

Meeting Minutes – PGE Meeting

Meeting Date: January 12, 2015
 Project: Sagert Farms Subdivision
 3J No.: 13159
 Location: Portland General Electric

Attendee	Company	Phone
Lorraine Katz	PGE	503-672-5484
Mark Lindley	PGE	503-464-8102
Dan Loomis	PGE	503-736-5714
Ken Spencer	PGE	503-672-5487
Vinn Nguyen	PGE	503-974-4880
David Drochner	PGE	503-736-5763
Fidel Banuelor	PGE	503-464-8126
Brian Moore	PGE	503-672-5474
Mike Loomis	Lennar	360-258-7900
Mike Anders	Lennar	360-258-7900
John Howorth	3J	503-946-9365 x201
Andrew Tull	3J	503-946-9365 x203

The following is a record of the meeting between the Sagert Development Team and Portland General Electric on January 12, 2015.

Topic	Comment
Sagert Street Extension Alignment	<ul style="list-style-type: none"> • PGE questioned the straight alignment within the TSP and it was discussed that this was the literal interpretation of the TSP and the alignment that connects the existing intersection with the stub street to the east. • Cost of PGE Land for Sagert Street: When property is purchased from PGE, it is customarily purchased at the appraised value for raw land. Additional costs may be incurred depending on the impacts. • PGE may be forced to remove the access off of Borland Road based on a previous ARB condition of approval. Maintaining the Borland access is very important to PGE and the substation. • Access off of the Sagert Extension would be financially cumbersome, and highly undesirable. Initial estimates range from \$6M to \$7M to reconstruct the entire substation to current PGE standards. • Existing Feeder Line Relocation: It has been estimated that the existing feeder line will need to be removed and relocated to current standards within easements following the new alignment west of the PGE property to 65th Avenue. • Estimates for the relocation of the feeder line are approximately \$100,000, including the buyout of the equipment.
PGE Easement on Sagert's Property	<ul style="list-style-type: none"> • An easement document in September 1968 discusses the allowed uses within it. As it stands today there seems to be additional equipment within the easement that was not specifically allowed. In particular is the underground feeder line. • PGE to research the easement issue from there end and provide

<p>Modifications to Accommodate Development</p>	<p>feedback to the development team on the next steps.</p> <ul style="list-style-type: none"> • Self-supporting steel poles may be a possibility in lieu of current poles with guy wires. • If PGE is required to access off of the straight Sagert alignment, the substation would likely need to be reconstructed entirely. • Ground Conductor 5' south of fence would need to stay 10' away from site improvements. • PGE would require review for any improvements within or along property frontage. • PGE may consider temporary guying of the three main poles to accommodate construction of the roadway (Sagert) earlier than waiting for the full 1-year estimate for the design and procurement of the self-supporting steel poles.
<p>Costs associated with modifications</p>	<ul style="list-style-type: none"> • Steel poles would run approximately \$100k each, and require 1 year to accommodate fabrication and installation • \$50,000 - \$75,000 for grounding grid upgrades would be required. • New Retaining Wall, if required will likely be completed at Lennar's expense with PGE review. • New Sub-station would require potentially \$6M to \$7M and 2 years to complete, along with considerable impact to the community and adjacent hospital
<p>Offsite Improvements</p>	<ul style="list-style-type: none"> • PGE to confirm no improvements or consideration required for Borland. • PGE to confirm no improvements required along 65th Avenue.
<p>Items for Follow-up</p>	<ul style="list-style-type: none"> ○ PGE to confirm offsite requirements. ○ PGE to confirm fees associated with removal of improvements within easements. ○ PGE to confirm position regarding access to the north/south of their property based on the ARB conditions. ○ PGE to confirm position regarding straight extension of Sagert. ○ PGE to confirm costs associated with pole replacement for encroachments. ○ PGE to confirm whether straight alignment will necessitate sub-station redesign.

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Meeting Minutes – PGE Meeting

Meeting Date: February 20, 2015
 Project: Sagert Farms Subdivision
 3J No.: 13159
 Location: Portland General Electric

Attendee	Company	Phone
Lorraine Katz	PGE	503-672-5484
Mark Lindley	PGE	503-464-8102
Brian Moore	PGE	503-672-5474
Vinn Nguyen	PGE	503-974-4880
Mike Loomis	Lennar	360-258-7900
Mike Anders	Lennar	360-258-7900
John Howorth	3J	503-946-9365 x201
Dave Rouse	City of Tualatin – City Engineer	503-691-3026
Tony Doran	City of Tualatin – Engineering Associate	503-691-3035
Clare Fuchs	City of Tualatin – Senior Planner	503-691-3027

The following is a record of the meeting between the Sagert Development Team and Portland General Electric on February 20, 2015.

Topic	Comment
Sagert Street Extension Alignment	<ul style="list-style-type: none"> PGE questioned the straight alignment within the TSP and it was discussed that this was the literal interpretation of the TSP and the alignment that connects the existing intersection with the stub street to the east. Cost of PGE Land for Sagert Street: PGE is required to obtain fair market value for any land designated as a utility asset such as the substation property. Bare land is valued as such but improved property also valued accordingly. PGE may be required to remove the access off of Borland Road based on a previous ARB condition of approval. Maintaining the Borland access is very important to PGE. Access off of the Sagert Extension would be financially cumbersome, and highly undesirable. Initial estimates range from \$6M to \$7M to reconstruct the entire substation to current PGE standards. Existing Feeder Line Relocation: It has been estimated that the existing feeder line will need to be removed and relocated to current standards within easements following the new alignment west of the PGE property to 65th Avenue. Estimates for the relocation of the feeder line are approximately \$100,000, including the buyout of the equipment.
PGE Easement on Sagert's Property	<ul style="list-style-type: none"> PGE is aware of the Option Agreement which pre-dates the Recorded Deed and the Recorded Easement and the recorded documents take precedence over any prior documentation. PGE is not aware of any recorded documents which limit or modify either the

	<u>Deed or the Easement.</u>
Amount of PGE property required for Sagert Street Extension.	<ul style="list-style-type: none">• The straight shot would be cumbersome to construct and would require the poles to be replaced with self supporting poles at an estimated cost of \$350,000 plus the cost of the land, and about a full year to design and procure the poles.• Options were discussed to push the street south as far as possible and to narrow up the section of the roadway along the PGE frontage.• Lennar proposed they would pay for the full right-of-way improvements (narrowed section) if PGE would provide the land to have the sidewalk go under the anchors (pending City approval and it would physically work given PGE clearance requirements), and the City would then look at removing the condition to relocate the access from Borland.
Costs associated with modifications	<ul style="list-style-type: none">• Steel poles would run approximately \$100k each and require 1 year to accommodate fabrication and installation. Cost of land, cost of all other improvements by developer. PGE tariff agreement would require developer to pay for this improvement.• New Sub-station would require potentially \$6M to \$7M and 2 years to complete, along with considerable impact to the community and adjacent hospital. Tariff would require developer to pay. This is being researched further as it may not be a developer cost.
Items for Follow-up	<ul style="list-style-type: none">○ PGE to confirm minimum requirements for sidewalk beneath anchors.○ PGE to survey anchor connections to poles for an accurate cross section to be developed.○ PGE to confirm the minimum lead required to guy the 3 transmission poles.○ PGE to confirm position regarding access to the north/south of their property based on the ARB conditions.○ PGE to have property department take over the rest of the discussions between the City, the developers, and PGE.

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