



City of Prineville

387 NE THIRD STREET ♦ PRINEVILLE, OREGON 97754

DEPARTMENT OF PUBLIC WORKS

ENGINEERING DEPARTMENT

Phone: (541)447-2357 FAX: (541) 447-5628

EMAIL: eklann@cityofprineville.com

09/26/2017

Engineer's Report

Re: Crestview Reimbursement District for SW Crestview Ln. water extension
Applicant: Ronald and Julianna Krebs

Ordinance 1149 allows the formation of reimbursement districts when a person constructs public infrastructure such as a water or sewer line to serve their property when that line also may serve other properties in the vicinity. That Ordinance requires that other properties that could be served by the infrastructure be identified and it creates a mechanism that allows the person constructing the infrastructure to recover part of the cost of the infrastructure by requiring the City to charge other property owners in the district a proportional amount of the infrastructure cost when those properties connect to the infrastructure.

1) Approximately 300 feet of water line has been constructed within SW Crestview Ln. to serve the applicant's property at 576 SW Crestview Ln. The City has a "to and through" policy that makes each property responsible for public utility extensions along their own property frontage. In this way smaller properties don't have to pay for potentially extending a line past a larger property that is already connected because the line should have already been brought "to and through" that property. Reimbursement districts allow property owners to potentially recover the cost of an improvement should a line be extended past another that has not yet connected. Four other properties including the applicant have the ability to be served by this water line as shown on Exhibit A.

2) Exhibit A attached to this report shows the properties that will be included in the district including the applicant's property. The properties located at the corner of Park Dr. and Crestview Ln. (15-16-06C 004100 & 3300) may connect to the existing line in Park Drive and avoid the reimbursement district. The City's "to and through" policy does not require the extension of services on both frontages. There is however a potential for these properties to be partitioned or subdivided which may create a parcel or lot that fronts onto Crestview Ln. that would require connection to the Crestview line.

Krebs Property: 15-16-06C 003200, West ½ of lot 18 of the Bowens Subdivision

Luelling Property: 15-16-06C 003300, West 148 ft. of lot 9 of the Bowens Subdivision

Mickle Property: 15-16-06C 004100, Parcel 2 of Partition plat 2007-09

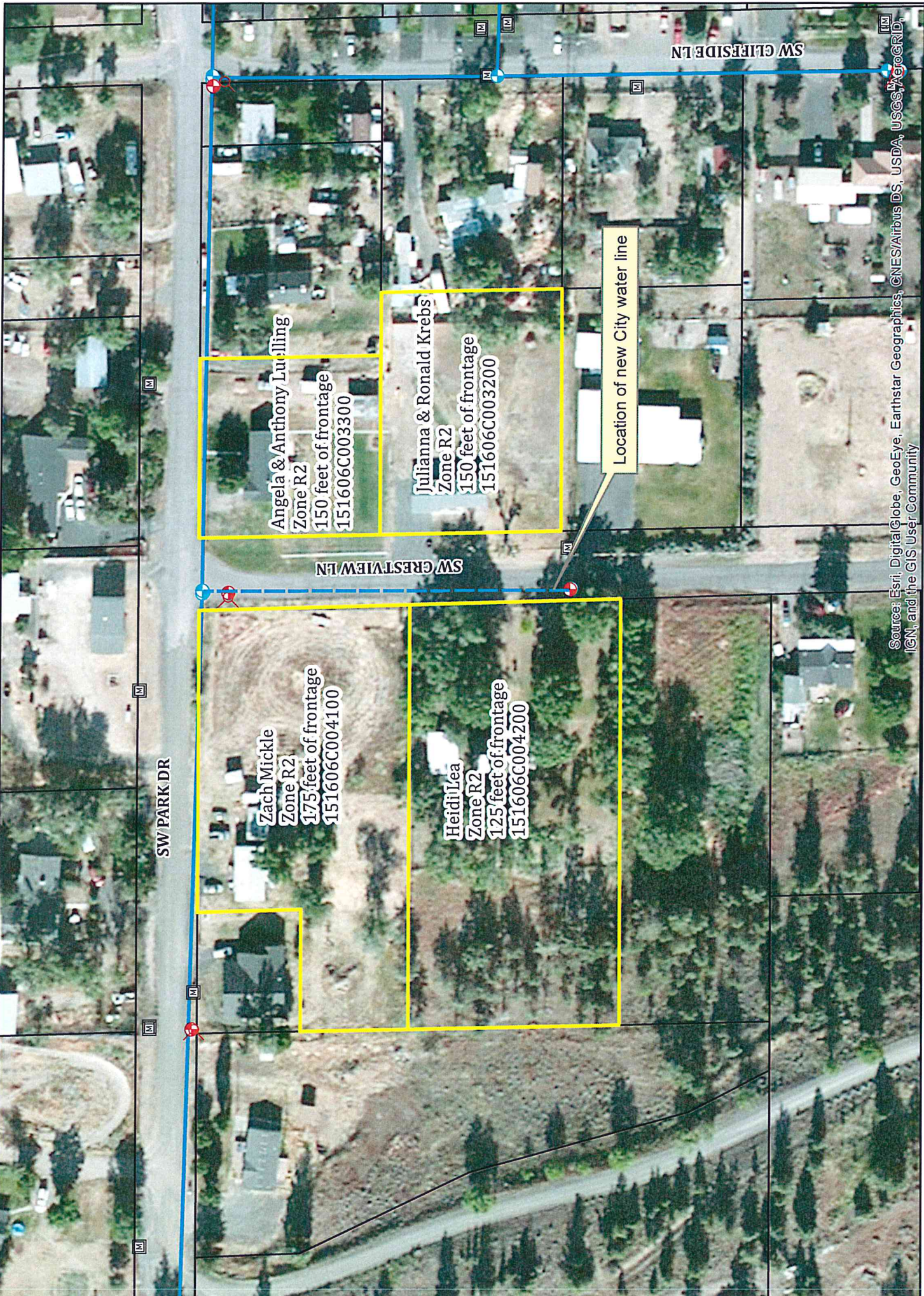
Lea Property: 15-16-06CA 04200, Lot 23 of Bowens Subdivision

- 3) Confirmation of the actual cost of the project has been provided by the applicant and their contractor. The total cost associated with the extension of the water line is \$20,000.
- 4) As shown in Exhibit A and described in section (2), four properties will be included in the district. \$20,000.00 will be divided equally among these properties with each paying 25% of the total cost, which is \$5,000.00. This fee will be due concurrently with payment of the City's System Development Charge for water prior to connection to the water line.
- 5) Due to the small size of the project the City is waiving its right to charge an administration fee.
- 6) Similar to other local improvement districts that the City has administered, I recommend that the right of reimbursement exist for no more than 10 years beginning with the Council's approval of the reimbursement district.
- 7) The project is complete and built to City standards. A bill of sale has been signed by the applicant and myself to complete the transfer of the water line to the City.
- 8) I recommend that Crestview reimbursement district be established with the terms of such district consistent with the provisions of this report.

Sincerely,



Eric Klann
City of Prineville Engineer



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Exhibit A
Crestview Water Line Reimbursement District

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From: Anthony and Angela Luelling
1474 sw park dr Prineville,OR 97754
541-480-2840

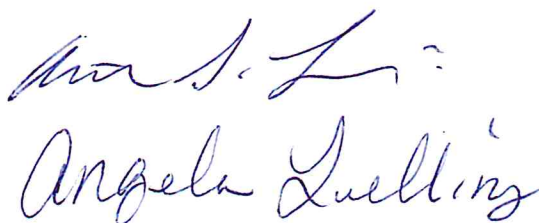
TO: Prineville city council

Ref: Crestview reimbursement district for sw crestview ln.
Water extension.

We object to this proposal and feel we are exempt for the following reasons:

1. Our property fronts park dr and our address is park dr. We already have access to a water line that runs on park drive that existed prior to the crest view water line being extended .
2. We never received any notice of the crestview water line being extended or how it might affect us . We feel if we were to be held responsible for paying a portion of it we would've needed to be notified prior to the extension.
3. We have no intention of subdividing our property . We have invested a lot in our current well and water system and have no plans of hooking up to city water now or in the future.

Sincerely Anthony and Angela Luelling


Angela Luelling

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