

RESOLUTION NO. 1150

A RESOLUTION OF THE CITY OF WILSONVILLE DESIGNATING THE MAYOR AS THE AUTHORIZED REPRESENTATIVE OF THE CITY TO MAKE THE PRELIMINARY APPLICATION TO THE OREGON ECONOMIC DEVELOPMENT DEPARTMENT FOR SPECIAL PUBLIC WORKS FUNDS (SPWF) FOR THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS ASSOCIATED WITH LOCAL IMPROVEMENT DISTRICT 11-94-ST.

WHEREAS, the City Council adopted Resolution No. 1139 declaring the City's intent to make street, sanitary sewer and storm drain improvements known as Local Improvement District 11-94-ST, to initiate a special assessment according to the benefits conferred for the local improvements and directed the preparation of the City Engineer's and Finance Director's Written Report; and

WHEREAS, the City of Wilsonville has in the past afforded itself the opportunity to construct certain public improvements under the SPWF program, such improvements have become known as LID 10- 95th Avenue Improvements; and

WHEREAS, the petition received by the City for the installation of the public improvements represented 100% of the affected property owners within the boundary of the local improvement district ; and

WHEREAS, the City now wishes to avail itself again of the SPWF program for the funds necessary for the construction of the public improvements associated with LID 11-94-ST; and

WHEREAS, at the completion of the public improvements associated with LID 11-94-ST the costs of the improvements will become the responsibility of the affected property owners for repayment; and

WHEREAS, the property owners will be given the opportunity to repay to the City the costs associated with the installation of the improvements immediately or such owners shall immediately apply for deferment of the assessments under the Local Improvement District Ordinance; and

WHEREAS, the initial step in securing funding under the SPWF program is filing with the Oregon Economic Department an initial application commonly know as the 'pre application'; and

WHEREAS, Mr. Ben Altman acting as the official representative of the petitioners of the local improvement has caused the preparation of at the petitioners expense, the 'preliminary' application attached as Exhibit 'A'; and

WHEREAS, in order to file the 'preliminary' application a representative of the City must be designated to properly execute the 'preliminary' application and such other applications on behave of the City; and

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

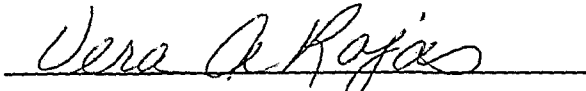
1. That the City Council designate the Mayor as the authorized representative of the City to make the 'preliminary' application to the Oregon Economic Development Department for Special Public Works Funds for the construction of the public improvements associated with LID 11-94-ST.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 5th day of December 1994, and filed with the Wilsonville City Recorder this same date.



GERALD A. KRUMMEL, Mayor

ATTEST



VERA A. ROJAS, CMC/AAC, City Recorder

SUMMARY of Votes:

| | |
|-------------------|---------------|
| Mayor Krummel | <u>AYE</u> |
| Councilor Benson | <u>AYE</u> |
| Councilor Hawkins | <u>ABSENT</u> |
| Councilor Lehan | <u>AYE</u> |
| Councilor Sempert | <u>ABSENT</u> |

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- Public Works
- ENGIN.



City of
WILSONVILLE
In OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

ENGINEERING DEPARTMENT
STAFF REPORT & RECOMMENDATION

DATE: DECEMBER 5, 1994

TO: HONORABLE MAYOR
AND CITY COUNCILORS

FROM: MICHAEL A. STONE, P.E.
CITY ENGINEER

SUBJECT: PRELIMINARY APPLICATION FOR OREGON ECONOMIC
DEVELOPMENT DEPARTMENT SPECIAL PUBLIC WORKS
FUNDS (SPWF) FOR LOCAL IMPROVEMENT DISTRICT 11-94-
ST.

SUMMARY:

The City Council on October 17, 1994 accepted a petition and adopted Resolution No. 1139 for the formation of a local improvement district for the installation of street, sanitary sewer and storm drain improvements in the area of Ridder, Clutter and Garden Acres Roads .

The source of funds for the construction of these improvements is proposed through the Special Public Works Fund (SPWF) program of the Oregon Economic Development Department. This program was utilized in the construction of the improvements along 95th Avenue associated with LID #10.

DISCUSSION:

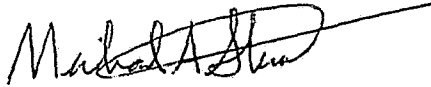
The City of Wilsonville received a petition from 100% of the affected property owners within the proposed boundaries of the local improvement district. This petition requested the installation of street, sanitary sewer and storm drain improvements in the area in and around Ridder, Clutter and Garden Acres Roads. As a result of the favorable petition, the City Council Adopted Resolution #1139 which called for the preparation of the City Engineer's and Finance Director's Report. The petitioners have agreed to have these reports prepared at their cost in the effort to save additional time in the process.

The first step in securing the necessary funding is verification by the Oregon Economic Development Department that the proposed public improvements meet the necessary qualifications of the Special Public Works Fund Program. The filing of a 'preliminary' application is the next step in the application process. This 'preliminary' application does not obligate the City to make a formal final application for the funds.

RECOMMENDATION:

City staff respectfully recommends that the City Council designate the Mayor as the authorized representative of the City to make the preliminary to the Oregon Economic Development for Special Public Works Funds for the construction of the public improvements associated with LID 11-94-ST.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Michael A. Stone", with a long horizontal flourish extending to the right.

Michael A. Stone, P.E.
City Engineer

MAS/dr

Attachment

MS STF REPRT/ spwf preliminary application lid 11-94-st

OREGON COMMUNITY DEVELOPMENT PROGRAMS

Oregon Economic Development Department
 775 Summer St. N.E.
 Salem, Oregon 97310-Ph: 378-3732

PREAPPLICATION
SPECIAL PUBLIC WORKS FUND (SPWF)

PLEASE SUBMIT AN ORIGINAL AND 3 COPIES

(Capacity Building)
 (Firm Business Commitment)

SECTION 1: APPLICANT

Applicant:
 Address: City of Wilsonville
 8445 SW Elligsen Rd.
 Wilsonville, Or. 97070
 Contact Person:
 Mike Stone, City
 Engineer
 Phone: 503-682-4960
 Fax No.: 503-682-7025
 IRS Employer ID #: 93-05-80 494

PROJECT TITLE:

Ridder Road Industrial Area
 Road & Utilities Improvement
 District.

SECTION 2: FIRM BUSINESS COMMITMENT

Business:
 Address: Willamette Resources, Inc.
 2215 N. Front Street
 Woodburn, Or. 97071
 Contact Person:
 Phone: Merle Irvine, VP
 Site Address: 503-222-6565
 10295 SW Ridder Rd.
 Wilsonville, Or. 97070
 Jobs to be created/retained: 12 created
 Number of family wage jobs: 12 initial

SECTION 3: CAPACITY BUILDING

Acreage to be benefitted: ~~61.32~~ acres
 Estimated job creation as result of project: _____
 720 potential new jobs

SECTION 4: FUNDS REQUESTED AND PROJECT COSTS

| | |
|------------------------------|--------------|
| SPWF Funds Requested*: | \$ 1,061,280 |
| Applicant: | \$ 0 |
| Benefitted Properties: | \$ 811,280 |
| Other funds: Wash. Co./Grant | \$ 250,000 |
| Total Cost of Project: | \$ 1,061,280 |

THE PURPOSE OF THIS PRE-APPLICATION IS TO DETERMINE PROJECT ELIGIBILITY UNDER STATE LAW AND ADMINISTRATIVE RULE. APPLICANTS GIVEN ELIGIBILITY MAY SUBMIT A FINAL APPLICATION FOR FUNDING CONSIDERATION.

For Department Use Only:
 Referred to W/WW
 Referred to CDBG
 Other:

**Grants will be awarded after a financial review of the economic need of the applicant and specific circumstances of the project.*

SECTION 5: BRIEF PROJECT SUMMARY (Answer only in space provided)

BRIEF DESCRIPTION OF NEED:

The east end of Ridder Road is an emerging industrial area (61.32 acres) in the northwest corner of Wilsonville. This area supports two existing businesses, providing 193 jobs. Both businesses have expansion plans, and at least one additional new business (WRI) intends to move to this location. Within this area there is a potential for over new 720 jobs to be created. However, the area lacks appropriate streets and urban services to support any additional growth.

BRIEF DESCRIPTION OF SOLUTION:

To support development it is necessary to construct sanitary sewer and storm drainage facilities to serve this area. It is also necessary to reconstruct and realign Ridder Road to create an appropriate industrial collector street. The city of Wilsonville authorized formation of an (LID, based on 100% petitions) to construct the necessary improvements. However, BPA owns property, including 1000 feet of road frontage, but is not participating in the LID, and may want payment for right-of-way.

SECTION 6: PUBLIC WORKS EXPENDITURES:

| SOURCES | | | | |
|---|------------------------------------|--------------------------------|---|--------------------|
| Infrastructure Activities | SPWF Funds Requested (LOAN-LID) | Other Public Funds* (GRANT) | Properties/ Benefitted Private Inv. | Project Total |
| | \$ | \$ | \$ | \$ |
| Land acquisition and clearance (infrastructure only) | 7,200 | | *3 | 7,200 |
| Water system improvements | 147,700 | | | 147,700 |
| Sanitary sewer improvements | 152,860 | | | 152,860 |
| Storm sewer improvements | 308,590 | 189,395 | | 497,985 |
| Road and bridge improvements | | | | |
| Public transportation and railroad facilities | | | | |
| Dock facilities | | | | |
| Engineering and architectural | 134,015 | 18,940 | | 152,955 |
| Contingencies | 60,915 | 31,250 | | 92,165 |
| Project administration | XXXXXXX | | | |
| Other (specify) ^{PLng/inter} gov't coord. | | 10,415 | *2 | 10,415 |
| Total Infrastructure Project | \$ 811,280 | \$ 250,000 | \$ *1&2 | \$1,061,280 |

| *Specify Source | Amount | Terms |
|----------------------|------------------|----------------------|
| *1 Washington County | \$ 71,000 | Cash Transfer |
| *2 SPWF GRANT | \$179,000 | Created Jobs |
| *3 To BPA for R.O.W. | (\$31,000) | may require payment? |
| TOTAL | \$250,000 | |

SECTION 7: PRIVATE FUNDS EXPENDITURE:

| Activities | Sources | | | Total |
|--|----------------------------------|-------------|--|-------|
| | | | | |
| Public Infrastructure | \$ (Included in Section 6 above) | | | |
| Private infrastructure (access roads, sewer collectors, etc.) | \$ | | | |
| Private improvements WRI-MRF | \$ 4,242,239 | State TRB's | | |
| Other (specify) | \$ *4 | | | |
| Total Private Investment | \$ | | | |

*4 Oregon Glass Co. and Interstate Distributors both plan expansions, but specific costs are not known at this time.

SECTION 8: LOAN REPAYMENT: Specify the source of loan repayment. Identify funds pledged, i.e., water, sewer or other revenue funds, general obligation or revenue bonds. Are these sources of funds pledged to any other indebtedness?

The primary source of funding for the proposed improvements will come through local improvement district (LID) assessments to benefitting industrial property owners. Washington County will contribute \$71,000 towards the road improvements. About \$198,400 of the needed road improvements (BPA frontage) are not funded at this time.

SECTION 9: TIES TO ECONOMIC DEVELOPMENT: If the project will benefit a Firm Business Commitment, briefly describe the business and its link to the needed infrastructure. If the project is Capacity Building, briefly describe how the lack of the proposed infrastructure impedes industrial or commercial development.

Willamette Resources, Inc. (WRI) is constructing a solid waste material recovery and recycling facility. The facility will initially create 12 new jobs, all exceeding the family wage rate. The proposed improvements are required as Conditions of their Development Permit (91PC33). Without these improvements, WRI cannot build their facility. Likewise, without these improvements, Interstate Distributors, who currently employs 68 people, could be forced to relocate their Wilsonville operation, probably to Camus, Washington. Beyond these two businesses, the improvements will provide for future expansion of Oregon Glass Company. The services will also support an additional potential of 42 acres of industrial growth. Assuming 15 jobs per acre, the total new job potential is over 720 jobs.

SECTION 10: OWNERSHIP: Is the infrastructure project located in your jurisdiction?
 yes; _____ no. Will the applicant own and operate the requested infrastructure?
 yes; _____ no. If "no" to either question, explain.

Upon completion of the proposed road improvements, Washington County will transfer jurisdiction to the City of Wilsonville. The City will also become the owner of the newly constructed utilities.

ATTACH MAPS adequate to show the general vicinity and specific location of the proposed infrastructure project.

See Maps and other attachments

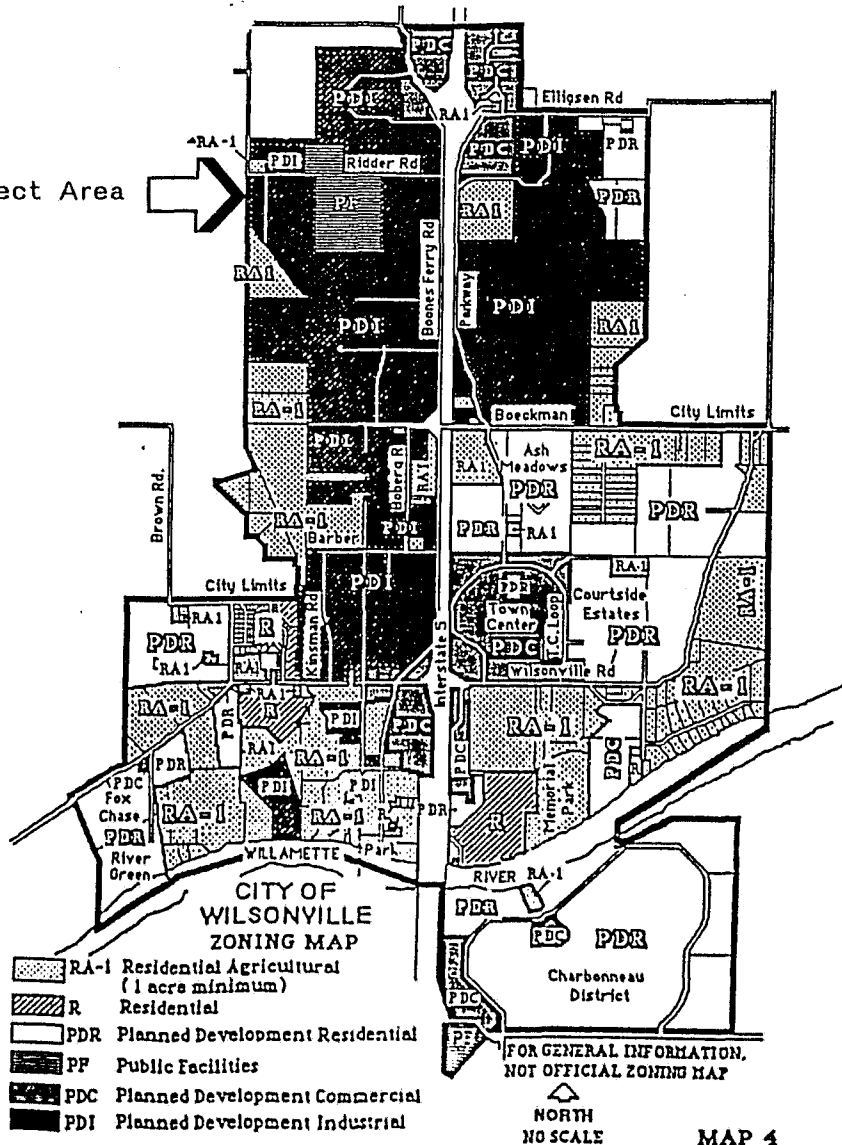
ATTACH other information applicant wishes to provide.

CERTIFICATION OF HIGHEST ELECTED OFFICIAL

I certify that, to the best of my knowledge: (1) all information contained in this application is valid and accurate, (2) the submission of this application has been authorized by the governing body of the city/county; and (3) if funding is received, we will comply with all applicable state and/or federal program requirements.

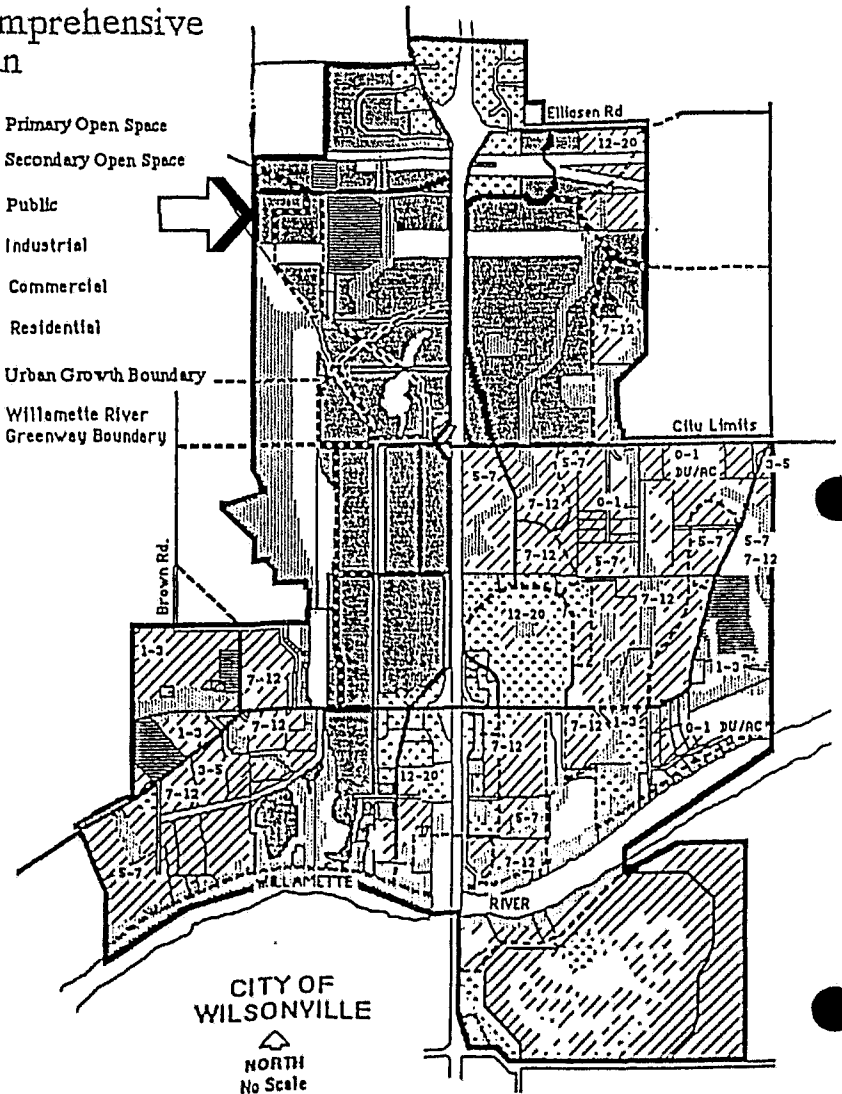
Signature Gerald A. Krummel Title _____
Name Gerald A. Krummel Date 12-7-94
(type or print)

Subject Area



Comprehensive Plan

- Primary Open Space
- Secondary Open Space
- Public
- Industrial
- Commercial
- Residential
- Urban Growth Boundary
- Willamette River Greenway Boundary



- Streets**
- Existing
 - Proposed
 - Collectors
 - Arterials

Adopted: July 7
Amended: May



City of
WILSONVILLE
In OREGON

30000 SW Town Center Loop E • PO Box 220
Wilsonville, OR 97070
(503) 682-1011

NOTICE OF DECISION

Project Name: UNITED DISPOSAL SERVICES, INC. File No: 91PC33

Applicant / Owner: United Disposal Services, Inc.

Proposed Action: Stage I Master Plan and Phase I Stage II Site Development
Plans for a solid waste transfer station and recycling center

Property Description:

Map No: 2C Tax Lot No: 700,800,801 Site Size: 16.12 Acres

Address: N/A

Location: Northeast corner of Garden Acres Road and Ridder Road

On September 9, 1991, at the meeting of the Planning Commission
the following decision was made on the above-referenced Proposed Development Action:

 Approval XX Approval with Conditions Denied

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Hall this 12th day of September, and is available for public inspection. The date of filing is the date of the decision. Any appeal(s) must be filed with the Planning Department by 5:00 p.m. on September 23, 1991.

 XX Written decision is attached

 Written decision is on file and available for inspection and/or copying.

This action, if approved, will expire on N/A unless development commences prior to the expiration date.

For further information, please contact the Wilsonville Planning Department at City Hall, Community Development, or phone 682-4960.

**PLANNING COMMISSION
RESOLUTION NO. 91PC33**

**A RESOLUTION ADOPTING FINDINGS AND
CONDITIONS OF APPROVAL FOR STAGE I
MASTER PLAN AND PHASE I STAGE II SITE
DEVELOPMENT PLANS FOR A SOLID WASTE
TRANSFER STATION AND RECYCLING CENTER -
UNITED DISPOSAL SERVICES, INC., APPLICANT**

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Sections 4.136 and 4.139(1), (2) and (3) of the Wilsonville Code, and

WHEREAS, Mr. Mark Whitlow, attorney for the applicant, has prepared a report entitled "SUPPLEMENTAL STATEMENT AND PROPOSED FINDINGS AND CONCLUSIONS IN SUPPORT OF APPLICATION" and, after a careful review, the Planning Commission finds that this document demonstrates substantial and actual compliance with all applicable provisions of the Wilsonville Code, the Wilsonville Comprehensive Plan, and addresses the applicable approval criteria and siting standards that are set forth in the Model Solid Waste Facility Siting Ordinance, and

WHEREAS, the Planning staff has prepared a report on the above-captioned subject which is attached hereto as Exhibit A, and

WHEREAS, said planning exhibits and staff report were duly considered by the Planning Commission at a regularly scheduled meeting conducted on September 9, 1991, at which time all exhibits, together with findings and public testimony, were entered into the public record, and

WHEREAS, the Commission has duly considered the subject and the recommendations contained in the staff report, and

WHEREAS, all interested parties have been afforded an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby adopt the staff report attached hereto as Exhibit A, along with the findings, recommendations and Conditions of Approval contained therein and as modified by the Commission. Additionally, the Commission adopts, as its own and in support of the Commission's decision to approve the solid waste transfer facility, the findings and conclusions prepared by Mr. Whitlow. The Wilsonville Planning Director is hereby authorized to issue a Site Development Permit for Phase I of the Transfer Station once the prescribed appeal period has expired.

Page Two
Planning Commission
Resolution No. 91PC33

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 9th day of September, 1991, and filed with the Planning Secretary this same day.



Chairman, Planning Commission

Attest:


Judge Emison, Planning Secretary



City of
WILSONVILLE
in OREGON

3000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

NOTICE OF DECISION

Project Name: Willamette Resources File No: 94DR18

Applicant/Owner: Willamette Resources/Ben Altman

Proposed Action: Approval of modified architectural and landscape plans for a solid waste transfer and recovery center.

Property Description:

Map No: 2C Tax Lot No: 700 and 800 Site Size: 9.1 acres

Address: _____

Location: Ridder Road

On June 27, 1994 at the meeting of the Design Review Board the following decision was made on the above-referenced proposed development action:

 Approval XX Approval with Conditions Denied

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Annex this 1st day of July, 1994 and is available for public inspection. The date of filing is the date of the decision. Any appeal must be filed with the Planning Department by 5:00 p.m. on July 15, 1994

 XX Written decision in attached

 Written decision is on file and available for inspection and/or copying

This action, if approved, will expire on June 27, 1996 unless development commences prior to the expiration date.

For further information, please contact the Wilsonville Planning Department at Community Development Building, 8445 S.W. Elligsen Rd. or phone 682-4960.

FILED 7-1-94 sh

DESIGN REVIEW BOARD
RESOLUTION NO 94DR18

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS OF APPROVAL
APPROVING MODIFIED SITE DESIGN PLANS FOR TWO DESIGN
ALTERNATIVE PLANS FOR A SOLID WASTE TRANSFER AND MATERIALS
RECOVERY FACILITY.

WILLAMETTE RESOURCES, INC., APPLICANT.
THE PROJECT SITE IS IDENTIFIED AS TAX LOTS 700 AND 800,
SECTION 2C, T3S-R1W, WASHINGTON COUNTY, OREGON.

WHEREAS, an application, together with exhibits for the above-captioned development has been submitted in accordance with the procedures set forth in Sections 4.008 (4) and 4.440 (1) of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared a report on the above-captioned subject which is on file in the Planning Department, and

WHEREAS, said planning exhibits and staff report were duly considered by the Design Review Board at a regularly scheduled meeting conducted on JUNE 27, 1994, at which time said exhibits, together with findings and public testimony, were entered into the public record, and

WHEREAS, the Board has duly considered the subject and the recommendations contained in the staff report, and

WHEREAS, all interested parties, if any, have been afforded the opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Design Review Board does hereby adopt the staff report which is on file in the Planning Department, with the findings, recommendations and Conditions of Approval contained therein and further authorizes the Planning Director to issue a **Site Development Permit** consistent with said recommendations.

ADOPTED by the Design Review Board of the City of Wilsonville at a regular meeting thereof this 27th Day of June, 1994 and filed with the Planning Secretary on

July 1, 1994


Wilsonville Design Review Board

Attest:


Sally Hartill, Planning Secretary



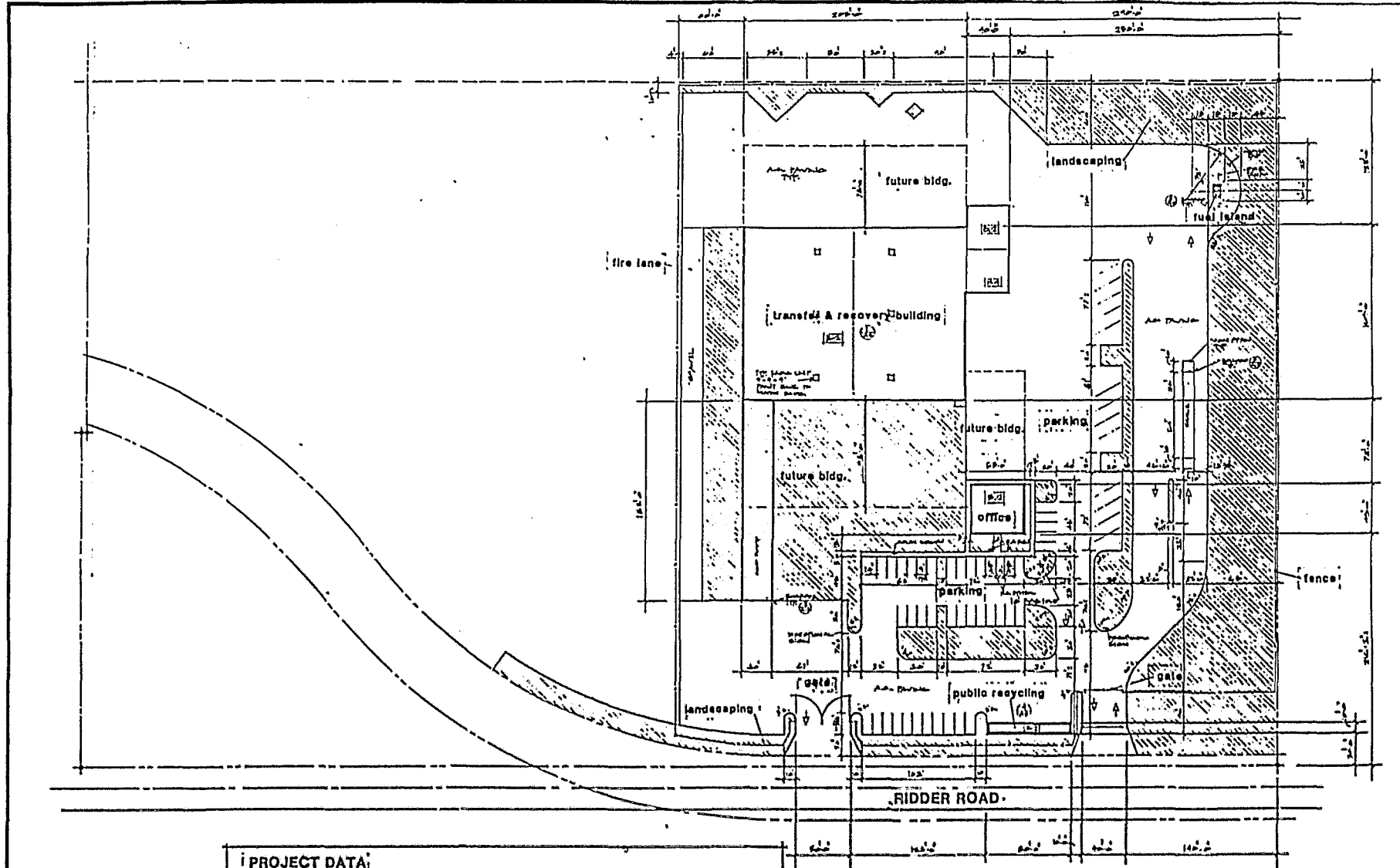
WILLAMETTE RESOURCES
 EAST WASHINGTON COUNTY
 TRANSFER & MATERIALS RECOVERY FACILITY
 FS PLAN

DENNIS D. LAUCK
 ARCHITECT
 980 GERMANTOWN RD.
 PORTLAND, O. OR (503) 286-4255



DATE: 5-1-77

5-1-77



| PROJECT DATA | | | |
|--------------------------|-----------------------|----------------|----------------------|
| TOTAL LOT AREA (PHASE 1) | 215,200 sq. ft. (4.9) | OWNER | WILLAMETTE RESOURCES |
| PHASE 1 AREA | 90,000 sq. ft. (2.1) | DESIGNER | DENNIS D. LAUCK |
| REMAINING PHASE 1 AREA | 125,200 sq. ft. (2.8) | OFFICE ADDRESS | 980 GERMANTOWN RD. |
| ALLOT TOTAL AREA | 215,200 sq. ft. (4.9) | PROJECT NO. | 2-77 |
| PHASE 1 OFFICE AREA | 125,200 sq. ft. (2.8) | | |

SITE PLAN



RESOLUTION NO. 1139

A RESOLUTION DECLARING THE CITY'S INTENT TO MAKE STREET, SANITARY SEWER AND STORM DRAIN IMPROVEMENTS KNOWN AS LOCAL IMPROVEMENT DISTRICT NO. 11-94-ST; TO INITIATE A SPECIAL ASSESSMENT ACCORDING TO BENEFITS CONFERRED FOR THE LOCAL IMPROVEMENT; AND DIRECT THE CITY ENGINEER AND THE FINANCE DIRECTOR TO PREPARE WRITTEN REPORTS.

WHEREAS, the Wilsonville City Council has deemed it necessary to make a local improvement, as defined in ORS 223.387, to be paid by special assessment according to benefits conferred; and

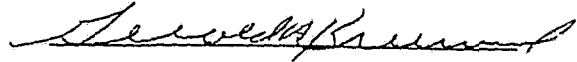
WHEREAS, the improvement known as Public Improvements in the area of Ridder, Clutter and Garden Acre Roads is necessary for the orderly development of Industrially zoned property within the Wilsonville city limits; and

WHEREAS, the owners of one hundred per cent of the property that will benefit by the improvement known as Public Improvements in the area of Ridder, Clutter and Garden Acre Roads have requested by written petition, attached as Exhibit "A" through "F", that the City Council initiate the improvement.

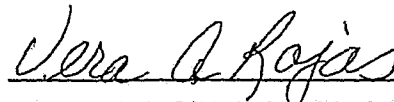
NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILSONVILLE THAT:

1. The Council declares that the improvement known as Public Improvements in the area of Ridder, Clutter and Garden Acre Roads and its appurtenances are necessary and that the Council intends to make said improvement.
2. The City Engineer shall prepare a report as outlined in Ordinance No. 350, Section 3.214, after receiving a cash deposit or other financial assurances acceptable to the City from the petitioners in such amount as the City Engineer shall deem reasonable to defray the City's cost of administration, survey, design, preliminary engineering, mapping, and any other action necessary to the processing of the request.
3. The improvement is to be financed by Bancroft Bonding or Lottery Funds and the Finance Director will prepare a financial investigation report as outlined in Ordinance No. 350, Section 3.218.

ADOPTED by the Wilsonville City Council at a regular meeting thereof the 17th day of October 1994, and filed with the Wilsonville City Recorder this same date.


GERALD A. KRUMMEL, Mayor

ATTEST:


VERA. A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

| | |
|-------------------|---------------|
| Mayor Krummel | <u>AYE</u> |
| Councilor Benson | <u>ABSENT</u> |
| Councilor Hawkins | <u>AYE</u> |
| Councilor Lehan | <u>AYE</u> |
| Councilor Sempert | <u>AYE</u> |

City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

ENGINEERING DEPARTMENT
STAFF REPORT & RECOMMENDATION

DATE: OCTOBER 17, 1994

TO: HONORABLE MAYOR AND
CITY COUNCILORS

FROM: MICHAEL A. STONE, P.E.
CITY ENGINEER

SUBJECT: PROPOSED RIDDER, CLUTTER AND GARDEN ACRES ROADS
LOCAL IMPROVEMENT DISTRICT

SUMMARY:

The city has received a petition from property owners in and around the former South Metro Transfer Station (SMTS) site for the installation of street, sanitary sewer and storm improvements.

The petition submitted to the city contains the consent of those property owners representing approximately one hundred percent of the affected property owners. This meets the minimum requirement of sixty six and two thirds percent.

Staff recommendation is to accept the petition and call for the preparation of an Engineer's and Finance Director's Report in accordance with Section 3.214 and 3.218 of the Wilsonville Code.

Due to the amount of work that has been completed previously in anticipation of the construction of the SMTS, staff is further recommending that DeHaas and Associates prepare the Engineers Report and the Finance Director's Report at the expense of the petitioners. If this is found not to be acceptable to the petitioners, then the estimated cost of such reports shall be deposited with the city and the city will arrange to have another engineering firm prepare the required material.

DISCUSSION:

During the preliminary work done in conjunction with the SMTS, the potential operator, Willamette Resources, Inc. (WRI), had an extensive amount of engineering work done. This work focused on extension of sanitary sewer and storm drain to the site, as well as the street improvements along Ridder, Clutter and Garden Acres Roads. This work had progressed to the point of the preparation of construction drawings. Since WRI would be installing improvements that could potentially be used by others, the costs associated with these improvements were the subject of a possible refund agreement.

Since the decision by Metro to postpone the construction of the SMTS, the financing avenue for the improvements available to WRI has also been lost. WRI now wishes to proceed with a scaled back version of the facility focusing on recycling and consolidation of their operations within the city. As such, they are still under the conditions for construction of the initial SMTS. Public improvements of this nature are beyond the funding capability of WRI itself. The property owners that were to receive benefits through the initial project have expressed an interest in the

formation of a Local Improvement District (LID) to construct the improvements initially proposed. The costs associated with the improvements would be assessed against the individual properties themselves. The Bonneville Power Association (BPA) has ownership of property along Ridder Road that would receive benefit also. They have indicated that they are not willing or interested in participating in the LID process (see attached Exhibit 'A').

The first step in the LID formation process is to accept the petition and call for (2) reports on the proposed project. The first referred to as the Engineer's Report addresses the general, nature location and extent of the improvements, the estimated costs, possible assessments and methods for assessing and a description of each lot or parcel to be benefited. The second report referred to as the Finance Director's Report addresses assessed valuation of land in compliance with state laws, taxes, debt service, vacancy and credit of the properties involved.

RECOMMENDATION:

In accordance with Chapter 3, Wilsonville Code, city staff requests that the Council declare its intent to form the LID and authorize the City Recorder to verify the signatures on the petition received and preparation of the Engineer's and the Finance Director's Report in association with the formation of a Local Improvement District to install sanitary sewer, storm drain and street improvements within the Ridder, Clutter and Garden Acres area.

Respectfully Submitted,



Michael A. Stone, P.E.
City Engineer

MAS/dr

MS STF REPRT/Ridder10194

EXHIBIT 'A'

TO: - Honorable Mayor and City Councilors


PETITION TO FORM A LOCAL IMPROVEMENT DISTRICT

In accordance with Ordinance No. 3560, section 3.212(2), the undersigned, hereby request that the City of Wilsonville initiate the formation of a local improvement district for the construction of sanitary sewer and storm drainage facilities to serve benefitting industrial properties.

A preliminary engineering report is attached. The engineering report was prepared by DeHaas & Associates, Inc., at the expense of Willamette Resources, Inc. The undersigned also request that the City accept this report and retain the services of DeHaas & Associates to continue as the project engineer for the L.I.D.

Following the Council's declaration in favor of the L.I.D. formation, the undersigned will deposit with the City a cash deposit or other financial assurance acceptable to the City, in such amount as the City Engineer shall deem reasonable to defray the City's cost of administration, survey design, preliminary engineering, mapping and any other action necessary to the processing of this request.

| Signature of owner or Authorized Representative | Address | Date | Tax Lot No. |
|--|---------|------|-------------|
|--|---------|------|-------------|

| | | | |
|---|------------------------------------|--|------------------------|
|  Terry McLean | P.O. Box 4599 Tacoma, Wa. 98455 | | 2500, 2900 3S-1W-11 |
|---|------------------------------------|--|------------------------|

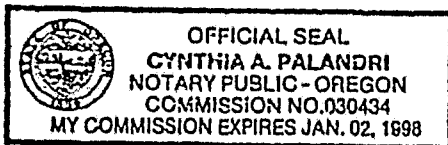
Title of Above Signature Partner

Representing: Mt. Tahoma Leasing Co.

State of Oregon)
County of Clackamas) ss

September 14, 1994

Personally appeared the above named Terry McLean a dully authorized representative of Mt. Tahoma Leasing Co. and acknowledged the forgoing instrument to be their voluntary act and deed.



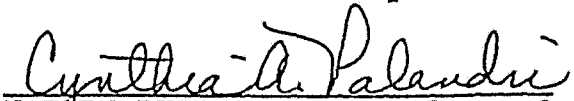

NOTARY PUBLIC OF OREGON
My commission expires 1-2-98

EXHIBIT 'B'

TO: - Honorable Mayor and City Councilors

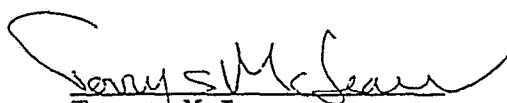
PETITION TO FORM A LOCAL IMPROVEMENT DISTRICT

In accordance with Ordinance No. 3560, section 3.212(2), the undersigned, hereby request that the City of Wilsonville initiate the formation of a local improvement district for the construction and realignment of Southwest Ridder Road to serve benefitting industrial properties.

A preliminary engineering report is attached. The engineering report was prepared by DeHaas & Associates, Inc., at the expense of Willamette Resources, Inc. The undersigned also request that the City accept this report and retain the services of DeHaas & Associates to continue as the project engineer for the L.I.D.

Following the Council's declaration in favor of the L.I.D. formation, the undersigned will deposit with the City a cash deposit or other financial assurance acceptable to the City, in such amount as the City Engineer shall deem reasonable to defray the City's cost of administration, survey design, preliminary engineering, mapping and any other action necessary to the processing of this request.

| Signature of owner or Authorized Representative | Address | Date | Tax Lot No. |
|--|---------|------|-------------|
|--|---------|------|-------------|

| | | | |
|---|------------------------------------|--|------------------------|
|  Terry McLean | P.O. Box 4599 Tacoma, Wa. 98455 | | 2500, 2900 3S-1W-11 |
|---|------------------------------------|--|------------------------|

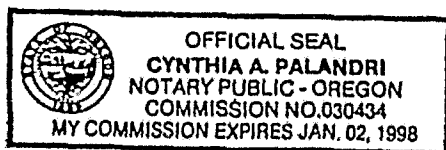
Title of Above Signature Partner

Representing: Mt. Tahoma Leasing Co.

State of Oregon)
County of Clackamas)^{ss}

September 14, 1994

Personally appeared the above named Terry McLean a dully authorized representative of Mt. Tahoma Leasing Co. and acknowledged the forgoing instrument to be their voluntary act and deed.





NOTARY PUBLIC OF OREGON
My commission expires 1-2-98

EXHIBIT 'C'

TO: Honorable Mayor and City Councilors

PETITION TO FORM A LOCAL IMPROVEMENT DISTRICT

In accordance with Ordinance No. 3560, section 3.212(2), the undersigned, hereby request that the City of Wilsonville initiate the formation of a local improvement district for the construction of sanitary sewer and storm drainage facilities to serve benefitting industrial properties.

A preliminary engineering report is attached. The engineering report was prepared by DeHaas & Associates, Inc., at the expense of Willamette Resources, Inc. The undersigned also request that the City accept this report and retain the services of DeHaas & Associates to continue as the project engineer for the L.I.D.

Following the Council's declaration in favor of the L.I.D. formation, the undersigned will deposit with the City a cash deposit or other financial assurance acceptable to the City; in such amount as the City Engineer shall deem reasonable to defray the City's cost of administration, survey design, preliminary engineering, mapping and any other action necessary to the processing of this request.

| Signature of owner or Authorized Representative | Address | Date | Tax Lot No. |
|--|---------|------|-------------|
|--|---------|------|-------------|

| | | | |
|--|--|-------|----------------------------|
| <i>Richard F. Brentano</i> Richard Brentano | 2215 N. Front St. Woodburn, Or. 97071 | _____ | 700, 800 & 900 3S-1W-2C |
|--|--|-------|----------------------------|

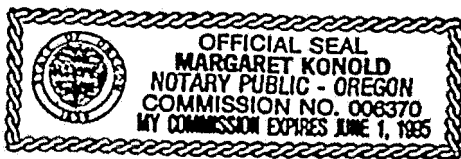
Title of Above Signature President

Representing: Peltier Real Estate, Inc.

State of Oregon)
) ss
County of Marion)

July 22 , 1994

Personally appeared the above named Richard F. Brentano a dully authorized representative of Peltier Real Estate, Inc. and acknowledged the forgoing instrument to be their voluntary act and deed.



Margaret Konold
NOTARY PUBLIC OF OREGON
My commission expires 6-1-95

EXHIBIT 'D'

TO: Honorable Mayor and City Councilors

PETITION TO FORM A LOCAL IMPROVEMENT DISTRICT

In accordance with Ordinance No. 3560, section 3.212(2), the undersigned, hereby request that the City of Wilsonville initiate the formation of a local improvement district for the construction and realignment of Southwest Ridder Road to serve benefitting industrial properties.

A preliminary engineering report is attached. The engineering report was prepared by DeHaas & Associates, Inc., at the expense of Willamette Resources, Inc. The undersigned also request that the City accept this report and retain the services of DeHaas & Associates to continue as the project engineer for the L.I.D.

Following the Council's declaration in favor of the L.I.D. formation, the undersigned will deposit with the City a cash deposit or other financial assurance acceptable to the City, in such amount as the City Engineer shall deem reasonable to defray the City's cost of administration, survey design, preliminary engineering, mapping and any other action necessary to the processing of this request.

| Signature of owner or Authorized Representative | Address | Date | Tax Lot No. |
|--|---------|------|-------------|
|--|---------|------|-------------|

| | | | |
|--|--|-------|----------------------------|
| <i>Richard F. Brentano</i> Richard Brentano | 2215 N. Front St. Woodburn, Or. 97071 | _____ | 700, 800 & 900 3S-1W-2C |
|--|--|-------|----------------------------|

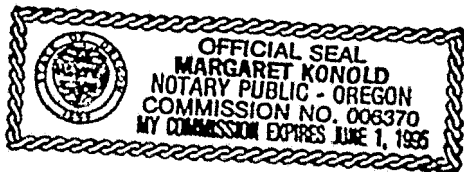
Title of Above Signature President

Representing: Peltier Real Estate, Inc.

State of Oregon)
) ss
County of Marion)

July 22, 1994

Personally appeared the above named Richard F. Brentano a dully authorized representative of Peltier Real Estate Inc. and acknowledged the forgoing instrument to be their voluntary act and deed.



Margaret Konold
NOTARY PUBLIC OF OREGON
My commission expires 6-1-95

EXHIBIT 'E'

TO: Honorable Mayor and City Councilors

PETITION TO FORM A LOCAL IMPROVEMENT DISTRICT

In accordance with Ordinance No. 3560, section 3.212(2), the undersigned, hereby request that the City of Wilsonville initiate the formation of a local improvement district for the construction of sanitary sewer and storm drainage facilities to serve benefitting industrial properties.

A preliminary engineering report is attached. The engineering report was prepared by DeHaas & Associates, Inc., at the expense of Willamette Resources, Inc. The undersigned also request that the City accept this report and retain the services of DeHaas & Associates to continue as the project engineer for the L.I.D.

Following the Council's declaration in favor of the L.I.D. formation, the undersigned will deposit with the City a cash deposit or other financial assurance acceptable to the City, in such amount as the City Engineer shall deem reasonable to defray the City's cost of administration, survey design, preliminary engineering, mapping and any other action necessary to the processing of this request.

Signature of owner or Authorized Representative Address Date Tax Lot No.

Greg D. McFarland P.O. BOX 1496 St. Tacoma, Wa. 98401 3002 3S-1W-11

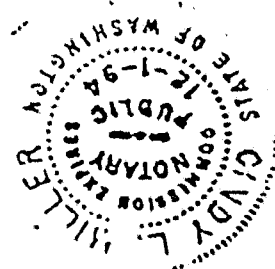
Title of Above Signature Vice President

Representing: L.D. McFarland Co. Ltd. c/o McFarland Cascade

State of Oregon)
County of) ss

September 2, 1994

Personally appeared the above named Greg D. McFarland a dully authorized representative of L.D. McFarland Co., Ltd. and acknowledged the forgoing instrument to be their voluntary act and deed.



Cindy L. Miller
NOTARY PUBLIC OF OREGON WASHINGTON
My commission expires 12/94

EXHIBIT 'F'

TO: Honorable Mayor and City Councilors

PETITION TO FORM A LOCAL IMPROVEMENT DISTRICT

In accordance with Ordinance No. 3560, section 3.212(2), the undersigned, hereby request that the City of Wilsonville initiate the formation of a local improvement district for the construction of sanitary sewer and storm drainage facilities to serve benefitting industrial properties.

A preliminary engineering report is attached. The engineering report was prepared by DeHaas & Associates, Inc., at the expense of Willamette Resources, Inc. The undersigned also request that the City accept this report and retain the services of DeHaas & Associates to continue as the project engineer for the L.I.D.

Following the Council's declaration in favor of the L.I.D. formation, the undersigned will deposit with the City a cash deposit or other financial assurance acceptable to the City, in such amount as the City Engineer shall deem reasonable to defray the City's cost of administration, survey design, preliminary engineering, mapping and any other action necessary to the processing of this request.

Signature of owner or Authorized Representative Address Date Tax Lot No.

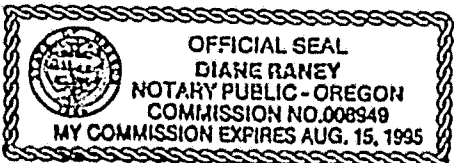
| | | | |
|---------------|---|--|-------------------------|
| | 10450 SW Ridder Rd. Wilsonville, Or. 97070 | | 3001 & 3003 3S-1W-11 |
| Wayne Metcalf | | | |

Title of Above Signature President

Representing: Oregon Glass Company

State of Oregon)
) ss
County of)
Clackamas , 1994

Personally appeared the above named Wayne Metcalf a duly authorized representative of _____ and acknowledged the forgoing instrument to be their voluntary act and deed.



Diane Raney
NOTARY PUBLIC OF OREGON
My commission expires 8/15/95



EXHIBIT 'A'

Department of Energy
Bonneville Power Administration
P.O. Box 3621
Portland, Oregon, 97208-3621
1-800-836-6619

RECEIVED
SEP 20 1994
CITY OF WILSONVILLE

SEP 19 1994

In reply refer to: MMLC (Case No. 880761)

Mr. Ben J. Altman
Altman Urban Solutions
8445B SW Curry Drive
Wilsonville, OR 97070

Dear Mr. Altman:

This is in response to your August 30, 1994, letter concerning the proposed Local Improvement District (LID) being established for construction and connection to sanitary sewer and storm drainage facilities. The improvements would be constructed adjacent to Bonneville Power Administration's (BPA) fee-owned property located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon.

We have chosen to not participate in the LID because there is virtually no benefit to BPA. In the same vein, BPA is not interested in participating in an Inter-Governmental Agreement (IGA) to collect a deferred assessment. As previously stated, there is no plan to sell or commercially develop this property in the foreseeable future. However, at such time the property is sold, the conveyance document will be recorded in the Washington County Deed Records. The City of Wilsonville and Washington County appear to be the appropriate parties to an IGA.

Thank you for the opportunity to comment on your proposal. If you have any questions, please call Karen Pick at the above toll-free number, or directly at (503) 230-3249.

Sincerely,

A handwritten signature in cursive script that reads "Renee M. Ferrera".

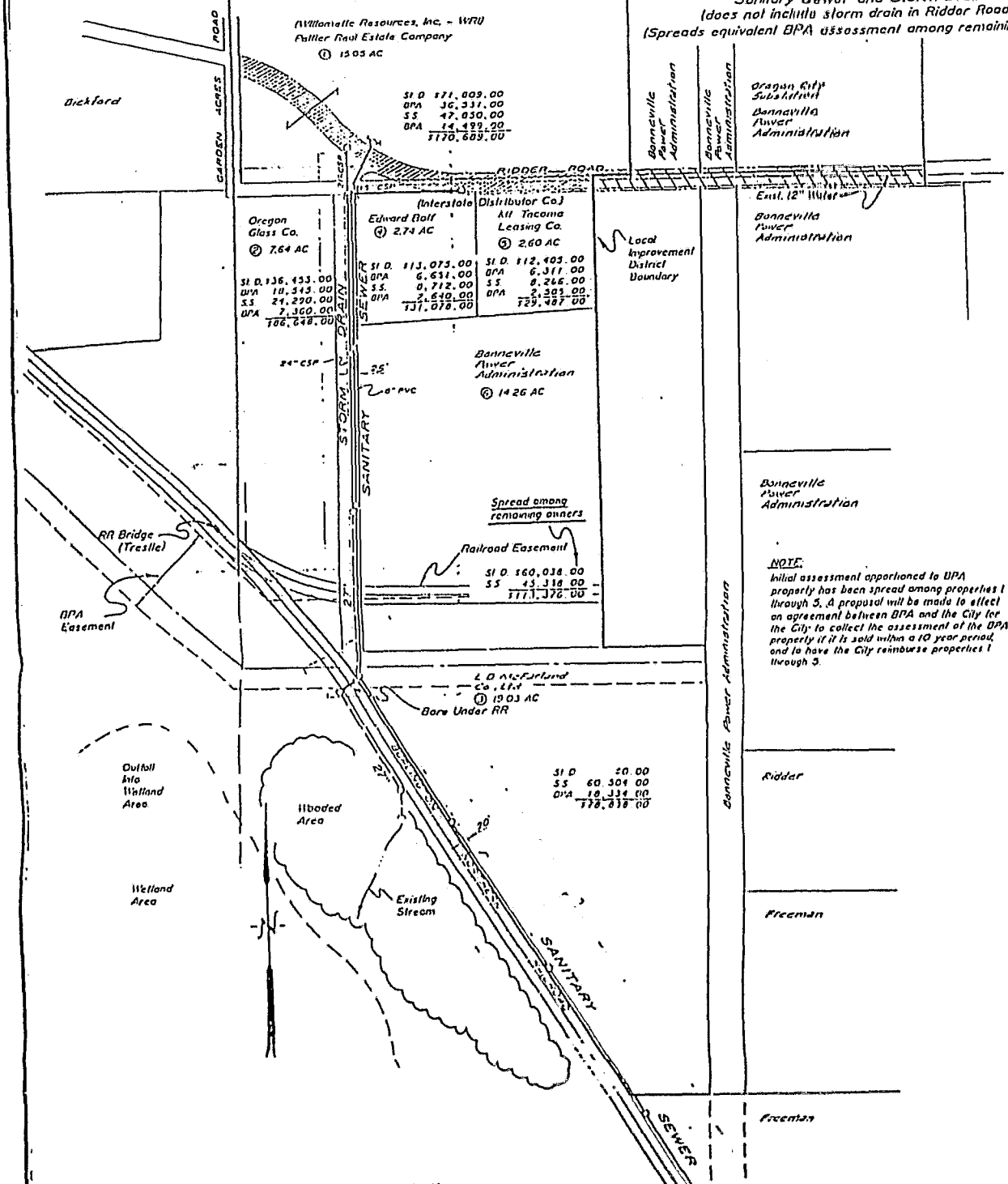
Renee M. Ferrera
Manager, Real Property Management

cc:

Mr. Mike Kohlhoff
City of Wilsonville
30000 SW Town Center Loop East
Wilsonville, OR 97070

PRELIMINARY ASSESSMENTS (6/26/94)

Sanitary Sewer and Storm Drain
(Does not include storm drain in Ridder Road)
(Spreads equivalent BPA assessment among remaining owners)



Bonneville Power Administration
Bonneville Power Administration
Bonneville Power Administration

Bonneville Power Administration

Bonneville Power Administration

NOTE:

Initial assessment apportioned to OPA property has been spread among properties 1 through 5. A proposal will be made to effect an agreement between BPA and the City for the City to collect the assessment of the OPA property if it is sold within a 10 year period, and to have the City reimburse properties 1 through 5.

Ridder

Freeman

Freeman

EXHIBIT I
SCALE = 1" = 100'

**CITY OF WILSONVILLE
RIDDER ROAD AREA LID
SANITARY SEWER & STORM DRAIN IMPROVEMENTS**

DEHAAS & ASSOCIATES, INC.
SUITE 303 - AGC CENTER
9940 SW COMMERCE CIRCLE
WILSONVILLE OREGON 97070
PHONE 1503 682-2430
FAX 602 2451

