

CITY OF SHERWOOD

RESOLUTION NO. 86-363

A RESOLUTION DECLARING THE INTENT TO CONSTRUCT WATER LINE IMPROVEMENTS WITHIN A WATER LINE IMPROVEMENT ASSESSMENT DISTRICT TO BE KNOWN AS THE SHERWOOD-SCHOLLS 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 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 Sherwood-Scholls Local Improvement District; and

WHEREAS, pursuant to Ordinance No. 738 the City 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 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, THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:

1. That it is expedient and necessary, to construct water line improvements for the purpose of providing service and benefit to the area within the district described on the attached engineer's report marked Exhibit A, which is made a part hereof by reference.
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, excepting floodway as defined by FEMA standards and determined by the City, and other parcels specified for exclusion by the engineer's report will be specially benefited by said improvements.

3. That the total probable costs of said improvements, including engineering, superintendence, advertising, legal expense, bonding costs, repayments for prior improvements, and all other miscellaneous costs, is the estimated sum of \$46,102.00 and said sum shall be paid by the property owners, except for a \$5,040.00 lump sum credit paid by the City, 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 November 21, 1986, prepared by David Evans & Associates, Inc., together with the plans, specifications and estimates with respect to the improvements, are hereby adopted and ordered to be maintained on file by the City Recorder for public inspection.


5. That on January 14, 1987 at 7:30 P.M. at the Sherwood Senior/Community Center, 855 No. Sherwood Blvd., Sherwood, Oregon a hearing will be conducted on the proposed Sherwood-Schools waterline local improvement district, to consider objections or remonstrances to the proposed improvement by any parties aggrieved thereby, or other testimony as may be offered.

6. That the City Recorder is hereby directed to give notice of said hearing and proposed improvement by having this Resolution published at least twice in a newspaper of local circulation 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. If 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 file with the City Recorder written remonstrances or objections to the proposed improvement, such remonstrances shall be a bar to further proceedings in making the improvements for a period of one year, except as otherwise specified by the City Charter.

Adopted by the City Council December 10, 1986.

  
Polly Plankenbaker, Recorder

  
Mary E. Tobias, Mayor

AYE            NAY

|             |               |               |
|-------------|---------------|---------------|
| TOSIAS      | <u>      </u> | <u>      </u> |
| CYLER       | <u>      </u> | <u>      </u> |
| BERGER      | <u>      </u> | <u>      </u> |
| MANDERFIELD | <u>      </u> | <u>      </u> |
| BIRCHILL    | <u>      </u> | <u>      </u> |



DAVID EVANS AND ASSOCIATES, INC.  
2626 SW CORBETT AVENUE · PORTLAND, OREGON 97201 · 503/225-6663

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  
Page two

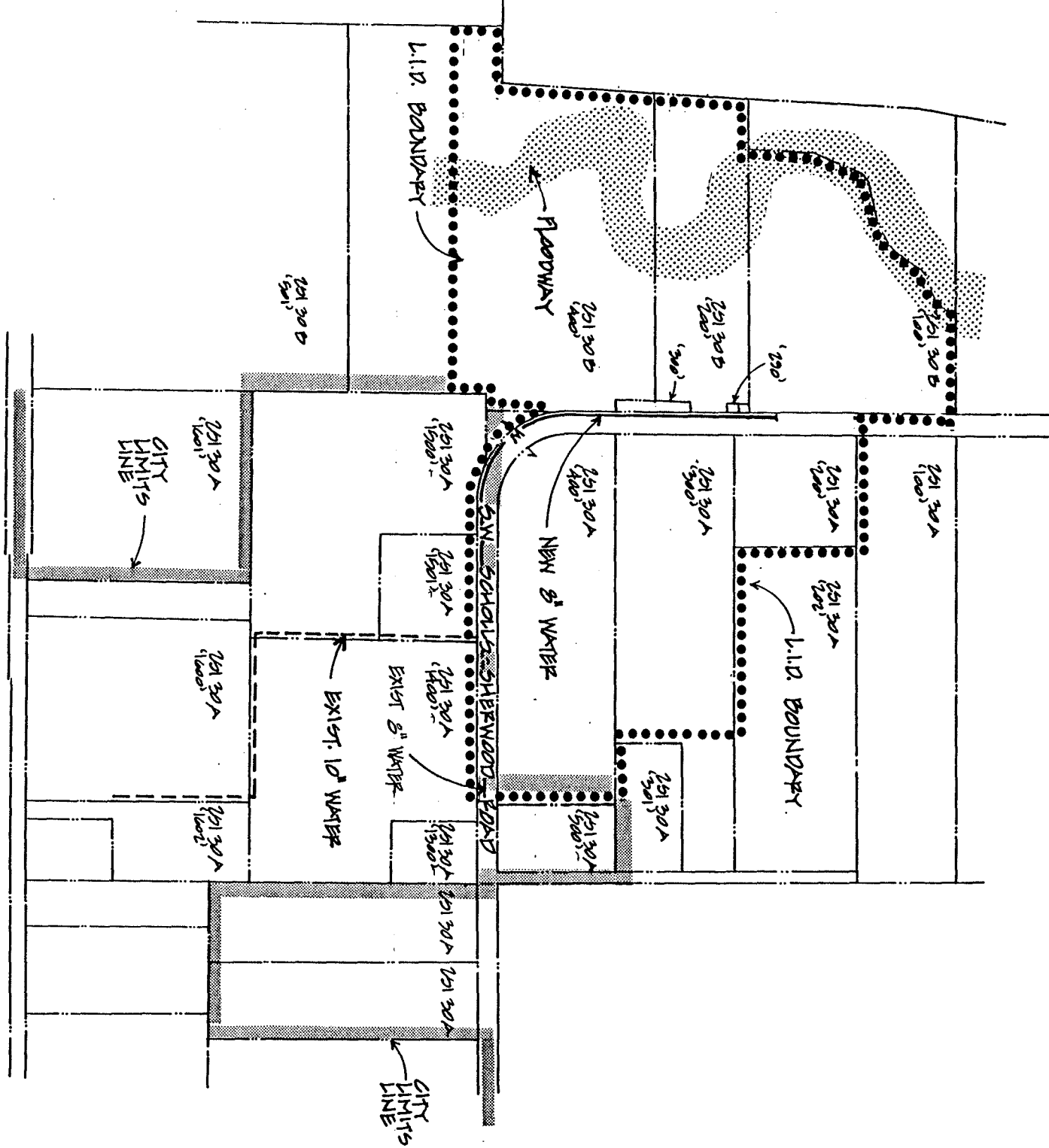
Revised 11/86

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

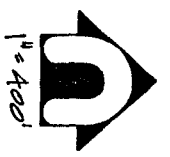
A tract of land situated in Section 30, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, more particularly described as follows:

Beginning at the intersection of the northerly right-of-way line of S.W. Scholls-Sherwood Road and the easterly line of Tax Lot 500, Assessor's Map 251 30A; thence southerly, along the southerly extension of the said easterly line of Tax Lot 500 to a point on the southerly right-of-way line of said S.W. Scholls-Sherwood Road; thence westerly, along the said southerly right-of-way line and the northerly line of Tax Lot 1500, Assessor's Map 251 30A to the northwesterly corner thereof; thence southerly, along the westerly line of said Tax Lot 1500, 110.0 feet, more or less; thence westerly, leaving said westerly line, parallel with the southerly line of Tax Lot 400, Assessor's Map 251 30B to a point on the westerly line thereof; thence northerly along the said westerly line of Tax Lot 400 and the westerly lines of tax Lots 200 and 100, Assessor's Map 251 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 251 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 251 30A; thence easterly, along the said northerly line of Tax Lot 300, 550 feet, more or less, to a point that is on the northerly extension of the westerly line of Tax Lot 301, Assessor's Map 251 30A; thence southerly, along the said northerly extension of said westerly line to the northwesterly corner of said Tax Lot 301; 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 northwesterly corner of said Tax Lot 500, Assessor's Map 251 30A; thence southerly, along the said westerly line of Tax Lot 500 to the Point of Beginning.

OK



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



- REV. 3.89
- REV. 2.89
- REV. 9.89
- REV. 11.89



SHW005  
Revised  
11-21-86

S.W. SCHOLLS-SHERWOOD ROAD WATER I.I.D.  
ESTIMATED PROJECT COSTS  
Area Basis

| <u>A. Water Line</u>  |                                   |
|---|-----------------------------------|
| 1. 8" water   | 1,300 L.F. @ \$ 18.00 \$23,400.00 |
| 2. Fire Hydrant assemblies                                      | 2 ea. @ \$ 1,200.00 2,400.00      |
| 3. 10" gate valves  | 1 ea. @ \$ 500.00 500.00          |
| 4. 8" gate valves   | 1 ea. @ \$ 250.00 250.00          |
| 5. 3/4" house services  | 6 ea. @ \$ 150.00 900.00          |
| 6. 8" x 2" blow-offs  | 1 ea. @ \$ 250.00 250.00          |
| 7. Connection to existing 10"                                   | 1 ea. @ \$ 500.00 500.00          |
| 8. A.C. replacement   | 150 S.Y. @ \$ 3.00 <u>450.00</u>  |
| TOTAL CONSTRUCTION \$28,650.00                                  |                                   |
| Contingencies, Engineering<br>and Administration (25%) 7,150.00 |                                   |
| Bonding 5,500.00  |                                   |
| Credit for existing 2" water line (5,040.00)                    |                                   |
| TOTAL TO BE ASSESSED Except Payback Agreement \$36,260.00       |                                   |
| Total Benefitted Area 1,543,625 Sq. Ft.                         |                                   |
| Assessment/Square Foot \$0.023/Sq. Ft.                          |                                   |



SHW005  
Revised  
11-21-86

S.W. SCHOLLS-SHERWOOD ROAD WATER I.T.D.  
ASSESSMENTS  
Area Basis

| <u>Tax Lot</u> | <u>Area</u> | <u>Assessment</u> | <u>Existing<br/>Water<br/>Buy Back</u> | <u>Total</u> |
|----------------|-------------|-------------------|--|--------------|
| 251 30 A       |             |                   |  |              |
| 200            | 102,366     | \$ 2,404.59       | \$ 305.20                              | \$ 2,709.79  |
| 300            | 277,669     | 6,522.50          | 827.87                                 | 7,350.37     |
| 400            | 313,659     | 7,367.90          | 935.17                                 | 8,303.07     |
| 251 30 B       |             |                   |  |              |
| 100            | 293,353     | \$ 6,890.90       | \$ 874.63                              | \$ 7,765.53  |
| 200            | 170,378     | 4,002.21          | 507.98                                 | 4,510.19     |
| 290            | -0-         | -0-               | -0-                                    |              |
| 300            | -0-         | -0-               | -0-                                    |              |
| 400            | 386,200     | 9,071.90          | 1,351.23                               | 10,423.13    |