

**Minutes of the Special Meeting
Of the Veneta City Council
December 17, 2007**

Council Present: Mayor T. J. Brooker, Thomas Cotter, Darrell Carman, Marion Esty and Sharon Hobart-Hardin

Staff: Ric Ingham, City Administrator; Brian Issa, Community Services Director; Sheryl Hackett, City Recorder; Darci Henneman, Assistant City Recorder; and Jerry Elliott, City Engineer

Mayor Brooker called the Veneta City Council to order at 4:33 p.m.

1. PUBLIC COMMENT

None

2. STAFF REPORTS

a. City Administrator

- (1) Consideration of the Engineer's Report for the Bolton Hill Sewer Local Improvement District (LID).

Ric said staff recommended that Council adopt the engineer's report prepared by Jerry Elliott of Weber Elliott Engineers, P.C. for the Bolton Hill Road LID. Ric asked Jerry Elliott to review his engineer's report with staff and Council.

Jerry thanked the Councilors for having this special meeting on the Bolton Hill Road LID before Christmas. Jerry said his report allocates possible assessments to Bolton Hill Road residents for the LID. He said Ordinance 475 was read carefully and a structured assessment pattern was completed. Jerry felt this is the most fair and equitable assessment to the homeowners for expansion of the sewer. Jerry said the assessments are based on square footage of the lots and their potential development of future homes. He said the assessment amounts include construction of the sewer line to the homeowner's property line. It does not include connection from their property line their homes. It also does not allocate SDCs for hook up to the City's lines. He said it is a repayment of the capital costs for the construction of the facilities. He said the cost of the LID is an estimate only. Jerry said we will work closely with Lane County on developing the bid documents. He said the actual construction cost will be determined after construction.

In response to a question from Mayor Brooker if the lateral sewer lines reflect the number of potential services, Jerry said the pre-design dictates that's how it will be. He said some of the larger lots allow for a larger diameter pipe. He said a six-inch lateral line could serve two or more homes.

Jerry provided three maps (sheet, A, B and C) of Bolton Hill Road. These maps also indicate which properties would be affected and the area of the lot that can be served.

In response to a question from Sharon Hobart-Hardin, Ric said the City first would like to get the engineer's report completed and accepted by the Council before we notify the affected residents. He said there will be a public hearing in January.

In response to a question from Thomas Cotter, Ric said the City initiated this LID because of Lane County's Bolton Hill Road LID project slated for the same area. He said it makes sense to install the sewer lines while Lane County has the area torn up with the street and sidewalk installation. Ric said on January 28, 2008 the City will know the status of the remonstrance's from the affected residents.

Sheryl said remonstrating can only postpone the LID for up to six months. She said if the Council felt the LID is an emergency, they can override the six month postponement period.

All the affected residents for this proposed LID are on private septic systems.

In response to a question from Thomas Cotter if residents are aware of the City's proposed LID, Ric said the County has educated the Bolton Hill Road residents about the County's project.

In response to a question from Thomas Cotter, Jerry Elliott said the proposed Bolton Hill Road LID does not include Dogwood Lane residents.

Ric said there are certain areas of Bolton Hill Road that cannot be served by lines running parallel to Bolton Hill Road. He said some areas will be served by adjoining streets. He said the City would run a line to the Territorial Sports Park for future permanent restrooms.

Jerry said tax lot 200 is very large and could hold as many as five homes. He said the lot to the north could also be developed. He suggested it be included in this LID to avoid having to cut into the newly constructed road.

Ric said Table Two needs to be updated to reflect the correct LID amount of \$110,750.20 instead of \$111,750.20. He said staff reviewed Jerry's report for its compliance with Ordinance 475 and deemed the report complete and asked the Councilors to approve it.

In response to a question from Sharon Hobart-Hardin, Jerry Elliott said working with Lane County on their road project will cut the City's costs significantly. He said there are many costs involved with cutting and joining the asphalt. He said it would cost the City approximately \$20 more per linear foot if the LID project is not done in conjunction with the Lane County project.

Brian said the City owned property on Bolton Hill Road is zoned for public use. Sheryl said a public use will only require one sewer connection. However, the SDC fees will be greater than for the residential uses.

Ric said Bolton Hill Road residents will be assessed approximately 20% of Lane County's LID project costs. He acknowledged potential issues with affected residents because the City is only being assessed for one connection for its property.

In response to a question from Darrell Carman, Jerry said street frontage will not be a factor in deciding the assessment amounts. He said the assessments will be based on the number of potential lots that could be served.

Mayor Brooker wanted to clarify the method the City is using and why only certain portions of some lots are assessed while other residents are being assessed for their entire lots. In response, Jerry said some of the larger lots that can't get service to the rear portion of their property, may at some future date, be serviced from another line. Jerry said we need to make it clear to those residents that their property may still have further development potential (as well as additional assessments) from another sewer line. He said an example is an extension from Meadowdale to connect the rear portions of lots 1500, 1700 and 1900.

All Councilors agreed.

In response to a question from Thomas Cotter, Jerry said residents will have up to 12 months to connect their homes to the City's sewer lines. He said City lines will meet the right-of-way line and the sidewalks will be constructed over the top of them. Jerry said they shouldn't have to disturb the sidewalks to make the connection.

Ric said the City's LID project is really three sub-LIDs happening at once. He said the lines servicing tax lots 100 to 1900 will cost residents approximately \$5,537 each. He said 8th Street residents will pay about \$5,374 each and tax lot 200 will pay about \$8,000 per service (five potential home sites @ \$8,000 each = \$42,000). He said if we averaged the cost evenly, residents would pay for lot 200 to get service. He said connecting tax lot 200 will be difficult. He said staff discussed options to reduce his costs. He said this is a very expensive project for a single property owner.

Jerry said there are three separate sewer lines with specific connections. He said one line connects to Territorial Road, one 7th Street, and one 8th Street. The Council asked that Figure One be modified to show the three separate sewer line sections.

In response to a question from Darrell Carman, Jerry said there is an existing sewer line at 5th Street running west and another on Bolton Hill Road. He said the new development at the south end of 7th Street is connected by a line running north to 6th Street.

In response to a question from Mayor Brooker, Jerry said the Dogwood Lane residents would eventually hook up to the 10th Street line. He said the Bolton Hill Ranch line would come down Bolton Hill Road and connect to 10th Street below Dogwood Lane. He said this line will have the capacity to handle Bolton Hill Ranch and possibly more.

In response to a question from Darrell Carman, Brian said the developer of Bolton Hill Ranch will install the sewer line Jerry Elliott just referred to. Brian said residents along this stretch of Bolton Hill Road will be getting access into that line because it's being provided by the Bolton Hill Ranch developer, not the City.

In response to a question from Darrell Carman, Ric said 10th Street residents will have 12 months to hook up to City services.

MOTION: Thomas Cotter made a motion to approve the engineer's report prepared by Weber Elliott to include the modified Figure One, a corrected Table Two and Sheet C. Sharon Hobart-Hardin seconded the motion which passed with a vote of 5-0.

Ric said staff would proceed with the public notice process and set the public hearing and adoption by the City Council for the January 28, 2008 Council meeting. He said notification letters to property owners will be sent. He said the public notices will be published in the West Lane News in January. This would give affected resident adequate notice of the public hearing scheduled for the January 28, 2008 City Council meeting.

Sharon Hobart-Hardin suggested including a questions and answers information sheet with the notification letters.

In response to a question from Mayor Brooker, Ric said Lane County wouldn't release a project for bids if there was a chance the project would not get funded.

Jerry Elliott clarified the need to move forward with the design phase in order to meet Lane County's schedule requirements.

Mayor Brooker said it's doubtful that Lane County's LID would not get funded.

3. OTHER

Ric said the Lane County Board of Commissioners did allow LCOG to proceed with the coordinated population process. However, he said the issue has been tabled until February, 2008.

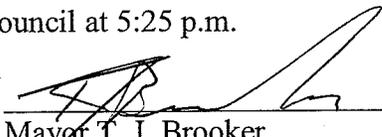
Darrell Carman said an attorney representing an individual, who owns a substantial amount of property in Lowell, spoke at the last LCOG meeting. He (the attorney) felt LCOG doesn't have the authority to allocate the coordinated population estimate.

Ric said it seemed clear to legal counsel that LCOG has the authority to do so.

Ric said Eugene City Councilors couldn't remember the coordinated population estimate going before them. He said the Eugene/Springfield metro area was waiting for legislation to decide whether they would receive one number or two separate sets of numbers. He said their numbers haven't changed for the last four or five years.

4. AJDOURN

Mayor Brooker adjourned the City Council at 5:25 p.m.



Mayor T. J. Brooker

ATTEST:



Darci Henneman, Assistant City Recorder