



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: December 4, 2023		Subject: Resolution No. 3098 Authorizing Acquisition of Property and Property Interests Related to the Construction of the 2023 Priority 1B Water Improvements (CIP #1148)	
		Staff Member: Marissa Rauthause, P.E. Civil Engineer	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input checked="" type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Staff recommends Council adopt the Consent Agenda.			
Recommended Language for Motion: I move to adopt the Consent Agenda.			
Project / Issue Relates To:			
<input type="checkbox"/> Council Goals/Priorities:	<input checked="" type="checkbox"/> Adopted Master Plan(s): Water Distribution System Master Plan Projects No. 160, 161, 162, 168, & 169.	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

A City of Wilsonville resolution authorizing acquisition of property and property interests associated with construction of the 2023 Priority 1B Water Improvements.

EXECUTIVE SUMMARY:

As discussed in the Water Distribution System Master Plan updated in 2012, based on water system modeling, some locations modeled in the system cannot meet the target fire flow standard (1500 gallons per minute for residential, 3000 gallons per minute for commercial/industrial). Most of these locations are dead-end or short lengths of smaller diameter piping. Priority 1A, Priority 1B and Priority 2 Water Improvements are outlined in the Water Distribution System Master Plan to address fire flow deficiencies and are to be completed over the timespan of approximately 20 years.

As part of the Priority 1B Water Improvements, the 2022 to 2023 Fiscal Year (FY) portion of this project includes upgrades to a 10-inch-loop at Wilsonville Summit Apartments and Canyon Creek Apartments and an 8-inch-loop at Sundial Apartments. As part of this project, acquisition of Waterline Easements will be required to construct and maintain new portions of water pipe at these properties to achieve the target fire flow standard.

Table 1 (below) summarizes the proposed acquisitions which are for Waterline Public Utility Easements (PUE).

Table 1 – Property Acquisitions

Parcel #	Owner	Tax Map and Lot	Acquisition Type	Approx. Area (square feet)
1	Timberland-Sundial, LLC	31W13BD 02200	Waterline Easement	2,370
2	Aukum-Canyon Creek Apartments	31W12 00300	Waterline Easement	2,588
TOTAL				4,958

Detailed legal descriptions of the property to be acquired along with illustrative maps are included as **Exhibit A** to Resolution No. 3098. The legal descriptions reflect the least amount of property necessary for construction of these portions of the project.

The legal descriptions included in **Exhibit A** include the best estimates of areas to be acquired based on the most current design plans. They are considered to be reasonably accurate at this time, although modifications may need to occur depending on final design details and site conditions, to be approved and verified by the City Engineer.

EXPECTED RESULTS:

Resolution No. 3098 provides the authority needed for the design team to move forward with acquisition activities in accordance with ORS Chapter 35 and will allow the Priority 1B Water Improvements project to remain on schedule and be completed by the end of 2024.

TIMELINE:

The City’s consultant will undertake the formal property acquisition process following Resolution No. 3098 adoption. Staff will be notifying property owners before the formal process begins. Construction of the 2023 Priority 1B Water Improvements is expected to begin in the second

quarter of 2024 and be completed by the end of 2024.

CURRENT YEAR BUDGET IMPACTS:

Property acquisition costs are included in the Fiscal Year (FY) 2022-23 budget, summarized as follows.

CIP No.	Project Name	Funding Source	Amended FY 22/23 Total Budget
1148	Priority 1B Water Distribution Improvements	Source: Water Operating	\$965,135

COMMUNITY INVOLVEMENT PROCESS:

City staff have been discussing access for validating design assumptions for this project with the management teams at Wilsonville Summit Apartments, Canyon Creek Apartments and Sundial Apartments. Management teams at the three apartments understand that the project will improve the water system in the location of these properties. City staff and the project team will continue to interact and update the affected parties as the project develops.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Completion of this project will correct fire flow deficiencies identified in the Water Distribution System Master Plan. This will provide a benefit to the community including increased water pressure in the event that a fire hydrant is utilized. Additionally, these connections will also provide system resiliency by providing redundancy in the water system.

ALTERNATIVES:

The project team considered a number of design alternatives to improve the water flow rate at the identified locations arriving at the most cost effective design with the least private property impacts to correct the existing fire flow deficiency.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Resolution No. 3098
 - A. Priority 1B Water Improvements Property Acquisition Legal Descriptions