

VIEWERS' REPORT
FOR
WILLOW STREET NEIGHBORHOOD LID

This Viewers' Report is being made pursuant to Resolution No. 1 For 2021 of the City Council of the City of Sweet Home. The Viewers were Dave Holley, Charlene Adams, Tim McQueary, and Nancy Patton (Alternate Viewer), four freeholders and qualified electors, being citizens of the City of Sweet Home, Oregon. The Viewers met on January 18, 2021 (Dave, Charlene and Tim) and on January 21, 2021 (Dave, Charlene and Nancy) to investigate the Plat and City Manager's Report which included deed references, owners names (includes other persons that have interest in the property), maps and cost estimate of the project). City Staff explained the above documents to the Viewers with the Viewers each having copies of same and discussions followed among the Viewers with the Viewers making the following recommendations to the Sweet Home City Council:

1. The recommended methodology to be used to assess the cost per property should be the average of the cost based on the lineal foot frontage of each property and the cost based on an area of each property with a 150 foot maximum depth.
2. The Viewers recommend proceeding with the LID for the water improvements with the estimated assessment values as set forth on the cost chart breakdown presented herewith. This recommendation was made with 3 favorable for proceeding votes of the Viewers' on January 21, 2021.
3. The Viewers recommend proceeding with the LID for the street improvements with the estimated assessment values as set forth on the cost chart breakdown presented herewith (includes street, sidewalk, curb, gutter and storm drain improvements). This recommendation was made with a 2 to 1 vote of the Viewers' on January 21, 2021 with Nancy Patton and Charlene Adams voting for proceeding with the LID and Dave Holley voting not to proceed with the LID.
4. The Viewers recommend the City pay for any additional costs that are a direct cost of using an oversized water main improvement that benefits the City's water system conductivity.
5. The Viewers want the City Council to consider that the City not charge SDC fees for the LID and/or contribute funds to the LID that are of an equivalent amount.
6. The Viewers recommend that the City investigate any grant fund sources that may be available from other governmental and nongovernmental agencies that do not unnecessarily lengthen the LID process.

The Viewers discussed and expressed their concerns about the cost of the street improvements on some of the residents in the LID area with Staff Engineer stating that he could put other less costly options together for the City Council to consider. Also an overlay option was discussed for the street improvements that is outside the LID process.

The Viewers' Report shall include the Request For Council Action (RCA) presented January 12, 2021 on Willow Street Neighborhood LID, Plat(updated), Maps(updated street), Resolution as stated above, Staff Engineer list, print out of estimated costs for water and street improvements(updated street), and the cost chart breakdown (with map and tax lot, tax account, site address, deed references and owner of record information, updated) for each property specially benefitted in the LID.

Dated: January 22, 2021


Dave Holley


Nancy Patton


Charlene Adams

