



PUBLIC WORKS COMMITTEE

June 4, 2020

3:00pm

Via Zoom Meeting

Meeting Access Information

This meeting is being held via video conference. Citizens should use the video link or phone number provided below to listen to the meeting. For residents that do not have a phone or access to the internet, a small number of chairs will be provided at City Hall to comply with public meetings laws and social distancing requirements.

Please use the following link or phone number to access the meeting:

Video:

<https://zoom.us/j/2065507670?pwd=eTJqL3Nubk83ODJKTy9LdUQvYXg5Zz09>

Phone: 312-626-6799

Meeting ID: 206 550 7670

Password: Philomath

Meeting Conduct

All non-city participant microphones and screens will be muted. Presenters and members of the public will only be unmuted if called on to speak. The chat function will be disabled during the meeting.

<p>Committee Members:</p> <p>Tree Board Members:</p>	<p>Councilors: Doug Edmonds, Chas Jones</p> <p>Chairman: Mayor Eric Niemann</p> <p>Rick Flacco, Lorri Hendon</p>
<p>----- Agenda Topics -----</p>	
<p>Roll Call</p>	
<p>Minutes – March 4, 2020</p>	
<p>Tree Board Business –</p>	
<ul style="list-style-type: none"> • Tree Removal Request-1617-1619 S. 17th • Tree Removal Request-342 Robb Pl • Request for Trees-612 N. 11th St 	
<p>Public Works Business –</p>	

- **Discussion and Possible Referral to City Council Regarding a Resolution Dedicating S. 15th Street between Main and Applegate and the ROW of Pinnacle PI East of Neabeack Hill Dr for park use.**
- **Discussion Regarding a Request to ODOT For Property Transfer to the City for Dale Collins Park. (Reader Board Park) at 15th and Applegate.**
- **Review of Westech Engineering Report Regarding the Landmark Lane Local Improvement District. (LID)**

**Resource
persons:**

Kevin Fear, Public Works Director
Garry Black, Public Works Operations Supervisor
Chris Workman, City Manager
Joan Swanson, Finance Director

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Philomath Public Works Committee
MINUTES
March 5, 2020

CALL TO ORDER:

Mayor Eric Niemann called the meeting to order at 3:00 p.m. in the Council Chambers at Philomath City Hall, 980 Applegate Street, Philomath, OR.

ROLL CALL:

City Councilors Chas Jones and Doug Edmonds and Mayor Eric Niemann (via teleconference). Staff: City Manager Chris Workman, Finance Director Joan Swanson, Public Works Director Kevin Fear, Public Works Operations Supervisor Garry Black, and City Recorder Ruth Post.

MINUTES:

MOTION: Councilor Jones moved, Councilor Edmonds second, to approve the minutes of February 6, 2020 as presented. Motion APPROVED 3-0 (Yes: Edmonds, Jones and Niemann; No: None).

TREE BOARD BUSINESS:

None.

PUBLIC WORKS BUSINESS:

Safety and Streetscapes Project Active Transportation Bike Route Option – Mr. Workman introduced Jenna Berman an active transportation specialist with ODOT. He summarized her involvement in bringing additional bicycle and pedestrian safety amenities to the Downtown Streetscapes plan. He described the efforts of Ms. Berman to develop a plan to include active transportation amenities in the scope of the streetscapes project. Ms. Berman distributed a handout describing the potential amenities that would be add to the streetscape and paving project (Supplemental Agenda Item). She reviewed the roadblocks that the current transportation system through Philomath creates for bikes and pedestrians and the new guidance that is coming out of ODOT to address such situations.

Ms. Berman reviewed the proposals already identified in the City's Transportation System Plan related to bike and pedestrian projects along the highway. She proposed shifting the alignment to create a separated bikeway on the south side of Applegate from 15th to 13th, then north to connect to Main. She explained the need for support from the community before moving from the conceptual stage to the detail and engineering stage.

There was discussion about the C2C hiking route through Philomath and the value of keeping bike and pedestrian traffic on the main thoroughfare to access businesses. There was discussion about the proposed 10 foot wide path with a 2-foot concrete buffer/curb.

Ms. Berman presented preliminary layouts showing the conceptual project designed within the existing right-of-way. She noted that these are preliminary layouts and there are still significant details to be determined. She provided examples of similar projects in other Oregon cities and elsewhere.

Ms. Berman described interactions with the ODOT Area Manager and other members of the Active Transportation team. There was discussion about cleaning and maintenance of paths like this.

1
2 Mayor Niemann questioned coordination of engineering efforts. Ms. Berman explained that
3 ODOT would add money to the project and the engineering would be incorporated into the
4 City's overall streetscape plans. She explained that her budget for the project would be
5 \$500,000 and be intended to cover the addition of the active transportation project amenities.
6

7 Councilor Jones questioned if additional lighting and reflectors would be added to ensure high
8 visibility in that area. There was discussion about questions regarding lighting. There was
9 discussion about the Applegate and 15th crossover from a safety perspective, including the
10 potential for a rapid-flashing pedestrian-activated light to cross Applegate near McDonalds.
11

12 Ms. Berman reviewed assumptions and questions that would need to be addressed as identified
13 in the handout. Mayor Niemann questioned the actual bike count already trafficking on
14 Applegate and Main Street. Mr. Workman suggested that CAMPO has just purchased bike
15 counting equipment. There was discussion about challenges in identifying existing routes. Ms.
16 Berman noted the current route is an incomplete network for bicyclists.
17

18 Mr. Workman described an alternative route directing bike traffic north at 17th Street to use the
19 existing crosswalk light. Ms. Berman described the issues related to bikes being placed on the
20 two-way five-lane section of the highway. She described an alternative of moving the bike lane
21 inside of the parked car lane that is being utilized in Portland but requires consistently heavy
22 parking usage.
23

24 Ms. Berman described new standards for bike and pedestrian amenities. Councilor Edmonds
25 requested to see more of the proposal with the streetscapes design. Ms. Berman described
26 issues with the timeline for the overall project and her interjection into the project. There was
27 discussion about the tight timeline involved. Mr. Workman described problems that are known to
28 exist with current bike and pedestrian flow.
29

30 Councilor Jones suggested adding extension of the bike pathway on Applegate all the way to
31 15th Street. Ms. Berman agreed but noted that her constraints are limited to being adjacent to a
32 state highway and there wouldn't be any state funding for that. There was brief discussion about
33 the planter strips along the south side of Applegate from 15th to 13th. Ms. Berman described the
34 differences between using a wider sidewalk and a separated bikeway path.
35

36 Ms. Berman reviewed other crossing improvements as included in the handout. She requested
37 the Committee provide feedback about the proposed areas. Mayor Niemann added concerns
38 about the crosswalk at 14th and Main exacerbated by the location of the bus shelter, and the
39 lighted crossing at 16th and Main. Ms. Berman explained the 16th and Main intersection is
40 outside of the streetscape project limits but an updated lighting pattern might qualify for a Safe
41 Routes to School grant. Councilor Jones noted concerns about the crossing at 9th and
42 Applegate. Mayor Niemann added the 9th and Main crossing striping. Ms. Berman explained the
43 question is primarily for additional enhancements where there is not currently a light.
44

45 There was discussion about extension of bulbouts on Main to 7th Street to help control speeds.
46 Councilor Edmonds described concerns about pedestrians walking on the highway shoulder
47 from west of 53rd Street to the eastern city limits.
48

49 Ms. Berman suggested having her traffic engineers review the additional input from the
50 Committee and developing estimates to provide additional opportunity for the Committee to
51 weigh in. By consensus, the Committee provided initial support for the bikeway path. Mayor

1 Niemann suggested using one of the digital speed signs to gather speed data on the corner
2 around McDonalds and the Credit Union.

3
4 **MOTION:** Councilor Edmonds moved, Councilor Jones second, to support the shifted bike path
5 concept as presented. Motion APPROVED 3-0 (Yes: Edmonds, Jones and Niemann; No:
6 None).

7
8 **SDC Consultant Update** – Mr. Workman described the proposals that were emailed out to the
9 Committee from FCS Group and Curt McLeod. He requested feedback from the Committee
10 regarding any additional information needed to reach a decision on a consultant.

11
12 Mr. Workman described the methodology presented by Mr. McLeod compared to the current
13 methodology and the similar methodology FCS Group proposes. Councilor Jones questioned if
14 Mr. Workman had more confidence in one consultant over the other. Mr. Workman stated he
15 had no reservations about going with the less expensive option proposed by Mr. McLeod.

16
17 Councilor Edmonds described the differences he noted between the information provided by the
18 two consultants and the major price-point difference between the two. There was discussion
19 about the defensibility of the two approaches and the ability to explain them to developers. Mr.
20 Workman recommended contracting with Mr. McLeod.

21
22 Mayor Niemann noted any new methodology would be an improvement over the current one.
23 Mr. Workman described the age impact of the current methodologies and the conflict between
24 the schedule and the current project lists. Mr. Workman described the end-result determination
25 by the Council when implementing them and the impact of potential grant funding.

26
27 Mr. Workman described bringing the consultant in to determine which priority projects to include
28 in the methodology within the intended timeframe.

29
30 **MOTION:** Councilor Jones moved, Councilor Edmonds second, to move forward with Curran-
31 McLeod. Motion APPROVED 3-0 (Yes: Edmonds, Jones and Niemann; No: None).

32
33 Mr. Workman clarified that the final methodologies will go to the City Council for implementation.
34 Councilor Jones noted that the 100% difference between the bids was a substantial factor in
35 reaching his decision.

36
37 **CIP Equipment Improvement Schedule** – Ms. Swanson explained that the facility and
38 equipment schedules were inadvertently not included in last month's packet. Mr. Black reviewed
39 the equipment recommended for replacement in the coming year. He described the repair
40 issues that are escalating on the vac truck and the recommendation to replace it a year early.
41 There was discussion about the repair issues related to the vac truck. Mr. Black described the
42 critical need for the vac truck and the concerns when it needs to go in for repair. He noted that
43 replacement of the dump truck has been moved out farther. He described the addition of a Park
44 Fund equipment schedule to begin saving for equipment needs there. He noted the repurposing
45 of the truck that was replaced last year and is now used as the flower basket watering truck.

46
47 Councilor Jones questioned the maintenance costs associated with the pickups to be replaced.

48
49 **CIP Facility Replacement Schedule** – Ms. Swanson reviewed the new schedule format for the
50 facilities schedule to put more emphasis on expected needs and less on saving for overall
51 building replacement. She described the space needs for city hall with a schedule aimed at

1 accomplishing a remodel in four to five years. Mr. Workman described additional storage and
2 office space needs. There was discussion about creating a plan, committing to saving the funds,
3 and moving forward with it.

4
5 Ms. Swanson noted there were no change anticipated in the police building schedule. She
6 described the needs for additional space at the library, along with the floodplain issues. She
7 noted a five year timeframe for that project. There was discussion about the space constraints
8 at the library. There was discussion about the city owning the building and the library district
9 operating the facility. There was discussion about grant funding availability for the library. There
10 was discussion about planning being in the early stages and the different expansion options that
11 have been considered over recent years. Mr. Workman explained he has reached out to the
12 library leadership for a preliminary meeting.

13
14 Mayor Niemann described the correlation between population growth and increased library use.

15
16 Ms. Swanson noted the facilities schedule for Public Works has not changed. She emphasized
17 the importance of the approved CIP being funded in the budget process.

18
19 Councilor Jones recommended holding off on the replacement of the GMC Canyon from the
20 water equipment schedule. Ms. Swanson stated that Mr. Fear and Mr. Black make a practice of
21 holding off on replacement of a vehicle whenever they can; but when they suggest it needs to
22 be replaced, they are typically correct. There was discussion about the Canyon being 10 years
23 old and having two vehicles needing to be replaced next year.

24
25 Mr. Workman explained the correlation between the Strategic Plan goals and General Fund Fee
26 goals to fund the CIP. He described the importance of keeping the goals as they were
27 presented to the public.

28
29 It was agreed that the two additional schedules should be moved to the City Council with the
30 previously approved CIP.

31
32 (Councilor Edmonds left at 4:50 p.m.)

33
34 **Other Business** – Mayor Niemann touched on ongoing efforts to resolve the visual conflict
35 between the summer flower baskets and the military banners hung from the acorn light poles.

36
37 Mayor Niemann adjourned the meeting at 4:52 p.m.
38 Meeting recorded by Ruth Post, MMC, City Recorder



Philomath Tree Board Agenda Item Summary

Title/Topic: Removal of trees on S 17th Street

Meeting Date: June 4, 2020
Department: Public Works

Staff Contact: Garry Black
Email: garry.black@philomathoregon.gov

ISSUE STATEMENT

Shall the Philomath Tree Board Committee approve the removal of one large Oak tree along S 17th Street.

BACKGROUND

Tree roots from one large Oak tree in front of 1617 & 1619 S 17th Street have caused the sidewalks to buckle creating multiple trip hazards.

The City Arborist and Operations Supervisor discussed the situation regarding the trees and this is the recommendation that was discussed.

1. Remove tree in front of these two residences
2. Remove and repair damaged sidewalks

Financial Impact

Estimate to remove trees, and repair sidewalks is approximately \$11,000. This price could be double if one citizen were to trip and be injured.

TREE BOARD OPTIONS

1. Approve the 2 recommendations that staff has presented.
2. Do not approve the removal of said tree and repair sidewalks

STAFF RECOMMENDATION

Remove the tree and repair sidewalks.

RECOMMENDED MOTION

I MOVE THAT PUBLIC WORKS REMOVE THE TREE AND REPAIR THE SIDEWALKS AS NOTED.

ATTACHMENTS

Pictures & Estimate



CITY OF PHILOMATH PUBLIC WORKS

To: Kevin Fear, Public Works Director
From: Garry Black, Operations Supervisor
Date: 5/19/2020
Re: Tree Removal

Kevin:

While conducting a street condition inventory I noticed there is a large tree adjacent to 1617 & 1619 S 17th Street that has caused severe sidewalk damage.

I contacted Lige and we met to investigate and assess the tree. The tree has outgrown the grass median that it is planted in. During our discussion, we outlined a couple options for the future of the tree and sidewalk safety.

1. Remove the tree and sidewalk, replace sidewalk
2. Work with homeowners to move sidewalk (requires getting an easement) this allows the tree to be saved.

The tree is intertwined with the power lines and other utility lines that will make this tree removal a difficult task. City Staff does not have the resources or experience to remove this tree so it will need to be contracted out.

My recommendation is to remove the tree and replace the sidewalk. Even though the tree roots are not currently causing any damage to the roadway, it will in the future. Then it will be a lot more costly.













Tree Removal
Contractor estimate \$4,895

Stump Grind
4 Hr to grind

1 Employee \$140
Rental @4hrs \$210
Service Truck \$100
 \$450

Concrete Removal
2 Hr

2 Employees \$140
Mini Ex \$100
Flatbed \$50
 \$290

Concrete Replacement
Estimate

\$350 per panel (prior bids)
15 Panels \$5,250

Total \$ 10,885.00



Dunn & Company Tree Services LLC

P.O. Box 66r
Philomath, OR 97370

Estimate

Date	Estimate #
5/14/2020	507

Name / Address
Philomath Public Works P.O. Box 400 Philomath, OR 97370

Job Address
17th St

Description	Total
Remove large specified oak tree on 17th st -Chip brush -Low stump (City does stump grinding/removal) -Wood hauled to PYAC? ****Requires coordination with Power (power drop to neighboring house) and cable or phone to drop line to house	4,895.00
CCB#196374 Thank you for your business!	Total \$4,895.00

Phone #
(541) 929-4889



Philomath Tree Board Agenda Item Summary

Title/Topic: Removal of trees on 2700 Block of Applegate Street

Meeting Date: June 4, 2020
Department: Public Works

Staff Contact: Garry Black
Email: garry.black@philomathoregon.gov

ISSUE STATEMENT

Shall the Philomath Tree Board Committee approve the removal of apple trees along the 2700 block of Applegate Street.

BACKGROUND

A citizen requested that two apple trees along the 2700 block of Applegate Street be removed due to the mess that they create along his property line and in his back yard. The apples also attract yellow jackets that have been an issue for years.

The homeowner at 342 Robb Place has offered to replace the trees directly adjacent to his property.

Financial Impact

Cost of removing the trees will be minimal.

TREE BOARD OPTIONS

1. Approve the recommendation that staff has presented.
2. Do not approve the removal of said trees.

STAFF RECOMMENDATION

Remove the trees.

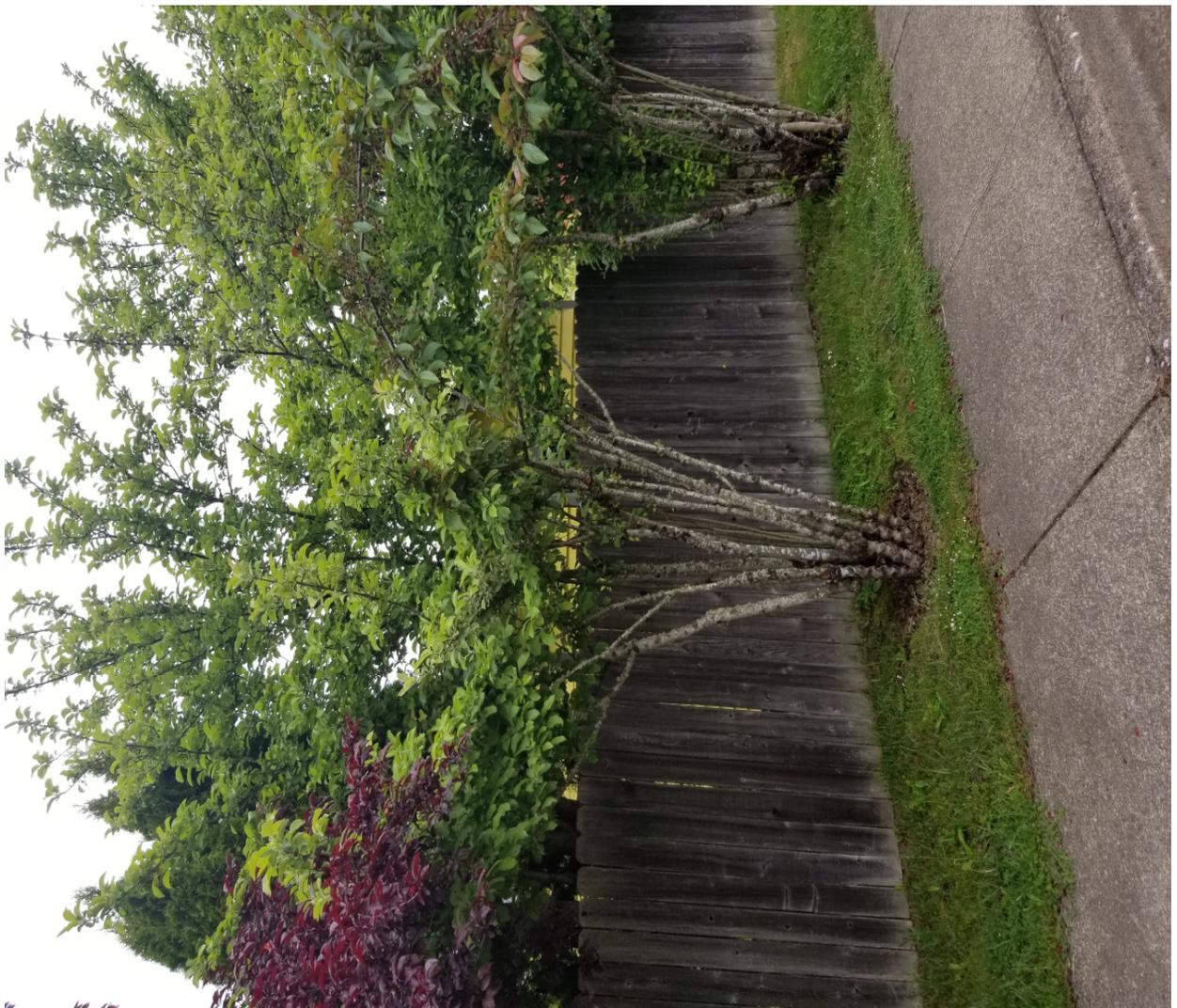
RECOMMENDED MOTION

I MOVE THAT PUBLIC WORKS REMOVE THE TREES.

ATTACHMENTS

Pictures and citizen letter of support





To: Garry Black, Philomath Public Works
From: Patrick McDonald

I live at 342 Robb Pl and I bought this house in 2012. My back fence runs along Applegate Street and there are currently 3 shrubs/small trees that were planted on that easement before I purchased my house. Two of them bear a combination of berry and apples and the third is a plum tree.

I do my best in the fall to pick up all the fallen fruit, but in the last couple years they have become quite prolific in their fruit production. They attract yellow jacket hornets and I see evidence of rat and raccoon activity as well as they are attracted to the food source. A lot of foot traffic occurs on Applegate and these fruit bearing trees create a bit of a hazard and mess for the pedestrians. As the apples ripen they do tend to bust limbs that end up on the sidewalk.

The plum tree is less messy, but it still creates an unsightly and sticky mess in the summer. Several limbs are growing over my property line.

I am requesting that the city of Philomath consider taking these shrubs/small trees out. I am willing to not only work with the city to defray any cost, but also know that tree coverage is important and want to replace any tree that is removed with an appropriate tree (something that doesn't bear fruit). I know a tree lined sidewalk beautifies the city.

Thank you for the consideration and feel free to contact me with any questions or concerns.
Phone: 541-908-1974

Sincerely,

Patrick J McDonald



Philomath Tree Board Agenda Item Summary

Title/Topic: Tree request at 612 N 11th Street

Meeting Date: June 4, 2020
Department: Public Works

Staff Contact: Garry Black
Email: garry.black@philomathoregon.gov

ISSUE STATEMENT

Shall the Philomath Tree Board Committee approve the planting of two street approved trees in the planter strip at 612 N 11th Street?

BACKGROUND

Mr. Antriasian at 612 N 11th Street has requested that the city provide and plant two trees in front of his residence.

Financial Impact

Estimate to purchase and plant two street approved trees.

TREE BOARD OPTIONS

1. Approve the request that staff has presented.
2. Do not approve the request that staff has presented

STAFF RECOMMENDATION

By approving the request, a precedence will be established and the city does not have the budget now or in the future to honor all the requests for trees and planting. Staff does not support this request due to that fact.

RECOMMENDED MOTION

ATTACHMENTS

Estimate



CITY OF PHILOMATH PUBLIC WORKS

To: Kevin Fear, Public Works Director
From: Garry Black, Operations Supervisor
Date: 5/20/2020
Re: Tree Request

Kevin:

I received a request from a Mr. Antriasian who lives at 612 N 11th Street for a recommendation for trees to plant in the planter strip in front of his residence. I directed the city arborist to meet with him and give him some recommendations. Mr. Antriasian sent me a follow up email requesting that he would like to have the city plant two trees in front of his home. His request included two trees that are not on our approved street tree list. One is a fruit-bearing tree that we do not allow in the planter strip. I followed up with an email letting him know that there was a process that needed to be followed also that the city only had a limited amount of resources and that all requests must go through the tree board committee.

I am now forwarding this request to the tree board committee.

Tree Purchase \$150-\$200

Supplies \$80

Labor \$80

\$310-\$360



Philomath Public Works Committee Agenda Item Summary

Title/Topic: Recommendation of a Resolution Dedicating City Right-of-Way to Park Use.

Meeting Date: June 4, 2020
Department: Public Works

Staff Contact: Kevin Fear
Email: Kevin.fear@philomathoregon.gov

ISSUE STATEMENT

Shall the Philomath Public Works Committee forward a recommendation to the Philomath City Council to pass a resolution dedicating the Right-of-way of S.15th Street between Main Street and Applegate Street to park use and also dedicate the extension of Pinnacle Place, east of Neabeack Hill Drive to park use?

BACKGROUND

In 2007 when the Philomath Couplet was constructed, the portion of S.15th St between Main St and Applegate was blocked off due to realignment of the Main and Applegate Streets. It has since been converted to a Public Park. The portion of this section of S.15th remains on the County Assessors office.as the R-O-W of S. 15th St. This resolution would put the 15th St. R-O-W into the record as being a City park, matching the designation of the other park properties in the city.

The extension of Pinnacle Place will most likely never be converted to a roadway due to the abrupt elevation changes of the ground and the location to which it would extend making it difficult at best to extend. The area in question would be ideal for a small pocket park in the neighborhood.

Financial Impact

None

PUBLIC WORKS COMMITTEE OPTIONS

1. Approve the recommendation that staff has presented.
2. Do not approve the recommendation that staff has presented.

STAFF RECOMMENDATION

Forward a resolution to the City Council to approve dedicating both R-O-W to park designation.

RECOMMENDED MOTION

I MOVE THAT THE PUBLIC WORKS COMMITTEE FORWARD THE RECOMMENDATION TO DEDICATE THE SOUTH 15TH RIGHT OF WAY PORTION AND THE PINNACLE PLACE PORTION OF RIGHT OF WAY TO PARK DESIGNATION TO THE CITY COUNCIL FOR APPROVAL.

ATTACHMENTS

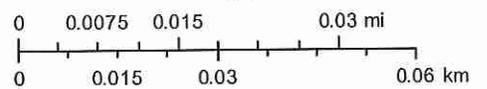
Aerial Map Pictures and diagrams
Email from City Attorney

Survey Map



5/20/2020, 8:46:52 AM

1:1,128



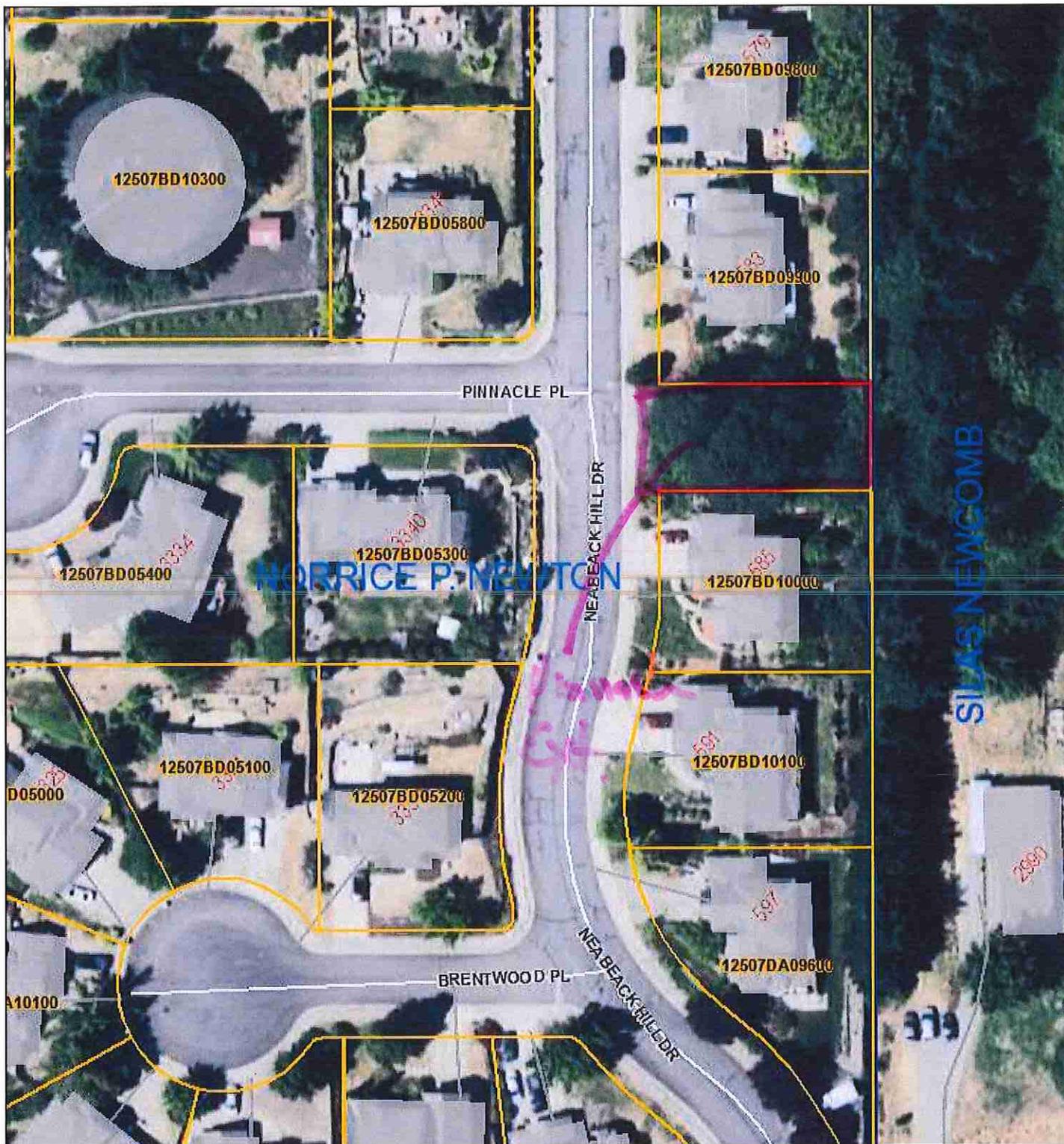
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| Railroads | Structure_AddressCorvallis | Sectionlines |
| RoadPoly | Structure_AddressCorvallis | SEC-LINE |
| Taxlots | Benchmarks | TWP-LINE |
| Roads & Streets | DLC_comer_index | Donationlandclaims |
| Cities and Places | Geodetic Control | survey_index |
| County Boundary | Section Numbers | Buildings |
| County Parks | Section_comer_index | |

Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team
 Benton County, Oregon
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Benton County, Oregon

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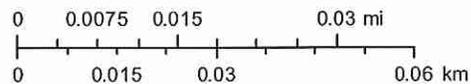
Survey Map



5/20/2020, 3:05:52 PM

1:1,128

- | | | |
|-------------------|----------------------------|----------------------|
| MapTaxlot Labels | County Parks | Section_corner_index |
| Railroads | Structure_AddressCorvallis | Sectionlines |
| RoadPoly | Structure_AddressCorvallis | SEC-LINE |
| Taxlots | Benchmarks | TWP-LINE |
| Roads & Streets | DLC_corner_index | Donationlandclaims |
| Cities and Places | Geodetic Control | survey_index |
| County Boundary | Section Numbers | Buildings |



Benton County, Oregon
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 GIS Services

Benton County, Oregon

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Kevin Fear

From: Jim Brewer <jkbrewer@peak.org>
Sent: Wednesday, May 20, 2020 2:12 PM
To: Chris Workman
Cc: Kevin Fear
Subject: RE: Philomath Public Works

Chris:

I would not vacate the ROW. I think the City Council can just pass a resolution dedicating the property for park use. I don't think we need a deed to ourselves.

Jim

-----Original Message-----

From: Chris Workman <Chris.Workman@philomathoregon.gov>
Sent: Wednesday, May 20, 2020 12:02 PM
To: Jim Brewer <jkbrewer@peak.org>
Cc: Kevin Fear <Kevin.Fear@philomathoregon.gov>
Subject: FW: Philomath Public Works

Dale Collins park is on land owned by ODOT as ROW and the City as ROW. Kevin is reaching out to ODOT about giving the ODOT portion to the City. What would the process be for the City designating the city portion of ROW as park space? It's not a vacation of ROW I hope, which would split the ROW in half and give it to the adjoining property owners. Is it a dedication of sorts?

Photo attached shows areas.

Thanks,

Chris Workman
Philomath City Manager
541-929-6148

"Never too busy to help."

Disclaimer: This e-mail message is a public record of the City of Philomath. The contents may be subject to public disclosure under Oregon Public Records Law and subject to the State of Oregon Records Retention Schedules.
(OAR:166.200.0200-405)

-----Original Message-----

From: philomathpubworks@ci.philomath.or.us
<philomathpubworks@ci.philomath.or.us>
Sent: Wednesday, May 20, 2020 8:45 AM
To: Chris Workman <Chris.Workman@philomathoregon.gov>
Subject: Philomath Public Works

This E-mail was sent from "ricoh" (Aficio MP C4501).

Scan Date: 05.20.2020 08:45:00 (-0700)

Queries to: philomathpubworks@ci.philomath.or.us

May 21, 2020

To: City of Philomath

From: Christopher J. Brugato, P.E.

Reviewed by: Steven A. Ward, P.E.

RE: Landmark Drive Improvements

Engineer's Report

Landmark Drive Local Improvement District

City of Philomath



RENEWS: 12/31/2021

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Appendices

Appendix A: Landmark Drive Improvements Detailed Cost Estimate

Revision No.	Date	Description	Author	Reviewed
1	5/18/20	Initial TM for Review by City	C. Brugato	S.Ward
2	5/21/20	Revised per City Comments	C. Brugato	City

1. Introduction

The proposed Local Improvement District (LID) project includes the improvement of Landmark Drive in Philomath, Oregon from the intersection of Main Street (Highway 20/34) north approximately 630 feet. The existing road is gravel with ditches on both sides. The proposed improvements include a new asphalt roadway with curbs and a sidewalk on one side. The purpose of this report is to estimate the cost to fully improve Landmark Drive and make recommendations as to the most equitable method to assess the benefiting properties.

2. Authorization

In April of 2020, the City of Philomath authorized Westech Engineering, Inc. as City Engineer to prepare a Local Improvement District Report for the formation of a LID for the proposed improvements to Landmark Drive.

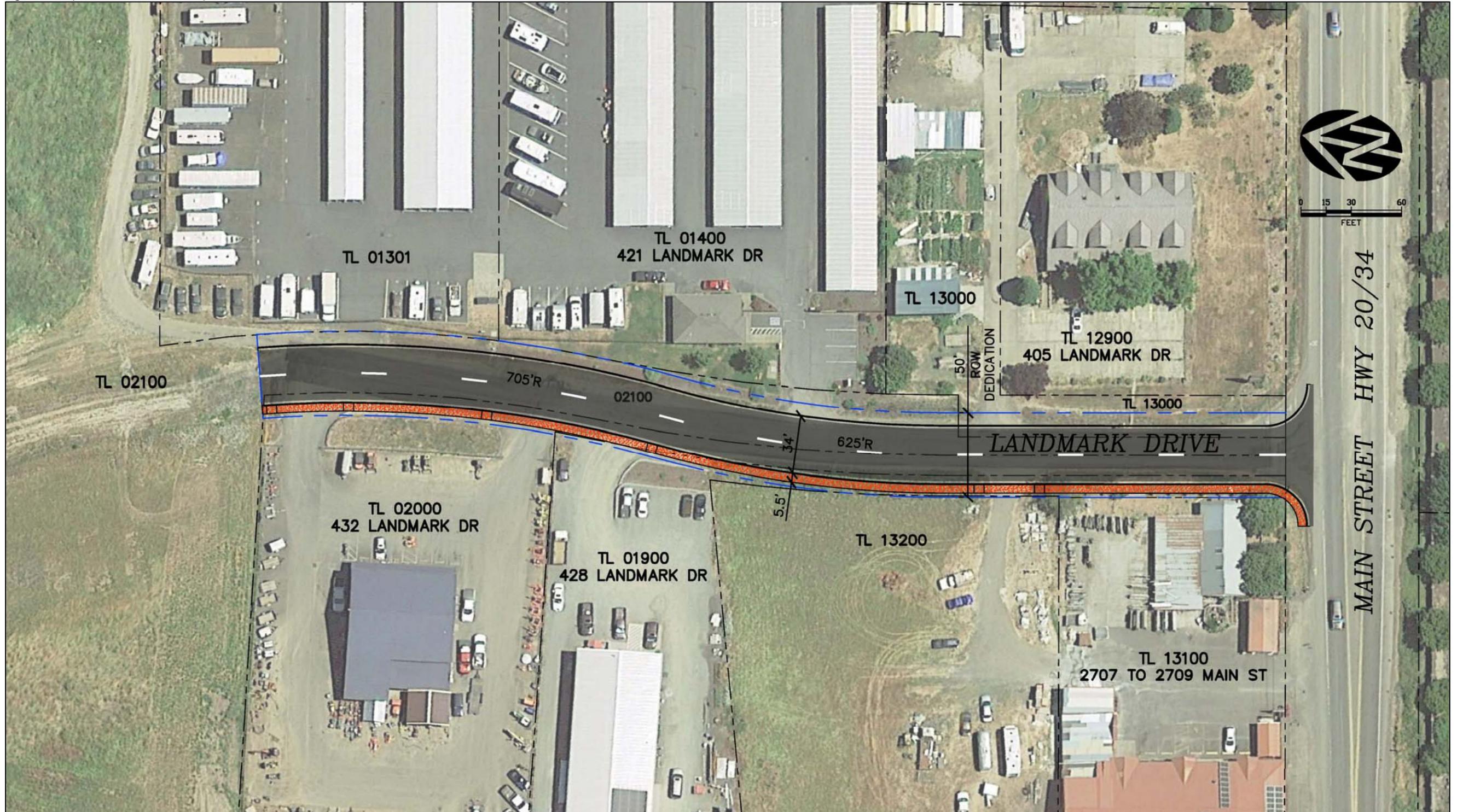
3. Description of Improvements

Landmark Drive is currently a gravel road with roadside ditches on both sides. The road is currently located on private property that is part of four separate tax lots. Some of the existing properties are served by City water and none are served by City sewer. A sanitary sewer mainline pipe exists in Main Street, but there is no sanitary sewer piping in Landmark Drive. A public waterline exists in Landmark Drive, but it terminates about 150 feet south of the north end of the proposed improvements. The proposed improvements include the following.

- New 50 foot wide right of way dedication.
- New 8 or 10 inch sanitary sewer collection pipe from Main Street north to the end of the project.
- New sanitary sewer service lateral piping from the mainline to the edge of the right of way for each lot. The property owners will be responsible for connecting to the lateral piping.
- New 12 inch water mainline piping from the end of the existing mainline to the north end of the proposed improvements (approximately 150 feet).
- New water service lines to each property that is not currently served.
- A new 34 foot wide asphalt road with curbs and gutters on both sides of the road. This roadway width allows for two traffic lanes and two bike lanes.
- A new 5 foot wide curb line sidewalk on the west side of the road.
- New street lights.

Figure 1 is a graphical depiction of the proposed improvements.

Figure 1: Proposed Landmark Drive Improvements



4. Method of Assessment

We recommend the properties be assessed on a per lineal foot with the length for each property based the length of the lot that borders the proposed right of way. A breakdown of the estimated costs and estimated assessment for each property is included in Section 6.

5. Estimated Project Costs

A detailed cost estimate is provided in Appendix A. The total recommended project budget is \$859,000. This includes construction costs and soft costs such as surveying, engineering, legal, and administrative costs. The recommended project budget also includes a 10% construction contingency. The costs are in May 2020 dollars (ENR Construction Cost Index = 11,400).

6. Proposed Assessment

The following table includes a listing of the proposed assessment for each property based on the relative area of each lot.

Table 1: Proposed Assessment for Each Property

Owner/Mailing Address	Property Address	Tax Lot Number	Lot Area (acres)	Assessment
McConnell, Cynthia 2707 Main St. Philomath, OR 97370	2707 to 2709 Main St.	12507BC13100	0.75 acres	\$29,785
McConnell, Cynthia 2707 Main St. Philomath, OR 97370	Unassigned	12507BC13200	1.0 acres	\$39,713
Jam Nelson, LLC PO Box 33 , Blodgett, OR 97326	428 Landmark Dr.	12507B001900	1.12 acres	\$44,479
Tomorrows Dream, Inc. 33186 Ada Dr., Philomath, OR 97370	432 Landmark Dr.	12507B002000	1.72 acres	\$68,307
Hartz Ronald & Barbara & Norman 405 Landmark Dr., Philomath, OR 97370	Unassigned	12507B002100	10.38 acres	\$412,225
Hartz, Ronald E 405 Landmark Dr, Philomath, OR 97370	405 Landmark Dr.	120507BC12900	0.9 acres	\$35,742
Hartz, Ronald E 405 Landmark Dr, Philomath, OR 97370	Unassigned	12507BC13000	0.47 acres	\$18,665
Philomath Self Storage, LLC 918 S Horton St., Ste 1000, Seattle WA, 98134	421 Landmark Dr.	12507B001400	3.51 acres	\$139,394
Philomath Self Storage, LLC 918 S Horton St., Ste 1000, Seattle WA, 98134	Unassigned	12507B001301	1.78 acres	\$70,690
Total			21.63 acres	\$859,000

Landmark Drive Improvements Detailed Cost Estimate

Appendix A

Landmark Drive LID Improvements
City of Philomath, Oregon

Budgetary Cost Estimate

Item No.	Description	Estimated Quantity	Unit	Unit Price	Total Price
1.	Mobilization, Bonds, Permits and Insurance	ALL	L.S.	Lump Sum	\$55,000.00
2.	Water System				
	a. 12 Inch Water mainline including trench, pipe, and backfill	150	L.F.	\$90.00	\$13,500.00
	b. Fire Hydrant Assemblies	2	Each	\$5,500.00	\$11,000.00
	c. Water Services	6	Each	\$2,500.00	\$15,000.00
3.	Sanitary Sewer System				
	a. Connection to Manhole at Main Street	ALL	L.S.	Lump Sum	\$2,500.00
	b. Mainline Pipe	650	L.F.	\$110.00	\$71,500.00
	c. Manholes	3	Each	\$6,500.00	\$19,500.00
	d. Service Laterals (From Mainline to Property Line)	250	L.F.	\$65.00	\$16,250.00
	e. Service Lateral Cleanout	9	Each	\$750.00	\$6,750.00
4.	Street and Storm Drainage Improvements				
	a. Excavate Existing Gravel Road, Waste Material, & Subgrade Prep.	1630	C.Y.	\$50.00	\$81,500.00
	b. Base Rock (16 Inches Thick)	2150	Ton	\$22.00	\$47,300.00
	c. Overexcavation, Stabilization Fabric, and Rock Backfill	190	C.Y.	\$75.00	\$14,250.00
	d. Curbs	1260	L.F.	\$25.00	\$31,500.00
	e. Concrete Sidewalks	2280	S.F.	\$6.00	\$13,680.00
	f. Concrete Driveways	875	S.F.	\$10.00	\$8,750.00
	g. Handicap Ramps	2	Each	\$5,000.00	\$10,000.00
	h. AC Paving (5 Inches Thick)	675	Ton	\$110.00	\$74,250.00
	i. Catch Basins	4	Each	\$2,000.00	\$8,000.00
	j. Area Drains and Lateral Piping	6	Each	\$2,500.00	\$15,000.00
	k. Storm Drainage Piping	800	L.F.	\$50.00	\$40,000.00
	l. Storm Drainage Manholes	4	Each	\$2,500.00	\$10,000.00
	m. Signing & Striping	ALL	L.S.	Lump Sum	\$2,500.00
	n. Grade Transitions and Landscaping Behind Sidewalk	6300	S.F.	\$2.50	\$15,750.00
	o. Miscellaneous Civil Improvements	ALL	L.S.	Lump Sum	\$25,000.00
	p. Street Lights	3	Each	\$2,500.00	\$7,500.00
	q. Franchise Utility Conduits and Pull Vaults	ALL	L.S.	Lump Sum	\$20,000.00
	r. Street Trees	ALL	L.S.	Lump Sum	\$2,000.00
5.	Miscellaneous				
	a. Construction Staking	ALL	L.S.	Lump Sum	\$6,000.00
	b. Materials & Compaction Testing	ALL	L.S.	Lump Sum	\$5,000.00
	c. Temporary Traffic Control	ALL	L.S.	Lump Sum	\$2,000.00
Total Construction Costs					\$650,980.00

Landmark Drive LID Improvements
City of Philomath, Oregon

Budgetary Cost Estimate

Item No.	Description	Estimated Quantity	Unit	Unit Price	Total Price
Soft Costs					
	Engineering, surveying, and Inspection (20% of construction cost)				\$130,000.00
	Legal & Admin (2% of construction cost)				\$13,000.00
	Contingency (10% of construction cost)				\$65,000.00
Total Soft Costs					\$208,000.00
Total Recommended Project Budget					\$858,980.00

Assumptions

1. Estimate based on two 34 foot wide street, curbs on both sides, and 5 foot wide sidewalks on west side only.
2. Estimate does not include any offsite storm drainage piping.
3. Estimate in 2020 dollars (ENR 20 Construction Cost Index = 11,400)