

CITY OF SHERWOOD, OREGON

RESOLUTION NO. 311

A RESOLUTION OF THE CITY COUNCIL OF SHERWOOD, OREGON DECLARING THE INTENT TO CONSTRUCT WATER LINE IMPROVEMENTS IN AN AREA DETERMINED TO BE A WATER LINE IMPROVEMENT ASSESSMENT DISTRICT TO BE KNOWN AS THE S.W. SCHOLLS-SHERWOOD ROAD WATER 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 water line local improvement assessment district for the purpose of making water line improvements to service and benefit the hereinafter described lands within an area to be known as the S.W. Scholls-Sherwood Road Water Local Improvement District; and

WHEREAS, pursuant to Chapter X of the Charter of the City of Sherwood and Ordinance No. 738, the City Council finds it expedient and necessary to order the improvement of the hereinafter described lands by construction of 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 water line improvements for the purpose of providing service and benefit to the area 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 \$63,812.50 and said sum of \$63,812.50 shall be paid by the property owners, based upon the benefits derived from the improvement by the properties to be assessed within the district.

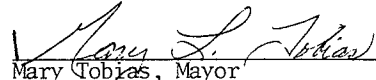
4. That the engineer's report, file number SHW005 by David Evans & Associates, Inc., together with the plans, specifications and estimates with respect to the improvements as submitted by the City's engineer, be and the same are hereby adopted and ordered to be maintained on file by the City Recorder for public inspection.

5. That on the 13th day of February, 1985 at the hour of 8:00 p.m. at the Senior/Community Center, 855 No. 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.

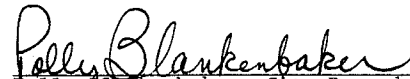
6. That the City Recorder be and she is hereby directed to give notice of said hearing and proposed improvement by causing to have this resolution published in a newspaper of general circulation at least twice provided that the first publication shall not be less than 15 days prior to the time when all 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 65% 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 assessment.

PASSED by the City Council this 9 day of January, 1985.


Mary Tobias, Mayor

ATTEST:


Polly Blankenbaker, City Recorder



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

ENGINEER'S REPORT

SHW005

S.W. SCHOLLS-SHERWOOD ROAD WATER L.I.D.
CITY OF SHERWOOD, OREGON

This report and the attached exhibits set forth the Scope and Improvements for the S.W. SCHOLLS-SHERWOOD WATER L.I.D., consisting of 8-inch water lines and appurtenances.

PROJECT DESCRIPTION

8-inch water line construction on S.W. Scholls-Sherwood Road northwesterly of Six-Corners, extending westerly and northerly and easterly from the northerly extension of a 10-inch water main being privately constructed through Tax Lot 1400, Assessor's Map No. 2S1 30A.

The City of Sherwood Community Development Plan, Part 2, Section XII, "Community Facilities and Services," has designated water line extensions to be constructed along S.W. Scholls-Sherwood Road 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 and future single-family homes and businesses, some of which are presently served by an high-maintenance and overworked 2" water line. Construction of the new water line will provide much needed services and fire protection to the area.

ASSESSMENT

It is our recommendation that the improvements be assessed on an area basis whereas the total costs of the improvements including interest, engineering and administration be applied to the total area within the L.I.D. boundary, excluding land within the identified "floodway".



Engineer's Report

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EXHIBIT "A"

S.W. SCHOLLS-SHERWOOD ROAD WATER L.I.D.
ASSESSMENT DISTRICT BOUNDARY

A tract of land situated in Section 30, T.2S, R.1W., W.M., City of Sherwood, Washington County, Oregon, more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of S.W. Scholls-Sherwood Road and the easterly line of the Maple Lane Cemetery, being Tax Lot 1300, Assessor's Map 2S1 30A; thence southerly leaving said southerly right-of-way line along said easterly line and the easterly line of Tax Lot 1400, Assessor's Map 2S1 30A to the southeasterly corner thereof; thence westerly along the southerly line of said Tax Lot 1400 to the southwesterly corner thereof; thence northerly along the westerly line of said Tax Lot 1400 to a point on the said southerly right-of-way line of S.W. Scholls-Sherwood Road; thence westerly along the said southerly right-of-way line to the intersection with the northerly line of Tax Lot 1500, Assessor's Map 2S1 30A; thence westerly along the said northerly line of Tax Lot 1500 and its westerly extension to a point on the westerly line of Tax Lot 400, Assessor's Map 2S1 30B; thence northerly along the said westerly line of Tax Lot 400 and the westerly lines of Tax Lots 200 and 100, Assessor's Map 2S1 30B to the northerly line of said Tax Lot 100; thence easterly along the said northerly line of Tax Lot 100 and its easterly extension to a point on the easterly right-of-way line of said S.W. Scholls-Sherwood Road; thence southerly, along said easterly right-of-way line to the intersection with the northerly line of Tax Lot 200, Assessor's Map 2S1 30A; thence easterly along said northerly line of Tax Lot 200 to the northeasterly corner thereof; thence southerly along the easterly line of said Tax Lot 200 to a point on the northerly line of Tax Lot 300, Assessor's Map 2S1 30A; thence easterly along the said northerly line of Tax Lot 300 to the intersection with the westerly line of a tract of land dedicated to the public by deed recorded in Book 588, Page 63, Washington County Deed Records; thence southerly along said westerly line to the northeasterly corner of Tax Lot 301, Assessor's Map 2S1 30A; thence westerly along the northerly line of said Tax Lot 301 to the northwesterly corner thereof; thence southerly along the westerly line of said Tax Lot 301 to the southwesterly corner thereof; thence easterly along the southerly line of said Tax Lot 301 to the intersection with the said westerly line of said tract of land dedicated to the public by deed recorded in Book 588, Page 63; thence southerly along said westerly line to the intersection with the northerly right-of-way line of said S.W. Scholls-Sherwood Road; thence southeasterly crossing said S.W. Scholls-Sherwood Road to the Point of Beginning.



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EXHIBIT "B"
S.W. SCHOLLS-SHERWOOD ROAD WATER I.I.D.
ESTIMATED PROJECT COSTS

A. Water Line

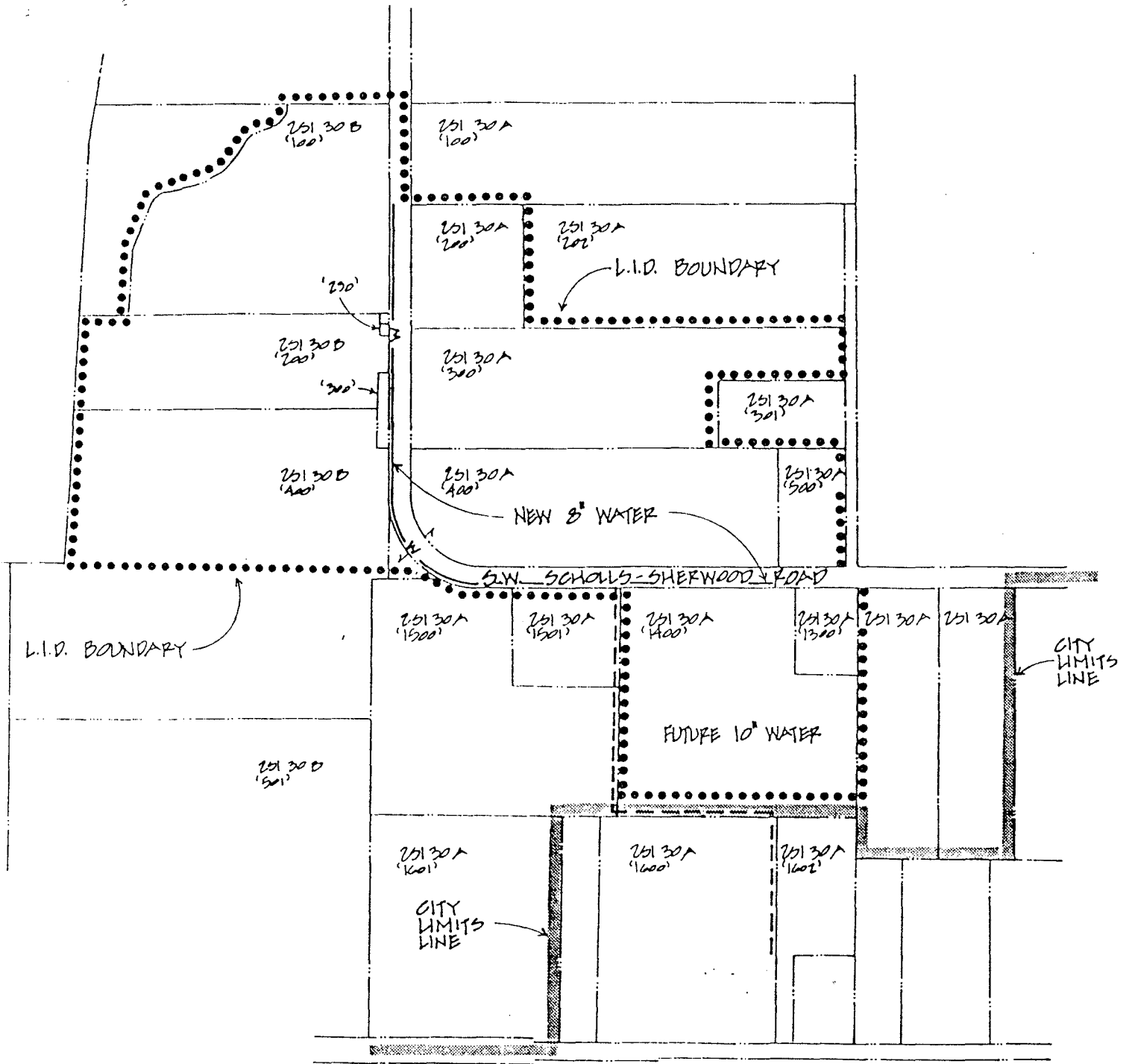
1. 8" water	2,300 L.F.	@ \$ 18.00	\$41,400.00
2. Fire Hydrant assemblies	5 ea.	@ \$1,200.00	6,000.00
3. 10" gate valves	1 ea.	@ \$ 500.00	500.00
4. 8" gate valves	2 ea.	@ \$ 250.00	500.00
5. 3/4" house services	9 ea.	@ \$ 150.00	1,350.00
6. 8" x 2" blow-offs	2 ea.	@ \$ 250.00	500.00
7. Connection to existing 10"	1 ea.	@ \$ 500.00	500.00
8. A.C. replacement	100 S.Y.	@ \$ 3.00	<u>300.00</u>
TOTAL CONSTRUCTION			\$51,050.00
Contingencies, Engineering and Administration (25%)			12,762.50
TOTAL TO BE ASSESSED			\$63,812.50
Total Benefitted Area (sq.ft.)			1,937,170
Assessment/square foot			0.033



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EXHIBIT "C"
S.W. SCHOLLS-SHERWOOD ROAD WATER L.I.D.
ASSESSMENTS

<u>TAX LOT/ 2S1 30A</u>	<u>BENEFITTED AREA (SQ.FT.)</u>	<u>TOTAL ESTIMATED ASSESSMENT</u>
200	102,366	\$ 3,372.05
300	277,669	9,146.72
400	313,659	10,332.27
500	60,112	1,980.16
1300	38,768	1,277.06
1400	377,665	12,440.69
<u>TAX LOT/ 2S1 30B</u>		
100	293,353	\$ 9,663.37
200	170,378	5,612.44
290	-0-	-0-
300	-0-	-0-
400	303,200	9,987.74
TOTALS	1,937,170	\$63,812.50



S.W. SCHOLLS-SHERWOOD ROAD
WATER L.I.D.