

RESOLUTION No. 37509

Declare intent to initiate local improvement district formation proceedings to construct water main improvements in the SW Quail Post Road Local Improvement District (Resolution; C-10070)

WHEREAS, the Quail Park subdivision located on the private street of SW Quail Post Road is nearing 50 years of age with the first homes built in 1974, and with a private water system which has not been accepted for maintenance by the Water Bureau; and

WHEREAS, the Oregon Administrative Rules (OAR) Chapter 333 Division 61 requires that a new backflow device be installed on the current Quail Park water system, but no such backflow device currently exists in Quail Park; and

WHEREAS, the Water Bureau engineering review found that in addition to the lack of an existing backflow device, Quail Park homeowners are also vulnerable to an interruption of water service if its existing pipeline crossing a creek were to fail; and

WHEREAS, a pipeline failure would cause a large volume of chlorinated water to create environmental damage to downstream organisms with very costly repairs to Quail Park homeowners with potentially insufficient reserve in the homeowners' association to pay for repairs; and

WHEREAS, the private Quail Park water system supply line tying into the private water system in SW Quail Post Road was exposed in a 2019 excavation, which confirmed that the supply line was buried in native fill; and

WHEREAS, a private Quail Park water system failure would lead to temporary water outages, which would require temporary supply using above-ground hoses between the Water Bureau fire hydrants and private Quail Park fire hydrants; and

WHEREAS, the Quail Park Homeowners Association has no delinquent utility billings as of August 13, 2020; and

WHEREAS, on July 22, 2020, the Commissioner of Public Utilities requested that the Local Improvement District Administrator bring forward a Resolution for City Council consideration to form the SW Quail Post Road Local Improvement District as shown in Exhibit A; and

WHEREAS, the Water Bureau is the Responsible Bureau for the proposed improvement and recommends initiation of local improvement district formation proceedings to serve 96 tax lots in the Quail Park subdivision; and

NOW, THEREFORE, BE IT RESOLVED, that the Council declares its intent to initiate local improvement district formation proceedings to construct water main improvements in the SW Quail Post Road Local Improvement District; and

BE IT FURTHER RESOLVED, that the general character and scope of the local improvement district is to design and construct water mains between 4-inches and 8-inches in diameter including fire hydrants; connect the new water system to the existing public water system; install metered domestic services; remove the existing 6-inch master meter; and, disconnect from the existing 6-inch service line; and

BE IT FURTHER RESOLVED, that the local improvement district shall be known as the SW Quail Post Road Local Improvement District and for purposes of the Local Improvement District Formation Hearing as set forth in Section 17.08.070 of City Code, the boundary will be as shown in the map in Exhibit B; and

BE IT FURTHER RESOLVED, the preliminary estimate of the cost of the improvements is \$6,109,928.64 and the Local Improvement District Administrator's level of confidence in the cost estimates for this Project as of the filing date of this resolution is "Low" per Exhibit A of Resolution No. 36430, adopted by City Council on July 26, 2006, given that project specifications are preliminary; and

BE IT FURTHER RESOLVED, that the assessment methodology of the SW Quail Post Road Local Improvement District shall be on an equal share basis, unless this assessment methodology is modified by City Council at the Local Improvement District Formation Hearing; and

BE IT FURTHER RESOLVED, that property owners will provide Local Improvement District (LID) funding estimated at \$4,305,450.24 plus the costs of acquiring any necessary property rights to construct the Project and any extra work on private property, but with no system development charge due; and

BE IT FURTHER RESOLVED, that the Portland Water Bureau will provide LID funding estimated at \$1,804,478.40 excluding the costs of acquiring any necessary property rights to construct the Project; and

BE IT FURTHER RESOLVED, that the properties' LID assessments are capped and guaranteed by the Water Bureau, and the Water Bureau will provide funding for project costs in excess of \$4,305,450.24 except for payment for easements to owners of 96 properties for which a future SW Quail Post Road LID assessment will be imposed as indicated in Exhibit C; and

BE IT FURTHER RESOLVED, that the Council directs the LID Administrator to initiate local improvement district formation proceedings as set forth in Section 17.08.070 of City Code and to schedule a LID Formation Hearing on November 4, 2020, or at the earliest practicable date thereafter.

Adopted by the Council: September 30, 2020

Commissioner Amanda Fritz

Prepared by: Andrew Aebi/Dave Evonuk

Date Prepared: August 20, 2020

Mary Hull Caballero

Auditor of the City of Portland

By

Keelan McClymont

Deputy

785

Agenda No.

RESOLUTION NO. 37509

Title

Declare intent to initiate local improvement district formation proceedings to construct water main improvements in the SW Quail Post Rd Local Improvement District (Resolution; C-10070)

INTRODUCED BY Commissioner/Auditor: Fritz	CLERK USE: DATE FILED <u>September 22, 2020</u>
COMMISSIONER APPROVAL	<p style="text-align: center;">Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <u>Karla Moore-Love</u> Deputy</p> <p>ACTION TAKEN:</p>
Mayor—Finance & Administration – Wheeler	
Position 1/Utilities - Fritz <i>Amend Fritz</i>	
Position 2/Works - Ryan	
Position 3/Affairs - Hardesty	
Position 4/Safety - Eudaly	
BUREAU APPROVAL	
Bureau: Water Bureau Head: Gabriel Solmer <small>Digitally signed by Gabriel Solmer Date: 2020.08.25 08:33:39 -0700</small>	
Prepared by: Andrew Aebi Date Prepared: 8/17/2020	
Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
City Auditor Office Approval: required for Code Ordinances	
City Attorney Approval: <small>Digitally signed by Karen Moya Date: 2020.09.24 09:21:43 -0700</small> Karen Moya required for contract, code, easement, franchise, charter, Comp Plan	
Council Meeting Date September 30, 2020	

AGENDA
TIME CERTAIN <input checked="" type="checkbox"/> Start time: <u>2:00 PM</u>
Total amount of time needed: <u>45 min.</u> (for presentation, testimony and discussion)
CONSENT <input type="checkbox"/>
REGULAR <input type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	✓	
2. Ryan	✓	
3. Hardesty	✓	
4. Eudaly	✓	
Wheeler	✓	