

RESOLUTION NO. 96-031

**A RESOLUTION ADOPTING THE FINAL REPORT OF
THE CITY ENGINEER, PROPOSING AN ASSESSMENT
AND PROVIDING FOR NOTICES AND A HEARING FOR
THE DOWNTOWN IMPROVEMENT PROJECT**

WHEREAS, the City Council heretofore approved the establishment of a local improvement district for the Downtown Improvement Project; and

WHEREAS, the City Engineer has prepared a final report giving the cost of the project, a proposed method of assessment and the proposed assessments for each lot of land benefitted by the improvement; **NOW, THEREFORE**

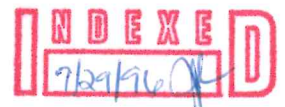
BE IT RESOLVED BY THE CITY COUNCIL AS FOLLOWS:

Section 1. Report Accepted. The proposed final report of the City Engineer concerning the Downtown Improvement Project is hereby accepted.

Section 2. Notices of Proposed Assessments. The City Engineer shall file with the City Clerk a list of the properties within the district, the proposed assessment for each property, and the name and address of the property owners. The City Clerk shall cause notice of the proposed assessments to be mailed or personally delivered to the owner of each lot or tract of land.

Section 3. Content of Notice. The notice shall state:

- A. The amount of the proposed assessment;
- B. The property upon which the assessment is to be levied;
- C. The date and time by which objections to the assessment shall be filed with the City Clerk;
- D. That objections shall be in writing and shall contain a statement of the grounds for the objection; and



- E. The date, time, and place at which the City Council will consider objections and allow the petitioners to be heard concerning the objections.

Section 4. Hearing Date. A hearing shall be held in conjunction with the regular City Council meeting of August 12, 1996, at 5:30 p.m., Pacific Prevailing Time. Persons who have filed objections to proposed assessments or the project shall have the right to be present and address the Council. The hearing will be held in the City Hall Council Chambers, 313 Court Street, The Dalles. Objections to assessments shall be filed on or before 5:00 p.m. on August 2, 1996.

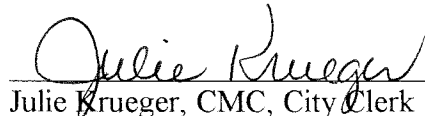
PASSED AND ADOPTED THIS 22ND DAY OF JULY, 1996

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

AND APPROVED BY THE MAYOR THIS 22ND DAY OF JULY, 1996


David R. Beckley, Mayor

ATTEST:


Julie Krueger, CMC, City Clerk

CONSULTING

Engineers

TENNESON ENGINEERING CORPORATION

PHONE (541) 296-9177

FAX (541) 296-6657

409 LINCOLN STREET

THE DALLES, OR 97058

June 28, 1996

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

**Final Study and Report
COLUMBIA GATEWAY URBAN RENEWAL AGENCY
East Second Street and Federal Street**

Councilmembers:

The following is a Final Study and Report to provide the Assessment District, Basis for Assessment, and total costs for improvements on East Second Street from Washington to Laughlin and Federal Street from the alley between First and Second Streets to Fourth Street, for a total of 2,251.52 frontage feet.

DESCRIPTION OF PROJECT

The Urban Renewal Project consists of removing the existing street lights, removing three feet of the sidewalk adjacent to the curb and replacing with colored concrete paving blocks, replacing with new street lights and trees as shown on the plan. Also included was the filling of the hollow area underneath in some areas of the sidewalk by blocking up the wall in the basements and filling the area underneath the sidewalk and replacing with new concrete sidewalks. A sprinkler system was installed underneath the three foot area between the curb and sidewalk to provide sprinkler system for each tree and planters.

ENGINEER'S ESTIMATE

Cost of the total project was \$262,163.31 less a grant from the National Scenic Area of \$100,500.00 plus the Urban Renewal contribution of \$49,087.31. The net cost to be paid by the property owners is \$112,576.00. This net cost is to be paid by the owners of the adjacent property along the rights-of-way of Second Street from Washington to Laughlin Street and on Federal Street from the alley between First and Second Streets to the North right-of-way of Fourth Street. This computes to a cost of \$50.0000 per front foot. Details of cost and basis of assessment are provided in Exhibit A (attached).

ASSESSMENT DISTRICT

Those lots facing each side of Second Street from the easterly right-of-way of Washington Street to the westerly right-of-way of Laughlin Street and from the

alley between First and Second Street to the northerly right-of-way of Fourth Street, for a total frontage of 2,251.52 feet.

ASSESSMENT DISTRICT BOUNDARIES

Boundaries of the property to be included in this Assessment District for the proposed project are all of Tax Lots adjacent to the above described project limits. They include all of the following Tax Lots on Wasco County Assessor's Maps 1N-13-3BD.

Tax Lots 3000, 2900, 2800, 2700, 2600, 2500, 2400,
2300, 2200, 2100, 2000U1, 2000U2, 1900,
4800, 4900, 5000, 5100, 5200, 5300, 5400,
5500, 5600, 5700, 5800, 5900, 6000, 7100,
7200, 8500, 8600, 9600, 9500.

Respectfully submitted,

TENNESON ENGINEERING CORPORATION



Donald J. Rohde, P. E.

DJR:lg
Attachments

**PHASE I FINAL COST
COLUMBIA GATEWAY RENEWAL IMPROVEMENT DISTRICT**

1.	Tenneson Engineering Corporation	\$	17,500.00
2.	L.I.D. Study and Report		3,500.00
3.	Tenold Construction		135,389.50
4.	City Public Works - Water Hookup		5,758.31
5.	P.U.D. - Street Lights		96,073.85
6.	Thompson Sign		425.00
7.	Pashek's Gardens (extra paving bricks)		329.45
8.	The Dalles Chronicle - public notice		187.20
9.	Water Usage Deposit		<u>3,000.00</u>
TOTAL PROJECT COST		\$	262,163.31
Less National Scenic Area Grant		-	100,500.00
Less urban Renewal Contribution		-	<u>49,087.31</u>
COST TO PROPERTY OWNERS		\$	<u>112,576.00</u>

Total Assessed Frontage - 2,251.52 feet

Property Owner Cost	<u>\$ 112,576.00</u>	= \$50.0000/front foot
Frontage feet	2251.52	

Assessment Roll

COLUMBIA GATEWAY URBAN RENEWAL IMPROVEMENT DISTRICT

NAME OF REAL PROPERTY TITLE OWNER	MAP NO.	TAX LOT	FRONTAGE (l.f.)	ASSESSED VALUE LAND	TOTAL ASSESSED VALUE	OUTSTANDING ASSESSMENT	TOTAL COST OF 2nd and FEDERAL IMP.@ \$50.0000/ft.
David G. & Kathleen A. Culver 212 East 4th Street The Dalles, OR 97058	1N-13-3BD	3000	103.60	\$ 42,520	\$ 253,420	\$0	\$ 5,180.00
Mark M. & Jean F. Gill 10900 SW Muirwood Portland, OR 97225	1N-13-3BD	2900	25.17	\$ 22,530	\$ 135,500	\$0	\$ 1,258.50
Lutz, Lutz, & Goeckel, Inc. 311 East 2nd Street The Dalles, OR 97058	1N-13-3BD	2800	25.18	\$ 22,530	\$ 91,600	\$0	\$ 1,259.00
Phillip & Linda Klindt 312 East 2nd Street The Dalles, OR 97058	1N-13-3BD	2700	22.92	\$ 17,060	\$ 38,910	\$0	\$ 1,146.00
Phillip & Linda Klindt 312 East 2nd Street The Dalles, OR 97058	1N-13-3BD	2600	24.67	\$ 21,160	\$ 61,080	\$0	\$ 1,233.50
Eric Lutz, et al 311 East 2nd Street The Dalles, OR 97058	1N-13-3BD	2500	24.88	\$ 23,220	\$ 93,480	\$0	\$ 1,244.00
Kenneth W. & Helen M. Kortge 5663 Mill Creek Road The Dalles, OR 97058	1N-13-3BD	2400	197.85	\$ 66,060	\$ 244,600	\$0	\$ 9,892.50
Anthony G. Foote, et al PO Box 261 The Dalles, OR 97058	1N-13-3BD	2300	170.04	\$ 43,060	\$ 153,740	\$0	\$ 8,502.00

NAME OF REAL PROPERTY TITLE OWNER	MAP NO.	TAX LOT	FRONTAGE (l.f.)	ASSESSED VALUE LAND	TOTAL ASSESSED VALUE	OUTSTANDING ASSESSMENT	TOTAL COST OF 2nd and FEDERAL IMP.@ \$50.0000/ft.
Alvin J. & Norma J. Clark 1304 Quinton The Dalles, OR 97058	1N-13-3BD	5400	25.10	\$ 19,110	\$ 81,810	\$0	\$ 1,255.00
Gregory J. & Shirley J. Weast 415 E. 15th Place The Dalles, OR 97058	1N-13-3BD	5500	25.09	\$ 19,110	\$ 80,460	\$0	\$ 1,254.50
Tim McClure 412 E. Second Street The Dalles, OR 97058	1N-13-3BD	5600	25.10	\$ 19,110	\$ 64,300	\$0	\$ 1,255.00
William B. & Bonnie J. Pettyjohn 414 East 2nd Street The Dalles, OR 97058	1N-13-3BD	5700	25.09	\$ 19,110	\$ 60,910	\$0	\$ 1,254.50
Hugo & Marlene L. Lutz 5544 Cherry Heights Road The Dalles, OR 97058	1N-13-3BD	5800	25.10	\$ 19,110	\$ 62,620	\$0	\$ 1,255.00
Douglas C. & Martha A. Wray 2315 Wright Street The Dalles, OR 97058	1N-13-3BD	5900	49.80	\$ 36,220	\$ 130,530	\$0	\$ 2,490.00
Phillip E. & Sandra Hammond PO Box 558 The Dalles, OR 97058	1N-13-3BD	6000	24.58	\$ 19,110	\$ 65,120	\$0	\$ 1,229.00
Thomas Motors, Inc. PO Box 1024 The Dalles, OR 97058	1N-13-3BD	7100	100.20	\$ 155,990	\$ 177,990	\$0	\$ 5,010.00
Gary A. & Eileen G. Hackman PO Box 737 Madras, OR 97741	1N-13-3BD	7200	100.10	\$ 153,960	\$ 337,020	\$0	\$ 5,005.00
Columbia River Banking Company PO Box 1030 The Dalles, OR 97058	1N-13-3BD	8500	100.10	\$ 81,390	\$ 788,070	\$0	\$ 5,005.00

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Anthony G. Foote, et al 401 East 2nd Street The Dalles, OR 97058	1N-13-3BD	2200	50.19	\$ 43,060	\$ 160,300	\$0	\$ 2,509.50
Kargl, Elwood & Geiger PO Box 1010 The Dalles, OR 97058	1N-13-3BD	2100	50.19	\$ 43,060	\$ 140,600	\$0	\$ 2,509.50
R.P. Mathews PO Box 3168 Portland, OR 97208	1N-13-3BD	2000 U1 2000 U2	100.38	\$ 84,120	\$ 105,550	\$0	\$ 5,019.00
Columbia Lodge #5 IOOF PO Box 379 The Dalles, OR 97058	1N-13-3BD	1900	50.19	\$ 43,060	\$ 191,370	\$0	\$ 2,509.50
Debra J. Gayer 2615 East 17th Street The Dalles, OR 97058	1N-13-3BD	4800	23.42	\$ 17,060	\$ 99,760	\$0	\$ 1,171.00
Angelina Des Rochers 306 East 2nd Street The Dalles, OR 97058	1N-13-3BD	4900	78.94	\$ 55,380	\$ 211,920	\$0	\$ 3,947.00
Frances M. Dick 2197 Oakmont Way Eugene, OR 97401	1N-13-3BD	5000	26.39	\$ 24,580	\$ 63,050	\$0	\$ 1,319.50
John & Mui Chin 310 East 2nd Street The Dalles, OR 97058	1N-13-3BD	5100	25.18	\$ 26,960	\$ 48,460	\$0	\$ 1,259.00
Katherine M. Drabek 7525 NE Irving Street Portland, OR 97213-6262	1N-13-3BD	5200	251.19	\$ 104,660	\$ 392,790	\$0	\$12,559.50
Gary & Barbara Honald 2505 Wright Drive The Dalles, OR 97058	1N-13-3BD	5300	200.58	\$ 70,440	\$ 324,570	\$0	\$10,029.00

COLUMBIA GATEWAY URBAN RENEWAL IMPROVEMENT DISTRICT - ASSESSMENT ROLL

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NAME OF REAL PROPERTY TITLE OWNER	MAP NO.	TAX LOT	FRONTAGE (l.f.)	ASSESSED VALUE LAND	TOTAL ASSESSED VALUE	OUTSTANDING ASSESSMENT	TOTAL COST OF 2nd and FEDERAL IMP.@ \$50.0000/ft.
First Interstate Bank of Oregon c/o Tax Assessment Association, Inc. 1777 N.E. Loop 410 #1250 San Antonio, TX 78217	1N-13-3BD	8600	100.10	\$ 173,100	\$ 853,690	\$0	\$ 5,005.00
Civic Auditorium Hist. Preservation c/o John Will 810 East Scenic Drive The Dalles, OR 97058	1N-13-3BD	9600	100.10	\$ 72,800	\$ 298,500	\$0	\$ 5,005.00
Mid-Columbia Publishing Company PO Box 1109 Herndon, VA 22070	1N-13-3BD	9500	100.10	\$ 56,750	\$ 238,750	\$0	\$ 5,005.00
TOTAL FRONTAGE			2,251.52	TOTAL COST			\$112,576.00