

**CITY OF LINCOLN CITY
CITY COUNCIL**

WORK SESSION AGENDA

AUGUST 24, 2022, 3:30 PM

3:30 PM - The City Council will hold a Work Session in the Council Chambers, 801 SW Highway 101 - 3rd Floor, Lincoln City, OR 97367.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, for a hearing-impaired device, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting. To request information in an alternate format or other assistance, please contact the City's ADA Coordinator, Kevin Mattias, at [541-996-1013](tel:541-996-1013) or kmattias@lincolncity.org. Visit the [ADA Accessibility | City of Lincoln City, OR](#) webpage to view how the City continues to remain in compliance with Title II of the Americans with Disabilities Act regarding City programs, services, processes, and facilities.

This meeting is a **work session only** and generally does not include public comment.

- 1. CALL TO ORDER**
- 2. DISCUSSION ITEMS**
 - A. *Public Works- Home Serve USA***
 - B. *Public Works- Delake Heights Local Improvement District***
 - C. *Miscellaneous***
- 3. ADJOURNMENT**

Solutions for Aging Infrastructure

NLC Service Line Warranty Program

**NLC Service Line
Warranty Program**



Dennis Lyon
dennis.lyon@homeserveusa.com
412.266.9545



NLC Service Line Warranty Program



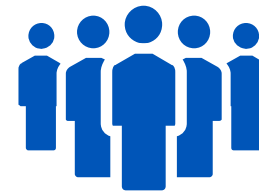
EXPERIENCE

Offering services for over 19 years



REPUTATION

Accredited BBB business A+ Rating



PARTNERSHIP

Endorsed by National League of Cities since 2010



"The National League of Cities is proud to partner with this highly reputable and reliable program. Their exemplary record of customer service and transparency is what has driven the success of this partnership over the years."



Clarence Anthony
Executive Director
National League of Cities



Infrastructure Challenges – A National Problem

Coronavirus pandemic is compounding issues for municipalities and utilities.

- Approximately 17% loss in annualized revenue in the drinking water sector
- Includes more than \$5 billion in losses related to suspending water service disconnections and increased customer delinquencies

2021 ASCE Infrastructure Report Card grades are dismal.

C-

drinking water
infrastructure

D+

wastewater
infrastructure

EPA estimates that cities will spend heavily on infrastructure over the next 20 years.

- \$77 billion for repair or replacement of public water distribution systems
- \$10 billion for wastewater collection system upgrades
- \$22 billion for new sewer construction
- \$45 billion to control combined sewer overflows
- \$7 billion to control municipal storm water

Aging Infrastructure Is Problematic For Cities And Homeowners

- Lateral lines subjected to same elements as public lines - ground shifting, fluctuating temperatures, tree root penetration, corrosion, and more
 - Public maintains & upgrades
 - Homeowners left behind
- Failed lines waste thousands of gallons of water, increase cost, and present an environmental hazard
- Common homeowner misconception is the municipality is responsible for maintenance of the water and sewer lines on their property, or repairs are covered by their homeowner's policy
 - Reduces wasted time, money, and resources for municipality
 - Reduces frustration for homeowner



Homeowners Are Unprepared For Emergencies And Expect Solutions From The City/Utility

78%

of homeowners surveyed believe the utility provider should educate them on repairs and preventative measures



59%

of homeowners surveyed have had a home repair emergency in the past year



62%

of Americans can't afford a \$500 emergency expense (and would have to sell something or take out a loan to cover it).*



NLC Service Line Warranty Program Benefits



- Only Service Line Program endorsed by the National League of Cities and The League of Oregon Cities
- No cost to municipality & no public funds used; we administer completely
 - Marketing, billing, claims, customer service, contractors
- Optional revenue share for municipality
- Free public awareness campaign for municipality
- Educates residents on their lateral line responsibilities
- Peace of mind – one call solution – reputable plumber dispatched
- All repairs performed to code by local licensed contractor
- Contractors undergo rigorous vetting process to ensure quality service

Our Service (3 Separate Products)



WATER LINE
COVERAGE



SEWER LATERAL
COVERAGE



IN-HOME PLUMBING
COVERAGE

- Exterior water and sewer – up to \$8,500 coverage per incident for repair/replacement of broken, cracked, and leaking pipes; tree root penetration, thawing of frozen lines; clogs; from the point of utility connection to home exterior
- In-home plumbing - up to \$3,000 per incident on all water, sewer, and drain lines inside the home after the point of entry (clogged toilets)
- No annual or lifetime limits, deductibles, service fees, forms or paperwork
- Homeowner opt in or out at any time – no pre-inspection (30 day wait)
- Regulated by Oregon Construction Contractor Board

Optional Revenue share and other benefits to the City

- Non-tax revenue of 10% per product, per month
 - Cities utilize funds for important initiatives including:
 - ü Low-income utility assistance/community charities
 - ü League or organizational dues & fees
 - ü Partially offset rate increases
- Reduces Calls to the City
- We pay contractors directly (infuses money into local economy)
- Saves money for residents that can be re-invested in the local economy
- Timely repairs reduce water loss & hazards from line breaks (network contractors prioritize)



Marketing Approach

- No Public Funds are used in marketing, distribution, or administration of the program
- Only market by direct mail, no telemarketing or door to door sales
- Limited to 3 mailing campaigns per year
- With partnership you have review and approval of marketing material before each and every campaign
- Marketing clearly states city does not provide program & is voluntary for homeowner
- City role: logo & review of material
 - Economy of scale & Transparency
 - Maximize proactive education of homeowner



Consumers can enroll one of three ways:

- Call our toll-free number provided on the mailing
- Return the bottom of the letter in self addressed stamped envelope provided by us
- Visiting our consumer website www.slwofa.com at any time

Solutions For Municipalities And Homeowners



- 1000+ Munis & Utilities participating
- Currently serving over 4.7 million customers
- 1.7 million jobs completed over the past 3 years
- Saved customers over \$638 million in repair costs over the past 3 years
- Consistent customer satisfaction rating of 98%
- 9 of 10 customers have recommended the program to friends, family, and neighbors



Current Oregon Partners (23)

- City of Cottage Grove
 - City of Hermiston
 - City of Bandon
 - City of Hines
 - City of Coos Bay
 - City of Estacada
 - City of Winston
 - City of Umatilla
 - City of Reedsport
 - City of Glendale
 - City of Myrtle Point
 - City of Tillamook
 - City of Aurora
 - City of Jefferson
 - City of Oakridge
 - City of Rainier
 - City of Ashland
 - City of Newport
 - City of Stanfield
 - City of Dayton
 - City of Paisley
 - City of Toledo
 - City of North Bend
- More than \$750,000 paid in repair costs over the last 3 years!



NLC Service Line Warranty Program Summary



The NLC Service Line Program helps residents understand their lateral line responsibilities before they have an unexpected issue and allows them to choose how they wish to prepare for these potentially expensive incidents. Our program increases the quality of life within your community by helping residents when they need it the most, while also reducing the number of distress calls made to the City.



Our Promise:

We will be a trusted steward of your brand and reputation.

Questions?

For more information contact:

Dennis Lyon
Regional Director
dennis.lyon@homeserveusa.com
412.266.9545 (cell)



Lincoln City Specifics

This year – 2022 from January to August our City has had 16 emergency sewer later repairs and 56 water service leaks

We contacted seven of the cities Homeserve partners with: Reedsport, Tillamook, North Bend, Estacada, Bandon, and Cottage Grove.

None of the cities had anything bad to say about the program.

Some common themes showed-up. When Service Line Warranty sends out their information to residents, the City will get phone calls asking if it is legitimate. (North Bend set-up a page on their website to let residents know it is legitimate. They also do a big media blitz right before the information is sent to let residents know they will be receiving something in the mail.)

Most of the cities opt out of the 10% It usually comes out to be about \$0.50 reduction per month.



Potential Sanitary Sewer Local Improvement Districts (LIDs)



Potential Sewer Improvement Districts
DRAFT April 2021



19 Districts with no Sanitary Sewer

Location/District	Estimated Sewer Improvement Cost
Delake Heights	\$750,000.00
NE 27th Court	\$210,000.00
NE 28th and Lake	\$175,000.00
WDLR and 35th	\$275,000.00
Surf & NE 21st	\$190,000.00
NE 22nd and WDLR (All 3 Phases)	\$1,120,000.00
SE 37th	\$100,000.00
NE 20th & NE Reef	\$90,000.00
Oceanlake	
NE 10th	\$90,000.00
NE 11th	\$135,000.00
NE 12th	\$115,000.00
NE 13th	\$95,000.00
NE 15th	\$120,000.00
NE 16th	\$100,000.00
NE 17th	\$75,000.00
NE 18th	\$65,000.00
NE 20th	\$55,000.00
Total Construction:	\$3,760,000.00

- Wide range of district features:
 - Vary from 100% developed to <50% developed
 - Majority small pockets best served via low pressure pump networks
- Categories for prioritization established evaluated for each area
 - I. Total number of benefiting parcels
 - II. % of development in prop. District
 - III. Total size of district (acres)
 - IV. Estimated total cost & weighted cost/parcel
 - V. Distance to Devils Lake boundary

Sewer Districts – Cost vs. Level of Development

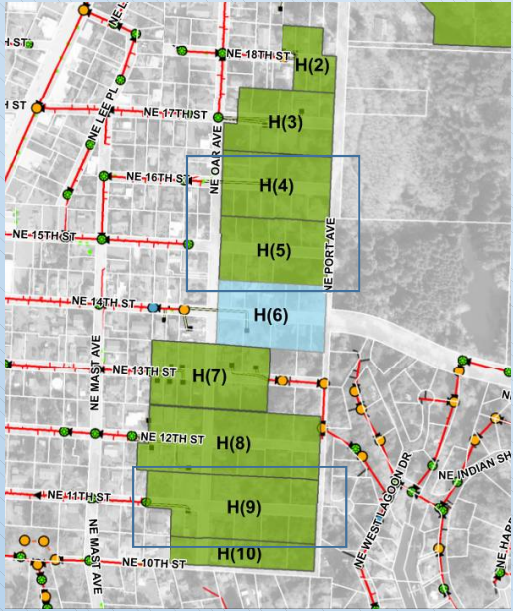
* Average Cost Per Parcel - LID & On-site



Recommended Top 3 LID Priorities

#2 Oceanlake (NE 11th, 15th, & 16th)

#1: Delake Heights

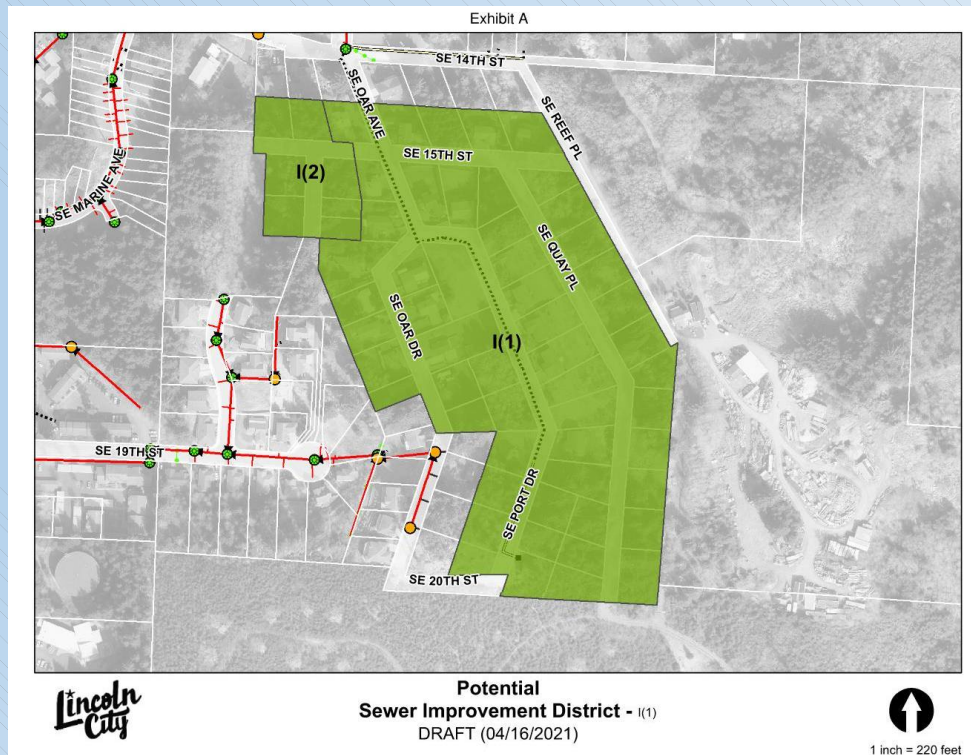


#3 West Devils Lake Rd & NE 15th



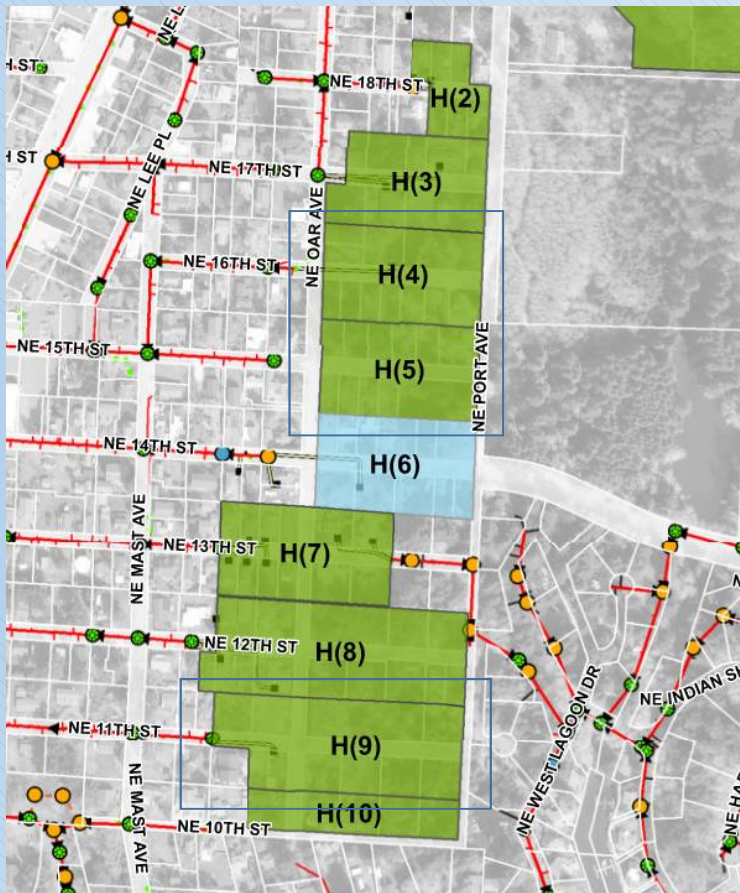
Priority Recommendation #1

#1: Delake Heights



- Housing:
 - Utility service to 28 undeveloped parcels. Substantially adds to buildable land inventory
- Affordability (\$\$)
 - Lowest per parcel, total cost for sewer service
- Existing Utility problems
 - Numerous homes connected to an undersized shared sewer lateral

Priority Recommendation #2



#2 Oceanlake (NE 11th, 15th, & 16th)

- Housing/Land inventory:
 - 23 undeveloped, platted parcels with no utility and/or roadway access
- Substantial barriers to develop
 - Low to moderate cost per parcel when divided between entire area.
 - Cost of all required improvements (water, sewer, & roadway improvements) placed on a single home owner is substantial enough to effectively prevent development.

Priority Recommendation #3

#3: NE West Devils Lake Rd & NE 15th



- Majority Undeveloped Parcels (59%)
 - Provides sewer service to a mixture of small & large parcels, both multi-family and single family zoning
- Sewer "Back bone" of WDLR
 -
- Lowest "cost per acre" of any district
 -
- Improves (1) Land Inventory & (2) Lake Water Quality priorities
 -

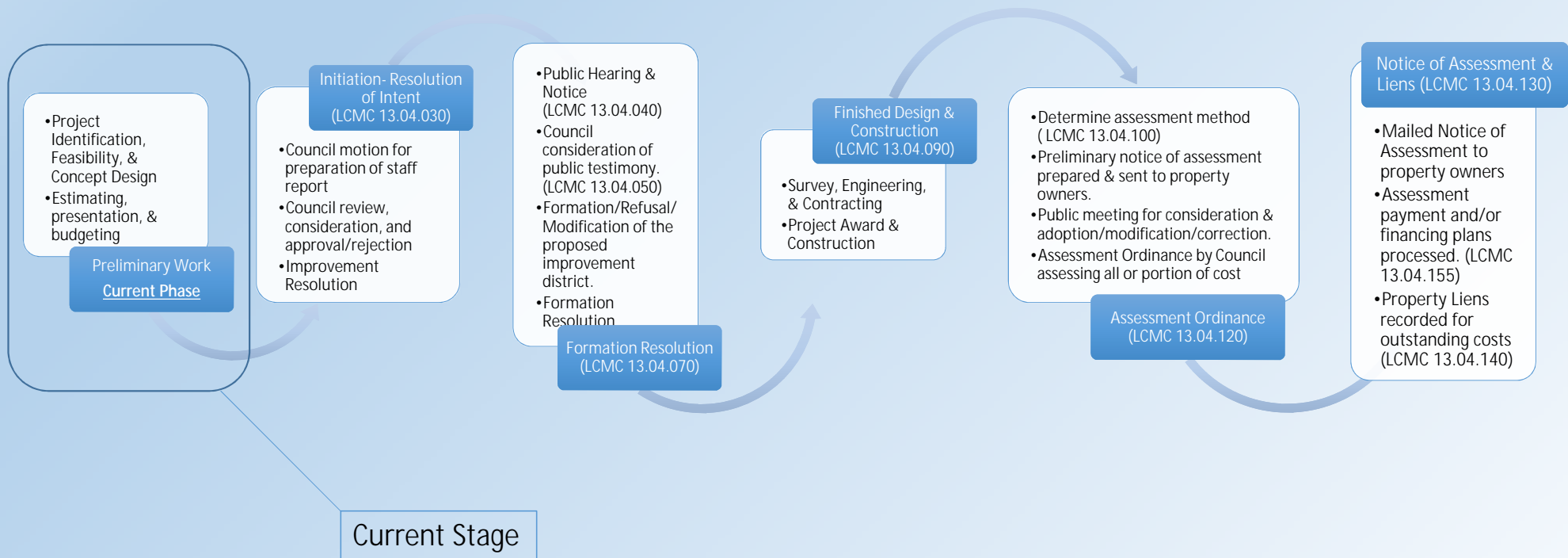
LID Area	# of Parcels	Total Acres	% Parcels Developed	Estimated Total Cost	Cost per Parcel	Cost per 1/5th Acre	Relevant Cost Perspective	Distance from Lake	** Additional Priority Considerations	Ranked Order of Completion (Lake Cleanup Priority)	Ranked Order of Completion (Land Inventory Priority)	Low Pressure?	Average Cost Per Parcel With Onsite Pump
Delake Heights	56	13.5	43%	\$750,000.00	\$12,931.03	\$11,111.11	\$12,931.03	>3000 ft	Existing Utility Concerns & temporary sewer Majority Undeveloped Substantial Buildable Land Inventory	18	1	N	\$12,931.03
NE 15th St	10	1.73	20%	\$120,082.00	\$12,008.25	\$13,882.31	\$13,882.31	1000 ft -3000 ft	Majority Undeveloped No access to lots off NE 15th Franchise Utilities partially present	13	2	Y	\$20,008.25
NE 11th St	10	2.61	20%	\$137,531.25	\$13,753.13	\$10,538.79	\$13,753.13	200 ft - 1000 ft	No existing roadway access to lots off 11th Majority Undeveloped lots <1000' from Lake	6	3	Y	\$21,753.13
NE 16th St	10	1.82	30%	\$100,595.25	\$10,059.53	\$11,054.42	\$11,054.42	1000 ft -3000 ft	Majority Undeveloped Water line looping possible Frequent inquiry on vacant lots	12	4	Y	\$18,059.53
NE 22nd & Lake (Phase 1)	44	25.23	41%	\$480,066.75	\$10,910.61	\$3,805.52	\$10,910.61	<200 ft	Required for Completion of Phase 2 & 3 Majority Undeveloped Provides service to substantial land inventory <200' from Lake's edge	2	5	Y	\$18,910.61
NE 20th & NE Reef	8	6.3	12%	\$87,021.00	\$10,877.63	\$2,762.57	\$2,762.57	1000 ft -3000 ft	Sewer present at non-developed lots Majority Developed Majority of lots served via long pump lines All vacant lots within 300' of sewer	11	6	Y	\$18,877.63
NE 22nd & Lake (Phase 3)	27	17.22	44%	\$405,405.00	\$15,015.00	\$4,708.54	\$15,015.00	<200 ft	Majority Undeveloped Provides service to substantial land inventory <200' from Lake boundary	3	7	Y	\$23,015.00
NE 27th Court	18	5.04	67%	\$221,690.25	\$12,316.13	\$8,797.23	\$12,316.13	200 ft - 1000 ft	Vacant RM with no sewer Other services & access existing Developer inquiry about private development	7	8	Y	\$20,316.13
NE 10th St	5	1.13	60%	\$87,615.00	\$17,523.00	\$15,507.08	\$17,523.00	200 ft - 1000 ft	<1,000' from lake Majority Developed	8	9	Y	\$25,523.00
NE 18th St	5	0.6	60%	\$60,210.00	\$12,042.00	\$20,070.00	\$20,070.00	>3000 ft	Existing Gravity Sewer 50% down 18th All Vanat Lots within 300' of sewer	17	10	Y	\$20,042.00
NE 22nd & Lake (Phase 2)	13	8.86	69%	\$187,798.50	\$14,446.04	\$4,239.24	\$4,239.24	<200 ft	Lake Cove Dr Declined sewer service in 2018 LID <200' from Lake's edge	4	11	Y	\$22,446.04
NE 17th St	8	1.73	75%	\$73,143.00	\$9,142.88	\$8,455.84	\$8,455.84	>3000 ft	Majority Developed All Vacant Lots within 300' of sewer	16	12	Y	\$17,142.88
NE 12th St	12	2.49	75%	\$115,830.00	\$9,652.50	\$9,303.61	\$9,652.50	>3000 ft	Reported good soils for septic Majority Developed 3 lots connected with long sewer laterals	14	13	Y	\$17,652.50
NE 20th St	4	0.9	75%	\$55,903.50	\$13,975.88	\$12,423.00	\$12,423.00	>3000 ft	Existing Gravity Sewer 50% down 18th All Vanat Lots within 300' of sewer	14	14	Y	\$21,975.88
NE 28th & Lake Dr	17	2.69	76%	\$179,367.75	\$10,551.04	\$13,335.89	\$10,551.04	<200 ft	Residents declined LID formation in previous efforts <200' from Lake boundary Existing Gravel Road (Erosion) Majority Developed	5	15	Y	\$18,551.04
NE 21th & NE Surf	16	11.1	81%	\$194,845.50	\$12,177.84	\$3,510.73	\$12,177.84	1000 ft -3000 ft	>75% Developed >1,000' from Lake Required for service to cluster of NE 21st lots No probably triggers for private utility extension	10	16	Y	\$20,177.84
NE 13th St	10	1.49	90%	\$93,487.00	\$9,348.75	\$12,548.59	\$12,548.59	1000 ft -3000 ft	Sewer present at non-developed lots Majority Developed Majority of lots served via long pump lines All vacant lots within 300' of sewer	9	17	Y	\$17,348.75
WDLR & NE 35th	15	9	100%	\$313,591.50	\$20,906.00	\$6,968.70	\$20,906.00	<200 ft	Majority developed - all lots, no substantial triggers for utility extension <200' from Lake Boundary Can serve as trunkline for TL00100 of NE 35th	1	18	Y	\$28,906.00

Estimated Total cost is based off the estimated construction bid tab, a 20% engineering & surveying mark-up of construction costs, and 15% construction contingency

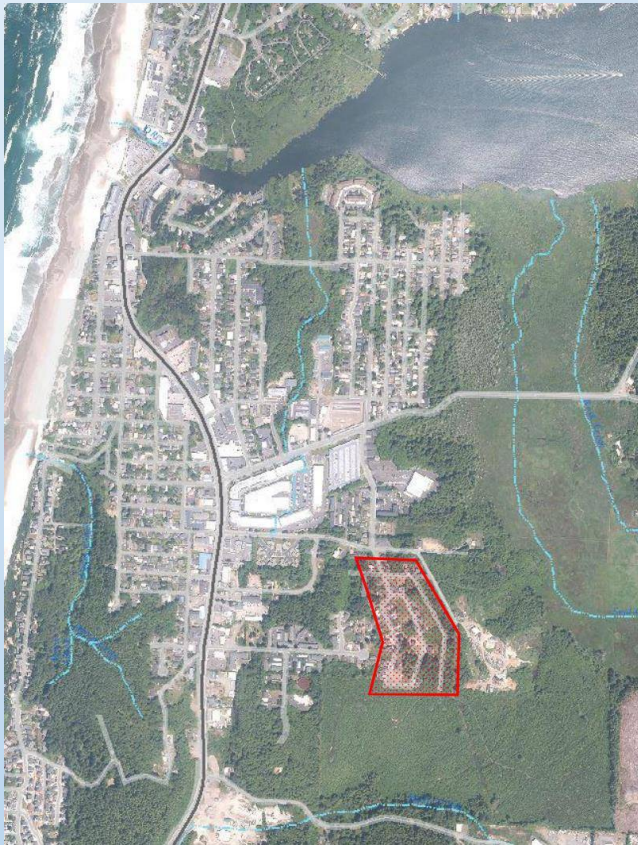
* = For additional cost considerations and assigned categories see individual zone criteria spreadsheet.

** = Additional priority considerations were based off a zone's (1) level of development, (2) proximity & presence of other infrastructure, (3) feasibility & likelihood of private development, and (3) proximity to Devil's lake and contributing waterways

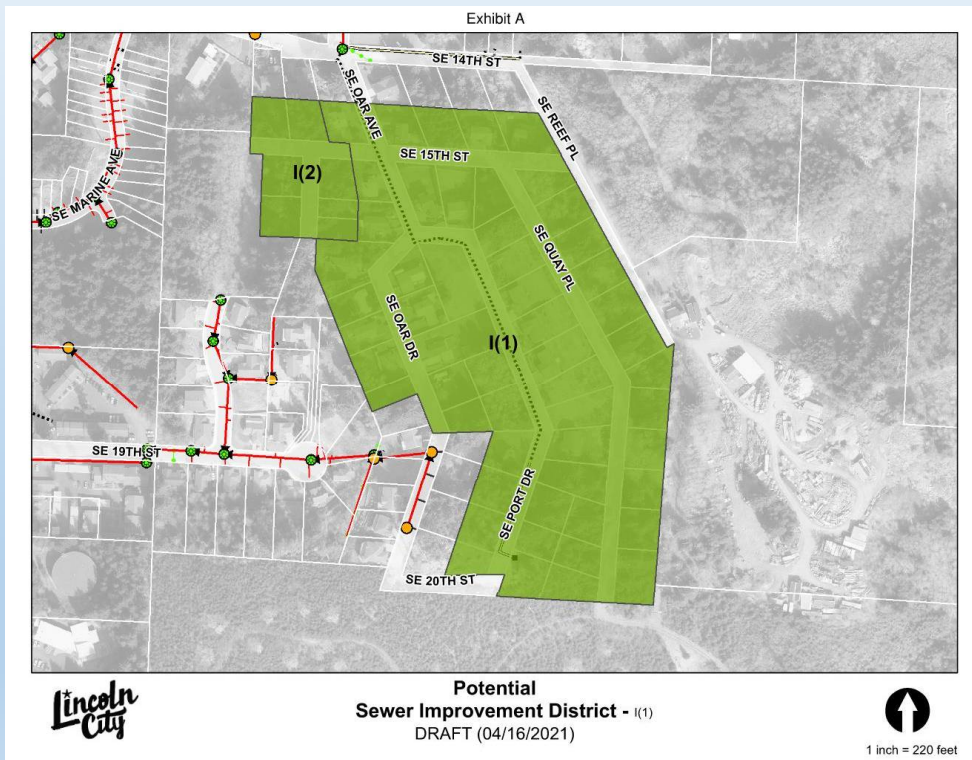
Next Steps - Lincoln City Municipal Code Summary:



“Delake Heights” Sanitary Sewer



“Delake Heights” – Neighborhood Overview



- Subdivision originally partitioned in 1946
- 56 existing lots within the proposed improvement area
 - Two lots with the potential to subdivide
- ~45%-50% of lots are developed. The remainder are vacant.
- All lots are zoned Residential (R-1-7.5)
- Owners & potential buyers within the area frequently inquire about city services.

Existing City Utilities



Existing Water Utilities



¼ mile, private, shared, sewer lateral

Water:

- Water utilities sporadically extended between 1980 – today.
- 90% of lots currently with available water service.

Sewer:

- No lots served on permanent sewer service.
- 5 homes are known to be served off a temporary service:
 - An undersized (4"), shared sewer lateral runs ~1/4 mile through the neighborhood; the full length of SE Port.
 - The shared lateral runs over the water main on SE Oar Ave.
- More connections are requested to this lateral regularly.

Existing 3rd Party Utilities & Roadway

SE Quay roadway requiring widening /turnaround improvement



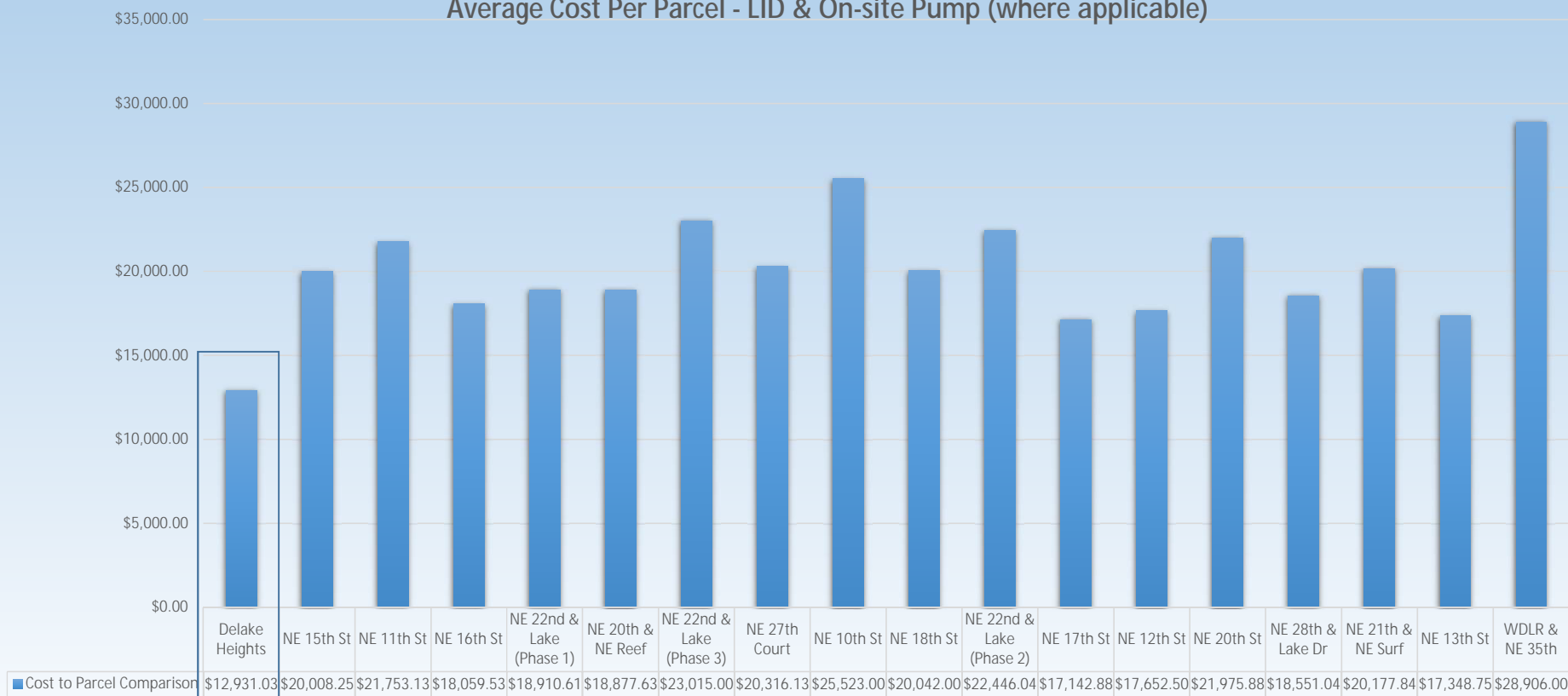
Transformers & pedestals can be found throughout the undeveloped areas

- Power & Communication infrastructure present throughout >90% of lots.
- Natural Gas present to serve ~70% of existing lots.
- Gravel roadways (12' - 20' wide) provide existing access to all lots.
 - Turn-around development & roadway widening required on SE Quay OR residential sprinkler system required for Oregon Fire Code (OFC) compliance.

Lincoln City – Sanitary Sewer Cost Comparison (2022)

Total Estimated Cost for Only Sanitary Sewer Improvements: \$750,000.00

Average Cost Per Parcel - LID & On-site Pump (where applicable)

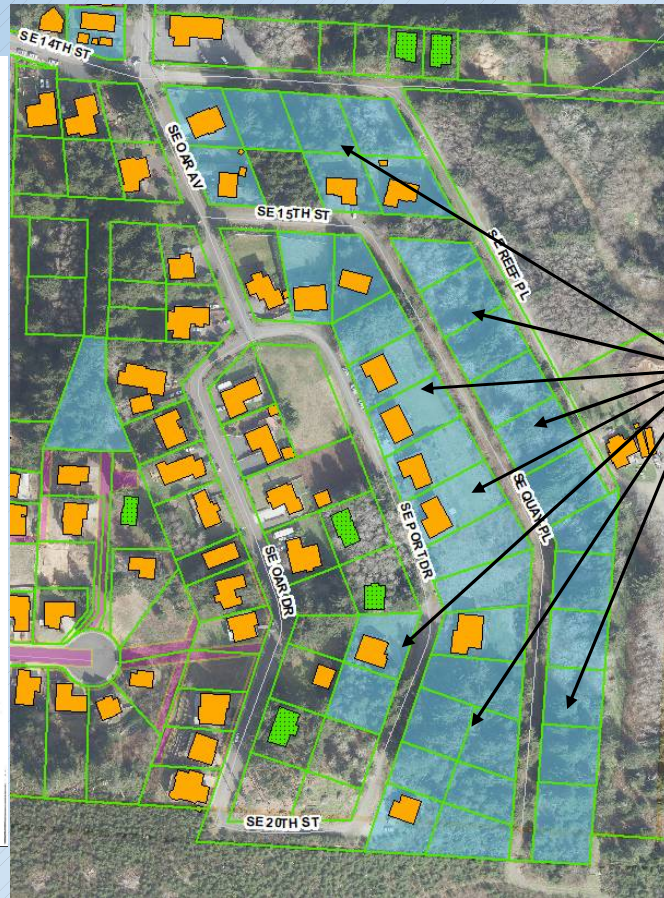


Proposed Sanitary Sewer Local Improvement District (LID)

Conclusion: A Sanitary Sewer LID is necessary for the area.

More than half of the lots within the Delake Heights neighborhood have a recorded Deferred Improvement Agreement (DIA)

*Blue properties on the map represent lots with signed DIAs. - These are recorded agreements between the city & property owner, agreeing participate in a local improvement district for both Sanitary Sewer & Roadway Improvements (curb, gutter, etc.)



After recording return to:
Lincoln City Public Works
PO Box 50
Lincoln City, OR 97367

STATE OF OREGON } ss. 3 Pages
County of Lincoln }
I, Dana W. Jenkins, County Clerk, in and for said county, do hereby certify that the within instrument was received for record, and recorded in the Book of Records of said county at Newport, Oregon, WITNESS my hand and seal of said office this 27th day of July, 2006.

Dana W. Jenkins, County Clerk

Doc : 200611146
Inv : 6295 36.00
07/21/2006 01:18:56pm

DEFERRED IMPROVEMENT AGREEMENT

This agreement is between the City of Lincoln City (City) and Robert Dahlman (Owner), and is in relation to the following property (Property) owned by Owner: Tracy A Dahlman

PROPERTY:

- Property Description [Complete (a) and complete (b) or (c)]:
(a) Assessor's Map / Tax Lot No(s): 7-11-23-BB - 4900
(b) Lot(s) B, Block 02, Delake Heights, Addition to the City of Lincoln City.
(c) As described in Exhibit A attached hereto. [Check here if Exhibit A is attached.]
- Ownership Documentation [Complete (a) through (e), or if multiple documents demonstrate ownership, check here and attach Exhibit B]:
(a) Title of recorded document demonstrating ownership: Warranty Deed
(b) Recorded in Book of Records No. Doc# 200508126
(c) Date of Recording: 5-31-05

I. PURPOSE OF AGREEMENT
Owner desires to develop the Property and wishes to defer construction of permanent public infrastructure improvements beyond the time limits otherwise required. City agrees to deferment provided Owner agrees to construct improvements as herein provided.

II. AGREEMENT BINDING ON SUCCESSORS IN INTEREST
This agreement is an instrument affecting the title and possession of the Property. All the terms of this agreement shall run with the land and shall be binding on the successors in interest of Owner. On any sale or division of the Property, the terms of this agreement shall apply separately to each parcel, and the owner of each parcel shall succeed to the obligations imposed on Owner by this agreement.

III. NATURE OF OBLIGATIONS

A. City and Owner agree that the improvements identified in this section may be deferred because immediate installation of the improvements is not practical at this time due to their integral relationship to related public infrastructure improvements that may be installed in the future.

B. [City staff to complete this subsection] Owner agrees to install, in the manner set forth in this agreement, the public infrastructure improvements checked below along the frontage of the Property on the following street(s):

Street(s): _____

<input checked="" type="checkbox"/> Curb	<input checked="" type="checkbox"/> Water lines and appurtenances
<input checked="" type="checkbox"/> Gutter	<input checked="" type="checkbox"/> Sewer lines and appurtenances
<input checked="" type="checkbox"/> Sidewalk	<input checked="" type="checkbox"/> Underground storm drainage facilities
<input checked="" type="checkbox"/> Street paving	
<input checked="" type="checkbox"/> Other improvements (list)	

DEFERRED IMPROVEMENT AGREEMENT

- WHAT LEVEL OF IMPROVEMENT SHOULD BE INCLUDED WITHIN THE SCOPE OF A CITY INITIATED LOCAL IMPROVEMENT DISTRICT (LID)?



BEFORE



AFTER

The Lake/Voyage LID included sanitary sewer, roadway paving, & drainage improvements.

QUESTION:

- WHAT LEVEL OF IMPROVEMENT SHOULD BE INCLUDED WITHIN THE SCOPE OF A CITY INITIATED LOCAL IMPROVEMENT DISTRICT (LID)?



SE Keel Reimbursement District (RD)



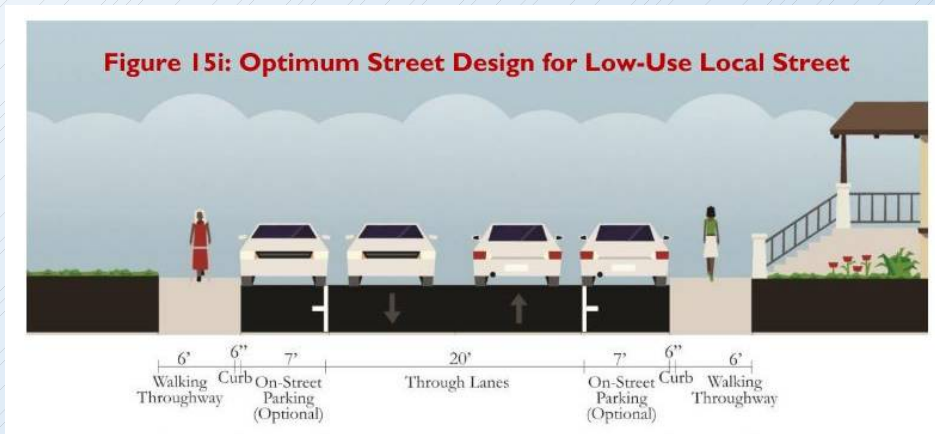
SW Bard Road Local Improvement District (LID)



NE 19th Reimbursement District (RD)

Other sanitary sewer improvement districts have included only necessary sanitary sewer improvements and restored the roadway to existing conditions

Authority: Additional Roadway Improvements



- Minimal roadway improvements necessary for sewer construction
 - Widen gravel roadway to 20' wide.
 - Drainage ditch construction for proper roadway drainage.

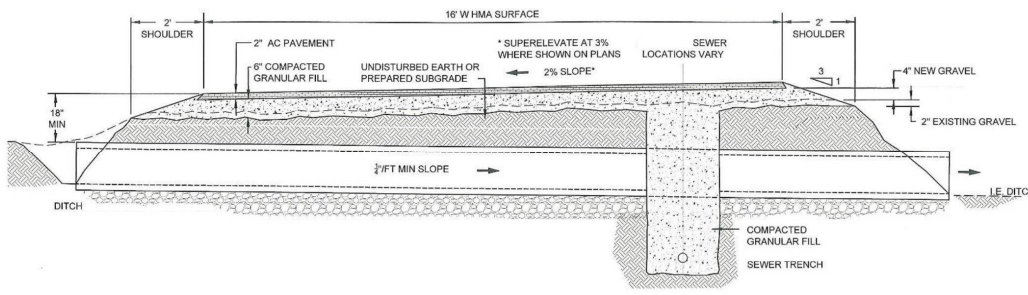
• Numerous options for roadway improvement:
LCMC 13.04.095 – “Alternative Local Improvement Street & Stormwater Standard”

- Allows for a variable level of development, below a new street cross section, as part of an LID
- Minimum not recommend on SE Oar Ave; Sidewalk important for pedestrian accessibility.

• LCMC 13.04.110 – Allows council to authorize partial payment of cost per listed criteria

- The city benefits from paving in both ditch line & roadway maintenance (both in the grading of gravel roads & wear-and-tear of adjacent paved roads).
- Previous city contribution of 30% of paving cost

Minimum Alternative Roadway Improvements (LCMC 13.04.095)



What Are the Costs?

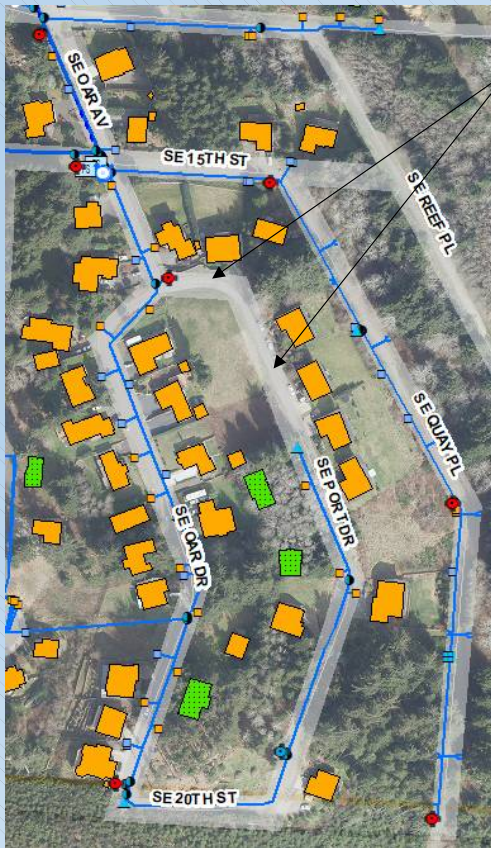
Level of Improvement	Estimated Total Cost	Anticipated Per Unit Assessment*	**Est. Monthly Payment (2.45%)	Potential City Paving Contribution (30%)***	Adjusted Per Unit Assessment
<ul style="list-style-type: none"> Sanitary Sewer Only 	\$750,000	\$12,930 per lot	\$68	-	-
<ul style="list-style-type: none"> Sanitary Sewer Drainage Improvements (No improvements to gravel road) 	\$880,000	\$15,175 per lot	\$80	-	-
<ul style="list-style-type: none"> Sanitary Sewer 16ft Asphalt Roadway (2") Drainage Improvements 	\$1,040,000	\$17,930 per lot	\$95	\$64,000	\$16,830
<ul style="list-style-type: none"> Sanitary Sewer 20ft Asphalt Roadway (4") Drainage Improvements 	\$1,180,000	\$20,315 per lot	\$107	\$75,000	\$19,052
<ul style="list-style-type: none"> Sanitary Sewer 20ft Roadway (4") SE Oar Sidewalk/Curb/Gutter Drainage Improvements 	\$1,315,000	\$22,675 per lot	\$120	\$75,000	\$21,380

* - Addition of water services has not been reflected with shown cost. Water service additions are only necessary for 9 lots within the LID are & costs would only be applied to those undeveloped lots.

** - The estimated 2.45% is based off the current Local Government Investment Pool (LGIP) per LCMC 13.04.140

*** - Percentage paid in past projects within LCMC 13.04.110[A][3]

Additional Potential Improvements: Water



Incomplete waterline loop

- ~300 feet of water line remain for looped, completed neighborhood.
- Main extension currently planned for completion, by city, under pending, SE Oar Pump Station project.
- 9 undeveloped lots currently without water service.
 - Water service construction should be completed within LID if paving is included.
 - Resulting cost would be ~\$2,500 additional per benefitting lot.
 - If not completed within LID, fee would be charged during building permit application & roadway cut for service connection.

Summary:

- 1) A Local Improvement District is needed within the area to address:
 - a) Problematic existing private utility conditions
 - b) Development pressure for single family housing on existing lots with restricted utility access.
- 2) Deferred Improvement Agreements are in place on a majority of lots within the proposed area. These include:
 - a) Sanitary Sewer
 - b) Roadway improvements (curb, gutter, paving)
- 3) Improvement construction is expensive & will result in assessments on the existing properties.
- 4) As part of a Local Improvement District (LCMC 13.04) City Council has the authority to:
 - 1) Reduce roadway development requirements and/or
 - 2) Approve city funding for a portion of the project

Question:

What level of improvements should be evaluated for a future LID?

Next Steps - Lincoln City Municipal Code Summary:

