

CITY OF SHERWOOD, OREGON

RESOLUTION NO. 243

A RESOLUTION OF THE CITY COUNCIL OF SHERWOOD, OREGON DECLARING INTENTION TO CONSTRUCT STREET AND STORM DRAINAGE IMPROVEMENTS IN AN AREA DETERMINED TO BE A STREET AND STORM DRAINAGE IMPROVEMENT ASSESSMENT DISTRICT TO BE KNOWN AS THE OREGON STREET LOCAL IMPROVEMENT DISTRICT; PROVIDING FOR THE ASSESSMENT OF THE TOTAL COSTS AGAINST ALL LANDS IN THE DISTRICT AS BEING SPECIALLY BENEFITED; AND SETTING A HEARING DATE

WHEREAS, the City Council proposes to establish a street and storm drainage local improvement assessment district for the purpose of making street and storm drainage improvements to service and benefit the hereinafter described lands within an area to be known as the Oregon Street Local Improvement District; and

WHEREAS, pursuant to Ordinance No. 738 the City Council finds it expedient and necessary to order the improvement of the hereinafter described lands by the construction of street improvement and storm drainage facilities, and pursuant thereto the City's engineer has submitted to the Council plans, specifications, and an engineer's report and estimates for the work to be done and the probable cost thereof, together with a statement of the lots, parts of lots, and parcels of land to be benefited, and the estimated total cost of the improvements which each of such lots, parts of lots, and parcels of land shall pay on account of the benefits to be derived; and

WHEREAS, the City Council finds that such preliminary plans, specifications and estimates are satisfactory;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sherwood, Oregon as follows:

1. That the City Council does deem it expedient and necessary, and does hereby declare its intention, to construct street and storm drainage improvements for the purpose of providing service and benefit to the area within the City of Sherwood, as described on the attached sheet marked Exhibit "A", by this reference made a part hereof.
2. That all lands situated within the boundaries described on the attached Exhibit "A" are determined and declared to be a local improvement assessment district, and it is further declared that each lot, part of lot, and parcel of land within said boundaries will be specially benefited by said improvement.
3. That the total probable cost of said improvements, including engineering, superintendence, advertising, legal expense, and all other miscellaneous costs, is the sum of \$ 299,000 and said sum of \$ 299,000 shall be paid by the property owners, based upon the benefits derived from the improvement by the properties to be assessed within the district.
4. That the engineer's report dated July 23, 1982 by Gary M. Buford & Associates, Inc., together with the plans, specifications and estimates with respect to the improvements as submitted by the City's engineer, be and the same are hereby adopted and ordered to be maintained on file by the City Recorder for public inspection.
5. That Wednesday, the 25th day of August, 1982 at the hour of 8:00 p.m. at Sherwood, Oregon, be and the same are hereby, set as the time and place for hearing and considering objections or remonstrances to the proposed

improvement by any parties aggrieved thereby.

6. That the City Recorder be and she is hereby directed to give notice of said hearing and proposed improvement by causing to have this resolution published in the "Tigard Times" at least twice, provided that the first publication shall be not less than 15 days prior to the time when all interested persons may present their objections to the improvement.

7. Within fifteen days from the date of the first publication of the notice of this resolution, the owners of 75% or more in area of the property within the boundaries described on Exhibit "A" attached hereto may make and file with the City Recorder written objections or remonstrances against the proposed amendment.

PASSED AND DATED at Sherwood, Oregon this 28th day of July, 1982.

Clyde List

Clyde List, Mayor

ATTEST:

Tood Dugdale

Polly Blankenbaker, City Recorder
Tood Dugdale City Administrator

Improvements on Oregon Street provide for approximately 500 lineal feet of 40-foot wide street, 150 lineal feet of 20-foot wide half-street and approximately 1,460 lineal feet of 30-inch and 36-inch storm sewer. Our preliminary engineering study included field observation of the site and core testing of the existing streets. Our findings were presented and discussed with City Staff and representatives of major landowners within the district during a meeting on April 21, 1982. Results from the core test samples indicate that portions of the existing Oregon Street may be suitable for use as part of the structural section of the new street improvements. Accordingly, our objective in final design will be to maximize use of the existing street wherever possible to reduce construction cost.

Improvements on Hall Street provide for approximately 500 lineal feet of 20-foot wide half-street improvements and approximately 500 lineal feet of 15-inch storm sewer. Improvements will extend from the intersection of Oregon Street southerly a distance of approximately 500 lineal feet.

Preliminary street design has been developed in accordance with the City of Sherwood Comprehensive Plan. Both Oregon Street and Hall Street are designated in the Plan as "Collector" streets with 40-foot pavement width and 54-foot right-of-way width. An eight (8) foot bike/pedestrian path has been included along the southerly side of Oregon Street in accordance with the City's Comprehensive Recreation Master Plan. Final design considerations may necessitate a slightly greater right-of-way width to accommodate private underground utility construction.

Preliminary design of storm drainage facilities has been developed in accordance with the Storm Drainage Plan - Element of the Sherwood Comprehensive Plan. Preliminary alignment and pipe sizes are shown on the enclosed map. Storm drainage facilities as proposed provide adequate capacity to serve the drainage basin designated by Index No. R0-3 of the City's Storm Drainage Plan.

ASSESSMENT METHODOLOGY

We have investigated several assessment methods used for similar type projects within the State. In consideration of proposed improvements and current land use within the district, we recommend the "zone" method for assessing project costs. The "zone" method, sometimes called "zone area" or "zone foot" is basically set forth in Volume I - "Financing Local Improvements by Special Assessment" prepared by the Bureau of Governmental Research and Service, University of Oregon. This method is summarized as follows:

Type I Area Assessment provides funding for fifty percent (50%) of the total project cost for each schedule of improvements and applies to all Type I land within the district. Type I land is defined as all privately owned real property extending for a depth of 100 feet from street right-of-way containing the proposed street or storm drainage improvement of the two (2) schedules. Type I assessment rates are estimated at \$18,570 per acre

EXHIBIT A

GARY M. BUFORD & ASSOCIATES, INC.

415 N. STATE STREET • P.O. BOX 1531 • LAKE OSWEGO, OREGON 97034 • PHONE (503) 635-3511

• consulting engineers
• land surveyors

July 23, 1982

Rec. No. L963.30

Mr. H. Todd Dugdale
City Administrator
City of Sherwood
City Hall
P. O. Box 167
Sherwood, Oregon 97140

RE: Engineer's Report
PROPOSED OREGON STREET
LOCAL IMPROVEMENT DISTRICT
Sherwood, Washington County, Oregon

Dear Mr. Dugdale:

Pursuant to your request of July 20, 1982, we have prepared this Engineer's Report on the proposed Oregon Street Local Improvement District. In preparing this report, our most recent Engineer's Report, dated June 16, 1982, a revision of our original report submitted May 3, 1982, was revised further to the extent that Tax lot 200, Assessor Map No. 2S 1 32AA is no longer included within the proposed District, while parts of tax lots 500 and 600, Assessor Map No. 2S 1 29D are now within the proposed improvement district. Accordingly, we have made the appropriate revisions to preliminary design, estimated project costs and estimated assessment rates. Included within this report is a recommended assessment methodology, summary of estimated project costs, legal description of the district boundary and summary of current parcelization, including distribution of land area within the district.

PROJECT DESCRIPTION

The enclosed map outlines the boundary of the Local Improvement District. In general, all properties or fronting parts thereof abutting the proposed improvements are included in the district. The total district area includes approximately 13.5 acres of privately owned real property. Property northerly of Oregon Street is currently zoned industrial; property southerly of Oregon Street is currently zoned residential. It is estimated that approximately sixty five percent (65%) of the district acreage is undeveloped.

PRELIMINARY DESIGN

Improvements for the Oregon Street Local Improvement District consist of street and storm drainage facilities for Oregon Street and Hall Street. Improvements for Oregon Street within present street right-of-way extend from 150 feet easterly of Roy Street, westerly to Southern Pacific Railroad right-of-way and thence southwesterly along the railroad right-of-way, approximately 350 feet.

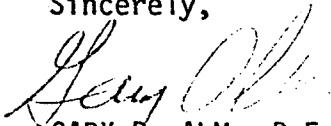
(\$0.43 per square foot) for land benefited by street improvements and \$13,420 per acre (\$0.31 per square foot) for land benefited by storm drainage improvements. The Type I Area Assessment rates are computed by dividing fifty percent (50%) of the total project cost of each improvement schedule by the total area of Type I land in the district which is benefited by the specific type of improvement.

Type II Area Assessment provides funding for the remaining fifty percent (50%) of the project cost for each schedule of improvement and applies to all Type II land within the district. Type II land is defined as all remaining privately owned real property with the district not heretofore defined as Type I land. These rates are estimated at \$10,890 per acre (\$0.25 per square foot) for land benefited by street improvements and \$12,100 per acre (\$0.28 per square foot) for land benefited by storm drainage improvements. Type II Area Assessment rates are computed by dividing fifty percent (50%) of the total project cost of each improvement schedule by the total area of Type II land in the district which is benefited by the specific type of improvement.

All assessment rates described hereinabove include allowance for administration, engineering, surveying, legal and contingencies. In addition, we have included minor allowance for right-of-way acquisition on the assumption that the majority of needed right-of-way will be dedicated to the City by district landowners.

A summary of estimated project costs for Oregon Street Local Improvement District is shown in Table "A". A summary of parcelization and approximate distribution of land area within the district is shown in Table "B".

Sincerely,



GARY R. ALM, P.E.
Project Engineer

GRA/jlp
Enclosures

cc: Mr. Derryck M. Dittman, Attorney, City of Sherwood, P. O. Box 167,
Sherwood, Oregon 97140

Exhibit A

GARY M. BUFORD & ASSOCIATES, INC.

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• consulting engineers
• land surveyors

LEGAL DESCRIPTION

Rec. No. L963.30

June 16, 1982

Revised July 23, 1982

BOUNDARY DESCRIPTION FOR OREGON STREET LOCAL IMPROVEMENT DISTRICT

Beginning at the southeast corner of Tax Lot 310, Assessor Map No. 2S 1 32 AA; thence westerly, along the south line of said Tax Lot 310 and its westerly projection therefrom, 575 feet more or less, to a point of intersection with the westerly right-of-way line of S.E. Hall Street; thence southerly, along said westerly right-of-way line, 440 feet more or less, to the southeast corner of Tax Lot 201, Assessor Map No. 2S 1 32 AB; thence westerly along the south line of said Tax Lot 201, 525 feet more or less, to the southwest corner of said Tax Lot 201 and the east line of Tax Lot 900, Assessor Map No. 2S 1 32 AB; thence southerly, along said east line, 20 feet more or less; thence northwesterly leaving said east line on a bearing at right angles to S.E. Oregon Street, 410 feet more or less, to the most northerly corner of Lot 5, SHERWOOD ACRES, said point being on the southeasterly right-of-way line of said Oregon Street; thence northwesterly, on a bearing perpendicular to said Oregon Street, 40 feet more or less, to the northwesterly right-of-way line of said Oregon Street and the southeasterly line of the Southern Pacific Railroad right-of-way; thence northeasterly along said right-of-way line of Southern Pacific Railroad, 980 feet more or less to the most northerly corner of Tax Lot 400, Assessors Map No. 2S 1 29D; thence southeasterly along the northeasterly line of said Tax Lot 400, 216.4 feet more or less; thence easterly 85 feet more or less to the east line of said Tax Lot 400; thence southerly along said east line 110 feet more or less to a point which measures 100 feet northerly of the southwest corner of said Tax Lot 400 and the north right-of-way line of Oregon Street (S.W. Tualatin Sherwood Road); thence easterly 440 feet; thence southerly at right angles to said Oregon Street 250 feet more or less, to the POINT OF BEGINNING.

Note: Tax lot numbers per Assessor Maps of October 14, 1981.

<u>SCHEDULE II. STORM DRAINAGE IMPROVEMENTS</u>	<u>QUANTITY & UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
I. OREGON STREET			
A. Storm Sewer Pipe			
30" C.S.S.P. (rock backfill)	360 lin.ft.	\$ 60.00	\$ 21,600
36" C.S.S.P. (rock backfill)	1,100 lin.ft.	75.00	82,500
B. Manholes			
Standard Manholes	5 each	1,100.00	5,500
C. Outfall Structures			
Outfall structure with rip rap	1 each	700.00	700
II. HALL STREET			
A. Storm Sewer Pipe			
15" C.S.S.P. (rock backfill)	500 lin.ft.	26.00	13,000
B. Manholes			
Standard Manholes	1 each	1,100.00	<u>1,100</u>
SUBTOTAL			124,400
PLUS, Construction Contingency (15%)			<u>18,600</u>
TOTAL Construction Cost Schedule II			143,000
PLUS, Allowance for Administration, Engineering, Surveying, Legal and Contingencies (20%)			<u>29,000</u>
TOTAL PROJECT COST SCHEDULE II			<u>\$172,000</u>

SUMMARY

SCHEDULE I ROADWAY IMPROVEMENTS	\$127,000
SCHEDULE II STORM DRAINAGE IMPROVEMENTS	<u>172,000</u>
TOTAL PROJECT COST	<u>\$299,000</u>

TABLE 'A'
 SUMMARY OF ESTIMATE PROJECT COSTS
 OREGON STREET
 LOCAL IMPROVEMENT DISTRICT
 Street and Storm Drainage Improvements
 Sherwood, Washington County, Oregon

<u>SCHEDULE I. ROADWAY IMPROVEMENTS</u>	<u>QUANTITY & UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
I. OREGON STREET			
A. <u>Earthwork</u>			
Clearing & Grubbing Excavation	Lump Sum 1,000 cu.yd.	\$ 5,250.00 4.50	\$ 5,250 4,500
B. <u>Base & Leveling Course</u>			
Base Course, 10", 1-1/2"-0"	2,560 sq.yd.	4.10	10,500
Leveling Course, 2", 3/4"-0"	2,560 sq.yd.	.90	2,300
C. <u>Pavement</u>			
Class B Asphaltic Concrete, 1-1/2"	2,560 sq.yd.	3.00	7,680
Class C Asphaltic Concrete, 1-1/2"	2,560 sq.yd.	3.00	7,680
D. <u>Concrete Curb</u>			
16" Curb w/6" Exposure	1,150 lin.ft.	4.50	5,175
E. <u>Sidewalk</u>			
4' Standard Sidewalk (P.C. Conc.)	2,600 sq.ft.	2.50	6,500
8' Bike/Pedestrian Path (P.C. Conc.)	4,000 sq.ft.	2.50	10,000
F. <u>Catch Basins</u>			
Standard Catch Basins	9 each	400.00	3,600
10" C.S.S.P. Laterals	225 lin.ft.	20.00	4,500
II. HALL STREET			
A. <u>Earthwork</u>			
Clearing & Grubbing Excavation	Lump Sum 400 cu.yd.	1,000.00 4.50	1,000 1,800
B. <u>Base & Leveling Course</u>			
Base Course, 10", 1-1/2"-0"	1,100 sq.yd.	4.10	4,510
Leveling Course, 2", 3/4"-0"	1,100 sq.yd.	.90	990
C. <u>Pavement</u>			
Class B Asphaltic Concrete, 1-1/2"	1,100 sq.yd.	3.00	3,300
Class C Asphaltic Concrete, 1-1/2"	1,100 sq.yd.	3.00	3,300
Class C Asphaltic Concrete, (Feather to match existing, 1" ave. thick)	300 sq.yd.	2.00	600
D. <u>Concrete Curb</u>			
16" Curb & Gutter	500 lin.ft.	4.50	2,250
E. <u>Sidewalk</u>			
4" Standard Sidewalk (P.C. Conc.)	2,000 sq.ft.	2.50	5,000
F. <u>Catch Basins</u>			
Standard Catch Basins	2 each	400.00	800
10" C.S.S.P. Laterals	50 lin.ft.	20.00	1,000
SUBTOTAL			\$ 92,240
PLUS, Construction Contingency (15%)			13,760
TOTAL Construction Cost Schedule I			106,000
PLUS, Allowance for Administration, Engineering Surveying, Legal and Contingencies (20%)			21,000
TOTAL PROJECT COST SCHEDULE I			\$127,000

TABLE 'B'
SUMMARY ON CURRENT PARCELIZATION
and
DISTRIBUTION OF LAND AREA

		Type I Land Area Acres (Approx.)	Type II Land Area Acres (Approx)
Assessor Map 2S 1 29D			
Tax Lot	400	1.35	1.85
	500	0.67	-0-
	600	0.36	-0-
Assessor Map 2S 1 32AA			
Tax Lot	309	0.18	-0-
	310	0.18	-0-
	401	0.18	-0-
	402	0.18	-0-
	404	0.18	-0-
	405	0.18	-0-
Assessor Map 2S 1 32AB			
Tax Lot	100	1.73	2.40
	201	0.34	1.58
	900	0.65	0.98
	1000	0.23	0.30
		—	—
		6.41	7.11