diameter.	EA	4	\$ 5,200.00	\$ 20,800.00
6	Additional depth of manholes beyond 8 feet deep.	LF	7	\$ 500.00	\$ 3,500.00
7	City of Gresham Manhole Cover	EA	4	\$ 362.50	\$ 1,450.00
8	Connect to Existing Manhole	EA	1	\$ 2,500.00	\$ 2,500.00
9	Reconstruct Manhole Base	EA	1	\$ 1,700.00	\$ 1,700.00
10	Asphalt Cement Concrete Pavement Saw Cut and Removal.	LF	666	\$ 2.35	\$ 1,565.10
11	Asphalt Cement Concrete Pavement Trench Replacement 8" depth, including base preparation, Complete-in-Place.	SY	444	\$ 84.00	\$ 37,296.00
12	2" Grind	SY	0	\$ 8.50	\$ -
13	2" AC Inlay	SY	0	\$ 14.00	\$ -
14	Potholing	EA	1	\$ 750.00	\$ 750.00
15	Erosion Control	LS	1	\$ 5,692.01	\$ 5,692.01
16	Traffic Control	LS	1	\$ 17,076.02	\$ 17,076.02
17	Final Restoration and Landscaping, Complete	LS	1	\$ 3,415.20	\$ 3,415.20

Sub Total \$ 147,811.99
Construction Contingency (0%) \$ -
Admin (14%) \$ 20,693.68
Engineering and Inspection (5%) \$ 7,390.60

Total \$ 175,896.27

City's alignment = \$ 427,381.56
Cardno alignment = \$ 175,896.27
Difference \$ 251,485.29

**REIMBURSEMENT & SAFETY NET METHODOLOGY
SE LUSTED RD SEWER REIMBURSEMENT DISTRICT
ESTIMATED ASSIGNMENT OF COSTS & SAFETY NET**

Last Revised: 6/11/19 MIJ

		Estimated Reimbursement District Cost:*					\$ 252,000.00		
Map & Tax Lot Number	Property Owner	Property Address	Zoning District	Average of Min/Max Density (units per acre)	Lot Area (acres)	Bene-fitting Area (acres)	# of Units based on Average Density	% of District based on average density	Proportional Share if Bull Run Considered
1S4E188B -02200	MONTES FEDERICO V & VILLALOBOS LAURA	1322 SE 282ND AVE	LDR-5	7.47	1.84	0.53	3.93	11.81%	\$ 29,767.38
1S4E188B -02300	BOESCH ROBERT J & HOPE	6103 W/ SE LUSTED RD	LDR-5	7.47	0.14	0.14	1.08	3.24%	\$ 8,155.45
1S4E188B -02400	BOESCH ROBERT J & HOPE	6103 SE LUSTED RD	LDR-5	7.47	0.34	0.34	2.52	7.58%	\$ 19,102.88
1S4E188B -02500	TAYLOR KIPP G	6200 SE LUSTED RD	LDR-5	7.47	0.34	0.34	2.52	7.58%	\$ 19,097.28
1S4E188B -02600	STUMBO, NICHOLAS & MICHELLE	6235 SE LUSTED RD	LDR-5	7.47	0.31	0.31	2.31	6.95%	\$ 17,518.27
1S4E188B -02700	SCHWEIZER RACHAEL E & OSTROM ZACHARY	6247 SE LUSTED RD	LDR-5	7.47	0.31	0.31	2.31	6.95%	\$ 17,514.71
1S4E188B -00200	BLUE PEARL LLC ET AL	No Address	LDR-5	7.47	0.82	0.65	4.86	14.63%	\$ 36,855.35
1S4E188B -00300	BLUE PEARL LLC ET AL	6220 SE LUSTED RD	LDR-5	7.47	0.56	0.44	3.31	9.97%	\$ 25,120.10
1S4E188B -00400	GIPSON SHARON G & DEWAYNE P	6180 SE LUSTED RD	TR	12.19	0.46	0.37	4.46	13.41%	\$ 33,788.03
1S4E188B -00500	BLUE PEARL LLC ET AL	6110 SE LUSTED RD	TR	12.19	0.66	0.49	5.95	17.89%	\$ 45,080.55
Total							33.24	100.00%	\$ 252,000.00

Financial Safety Net: \$ 7,580.00

Note: Unless otherwise agreed upon by the district owner and property owners involved, lot line adjustments involving properties in the district will result in proportional increases and decreases of proportional shares, as appropriate.

* Rounded up to nearest \$1,000 from engineer's estimate

