

RESOLUTION NO. 1192

A RESOLUTION OF THE CITY OF WILSONVILLE MODIFYING THE ENGINEER'S REPORT AND REAFFIRMING THE INTENT TO MAKE THE IMPROVEMENTS TO THE RIDDER ROAD INDUSTRIAL AREA KNOWN AS LOCAL IMPROVEMENT DISTRICT NO. 11-94-ST.

WHEREAS, on October 17, 1994, the Wilsonville City Council adopted Resolution No. 1139 which declared the City's intent to initiate formation of a Local Improvement District (LID) No. 11-94-ST, as defined in ORS 223.387, the costs of which are to be paid by special assessment according to the benefits received, for the purpose of constructing water, sanitary sewer, storm drain and street improvements in the area in and around Ridder, Garden Acres and Clutter Roads; and

WHEREAS, Resolution No. 1139 also directed the preparation of Engineer's and Finance Director's Reports in conformance with Ordinance No. 350, Section 3.214 and 3.218, which sections outline the information to be contained within the Engineer's Report and the Finance Director's Report; and

WHEREAS, the petitioners', consultants (Urban Solutions and DeHaas and Associates) have prepared and City staff has reviewed the Engineer's and Finance Director's Reports and have determined that said reports have been prepared in accordance with Ordinance No. 350 Section 3.214 and 3.218 and are attached as Exhibits "A" and "B" respectively; and

WHEREAS, in conformance with Ordinance No. 350, a Public Hearing was held before the Wilsonville City Council for the purpose of taking public testimony on the formation of the proposed LID; and

WHEREAS, on December 5, 1994, the City Council passed Resolution No. 1150, authorizing the Mayor to make preliminary application to the OEDD for SPWF for the construction of the public improvements associated with LID No. 11-94-ST; and

WHEREAS, the City of Wilsonville has received a favorable response to its preliminary application and has been invited to submit a final application for SPWF funding of the public improvements associated with the LID; and

WHEREAS, a portion of Ridder Road fronting the Bonneville Power Association (BPA) property is outside the boundaries of the LID as the BPA has previously indicated that they are not interested in becoming part of the LID to pay for the improvements fronting their property; and

WHEREAS, the costs associated with the improvements fronting the BPA property are estimated at \$271,847; and

WHEREAS, portions of Ridder Road and Garden Acres Road to be realigned and reconstructed by the proposed LID improvements are under the jurisdiction and control of Washington County; and

WHEREAS, Washington County has offered the sum of approximately \$71,000 to the City of Wilsonville as an incentive for the City to take over jurisdiction and control of Ridder Road, said funds could be applied to the construction of the street improvements fronting the BPA property; and

WHEREAS, through a grant program offered and administered by OEDD based on the number of family wage jobs created or retained as a result of the construction of public improvements, additional funds in the amount of \$200,847 are available for the completion of the improvements fronting the BPA property ; and

WHEREAS, the LID petitioners are preparing the necessary information to allow for the application of these additional grant moneys to make up the construction cost shortfall for the improvements fronting the BPA property; and

WHEREAS, on March 6, 1995, Council conducted a public hearing and failed to receive remonstrances from owners representing two-thirds or more of the area to be assessed; and

WHEREAS, the Council, in Resolution No. 1166, declared its intent to make the

improvements known as LID No. 11-94-ST; and

WHEREAS, the Council authorized the City Engineer to enter an agreement with DeHaas and Associates, Inc. for the purpose of preparing plans and specifications and advertising for bids; and

WHEREAS, bids were received and evaluated and based on this evaluation, the overall LID costs have increased from \$811,280 to \$979,106 as indicated on Exhibits C and D; and

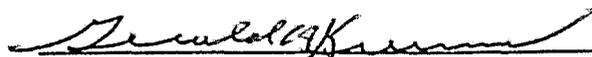
WHEREAS, this increase is significant and could impact on property owner support for completion of the improvements; and

WHEREAS, the City Recorder has given notice, of the proposed improvements and the revised costs (Exhibit E) by posting the notice in City Hall and sending a copy of the notice by certified mail to each and every affected property owner, that a public hearing will be held to hear objections, if any, to completing the improvements at the increased costs.

NOW THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The City Council approves and accepts the cost revisions to the Engineer's Report in association with LID No. 11-94-ST attached as Exhibits C and D respectively.
2. Having conducted a public hearing on the increased costs and failing to receive remonstrances from owners representing two thirds or more of the area to be assessed, the City Council declares its intent to make the improvements known as LID No. 11-94-ST.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 19th day of June, 1995, and filed with the Wilsonville City Recorder this same date.


GERALD A. KRUMMEL, Mayor

ATTEST:

Sandra C. King
SANDRA C. KING, City Recorder

SUMMARY of Votes:

Mayor Krummel Yes

Councilor Lehan Yes

Councilor Hawkins Yes

Councilor Leahy Yes

Councilor Leo Yes

ENGINEER'S REPORT

LID No. 11-94-ST

PUBLIC IMPROVEMENTS

In-The Area Of

RIDDER, CLUTTER and GARDEN ACRE ROADS

January, 1995

91.118.600

Scope of Project

This Industrially zoned property within the Wilsonville City limits requires public improvements to compliment existing development and provide for orderly future development. The owners of 100% of the property that will benefit by the subject improvements have petitioned the City Council to initiate the improvements.

The City's Resolution of Intent (Resolution No. 1139) was adopted 10/17/94.

Basic improvements will include construction of approximately 1235 lineal feet of street, 42 foot wide from curb to curb, with in-street storm drains along with off-street construction of approximately 3830 lineal feet of sanitary sewers and approximately 2360 lineal feet of storm drains necessary to bring those facilities to the benefitted properties.

Storm drain design and construction will be in accordance with NPDES rules and regulations.

Two potential railroad spur crossings have been identified on the McFarland tract, one in the panhandle and one in the area to the south. For the panhandle location, both storm drain and sanitary sewer will be crossed by a potential spur. The southerly spur crossing will be over only the sanitary sewer. Design and construction of the storm drain and sanitary sewer in these areas will be coordinated to meet Burlington Northern Railroad standards and to accommodate potential construction of the spurs.

Benefitted Properties

Properties which can be served by the proposed off-street sanitary sewer and storm drain improvements are shown on Exhibit No. 1 and include the following ownerships:

- | | | |
|-------------------------------------|---------------------|--------------|
| 1. Willamette Resources, Inc. (WRI) | T.L. 700, 800 & 801 | Map 3S-1W-2C |
| 2. Oregon Glass Company | T.L. 3001 & 3003 | Map 3S-1W-11 |
| 3. L.D. McFarland Company, Ltd. | T.L. 3002 | Map 3S-1W-11 |
| 4. Edward Bolf | T.L. 2900 | Map 3S-1W-11 |
| 5. Mt. Tahoma Leasing Company | T.L. 2500 | Map 3S-1W-11 |
| 6. Bonneville Power Administration | T.L. 2700 & 2800 | Map 3S-1W-11 |

The sanitary sewer line must also cross land owned by J.A. Freeman & Son, Inc. However, this property will not benefit from the proposed extension. The Freeman property already has direct access to an existing sewer main and can obtain service without extension of a public line. The Freeman property owners have agreed by letter to grant the necessary easement across their property.

Properties which can be served by the proposed street improvements are shown on Exhibit No. 2 and include the following ownerships:

1. Willamette Resources, Inc. (WRI)
2. Edward Bolf
3. Mt. Tahoma Leasing Company

The boundaries of benefitted property shown on Exhibits 1 & 2 have been drawn to include those properties which are considered adjacent and/or serviceable without further extension of public facilities. This determination was made based on the following considerations:

Willamette Resources, Inc.

WRI and Peltier Real Estate Company are subsidiary companies. They own 25.04 acres. All of their property can be served by the street improvements and extensions of both sanitary and storm facilities. However, 9.91 acres (Tax Lot 700) lie outside of the City limits and Urban Growth Boundary (UGB). Therefore, only 15.13 acres can be served without a UGB change and annexation.

As a part of considerations in seeking development approval and 100% petitions for the LID, WRI has agreed to be assessed the full amount of costs for improvements of the McFarland access to the realigned Ridder Road and the Garden Acres Road Cul-De-Sac.

Oregon Glass Company

Oregon Glass owns approximately 14 acres. The sanitary and storm lines will be located in a 60 foot wide panhandle of the McFarland property, adjacent to the eastern boundary of the Oregon Glass property. All of their property can be served by the extensions of both sanitary and storm facilities. However, their property is divided by the Regional Urban Growth Boundary (UGB) and City Limits. Therefore only the easterly 7.55 acres can be served until the UGB is amended and the property is annexed to the City. Oregon glass Company is not considered as served or benefitted by the street improvements.

The Oregon Glass buildings were built prior to the easterly building area being annexed to the City and were constructed under provisions of the Clackamas County Code. The easterly building is currently served by a sand filter sanitary sewer system. The westerly building has no existing sanitary sewer facilities. With the extension of the proposed sanitary sewer, this property would be required to connect, unless otherwise approved by the Director.

L.D. McFarland Co. Ltd.

McFarland owns 19.03 acres. The sanitary sewer line will pass across the western portion of their property adjacent to the railroad right-of-way, and then north within a 60 foot wide panhandle, which provides access to the property. Granting of a 20 foot easement is required for the sewer line adjacent to the railroad, up to the panhandle, then a 25 foot easement for both storm and sanitary sewer is needed through the panhandle. All of their property can be served by the sanitary sewer. McFarland is not considered as served or benefitted by the street or storm drain improvements.

Interstate Distributor Co.

Interstate Distributor Co. and Mt. Tahoma Leasing are subsidiary companies. They own or are purchasing on contract 5.33 acres, in two separate Tax Lots. One lot on Exhibits No. 1 & 2 is listed as Edward Bolf, who is a contract seller to Mt. Tahoma. The sanitary and storm lines will be located, in a 60 foot wide panhandle of the McFarland property, adjacent to the western boundary of the Interstate/Bolf property. Because of the joint ownership, these two lots are considered as one in concluding, they both can be served by both sanitary and storm facilities without further extensions of public lines.

Interstate Distributor constructed its facilities under County jurisdiction, prior to annexation. This facility is currently served by a pump and pressure line connected to the existing sanitary sewer trunk line located to the east of the BPA substation. The facility will be allowed to continue on the pump system, until further development permits are issued. At such time that expansion onto the Bolf property is proposed, the City intends to require that both properties connect to the proposed new gravity system. The sanitary sewer design will make provisions for the connections.

Bonneville Power Administration

BPA operates a major substation just east of the proposed project area. They own several acres around the substation. The sanitary and storm lines will be located, in a 60 foot wide panhandle of the McFarland property, adjacent to the southwest portion of the BPA property. However, most of the BPA property is not expected to be developed for industrial uses. Only the southwesterly 14.26 acres of the BPA property have been considered as adjacent and serviceable by the proposed improvements. This is also the area that is most likely to be developed for uses other than for BPA itself. Approximately 3 to 4 acres of this is currently being leased and used by Interstate Distributor Co.

BPA is a federal agency and has chosen not to participate in the LID as per the following statement:

"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."

Accordingly, the assessment for sanitary sewer and storm drain facilities which would have accrued to the 14.26 acre portion of BPA property has been distributed proportionally to the remaining five (5) benefitted properties.

Estimated Costs

The estimated total improvement costs are as follow:

	<u>Street</u>	<u>Storm Drain</u>	<u>Sanitary Sewer</u>	<u>Total</u>
Construction	\$307,500	\$152,860	\$147,700	\$608,060
Contingencies (10%)	<u>30,750</u>	<u>15,290</u>	<u>14,770</u>	<u>60,810</u>
Total Construction	\$338,250	\$168,150	\$162,470	\$668,870
Right-of-Way ←	7,200	---	---	7,200
Legal Administration & Engineering (IA & E) (20%)	<u>69,090</u>	<u>33,630</u>	<u>32,490</u>	<u>135,210</u>
Total	\$414,540	\$201,780	\$194,960	\$811,280

Distribution of Costs

The attached Exhibits No. 3 and No. 4 illustrate the calculation of assessments and show the preliminary distribution of costs to each benefitted property.

It was determined that benefits received for both the sanitary sewer and storm drain improvements are in direct proportion to the area of land served and that the equitable method of spreading costs for sanitary sewer and storm drain improvements is on an area basis. The area of the 60 foot wide panhandle portion of the McFarland tract was not included in the area calculation for either the sanitary sewer or the storm drain cost distribution, as it serves primarily as an access road and not an area that would be developed, other than as a street or access. The McFarland property is not served by the storm drain improvements and therefore no cost distribution has been made to McFarland.

As indicated hereinbefore, the BPA property is not proposed for assessment for storm drain or sanitary sewer improvements, and its apportionment has been distributed among the assessable properties.

It was determined that benefits received from street improvements are in direct proportion to the amount of property (front feet) abutting the street improvements and that the equitable method of spreading cost for street improvements is on a front-foot basis. The McFarland, Oregon Glass & BPA properties do not front on the street improvements and are not proposed to be assessed for street improvements.

The attached Preliminary Assessment Distribution Roll contains a description of each benefitted parcel and name and address of recorded owners.

Construction

If this project is approved, it is recommended that the work be let to contract in the usual manner. It is anticipated that the initial contract will be for sanitary sewer improvements and storm drains and a second contract will be let for the street improvements.


MARLIN J. DE HAAS, - P.E., P.L.S.

Attachments:

- Exhibit No. 1 - Preliminary Assessment Map showing distribution of sanitary sewer and storm drain improvement costs.
- Exhibit No. 2.- Preliminary Assessment Map showing distribution of street improvement costs.
- Exhibit No. 3 - Calculation of sanitary sewer and storm drain improvement assessments.
- Exhibit No. 4 - Calculation of street improvement assessments.
- Exhibit No. 5 - Preliminary Assessment Distribution Roll, including description of each parcel and name and address of recorded owners.

cc: 91.118.600
MJD/jmp

118REPRT.N21

STREET IMPROVEMENTS Exhibit No. 4
PRELIMINARY ASSESSMENTS (6/26/94)

(Does not include street fronting BPA)
(Does not include R/W costs, except for McFarland Conn.)

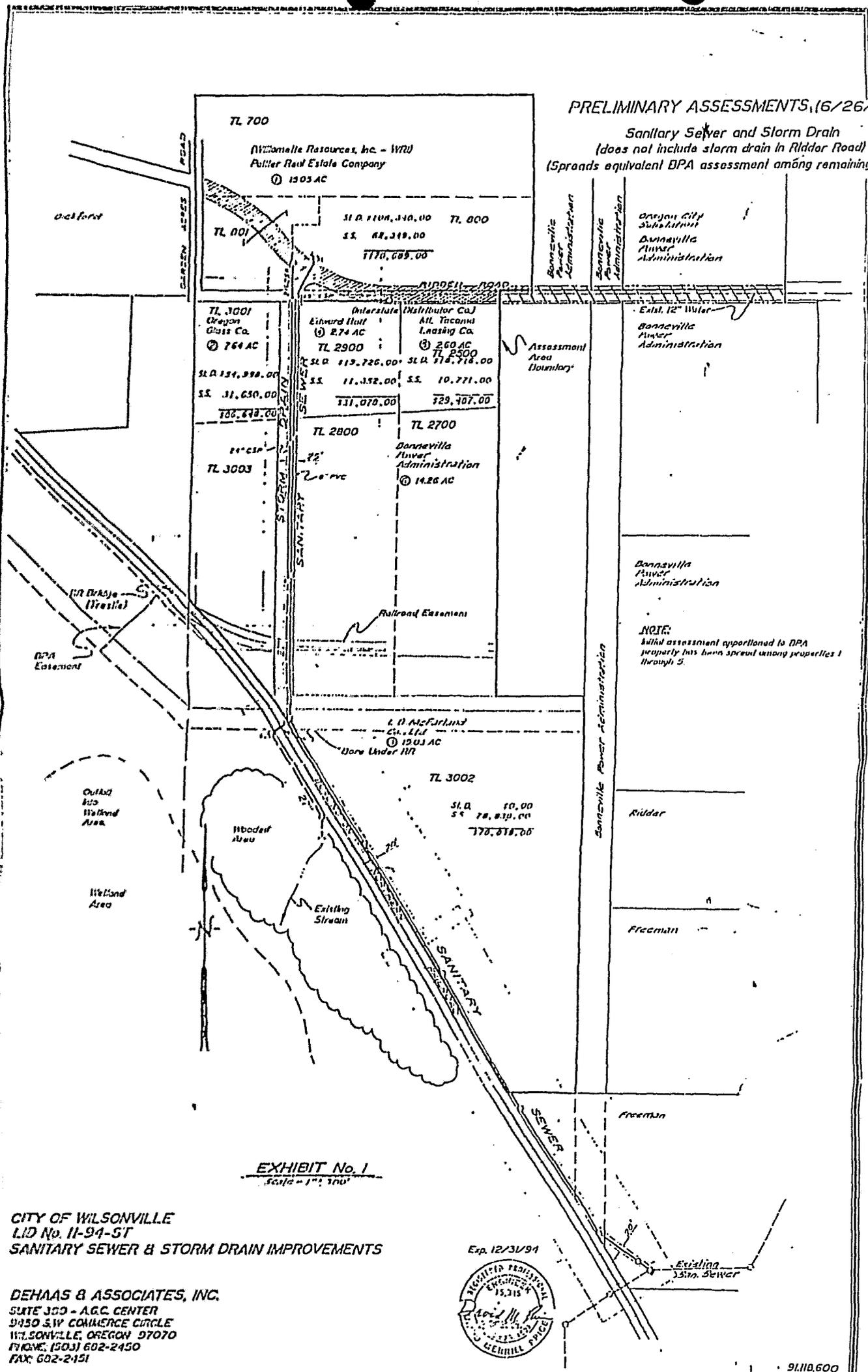
Ident No.	Owner	Frontage, Ft.	Frontage Assessment	Lump Sum Assessment	Total Assessment
1.	WRI Basic Frontage	1580	\$241,866		\$241,866
	WRI McFarland Conn.			\$ 23,580	23,580
	WRI Garden Ac. Rd. CDS			52,960	52,960
4.	Bolf	298	45,618		45,618
5.	Mt. Tahoma	330	50,516		50,516
		<u>2208</u>	<u>\$338,000</u>	<u>\$ 76,540</u>	<u>\$414,540</u>

Assessment Method - Frontage Basis

\$338,000.00 - \$ 153.08/frontage ft.
2208 ft.

PRELIMINARY ASSESSMENTS, (6/26/94)

Sanitary Sewer and Storm Drain
 (does not include storm drain in Riddar Road)
 (Spreads equivalent DPA assessment among remaining owners)



NOTE:
 Said assessment apportioned to DPA
 property has been spread among properties 1
 through 5.

EXHIBIT No. 1
 Scale - 1" = 300'

CITY OF WILSONVILLE
 LID No. 11-94-5T
 SANITARY SEWER & STORM DRAIN IMPROVEMENTS

DEHAAS & ASSOCIATES, INC.
 SUITE 300 - A.G.C. CENTER
 5450 S.W. COMMERCE CIRCLE
 WILSONVILLE, OREGON 97070
 PHONE: (503) 602-2450
 FAX: 602-2451



PRELIMINARY ASSESSMENT DISTRIBUTION ROLL, Exhibit No. 5

County Tax Map No. T.L. No.	Owner Name: Address:	Property Description for Assessment Purposes	Street		Storm Drain		Sanitary Sewer	
			Front Foot	Assessment	Acres	Assessment	Acres	Assessment
1. Washington County 3S-1W-2C T.L. 700, 800, 801	Peltier Real Estate Co. c/o Richard Brentano 2215 N. Front St. Woodburn, OR 97071	A tract of land in Section 2 of Township 3 South, Range 1 West, Willamette Meridian, Washington Co., Oregon: Being that tract of land more particularly described in Fee Number 91-029719 and Parcels II and III of Fee Number 90-055370, Washington County Records.	1580	= \$241,866.00	15.05	\$108,340.00	15.05	\$ 62,349.00
2. Clackamas County 3S-1W-11 T.L. 3001, 3003	Oregon Glass Co. 10450 SW Ridder Rd. Wilsonville, OR 97070	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 72-17221 and Fee Number 87-47108, Clackamas County Records.			7.64	54,998.00	7.64	31,650.00
3. Clackamas County 3S-1W-11 T.L. 3002	L.D. McFarland Co. Ltd. c/o McFarland Cascade P.O. Box 1496 Tacoma, WA 98401-1496	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 84-18781, Clackamas County Records.					19.03	78,838.00
4. Clackamas County 3S-1W-11 T.L. 2900	Edward L. Bolf P.O. Box 99307 Tacoma, WA 98499	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 87-17758, Clackamas County Records.	298	45,618.00	2.74	19,726.00	2.74	11,352.00
5. Clackamas County 3S-1W-11 T.L. 2500	Mt. Tahoma Leasing Co. P.O. Box 4599 Tacoma, WA 98455-0999	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 84-44546, Clackamas County Records.	330	<u>50,516.00</u> \$414,540.00	2.60	<u>18,716.00</u> \$201,780.00	2.60	<u>10,771.00</u> \$194,960.00

City of
WILSONVILLE
 in OREGON

Date: January 24, 1995
 To: Honorable Mayor and City Council
 From: Gary Wallis, Finance Director *gpw*
 Subject: Financial Investigation Report - LID #11-94-ST

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

Ordinance #350 directs the Finance Director to prepare a financial investigation report concerning the proposed LID. The following information is submitted to address those requirements. Information for this report was obtained from the County Assessors and Ben Altman, consultant for the property owners.

(1) Assessed valuation of property.

<u>Tax Lot</u>	<u>Acres</u>	<u>Assessed Value</u>	<u>County</u>
700, 800, 801	15.05	804,850	Washington
2500	2.60	846,630	Clackamas
2900	2.74	201,640	Clackamas
3001, 3003	7.64	1,755,120	Clackamas
3002	19.03	1,124,680	Clackamas

(acreage figures per Dehaas & Associates)

(2) Number of vacant lots or description of unused lands in area affected.

<u>Tax Lot</u>	<u>Owner</u>	<u>Development Status</u>
700, 801	Peltier	Undeveloped
800	Peltier	Partial development or under construction
2500	MT Tahoma	Partial development or under construction
2900	Bolf	Partial development or under construction
3001	Oregon Glass	Partial development or under construction
3002	McFarland	Undeveloped
3003	Oregon Glass	Undeveloped

(3) Number of similar lots held by the City through foreclosure.

The City has not foreclosed on any property in the area.

(4) Delinquency rate of assessments and taxes in the area.

There are no delinquent taxes owing on the properties in the proposed LID.

Historic payment trend information segregated by this area is not available. However, on a citywide basis delinquency rates for the last four years is as follows:

1991 1.4%, 1992 2.26%, 1993 4.5%, 1994 NA%

(5) Real estate value trends in the area.

Real estate trends in the City generally have been strong over the past several years. According to the consultant hired by the property owners, the values of the property in the area have been lower than the rest of the city due in part to the lack of full urban services. However, development interest in the area has increased. With the improvements to be provided by the LID, the land values can be expected to reach full market value, consistent with the rest of the city.

- (6) Tax levy trends and potential financial impact on improvement district.
 Historic property tax was not readily available at the time of this report. Property tax levy for 1994 by tax lot is provided below. Potential financial impact is a rough approximation of the annual LID assessment assuming 15 year bonds at 7.5%. Final assessments will differ from these estimates due to the actual costs of construction, bond issuance costs and the interest rate available at the time of sale.

<u>Tax Lot</u>	<u>1994 Tax Levy</u>	<u>Potential Impact(*)</u>
700, 800, 801	\$12,658.43	\$30,900
2500	14,662.78	5,300
2900	3,492.19	5,700
3001, 3003	30,396.93	15,700
3002	19,478.32	39,100

(*prorated based upon acreage)

- (7) Conformance of the project to the City's Comprehensive Plan.
 Wayne Sorensen, Planning Director, states that the proposed project complies with the Comprehensive Plan.

- (8) Attitude of property owners toward the project.
 According to the consultant hired by the property owners, the attitude of the owners is very positive. 100% of the effected owners within the boundary signed both a memorandum of understanding and the petition to form the LID.

- (9) Status of municipal debt.
 ORS 223.295 limits overall municipal debt to 3% of the real market value. Using the 1994-95 cash value, the allowable limit for total indebtedness is approximately \$29 million. Outstanding general indebtedness as of June 30, 1994 was about \$6 million. The difference of \$23 million is the legal maximum amount of debt the city may issue at this time; thus, adequate capacity exists to issue bonds for this project.

- (10) Cost of financing.
 Current estimates for improvements in rounded amounts are:

Streets	\$202,000
Sanitary Sewer	195,000
Streets	415,000
Bond Issue Costs	<u>41,000</u>
Total	\$853,000

Interest financing charges at 7.5% for 15 years totals \$597,000

- (11) Credit worthiness of petitioners.
 Credit reports indicate no negative credit worthiness of petitioners.



775 Summer St., NE
Salem, Oregon 97310
503-986-0125
Fax 503-581-5115
TDD 503-986-0123



Barbara Roberts
Governor

December 30, 1994

Honorable Gerald A. Krummel
Mayor of Wilsonville
8445 SW Elligsen Rd.
Wilsonville, OR 97070

Subject: Special Public Works Fund (SPWF), Application
No. APP113, (\$1,061,280), Ridder Road Industrial Area
Road & Utilities Improvement District

Dear Mayor Krummel:

We have received your preapplication for Special Public Works Fund assistance for the purpose of constructing infrastructure roads, water, sewer and storm sewer for the development of 61.32 acres of industrial land. The preapplication indicates that one firm has committed 12 new jobs if the requested infrastructure is provided.

A copy of the analysis of the preliminary application prepared by Les Paul, SPWF Project Coordinator, is attached. It appears that the proposed project may meet the requirements for SPWF assistance and you are, therefore, invited to submit a final application to this office.

When we have received the completed application, including the information requested in the staff analysis, we will start reviewing it for compliance with program requirements and the need for financial assistance to construct the project.

If you need assistance regarding any rules or procedures for the SPWF program, please contact Les Paul at (503) 986-0139.

Sincerely,

for Yvonne Addington, Manager
Regional Development Division

Attachment

c: Don Mann
Mike Stone, City Engineer

OEDD is an
AA/EEO employer
and complies with
Section 504 of the
Rehab. Act of 1973

FILE: F:\USER\CDSUP\DOCUMENT\TEMP\TEMP3682

CITY OF WILSONVILLE
ENGINEERING DEPT.

JAN 10 1995

RECEIVED

DATE: December 30, 1994

To: Yvonne Addington, Manager
Infrastructure Development

Betty Pongracz, Manager
Infrastructure Development

FROM: Les Paul, Project Coordinator
Infrastructure Development

LP

INTEROFFICE
MEMO

SUBJECT: Special Public Works Fund (SPWF), Application No. APP113,
(\$1,061,280), City of Wilsonville, Ridder Road Industrial Area
Road & Utilities Improvement District

BACKGROUND/NEED

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

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 Local Improvement District (LID) based on 100 percent petitions, to construct the necessary improvements. The Bonneville Power Administration (BPA) owns property, including 1000 feet of road frontage, but is not participating in the LID.

DISCUSSION

The funding for debt service using the LID appears to be well in place. The city is looking at some pro rata assessments to cover the BPA share (\$198,400). It may be appropriate to use SPWF grant funds to offset this shortfall.

Grant funds based on Capacity Building are not available for Wilsonville. Additional firm business commitments located within the project area (Oregon Glass and Interstate Distributors) have expansion and/or moving plans contingent upon this proposal.

The road improvements, located in Washington County, and the newly constructed utilities will be transferred to the City of Wilsonville upon project completion.

RECOMMENDATION

I recommend that the City of Wilsonville be invited to submit a final application for funding consideration. Special emphasis should be given to the items in Attachment A.

FINAL APPLICATION ISSUES

Please give special emphasis to the following issues in the final application:

FINANCIAL INFORMATION:

SECTION 6

Your application should combine loan and grant funds in one column under "SPWF Funds Requested."

The city's project administration costs need to be included under "Other Public Funds" or "Properties/Benefitted Private Inv."

Total project costs must be shown. We are not sure if the Bonneville Power Administration frontage costs (\$198,400 noted in Section 8 of the preapplication as unfunded at this time), are included.

ENGINEERING REPORT:

The preliminary engineering report needs to include in it's scope of work the following or similar:

Storm drainage will be analyzed with regard to any permitting requirements for municipal collection, retention, treatment and discharge. These issues will be addressed in accordance with the current National Pollutant Discharge Elimination System requirements.

Are buried conduits needed for street lighting and/or communication lines?

JOBS:

The potential for 720 new jobs within the 61.32 acres of new industrial land makes this application very exciting. However, capacity building does not qualify for grant funds under SPWF in a non-"Severely Affected Community" like Wilsonville. Your grant funds must be supported by firm business commitments that list new jobs and retained jobs if applicable. We suggest that you include correspondence from Interstate Distributors and Oregon Glass to indicate their future expansion and/or moving plans that are contingent upon this proposed project.

[Ridder Road LID]Assessment Check 2

County Tax Map No.	Owner Name:	Property Description for Assessment Purposes:	Storm Sewer						
			Area in acres	Construction	Contingency	L,A, &E	ROW	6/95	
1	Washington County 3S-1W-2C T.L. 700, 800, 801	Pellier Real Estate Co. c/o Richard Brentano 2215 N. Front St. Woodburn, OR 97071	A tract of land in Section 2 of Township 3 South, Range 1 West, Willamette Meridian, Washington Co., Oregon: Being that tract of land more particularly described in Fee Number 91-029719 and Parcels II and III of Fee Number 90-055370, Washington County Records.	15.05	\$100,698	\$10,757	\$18,057	\$3,356	\$132,867
2	Clackamas County 3S-1W-11 T.L. 3001, 3003	Oregon Glass Co. 10450 SW Ridder Road Wilsonville OR 97070	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 72-17221 and Fee Number 87-47108, Clackamas County Records.	7.64	\$51,118	\$5,461	\$9,166	\$1,704	\$67,449
3	Clackamas County 3S-1W-11 T.L. 3002	L.D. McFarland Co. Ltd. c/o McFarland Cascade P.O. Box 1496 Tacoma WA 98401-1496	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 84-18781, Clackamas County Records	0					
4	Clackamas County 3S-1W-11 T.L. 2900	Edward L. Bolf P.O. Box 99307 Tacoma, WA 98499	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 87-17758, Clackamas County Records.	2.74	\$18,333	\$1,958	\$3,287	\$611	\$24,190
5	Clackamas County 3S-1W-11 T.L. 2500	Mt. Tahoma Leasing Co. P.O. Box 4599 Tacoma WA 98455-0999	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 84-44546, Clackamas County Records.	2.6	\$17,396	\$1,858	\$3,119	\$580	\$22,954
			Total	28.03	\$187,545	\$20,035	\$33,630	\$6,250	\$247,460
			Less LS						
			Net assessable by frontage						
			Assessment per ft		\$6,691	\$715	\$1,200	\$223	\$8,828
			Check		\$187,545	\$20,035	\$33,630	\$6,250	\$247,460

[Ridder Road LID]Assessment Check 2

	County Tax Map No.	Owner Name:	Property Description for Assessment Purposes:	Area in acres	Sanitary Sewer					Owner, 6/95
					Construction	Contingency	L,A, &E	ROW	Sewer, 6/95	
1	Washington County 3S-1W-2C T.L. 700, 800, 801	Peltier Real Estate Co. c/o Richard Brentano 2215 N. Front St. Woodburn, OR 97071	A tract of land in Section 2 of Township 3 South, Range 1 West, Willamette Meridian, Washington Co., Oregon: Being that tract of land more particularly described in Fee Number 91-029719 and Parcels II and III of Fee Number 90-055370, Washington County Records.	15.05	\$53,476	\$5,713	\$10,390	\$5,210	\$74,790	\$587,569
2	Clackamas County 3S-1W-11 T.L. 3001, 3003	Oregon Glass Co. 10450 SW Ridder Road Wilsonville OR 97070	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 72-17221 and Fee Number 87-47108, Clackamas County Records.	7.64	\$27,147	\$2,900	\$5,275	\$2,645	\$37,966	\$105,415
3	Clackamas County 3S-1W-11 T.L. 3002	LD. McFarland Co. Ltd. c/o McFarland Cascade P.O. Box 1496 Tacoma WA 98401-1496	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 84-18781, Clackamas County Records	19.03	\$67,618	\$7,223	\$13,138	\$6,588	\$94,568	\$94,568
4	Clackamas County 3S-1W-11 T.L. 2900	Edward L. Bolf P.O. Box 99307 Tacoma, WA 98499	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 87-17758, Clackamas County Records.	2.74	\$9,736	\$1,040	\$1,892	\$949	\$13,616	\$93,739
5	Clackamas County 3S-1W-11 T.L. 2500	Mt. Tahoma Leasing Co. P.O. Box 4599 Tacoma WA 98455-0999	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 84-44546, Clackamas County Records.	2.6	\$9,238	\$987	\$1,795	\$900	\$12,920	\$97,814
			Total	47.06	\$167,216	\$17,863	\$32,490	\$16,291	\$233,860	\$979,106
			Less LS							
			Net assessable by frontage							
			Assessment per ft		\$3,553	\$380	\$690	\$346	\$4,969	
			Check		\$167,216	\$17,863	\$32,490	\$16,291	\$233,860	

[Ridder Road LID]Assessment Check 2

County Tax Map No.	Owner Name:	Property Description for Assessment Purposes:	Frontage (ft)	Construction	Street				
					Contingency	L,A, &E	ROW	street, 6/95	
					\$0				
1	Washington County 3S-1W-2C T.L. 700, 800, 801	Peltier Real Estate Co. c/o Richard Brentano 2215 N. Front St. Woodburn, OR 97071	A tract of land in Section 2 of Township 3 South, Range 1 West, Willamette Meridian, Washington Co., Oregon: Being that tract of land more particularly described in Fee Number 91-029719 and Parcels II and III of Fee Number 90-055370, Washington County Records.	1580	\$223,294	\$23,854	\$44,260	\$5,152	\$296,559
			LS	\$19,650	\$2,099	\$3,930	\$0	\$25,679	
			LS	\$44,133	\$4,715	\$8,827	\$0	\$57,674	
2	Clackamas County 3S-1W-11 T.L. 3001, 3003	Oregon Glass Co. 10450 SW Ridder Road Wilsonville OR 97070	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 72-17221 and Fee Number 87-47108, Clackamas County Records.						
3	Clackamas County 3S-1W-11 T.L. 3002	L.D. McFarland Co. Ltd. c/o McFarland Cascade P.O. Box 1496 Tacoma WA 98401-1496	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 84-18781, Clackamas County Records		\$0				
4	Clackamas County 3S-1W-11 T.L. 2900	Edward L. Bolf P.O. Box 99307 Tacoma, WA 98499	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 87-17758, Clackamas County Records.	298	\$42,115	\$4,499	\$8,348	\$972	\$55,933
5	Clackamas County 3S-1W-11 T.L. 2500	Mt. Tahoma Leasing Co. P.O. Box 4599 Tacoma WA 98455-0999	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 84-44546, Clackamas County Records.	330	\$46,637	\$4,982	\$9,244	\$1,076	\$61,940
			Total	2208	\$375,829	\$40,149	\$74,608	\$7,200	\$497,786
			Less LS		\$63,783	\$6,814	\$12,757	\$0	
			Net assessable by frontage		\$312,046	\$33,335	\$61,851	\$7,200	
			Assessment per ft		\$141	\$15	\$28	\$3	\$188
			Check		\$375,829	\$40,149	\$74,608	\$7,200	\$497,786

[Ridder Road LID]Assessment Comp

County Tax Map No.	T.L. Owner Name:	Property Description for Assessment Purposes:	Street		Storm Sewer		Sanitary Sewer		Total for Property Owner, 6/95	Total for Property Owner, 1/95		
			Sub-total street, 6/95	Sub-total street, 1/95	Sub-total-Storm sewer, 6/95	Sub-total-Storm sewer, 1/95	Sub-total-Sanitary Sewer, 6/95	Sub-total-Sanitary Sewer, 1/95				
1	Washington County 3S-1W-2C T.L. 700, 800, 801	Peltier Real Estate Co. c/o Richard Brentano 2215 N. Front St. Woodburn, OR 97071	A tract of land in Section 2 of Township 3 South, Range 1 West, Willamette Meridian, Washington Co., Oregon: Being that tract of land more particularly described in Fee Number 91-029719 and Parcels II and III of Fee Number 90-055370, Washington County Records.		\$296,559	\$241,866	\$132,867	\$108,340	\$74,790	\$62,349	\$587,569	\$489,095
2	Clackamas County 3S-1W-11 T.L. 3001, 3003	Oregon Glass Co. 10450 SW Ridder Road Wilsonville OR 97070	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 72-17221 and Fee Number 87-47108, Clackamas County Records.				\$67,449	\$54,998	\$37,966	\$31,650	\$105,415	\$86,648
3	Clackamas County 3S-1W-11 T.L. 3002	L.D. McFarland Co. Ltd. c/o McFarland Cascade P.O. Box 1496 Tacoma WA 98401-1496	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 84-18781, Clackamas County Records						\$94,568	\$78,838	\$94,568	\$78,838
4	Clackamas County 3S-1W-11 T.L. 2900	Edward L. Bolf P.O. Box 99307 Tacoma, WA 98499	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 87-17758, Clackamas County Records.		\$55,933	\$45,618	\$24,190	\$19,726	\$13,616	\$11,352	\$93,739	\$76,696
5	Clackamas County 3S-1W-11 T.L. 2500	Mt. Tahoma Leasing Co. P.O. Box 4599 Tacoma WA 98455-0999	A tract of land in Section 11 of Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon: Being that tract of land more particularly described in Fee Number 84-44546, Clackamas County Records.		\$61,940	\$50,516	\$22,954	\$18,716	\$12,920	\$10,771	\$97,814	\$80,003
			Total	\$497,786	\$414,540	\$247,460	\$201,780	\$233,860	\$194,060	\$979,106	\$811,280	
			Less LS									
			Net assessable by frontage									
			Assessment per ft	\$188		\$8,828		\$4,969				
			Check	\$497,786		\$247,460		\$233,860				

EXHIBIT A

NOTICE OF PUBLIC HEARING

TO OWNERS OF REAL PROPERTY IN THE
RIDDER ROAD INDUSTRIAL AREA
TO FORM LOCAL IMPROVEMENT DISTRICT (LID NO. 11-94-ST)

(For Street, Storm Drainage, and Sanitary Sewer)

Pursuant to action by the Wilsonville City Council at a regular meeting thereof on Tuesday, January 24, 1995, and its Resolution 1157 adopted on that date; and at a regular meeting thereof on March 6, 1995, and its Resolution 1166 adopted on that date; and in accordance with the provisions of Chapter 3.230 of the Wilsonville Code, the undersigned City Recorder for the City of Wilsonville, Clackamas and Washington Counties, Oregon, hereby gives the following notice to the owners of real property within the improvement district which is known as "Ridder Road Industrial Area LID # 11-94-ST, the tax lots of which are as follows:

Tax Lots 700, 800, and 801, Map T3S-R1W-2C; and
Tax Lots 3001 and 3003, Map T3S-R1W-11; and
Tax Lot 3002, Map T3S-R1W-11; and
Tax Lots 2500 and 2900, Map T3S-R1W-11

- A. The proposed improvements are for the purpose of laying out and constructing 2360 lineal feet of storm drainage, 3830 lineal feet of sanitary sewer lines, and further to realign and reconstruct the western 1235 lineal feet of SW Ridder Road, including 42 foot from curb to curb, with in-street storm drainage, sidewalks, street lights, and traffic control signage and striping. The properties to be specially benefited by such improvements are immediately adjacent to or take access from said portion of SW Ridder Road and the assessment area for each of said property and the extent of the proposed improvement district is shown in a map in the City Engineer's Report. The City declared its intentions to make such improvements by its Resolution No. 1139, adopted October 17, 1994.
- B. Preliminary Plans and written report of the City's engineer as referred to in the foregoing paragraph A, as well as a Financial Investigation Report, were approved by the Wilsonville City Council at a regular meeting on Tuesday January 24, 1995. Said Plans, Reports, Specifications, Maps, and costs estimates and the entire record of this local improvement district project are now on file with the Wilsonville Community Development Director at the Wilsonville City Hall Annex, and is subject to the examination of any person or persons whomever may be interested. Said reports and records may be examined at the Wilsonville City Hall Annex at 8445 SW Elligsen Road, Wilsonville, Washington County, Oregon, between the hours of 9:00 a.m. and 4:30 p.m., Monday through Friday in each week hereafter.

Costs have increased and the revised cost figures for the written report of the city's engineer are also on file with the Wilsonville Community Development Director and will be considered by the City Council at a regular meeting on June 19, 1995.

- C. BECAUSE OF THE COST INCREASES, OBJECTIONS TO SAID REPORTS, PLANS AND IMPROVEMENT PROJECT WILL BE CONSIDERED BY THE WILSONVILLE CITY COUNCIL AT A REGULAR MEETING AND PUBLIC HEARING AT THE

WILSONVILLE CITY HALL ANNEX, SCHEDULED TO BEGIN AT 7:00 P.M. ON MONDAY JUNE 19, 1995.

- D. Written remonstrances may be filed against the proposed improvement project, and any such remonstrances must be filed at the office of the Wilsonville City Recorder not later than 5:00 p.m. on Monday, June 19, 1995. Oral objections or written remonstrances may be made or filed at the time of the public hearing.
- E. The estimated total cost of the project is \$979,106, consisting of \$479,786 for street, \$247,460 for storm drainage, and \$233,860 for sanitary sewer, all of which will be financed by Oregon Special Public Works Funds repaid by assessments to the benefited properties, the owners thereof and the assessed values are as follows:
1. Tax Lot 700, 800, and 801, Map T3S-R1W-2C
Owner: Peltier Real Estate Company
Assessed Value: \$804,850
 2. Tax Lot 3001 and 3002, Map T3S-R1W-11
Owner: Oregon Glass Company
Assessed Value: \$1,755,120
 3. Tax Lot 3002, Map T3S-R1W-11
Owner: L.D. McFarland Co. Ltd.
Assessed Value: \$1,124,680
 4. Tax Lot 2500, Map T3S-R1W-11
Owner: Mt. Tahoma Leasing Co.
Assessed Value: \$846,630
 5. Tax Lot 2900, Map T3S-R1W-11
Owner: Edward Bolf
Assessed Value: \$201,640

The estimated total cost of the proposed improvement project which is to be paid by the special assessment of benefited properties is AN ESTIMATE ONLY which includes construction costs, right-of-way and easement costs, engineering, surveying, inspection, administration, legal and contingencies. The estimated assessments of the various properties within the improvement district are as set forth in Exhibit 5 of the City Engineer's Report, attached hereto. Also attached is a comparison of costs based on the January, 1995 Engineer's Report and the current figures.

Dated, posted and mailed this 8th day of June, 1995.

SANDRA C. KING, City Recorder
Wilsonville City Hall
30000 SW Town Center Loop East
Wilsonville OR 97070