CITY OF DUNDEE
CITY COUNCIL MEETING
Fire Hall Community Room

Phone ***(503) 538-3922 ~ Fax (503) 538-1958***

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The Mission of City Government is to provide essential, quality public services in support of the livability, safety and viability of the Dundee community.

DECEMBER 1, 2015 7 - 9 PM.

Times printed are estimates. Actual time may vary.

1. Open Regular City Council Meeting

2. Pledge of Allegiance

3. Amendments to the Agenda, if any

4. Public Hearing: LURA 15-12, Sign Regulation Amendments — Page 1 - 6

5. Public Comment: Each speaker will be allowed up to 5 minutes to speak after being recognized by the Mayor. Out of courtesy for the speaker, please refrain from talking.

6. Presentations: Dundee Elementary School Improvement Plan – Reed Langdon, Principal

7. Consent Agenda: The following items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member (or a citizen through a Council member) so requests, in which case the item will be removed from the Consent Agenda and considered separately. If any item involves a potential conflict of interest, Council members should so note before adoption of the Consent Agenda.

   7.1 City Council Minutes, November 17, 2015 — Pages 7 - 12
   Action Required: Motion to Accept the Consent Agenda

8. Old Business:
   8.1 Biosolids Plan Proposal – Michael Humm, Kennedy & Jenks — Pages 13 - 18
   Action Required

9. New Business:
   9.1 Transportation System Development Charge — Pages 19 - 20
   Discussion
   9.2 Resolution No. 2015-14, Budget Transfers — Pages 21 - 24
   Action Required
   9.3 Locust Street Improvements — Pages 25 - 32
   Action Required

10. Council Concerns & Committee Reports

11. Mayor's Report

12. City Administrator Report

13. Public Comment: Each speaker will be allowed up to 5 minutes to speak after being recognized by the Mayor. Out of courtesy for the speaker, please refrain from talking.

14. Adjourn

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Pending Business:

1. Public Works
   - 1.1 Water Master Plan Update
   - 1.2 Highway 99W Sidewalk/Streetscape
   - 1.3 Inflow & Infiltration Program

2. Planning/Land Use
   - 2.1 Dundee Riverside Master Plan – Future Actions
   - 2.2 Exterior Lighting – Code Update/Street Light Standards
   - 2.3 Industrial Zone Standards
   - 2.4 Sign Regulations Amendment
   - 2.5 Marijuana Facilities

3. City Council
   - 3.1 Update SDC Methodologies
   - 3.2 LID 2013-01 Final Assessment Ordinance
   - 3.3 Urban Renewal Feasibility Study
   - 3.4 Marijuana Dispensary Licensing

4. Parks & Trails
   - 4.1 Viewmont Greenway Park Improvement
   - 4.2 Harvey Creek Trail Property Rehabilitation
   - 4.3 WWTP Nature Park Grant Application

5. Next Available Ordinance & Resolution No's.
   - 5.1 Ordinance No. 544-2015
   - 5.2 Resolution No. 2015-15

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the Assistant City Recorder at City Hall (503) 538-3922.

Memorandum

TO: Dundee City Council
FROM: Jim Jacks, AICP, Interim Planner
CC: Rob Daykin, City Administrator
DATE: December 1, 2015
SUBJECT: Continued Public Hearing for LURA 15-12, Sign Regulation Amendments
Proposed Sign Code Amendments - Section 17.306
Proposed Adjustment/Variance clarification - Section 17.406
Proposed Definition Amendments - Section 17.501

Background

On October 20, 2015 the City Council conducted a public hearing regarding proposed amendments to the Dundee Development Code's Sign Regulations, Section 17.306, and related amendments in Sections 17.406 and 17.501.

The City Council continued the hearing to November 17, 2015 to allow additional information to be provided regarding electronic signs and additional signage for properties that are land locked or with narrow frontages.

On November 17 the Council reached consensus that any additional signage for land locked properties and properties with narrow frontage would necessitate addressing the copy on the sign, therefore, no amendments should be carried forward for land locked or narrow frontage properties. The Council determined that the current Code's guarantee of at least 20 square feet for a freestanding sign for a property with a narrow frontage on a public street was sufficient. The Council determined that a sign that would be located on a property "in front"of a land locked property would have to have copy related to the business on the land locked property. To determine if the sign on the property "in front" was actually related to the business on the land locked property the city would have to read the copy on the sign. Sign regulations cannot address copy, thus the city's sign regulations cannot allow such signage.

For electronic signs the Council reached consensus to retain the current 4 square feet and amend the sign regulations to allow properties owned by governmental entities to have 8 square feet.

The Council reached consensus that brightness is the primary issue for electronic signs and their luminance (the amount of light given off by the sign) should be measured in nits (candelas per square meter).

The City Council continued the hearing to December 1, 2015 to allow staff to provide a recommended standard for brightness measured in candelas per square meter (nits).

The sources reviewed by staff all address digital billboards (DBB), not the smaller size signs that Dundee allows, or proposes to allow. Also, the sources generally tied brightness levels to driver safety, "dark skies" or reduced energy consumption (sustainability). In addition to these issues the City Council appears to be primarily concerned about the "look" and "feel" of Dundee's main street.

Overall, the various sources and the several city standards reviewed by staff have a wide range of nit standards.The staff recommendation is based on the nit levels for several cities in Oregon.

Sign Brightness

The perception of sign brightness is a function of how much light it is producing as well as the ambient lighting conditions. For ambient nighttime conditions, there may be a full moon lighting the nighttime sky or a new moon where there is no illumination by the moon. There may be street lights, parking lot lights, vehicle headlights or lights from a building nearby. When the nighttime ambient light is higher, the sign needs to be brighter and when the nighttime ambient light is lower, it needs to be lower.

For daytime conditions, there may be a clear day with full sun or there may be thin or thick clouds. For clear days the ambient light may be different when the sun is overhead at noon during summer versus when it is low in the sky at noon during winter. The light produced by a sign facing south will have to overcome the direct rays of the mid-day sun shining on that sign face whereas a sign face that is facing north, east or west will not have to overcome those mid-day direct rays.

The early morning sun rises in the east, is at full exposure from the south at mid-day and is setting in the west. Thus, at different times of the day the sun may be shining on the face, side or back of a sign.

Whatever the level of the ambient daytime light, the sign must produce enough light to be readable.

The report notes that an illuminated sign during the day is perceived differently than at night, and the nighttime perception is different in rural areas where the ambient light is darker versus urban areas where the ambient light is lighter.

It appears that the range of light is greater during the day than during the night. Thus, the staff recommendation is for a single level at night, i.e., 280 nits, and a variable level during the day, i.e., not more than 140 nits over the ambient light.

City Standards

The following Oregon cities use candelas per square meter (nits):

CITY	DAYTIME	NIGHTTIME	SINGLE LEVEL
STAYTON	NA	NA	280
SALEM	7,500*	1,000*	NA
KEIZER	7,500*	1,000*	NA
MARION COUNTY	7,500*	1,000*	NA
ST. HELENS	8,000	1,000	NA
SANDY	NA	600	NA
TUALATIN	NA	500	NA
HILLSBORO	8,000	1,000	NA
WILSONVILLE	5,000	500	NA

* Salem, Keizer and Marion County use the same standard and it includes the following for single colors:

Red only: 3,150 daytime and 450 nighttime.

Green only: 6,300 daytime and 900 nighttime.

Amber only: 4,6909 daytime and 670 nighttime.

Staff Recommendation

The Stayton standard of 280 nits is the most recently amended code that was reviewed. Their process included the direct participation of a sign industry representative from a sign manufacturing firm in Salem. It appears to be a reasonable standard. There is no nighttime/daytime difference. A sign permit applicant must submit information from the sign manufacturer indicating the luminance standard will be met.

Staff recommends the following language for brightness. The recommendation includes a nighttime and a daytime standard.

The proposed language for 17.306.030, D, 1, follows:

D. Changeable Copy. Changeable copy by non-electronic means may be utilized on any permitted sign, and is limited to a maximum of 25 square feet **of sign face**. **A sign with changeable** copy by electronic means is **subject to the size limitations in Subsection 8 below and** ~~limited to a maximum of foursquare feet~~**shall be constructed, operated and continuously comply with the following provisions:**

1. Illumination

a. An electronic display sign may not have a nighttime (dusk to dawn) lumination intensity of more than 280 candelas per square meter (nits) and shall not have a daytime (dawn to dusk) lumination intensity of more than 140 candelas per square meter (nits) over ambient light conditions.

b. The sign shall have a mechanism that automatically adjusts the lumination level to comply with the standards in Subsection 17.306.060, D, 1, a.

c. In addition to the standard of Subsection 17.306.060, D, 1, a, no electronic display sign shall be brighter than necessary for clear and adequate visibility, or of such brilliance or intensity as to present a hazard to persons traveling in the right-of-way. Upon notice by the City Administrator or designee that a sign is out of compliance with these standards, the owner or operator of an electronic display sign shall immediately adjust the illumination of the sign.

Attachment 1 is draft proposed language for changeable copy signs.

Attachment 1: Proposed revised language for electronic signs..

Language to be deleted is shown in ~~strikethrough~~ and language to be added is shown in **bold underlining**.

D. Changeable Copy. Changeable copy by non-electronic means may be utilized on any permitted sign, and is limited to a maximum of 25 square feet **of sign face**. **A sign with changeable** copy by electronic means is ~~limited to a maximum of foursquare feet~~**subject to the size limitations in Subsection 8 below and shall be constructed, operated and continuously comply with the following provisions:**

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2. No sign shall be of such intensity or brilliance that it interferes with the effectiveness of an official traffic sign, device or signal.

3. The party owning or controlling an electronic display sign shall adjust the sign to meet the brightness standards in accordance with the determination of the City Administrator or designee.

a. The adjustment shall be made within two (2) days of notice of non-compliance from the City Administrator or designee.

b. The party owning or controlling the electronic display sign may appeal the determination of the City Administrator or designee to the Planning Commission in accordance with the public hearing process for Type III actions set forth in Section 17.401.

4. Electronic display signs shall be equipped with a means to immediately turn off the display when it malfunctions. The party owning or controlling an electronic display sign shall turn off the sign or lighting within one (1) hour of being notified by the City Administrator or designee that it is not in compliance with the standards of this section.

5. An application for a sign permit shall include documents from the sign manufacturer showing the lumination standards in Subsections 1, a, b, and c, and 4, above, are met.

6. A sign with an electronic display greater than four square feet shall be a freestanding monument sign only.

7. The message on an electronic display sign shall change no more than once every ten seconds for signs with an electronic sign face of four square feet or less and no more than once every ten minutes for signs with an electronic sign face greater than four square feet. The change in message or copy may occur instantaneously or may fade or dissolve with a transition time of no more than 2 seconds between each separate message or display.

8. A sign with changeable copy by electronic means is limited to a maximum of four square feet, however, a sign with changeable copy by electronic means which is located on property owned by a unit of government is limited to a maximum of eight square feet.

E. Prohibited Signs. The following signs are prohibited:

4. Electronic changeable copy signs that exceed foursquare feet**of sign face, or where the sign is located on property owned by a unit of government, exceed eight square feet of sign face**.

CITY COUNCIL MEETING
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City of Dundee
City Council Meeting Minutes
November 17, 2015

Call to Order
Council President Adlong called the meeting to order at 7:00 P.M.

Council and Staff Attendance
Present: Council President Jeannette Adlong, Councilors Ted Crawford, Storr Nelson, Doug Pugsley, Kristen Svicarovich, and Tim Weaver. Excused Absence: Mayor David Russ. Staff members: Rob Daykin, City Administrator, and Shelby Rihala, City Attorney, Jim Jacks, Interim Planner, Greg Reid, City Engineer, and Debra Manning, Assistant City Recorder.

Public Attendance
Scott Thomas, Dundee Family Dentistry.

Agenda Changes
Item 8.4 Agenda for the January 19, 2016 Council meeting was added to New Business.

Public Hearing: LURA 15-12, Sign Regulation Amendments
Council President Adlong called the hearing to order at 7:01 P.M. for the continued hearing from the October 20th Council meeting to consider amendments to the Dundee Sign Code. Interim Planner Jacks entered into the record a letter received from Reed Langdon, Principal, Dundee Elementary School and an article from the Illinois Coalition for Responsible Lighting presented by Council President Adlong. Jacks reviewed the staff report noting responses to the concerns from the previous meeting:

1. Electronic Signs - Measuring Brightness: a formula for measuring illumination was provided on page 2 of the packet
2. Electronic Signs – Sign Face Size: the current allowed size is four square feet; proposed addition of sign located on property owned by a unit of government is limited to a maximum of eight square feet
3. Electronic Signs - Colors: Staff recommends colors not be regulated
4. and 5. Electronic Signs - Length of Display and Method of Change: Proposed language is a change in message or copy may occur instantaneously or may fade or dissolve with a transition time of no more than two seconds between each separate message or display, for signs four square feet and smaller
6. Electronic Signs – ODOT Standards: their standards apply to changeable copy signs on the orange trailers in construction areas and did not delineate brightness levels
7. Landlocked and Narrow Frontage Properties: no clear options to allow an additional sign on a property in front so the back property can have signage

Staff recommends the Council consider the information presented in the staff report, discuss the issues and reach consensus on the most appropriate language.

Scott Thomas, Dundee Family Dentistry, presented the request to allow signage for the flag lot behind the dentistry office for Methven's wine tasting room and shops. Councilor Crawford inquired if Dr. Methven would bring his current sign into compliance with the sign code. City Administrator Daykin confirmed it is a non-conforming sign; which is too tall and too large for the current standards. There is a timeline for non-conforming signs to become compliant; but any new sign placed on a property with a non-conforming sign will trigger the non-conforming sign to be brought into compliance. He suggested increasing the allowance for all properties which

would allow a property to have two maximum free standing signs of fifty square feet. Properties with more than 150 feet of frontage can have a second free standing sign on the frontage. Methven's property can have an additional sign; but it is limited by .4 times the 166 square feet of frontage. Each individual sign cannot be more than fifty square feet. Daykin suggest an option could be to allow landlocked parcels to have a minimum amount of a twenty square foot free standing sign and allow it to be mounted higher than allowed under the current regulation since the property is located away from the street.

Interim Planner Jacks offered a partition could include a flag pole from the back property to Highway 99W giving the property Highway 99W frontage which would allow a free standing sign of twenty square feet. Councilor Nelson pointed out the blue tourism signage and questioned restricting the sign content. Jacks replied those are government signs in the public right-of-way (ROW). Government cannot control the content of signage on private property. Although the regulation could be crafted to allow properties with street frontage to have more signage for use by adjoining properties that are landlocked, the regulation could not ensure the content of the additional signing is for advertising those landlocked businesses. He noted a flagpole usually accompanies a driveway; in this case it would only be for the purpose of obtaining frontage to allow signage on the back property; although it could allow a sidewalk access to the property. Daykin relayed Dr. Methven's issue is that the current sign, owned by two owners, advertises the current businesses; one of the owners is creating the new property and wants signage for those new businesses. The other partner would have to give up signage to provide signage for the businesses on the back property. The majority Council consensus agreed there is no alternative available for the landlocked properties at this time.

Council President Adlong expressed her concern that the electronic message signs are brighter and more distracting than non-electronic signs. She referred to the handouts and noted that the Planner provided a method to measure the illumination emitted from the light; which measures the light trespass. No method of measure was provided to measure the luminance, the intensity of the light you see from a distance. Daykin clarified the measurement provided measures the footcandles over the ambient light conditions; one measurement with the sign on and one with the sign off. Adlong expressed concern that the .3 footcandles allows invasive light trespass; the Illinois Coalition recommends .1 footcandles. The most important issue is the luminance factor; measuring nits (unit of visible-light intensity). Adlong questioned the proposed language for 17.306.030, D,1.c. ….no electronic display sign shall be brighter than necessary…; asking how you measure brighter than necessary. The handouts provide a means of measuring nits. She cautioned the need to be careful with the language for the brightness of electronic signage.

Adlong inquired the Council's concerns on item 2. Sign Face Size. Daykin clarified four square feet is allowed in the current code. The Fire Department brought up the request to support a larger sign with a larger message. They have received grant funds to construct a sign with the electronic message feature. The majority consensus support electronic signage of four square feet for private and eight square feet for government. C. A. Daykin relayed the concerns that it took two years for the last update of the sign regulations. This one has been in progress eight months; at a cost of $5,000 to date. He also stressed the need to determine if an electronic sign will be approved for the Fire Department; which the Ford Family Foundation grant is pending for.

C. Svicarovich asked if we are making rules we can't enforce without measurement equipment. C. Crawford questioned the Illinois Coalition for Responsible Lighting as an objective source on light trespass. C. Nelson suggested a sign audit every five years; with a contractor hired to measure and verify sign compliance. C. A. Daykin relayed that different measuring options were reviewed during the workshops. He questioned if .1 footcandle will be readable. Council President Adlong supports decreasing the amount of footcandles of the illumination. Interim

Planner Jacks shared that .3 foot candles is the standard used by the majority of the cities surveyed. He noted the City of Keizer used nits in their code and found out they can't measure it easily. C. Pugsley suggested including both means of measurements in the regulation. Daykin asked for Councilors Adlong and Pugsley to work with staff to come up with measurement standards using nits.

C. Svicarovich inquired if the Council supported the two second limit for the fade and dissolve message. The majority consensus was good with the fade time.

The motion was made and seconded to continue the public hearing on the LURA 15-12, Sign Regulation Amendments to the December 1st Council meeting. **The motion** passed unanimously.

Public Comment

None.

Consent Agenda

The motion was made and seconded to approve Consent Agenda items 6.1 Special City Council Minutes, October 28, 2015, 6.2 City Council Minutes, November 3, 2015, and 6.3 Financial Report Ending October 31, 2015. **The motion** passed unanimously.

Old Business

Tenth Street Improvements Project Change Order No. 1

City Engineer Reid relayed the changes ODOT is requiring before they will issue the permit:

1. Enlarging the existing highway pavement removal and replacement area to remove more of the concrete slab underneath the pavement to the medium line and remove a hump in the pavement. The cost will be $29.25 per square foot to remove the concrete and asphalt and replace it with eleven inches of asphalt; an additional $20,000. C. Nelson stated it is not bad pricing. Daykin relayed that ODOT should pay for the additional cost. He added the work area is an estimate until the field work discloses its boundaries; which will affect the pricing. Reid advised that ODOT won't complete the money split until we have costs from the contractor. Up to this point we have nothing in writing as to what they will pay.

The motion was made and seconded to authorize the City Administrator to approve a change order for the additional pavement removal required by ODOT in an amount not to exceed $25,000. **The motion** passed unanimously.

2. ODOT asserts the Tenth Street driveway design is not ADA compliant. The engineer amended the design per ODOT's recommendation of a raised island at the turning radii of the driveway (packet page 41). Staff is concerned with the tripping hazard and maintenance issues this design presents. Staff recommends planting the raised areas with low shrubs. C. Pugsley suggested making cuts into the concrete curbs to turn the planted areas into bio swales. Reid noted the limited room for alignment of the crosswalk ramps within the ROW by the Dundee Community Center and Lumpy's. There are a couple of other locations which will face the same issues including Third Street.

C. Pugsley questioned the status of the First Street pedestrian refuge island and crossing. Reid advised Freight Mobility denied the middle refuge island; they are requiring a removable island (an island bolted to the pavement) or no island. We are waiting on the updated plan.

C. Svicarovich questioned the difficulty of changing the design to a drop ramp if it is required in the future; noting concern for pedestrians out of the line of sight. Reid replied the concrete would have to be replaced. C. Crawford expressed concerned for pedestrians at the intersection by Lumpy's and the line of sight blocked by the building.

C. Nelson questioned fighting ODOT'S requirements. The staff recommendation is not to fight ODOT's requirements; they have advised they will not be amended.

3. Proposal to replace the twenty-four inch pipe across the highway. The contractor suggested replacing the old concrete pipe instead of slip lining. The engineer had to estimate the depth of the pipe. The contractor's survey is placing the pipe deeper than estimated; which will accommodate the manholes. This can't be substantiated without potholing and the design cannot be completed without this information. Replacing the pipe will allow completion of the design. Staff recommends approval of Alternate #2 at $2,695.05

The motion was made and seconded to approve Alternate #2 for replacement of the storm sewer line in the amount of $2,695.05. **The motion** passed unanimously.

4. Construction Schedule update: the contractor has submitted the contract; we are allowing an additional three weeks to complete the work by January 15th. Reid will work to redesign the storm system this week, then it has to be approved by ODOT. The intent is to start work the week after Thanksgiving.

New Business

Resolution No. 2015-13, Land Use Application Fees

The resolution updates land use fees to be consistent with current types of applications and ensuring fees are sufficient to cover the processing costs. The intent is for development to pay for the application processing. One change is the sign review process with the current fee of $65 per sign; which does not cover the review cost. The proposed fee is $120 for the first sign and $40 for each additional sign with the same application. Also, fees for home occupations, bed & breakfast businesses and vacation home rentals were reduced to reflect a more streamline review process than other Type I applications. The more complex applications are still based on a deposit approach to fully collect actual costs of processing the applications. **The motion** was made and seconded to approve Resolution No. 2015-13, a resolution establishing Land Use fees and repealing Resolution No. 2013-09. **The motion** passed unanimously.

Online Banking Services Agreement

C. A. Daykin referred to the memo in the packet (page 53) from Office Manager Hartman reviewing the online bill pay component of the utility billing program. It requires two agreements: Express Bill Pay and Chase Paymentech for the merchant service agreement to process the credit card activities. He noted there will be savings in staff processing time of on-line bank checks and pre-authorized manual bankcard transactions. Adlong inquired if the additional cost is for credit card payment processing. Daykin confirmed this will allow customers to go online to use their bank cards for payment and also to access their statement information. Adlong asked if the cost will be passed on to the customer. Daykin confirmed it will not be. **The motion** was made and seconded to authorize the City Administrator to execute agreements with Express Bill Pay and Chase Paymentech. **The motion** passed unanimously.

Standby Utility Charge Policy

A request from a customer (packet page 97) for the water to be shut off at a property without standby billing. The property owner left the residence five years ago to move into an assisted living residence. She will not be returning to the property and the house is up for sale. They have been on a standby fee of $30 per month for water and sewer; which they do not want to pay. The Council was asked if they wish to reconsider the policy. C. Crawford noted this has been discussed previously. One of the discussion points was the water connection is maintained for emergency purposes. The majority Council consensus was to continue the standby utility charge. Daykin inquired it the Council would like to review the fees when utility fees are reviewed this spring. The consensus agreed.

C. A. Daykin noted historically every two years the second meeting in January has been a Council goalsetting workshop and inquired the Council's input for the upcoming year. The majority consensus agreed with a workshop hosted by Nancy Boyer, Mid-Willamette Valley Council of Governments at the January 19th Council meeting.

Council Concerns and Committee Reports

C. Pugsley thanked the Public Works crew for the new barriers at Seventh and Alder streets.

Council President Adlong inquired if the Council members were aware of the new trails on Harvey Creek. She surveyed the members to determine if horses should be banned from the trail. The majority Council consensus agreed with banning horses from the trail. C. A. Daykin advised new signs can be posted specifying no horses allowed. Adlong thanked Chehalem Park and Recreation District (CPRD) for their help on the project.

Mayor's Report

Council President Adlong relayed a message from Mayor Russ that he was contacted by a Dundee resident by email noting a concern that the city was not part of Newberg Library system. He advised the resident that the citizens previously turned down a property tax assessment that would have given Dundee residents access to the library system. Any interested party could start a committee to place the issue on the ballot.

City Administrator's Report

Traditionally the Council has not held a meeting on the second Tuesday of December; but has hosted the Employee Recognition event on that date. C. A. Daykin inquired their intent for this December. The majority consensus was for the Employee Recognition Event at 5:00 P.M. in lieu of the Council meeting.

The Urban Renewal Project Committee will meet December 30th. The Feasibility Study will be presented to the Council at the January 5th meeting. The city attorney advised the Charter language should be amended if the Council decides to proceed with Urban Renewal. The deadline date to file a measure to amend the Charter would be in February for the May 2016 election.

Public Comment

None.

The meeting was adjourned at 9:25 P.M.

_____
David Russ
Mayor

Attest:

_____
Debra L. Manning, MMC
Assistant City Recorder

Kennedy/Jenks Consultants
Engineers & Scientists
421 SW 6th Avenue, Suite 1000
Portland, Oregon 97204
503-423-4000
FAX: 503-295-4901

25 November 2015

Mr. Rob Daykin
City Administrator
City of Dundee
PO Box 220
620 SW 5th Street
Dundee, OR 97115

Subject: Proposal for Engineering Services
City of Dundee Biosolids Management Planning
K/J Proposal No. P15043

Dear Mr. Daykin:

Kennedy/Jenks Consultants (Kennedy/Jenks) has been assisting the City of Dundee (City) with preliminary biosolids sample planning and conceptual disposal options, moving towards the development of a Biosolids Management Plan (Plan). A Plan is required by the Oregon Department of Environmental Quality (DEQ) when biosolids are beneficially used in Oregon. It is specific to a facility and is used to guide the wastewater treatment facility's solids operations and biosolids land application activities. Together, with a facility's Water Quality Permit and Land Application Site Authorization(s), the Plan provides assurance that biosolids processing and management activities are addressed in a comprehensive manner and problems with compliance are minimized.

Through the discussions with City Council at the November 3rd meeting, we have incorporated City feedback and are pleased to present to the City our proposed Scope of Work, Budget and Schedule for working through the disposal options, followed by completing the City's Plan.

At the November 3rd Council meeting, we discussed Council's desire to look at the available biosolids disposal options and costs. We have crafted this project scope to incorporate those comments and we have included a technical memorandum to evaluate the disposal options and costs available to the City. This includes both landfill and land application options, including both liquid haul and dewatered haul options and their respective costs. Following development of this technical memorandum, we will return to City Council to present the findings of the evaluation and discuss with Council the path forward.

For the purposes of this proposal, we have proceeded to scope development of the biosolids management Plan and the site authorization. The proposed scope will develop the City's Plan consistent with DEQ requirements and will provide a detailed plan for land application of biosolids, including identification of land application sites and methods for removing and applying biosolids.

In addition to the Plan, we have included scope and budget to complete the biosolids site authorization. The site authorization is developed following selection of the application site and is a document that captures the site specific information (site location, soil, crop management, and biosolids application information) needed for DEQ to authorize the land application permit.

Depending on the findings of the technical memorandum and Council's direction, we can adjust scope and budget for Tasks 1.3 – Task 1.5 as necessary to align with Council direction.

Following is Kennedy/Jenks proposed Scope of Services, Budget, and Schedule for completing engineering services on the project.

Scope of Services

Consultant's Scope of Services shall include the following Phases and Tasks:

Phase 1 Biosolids Management Plan

Task 1.1: Project Management, Coordination, and Reporting. Provide overall internal and external project management. Lead a kickoff meeting and a review meeting after City review of the Draft Biosolids Management Plan, and provide management of the project, internal and external project coordination, and overall quality control.

Task 1.2: Biosolids Disposal Options and Cost Comparison Technical Memorandum TM). Prepare a technical memorandum including a summary of the existing biosolids quantity and quality as well as projection of expected biosolids accumulating over the duration of the lagoon storage capacity. The technical memorandum will provide a summary of two biosolids disposal options, landfill and beneficial use via land application, both offsite as well as onsite at the City's WWTP. Costs associated with these disposal alternatives including options to dewater prior to disposal will be included. This TM will also evaluate the short term and long term needs of the City, including evaluating more routine biosolids disposal applications compared to more long-term (5 year) storage and bulk disposal. This task includes presentation of the draft TM at a City council meeting.

Task 1.3: Biosolids Management Plan Development. Developing the management plan in accordance with DEQ requirements which includes description of solids processing, management aspects of biosolids production, land application information, solids handling and transport means, biosolids monitoring and sampling program, and remedial procedures. This Task includes a Draft Review by City and DEQ followed by incorporation of comments and submittal of the Final Plan.

Task 1.4: Biosolids Site Authorization. Development of the Site Authorization Application, an attachment to the Biosolids Management Plan, providing site specific details for one off-site land application site and the WWTP site. This includes coordination with land owner/farm manager. This task assumes a known site and does not include solicitation for other offsite application sites.

Task 1.5: Public Notice Support. Support comment responses generated through the DEQ Public Comment period. A total of 4 hours of Mark Cullington's time and 8 hours of Kennedy/Jenks' staff time have been allotted for this task. These hours will only be used if needed and we will coordinate with City staff if we expect these hours to be insufficient once public review comments have been received.

Deliverables

Consultant shall provide the City with the following:

- One electronic (PDF) copy of the Draft Biosolids Disposal Options and Cost Comparison Technical Memorandum;
- Two (2) hard copies and one electronic (PDF) copy of the Final Biosolids Disposal Options and Cost Comparison Technical Memorandum;
- One electronic (PDF) copy of the Draft Biosolids Management Plan;
- Two (2) hard copies and one electronic (PDF) copy of the Final Biosolids Management Plan;

Proposed Project Schedule

Consultant proposes the following milestones:

- December 2 – NTP from City Council
- January 26 – Draft Biosolids Disposal Options and Cost Comparison Technical Memorandum to the City
- February 2 – Presentation of Draft Biosolids Disposal Options and Cost Comparison Technical Memorandum to City Council
- March 10 – Draft Biosolids Management Plan and Final Biosolids Disposal Options and Cost Comparison Technical Memorandum to the City
- March 30 – Draft Final Biosolids Management Plan to City and Oregon DEQ
- 35 day Public Comment Period following review and approval of the Biosolids Management Plan

- Finalization of Biosolids Management Plan based on incorporation of any comments/issues from the Public Comment Period

Proposed Budget

Kennedy/Jenks will complete the proposed Scope of Services for a not to exceed price of $37,028.

This work will be completed under the terms of Kennedy/Jenks' contract with the City of Dundee. Please contact Preston Van Meter if you have any questions regarding this proposal. Preston Van Meter is authorized to negotiate and sign any contract resulting from this proposal. Thank you for providing us the opportunity to assist the City with this project.

Sincerely,

KENNEDY/JENKS CONSULTANTS

Preston Van Meter, P.E.
Oregon Client Director

Michael Humm, P.E.
Project Manager

AUTHORIZATION:

CITY OF DUNDEE

By: _____
(Signature)

_____
(Print Name)

Title: _____

Date: _____

Proposal Fee Estimate

Kennedy/Jenks Consultants

CLIENT Name: City of Dundee
PROJECT Description: Biosolids Management Plan
Proposal/Job Number:

Custom Rate Per City of Dundee On-Call Contract Classification:	Project Manager Michael Humm Eng-Sci-5	Engineering Staff Dana Devin-Clarke Eng-Sci-4	Mark Cullington Eng-Sci-8	Project Admin.	Total	KJ Labor	KJ Escalation	KJ Comm. Charges	Sub	Sub	KJ Sub-Markup	KJ ODCs/Travel	KJ ODCs Markup	Total Labor	Total Subs	Total Expenses	Total Labor + Subs + Expenses
Hourly Rate:	$130	$145	$180	$85	Hours	Fees	3%	4%	Fees	Fees	5%	Fees	10%				Fees
Phase ** (Default)**																	
Task **** (Communications and ODC Charges)								$1,347.20								$1,347	$1,347
Phase * - Subtotal***	0	0	0	0	0	$0	$0	$1,347	$0	$0	$0	$0	$0	$0	$0	$1,347	$1,347
Phase 1 - Biosolids Management Plan																	
Task 1.1 - Project Management, Coordination, and Reporting	8	4			12	$1,620	$49				$0		$0	$1,669	$0	$0	$1,669
Task 1.1a - Kickoff Meeting	4		4		8	$1,240	$37				$0	$100	$10	$1,277	$0	$110	$1,387
Task 1.2 - Biosolids Disposal Options and Cost Comparison TM	8	36	10	4	58	$8,400	$252				$0	$100	$10	$8,652	$0	$110	$8,762
Task 1.2a - City Council Meeting	6		6		12	$1,860	$56				$0	$100	$10	$1,916	$0	$110	$2,026
Task 1.3 - Biosolids Management Plan Development	4	30	4	4	42	$5,930	$178				$0		$0	$6,108	$0	$0	$6,108
Task 1.3a - Review Meeting	4		4		8	$1,240	$37				$0	$100	$10	$1,277	$0	$110	$1,387
Task 1.4 - Biosolids Site Authorization	6	48	20	2	76	$11,510	$345				$0	$500	$50	$11,855	$0	$550	$12,405
Task 1.5 - Public Notice Support		8	4		12	$1,880	$56				$0		$0	$1,936	$0	$0	$1,936
Phase 1 - Subtotal	40	126	52	10	228	$33,680	$1,010	$0	$0	$0	$0	$900	$90	$34,690	$0	$990	$35,680
All Phases Total	40	126	52	10	228	$33,680	$1,010	$1,347	$0	$0	$0	$900	$90	$34,690	$0	$2,337	$37,028

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REPORT

To: Mayor Russ and City Council

From: Rob Daykin, City Administrator

Date: November 24, 2015

Re: Transportation System Development Charge

The adopted 2015 Dundee Transportation System Plan (TSP) included examples of additional funding sources administered by the City to augment developer led funding for the improvements identified in the TSP. Possible City funding methods and anticipated revenue received through 2035 are the following:

1. Transportation System Development Charge (SDC):	
Driving Projects	$3,600,000
Bike and Pedestrian Projects	724,000
2. Street Utility Fee - $10 per month per meter	3,400,000
3. Local Gas Tax – 2 cent increase during summer	750,000
4. Lodging Tax – dedicate the 30% to transportation	460,000
5. Grants, urban renewal district, LID's	*
Total Possible Revenue	$8,934,000

*Not calculated, named as additional sources that could allow funding of more projects

The $8.9 million identified above was used to determine the list of projects likely to be funded (TSP Table 4) and possibly funded projects (TSP Table 5). TSP Table 6 listed the aspirational projects that were beyond the $8.9 million in City funding sources.

In addition to being the largest potential source of new funding, the transportation SDC is based on the cost of system capacity improvements required to accommodate new development. SDCs are collected at the time of building permit issuance, although some developers may have already incurred the expense of constructing a qualified improvement identified in the TSP and may receive credit up to the maximum amount of the SDC fee calculated. SDCs collected for capacity increasing improvements may only be used for the specific projects identified in the methodology.

Currently, the City of Dundee does not have a transportation SDC. The amount of new revenue from a transportation SDC identified in the TSP is based on an assumed $3,000 per peak hour trip for the combined driving, bike and pedestrian projects. However, the adoption of a transportation SDC methodology that is able withstand legal challenges will require a more rigorous evaluation of each of the projects to be funded with SDCs. There are several consultants that have experience in developing a transportation SDC. The cost of developing a new methodology is estimated between $10,000 and $15,000. In addition to the consultant fees, the city engineer will be required to work with the consultant on determining the cost of the improvements related to increases in capacity to accommodate to development. (Note: the City/Developer funding splits identified in the TSP is based on the location of the improvement next to undeveloped property for opportunities for that cost to be funded by developers and does not identify capacity improvements responsibility)

On November 19, City Planner Pelz and I met with Stu Lindquist and Dale Bernards regarding the development of property in the Riverside District area. We reviewed the Comprehensive Plan policies related to the Riverside District and noted the planning actions needed to be completed in order to move ahead with development, including the adoption of a Riverside District zone and design standards. Mr. Lindquist expressed concern with the ability to develop his property until the north-south collector is constructed, and suggested that it should not be funded solely by the developer of the property where the collector is located. Mr. Lindquist proposed that the City constructs the collector via a local improvement district with assessments to all properties within the Riverside District. Using SDCs is another method in which the cost of the collector could be funded from payments collected beyond the project boundaries. Even if the City decides to initiate a local improvement district to fund the construction of the north-south collector, there are other transportation capacity improvement projects that are eligible for funding through the imposition of a SDC.

The process that leads to the adoption of a new SDC may take up to six months and we have not budgeted the preparation of a transportation SDC in the Street Fund. If the Council supports the establishment of a transportation SDC, then I will look at opportunities to transfer line items in the Street Fund to cover this work. Also, I will collect proposals from consultants to assist with this project and bring them back to the Council for consideration at a future meeting. Staff is looking for direction from the Council regarding the preparation of a transportation SDC methodology.

REPORT

To: Mayor Russ and City Council

From: Rob Daykin, City Administrator

Date: November 25, 2015

Re: Resolution No. 2015-14, Budget Transfers

Pinnell Busch completed their investigative work related to the concrete floor (phase 1) and moisture problems (phase 2), and the Council authorized an additional phase 3 of investigation involving both additional floor investigation to document the subsurface condition and moisture investigation to obtain further information about the extent of the problem. This work and the related legal expenses were not included in the budget. A recap of the Pinnell Busch costs are as follows:

	Estimated	Actual
Phase 1 – Floor	$7,500	$9,726
Phase 2 – Moisture	$24,930	$30,060
Phase 3	$46,175	Not Billed

The overrun in Phase 1 was due to additional work obtaining floor repair quotes and reviewing the contractor's proposed product and repair method. The Phase 2 overrun involved additional investigation of new problems, including water intrusion at exterior doors. Other additional work included preparation and attendance of the findings at the council meeting and setting up a plan and scope for Phase 3. As of the date of this memo about $10,000 of Phase 3 work has been completed and appears to be on track with the estimate. The radar penetrating work and concrete core sample collection took place on November 24 and the test results are expected to be available by mid-December.

Pursuant to Oregon Budget Law, the budget for FY 2014-15 establishes appropriation limits at the department level in the General Fund and at the category level for all other funds of the City. These appropriations may not be exceeded, but they may be revised following certain procedures allowed by Oregon Budget Law. One such procedure is transferring budgeted appropriations between line items within a fund (intrafund). Another way is to transfer an appropriate from the General Fund to an appropriation in another fund (interfund). Resolution No. 2015-14 was prepared to authorize such transfers as follows:

General Fund – The transfer to Equipment Reserve is reduced by $52,000 and added to the use of the $40,000 Contingency amount to increase the adopted budget transfer of $5,000 to the Fire Station Construction Fund to $97,000.

Fire Station Construction Fund – The increase in the interfund transfer appropriates the $92,000 from the General Fund for Legal Services ($6,000) and Other Professional Services ($86,000). In the adopted budget, Other Professional Services represented the final closing costs of the contaminated soils stockpiled at the wastewater treatment plant.

Recommendation: Motion to adopt Resolution No. 2014-15, a resolution transferring budget line item amounts within a department or fund, and authorizing an appropriation transferred from the General Fund for fiscal year 2015-2016.

RESOLUTION NO. 2015-14

A RESOLUTION TRANSFERRING BUDGET LINE ITEM AMOUNTS WITHIN A DEPARTMENT OR FUND, AND AUTHORIZING AN APPROPRIATION TRANSFERRED FROM THE GENERAL FUND FOR FISCAL YEAR 2015-2016.

WHEREAS, the City Council adopted a budget for the City of Dundee for the fiscal year 2015-2016 on June 2, 2015; and

WHEREAS, it has become necessary to increase appropriations of certain line items due to unforeseen circumstances; and

WHEREAS, it is allowed under Local Budget Law for the City Council to transfer budgeted appropriations within a fund from an existing appropriation to another existing appropriation provided that the net change in the fund's total appropriations is zero; and

WHEREAS, it is allowed under Local Budget Law for the City Council to transfer an appropriation from the General Fund to another fund, **NOW, THEREFORE,**

THE CITY OF DUNDEE RESOLVES AS FOLLOWS:

Section 1. The transfer of funds and appropriation adjustments as set forth in Exhibit "A" attached hereto and by this reference incorporated herein and entitled Fiscal Year 2015-2016 Budget Transfers are hereby authorized.

Section 2. This resolution shall become effective immediately upon its passage.

PASSED BY THE CITY COUNCIL this 1st day of December 2015.

APPROVED:

_____

David Russ, Mayor

ATTEST:

_____

Rob Daykin, City Administrator/Recorder

Exhibit "A"

Fiscal Year 2015-2016 Budget Transfers

	Adopted Budget	Changes	Amended Budget
GENERAL FUND			
Other Financing Sources (Uses)			
Transfer to Equipment Reserve	52,000	(52,000)	0
Transfer to Fire Station Construction Fund	5,000	+92,000	97,000
Contingency	40,000	(40,000)	0
Totals	97,000	0	97,000
FIRE STATION CONSTRUCTION FUND			
Other Financing Sources:			
Transfer from General Fund	5,000	+92,000	97,000
Materials & Services:			
Legal Services	0	+6,000	6,000
Other Professional Services	5,000	+86,000	91,000
Totals	5,000	92,000	97,000

REPORT

To: Mayor Russ and City Council

From: Rob Daykin, City Administrator

Date: November 25, 2015

Re: Locust Street Improvements

In 2011, Chehalem Park and Recreation District (CPRD) received land use approval for a zone change from LI - Light Industrial to PO - Park and Open Space and partition for the Fortune property located between the railroad and Locust Street for the purpose of constructing a neighborhood park on the portion of property located between Maple Street and Locust Street. The property located between Maple Street and the railroad remained Light Industrial zone. CPRD dedicated the 60 foot width right of way extension of Maple Street to the City and began construction of the park in 2012. (Note: The partition was never completed.) Conditions of approval included construction of Maple Street along the frontage of the property and three quarter street improvements at the Locust Street frontage. In lieu of constructing the improvements, CPRD was allowed to execute a construction deferral agreement prior to installing the playground equipment. CPRD approached the Council in 2012 as the park construction was nearing completion and the Council allowed CPRD to install the playground equipment without the required construction deferral agreements with the assurance that CPRD would work in good faith to continue to negotiate their terms of completing the required street improvements. Unfortunately, the standard terms used with such construction deferral agreements conflicted with CPRD's position that an agreement cannot bind the actions of a future board, particularly in terms of budget issues. As a result, we were not able to execute a construction deferral agreement.

The reasons that staff recommended the construction deferral agreements were: 1) The 2003 TSP recommended the extension of Maple Street from 7th Street to 8th Street, but CPRD opposed this and noted the TSP update may result in the deletion of this recommended improvement; and 2) It appears the grade of Locust Street would have to be changed substantially and it may be better to construct the full block at the appropriate grade as opposed to only that portion of the street next to the park property. As mentioned above, CPRD dedicated the Maple Street extension and the City agreed to initiate vacation of this portion of the street if the TSP is changed and no longer recommends its construction. However, the 2015 TSP updated kept the Maple Street extension as a recommended project. The completion of this block of Maple Street will likely take place when the vacant lot located between the park property and 8th Street develops. The half block located across from the park on Locust Street has one home and the property sold this year. Although the half block is under single ownership; we recently received a building permit application for one of the original 1890 Town of Dundee plat and the city planner determined that the underlying 50 foot wide lot is a legal lot of record. This means the owner does not have to go through the usual subdivision or partition process and avoids the usual requirements for street and other public improvements.

In addition to that block of Locust Street between 7th Street and 8th Street being substandard, there is not a sewer main in that block to serve additional homes. Also, the existing water line is undersized and the city crews had recommended taking it out of service due to its deteriorating condition since there are no taps on that part of the line. Staff recommends that the Council initiates a local improvement district for the construction of street and utility improvements as provided in Dundee Municipal Code Section 3.16.010. This will result in a report prepared by the city engineer to be brought back to the Council that includes the following information: 1) map of the improvements and properties to be assessed for payment of the improvements, 2) description of the improvements, 3) project cost estimates, 4) a recommendation as to the method of assessment, and 5) description of the lots and owners. Following review and acceptance of the report, the Council may pass a resolution declaring intent to make the improvements and set a hearing date on whether to establish a local improvement district. If after the hearing the Council may either elect to pass a resolution to establish a local improvement district or abandon the process. Once the local improvement district is establish, the City may take the necessary steps to construct the public improvements. Once the actual cost of the improvements has been identified, then a hearing is set to consider objections to the preliminary assessments. Following the hearing, the Council adopts an ordinance spreading the assessments. Owners will have 30 days to pay all, some or none of their assessments; provided they enter into a payment installment plan for any unpaid balance.

Attached is the estimate of street improvements for Maple Street and Locust Street next to Fortune Park that was prepared by Kennedy/Jenks in 2012. It does not include sewer and water main improvements that are needed to accommodate new home construction on the east side of Locust Street. It would not take a lot of effort to bring back the engineer's report. If the Council chooses to move forward with this project we believe it could be constructed in summer 2016.

Recommendation: Council motion to declare its intention to initiate street and utility improvements to Locust Street and to direct the city engineer to prepare a report as described in Dundee Municipal Code section 3.16.020.

Kennedy/Jenks Consultants
Engineers & Scientists
200 S.W. Market Street, Suite 500
Portland, Oregon 97201
503-295-4911
FAX: 503-295-4901

16 August 2012

Mr. Rob Daykin
City Administrator
City of Dundee
PO Box 220
620 SW 5th Street
Dundee, OR 97115

Subject: Engineer's Opinion of Probable Construction Cost
Locust and Maple Street Improvements
City of Dundee, Oregon

Dear Mr. Daykin:

This letter summarizes Kennedy/Jenks Consultants (Kennedy/Jenks) opinion of probable construction costs (Engineer's Estimate) for the Locust Street and Maple Street improvements adjacent to the newly constructed Fortune Park.

Fortune Park is located between 7th and 8th Street between Locust and Maple on the south side of Highway 99. The Locust Street improvements include a ¾ roadway improvement and the Maple Street improvements include a full roadway improvement. The City's adopted Transportation System Plan notes each of these streets to be a 34' Residential Street detailed by Drawing 201 of the City's Public Works Standards. City staff indicate the ¾ roadway improvement scheduled for Locust Street is similar to Detail 201 and includes paving the full width of the road, but only includes construction of the sidewalk, curb, and gutter on one side of the street.

Kennedy/Jenks conducted a site walkthrough of the referenced areas with City personnel, utilized the City's 34' Residential Street Standard Drawing 201, and the taxlot information labeled Exhibit B to generate a quantity take off for the street improvements. This quantity takeoff included specific site modifications such as leveling the roadway and replacing the existing swale with catch basins and storm water piping along Locust Street. Estimated construction costs were then applied to the takeoff values using RSMeans Building Construction Cost Data 2012 (Means 2012), an industry standard for the development of project cost estimates.

Industry standard markups for this type of construction were then factored in to account for contractor mobilization, overhead and profit, construction contingency, and engineering. While there may be local factors that could result in lower costs than using Means 2012, we believe the use of industry standard cost estimating data is a good base line for a project that may not be constructed in the near future. This allows the costs to be easily updated in the future using the Engineering News Record Construction Cost Index (ENR-CCI).

Sincerely,

KENNEDY/JENKS CONSULTANTS

Michael Humm, P.E.
Project Engineer

Attachments

cc: Alan Mustain, Dundee Public Works Director
Preston Van Meter, Kennedy/Jenks Consultants

OPINION OF PROBABLE CONSTRUCTION COST — **KENNEDY/JENKS CONSULTANTS**

Project: Fortune Park Street Improvements

Prepared By: GJC / MDH
Date Prepared: 16-Aug-12

Location: City of Dundee, Yamhill County, OR

Current at ENR 9070.95
Location Factor (Salem): 1.038

Estimate Type:
- ☐ Conceptual
- ☐ Preliminary (w/o plans)
- ☒ Design Development @ 30%
- ☐ Construction
- ☐ Change Order
- ____ % Complete

Means Spec. Reference	Item No.	Description	Qty	Units	Materials $/Unit	Materials Total	Installation $/Unit	Installation Total	Total
Locust Street - 3/4 Residential Street Improvements									
024119.25 0015		A.C. Sawcut	59	L.F.	0.34	21	1.01	62	83
024113.17 5010		A.C. Demolition, Removal (3" thick). Backhoe.	635	S.Y.			4.01	2,642	2,642
G1030 110 1400		Baserock Excavation	622	C.Y.			12.05	7,777	7,777
G1030 115 1000		Cut & Fill Subgrade	389	C.Y.			7.60	3,066	3,066
312216.10 0012		Grade Subgrage	1,049	S.Y.			0.64	697	697
321123.23 8050		Compact Subgrade	1,049	S.Y.			0.87	947	947
321123.23 0200		3/4" Crushed Stone. Graded, Compacted. (10" thick under road, 4" thick under curb & gutter)	746	S.Y.	9.15	7,086	1.77	1,371	8,457
321216.13 0080		A.C. Binder Course (1.5")	57	TON	64.13	3,789	14.67	867	4,655
321216.13 0340		A.C.Wearing Course (1.5")	57	TON	71.11	4,201	16.19	957	5,158
321613.13 0446		Concrete Curb and Gutter (Machine Formed)	210	L.F.	5.70	1,242	2.91	634	1,875
G2030120 1620		Concrete Sidewalk (4" thick, 5' wide)	210	L.F.	10.90	2,374	16.40	3,572	5,946
G3030210 5820		Catch Basin (4' ID, 4' Depth)	1	EA	1,600.00	1,661	1,225.00	1,272	2,932
G30201121750		6" PVC storm pipe lateral, common earth installation; includes excavation, bedding, backfill and compaction	15	L.F.	9.08	141	10.44	163	304
G30201121900		10" PVC storm pipe common earth installation; includes excavation, bedding, backfill and compaction	210	L.F.	18.00	3,924	12.24	2,668	6,592
SUBTOTAL - Locust Street Construction						24,400		26,700	51,100
Maple Street - Full 34' Residential Street Improvements									
G1030 120 1400		Earth Excavation & Haul (4 MRT)	700	C.Y.			13.30	9,664	9,664
312216.10 0012		Grade Subgrage	1,050	S.Y.			0.64	697	697
321123.23 8050		Compact Subgrade	1,050	S.Y.			0.87	948	948
321123.23 0200		3/4" Crushed Stone. Graded, Compacted. (10" thick under road, 4" thick under curb & gutter))	1,050	S.Y.	9.15	9,970	1.77	1,929	11,898
321216.13 0080		A.C. Binder Course (1.5")	57	TON	64.13	3,791	14.67	867	4,658
321216.13 0340		A.C.Wearing Course (1.5")	57	TON	71.11	4,203	16.19	957	5,160
321613.13 0446		Concrete Curb and Gutter (Machine Formed)	420	L.F.	5.70	2,484	2.91	1,268	3,753
G2030120 1620		Concrete Sidewalk (4" thick, 5' wide)	210	L.F.	10.90	2,376	16.40	3,575	5,951
G3030210 5820		Catch Basin (4' ID, 4' Depth)	2	EA	1,600.00	3,322	1,225.00	2,543	5,865
G30201121750		6" PVC storm pipe lateral, common earth installation; includes excavation, bedding, backfill and compaction	30	L.F.	9.08	283	10.44	325	608
G30201121900		10" PVC storm pipe common earth installation; includes excavation, bedding, backfill and compaction	210	L.F.	18.00	3,924	12.24	2,668	6,592
SUBTOTAL - Maple Street Construction						30,400		25,400	55,800

Notes:

Street Improvements per Dundee Standard Drawing #201
3/4 street improvements include sidewalk, curb, gutter on one side and full width pavement
3/4 Street Improvements w/markups = $363/ft
Full Street Improvements w/markups = $403/ft

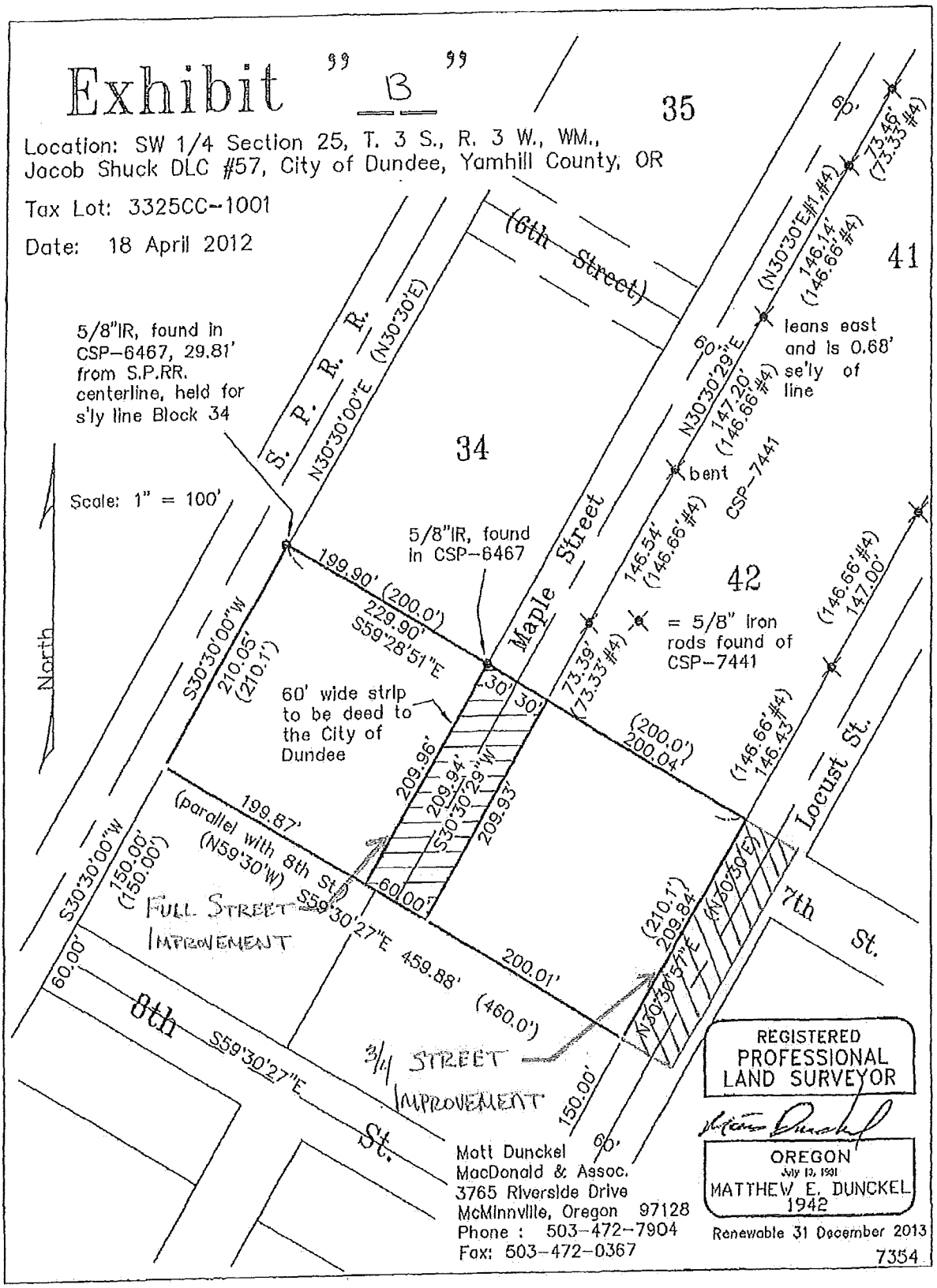
		SUBTOTAL	$ 106,900
Mobilization and GC's	@ 8%		$ 8,550
Contractor OH&P	@ 8%		$ 8,550
Estimate Contingency	@ 10%		$ 10,690
Estimated Bid Price			$ 135,000
Engineering, Legal, and Admin	@ 20%		$ 27,000
Estimated Project Costs			$ 162,000

Exhibit "B"

Location: SW 1/4 Section 25, T. 3 S., R. 3 W., WM.,
Jacob Shuck DLC #57, City of Dundee, Yamhill County, OR

Tax Lot: 3325CC-1001

Date: 18 April 2012



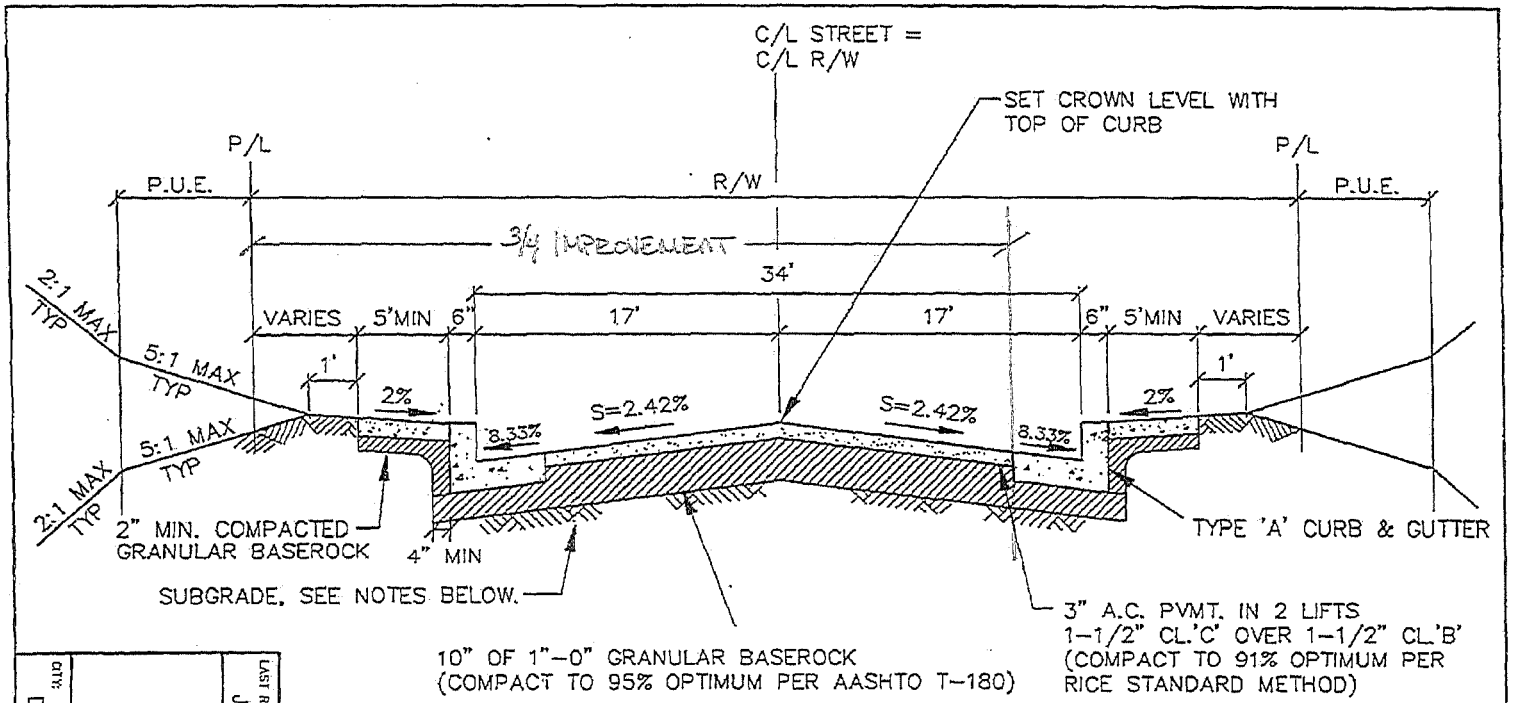
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
July 13, 1981
MATTHEW E. DUNCKEL
1942

Renewable 31 December 2013

Matt Dunckel
MacDonald & Assoc.
3765 Riverside Drive
McMinnville, Oregon 97128
Phone : 503-472-7904
Fax: 503-472-0367

7354



ALT: 1-1/2" OF 3/4"-0" GRANULAR BASEROCK OVER
8-1/2" OF 1-1/2"-0" GRANULAR BASEROCK.

NOTES:

1. ALL DESIGN SUBGRADES SHALL BE COMPACTED AND PROOF-ROLLED PRIOR TO PLACEMENT OF BASEROCK. COMPACTION TESTING OF SUBGRADE MAY BE WAIVED AS OUTLINED UNDER NOTE 3.
2. IF SUBGRADE FAILS THE PROOF-ROLL, SUBGRADE SHALL BE OVEREXCAVATED TO UNDISTURBED SOIL AND BACKFILLED WITH BASEROCK OVER MIN. 8.0-OZ. NONWOVEN FABRIC AS REQUIRED TO TO ALLOW COMPACTION OF UPPER (DESIGN) BASEROCK SECTION AND TO MAINTAIN STRUCTURAL INTEGRITY OF NATIVE SUBGRADE SOILS. TYPICAL MIN. OVEREXCAVATION REQUIRED IS 12-INCHES. NO RUBBER TIRED EQUIPMENT ALLOWED ON SUBGRADE FOLLOWING OVEREXCAVATION.
3. IF SUBGRADE PASSES PROOF-ROLL BUT CANNOT BE COMPACTED TO 95% OPTIMUM DENSITY PER AASHTO T-180, MIN. 4.5-OZ. NONWOVEN FABRIC SHALL BE PLACED ON THE SUBGRADE PRIOR TO PLACEMENT OF THE BASEROCK.

LAST REVISION DATE: JUNE 1997	COPYRIGHT 1995 WESTCOT ENGINEERING, INC.
34' RESIDENTIAL STREET MINIMUM SECTION	
CITY: DUNDEE, OR	DRAWING NO. 201

29.1
Maple Street
Fortune Park
Street Extension Survey 4661
LOCUST ST.
ORIGINAL
DUNDEE
9th
ST.
SEWER MAIN
8"(035)
8"(029)
8"(034)
8"(027)
8"(026)
S30°30'W
S59°30'E
1001
1000
2902
2903
3500
3100
3200
3300
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