

RESOLUTION NO. 96-061

**A RESOLUTION ACCEPTING THE REPORT OF THE
CITY ENGINEER, ANNOUNCING THE FORMATION OF
A LOCAL IMPROVEMENT DISTRICT FOR EAST 16TH
STREET SANITARY SEWER IMPROVEMENTS, 100 FEET
WEST OF THOMPSON STREET TO SHEARER STREET**

WHEREAS, the City Council has heretofore called for an engineer's report, announced its intention to improve, called for remonstrances and held a hearing to consider remonstrances and objections relating to the East 16th Street sanitary sewer improvements, 100 feet west of Thompson Street to Shearer Street; and

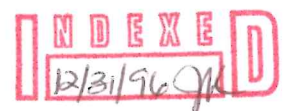
WHEREAS, the City Council held a hearing and considered the engineer's report and any remonstrances and objections thereto at its meeting on December 23, 1996, 5:30 p.m. Pacific Prevailing Time; and

WHEREAS, the City council has considered the report and objections thereto; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL AS FOLLOWS:

Section 1. Remonstrances. The Council finds that the period for receipt of remonstrances has expired. There are 10 property owners listed on the proposed assessment roll. The City Council finds the remonstrances received were insufficient to defeat the proposed improvement project.

Section 2. Acceptance of Engineer's Report. The Study and Report of the City Engineer, dated December 6, 1996, which includes Exhibits setting forth the approved method of assessment, a copy of which is attached hereto and made a part hereof by this reference, is hereby adopted and approved.



Section 3. Creation of Improvement District. A local improvement district comprised of the properties to be benefitted, which are identified in the Engineer's Report, is hereby created.

Section 4. Intention to Proceed. The City hereby announces its intention to proceed with the East 16th Street sanitary sewer improvements, 100 feet west of Thompson Street to Shearer Street. City staff is authorized to proceed with preparation of plans and specifications, and to call for bids to let out work on contract.

PASSED AND ADOPTED THIS 23RD DAY OF DECEMBER, 1996.

Voting Yes, Councilors:	<u>Davis, Koch, Briggs, Hill</u>
Voting No, Councilors:	<u>None</u>
Absent, Councilors:	<u>Van Cleave</u>
Abstaining, Councilors:	<u>None</u>

AND APPROVED BY THE MAYOR THIS 23RD DAY OF DECEMBER, 1996.

SIGNED:


David R. Beckley, Mayor

ATTEST:


Julie Krueger, CMC, City Clerk

RECEIVED DEC 09 1996

CONSULTING

Engineers

TENNESON ENGINEERING CORPORATION

PHONE (541) 296-9177

FAX (541) 296-6657

409 LINCOLN STREET

THE DALLES, OR 97058

December 6, 1996

Honorable Mayor and City Council
City of The Dalles
313 Court Street
The Dalles, OR 97058

**RE: Preliminary Study and Report
EAST 16TH STREET SANITARY SEWER**

Councilmembers:

The following is a Preliminary Study and Report to provide the Assessment District, Basis for Assessment, and estimated costs to construct a sanitary sewer in East 16th Street, west of Thompson Street, lying in Blocks 12 and 13 of Thompson's Addition to the City of The Dalles.

DESCRIPTION OF THE PROJECT

The proposed sanitary sewer will connect into an existing 8" sanitary sewer at East 15th Street and Shearer Street. The City of The Dalles will pay for a portion of the sewer line from East 15th Street to East 16th Street, including two manholes. The Assessment District would then construct and pay for the cost of the sewer in Shearer Street and East 16th Street, from Shearer Street westerly 75 feet and easterly 510 feet east of Shearer street. Owners of the properties being served by the gravity sanitary sewer will be assessed the cost of this construction, as outlined on the District Boundary Map (Exhibit A).

ENGINEER'S ESTIMATE

The cost of this project is estimated at \$53,987.70. The estimated City cost is \$16,579.00, leaving the assessment cost at \$37,408.70. This cost will be paid by the owners of the adjacent property along Shearer Street and the northerly and southerly rights-of-way of East 16th Street being served by the proposed sanitary sewer. The total frontage to be assessed is 873.15 feet. This computes to an estimated cost of \$42.84338315 per front foot. Details of this estimate and the basis of assessment are provided in Exhibits B and C, attached.

ASSESSMENT DISTRICT

Those tracts fronting the northerly and southerly sides of East 16th Street, beginning at a point 100 feet west of the westerly right-of-way of Thompson Street and thence westerly 697

feet to the west line of Block 13, except for Tax Lot 500, 1N-13-11BA, and Tax Lots 1000, 1100, 1200, and 1300, 1N-13-11AB.

ASSESSMENT DISTRICT BOUNDARIES

The following is the external boundary of the property to be included within the Assessment District for the proposed project.

A strip of land 104.5 foot depth from the north right-of-way of East 16th street, from a line 67.15 feet west of the west line of Block 13 easterly 92.15 feet, then 109.0 feet depth easterly 159.4 feet. On the south side of East 16th Street, a strip of land varying from 234 foot depth to 85 foot depth from the west line of Block 13, east 697.0 feet.

This boundary includes the following tax lots on Wasco County Assessor's maps.

Tax Lots 600, 700, 800, and 900 of Map 1N-13-11BA

Tax Lots 1800, 1900, 2000, 2100, 2200, and 2300 of Map 1N-13-11AB

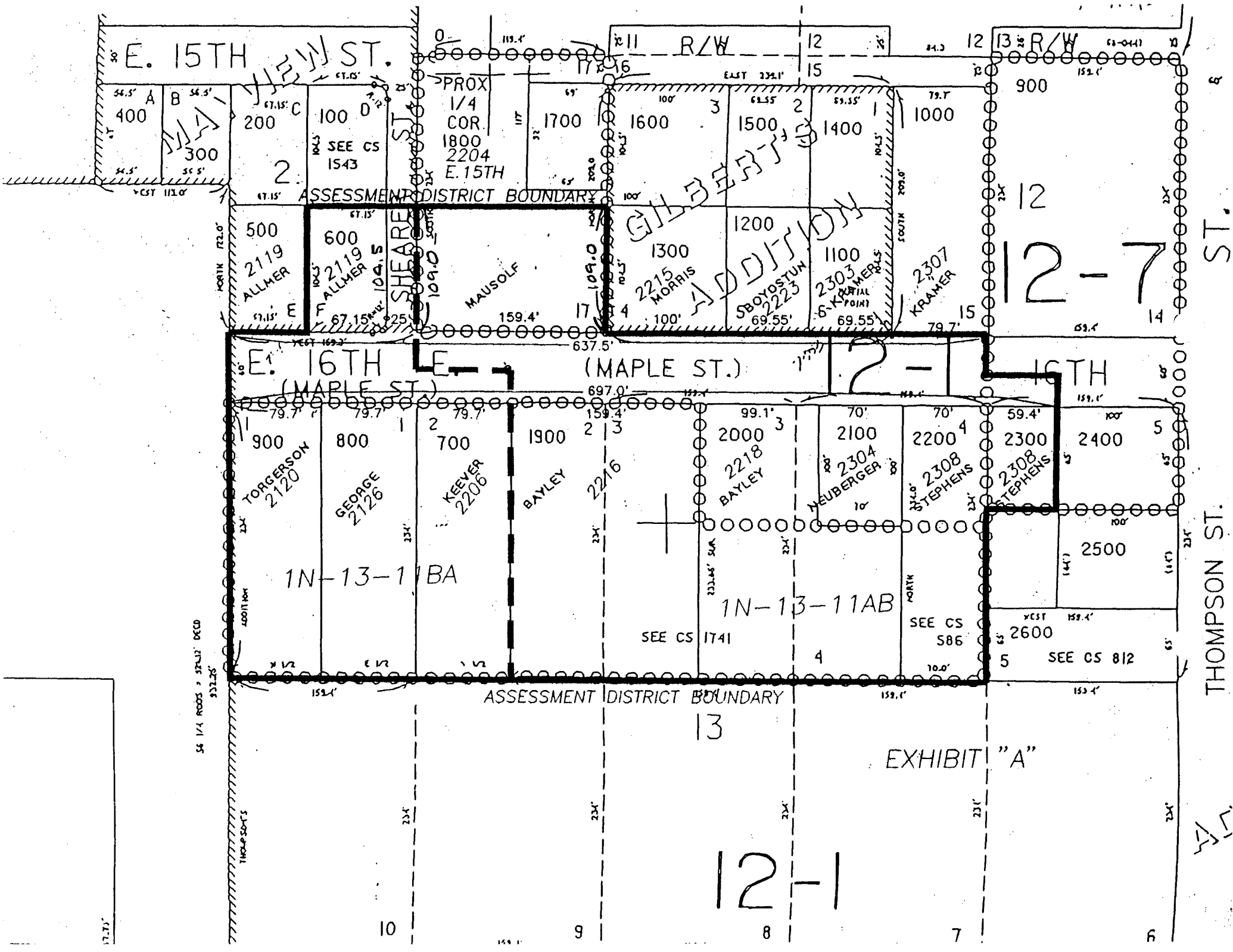
Respectfully submitted,

TENNESON ENGINEERING CORPORATION



Donald J. Rohde, P.E.

DJR:jm
Attachments



E. 15TH ST.

R/W

R/W

PROX
1/4
COR.
1800
2204
E. 15TH

ASSESSMENT DISTRICT BOUNDARY

SHEARER ST.

MAUSOLF

ADDITION

KRAWER

12-7

ST.

E. 16TH ST.
(MAPLE ST.)

(MAPLE ST.)

16TH

TORGERSO
2120

GEORGE
2126

KEEVER
2206

BAYLEY

BAYLEY

NEUBERGER
2304

STEPHENS
2308

STEPHENS
2308

1N-13-1 BA

1N-13-11AB

SEE CS 1741

SEE CS 586

SEE CS 812

ASSESSMENT DISTRICT BOUNDARY

13

EXHIBIT "A"

12-1

THOMPSON ST.

Exhibit B

December 6, 1996

W.O.#8823

Estimated Costs EAST 16TH STREET SANITARY SEWER

TOTAL CONSTRUCTION COST

1.	845 l.f.	F&P 8" PVC Sewer Pipe @ \$22.00/lineal foot	\$18,590.00
2.	3 ea.	F&P 48" Standard Concrete Manhole @ \$1,500.00/each	4,500.00
3.	2 ea.	F&P Standard Clenout @ \$300.00/each	600.00
4.	159 cu.yd.	F&P Pipe Bedding @ \$20.00/cubic yard	3,180.00
5.	300 l.f.	F&P 4" PVC Sewer Service @ \$20.00/lineal foot	6,000.00
6.	80 cu.yd.	F&P Crushed Rock under A/C @ \$20.00/cubic yard	1,600.00
7.	670 l.f.	F&P 3" A/C Trench Patching @ \$12.00/lineal foot	<u>8,040.00</u>

Total Estimated Construction Cost	42,510.00
Plus 10% Contingencies	4,251.00
Plus 17% Engineering and Administrative	<u>7,226.70</u>

TOTAL ESTIMATED CONSTRUCTION COST \$53,987.70

ESTIMATED CITY COST

1.	845 l.f.	8" Sewer Line	32.01% x \$18,590 =	\$ 5,950.66
2.	2 ea.	Manholes	100% x \$3,000 =	3,000.00
3.	2 ea.	Cleanouts	0% x \$600 =	0.00
4.	159 cu.yd.	Bedding	32.01 x \$3,180 =	1,017.91
5.	300 l.f.	4" Service Lines	0% x \$6,000 =	0.00
6.	80 cu.yd.	Crushed Rock	32.01 x \$1,600 =	572.16
7.	670 l.f.	A/C Trench Patch	32.01% x \$8,040 =	<u>2,573.60</u>

Total Estimated City Cost	13,054.34
Plus 10% Contingencies	1,305.43
Plus 17% Engineering and Administrative	<u>2,219.24</u>

TOTAL ESTIMATED CITY COST \$16,579.00

FRONTAGE FOOT COST

Total Construction Cost	\$53,987.70
LESS City Cost	<u>16,579.00</u>
	<u>\$37,408.70</u>

December 6, 1996
W.O.#8823

Basis for Assessment

Preliminary Study and Report EAST 16TH STREET SANITARY SEWER

METHOD OF COMPUTATION

1. PROPERTY OWNER COST:
The benefitted properties will be assessed on a front foot basis for the construction of sanitary sewer costs, as appropriate to the affected property.
2. ESTIMATED PROJECT COST:
The estimated project cost is \$53,987.70.
3. ESTIMATED CITY COST:
The estimated City cost is \$16,579.00.
4. COST PER FRONT FOOT:

$$\frac{\text{Property Owner Cost of Sanitary Sewer}}{\text{Total Project Frontage}} = \frac{\$37,408.70}{873.15'} = \$42.84338315/\text{lineal foot}$$

Revised: December 6, 1996
 Revised: November 7, 1996
 Revised: October 28, 1996

Preliminary Study and Report

SANITARY SEWER EAST 16TH STREET 100 FEET WEST OF THOMPSON STREET TO 134.3 FEET WEST OF SHEARER STREET

Name of Real Property Title Owner	Map No.	Tax Lot	Frontage l.f.	Assessed Value Land	Assessed Value Improve.	Total Assessed Value	Outstanding Assessment	Sanitary Sewer cost per l.f.	TOTAL COST
ALLMER, Kenneth & Glenna 2119 E. 16th The Dalles, OR 97058	1N-13-11BA	600	67.15	\$ 16,950.00	\$ 0.00	\$ 16,950.00	\$ 0.00	42.84338315	\$ 2,876.93
KEEVER, Gary & Janet 2206 E. 16th The Dalles, OR 97058	1N-13-11BA	700	79.70	\$ 31,160.00	\$ 34,310.00	\$ 65,470.00	\$ 0.00	42.84338315	3,414.62
GEORGE FAMILY LIVING TRUST 2126 E. 16th The Dalles, OR 97058	1N-13-11BA	800	79.70	\$ 37,190.00	\$ 71,740.00	\$108,930.00	\$ 0.00	42.84338315	3,414.62
TORGERSON, James & Lucile 2120 E. 16th The Dalles, OR 97058	1N-13-11BA	900	79.70	\$ 37,190.00	\$ 82,320.00	\$119,510.00	\$ 0.00	42.84338315	3,414.67
MAUSOLF, Dean & Sandra 2204 E. 15th The Dalles, OR 97058	1N-13-11AB	1800	109.00	\$ 28,840.00	\$ 69,970.00	\$ 98,810.00	\$ 0.00	42.84338315	4,669.93

Preliminary Study and Report
EAST 16TH STREET SANITARY SEWER

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Name of Real Property Title Owner	Map No.	Tax Lot	Frontage l.f.	Assessed Value Land	Assessed Value Improve.	Total Assessed Value	Outstanding Assessment	Sanitary Sewer cost per l.f.	TOTAL COST
BAYLEY, Linden & Melinda 2216 E. 16th The Dalles, OR 97058	1N-13-11AB	1900	159.40	\$ 39,140.00	\$ 37,940.00	\$ 77,080.00	\$ 0.00	42.84338315	6,829.23
BAYLEY, Bruce & Judith 6331 SW Radcliff Street Portland, OR 97219	1N-13-11AB	2000	99.10	\$ 37,250.00	\$ 45,890.00	\$ 83,140.00	\$ 0.00	42.84338315	4,245.78
NEUBERGER, Allen & Jean 2304 E. 16th The Dalles, OR 97058	1N-13-11AB	2100	70.00	\$ 18,110.00	\$ 85,510.00	\$103,620.00	\$ 0.00	42.84338315	2,999.04
STEPHENS, George Jr & Tanis K 2308 E. 16th The Dalles, OR 97058	1N-13-11AB	2200	70.00	\$ 27,970.00	\$ 82,760.00	\$110,730.00	\$ 0.00	42.84338315	2,999.03
STEPHENS, George Jr & Tanis K 2300 E. 16th The Dalles, OR 97058	1N-13-11AB	2300	59.40	\$ 19,440.00	\$ 1,550.00	\$ 20,990.00	\$ 0.00	42.84338315	2,544.90
TOTAL FRONTAGE FEET CITY OF THE DALLES			873.15 <u>411.00</u>	TOTAL ESTIMATED ASSESSMENT COST ESTIMATED CITY COST				\$37,408.70 <u>16,579.00</u>	
TOTAL ASSESSED FRONTAGE			<u>1,284.15</u>	TOTAL ESTIMATED PROJECT COST				<u>\$53,987.70</u>	

City Assessed Footage 411.00 l.f. = 32.01% is City cost to project of eligible items.
Total Assessed Footage 1,284.15 l.f.