

CITY OF SHERWOOD, OREGON

RESOLUTION NO. 273

A RESOLUTION OF THE CITY COUNCIL OF SHERWOOD, OREGON DECLARING THE INTENT TO CONSTRUCT SANITARY SEWER AND WATER LINE IMPROVEMENTS IN AN AREA DETERMINED TO BE A SANITARY SEWER AND WATER LINE IMPROVEMENT ASSESSMENT DISTRICT TO BE KNOWN AS THE EDY ROAD LOCAL IMPROVEMENT DISTRICT; PROVIDING FOR THE ASSESSMENT OF THE TOTAL COSTS AGAINST ALL LANDS IN THE DISTRICT AS SPECIALLY BENEFITED; AND SETTING A HEARING DATE

WHEREAS, the City Council proposes to establish a sanitary sewer and water line local improvement assessment district for the purpose of making sewer and water line improvements to service and benefit the hereinafter described lands within an area to be known as the Edy Road 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 construction of sanitary sewer and water line 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 and that said proposed improvements are consistent with the city's adopted and acknowledged comprehensive land use plan;

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

1. That the City Council deems it expedient and necessary, and does hereby declare its intention, to construct sanitary sewer and water line improvements for the purpose of providing service and benefit to the area within the City of Sherwood described on the attached sheet marked Exhibit A, which by this reference is 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 improvements.

3. That the total probable cost of said improvements, including engineering, superintendence, advertising, legal expense, and all other miscellaneous costs, is the estimated sum of \$248,225 and said sum of \$248,225 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 revised report, dated September 29, 1983, by David Evans & 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 on, the 9th day of November, 1983 at the hour of 8:00 p.m. at the Senior/Community Center, 855 N. Sherwood Blvd. 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 not be less than 15 days prior to the time when all interested persons may present their objections to the improvement.

7. Within 15 days from the date of 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 remonstrances or objections to the proposed amendment.

PASSED by the City Council this 12 day of October, 1983.

Mary L. Tobias
Mary Tobias, Mayor

ATTEST:

Polly Blankenbaker
Polly Blankenbaker, City Recorder

EXHIBIT "A"

EDY ROAD L.I.D.

Assesment District Boundary

A tract of land situated in Section 20, T.2S., R.1W., W.M., City of Sherwood, Washington County, Oregon more particulary described as follows:

Beginning at the intersection of the southerly right-of-way line of S.W. Pacific Highway and the westerly right-of-way line of N. Sherwood Boulevard; thence southwesterly along the said southerly right-of-way line of S.W. Pacific Highway to the northeasterly corner of Tax Lot 801, Assessor's Map No. 2S1 30D; thence southeasterly along the easterly line of said Tax Lot 801 to the southeasterly corner thereof; thence southwesterly along the southerly line of said Tax Lot 801 to the southwestery corner thereof; thence northwesterly along the westerly line of said Tax Lot 801 to a point on the said southerly right-of-way line of S.W. Pacific Highway; thence southwesterly along the said southerly right-of-way line to a point that is the southerly extension of the westerly line of Tax Lot 1000, Assessor's Map No. 2S1 30D; thence northerly, crossing said S.W. Pacific Highway, along the westerly line of said Tax Lot 1000 and along the westerly lines of Tax Lots 1001 and 2201, Assessor's Map No. 2S1 30D to the intersection with the southerly right-of-way line of S.W. Edy Road; thence easterly, along the said southerly right-of-way line to a point that is opposite the southerly extension of the westerly line of Tax Lot 1603, Assessor's Map No. 2S1 30A; thence northerly, leaving the said southerly right-of-way line (and crossing said S.W. Edy Road) along the said westerly line of Tax Lot 1603 to the northwestery corner thereof; thence easterly, along the northerly line of the said Tax Lot 1603 and also the northerly lines of Tax Lots 1600 and 1602, Assessor's Map No. 2S1 30A to the north-easterly corner of said Tax Lot 1602; thence southerly, along the easterly line of said Tax Lot 1602 to the northwestery corner of Tax Lot 1800, Assessor's Map No. 2S1 30A; thence easterly along the northerly line of said Tax Lot 1800 and also the northerly lines of Tax Lots 1900, 2000 and 800, Assessor's Map No. 2S1 30A to the intersection with the westerly right-of-way line of S.W. Scholls-Sherwood Road; thence southerly along the said westerly right-of-way line, and its southerly extension thereof, to the Point of Beginning.



DAVID EVANS AND ASSOCIATES, Inc.
2626 SW CORBETT AVENUE · PORTLAND, OREGON 97201 · 503/223-6663

SHW005

ENGINEER'S REPORT

rev. 9-29-83

EDY ROAD L.I.D.

City of Sherwood, Oregon

This report and the attached exhibits set forth the Scope of Improvements for the EDY ROAD L.I.D., consisting of sanitary sewers and water lines.

PROJECT DESCRIPTION

Sanitary sewer and water line construction on S.W. Edy Road (between Pacific Highway and the westerly City limits line), Pacific Highway (between N.W. 12th Street and the proposed "Old World" development) and a portion of the Pacific Highway Lateral Sewer.

The City of Sherwood Community Development Plan, Part 2, Section XII, "Community Facilities and Services," has designated sanitary sewer and water line extensions to be constructed along S.W. Edy Road and Pacific Highway, as described above, as part of a Master Plan to provide essential services to the area within the L.I.D. boundary and to provide future extensions without.

PRELIMINARY DESIGN

This Project, when completed, will serve existing single-family homes and businesses that are presently served by septic tanks and an overworked 2" water line. Construction of the EDY ROAD L.I.D. would provide much needed services and fire protection to the area and would allow for continued building growth in the future.

ASSESSMENT

It is our recommendation that the improvements be assessed on an area basis according to serviceability. For instance, the area of serviceability for sewer, on some improvements, would be less than that for water.



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EXHIBIT "A"

EDY ROAD L.I.D.

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EXHIBIT "B"

EDY ROAD L.I.D.

Estimated Project Costs

A. SANITARY SEWERS (EDY ROAD)

1. Manholes	6 ea @ \$1,500.00	\$	9,000.00
2. 8" C.S.P.	2,300 LF @ \$ 20.00	\$	46,000.00
3. 6" C.S.P.	400 LF @ \$ 10.00	\$	4,000.00
4. Conn. to exist. manhole	Lump Sum	\$	1,000.00
5. A.C. replacement	200 SY @ \$ 3.00	\$	<u>600.00</u>
	TOTAL CONSTRUCTION	\$	60,600.00
	Contingencies, Engineering & Administration (25%)	\$	<u>15,150.00</u>
	TOTAL TO BE ASSESSED	\$	75,750.00
	Total benefitted area		2,038,670 S.F.
	Assessment/square foot		\$0.03716

B. SANITARY SEWER (PACIFIC HIGHWAY LATERAL SEWER)

1. Manholes	2 ea @ \$1,500.00	\$	3,000.00
2. 8" C.S.P.	680 LF @ \$ 16.00	\$	10,880.00
3. Conn. to exist. manhole	Lump Sum	\$	<u>1,000.00</u>
	TOTAL CONSTRUCTION	\$	14,880.00
	Contingencies, Engineering & Administration (25%)	\$	<u>3,720.00</u>
	TOTAL TO BE ASSESSED	\$	18,600.00
	Total benefitted area		337,665 S.F.
	Assessment/square foot		\$0.05508

C. SANITARY SEWER (EAST ALONG PACIFIC HWY)

1. Manholes	2 ea @ \$1,500.00	\$	3,000.00
2. 8" C.S.P.	650 LF @ \$ 20.00	\$	13,000.00
3. Creek crossing	Lump Sum	\$	2,000.00
4. Conn. to exist. manhole	Lump Sum	\$	<u>1,000.00</u>
	TOTAL CONSTRUCTION	\$	19,000.00
	Contingencies, Engineering & Administration (25%)	\$	<u>4,750.00</u>
	TOTAL TO BE ASSESSED	\$	23,750.00
	Total benefitted area		395,524 S.F.
	Assessment/square foot		\$0.06005



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EXHIBIT "B" (cont.)

D. WATER LINE (S.W. EDY ROAD)

1.	10" D.I. Water	2,300 LF @ \$ 18.00	\$ 41,400.00
2.	Fire Hyd. Assy.	5 ea @ \$1,200.00	\$ 6,000.00
3.	10" valves	2 ea @ \$ 500.00	\$ 1,000.00
4.	3/4" House Services	18 ea @ \$ 150.00	\$ 2,700.00
5.	10" x 2" Blow-off	1 ea @ \$ 300.00	\$ 300.00
6.	A.C. replacement	100 SY @ \$ 3.00	\$ 300.00
7.	Conn. to exist. 12" water	Lump Sum	\$ 500.00
TOTAL CONSTRUCTION			\$ 52,200.00
Contingencies, Engineering & Administration (25%)			\$ 13,050.00
TOTAL TO BE ASSESSED			\$ 65,250.00
Total benefitted area			3,037,874 S.F.
Assessment/square foot			\$0.02148

E. WATER LINE (SMITH FARM EST. TO N.W. 12TH ST.)

1.	10" D.I. Water	1,400 LF @ \$ 18.00	\$ 25,200.00
2.	Fire Hyd. Assy.	3 ea @ \$1,200.00	\$ 3,600.00
3.	10" valves	1 ea @ \$ 500.00	\$ 500.00
4.	A.C. replacement	100 SY @ \$ 3.00	\$ 300.00
5.	Conn. to exist. 6" water	Lump Sum	\$ 500.00
TOTAL CONSTRUCTION			\$ 30,100.00
Contingencies, Engineering & Administration (25%)			\$ 7,525.00
TOTAL TO BE ASSESSED			\$ 37,625.00
Total benefitted area			534,556 S.F.
Assessment/square foot			\$0.07039

F. WATER LINE (HWY CROSSING @ DRIFTWOOD MOBILE HOME PARK)

1.	8" D.I. Water	250 LF @ \$ 16.00	\$ 4,000.00
2.	Fire Hyd. Assy.	1 ea @ \$1,200.00	\$ 1,200.00
3.	Bore under Pacific Hwy.	160 LF @ \$ 100.00	\$ 16,000.00
4.	8" valves	1 ea @ \$ 450.00	\$ 450.00
5.	A.C. replacement	50 SY @ \$ 3.00	\$ 150.00
TOTAL CONSTRUCTION			\$ 21,800.00
Contingencies, Engineering & Administration (25%)			\$ 5,450.00
TOTAL TO BE ASSESSED			\$ 27,250.00
Total benefitted area			395,524 S.F.
Assessment/square foot			\$0.06890

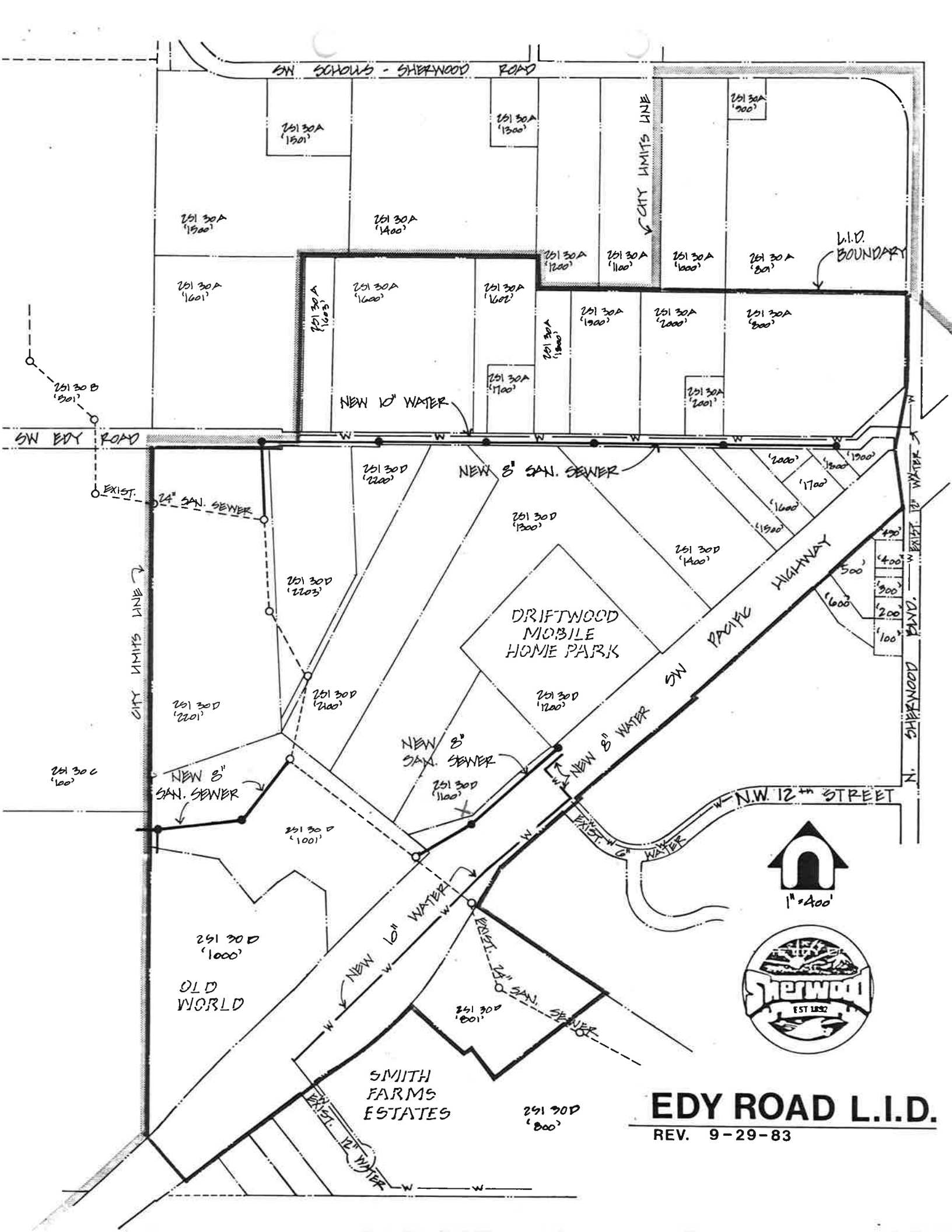


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EXHIBIT "B" (continued)

G. EXIST. 2" WATER LINE (S.W. EDY ROAD)

1. 2" water line	1,700 LF @ \$4.00	\$6,800.00
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EDY ROAD L.I.D.
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EXHIBIT "C"

EDY ROAD L.I.D.

Estimated Assessments

<u>AREA (A)</u>	<u>ASSESSMENT</u>	<u>AREA (B)</u>	<u>ASSESSMENT</u>	<u>AREA (C)</u>	<u>ASSESSMENT</u>	<u>AREA (D)</u>	<u>ASSESSMENT</u>	<u>AREA (E)</u>	<u>ASSESSMENT</u>	<u>AREA (F)</u>	<u>ASSESSMENT</u>	<u>CREDIT FOR EXIST. 2" WATER</u>	<u>TOTAL ASSESSMENT</u>
295,337	\$10,973.71	-0-		-0-		295,337	\$ 6,343.50	-0-		-0-		(\$1,260.00)	\$16,057.21
311,454	11,572.56	-0-		-0-		311,454	6,689.67	-0-		-0-		(400.00)	17,862.23
95,832	3,560.79	-0-		-0-		95,832	2,058.36	-0-		-0-		(100.00)	5,519.15
66,211	2,460.17	-0-		-0-		66,211	1,422.14	-0-		-0-			3,882.31
40,075	1,489.05	-0-		-0-		40,075	860.76	-0-		-0-		(330.00)	2,019.81
62,291	2,314.52	-0-		-0-		62,291	1,337.94	-0-		-0-		(260.00)	3,392.46
120,226	4,467.19	-0-		-0-		120,226	2,582.31	-0-		-0-		(480.00)	6,569.50
118,048	4,386.26	-0-		-0-		118,048	2,535.53	-0-		-0-		(320.00)	6,601.79
31,363	1,165.34	-0-		-0-		31,363	673.64	-0-		-0-		(270.60)	1,568.38
-0-		-0-		-0-		-0-		196,891	\$13,858.27	-0-			13,858.27
-0-		337,665	\$18,600.00	-0-		-0-		337,665	\$23,766.73	-0-			42,366.73
-0-		-0-		-0-		-0-		-0-		-0-			-0-
-0-		-0-		145,490	\$ 8,736.23	-0-		-0-		145,490	\$10,023.67		18,759.90
-0-		-0-		250,034	15,013.77	-0-		-0-		250,034	17,226.33		32,240.10
344,560	12,802.67	-0-		-0-		510,088	10,956.10	-0-		-0-		(627.30)	23,131.47
197,327	7,332.00	-0-		-0-		197,327	4,238.35	-0-		-0-		(836.56)	10,733.79
42,253	1,569.98	-0-		-0-		42,253	907.55	-0-		-0-		(230.00)	2,247.53
37,026	1,375.76	-0-		-0-		37,026	795.28	-0-		-0-		(270.04)	1,901.00
23,958	890.20	-0-		-0-		23,958	514.59	-0-		-0-			1,404.79
10,454	388.43	-0-		-0-		10,454	224.54	-0-		-0-		(200.00)	412.97
12,197	453.20	-0-		-0-		12,197	261.98	-0-		-0-		(415.50)	299.68
14,810	550.29	-0-		-0-		14,810	318.10	-0-		-0-		(400.00)	468.39
135,036	5,017.48	-0-		-0-		299,257	6,427.69	-0-		-0-		(270.00)	11,175.17
80,212	2,980.40	-0-		-0-		91,912	1,974.16	-0-		-0-		(130.00)	4,684.56
-0-		-0-		-0-		458,251	9,842.70	-0-		-0-			9,842.70
-0-		-0-		-0-		199,504	4,285.11	-0-		-0-			4,285.11