

RESOLUTION NO. 855  
CITY OF PRINEVILLE

A RESOLUTION PROVIDING FOR THE PLACEMENT OF SEWER AND WATER LINES AND THE RESURFACING OF STREETS IN THAT AREA IDENTIFIED AS THE SPRUCE LANE AREA OF THE CITY OF PRINEVILLE, AND DECLARING THE INTENTION OF THE CITY OF PRINEVILLE TO CAUSE THE CONSTRUCTION OF SAID PROJECT THROUGH THE USE OF A LOCAL IMPROVEMENT DISTRICT (LID); SETTING A DATE FOR A PUBLIC HEARING TO CONSIDER PROTESTS AGAINST SAID IMPROVEMENTS AND THE FORMATION OF AN LID FOR THAT PURPOSE ; AND PROVIDING FOR THE SERVING OF THE OWNERS OF BENEFITTED PROPERTIES WITH NOTICE OF SAID HEARING.

IT IS HEREBY RESOLVED BY THE CITY OF PRINEVILLE AS FOLLOWS:


1. That it is the intention of the City Council of Prineville, Oregon, to cause the placement of sewer and water lines, and the resurfacing of streets to serve the real properties described in Exhibit "A" attached hereto and as shown on the map attached hereto as Exhibit "B", and by this reference both Exhibits made a part hereof in accordance with plans and specifications on file in the office of the City Manager, City Hall, 400 East 3<sup>rd</sup> Street, Prineville, Oregon, and to assess upon each lot, or part thereof, benefitted by such improvements, its proportionate share of the costs of said improvements as provided by O.R.S. Chapter 223.389.

2. The City Council for the City of Prineville will meet in the City Council Chambers of Prineville City Hall on the 14<sup>th</sup> day of September, 1999, at 7:00 p.m., at which time and place the owners of said benefitted properties are hereby called upon to appear before said Council and show cause, if any, why said improvements should not be constructed, why a local improvement district (LID) should not be formed for the purpose of constructing said improvements, and why the properties within the local improvement district should not be assessed for the construction of said improvements thereof.

3. The City Manager is hereby directed to serve notice hereof on the property owners of the above described properties by Public Notice mailed by first class mail to each property owner at least ten days in advance of said meeting on September 14, 1999.

Passed by the City Council on the 24<sup>th</sup> day of August, 1999.

Approved by the Mayor this 24<sup>th</sup> day of August, 1999.

Attest: 8-24-99  
Date  
  
Henry Hartley, City Manager

  
ANN GRAF, Mayor

INFORMATION REPORT  
PROPOSED SPRUCE LANE SEWER & WATER LID

DATE: AUGUST 16, 1999

TO: AFFECTED PROPERTY OWNERS  
PROPOSED SPRUCE LANE LOCAL IMPROVEMENT DISTRICT AREA

The following information is provided relative to the proposed Local Improvement District (LID) for the extension of sewer and water services to that area of the City identified as the Spruce Lane LID Area (See the attached Map).

I. "Estimated" Project Costs:

(1)	Sewer Line Extensions:	
	▪ Highway 26/RR Crossing (89' 8" sewer line):	\$ 5,000.00
	▪ Spruce Lane Sewer Line(411' 8" sewer line @ \$30/LF):	12,330.00
	▪ East Hwy 26 Sewer Line(130" 8" sewer line @\$30/LF):	<u>3,900.00</u>
	Sewer SubTotal:	\$ 21,230.00
(2)	Water Line Extensions (via Mason Drive f/Combs Flat Rd.)	
	▪ Mason Dr to SpruceLn/H.26(1,205' 8" line @\$25/LF):	\$ 30,125.00
	▪ E.Hwy26 extension(130' 12" line @ \$30/LF):	3,900.00
	▪ Spruce Lane extension (450' 8" line @ \$25/LF):	11,250.00
	▪ Five(5) Fire Hydrants @ \$1500 each:	<u>7,500.00</u>
	Water SubTotal:	\$ 52,775.00
(3)	Street Reconstruction(730LFx24'widthx\$2/SF):	\$ 35,040.00
	CONSTRUCTION TOTAL:	\$109,045.00
(3)	Other Project Costs:	
	▪ Engineering/Construction Adm.Insp.@12%:	\$ 13,000.00
	▪ Administration/Bond Costs/Other Adm.@5%:	4,000.00
	▪ Contingency @ 10% of "Total Project Costs":	<u>10,000.00</u>
	TOTAL PROJECT COSTS:	\$136,045.00

II. Benefitting Properties:

The following "properties" are located within the boundaries of the currently proposed Spruce Lane Sewer/Water LID Area and are therefor identified as "benefitting properties":

<u>TL Map No.</u> <u>Tax Lot No.</u>	<u>Name &amp; Address of Owner</u>	<u>Area (ac.)</u>	<u>Current Use/#EDU's*</u>
<u>15-16-5AA</u>			
3100	Truman Stewart, 1400 Mason Drive, City	0.53 ac.	Resid/1EDU
3200	Clover Briggs, 1405 NE Spruce Lane, City	0.34 ac.	Resid/2EDU
3400	Shirley & Margaret Quant, 1411 Spruce Lane, City	0.50 ac.	Resid/1EDU
3500	Chris & Teresa Cochran, 1414 Spruce Lane, City	0.24 ac.	Resid/1EDU
3600	Shirley Quant, 1411 Spruce Lane, City	0.23 ac.	Resid/1EDU
3700	Clover Briggs, 1405 NE Spruce Lane, City	0.16 ac.	Resid/1EDU
3800	George & Kathleen Shelfer, P.O. 1149, City	0.21 ac.	Resid/1EDU
3900	Ermal & Verla Phillips, 3034 NW Ponderosa, City	0.28 ac.	Resid/1EDU
4000	Ermal & Verla Phillips, 3034 NW Ponderosa, City	0.21 ac.	Resid/1EDU
4101	Lou Dobbins %Pioneer Energy, PO Bx.590, Madras 97741	0.95 ac.	<u>Comm/6EDU</u>
Total Number Benefitting EDU's:			16 EDU's

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\* EDU's: Equivalent Dwelling Units assigned to each benefitting property based on current City Sewer Connection Schedule

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III. Project Costs Repayment & Cost Allocation Per EDU:

"As an Example Only," the following is a summary of Project Costs Repayment requirements and allocation of costs per each assigned EDU:

- The annual payment requirement to bond(borrow) the total project costs of \$136,045.00 for 20 years @ 8% interest is: \$13,664.88 total payment (interest & principal) per year.
- An increase or decrease in the interest rate of ½ % would change said annual payment requirement by approximately \$250.
- At 8% for 20 years, the assigned annual repayment costs "per each equivalent dwelling unit" (i.e. per each EDU) would be \$854.06 for 20 years; OR
- A cash payoff of \$8,502.81 per EDU at the completion of the project.

IV. Assigned Costs Per Benefitting Property (Per foregoing Example):

Therefor, based on the foregoing summary listing of "benefitting properties", and on the foregoing "Example" of Project Cost Repayment requirements, the following "monthly, annual and total" costs would be assigned to each benefitting Tax Lot (i.e. based on a 20-year payoff @ 8% interest):

<u>Tax Lot No.</u>	<u>Name of Owner</u>	<u>#EDU's*</u>	<u>Assigned Costs 20yrs.@8%</u>		
			<u>Monthly</u>	<u>Annual</u>	<u>Total*</u>
3100	Truman Stewart	1EDU	\$ 71.17	\$ 854.06	\$17,081.20
3200	Clover Briggs	2EDU's	142.34	1,708.08	34,161.60
3400	Shirley & Margaret Quant	1EDU	71.17	854.06	17,081.20
3500	Chris & Teresa Cochran	1EDU	71.17	854.06	17,081.20
3600	Shirley Quant	1EDU	71.17	854.06	17,081.20
3700	Clover Briggs	1EDU	71.17	854.06	17,081.20
3800	George & Kathleen Shelfer	1EDU	71.17	854.06	17,081.20
3900	Ermal & Verla Phillips	1EDU	71.17	854.06	17,081.20
4000	Ermal & Verla Phillips	1EDU	71.17	854.06	17,081.20
4101	Lou Dobbins %Pioneer Energy	6EDU's	427.02	5,124.24	102,484.80

\* In comarison to these "Total" Costs, payment of total assigned costs per EDU in one cash payment upon project completion would be \$8,502.81 per EDU versus \$17,081.20 if paid off over 20 years.

# City of Prineville

400 EAST THIRD STREET  
PRINEVILLE, OREGON 97754

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
Phone (541) 447-5627 • FAX (541) 447-5628

## CITY PLANNING STAFF MEMORANDUM

RE: PROPOSED SPRUCE LANE AREA SEWER & WATER LID

<u>TL Map No.</u> <u>Tax Lot No.</u>	<u>Name &amp; Address of Owner</u>	<u>Area (ac.)</u>	<u>Current Use</u>
<u>15-16-5AA</u>			
3100	Truman Stewart, 1400 Mason Drive, City	0.53 ac.	Residential
3200	Clover Briggs, 1405 NE Spruce Lane, City	0.34 ac.	Residential
3400	Shirley & Margaret Quant, 1411 Spruce Lane, City	0.50 ac.	Residential
3500	Chris & Teresa Cochran, 1414 Spruce Lane, City	0.24 ac.	Residential
3600	Shirley Quant, 1411 Spruce Lane, City	0.23 ac.	Residential
3700	Clover Briggs, 1405 NE Spruce Lane, City	0.16 ac.	Residential
3800	George & Kathleen Shelfer, P.O. 1149, City	0.21 ac.	Residential
3900	Ermal & Verla Phillips, 3034 NW Ponderosa, City	0.28 ac.	Residential
4000	Ermal & Verla Phillips, 3034 NW Ponderosa, City	0.21 ac.	Residential
4100	Schwab Properties, P.O. Box 667, City	0.95 ac.	Commercial (vacant)
4101	Lou Dobbins %Pioneer Energy, PO Bx.590, Madras 97741	0.95 ac.	Commercial (vacant)
<u>15-16-5AB</u>			
2100	Schwab Properties, P.O. Box 667, City	3.05 ac.	Commercial

Note: All property owners except Schwab's have requested sewer & water services in writing.

Attached are maps showing the boundaries for two(2) proposed LID Areas.

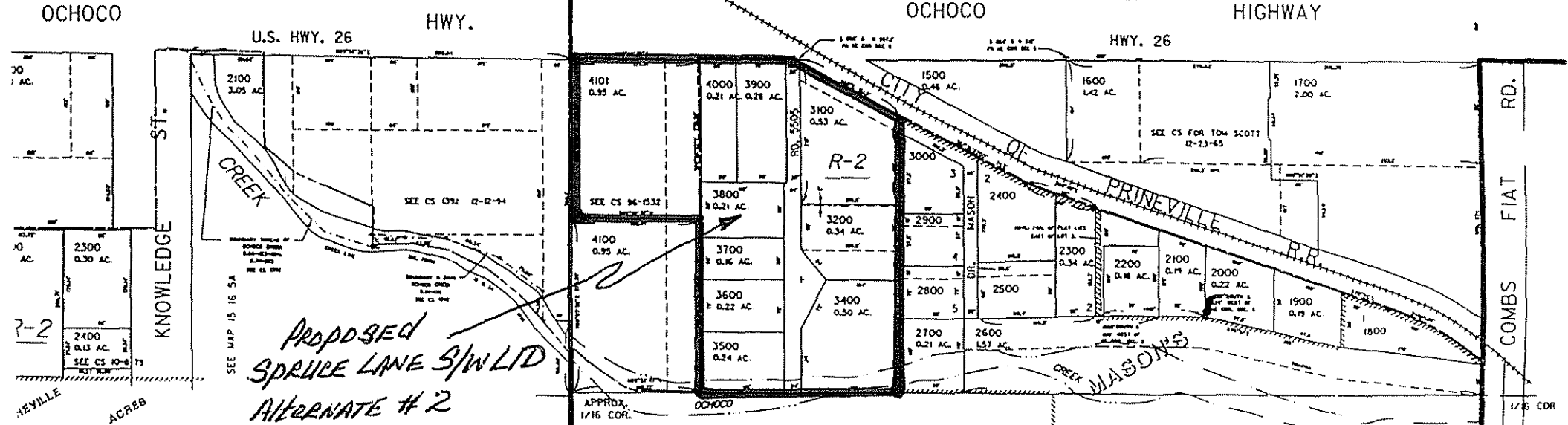
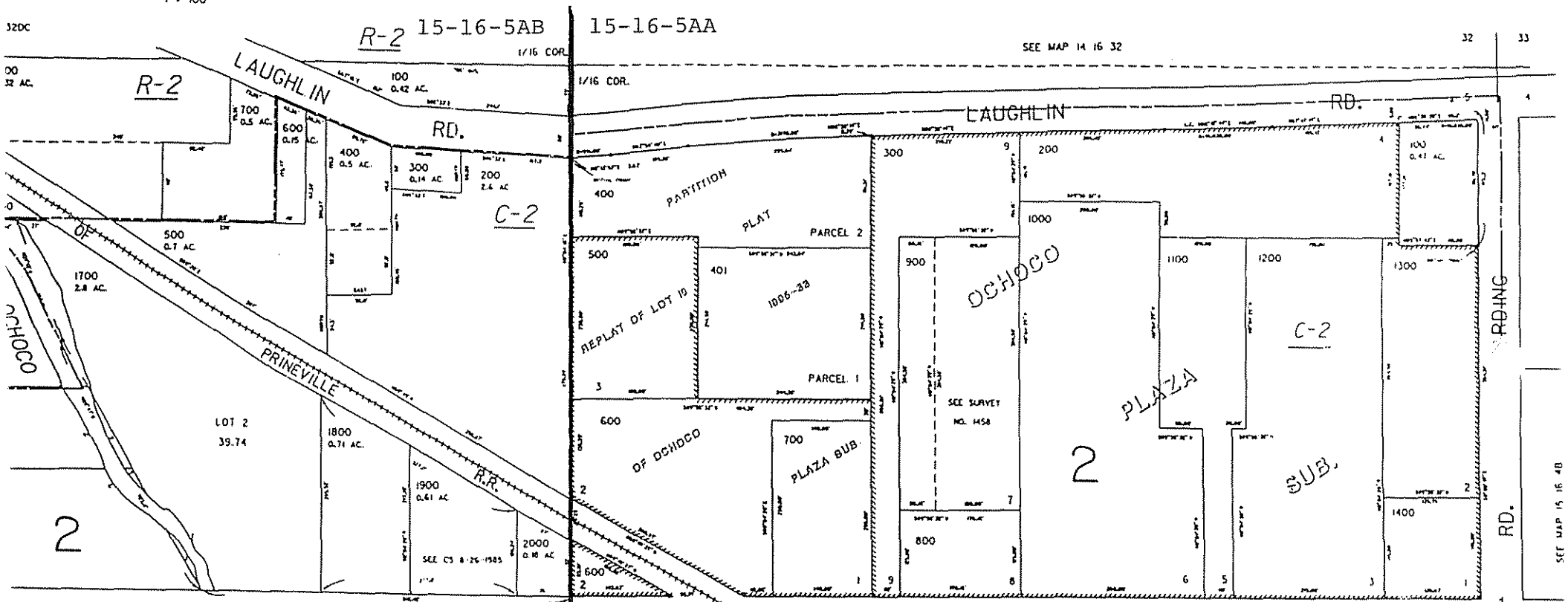
Prepared this 19<sup>th</sup> day of April, 1999.

  
\_\_\_\_\_  
Planning Director



32DC

32 33



**PROPOSED  
SPRUCE LINE S/W LID  
ALTERNATE #2**

**RECOMMENDED ALTERNATIVE**

15-16-5AB 15-16-5AA

SEE MAP 15 16 5AD

SEE MAP 15 16 4B

15 PR

WE, The UNDERSIGNED PROPERTY OWNERS,  
RESPECTFULLY REQUEST CONSIDERATION FOR  
THE EXTENSION OF CITY WATER AND/OR SEWER  
SERVICES TO OUR PROPERTIES.

<u>TAX LOT NO</u>	<u>NAME AND ADDRESS</u>
3100	(not interested)
3200	Clara Briggs 1405 Spruce Ln
3400	Spring Quaint 1411 Spruce Lane
3500	Louise E Cochran 1414 Spruce Lane
3600	Spring Quaint 1410 Spruce Lane
3700	Clara Briggs 1408 Spruce Ln
3800	Deaf Shuff 1406 Spruce Ln 447-5172
3900	Ernal Phillips 1480 E. 3 <sup>rd</sup>
4000	Ernal Phillips 1470 E. 3 <sup>rd</sup>
4100	(NOT interested at this time)
4101	Les Dobbin
2100	(NOT interested at this time)

Received  
4.6.99  
(R)

RESPECTFULLY SUBMITTED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 1997.