

# **SW Quail Post Road LID for Water System Improvements**

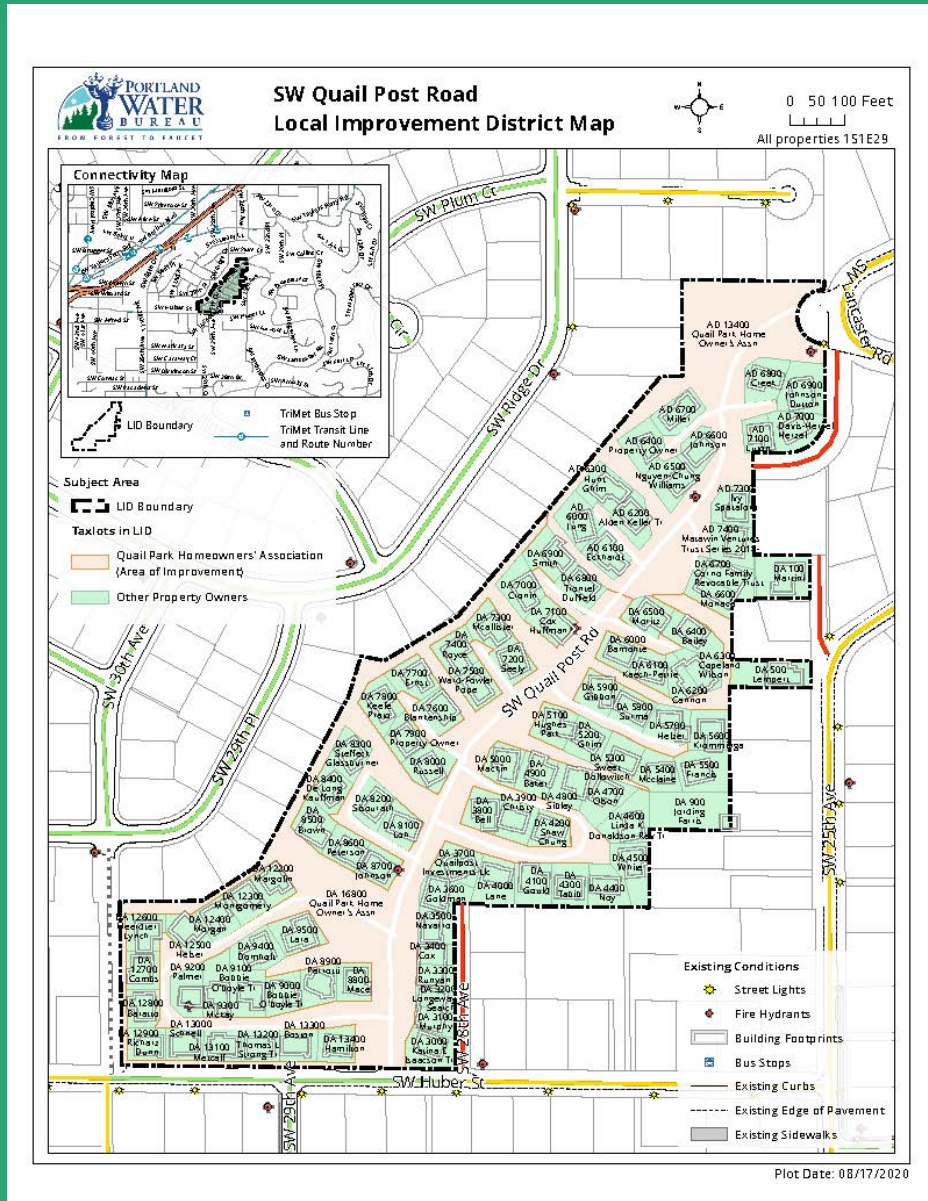
## **Resolution of Intent Hearing**

**September 30, 2020  
Agenda Item #785**

**Dave Evonuk, P.E. - Engineering Supervisor  
Andrew Aebi, M.B.A. - LID Administrator**

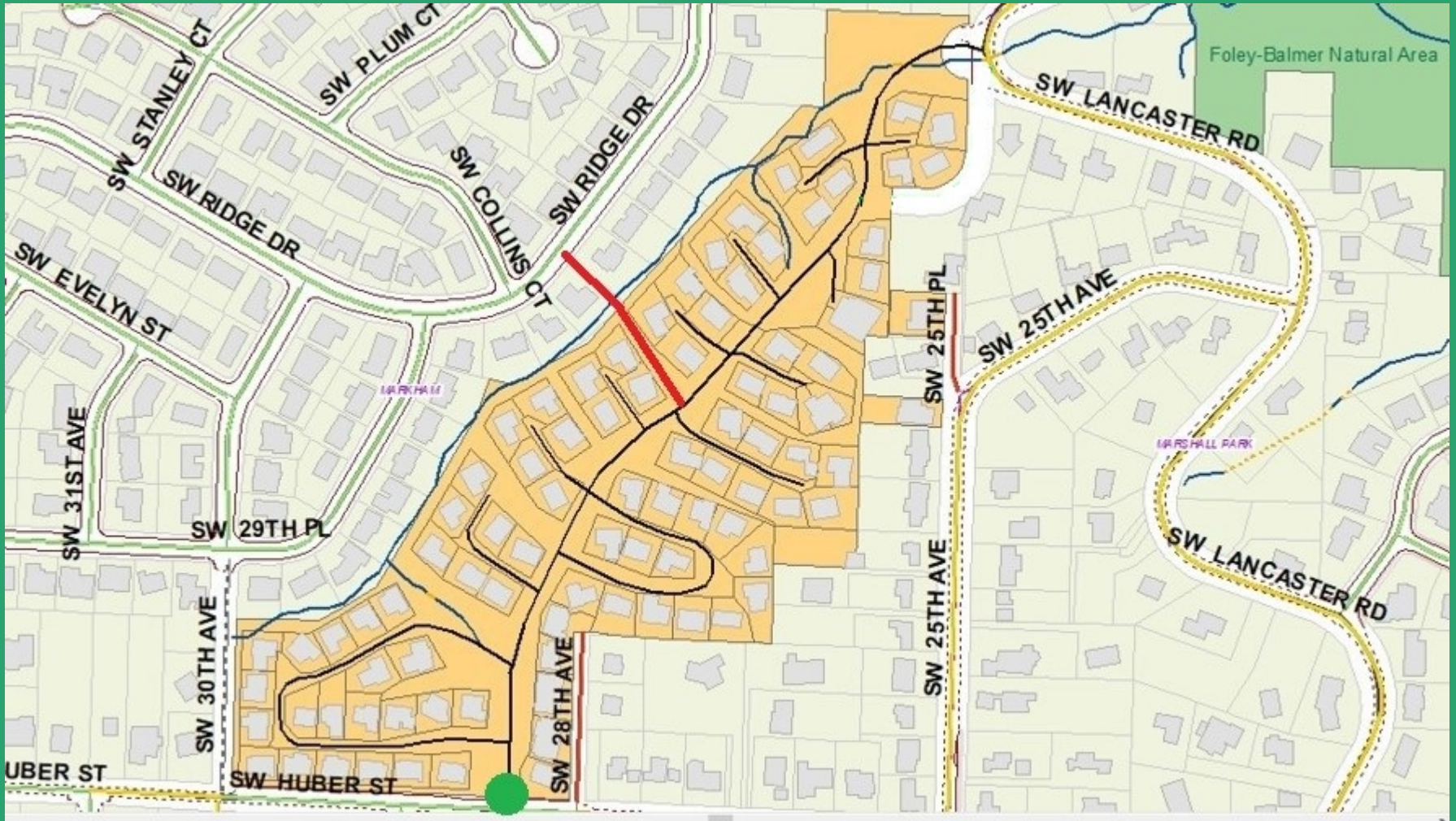


# SW Quail Post Road LID Map 37509



# Phase I Construction in 2021

**PWB Maintenance Responsibility as of 11/12/20  
Service Line will be Replaced in 2021**



# Phase 2 Construction by 2039

## Replace Rest of the Water System

## Continued PWB Maintenance Responsibility



# Pothole Picture from 2019<sup>37509</sup>

## Service Line Connection to Water Distribution Line



# Project Scope

## Water Improvements Scope

- **Connect to PWB system in SW Lancaster Rd. and in SW Huber St.**
- **Construct ~ 5,000 feet of new public water main (4-8" diameter)**
- **96 new water services**
- **96 new water meters**
- **Minimum of 3 new fire hydrants**
- **Existing 6" service will be abandoned**
- **Design**
- **Construction management**

## Street Improvements Scope

- **One-time trench restoration and full width paving overlay**
- **No subgrade repair nor new stormwater management**
- **Streets will continue to be privately-maintained**
- **Separate street LID and right-of-way dedication would be required for PBOT to accept maintenance responsibility**

# **Local Improvement District (LID) Overview**

## **Means of Initiation**

- **Petition-Initiated (most common method for street improvements)**
- **This water main improvement LID is Council-initiated**

## **Council Hearings and Sequence of LID:**

- **Resolution of Intent: 1st of 3 Council Hearings**
- **LID Formation Ordinance: 2nd of 3 Council Hearings**
- **Council can form LID if <60% of property owners formally object**
- **PWB assumes maintenance responsibility upon LID formation**
- **Design**
- **Construction**
- **LID Final Assessment Hearing: 3rd of 3 Council Hearings**
- **Property Owners pay in full or finance up to 20 years in 2039**
- **Assessment before 2039 unlikely; prorated LID cost would apply**
- **\$63,645 total cost property in 2039**
- **\$44,848 per property LID share (70%) - costs capped, guaranteed**
- **\$18,797 per property PWB share (30%) plus assumes cost risk**

# Deltawood Water LID Comparison

## 2009 vs. 2012 Financials

	2009	2012	Diff.
LID Cost Average Per Property	\$18,991	\$16,410	\$2,581
Per Mo. (20 yrs.)	\$152	<b>\$120</b>	\$32
LID Deferral	No	Yes	
<b>Example of Daily Water Usage</b>			
100 cubic feet = 748 gallons	0.39 ccf	0.15 ccf	0.24 ccf
<b>Example of Utility Bill Per Month by Billing</b>			
regular	\$141	\$60	<b>\$81</b>
<i>low income</i>	\$141	\$19	<b>\$121</b>