



City of Sandy

Agenda

City Council Meeting

Meeting Date: Monday, November 15, 2021

Meeting Time: 6:00 PM

Page

1. MEETING FORMAT NOTICE

This meeting will be conducted in a hybrid in-person / online format. The Council will be present in-person in the Council Chambers and members of the public are welcome to attend in-person as well. Members of the public also have the choice to view and participate in the meeting online via Zoom.

To attend the meeting in-person:

Come to Sandy City Hall (lower parking lot entrance).
39250 Pioneer Blvd., Sandy, OR 97055

To attend the meeting online via Zoom:

Please use this link: <https://us02web.zoom.us/j/82945436324> Or by phone: (253) 215-8782; Meeting ID: 829 4543 6324

Please also note the public comment signup process below.

2. CITY COUNCIL WORK SESSION - 6 PM

2.1. Homeless Taskforce Update

[Homeless Taskforce Update - Pdf](#)

4 - 5

3. CITY COUNCIL REGULAR MEETING - 7 PM

4. PLEDGE OF ALLEGIANCE

5. ROLL CALL

6. CHANGES TO THE AGENDA

7. PUBLIC COMMENT

The Council welcomes your comments at this time.

If you are attending the meeting in-person

Please submit your comment signup form to the City Recorder before the regular meeting begins at 7:00 p.m. Forms are available on the table next to the Council Chambers door.

If you are attending the meeting via Zoom

Please complete the [online comment signup webform](#) by 3:00 p.m. on the day of the meeting.

The Mayor will call on each person when it is their turn to speak for up to three minutes.

8. RESPONSE TO PREVIOUS PUBLIC COMMENTS

9. CONSENT AGENDA

- 9.1. **City Council Minutes** 6 - 49
[City Council - 01 Nov 2021 - Minutes - Pdf](#)

10. OLD BUSINESS

- 10.1. **Select Date for Planning Commission Interviews**
Interview Panel: Mayor Pulliam; Councilors Sheldon and Walker; Commissioner Mayton
- 10.2. **362nd and Bell Street Extension Project Update** 50 - 61
[362nd and Bell Street Extension Project Update - Pdf](#)

11. NEW BUSINESS

- 11.1. **Declaration of Public Necessity: Bell St. - 362nd Extension Project** 62 - 71
[Declaration of Public Necessity: Bell St. - 362nd Extension Project - Pdf](#)

12. REPORT FROM THE CITY MANAGER

13. COMMITTEE /COUNCIL REPORTS

14. STAFF UPDATES

- 14.1. [Monthly Reports](#)

15. ADJOURN



Staff Report

Meeting Date: November 15, 2021
From Jordan Wheeler, City Manager
SUBJECT: Homeless Taskforce Update

PURPOSE / OBJECTIVE:

Hold a work session to receive an update from the homeless taskforce and discuss code amendments to the City's camping ordinance. In addition, discuss the creation of a recreational vehicle permit program and provide input on a forum/listening session on homelessness with local and regional partners.

BACKGROUND / CONTEXT:

The City Council adopted a goal of creating a homeless taskforce and developing a plan to address homelessness in Sandy. The City Council held a work session on April 5 to discuss the goal and legal landscape around the issue. Councilors Smallwood and Sheldon were appointed to lead the taskforce and have been working with staff and meeting with agency partners to assess the current situation and to study pathways and solutions to this complex issue.

The taskforce is using a two-pronged approach; exploring options through City policies and ordinances, and connecting with other agencies and the Social Services Task Force to address service gaps in the area.

As part of this effort, the Police Department has assigned an officer as a new Homelessness Liaison position to improve the City's response to homelessness in real time. Information has been posted on a new [webpage](#) to explain the homeless situation, provide information on how the city is responding to the issue and responding to calls for service, and resources for individuals experiencing or at risk for experiencing homelessness. Additionally, the taskforce has been researching other staffing models and options for investing more resources into services that address or surround homelessness issues.

The taskforce has been working on updating the City's camping ordinance (Chapter 8.35). The City's current camping ordinance does not meet the constitutional standards set forth by *Martin v. Boise*, *Blake v. City of Grants Pass*, and House Bill 3115. Updating the camping ordinance ensures that our staff have the legal and appropriate tools for balancing the safety and livability concerns of the community while having local regulations in place that comply with laws that protect the rights of individuals experiencing homelessness. After reviewing other examples of other cities' codes and

consulting with the city's legal counsel, the taskforce has developed some recommended code amendments for the Council's consideration.

In addition to the camping ordinance, the taskforce has also explored establishing a recreational vehicle (RV) permit program in order to address the growing issues around RVs. A few cities have created programs that prohibit parking of RVs on all public streets unless a property owner applied for a free permit that allows the RV to be temporarily parked in front of their property. Such a program could help the city track and monitor RVs, enforce the code when necessary, and make contact with individuals who may need service or service referrals.

Finally, the taskforce is interested in bringing together the diverse groups and organizations that are working on this complex issue in Sandy and Clackamas County to see how the city can partner, collaborate, or build on those efforts. The taskforce would like the Mayor and Council's input on the structure of a meeting that would include a list of non-profit and governmental organizations. The agenda would be geared towards an open dialog and opportunity to listen to the perspectives of these groups, what they are working on, and their experience working with people in need in our community.

RECOMMENDATION:

Staff recommends that the Council:

- Discuss camping code amendments and RV Parking Permit Program and direct staff to bring back code amendments for consideration;
- Provide direction on the format for a homelessness forum/listening session



MINUTES
City Council Meeting
Monday, November 1, 2021 6:00 PM

COUNCIL PRESENT: Stan Pulliam, Mayor; Jeremy Pietzold, Council President; Laurie Smallwood, Councilor; Kathleen Walker, Councilor; Carl Exner, Councilor; and Don Hokanson, Councilor

COUNCIL ABSENT: Richard Sheldon, Councilor

STAFF PRESENT: Jordan Wheeler, City Manager; Jeff Aprati, City Recorder; Sarah Richardson, Community Services; David Doughman, City Attorney; Tyler Deems, Deputy City Manager / Finance Director; Ernie Roberts, Police Chief; and Mike Walker, Public Works Director

MEDIA PRESENT: Sandy Post

1. CITY COUNCIL WORK SESSION - 6 PM

- 1.1. **Pool Exploratory Task Force Update** 10 - 24
(PowerPoint presentation at meeting; memo included below)

Kacie Bund, Chair; and Meagan Lancaster, Vice Chair of the Pool Exploratory Task Force (PETF) provided a briefing on the progress made thus far by the group. The task force was charged by the Council with developing a strategic path forward for providing and operating a pool and pool programs for Sandy area residents.

A memorandum to the Council was included in the agenda packet; presentation slides are attached to these minutes.

Council questions and discussion covered a variety of topics, including:

- Possible timing of elections to authorize bond sales
- Indoor / outdoor facility features
- Relative value of existing structures
- Possible depth and dimensions of pools

The Council thanked the PETF and expressed satisfaction with their efforts. The task force is scheduled to deliver a final recommendation to the Council by the end of January 2022.

[PETF Update Slides - 11.1.21](#)

1.2. **Aquatics Subcommittee Update**

25 - 44

(PowerPoint presentation at meeting)

Councilors Hokanson, Walker, and Exner provided an update to the Council on their efforts to study options for the Community Campus property, including possible configurations that would accommodate an aquatic facility, community center, and gym. They shared information regarding the relatively high potential for reusing the existing 1970s Middle School Addition building (bunker building), and the relatively low value of the existing natatorium, middle school, and gym. They stressed the importance of allowing space for cost-effective parking, and the opportunity to include a linear park connecting Pleasant Street to the lower elevation park land. They also shared graphic renderings provided by OPSIS Architecture of a potential layout of a combined aquatic center, community center, and gym built around the Middle School Addition. They requested Council support for continuing the City's engagement with OPSIS to develop a site plan that could be presented to voters considering a bond issuance.

Presentation slides are attached to these minutes.

Council discussion ensued, covering the following topics:

- The relative value of the existing buildings on the site
- Challenges created by elevation changes
- Challenges presented by separate buildings
- The need for shovel-ready plans to facilitate awarding of funding
- Acknowledgement that the existing pool structure is beyond salvaging
- Possible opportunities for cost savings by discontinuing heating and chemical treatment of pool water
- The need for cost and revenue estimates
- The importance of considering a variety of needs on the campus site, including aquatics, seniors, community space, and park amenities
- The need to act quickly to preserve the option of a 2022 bond election
- Frustration regarding paying for a second round of planning
- Excitement regarding the possibilities being studied by the Subcommittee
- Process shortcomings during the previous planning effort, and the potential for process improvement
- Inherent efficiencies in working with OPSIS rather than another firm
- Budget capacity for continuing the contract with OPSIS

The Council expressed support for the Subcommittee's efforts, and approved the continuing engagement with OPSIS.

[2021-11-01 Council Update - Aquatics Subcommittee.pptx](#)

2. CITY COUNCIL REGULAR MEETING - 7 PM

3. Pledge of Allegiance

4. Roll Call

5. Changes to the Agenda

6. Public Comment

7. Response to Previous Public Comments

8. Presentation

8.1. Introduction of Parks and Recreation Director Rochelle Anderholm-Parsch

9. Consent Agenda

9.1. City Council Minutes

October 18, 2021

Moved by Laurie Smallwood, seconded by Carl Exner

Adopt the Consent Agenda.

CARRIED. 6-0

Ayes: Stan Pulliam, Jeremy Pietzold, Laurie Smallwood,
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Richard Sheldon

10. Resolutions

10.1. PUBLIC HEARING: Application for Advance Financed Public Improvement Reimbursement for Viewpoint Subdivision

Resolution 2021-30

Staff Report - 0489

The **City Manager** and **Public Works Director** summarized the staff report, which was included in the agenda packet. It was noted that such reimbursement mechanisms are relatively rare, with the most recent example

occurring in the Jewelberry area. Staff provided additional information and context on the logistical implementation of this previous reimbursement arrangement.

The Council asked for and received clarification on the process for collecting fees during the permitting process, and the limits on collecting anything in excess of the total eligible costs.

Public Testimony

Tom Orth (applicant): thanked the Council and indicated his willingness to answer any questions.

John Mahaffy: stated appreciation for City Staff who have been courteous and helpful during his recent transactions. Stated that the reimbursement arrangement should be done in a thoughtful manner. Stated dissatisfaction with the City's tree ordinance and the impact of regulations.

Discussion

The Council noted the equity and fairness achieved by establishing such reimbursement arrangements and distributing investment costs. Staff noted that the default policy would be to establish a term of 20 years with a fixed interest rate of one percent above the current returns on the City's LGIP investments, for a total of 1.57%

Moved by Carl Exner, seconded by Laurie Smallwood

Approve Resolution 2021-30, establishing a term not to exceed 20 years and an interest rate of 1.57%

CARRIED. 6-0

Ayes: Stan Pulliam, Jeremy Pietzold, Laurie Smallwood,
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Richard Sheldon

11. Old Business

11.1. Hwy 26 Vista Loop - Ten Eyck Pedestrian Improvement Project Update

Staff Report - 0497

The **City Manager** and **Public Works Director** summarized the staff report, which was included in the agenda packet. Staff stated that while this long-standing project is close to the construction phase, the question before the Council is whether to agree to contributing additional funding amid continually rising cost estimates.

The Council discussed a variety of topics, including:

- Need for a new conversation with ODOT staff; the potential for ODOT to recognize the safety imperatives of this project
- Lack of transit options in the area
- Difficulty of securing STIP funding
- Urgency of the project
- Anticipated construction commencement date in spring 2022
- Added cost of night work to minimize traffic impacts
- ODOT's administrative processes and internal deadlines
- Concern about eliminating lighting infrastructure from the project
- Concern about additional cost increases through change orders
- Possibility of alternative lighting options, including working with PGE to install lighting on lower poles
- Importance of maintaining momentum on infrastructure projects given the current funding environment
- Budget impacts vis a vis the 362nd and Bell project and other Street Fund priorities

Moved by Kathleen Walker, seconded by Laurie Smallwood

Proceed with the Hwy 26 Vista Loop - Ten Eyck Pedestrian Improvement Project and direct staff to: 1) drop the lighting conduit and junction boxes from the project; and 2) commit \$116,000 from the Street Fund Capital budget and \$224,000 from the Street Fund Operations budget to make up the funding gap.

CARRIED. 6-0

Ayes: Stan Pulliam, Jeremy Pietzold, Laurie Smallwood,
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Richard Sheldon

11.2. **ARPA Funding Priorities Follow Up**

Staff Report - 0494

The **Deputy City Manager** summarized the staff report, which, along with presentation slides, was included in the agenda packet.

Staff proposed allocating the first tranche of \$1,263,900 in ARPA funds as follows:

- Covered Structures Program: \$440,000
- SandyNet Expansion: \$449,000
- Small Business/Non Profit Recovery Grants: \$100,000
- FOG Incentive Program: \$50,000
- Revenue Replacement: \$214,900
- SSCP - Chamber Reimbursement: \$10,000

The Council discussed the importance of flexibility for recovering businesses, as well as options for adjusting FOG program limits to ensure the most significant impacts can be mitigated.

Mayor Pulliam designated **Councilors Hokanson, Smallwood, and Walker** to serve on a subcommittee to review Small Business/Non Profit Recovery Grant Program applications.

Moved by Laurie Smallwood, seconded by Don Hokanson

Commit the first tranche of ARPA funds as recommended in the staff report.

CARRIED. 6-0

Ayes: Stan Pulliam, Jeremy Pietzold, Laurie Smallwood,
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Richard Sheldon

11.3. **Legislative Funding Request Priorities**

Staff Report - 0496

The **City Recorder** summarized the staff report, which was included in the agenda packet. The Council concurred with the projects identified by staff for funding requests, and suggested adding several additional points of emphasis to the requests, including the potential of the projects to supplement housing supply, promote resiliency through easing traffic bottlenecks, and promote safety. They also noted that the traffic challenges at issue are important to the greater region.

Moved by Kathleen Walker, seconded by Jeremy Pietzold

Direct staff to submit legislative funding requests for a new water treatment plant and the extension of 362nd and Bell Street, as recommended in the staff report.

CARRIED. 6-0

Ayes: Stan Pulliam, Jeremy Pietzold, Laurie Smallwood,
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Richard Sheldon

12. New Business

12.1. Parks and Trails Advisory Board Appointments

Staff Report - 0495

The **Recreation Manager** summarized the staff report, which was included in the agenda packet. The Council expressed appreciation for the rising number of applicants for vacant board and commission seats, and expressed thanks for the time and effort of those continuing to serve. It was also noted that the Community Center readerboard is an effective recruitment tool.

Moved by Carl Exner, seconded by Laurie Smallwood

Appoint Alexandra Gale, Don Robertson, Stacy McMahon, Upekala Wijayratne, and Will Toogood to the Parks and Trails Advisory Board as recommended in the staff report.

CARRIED. 6-0

Ayes: Stan Pulliam, Jeremy Pietzold, Laurie Smallwood,
Kathleen Walker, Carl Exner, and Don Hokanson

Absent: Richard Sheldon

13. Report from the City Manager

- Success of the recent fireworks show and thanks to all those involved
- Success of the recent Halloween Hunt event in Meinig Park
- New aeration basin equipment has been installed at the wastewater treatment plant
- Rehabilitation of sewer mains in Basins 2 and 8 is complete
- Five candidates for the Public Works Director position will be interviewed by two panels in the near future

**14. Committee /Council Reports
Councilor Hokanson**

- Appreciation for the recent fireworks event

Councilor Exner

- High turnout for the Trick or Treat Trail event; suggestion of warning drivers next year to drive carefully
- Upcoming tour of a local MBR wastewater treatment facility

Councilor Walker

- Appreciation for the recent fireworks event
- Success of the Trick or Treat Trail and Halloween Hunt events
- Desire for additional space for the Library vis a vis the Community Campus
- Anticipation for the arrival of the new Parks and Recreation Director

Councilor Smallwood

- Appreciation for the recent fireworks and Trick or Treat Trail events

Council President Pietzold

- Recent OBAC event at which funding opportunities for broadband were discussed; recognition for the advantages provided by SandyNet during the pandemic
- Appreciation for the recent fireworks event
- Recognition of the recent robotics tournament

Mayor Pulliam

- Recent C4 discussion about County policy regarding housing incentives
- Appreciation for the recent fireworks event and Trick or Treat Trail
- Appreciation for police involvement during Halloween
- Suggestion of an in-person tree lighting event
- Praise for the resiliency of local organizations in sustaining events
- Upcoming discussion of homelessness policy
- Desire to hold more events in Meinig Park; importance of police walkthrough before events

15. Staff updates

15.1. [Monthly Reports](#)

16. Adjourn

City Council
November 1, 2021

Mayor, Stan Pulliam

City Recorder, Jeff Aprati

Draft

Pool Exploratory Task Force Update

November 1, 2021

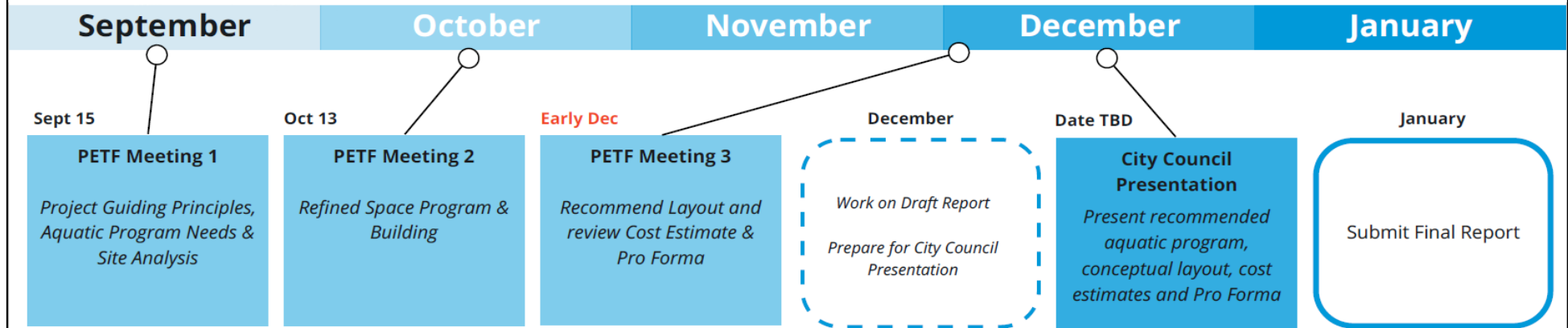


PETF Roster

- Kacie Bund, Chair
- Meagan Lancaster, Vice Chair
- Grant Hayball
- Jan Sharman
- Blake Smith
- Mark Smith
- Councilor Hokanson
- Councilor Walker
- Councilor Exner

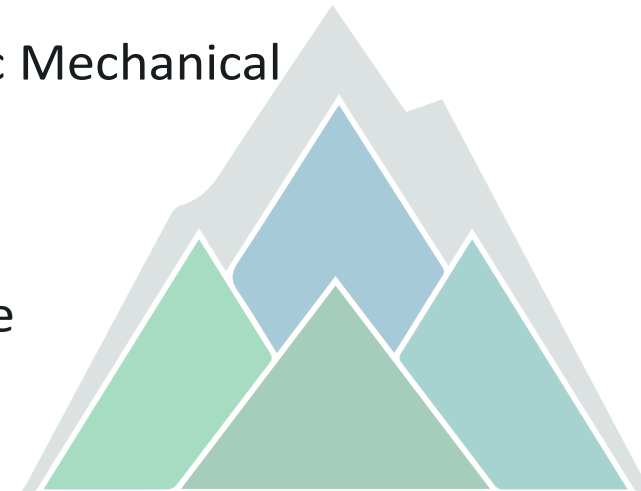


PETF Process



PETF Guiding Principles

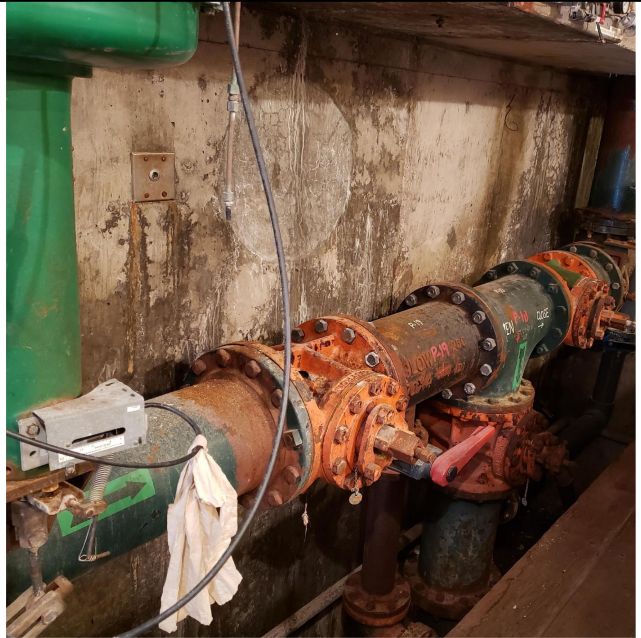
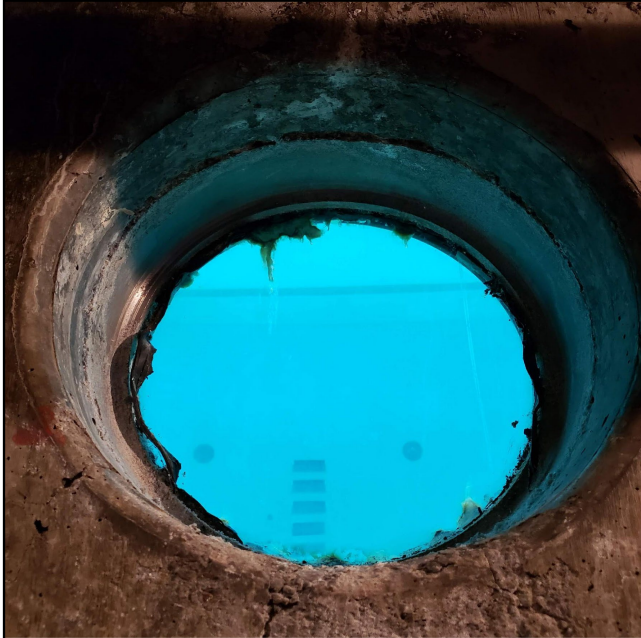
- Accommodate Lap and Recreation Swim Programs
- Provide Operationally Efficient Layout
- Meet Cost Recovery Goals
- Develop Cost Effective Parking Layout
- Integrate Convenient Service Access to Aquatic Mechanical
- Maximize Value of Investment
- Work Within Budget Constraints
- Compelling Vision for Successful Bond Initiative





Existing Aquatic Center Assessment

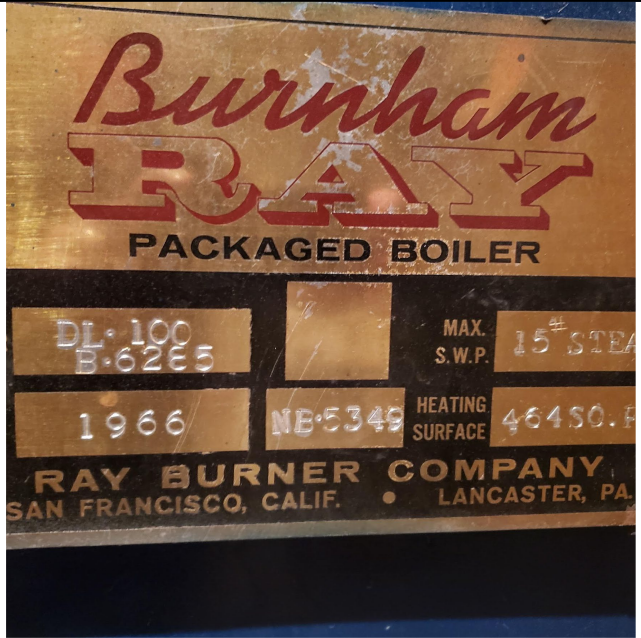
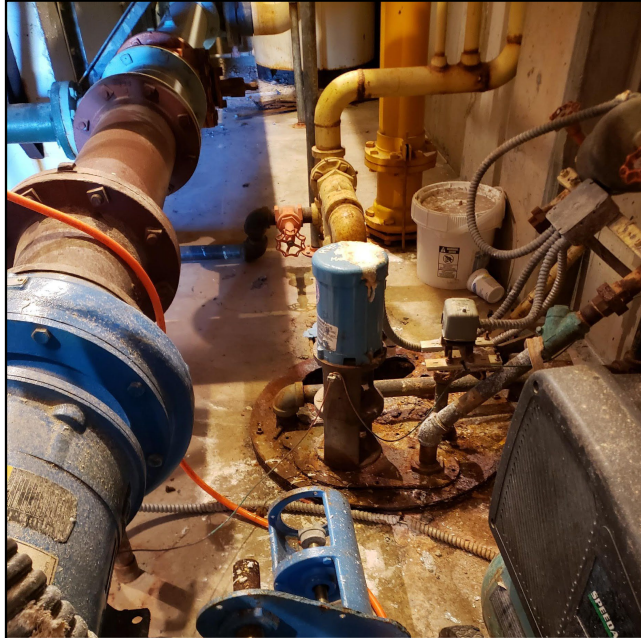
- PETF tour in July 2021
- Existing Aquatic Center has deteriorated significantly, even since last assessment in late 2017.
- Task Force determined that short-term repair and reopening of the existing facility is not a viable option



Assessment Tour Photos



Assessment Tour Photos



Assessment Tour Photos



Facility Feature Priorities

Recreation Pool

- Lazy river
- Slides
- Kid's pool
- Hydrotherapy
- Inflatables

Competition Pool

- Swim team practice & meets
- Bleachers
- Water Polo
- Lap swimming



Facility Feature Priorities

Other

- Hot Tub
- Party rental rooms
- Restrooms / locker rooms
- Universal changing rooms
- Storage for long- term renters
- Aquatic equipment storage
- Lifeguard / office space
- Lobby w/ seating / pool views
- Snack bar / vendors

Pool Options for Evaluation

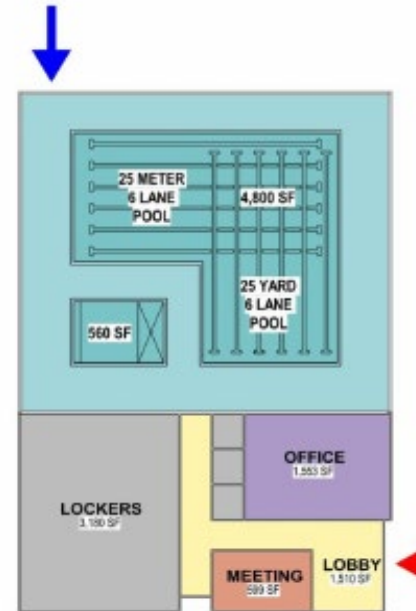
Option 1

Long-term renovation of existing pool facility as currently configured

- 25-yard x 25-meter pool (4,800 sf of water)
- Existing wading pool (560 sf of water)



No recreation pool:
not a viable option



Pool Options for Evaluation

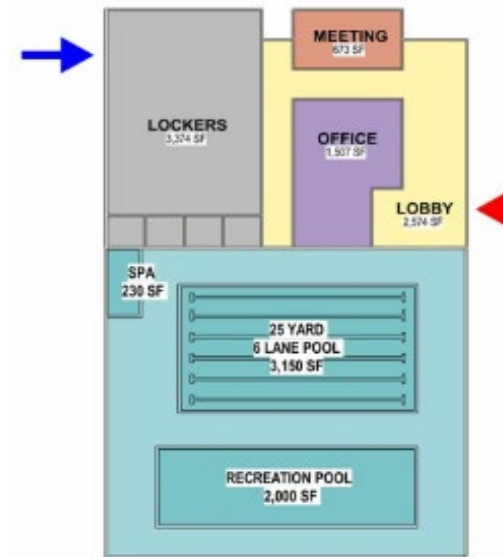
Option 2a

Reconfiguration of existing facility w/ new pools

- 25-yard lap pool (3,150 sf of water)
- Recreation pool (2,000 sf of water)
- Spa (230 sf of water)



Rec pool too small:
not a viable option



Pool Options for Evaluation

Option 2b

Reconfiguration of existing facility w/ new pools, plus addition to the south

- 25-yard lap pool (3,150 sf of water)
- Recreation pool (3,500 sf of water)
- Spa (230 sf of water)



Viable option: proceeding with further evaluation



Pool Options for Evaluation

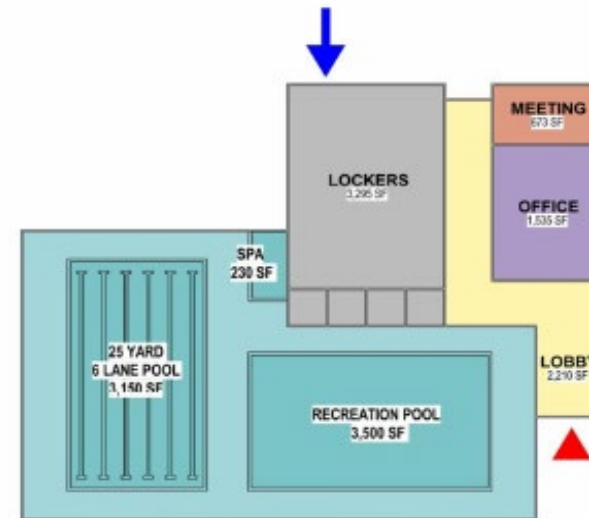
Option 3

New pool facility, elsewhere on Community Campus site.

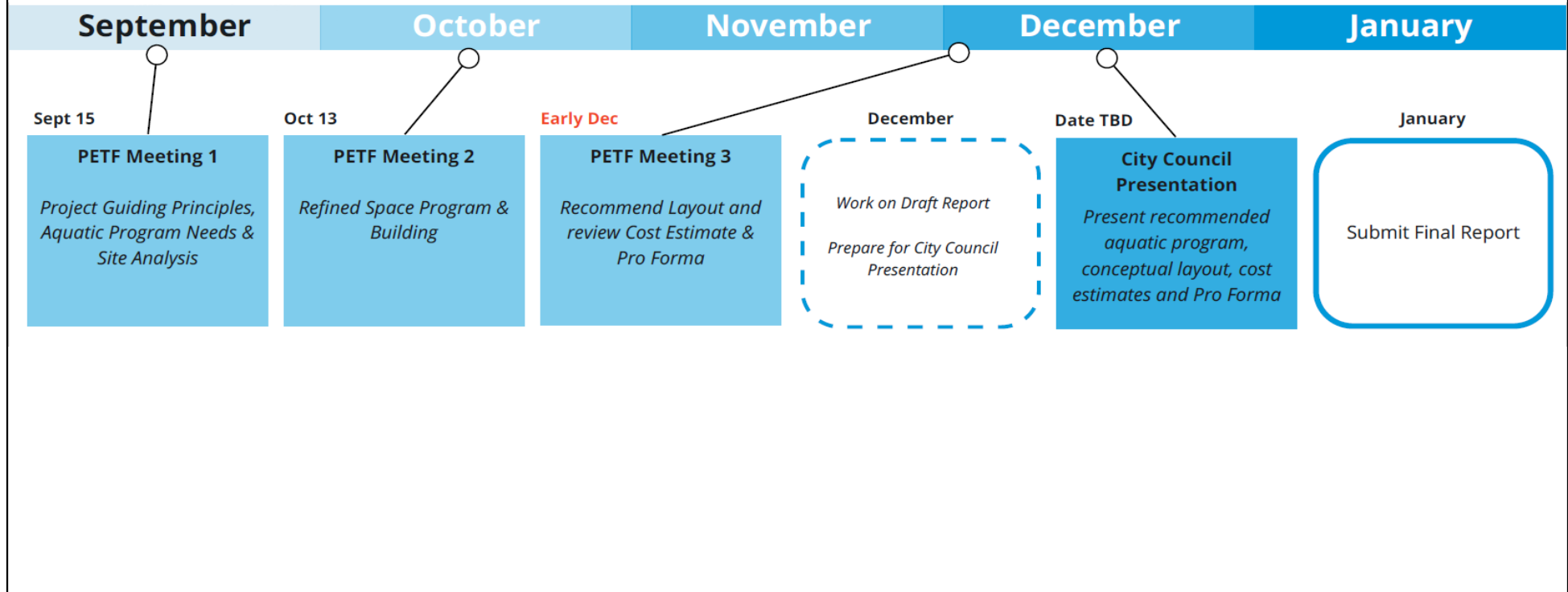
- 25-yard lap pool (3,150 sf of water)
- Recreation pool (3,500 sf of water)
- Spa (230 sf of water)



Viable option: proceeding with further evaluation



Next Steps





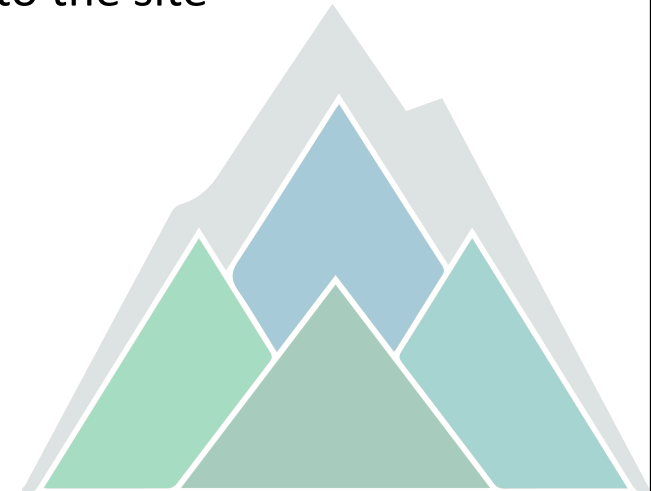
Aquatics Subcommittee Update

November 1, 2021

Objectives/Agenda

Objective: *Obtain Council support for expanding consulting work to include the overarching Community Campus*

- Discuss elements of a Community Center
- Share early ideas for integrating PETF alternatives into the site
 - 1st look – concepts only
 - Constraints/challenges
- Proposal
- Engaging stakeholders – integrating prior work
- Receive Council direction



Potential Facility Elements

- **Aquatics Program**

- Operations/ Building Support (Entry, Lobby, Reception, Concessions, Storage, Maintenance)
- Locker Rooms + Universal Changing Rooms
- 6 Lane 25 Yard Pool
- Spectator Seating
- 3600 SF Recreation Pool
- Spa
- Aquatics Offices + Lifeguard Room + Lifeguard Changing
- Pool Mechanical + Storage

- **Group Exercise Rooms**

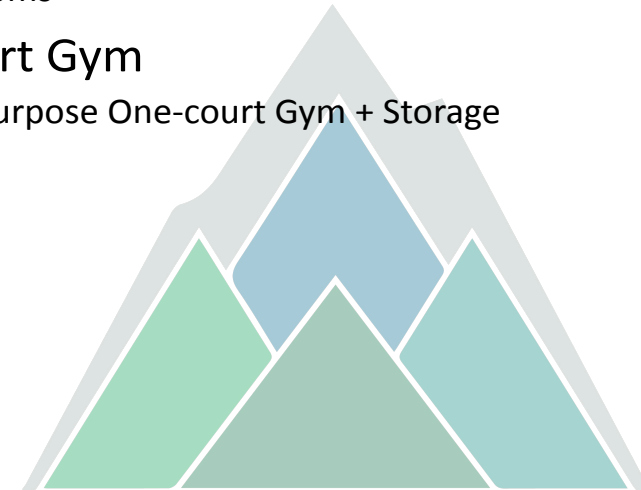
- Facility Administration Spaces (Breakroom, Conference, Offices, Workroom)
- 2 Group Exercise Rooms + Storage
- Childwatch Room + Childwatch Restroom

- **Additional Community Spaces**

- 200 person multipurpose room + Storage
- Commercial Kitchen + Storage
- Multipurpose Classroom + Storage
- Senior lounge + Storage
- Teen Space + Storage
- Restrooms

- **One Court Gym**

- Multipurpose One-court Gym + Storage



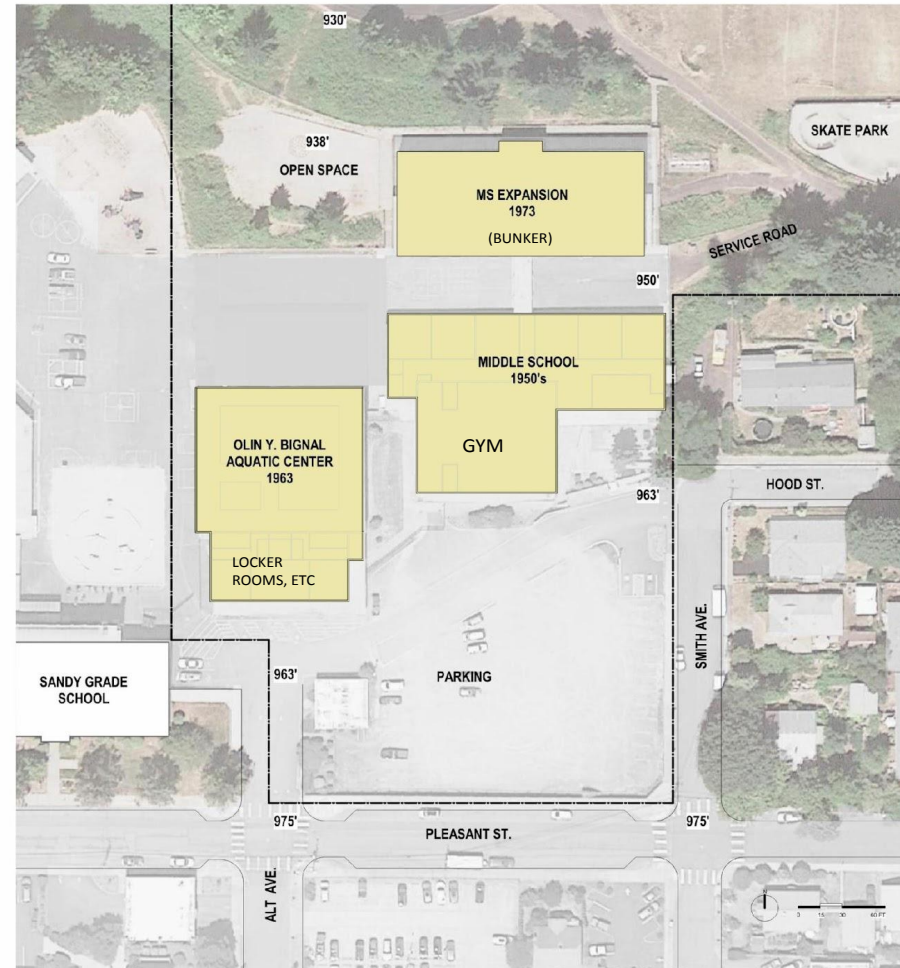
Existing Community Campus Site Layout

Site challenges:

- Significant elevation change
- Lack of access to all buildings on site
- Insufficient space for cost-effective parking

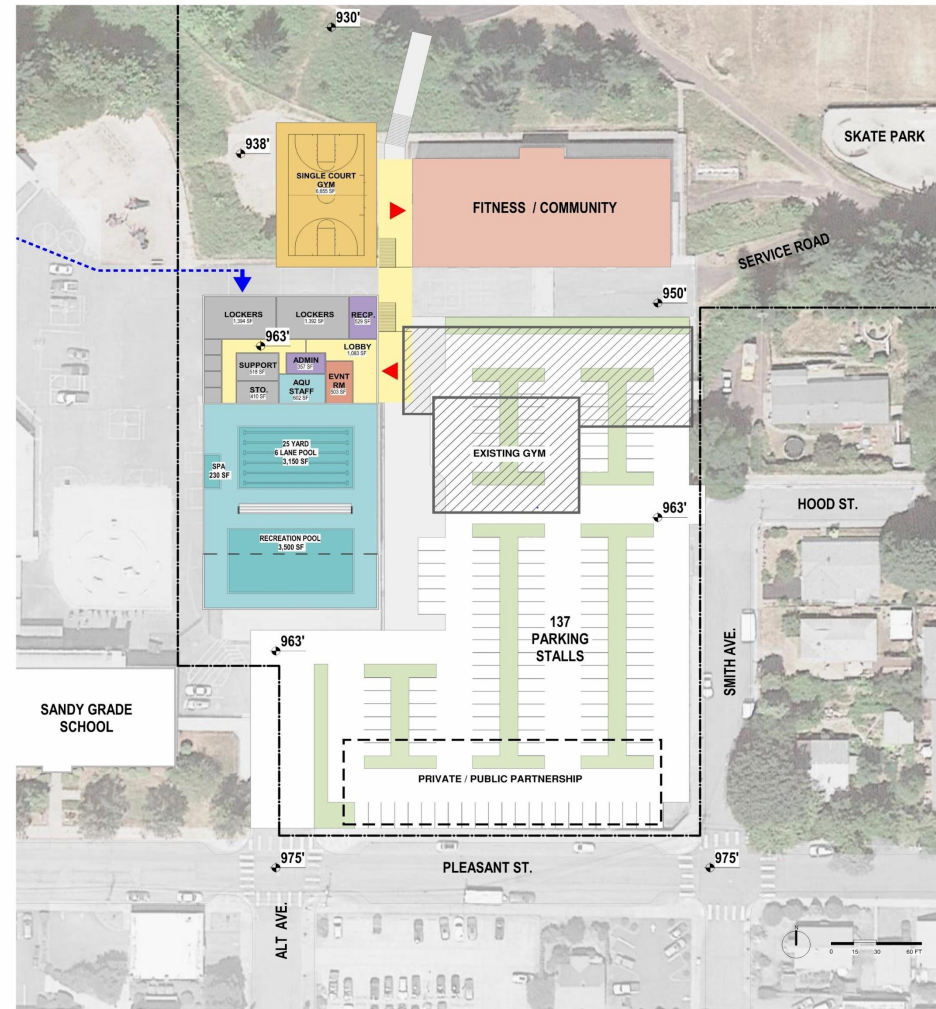
Site opportunities:

- Direct access from downtown to fields and Sandy River trail
 - ROW on Smith Ave.
- Visibility from Pleasant St.
- Middle School Expansion (Bunker) Building



Option 2B

- Addition to existing aquatic center building
- Middle school expansion building used for community center, with new gym
- Existing middle school and gym removed for cost-effective parking
- Challenges presented by separate buildings



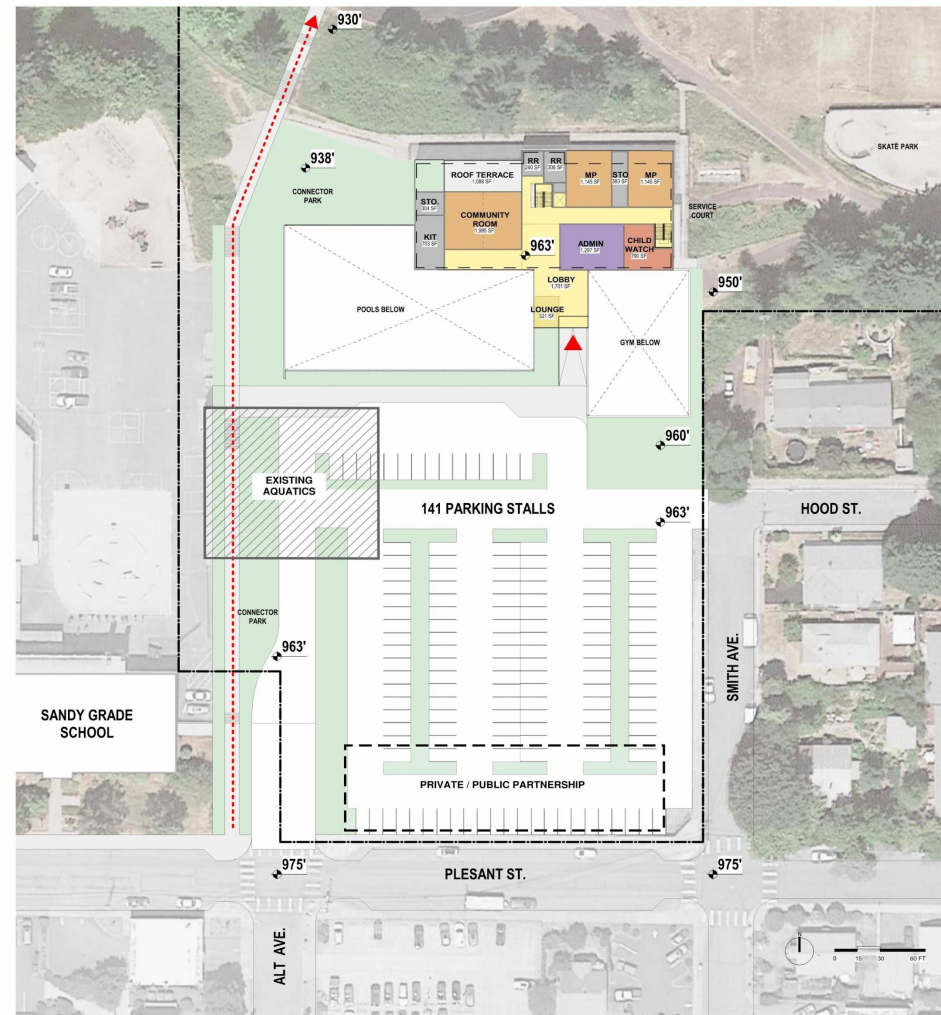
Option 3

- New pool, new gym connected to middle school expansion building
- Advantages of single building
- Opportunity for connector park from Pleasant Street to park and Sandy River

First Look!

The following slides are conceptual ideas based on Option 3, the site, and selected facility elements

These renderings do not yet incorporate Sandy Style elements!!!!



Looking North from
Pleasant Street



opsis



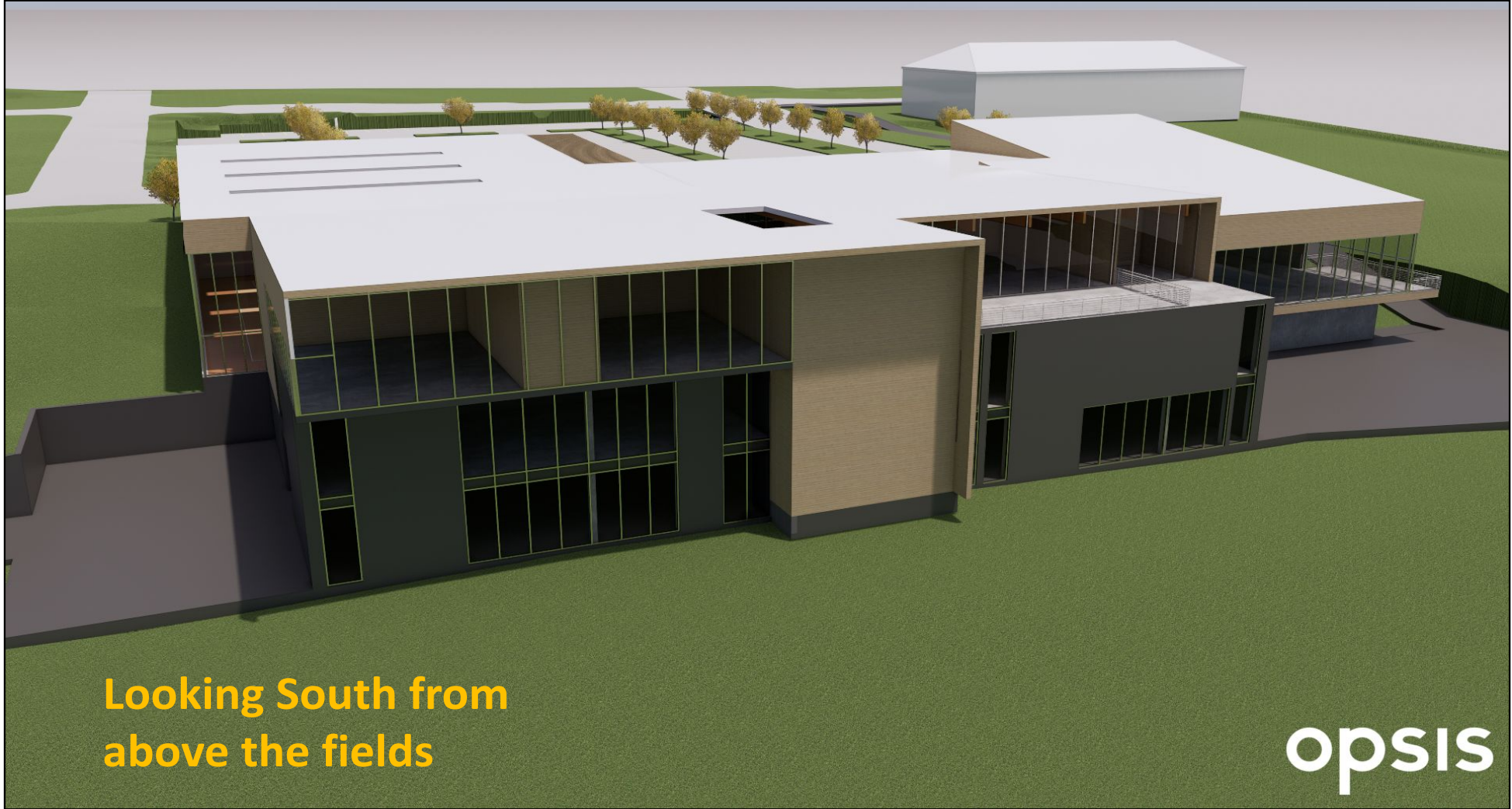
Looking East from
Sandy Grade School

opsis



Looking Southeast from
behind Sandy Grade

opsis



Looking South from
above the fields

opsis

opsis



**Walking in from Parking Lot
or Drop Off Area**

Looking into the Gym
from the Drop Off Area



opsis



**Entrance Ahead with
Pool on Left**

opsis

Walking into the Community Center



opsis



**Looking into the Pool While
Walking into Entrance**

opsis



**Looking Southwest from
Inside the Pool**

opsis

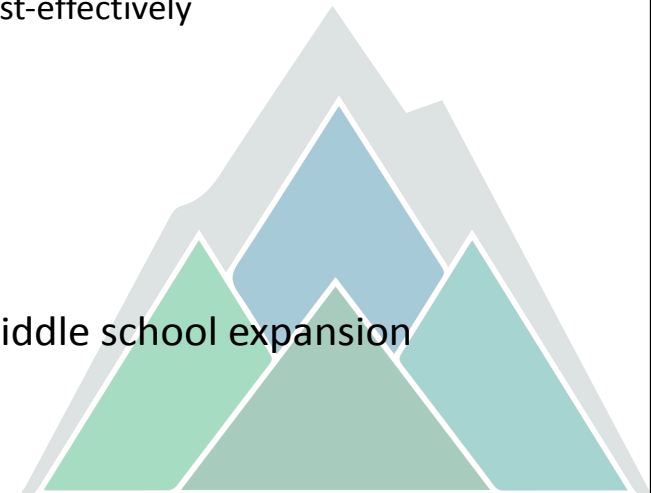


**Path to Fields and Trails on
Left, Front View**

opsis

OP SIS' Value

- Advantages of working with OP SIS thus far:
 - Effective facilitation of the PETF's process
 - Identification of key considerations for campus site layout decisions:
 - Retention of existing buildings vs. providing required parking cost-effectively
 - Relative value of existing structures, scope of necessary repairs
 - Site topography challenges
 - Impact of building placement on site access and development
 - Existing understanding of the site, and capacity for speed
 - Identification of an intriguing option for leveraging the middle school expansion bldg.



Engaging Stakeholders

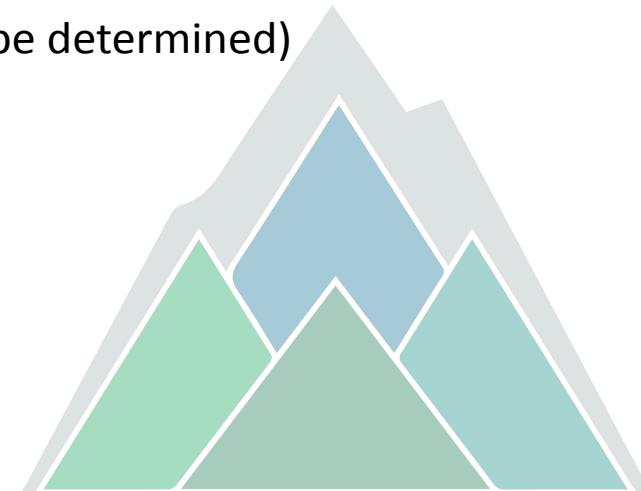
- How to leverage, integrate, and reconcile
 - OPSIS – former work
 - ESA Community Campus site development plan
 - Parks and Trail Master Plan
 - Rochelle Anderholm-Parsch direction
 - Library needs including recreation needs
 - Additional community engagement/technical advisors
 - Skatepark, bike park, and playground
 - Senior, community services
 - Youth/Young Adults



Request of the Council

- Approval to negotiate a contract with OPSIS for Phase 2 of Campus planning, producing a plan for pool, community center, gym, and park improvements to present to the Council

(Funding mechanism, election particulars remain to be determined)





Staff Report

Meeting Date: November 15, 2021
From Mike Walker, Public Works Director
SUBJECT: 362nd and Bell Street Extension Project Update

DECISION TO BE MADE:

Confirm potential sources of additional funding for the 362nd and Bell Street Extension Project.

PURPOSE / OBJECTIVE:

Receive an update on the project status and 60% design cost estimate and discuss options for allocating additional resources.

BACKGROUND / CONTEXT:

In October, staff received the 60% design construction cost estimate for the 362nd and Bell Street Extension Project. The cost estimate has increased from the 30% design estimate from April 2021, primarily due to added stormwater requirements, the revised roadway alignment, updated figures from more detailed design and land use requirements, and construction cost escalation. The total estimated construction cost is \$9.24 million, which includes a 10% contingency. The 90% design is estimated to be completed by mid-December at which there would be another construction cost estimate and update to City Council.

The total project cost estimate is now \$11.4 million. The original budget estimate was \$8.6 million with the sources of funding coming from the 2020 full faith and credit obligations (\$5.4 million) and the Street Fund Capital (\$3.2 million).

The project is scheduled to go out for bid early next year (February/March).

KEY CONSIDERATIONS / ANALYSIS:

Since receiving the updated cost estimate, staff have been working with the engineers to find opportunities for either value engineering or better refine the estimated costs and analyze options for allocating more resources to the project. This includes using third party engineering reviews of the 60% design estimate.

The total original budget and current cost estimate is outlined below:

Original Budget	30% Design Estimate	60% Design Estimate
-----------------	---------------------	---------------------

Design & Engineering	\$1,036,745	\$1,209,846	\$1,209,846
Right of Way Acquisition	\$2,000,000	\$1,273,257	\$1,000,000
Construction	\$5,600,000	\$6,156,300	\$9,238,735
Total	\$8,636,745	\$8,639,403	\$11,448,581

The city has spent \$528,827 on the project design so far. All legal descriptions and appraisals for right-of-way and easements have been completed and offer packets have been completed for 4 of the 6 properties. One offer letter has been sent out with the remainder to be sent this week. The total right of way acquisition costs are coming in significantly under the original budget so far.

Funding Options

The Street Fund has larger than budgeted beginning balances in both capital and operations due to underspending in capital (362nd project), and better than anticipated revenue since coming out of the coronavirus pandemic. The Adopted Street Fund budget currently has \$8,050,000 budgeted for capital outlay which includes the 362nd and Bell street extension, Ten Eyck-Vista Loop Sidewalk, and initial engineering for the Gunderson/211 improvements.

Current projections show that the Street Fund budget can support up to \$10,340,000 in capital outlay this biennium which would include \$10 million for the 362nd/Bell Street project and \$340,000 for Ten Eyck/Vista Loop. This would leave enough in the Street Fund's contingency to account for the restricted funds that are designated or committed to Highway 211 improvements and Highway 211/Gunderson Road intersection improvements.

However, that still leaves us short about \$900,000 compared to the current project cost estimate. To account for that gap, staff recommends the Council considers a variety of options.

1. Value Engineering. Staff and consulting engineers have identified about \$612,000 worth of items that can be cut or deleted from the project either because they are not necessary or the scope can be reduced. This includes items in the estimate such as traffic control, stormwater piping and subgrade stabilization.
2. Utility Funds. The Council can decide to allocate water and wastewater funds for expenses associated with the water and sewer lines which are currently estimated at \$422,000 (\$284,000 water, \$138,000 sewer). It may be possible that the city could recover these costs in the future if the Council establishes a reimbursement district.
3. ARPA. The American Rescue Plan Act includes water infrastructure as an eligible expense. The water, stormwater, and wastewater components of the

project could be funded using ARPA when the city receives its second tranche next summer.

4. Urban Renewal. Given the importance of the roadway to commercial and economic development, the 362nd and Bell Street Extension Project is a listed project in the Sandy Urban Renewal Plan. The SURA Board can decide to commit funding to the project to make up the gap.

Finally, the City is working with PacWest to submit a funding request to the state legislature for this critical project.

RECOMMENDATION:

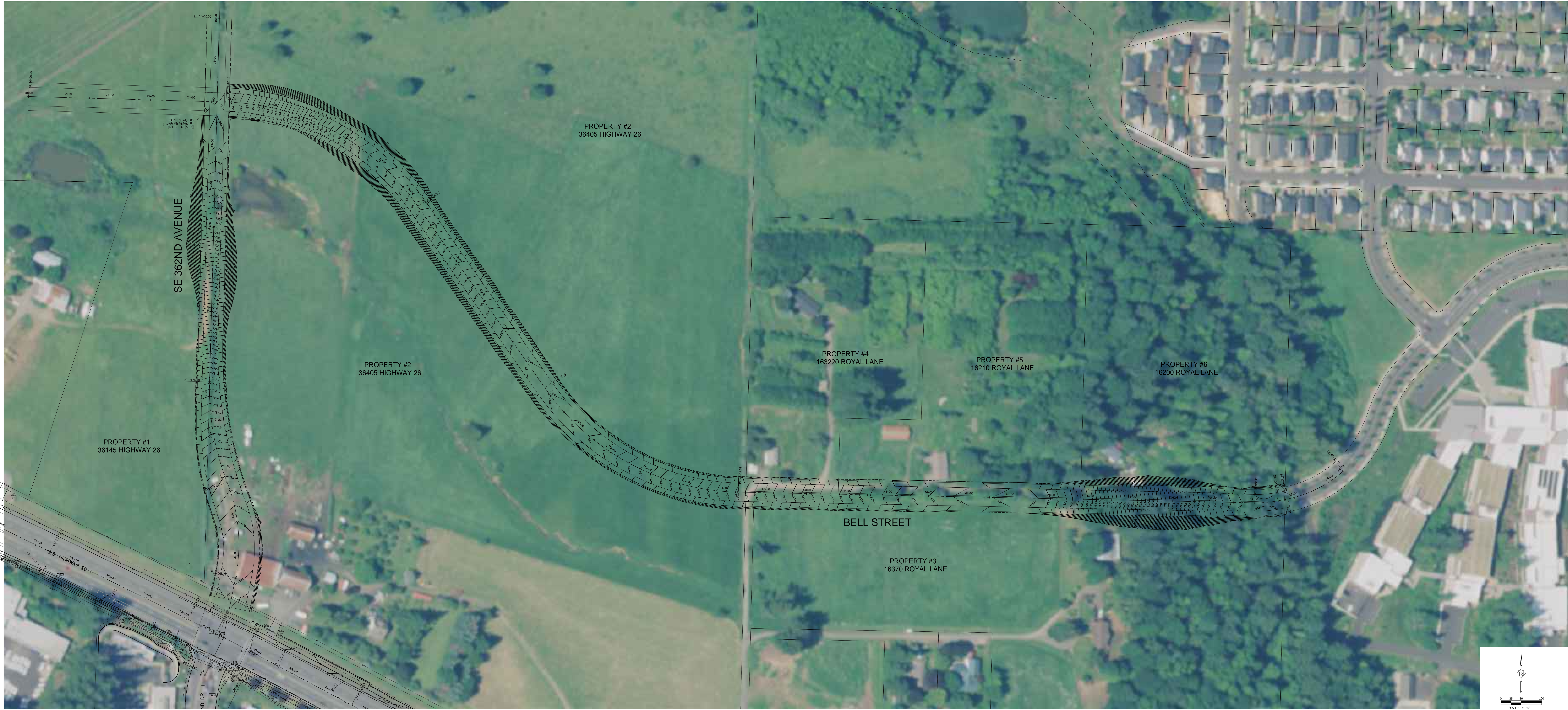
Staff recommends that the City continues to proceed with the project and plans to account for the current budget gap through a combination of additional Street Fund resources, value engineering and scope reductions, and committing utility funds from the water and wastewater fund. Staff would return to Council with the 90% design cost estimate before going out to bid.

BUDGETARY IMPACT:

The Street Fund would be allocating an additional \$2 million towards the project. The contributions from the Water and Wastewater Fund would come from a reduction in those Funds' contingencies.

LIST OF ATTACHMENTS/EXHIBITS:

- Roadway Alignment
- 30% Design Cost Estimate (April 2021)
- 60% Design Cost Estimate (September 2021)



PROPERTY #1
36145 HIGHWAY 26

PROPERTY #2
36405 HIGHWAY 26

PROPERTY #2
36405 HIGHWAY 26

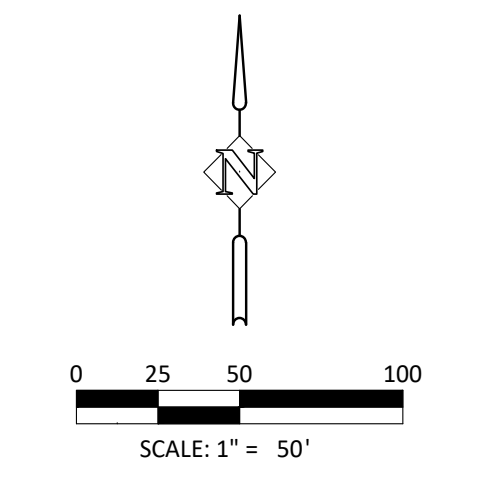
PROPERTY #4
163220 ROYAL LANE

PROPERTY #5
16210 ROYAL LANE

PROPERTY #6
16200 ROYAL LANE

BELL STREET

PROPERTY #3
16370 ROYAL LANE



ALTERNATE 3 - PLAN
DATE: 1/26/2021
SDY-06
jse

SE 362ND Avenue / Bell Street Improvements - Sandy, Oregon

Engineer's Estimate - 30% Level of Design

Prepared by: Harper Houf Peterson Righellis, Inc.

Job No.SDY-06

4/29/2021

ESTIMATED HARD CONSTRUCTION COSTS

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
Part 0020 - Temporary Features and Appurtenances					
1	Mobilization (6%)	L.S.	1	\$219,000.00	\$219,000.00
2	Temporary Protection and Direction of Traffic (1%)	L.S.	1	\$40,000.00	\$40,000.00
3	Flaggers (Assume 4 months - 2 Flaggers)	Hour	1,280	\$50.00	\$64,000.00
4	Erosion Control	L.S.	1	\$50,000.00	\$50,000.00
Mobilization and Traffic Control Subtotal					\$373,000.00
Part 00300 - Roadwork					
5	Construction Surveying	L.S.	1	\$60,000.00	\$60,000.00
6	Removal of Structures and Obstructions	L.S.	1	\$30,000.00	\$30,000.00
7	Clearing and Grubbing	L.S.	1	\$150,000.00	\$150,000.00
8	Earthwork - Excavation and Embankment	L.S.	1	\$500,000.00	\$500,000.00
9	12 Inch Subgrade Stabilization	S.Y.	2,000	\$18.00	\$36,000.00
10	Subgrade Geotextile	S.Y.	21,000	\$1.25	\$26,250.00
Roadwork Subtotal					\$802,250.00
Part 00400 - Drainage and Sewers					
11	6-inch Storm Sewer Pipe, Granular Backfill	L.F.	100	\$30.00	\$3,000.00
12	12-inch Storm Sewer Pipe, Granular Backfill	L.F.	2,000	\$80.00	\$160,000.00
13	Concrete Manhole, 48" Storm	Each	10	\$4,500.00	\$45,000.00
14	Water Quality Inlet and Manhole	Each	2	\$15,000.00	\$30,000.00
15	Concrete Catch Basin, Type G-2	Each	20	\$2,000.00	\$40,000.00
16	Area Drain	Each	5	\$500.00	\$2,500.00
17	Minor Adjustment of Manholes	Each	5	\$300.00	\$1,500.00

SE 362ND Avenue / Bell Street Improvements - Sandy, Oregon

Engineer's Estimate - 30% Level of Design

Prepared by: Harper Houf Peterson Righellis, Inc.

Job No.SDY-06

4/29/2021

ESTIMATED HARD CONSTRUCTION COSTS

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
Drainage and Sewers Subtotal					\$282,000.00
Part 00500 - Bridges					
18	Retaining Wall	S.F.	7,500	\$40.00	\$300,000.00
19	Culvert Crossings	L.S.	1	\$400,000.00	\$400,000.00
Bridges Subtotal					\$700,000.00
Part 00600 - Bases					
20	Aggregate Base	C.Y.	7,500	\$60.00	\$450,000.00
21	Temporary Aggregate Base for Staging	C.Y.	100	\$50.00	\$5,000.00
Base Subtotal					\$455,000.00
Part 00700 - Wearing Surfaces					
22	HMAC Pavement Secion	Ton	7,500	\$90.00	\$675,000.00
23	Concrete Curb and Gutter	L.F.	10,000	\$27.00	\$270,000.00
24	Concrete Sidewalk/Ramps/Driveways	S.Y.	2,000	\$63.00	\$126,000.00
25	Match Driveway Approach (Quantity to be verified with 60%)	Each	4	\$2,500.00	\$10,000.00
26	Concrete Curb and Gutter at Planter	L.F.	2,500	\$35.00	\$87,500.00
27	Perimeter Curb at Planter	L.F.	2,500	\$30.00	\$75,000.00
Wearing Surfaces Subtotal					\$1,243,500.00
Part 800 - Permanent Traffic Safety and Guidance Devices					
28	Permanent Pavement Markings	L.S.	1	\$60,000.00	\$60,000.00
Permanent Traffic Safety and Guidance Devices Subtotal					\$60,000.00
Part 900 - Permanent Traffic Control and Illumination					
29	Signing	L.S.	1	\$20,000.00	\$20,000.00

SE 362ND Avenue / Bell Street Improvements - Sandy, Oregon

Engineer's Estimate - 30% Level of Design

Prepared by: Harper Houf Peterson Righellis, Inc.

Job No.SDY-06

4/29/2021

ESTIMATED HARD CONSTRUCTION COSTS

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
30	Roadway Illumination	L.S.	1	\$500,000.00	\$500,000.00
31	Traffic Signal Modfications	L.S.	1	\$250,000.00	\$250,000.00
Permanent Traffic Control and Illumination Subtotal					\$770,000.00

SE 362ND Avenue / Bell Street Improvements - Sandy, Oregon

Engineer's Estimate - 30% Level of Design

Prepared by: Harper Houf Peterson Righellis, Inc.

Job No.SDY-06

4/29/2021

ESTIMATED HARD CONSTRUCTION COSTS

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
Part 1000 - Right of Way Development and Control					
32	Permanent Seeding	L.S.	1	\$10,000.00	\$10,000.00
33	LIDA Facilities including Soil Mix	S.F.	19,000	\$8.00	\$152,000.00
34	Street Trees	Each	100	\$500.00	\$50,000.00
35	Irrigation	L.S.	1	\$60,000.00	\$60,000.00
36	Topsoil	C.Y.	1,300	\$50.00	\$65,000.00
37	Single Mailbox Support	Each	5	\$400.00	\$2,000.00
38	Wetland Mitigation	L.S.	1	\$100,000.00	\$100,000.00
ROW Development and Control Subtotal					\$439,000.00
Part 1100 - Water Supply Systems					
39	Reolcated Fire Hydrants	Each	1	\$2,000.00	\$2,000.00
40	Relocate Water Meters	Each	5	\$500.00	\$2,500.00
41	Adjust Water Valve Box and Lid	Each	5	\$200.00	\$1,000.00
ROW Development and Control Subtotal					\$5,500.00
Total					\$5,130,250.00
20 percent Contingency					\$1,026,050.00
Grand Total					\$6,156,300.00

Notes:

1. Estimate is for construction items only. Right-of-way acquisition costs is not included

Items highlighted in pink are areas where costs can be eliminated or reduced. Items in green are areas that can be funded by other sources (utility funds).

SE 362ND Avenue / Bell Street Improvements - Sandy, Oregon					
Engineer's Estimate - 60% Level of Design					
Prepared by: Harper Houf Peterson Righellis, Inc.					
Job No.SDY-06					
9/16/2021					
ESTIMATED HARD CONSTRUCTION COSTS					
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	Extra Work as Authorized	L.S.	1	\$100,000.00	\$100,000.00
Part 0020 - Temporary Features and Appurtenances					
2	Mobilization (6%)	L.S.	1	\$470,000.00	\$470,000.00
3	Temporary Protection and Direction of Traffic (1%)	L.S.	1	\$80,000.00	\$80,000.00
4	Flaggers (Assume 4 months - 2 Flaggers)	Hour	1,280	\$50.00	\$64,000.00
5	Erosion Control	L.S.	1	\$75,000.00	\$75,000.00
Mobilization and Traffic Control Subtotal					\$689,000.00
Part 00300 - Roadwork					
6	Construction Surveying	L.S.	1	\$60,000.00	\$60,000.00
7	Removal of Structures and Obstructions	L.S.	1	\$50,000.00	\$50,000.00
8	Clearing and Grubbing	L.S.	1	\$150,000.00	\$150,000.00
9	Earthwork - Excavation and Embankment	L.S.	1	\$628,000.00	\$628,000.00
10	12 Inch Subgrade Stabilization	S.Y.	7,500	\$30.00	\$225,000.00
11	Subgrade Geotextile	S.Y.	26,400	\$1.25	\$33,000.00
12	Loose Riprap, Class 50	C.Y.	25	\$100.00	\$2,500.00
Roadwork Subtotal					\$1,148,500.00
Part 00400 - Drainage and Sewers					
13	4-inch Perforated Storm Pipe with Geotextile Sock, Granular Backfill	L.F.	60	\$50.00	\$3,000.00
14	12-inch Storm Sewer Pipe, Granular Backfill	L.F.	5,000	\$105.00	\$525,000.00
15	36-inch Storm Sewer Pipe, Granular Backfill	Each	131	\$160.00	\$20,960.00
16	60" Sanitite HP ADS Storm Sewer Detention Pipe	Each	700	\$525.00	\$367,500.00
17	8-inch Sanitary Sewer Pipe, Granular Backfill	L.F.	1,200	\$115.00	\$138,000.00
18	Concrete Manhole, 48" Storm	Each	29	\$4,500.00	\$130,500.00
19	Concrete Manhole, 60" Flow Control	Each	1	\$12,000.00	\$12,000.00
20	Concrete Manhole, 48" Sanitary	Each	4	\$6,000.00	\$24,000.00
21	Beehive Stormwater Overflow Inlet	Each	24	\$2,000.00	\$48,000.00

SE 362ND Avenue / Bell Street Improvements - Sandy, Oregon

Engineer's Estimate - 60% Level of Design

Prepared by: Harper Houf Peterson Righellis, Inc.

Job No.SDY-06

9/16/2021

ESTIMATED HARD CONSTRUCTION COSTS

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
22	Catch Basin - Curb Inlet	Each	10	\$2,600.00	\$26,000.00
23	Catch Basin - Standard GB-2	Each	1	\$2,500.00	\$2,500.00
24	Catch Basin - Ditch Inlet	Each	1	\$2,500.00	\$2,500.00
25	Minor Adjustment of Manholes	Each	2	\$1,200.00	\$2,400.00
	Drainage and Sewers Subtotal				\$1,302,360.00
Part 00500 - Bridges					
26	Retaining Wall	S.F.	7,500	\$40.00	\$300,000.00
27	Arch Culvert at Bell St.	L.S.	1	\$400,000.00	\$400,000.00
	Bridges Subtotal				\$700,000.00
Part 00600 - Bases					
28	Aggregate Base	C.Y.	9,380	\$70.00	\$656,600.00
29	Temporary Aggregate Base for Staging	C.Y.	100	\$50.00	\$5,000.00
30	Open Graded Aggregate Base for Stormwater Planters	TON	530	\$45.00	\$23,850.00
31	Washed Drain Rock for Stormwater Planters	TON	2,090	\$25.00	\$52,250.00
	Base Subtotal				\$737,700.00
Part 00700 - Wearing Surfaces					
32	Level 3, 1/2" Dense ACP	Ton	10,000	\$95.00	\$950,000.00
33	Standard Concrete Curb and Gutter	L.F.	460	\$27.00	\$12,420.00
34	Standard Concrete Curb, Type C	L.F.	7,000	\$27.00	\$189,000.00
35	Concrete Curb and Gutter, 24" thick at Stormwater Planters	L.F.	7,350	\$35.00	\$257,250.00
36	Concrete Perimeter Curb at Stormwater Planters	L.F.	2,170	\$60.00	\$130,200.00
37	Concrete Sidewalk	S.F.	27,780	\$6.50	\$180,570.00
38	Extra for Curb Ramps	Each	8	\$1,500.00	\$12,000.00
39	Concrete Driveways, Reinforced	S.F.	1,580	\$9.00	\$14,220.00
40	Concrete Valley Gutter	S.F.	1,170	\$9.00	\$10,530.00
	Wearing Surfaces Subtotal				\$1,756,190.00

SE 362ND Avenue / Bell Street Improvements - Sandy, Oregon

Engineer's Estimate - 60% Level of Design

Prepared by: Harper Houf Peterson Righellis, Inc.

Job No.SDY-06

9/16/2021

ESTIMATED HARD CONSTRUCTION COSTS

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
Part 800 - Permanent Traffic Safety and Guidance Devices					
41	Permanent Pavement Markings	L.S.	1	\$65,000.00	\$65,000.00
	Permanent Traffic Safety and Guidance Devices Subtotal				\$65,000.00
Part 900 - Permanent Traffic Control and Illumination					
42	Illumination	L.S.	1	\$720,000.00	\$720,000.00
43	Traffic Signal	L.S.	1	\$340,000.00	\$340,000.00
44	Permanent Signing	L.S.	1	\$15,000.00	\$15,000.00
	Permanent Traffic Control and Illumination Subtotal				\$1,075,000.00
Part 1000 - Right of Way Development and Control					
45	Permanent Seeding (incl. Water Quality Seeding)	Acre	5.00	\$3,000.00	\$15,000.00
46	Water Quality Mixture	C.Y.	1,600	\$25.00	\$40,000.00
47	Street Trees, 2" Caliper	Each	280	\$500.00	\$140,000.00
48	Topsoil, 6" Depth	C.Y.	3,500	\$50.00	\$175,000.00
49	Monument Boxes	Each	12	\$500.00	\$6,000.00
50	Single Mailbox Support	Each	4	\$400.00	\$1,600.00
51	Wetland Mitigation	L.S.	1	\$100,000.00	\$100,000.00
	ROW Development and Control Subtotal				\$477,600.00
Part 1100 - Water Supply Systems					
52	Temporary Irrigation System, Complete	L.S.	1	\$60,000.00	\$60,000.00
53	12-inch Ductile Iron Potable Water Pipe with Restrained Joints and Class B Backfill	L.F.	1,510	\$120.00	\$181,200.00
54	Fire Hydrant Assembly	Each	3	\$3,600.00	\$10,800.00
55	Adjust Fire Hydrant	Each	1	\$2,000.00	\$2,000.00
56	3/4" Water Service	Each	3	\$500.00	\$1,500.00
57	Adjust Water Valve Box and Lid	Each	5	\$200.00	\$1,000.00
58	Package PRV Station	LS	1	\$50,000.00	\$50,000.00
59	12" Water Valve	EACH	5	\$3,200.00	\$16,000.00

SE 362ND Avenue / Bell Street Improvements - Sandy, Oregon

Engineer's Estimate - 60% Level of Design

Prepared by: Harper Houf Peterson Righellis, Inc.

Job No.SDY-06

9/16/2021

ESTIMATED HARD CONSTRUCTION COSTS

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
60	Private Waterline Installation	L.S.	1	\$25,000.00	\$25,000.00
ROW Development and Control Subtotal					\$347,500.00
				Total	\$8,398,850.00
				10 percent Contingency	\$839,885.00
				Grand Total	\$9,238,735.00

Notes:

1. Estimate is for construction items only. Right-of-way acquisition costs are not included.
2. Joint trench costs for private utility providers are not included.
3. 60" Sanitite HP ADS Storm Sewer Detention Pipe costs may be removed if replaced with a detention pond alternate.



Staff Report

Meeting Date: November 15, 2021

From Mike Walker, Public Works Director

SUBJECT: Declaration of Public Necessity: Bell St. - 362nd Extension Project

DECISION TO BE MADE:

Whether to approve an additional Resolution of Public Necessity Due for the Bell St. - 362nd Extension Project to finalize the right-of-way acquisition process.

BACKGROUND / CONTEXT:

Due to changes in the design for stormwater management, it is necessary to acquire a larger area for a stormwater detention basin and associated facilities. In order to do so a new Resolution of Public Necessity is required for the revised area to be acquired.

During project design, the Engineer Harper, Houf, Petersen, Righellis (HHPR) determined that a stormwater easement would be required at the southwest corner of the new intersection of Bell St. and 362nd Ave. The 30% design assumed a series of underground detention pipes in Bell St. and 362nd Ave. would be used to store and release stormwater runoff from the new impervious surface created by the project. The slope of each roadway made the underground piping impractical so an alternative using a constructed storage basin for stormwater on the Skipper property was developed. The detention basin will require an additional 29,802 sq. ft. of storm drainage easement and 4,351 sq. ft. of slope easement (see Exhibit B of the Resolution) for this property than in the original Public Necessity Resolution (2021-21) adopted by the Council in July. The amount of right-of-way required remains unchanged.

The Resolution adopted in July did not include a storm drainage easement and the slope easement area on the Skipper property was smaller. The new resolution includes the additional easements necessary to accommodate the stormwater detention basin and fill slope. Legal descriptions for the easements have been prepared and are attached as exhibits to the resolution.

KEY CONSIDERATIONS / ANALYSIS:

The original Resolution of Public Necessity included six parcels. Subsequent changes to the design for stormwater management require a larger easement on one of the parcels. Resolution 2021-32 is for the only parcel that requires changes. If the resolution is adopted the appraisal will be revised to account for the larger easement area and an offer will be submitted to the property owner for consideration.

RECOMMENDATION:

Adopt resolution 2021-32 Declaring a Public Necessity

BUDGETARY IMPACT:

The additional cost of the enlarged easement area will still fit within the project budget for right-of-way and easement acquisition.

SUGGESTED MOTION LANGUAGE:

"I move to adopt Resolution 2021-32"

LIST OF ATTACHMENTS/EXHIBITS:

- Resolution 2021-32 and Exhibits A (legal description) and B (sketch map).



NO. 2021-32

A RESOLUTION DECLARING THE NEED TO ACQUIRE CERTAIN PROPERTY AND PROPERTY INTERESTS TO CONSTRUCT STREET AND STORMWATER IMPROVEMENTS WITHIN THE CITY LIMITS ASSOCIATED WITH THE BELL STREET - 362ND AVENUE EXTENSION PROJECT

Whereas, under the City of Sandy Charter and pursuant to the laws of the State of Oregon, the City of Sandy is duly authorized and empowered to locate, acquire, construct, reconstruct, alter, enlarge, renew, replace, operate and maintain such street and roadway improvements and associated utility facilities as in the judgment of its City Council are necessary and proper for the City's welfare; and

Whereas, the City Council has determined that it is in the City's best interest to extend Bell Street and 362nd Ave. in order to improve the City's transportation network and provide more efficient access and connectivity to other areas of the City; and

Whereas, under the City's Charter and in accordance with the laws of the State of Oregon, the City of Sandy may acquire by purchase, gift, devise by eminent domain or otherwise, real and personal property, and all interests therein, including dedications, rights-of-way and permanent and temporary easements, as the City Council deems necessary or proper to benefit the public; and

Whereas, ORS 223.005 and ORS 225.020 expressly authorize the City to appropriate real property within or outside its corporate limits for any public or municipal use and more specifically, ORS 223.930 expressly authorizes the City to use its condemnation power to acquire real property both within and outside its boundaries for street and roadway improvements;

Whereas, for the purpose of providing transportation improvements and associated facilities to serve the City and for the health, safety, benefit and general welfare of the public, the City of Sandy plans to locate, acquire, construct, operate and maintain certain transportation and associated utility improvements on property in the City of Sandy as further described in Exhibit A and graphically depicted in Exhibit B attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sandy as follows:

Section 1. The City of Sandy finds and declares that it must acquire the real property and all interests therein described in the attached Exhibit A and graphically depicted in Exhibit B in order to locate, construct, operate, maintain, repair and improve the City of Sandy's transportation system. Exhibits A and B are incorporated into this resolution by reference.

#2021-32

Section 2. The transportation improvements that the City will make on the real property described in the attached Exhibit A and graphically depicted in Exhibit B must be owned and controlled by the City and, as such, the interest in the property is both required and being taken as necessary in the public interest. The improvements to said property will be planned, designed, located and constructed in a manner such that it will be compatible with the greatest public benefit and the least private injury or damage.

Section 3. The City Manager, the City Attorney and designees or agents of their choosing are authorized to attempt to agree with the owners and other persons with interests in the real property described in Exhibit A and graphically depicted in Exhibit B as to the compensation to be paid for the City's appropriation of the property. If no satisfactory agreement can be reached, then the City Attorney is authorized to commence and prosecute to final determination such proceedings as may be necessary to acquire the real property described in Exhibit A and graphically depicted in Exhibit B and all interests therein, and that upon the filing of such proceeding, possession of the real property and interests therein may be taken immediately to the extent allowed by law.

Section 4. The recitals above are an integral part of this resolution and shall have the same force and effect as if fully stated herein.

Section 5. This resolution is effective immediately upon its passage.

This resolution is adopted by the Common Council of the City of Sandy and approved by the Mayor this 15 day of November 2021

Stan Pulliam, Mayor

ATTEST:

Jeff Aprati, City Recorder

#2021-32

EXHIBIT "A"

362nd Drive
November 05, 2021

File No. 1
Tax Map 2S4E10 - 05603

PARCEL 1 (RIGHT-OF-WAY DEDICATION).

A strip of land situated in the Southeast One-Quarter of Section 10 in Township 2 South, Range 4 East of the Willamette Meridian, City of Sandy, Clackamas County, Oregon and being a portion of that property described and conveyed to Skipper Family, LLC, an Oregon limited liability company, in Statutory Bargain and Sale Deed, recorded December 30, 2015 as Document No. 2015-085965, Clackamas County Deed Records; said strip being variable in width and lying on the westerly side of the centerline of Proposed 362nd Drive, which centerline is described below.

The strip above referred to is as follows:

Station	to	Station	Width on the westerly side of Centerline
4+25.00		6+55.80	49.40 feet (along the arc of a 612.00 foot radius curve to the right, having a central angle of 22°41'47", the radius point of which bears N68°53'11"E, the long chord bears N9°45'56"W, 240.85 feet, an arc distance of 242.43 feet) to 41.10 feet
6+55.80		13+27.77	41.10 feet in a straight line to 34.00 feet
13+27.77		13+64.42	34.00 feet in a straight line to 70.64 feet
13+64.42		14+32.42	70.64 feet
14+32.42		14+69.06	70.64 feet in a straight line to 34.00 feet

CENTERLINE DESCRIPTION FOR PROPOSED 362nd DRIVE

A road centerline situated in the Southwest One-Quarter of Section 11, and the Southeast One-Quarter of Section 10, all within Township 2 South, Range 4 East of the Willamette Meridian, City of Sandy, Clackamas County, Oregon, being more particularly described as follows:

Commencing at a found 3-1/4 inch Bronze Disk, in a monument box marking the Section Corner common to Sections 10, 11, 14 and 15, Township 2 South, Range 4 East of the Willamette Meridian, per U.S.B.T. Entry 2005-065, Clackamas County Survey Records;

Thence N01°34'57"E, along the west line of said Section 11, a distance of 174.93 feet to a point;

Thence leaving said Section line, N26°46'03"E, a distance of 20.64 feet to Proposed 362nd Drive Centerline Station 0+00.00 and the **True Point of Beginning**;

Thence continuing N26°46'03"E, a distance of 100.00 feet to Proposed 362nd Drive Centerline Station 1+00.00;

Thence N11°39'59"E, a distance of 163.22 feet to the beginning of a 262.00 foot radius curve to left having a central angle of 30°13'03" at Proposed 362nd Drive Centerline Station 2+63.22;

Thence northwesterly along the arc of said curve to the left (the long chord bears N03°26'32"W, 136.58 feet) an arc distance of 138.17 feet to Proposed 362nd Drive Centerline Station 4+01.39;

Thence N18°33'04"W, a distance of 19.89 feet to the beginning of a 1000.00 foot radius curve to the right, having a central angle of 20°08'03" at Proposed 362nd Drive Centerline Station 4+21.28;

Thence northwesterly along the arc of said curve to the right (the long chord bears N08°29'03"W, 349.60 feet) an arc distance of 351.40 feet to Proposed 362nd Drive Centerline Station 7+72.68, said point being on the west line of said Section 11;

Thence N01°34'57"E, along the west line of said Section 11, a distance of 827.48 feet to Proposed 362nd Drive Centerline Station 16+00.16 and the terminus of this centerline description, said terminus bears S01°34'57"W, 877.85 feet from a found 3-1/4 inch Bronze Disk marking the Quarter-Section Corner common to Sections 10 and 11, Township 2 South, Range 4 East of the Willamette Meridian, per U.S.B.T. Entry 2001-125, Clackamas County Survey Records;

The strip of land to which this description applies contains 36,224 square feet, more or less.

PARCEL 2 (PERMANENT SLOPE EASEMENT).

A strip of land situated in the Southeast One-Quarter of Section 10 in Township 2 South, Range 4 East of the Willamette Meridian, City of Sandy, Clackamas County, Oregon and being a portion of that property described and conveyed to Skipper Family, LLC, an Oregon limited liability company, in Statutory Bargain and Sale Deed, recorded

December 30, 2015 as Document No. 2015-085965, Clackamas County Deed Records; said strip being variable in width and lying on the westerly side of the centerline of Proposed 362nd Drive, which centerline is described above.

The strip above referred to is as follows:

Station	to	Station	Width on the westerly side of Centerline
4+25.00		6+56.36	54.40 feet (along the arc of a 617.00 foot radius curve to the right, having a central angle of 22°40'28", the radius point of which bears N68°53'11"E, the long chord bears N9°45'17"W, 242.58 feet, an arc distance of 244.17 feet) to 46.07 feet
6+56.36		9+16.10	46.07 feet in a straight line to 39.00 feet
9+16.10		10+16.41	39.00 feet in a straight line to 69.00 feet
10+16.41		11+54.42	69.00 feet

Excepting therefrom the above described Parcel 1.

The strip of land to which this description applies contains 9,224 square feet, more or less.

PARCEL 3 (PERMANENT STORM DRAINAGE EASEMENT).

A strip of land situated in the Southeast One-Quarter of Section 10 in Township 2 South, Range 4 East of the Willamette Meridian, City of Sandy, Clackamas County, Oregon and being a portion of that property described and conveyed to Skipper Family, LLC, an Oregon limited liability company, in Statutory Bargain and Sale Deed, recorded December 30, 2015 as Document No. 2015-085965, Clackamas County Deed Records; said strip being variable in width and lying on the westerly side of the centerline of Proposed 362nd Drive, which centerline is described below.

The strip above referred to is as follows:

Station	to	Station	Width on the westerly side of Centerline
11+54.42		13+98.42	164.00 feet

Excepting therefrom the above described Parcel 1.

The strip of land to which this description applies contains 29,802 square feet, more or less.

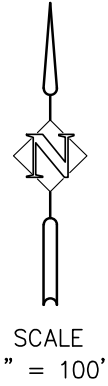
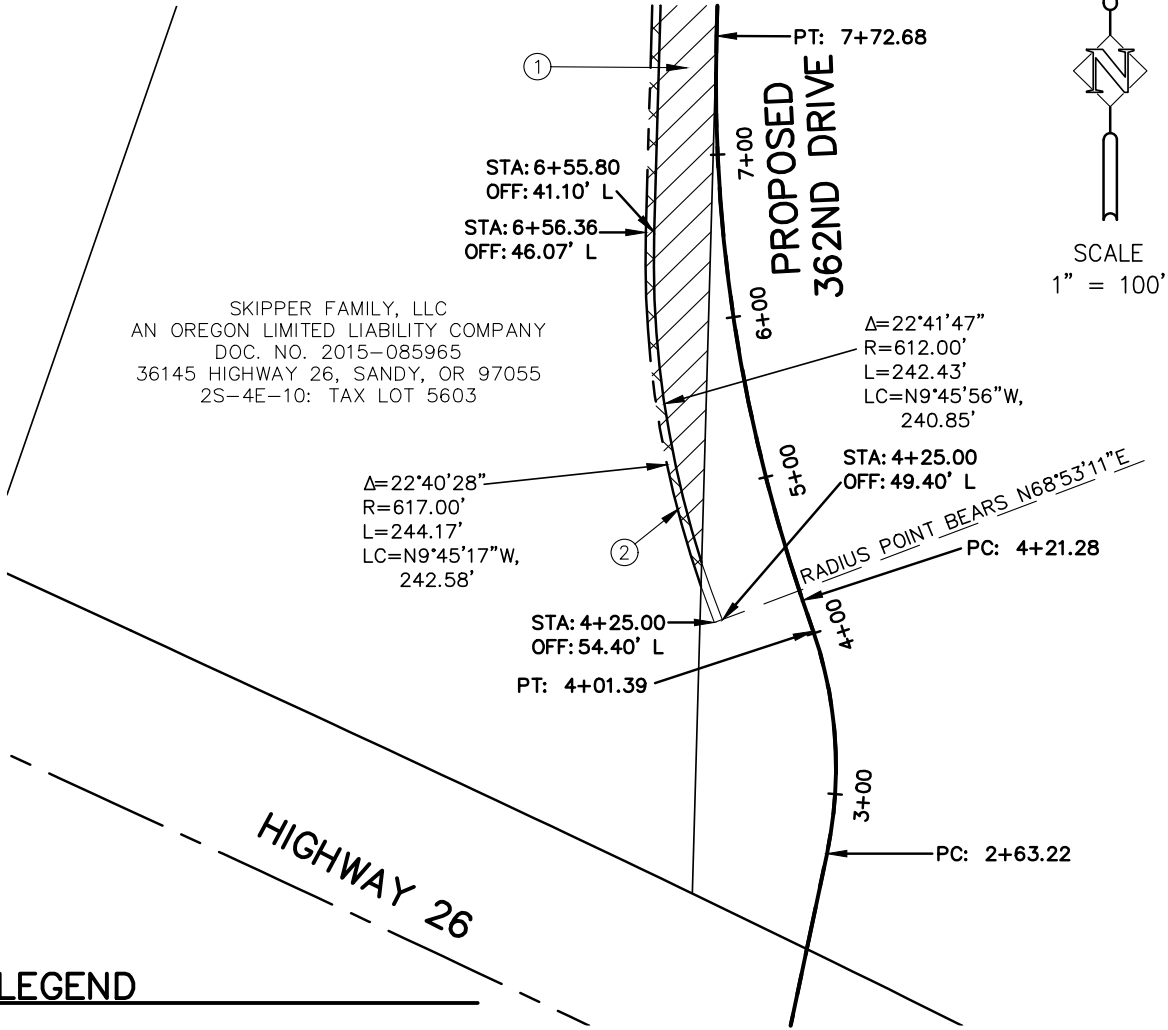
The basis of bearings of this legal description is N01°34'57"E as measured between a found 3-1/4 inch Bronze Disk, in a monument box marking the Section Corner common to Sections 10, 11, 14 and 15, Township 2 South, Range 4 East of the Willamette Meridian, per U.S.B.T. Entry 2005-065, Clackamas County Survey Records and a found 3-1/4 inch Bronze Disk marking the Quarter-Section Corner common to Sections 10 and 11, Township 2 South, Range 4 East of the Willamette Meridian, per U.S.B.T. Entry 2001-125, Clackamas County Survey Records, per the Oregon State Plane Coordinate System – North Zone: Reference Frame NAD83(2011)(Epoch:2010.00).



RENEWS: 12/31/2021

Exhibit "A"
4 of 4

EXHIBIT "B"
PROJECT FILE NO. 1



LEGEND

- ① RIGHT-OF-WAY DEDICATION
± 36,224 SQ.FT.
- ② PERMANENT SLOPE
EASEMENT
± 9,224 SQ.FT.
- ③ PERMANENT STORM
DRAINAGE EASEMENT
± 29,802 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION

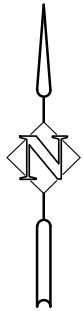


**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

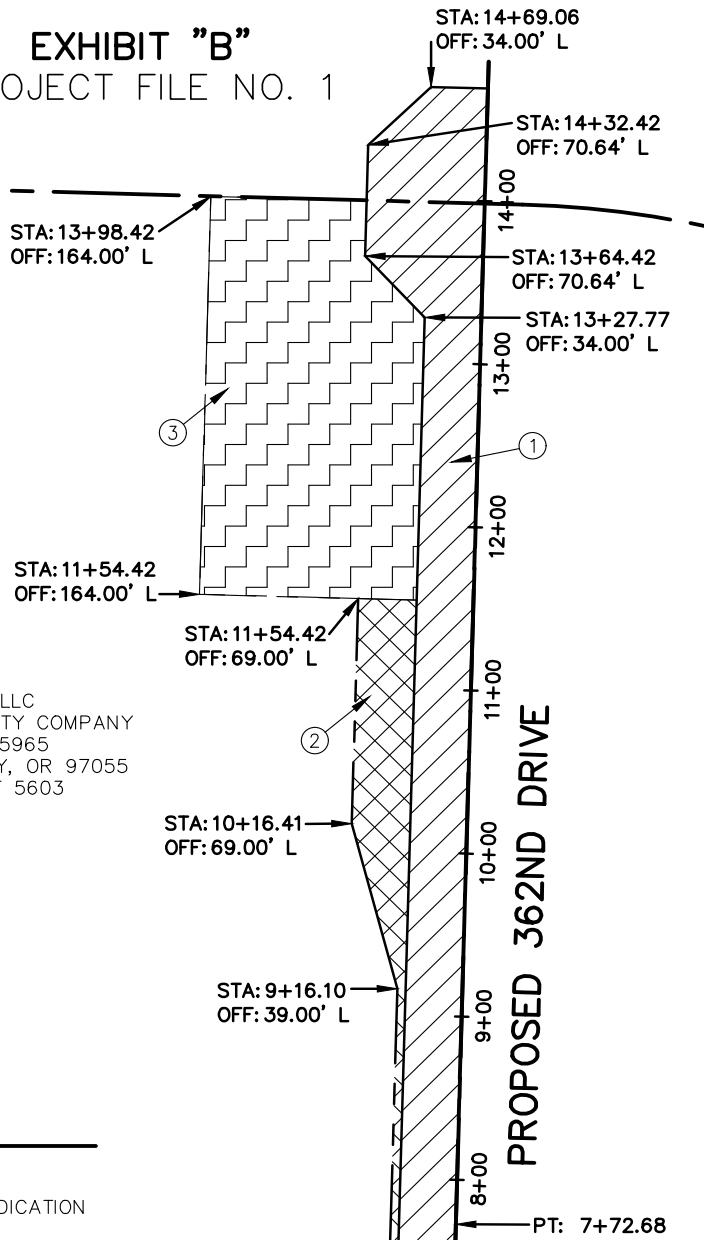
SDY-06 TMW 11/5/2021 PAGE 1 OF 2



SCALE
1" = 100'

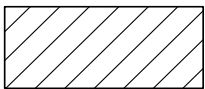
EXHIBIT "B"
PROJECT FILE NO. 1

**PROPOSED
BELL STREET**

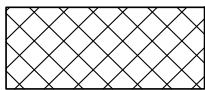


SKIPPER FAMILY, LLC
AN OREGON LIMITED LIABILITY COMPANY
DOC. NO. 2015-085965
36145 HIGHWAY 26, SANDY, OR 97055
2S-4E-10: TAX LOT 5603

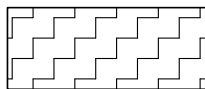
LEGEND



① RIGHT-OF-WAY DEDICATION
± 36,224 SQ.FT.



② PERMANENT SLOPE
EASEMENT
± 9,224 SQ.FT.



③ PERMANENT STORM
DRAINAGE EASEMENT
± 29,802 SQ.FT.

SEE ATTACHED
LEGAL DESCRIPTION



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