

RESOLUTION NO. 98-011

**A RESOLUTION ADOPTING THE FINAL REPORT
OF THE CITY ENGINEER, PROPOSING AN ASSESSMENT
AND PROVIDING FOR NOTICES AND A HEARING FOR
CHERRY HEIGHTS EXTENSION IMPROVEMENTS**

WHEREAS, the City Council heretofore approved the establishment of a local improvement district for improvements of the Cherry Heights Road extension; 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 final report of the City Engineer, concerning improvements of the Cherry Heights Road extension, 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 on March 9, 1998, in conjunction with the regular City Council meeting, 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 Council Chambers, City Hall, 313 Court Street, The Dalles. Objections to assessments shall be filed on or before 5:00 p.m., on February 26, 1998.

PASSED AND ADOPTED THIS 9TH DAY OF FEBRUARY, 1998

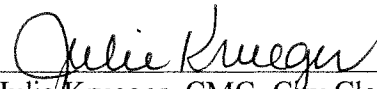
Voting Yes, Councilors:	<u>Davis, Gosiak, Barrett, McFadden, Van Cleave</u>
Voting No, Councilors:	<u>None</u>
Absent, Councilors:	<u>None</u>
Abstaining, Councilors:	<u>None</u>

AND APPROVED BY THE MAYOR THIS 9TH DAY OF FEBRUARY, 1998

SIGNED: _____


David R. Beckley, Mayor

ATTEST: _____


Julie Krueger, CMC, City Clerk



TENNESON

ENGINEERING CORPORATION

PLANNERS • SURVEYORS • CONSULTING ENGINEERS

409 LINCOLN STREET
THE DALLES, OR 97058

PHONE (541) 296-9177
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January 16, 1998

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

**Final Study and Report
CHERRY HEIGHTS STREET - 1998
from Station 9+80 to 21+03.97**

Councilmembers:

The following is a final Study and Report to provide the Assessment District, Basis for Assessment, and Final cost for the construction of Cherry Heights Street from Station 9+80 to 21+03.97 westerly to the intersection of West Sixth Street and Terminal Avenue. Approximately 1,124 lineal feet.

DESCRIPTION OF PROJECT

The final Cherry Heights Street is a 60 foot right-of-way from Mt. Hood Street to West Sixth Street, providing a minimum of three 12 foot lanes and a 5 foot bicycle lane on each side of the street, including curbs and sidewalks, storm sewer, sanitary sewer, water lines, and electrical and telephone to serve the adjacent property on both sides of the final Cherry Heights Street.

ENGINEER'S ESTIMATE

Cost of the project was \$288,580.46 for street construction and \$69,390.97 for underground utilities, for a total cost of \$357,971.43. The street construction will be paid for by the owners of the adjacent properties along the right-of-way of Cherry Heights Street. This computes to a final cost of \$149.122546 per foot. The underground utilities cost will be paid for by the owners of the properties not previously served by existing utilities. This computes to a cost of \$62.394657 per foot. Details of the final cost and Basis for Assessment are provided in Exhibit A and B (attached).

ASSESSMENT DISTRICT

Those tracts fronting each side of the proposed Cherry Heights Street right-of-way from Mt. Hood Street Station 9+80 to the intersection of West Sixth Street and Terminal Avenue Station 21+03.97.

ASSESSMENT DISTRICT BOUNDARIES

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

A strip of land 100 feet wide on the northerly and southerly sides of the Cherry Heights Street right-of-way, beginning at Centerline Station 9+80; thence westerly approximately 1,124 feet to the northerly right-of-way of West Sixth Street Station 21+03.97, includes the following tax lots on Wasco County, Oregon, Assessor's Maps.

Tax Lots 100, 400, 600	1N-13-4AB
Tax Lot 1300	2N-13-33D
Tax Lots 2101, 2100, 1700	2N-13-33DC

Respectfully submitted,

TENNESON ENGINEERING CORPORATION



Donald J. Rohde, P.E.

DJR;js
Attachments

Exhibit A

Final Cost for Construction
of Cherry Heights Street
from Mt. Hood Street to Sixth Street
for a total of 1,124 Lineal Feet

I.	<u>Street Construction</u>		\$199,816.36
II.	<u>Sanitary Sewer & Storm Sewer</u>		
1.	Storm Sewer		35,761.07
III.	<u>Water Line</u>		33,629.10
IV.	<u>Electrical & Telephone Conduit</u>		\$51,168.00
		RICH TENOLD CONSTRUCTION (Original Contract)	<u>\$320,375.33</u>
V.	<u>Extra Cost for Cascade Car Wash Lot</u>		
1.	Darrell Shop Concrete Wall		\$1,800.00
2.	Sealkote Plus		<u>575.00</u>
			<u>\$2,375.00</u>
VI.	<u>The Dalles Chronical</u>		\$153.60
VII.	<u>Engineering - Tenneson Engineering Corporation</u>		\$29,347.50
VII.	<u>Signal Cost Study - David Evans</u>		\$14,300.00
		(City Paid)	<u>-8,580.00</u>
			5,720.00
VIX.	<u>Revise Curb Return - Fred Meyer</u>	(City Paid)	-\$14,715.00
		TOTAL COST	381,266.43
		LESS CITY COST	<u>23,295.00</u>
		TOTAL L.I.D. COST	<u>\$357,971.43</u>

Exhibit B

BASIS FOR ASSESSMENT Final Study & Report CHERRY HEIGHTS STREET

METHOD OF COMPUTATION

1. PROPERTY OWNER COST:

The beneficial property will be assessed a front foot basis for both street construction and underground utility construction cost, as appropriate to the affected property.

2. ESTIMATED PROJECT COST:

<u>Street Construction</u>	<u>Underground Utilities</u>	<u>Total Construction</u>
\$288,580.46	\$69,390.97	\$357,971.43

3. COST PER FRONT FOOT:

<u>Property Owner Cost Street Construction</u>	<u>\$288,580.46</u> = \$149.122546
Total Project Frontage	1,935.19 ft.
<u>Property Owner Cost Underground Utilities</u>	<u>\$69,390.97</u> = \$62.394657
Frontage of Assessed Properties	1,112.13 ft.

COST PER FRONT FOOT FOR TAX LOTS 100, 400, 1300, 2101, 2100 \$211.517203

COST PER FRONT FOOT FOR TAX LOTS 600, 1700 \$149.122546

EXHIBIT A - Final Cost for Construction
of Cherry Heights Street
from Mt. Hood Street to Sixth Street
for a total of 1,124 Lineal Feet

Summary

TOTAL STREET CONSTRUCTION COST (Items I, IV, V, VI, VII, VIII)	\$288,580.46
Underground Utilities:	
Sanitary & Storm Sewer	\$35,761.87
Water Line	<u>33,629.10</u>
TOTAL UTILITIES CONSTRUCTION COST	<u>\$69,390.97</u>
TOTAL CONSTRUCTION COST	\$357,971.43

<tdal.065>

Final Study and Report
CHERRY HEIGHTS STREET - 1998
 from Station 9+80 to 21+03.97

Revised: 01/26/98

Cherry Heights Street Improvement District

Name of Real Property Title Owner	Map No.	Tax Lot	Front l.f.	Assessed Value Land	Assessed Value Improve.	Total Assessed Value	Outstanding Assessments	Street Cost @ \$149.12254	Ungrd Cost @ \$62.394657	TOTAL COST
COLUMBIA GORGE DEVELOPMENT, INC. P.O. Box 14471 Las Vegas, NV 89114	1N-13-4AB	100	229.15	623,780	-0-	623,780	-0-	34,171.43	14,297.74	48,469.17
COPPER, Robert D & Susan S 1001 W. 6th Street The Dalles, OR 97058	1N-13-4AB	400	256.17	170,010	-0-	170,010	-0-	38,200.72	15,983.64	54,184.36
*TIFFOONS, INC. P.O. Box 1012 The Dalles, OR 97058	1N-13-4AB	600	496.83	77,380	1,089,240	1,166,620	-0-	74,088.56	-0-	74,088.56
COLUMBIA GORGE DEVELOPMENT, INC. P.O. Box 14471 Las Vegas, NV 89114	2N-13-33D	1300	116.41	200,270	-0-	200,270	-0-	17,359.36	7,263.36	24,622.72
COLUMBIA GORGE DEVELOPMENT, INC. P.O. Box 14471 Las Vegas, NV 89114	2N-13-33DC	2101	276.41	426,690	-0-	426,690	-0-	41,218.96	17,246.51	58,465.47
COLUMBIA GORGE DEVELOPMENT, INC. P.O. Box 14471 Las Vegas, NV 89114	2N-13-33DC	2100	233.99	170,010	-0-	170,010	-0-	34,893.18	14,599.72	49,492.90
*FRED MEYER, INC. P.O. Box 42121 Portland, OR 97242	2N-13-33DC	1700	326.23	99,560	4,360	103,920	-0-	48,648.25	-0-	48,648.25
Total Linear Feet 1,935.19										TOTAL PROJECT COST
										\$357,971.43

*Presently served by underground utilities, thereby assessed for street improvements only.