



RESOLUTION 2008-011

A RESOLUTION ESTABLISHING THE AREA 59 REIMBURSEMENT DISTRICT AND DIRECTING STAFF TO ENTER INTO A REIMBURSEMENT AGREEMENT WITH THE SHERWOOD SCHOOL DISTRICT

WHEREAS, Chapter 13.24 of the Sherwood Municipal Code (“SMC”) permits those who finance and install public improvements to seek reimbursement from other persons or entities who benefit from those improvements; and

WHEREAS, the Sherwood School District (“District”) is required to finance and construct certain public improvements to serve new schools in Area 59; and

WHEREAS, the District applied for the establishment of a reimbursement district in accordance with SMC 13.24.020; and

WHEREAS, the Public Works Director prepared a report recommending approval of the reimbursement district with a methodology for equitably spreading the costs of the improvements among benefiting properties within the district; and

WHEREAS, on March 4, 2008, the City Council held an informational hearing and accepted testimony on the proposed reimbursement district; and

WHEREAS, SMC 13.24.060 requires the City Council’s decision to be contained in a resolution.

NOW, THEREFORE, THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:

Section 1: The Public Works Director’s report, attached as Exhibit A and incorporated into this resolution, is approved and adopted.

Section 2: The Area 59 Reimbursement District as described in Exhibit A is established. As particularly described in SMC 13.24.100, each benefiting property is required to pay its equitable share of the improvements prior to any further development of such property.

Section 3: The amount to be paid by each benefiting property will increase annually on this resolution’s anniversary date at 4% simple interest.

Section 4: The City Manager is directed to enter into an agreement with the District in accordance with SMC 13.24.060. The agreement shall include a provision to prohibit development of the property to be used for sports fields and facilities, as approved by SP 07-04, and located adjacent to the southern and eastern boundaries of the Sherwood School District site, as depicted on Figures PWR-2 and PWR-3, for the duration of the Area 59 Reimbursement District if the development would require connecting to the sewer and water facilities for which the District seeks reimbursement.

Section 5: An administration fee for the City's benefit is established in the amount of 1%. This fee is due and payable by the District to the City at the time the reimbursement agreement is signed.

Section 6: The District's right to reimbursement under the Area 59 Reimbursement District ends ten (10) years from the effective date of this resolution.

Section 7: This resolution is effective on the date it is passed by the City Council and signed by the Mayor.

Section 8: Pursuant to SMC 12.24.060, this resolution is effective following passage by the City Council and approval by the Mayor.

Duly passed by the City Council this 4th day of March 2008.



Keith S. Mays, Mayor

ATTEST:



Sylvia Murphy, City Recorder

Exhibit A: Public Works Director's Report



Home of the Tualatin River National Wildlife Refuge

Public Works Directors Report

City of Sherwood
22560 SW Pine St.
Sherwood, OR 97140
Tel 503-625-5522
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February 18, 2008

Public Works Directors Report for Area 59 Reimbursement District

Mayor
Keith Mays

Councilors
Dave Grant
Dave Heironimus
Linda Henderson
Dan King
Dave Luman
Lee Weislogel

City Manager
Ross Schultz

This report has been created to fulfill the City of Sherwood's requirement for a Public Works Directors Report for the Reimbursement District application submitted by the Sherwood School District. The School District submitted a Reimbursement District Report with their application and the latest version of that report is dated January 15, 2008. There are a few minor differences in this Public Works Directors report which are not reflected in the School District report due to better information that has come forth during the review of the School District Report.

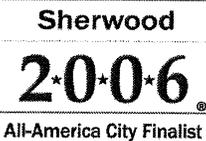
This report has been created by the Engineering Department and the Community Development Director. When the Municipal Code section for Reimbursement Districts was adopted the review of Private Development projects was under the Public Works Department. Subsequent changes to the structure of the City placed that review and approval in the Community Development Department. However the Code is clear that this is a Public Works Directors report and therefore it is being signed and approved by both the Public Works Director and the Community Development Director.

Reimbursement District creation is allowed by Sherwood Municipal Code section 13.24. This code section outlines the requirements of the application and the process for approval of a district if it is warranted.

The following items A-G must be addressed in this Report and the required information is provided below.

A. Whether the developer will finance, or has financed some or all of the cost of the public improvement, thereby making service available to property, other than that owned by the developer.

Response: The Sherwood School District will finance many public improvements that have been approved and are currently under construction. These public improvements extend sanitary, water, storm to properties under separate ownership from the School District that are currently not served by public improvements. While all of the



properties in this area are connected to public county streets the School District is also building street improvements to Copper Terrace that can be utilized in the future for properties adjacent to this new public facility. The public utilities that are being extended are all being sized to accommodate future development up to the levels shown in the comprehensive plan for Area 59.

B. The boundary and size of the reimbursement district.

Response: The size and boundary of the reimbursement district are shown in Appendix A: Figure PWR-1 The total area included is 2,314,944 sf or 53.14 acres.

C. The actual or estimated cost of the public improvement serving the area of the proposed reimbursement district and the portion of the cost for which the developer should be reimbursed for each public improvement.

Response: All costs for this reimbursement district are estimated based on bid costs for the improvements from the School District and their contractor System Development Charge Credits already approved have been taken out of the costs shown below.

Table PWR-1 Proportion of Costs by Public Improvement

Public Improvement	Reimbursement District Cost	Portion of Costs for Developer (School District) reimbursement	Percentage of Developer Cost of Total Reimbursement District Cost
Street	\$2,186,296	\$670,932	30.69%
Sanitary	\$684,271	\$508,986	74.38%
Storm	\$530,728	\$318,219	59.96%
Water	\$335,290	\$234,241	69.86%
Total	\$3,736,585	\$1,732,378	46.36%

D. A methodology for spreading the cost among the properties within the reimbursement district and, where appropriate, defining a "unit" for applying the reimbursement fee to property which may, with city approval, be partitioned, subdivided, altered or modified at some future date. City may use any methodology for apportioning costs on properties specially benefited that is just and reasonable.

Response: The methodology for spreading the costs among the property owners shall be decided by the City. While the application made a recommendation for a methodology in the report submitted; the final methodology is up to the City.

For sanitary, storm and water the application suggested using an equal split between area served by the public improvement and the frontage of the improvement along the properties within the boundaries of each public improvement. For streets the application suggests using property frontage for the methodology. The City has looked at other reimbursement districts and

the area and frontage methods are the most commonly used. Using the area methodology evenly distributes the costs over the entire area regardless of the proximity to the constructed utility. Using the frontage methodology distributes the costs only based on the length of property that is adjacent to the utility. Using either the area or frontage methodologies independently can give disproportionate benefits to one property or another. Therefore the City believes the best methodology is to combine the two methods with equal weight for the area and frontage for the public improvements except for streets. For streets it is difficult to determine the area served and the City believes the best methodology is to use the frontage of the street.

Units for this district shall be based upon Square Footage (sf). The reason this unit has been chosen is because the future development of this area will happen over many years and is unknown at this point. By using the smallest unit possible it will be easier to distribute the costs fairly in the future as development occurs.

The summary of total costs for each category of improvements by property owner is show below. These costs are based on the equal methodology of area and frontage for the utilities and frontage only for Copper Terrace. Detailed calculations are shown in the tables in Appendix A.

Table PWR-2 Costs for improvements

		Water	Sanitary	Storm	Copper Terrace	Total
1	Sherwood School District	\$101,049	\$175,286	\$212,509	\$1,515,364	\$2,004,206.77
2	Rychlick	\$0	\$27,663	\$0	\$0	\$27,663.03
3	Edy, LLC	\$27,312	\$61,593	\$47,315	\$0	\$136,220.29
4	Mandel	\$113,984	\$234,962	\$157,943	\$440,268	\$947,156.25
5	Not Used					
6	Rasmussen	\$32,869	\$68,125	\$63,046	\$0	\$164,039.44
7	Alexander	\$17,979	\$37,533	\$12,050	\$0	\$67,562.16
8	Alexander 2	\$7,939	\$15,461	\$14,460	\$0	\$37,860.17
9	Tract (School Dist)	\$9,115	\$19,456	\$0	\$230,664	\$259,236.04
10	Schendel	\$5,945	\$11,578	\$10,829	\$0	\$28,351.44
11	Fillmore	\$9,730	\$18,950	\$0	\$0	\$28,679.56
12	Nelson	\$9,369	\$13,664	\$12,576	\$0	\$35,609.92
Total						\$3,736,585.10

The combined service area for each property owner is shown below.

Table PWR-3 Combines Service Boundary Areas

ID	Owner	Combined Service Area (SF)
1	Sherwood School District	707,094
2	Rychlick	127,202
3	Edy, LLC	186,217
4	Mandel	641,005
5	Not Used	
6	Rasmussen	163,220
7	Alexander	73,555
8	Alexander 2	97,295
9	Tract (School Dist)	12,418
10	Schendel	72,859
11	Fillmore	119,248
12	Nelson	114,831
	Total	2,314,944

Based on the total cost information in Table PWR-2 and combined area information in PWR-3 the breakdown of reimbursement charges per unit is as follows:

Table PWR-4 Reimbursement Cost per Unit

ID	Owner	Total Cost	Units (SF)	Reimbursement Cost per Unit	Cost per Acre
1	Sherwood School District	\$2,004,206.77	707,094	\$2.8344	\$123,467.67
2	Rychlick	\$27,663.03	127,202	\$0.2175	\$9,473.14
3	Edy, LLC	\$136,220.29	186,217	\$0.7315	\$31,864.74
4	Mandel	\$947,156.25	641,005	\$1.4776	\$64,364.75
5	Not Used				
6	Rasmussen	\$164,039.44	163,220	\$1.0050	\$43,778.69
7	Alexander	\$67,562.16	73,555	\$0.9185	\$40,010.98
8	Alexander 2	\$37,860.17	97,295	\$0.3891	\$16,950.40
9	Tract (School Dist)	\$259,236.04	12,418	\$20.8758	\$909,351.11
10	Schendel	\$28,351.44	72,859	\$0.3891	\$16,950.40
11	Fillmore	\$28,679.56	119,248	\$0.2405	\$10,476.33
12	Nelson	\$35,609.92	114,831	\$0.3101	\$13,508.27

Note: Actual Unit Cost will be increased by interest rate identified in adopting resolution at time of development. Administrative cost of 1% will be added to the total payment required by the development.

E. The amount to be charged by the city for an administration fee for the reimbursement agreement. The administration fee shall be fixed by the city council and will be included in the resolution approving and forming the reimbursement district. The administration fee may be a percentage of the total reimbursement fee expressed as an interest figure, or may be a flat fee per unit to be deducted from the total reimbursement fee.

Response: The administration fee is proposed as 1% of the total fees to be reimbursed. This shall be divided by unit and paid at the time each unit is developed for monies to be reimbursed to the developer.

F. Whether the public improvements will or have met city standards.

Response: The public improvements will meet all city standards before being approved and placed into service.

G. Whether it is fair and in the public interest to create a reimbursement district. (Ord. 01-1114 § 3)

Response: Based on the information submitted the improvements proposed by the developer will greatly enhance the ability of the other properties within the reimbursement district to develop their properties in an efficient manner. If these improvements were not in place then it would put the burden on the other property owners to put the same public improvements in place. Therefore the public interest is served by allowing development to proceed in an orderly and efficient manner.

Calculations:

The areas and frontage lengths shown in Appendix A are required to be provided by the applicant. This information was provided in the report dated January 15, 2008 and has been reviewed by the City. The areas are different for each public improvement being provided and exclude areas that are not expected to receive service in the future. The frontage for each public improvement is based on the length of the improvement adjacent to each property owner. The City believes that they accurately reflect the areas and frontages that will benefit from this reimbursement district.

Cost information was provided by the School District and is based on bid information provided by the Contractor. The entire school project is based on a lump-sum bid so a detailed cost estimate for each utility is not available. The City used the costs provided by the School District and compared them to other Public Construction jobs on a unit basis. We found that the costs provided are well within the range expected for public utility construction.

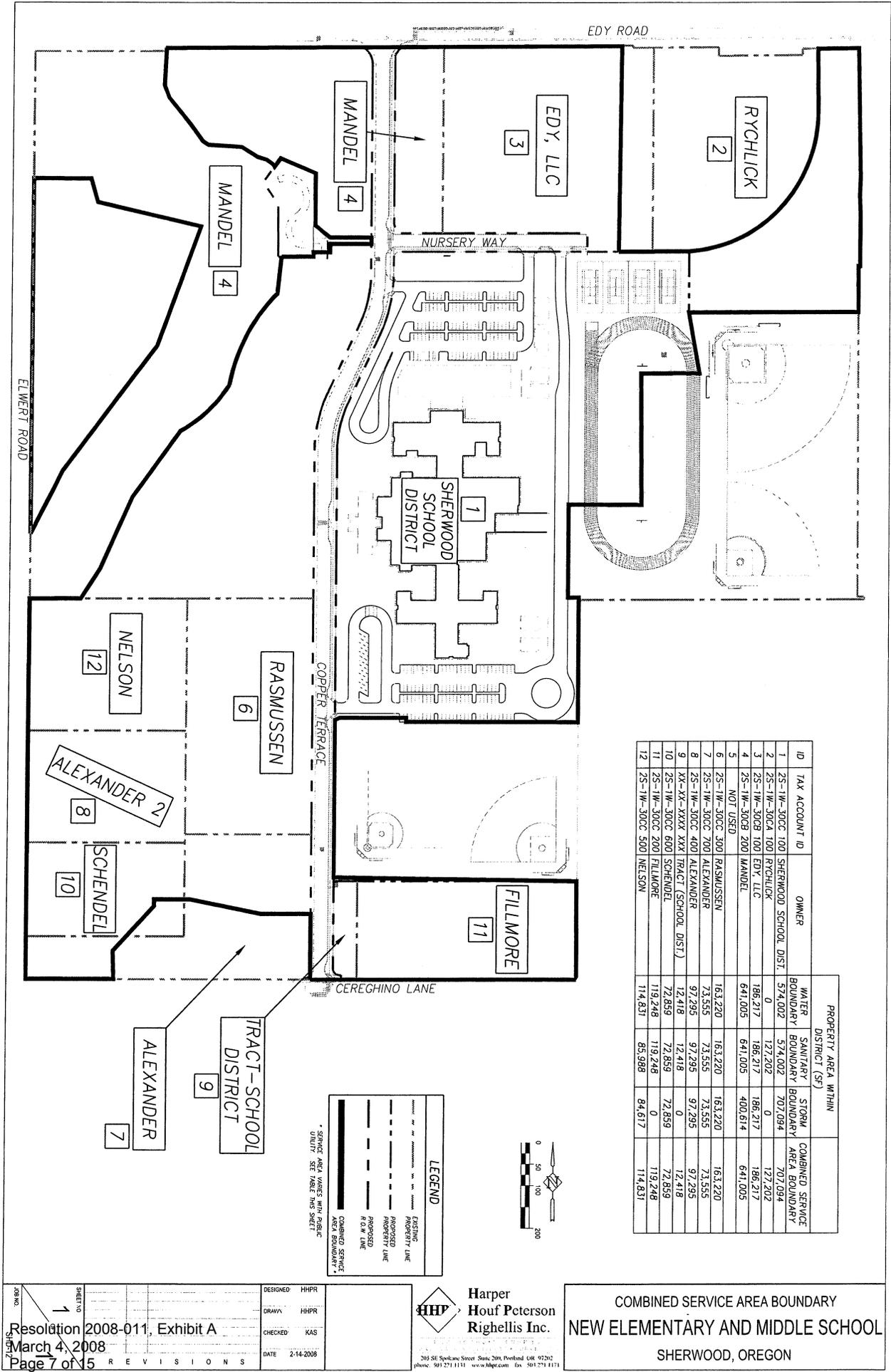


Public Works Director
Date: 2-18-08



Community Development Director
Date: 2-18-2008

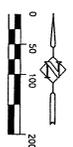
Appendix A



ID	TAX ACCOUNT ID	OWNER	WATER BOUNDARY	SEWER BOUNDARY	STORM BOUNDARY	COMBINED SERVICE AREA BOUNDARY
1	2S-1W-300C 100	SHERWOOD SCHOOL DIST.	574,002	574,002	707,094	707,094
2	2S-1W-300A 100	RYCHLICK	0	127,202	0	127,202
3	2S-1W-300B 100	EDY, LLC	186,217	186,217	186,217	186,217
4	2S-1W-300B 200	MANDEL	641,005	641,005	400,614	641,005
5	NOT USED					
6	2S-1W-300C 300	RASMUSSEN	163,220	163,220	163,220	163,220
7	2S-1W-300C 700	ALEXANDER	73,555	73,555	73,555	73,555
8	2S-1W-300C 400	ALEXANDER	97,295	97,295	97,295	97,295
9	XX-XX-XXXX XXX	TRACT (SCHOOL DIST)	12,418	12,418	0	12,418
10	2S-1W-300C 600	SCHENDEL	72,859	72,859	72,859	72,859
11	2S-1W-300C 200	FILLMORE	119,248	119,248	0	119,248
12	2S-1W-300C 500	NELSON	114,837	85,988	84,617	114,837

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED R.O.M. LINE
- COMBINED SERVICE AREA BOUNDARY
- SERVICE AREA VALUES WITH PUBLIC DUTY. SEE TABLE THIS SHEET.



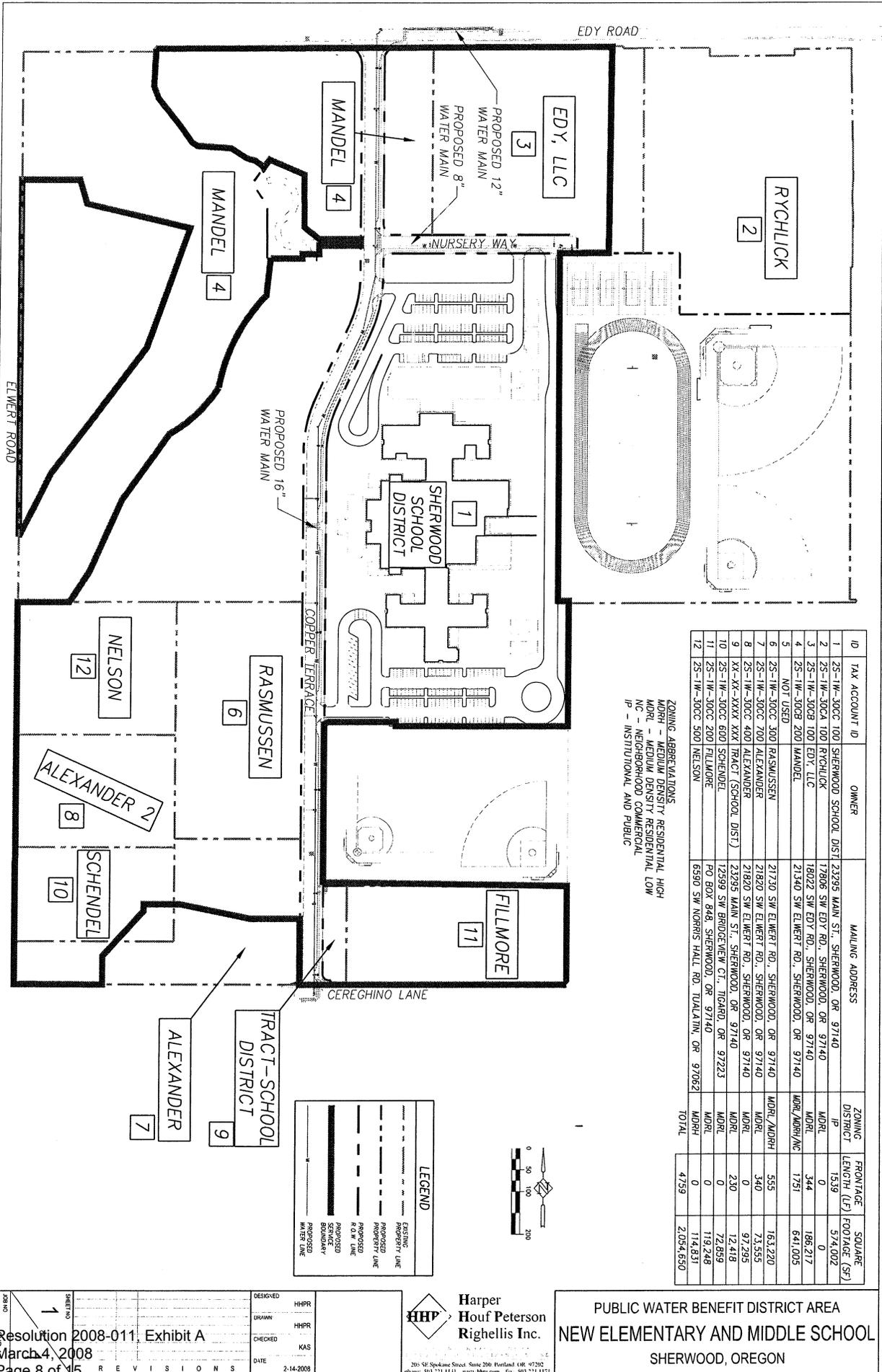
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DATE	2-14-2008

Resolution 2008-011, Exhibit A
March 4, 2008
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Harper Houf Peterson Righellis Inc.
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COMBINED SERVICE AREA BOUNDARY
 NEW ELEMENTARY AND MIDDLE SCHOOL
 SHERWOOD, OREGON

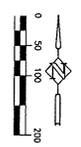


ID	TAX ACCOUNT ID	OWNER	MAILING ADDRESS	ZONING DISTRICT	FRONTAGE LENGTH (LF)	SQUARE FOOTAGE (SF)
1	25-1W-300C 1001	SHERWOOD SCHOOL DIST	23295 MAIN ST., SHERWOOD, OR 97140	MDRL	1539	574,002
2	25-1W-300C 1001	RYCHLICK	17806 SW EDY RD., SHERWOOD, OR 97140	MDRL	0	0
3	25-1W-300B 1001	EDY, LLC	18022 SW EDY RD., SHERWOOD, OR 97140	MDRL	344	186,217
4	25-1W-300B 2001	MANDEL	21340 SW ELWERT RD., SHERWOOD, OR 97140	MDRL/MDR/NC	1751	641,005
5	NOT USED					
6	25-1W-300C 3001	RASMUSSEN	21730 SW ELWERT RD., SHERWOOD, OR 97140	MDRL/MDR/H	555	163,220
7	25-1W-300C 7001	ALEXANDER	21820 SW ELWERT RD., SHERWOOD, OR 97140	MDRL	340	73,555
8	25-1W-300C 4001	ALEXANDER	21820 SW ELWERT RD., SHERWOOD, OR 97140	MDRL	0	97,295
9	XX-XX-XXXX XXX TRACT (SCHOOL DIST.)	23395 MAIN ST., SHERWOOD, OR 97140	23395 MAIN ST., SHERWOOD, OR 97140	MDRL	230	12,418
10	25-1W-300C 6001	SCHENDEL	12599 SW BRIDGEVIEW CT., TIGARD, OR 97223	MDRL	0	72,859
11	25-1W-300C 2001	FILLMORE	PO BOX 848 SHERWOOD, OR 97140	MDRL	0	119,248
12	25-1W-300C 5001	NELSON	6590 SW NORRIS HALL RD. TUALATIN, OR 97062	MDR/H	0	114,831
				TOTAL	4739	2,054,650

ZONING ABBREVIATIONS
 MDRL - MEDIUM DENSITY RESIDENTIAL HIGH
 MDR - MEDIUM DENSITY RESIDENTIAL LOW
 NC - NEIGHBORHOOD COMMERCIAL
 IP - INSTITUTIONAL AND PUBLIC

LEGEND

---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED WATER MAIN
---	PROPOSED R.O.W.
---	PROPOSED SERVICE BOUNDARY
---	PROPOSED WATER LINE

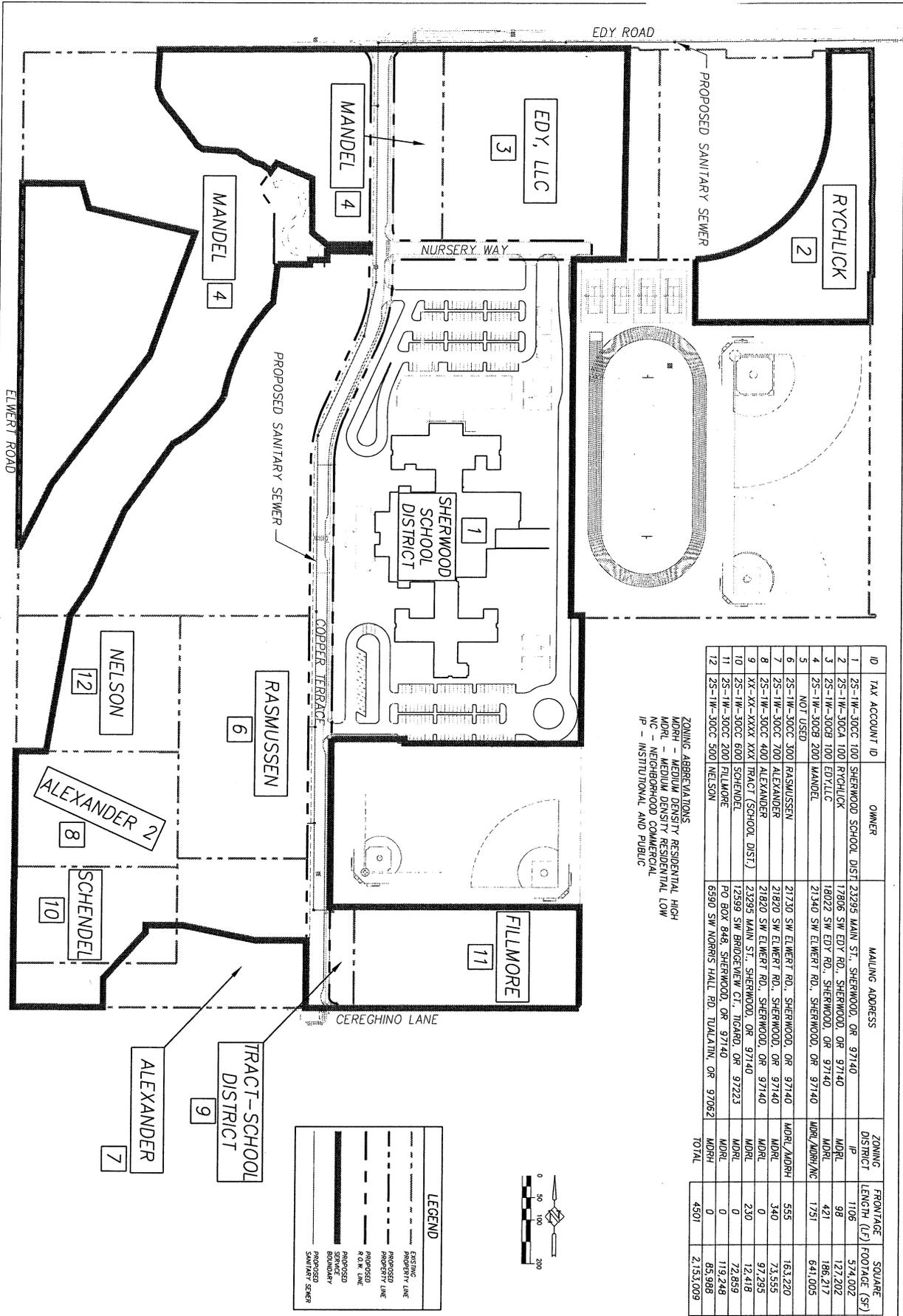


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DATE	2-14-2008

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 March 4, 2008
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HHP Harper Houf Peterson Righellis Inc.
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 phone: 503.221.1171 www.hhp.com fax: 503.221.1171

PUBLIC WATER BENEFIT DISTRICT AREA
 NEW ELEMENTARY AND MIDDLE SCHOOL
 SHERWOOD, OREGON

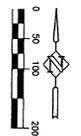


ZONING ABBREVIATIONS
 MDPH - MEDIUM DENSITY RESIDENTIAL HIGH
 MDRL - MEDIUM DENSITY RESIDENTIAL LOW
 NC - NEIGHBORHOOD COMMERCIAL
 IP - INSTITUTIONAL AND PUBLIC

ID	TAX ACCOUNT ID	OWNER	MAILING ADDRESS	ZONING DISTRICT	FRONTAGE LENGTH (LF)	SQUARE FOOTAGE (SF)	
1	25-1W-300C 100	SHERWOOD SCHOOL DIST	2329S MAIN ST, SHERWOOD, OR 97140	IP	1106	374,002	
2	25-1W-300A 100	RYCHLICK	17806 SW EDY RD, SHERWOOD, OR 97140	MDRL	98	127,202	
3	25-1W-300B 100	EDY/LLC	18022 SW EDY RD, SHERWOOD, OR 97140	MDRL	421	186,217	
4	25-1W-300B 200	MANDEL	21340 SW ELWERT RD, SHERWOOD, OR 97140	MDR/MDR/NC	1751	641,005	
5	NOT USED						
6	25-1W-300C 300	RASMUSSEN	21730 SW ELWERT RD, SHERWOOD, OR 97140	MDR/MDR/H	555	163,220	
7	25-1W-300C 400	ALEXANDER	21820 SW ELWERT RD, SHERWOOD, OR 97140	MDRL	340	73,555	
8	25-1W-300C 400	ALEXANDER	21820 SW ELWERT RD, SHERWOOD, OR 97140	MDRL	0	97,295	
9	XX-XX-XXXX XXX	TRACT (SCHOOL, DIST)	2329S MAIN ST, SHERWOOD, OR 97140	MDRL	230	12,418	
10	25-1W-300C 600	SCHENDEL	12599 SW BRIDGEVIEW CT, TIGARD, OR 97223	MDRL	0	72,859	
11	25-1W-300C 200	FILLMORE	PO BOX 848, SHERWOOD, OR 97140	MDRL	0	119,248	
12	25-1W-300C 500	NELSON	6590 SW MORRIS HALL RD, TULAMAIN, OR 97062	MDPH	0	85,988	
					TOTAL	4501	2,153,009

LEGEND

---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED R.O.W. LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED BOUNDARY
---	PROPOSED SANITARY SEWER

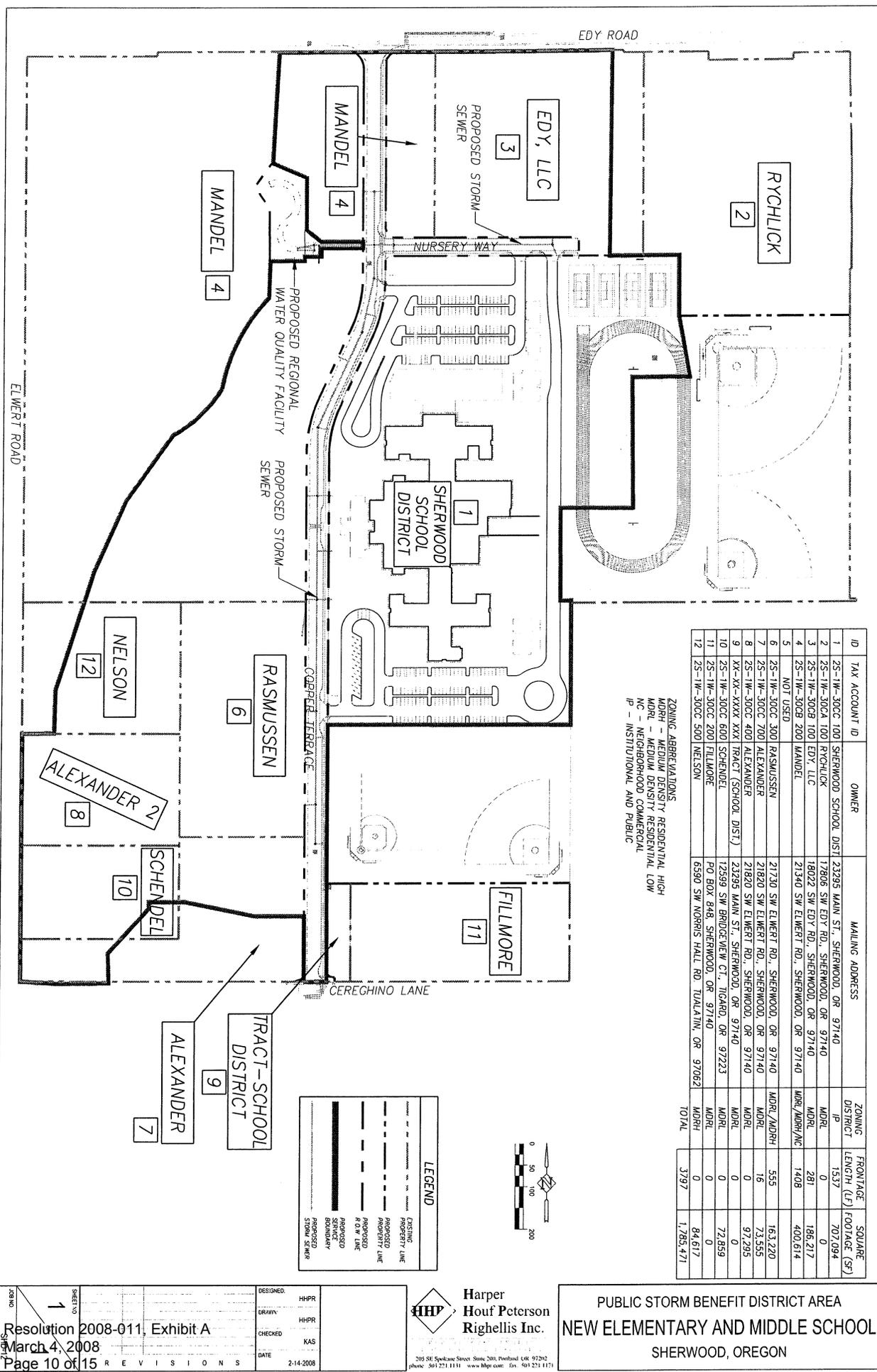


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DATE	2-14-2008

Resolution 2008-011, Exhibit A
 March 4, 2008
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Harper Houf Peterson Righellis Inc.
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PUBLIC SANITARY BENEFIT DISTRICT AREA
 NEW ELEMENTARY AND MIDDLE SCHOOL
 SHERWOOD, OREGON

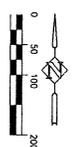


ID	TAX ACCOUNT ID	OWNER	MAILING ADDRESS	ZONING DISTRICT	FRONTAGE LENGTH (LF)	SQUARE FOOTAGE (SF)
1	2S-1W-300C 100	SHERWOOD SCHOOL DIST	23295 MAIN ST., SHERWOOD, OR 97140	IP	1537	707,094
2	2S-1W-300C 100	RYCHLICK	17806 SW EDY RD., SHERWOOD, OR 97140	MDRL	0	0
3	2S-1W-300C 100	EDY, LLC	18022 SW EDY RD., SHERWOOD, OR 97140	MDRL	281	186,217
4	2S-1W-300C 200	MANDEL	21340 SW ELWERT RD., SHERWOOD, OR 97140	MDRL/MDRH/NC	1408	400,614
5	NOT USED					
6	2S-1W-300C 300	RASMUSSEN	21730 SW ELWERT RD., SHERWOOD, OR 97140	MDRL/MDRH	555	163,220
7	2S-1W-300C 700	ALEXANDER	21820 SW ELWERT RD., SHERWOOD, OR 97140	MDRL	16	73,555
8	2S-1W-300C 400	ALEXANDER	21820 SW ELWERT RD., SHERWOOD, OR 97140	MDRL	0	0
9	XX-XX-XXXX XXX TRACT (SCHOOL DIST.)	23295 MAIN ST., SHERWOOD, OR 97140	23295 MAIN ST., SHERWOOD, OR 97140	MDRL	0	97,295
10	2S-1W-300C 600	SCHENDEL	12599 SW BRIDGEVIEW CT., TIGARD, OR 97223	MDRL	0	72,859
11	2S-1W-300C 200	FILMORE	PG BOX 848, SHERWOOD, OR 97140	MDRL	0	0
12	2S-1W-300C 500	NELSON	6590 SW NORRIS HALL RD, TUALATIN, OR 97062	MDRH	0	84,617
TOTAL					3797	1,785,471

ZONING ABBREVIATIONS:
 MDRH - MEDIUM DENSITY RESIDENTIAL HIGH
 MDRL - MEDIUM DENSITY RESIDENTIAL LOW
 NC - NEIGHBORHOOD COMMERCIAL
 IP - INSTITUTIONAL AND PUBLIC

LEGEND

- DISTRICT PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W. LINE
- PROPOSED SERVICE BOUNDARY
- PROPOSED STORM SEWER



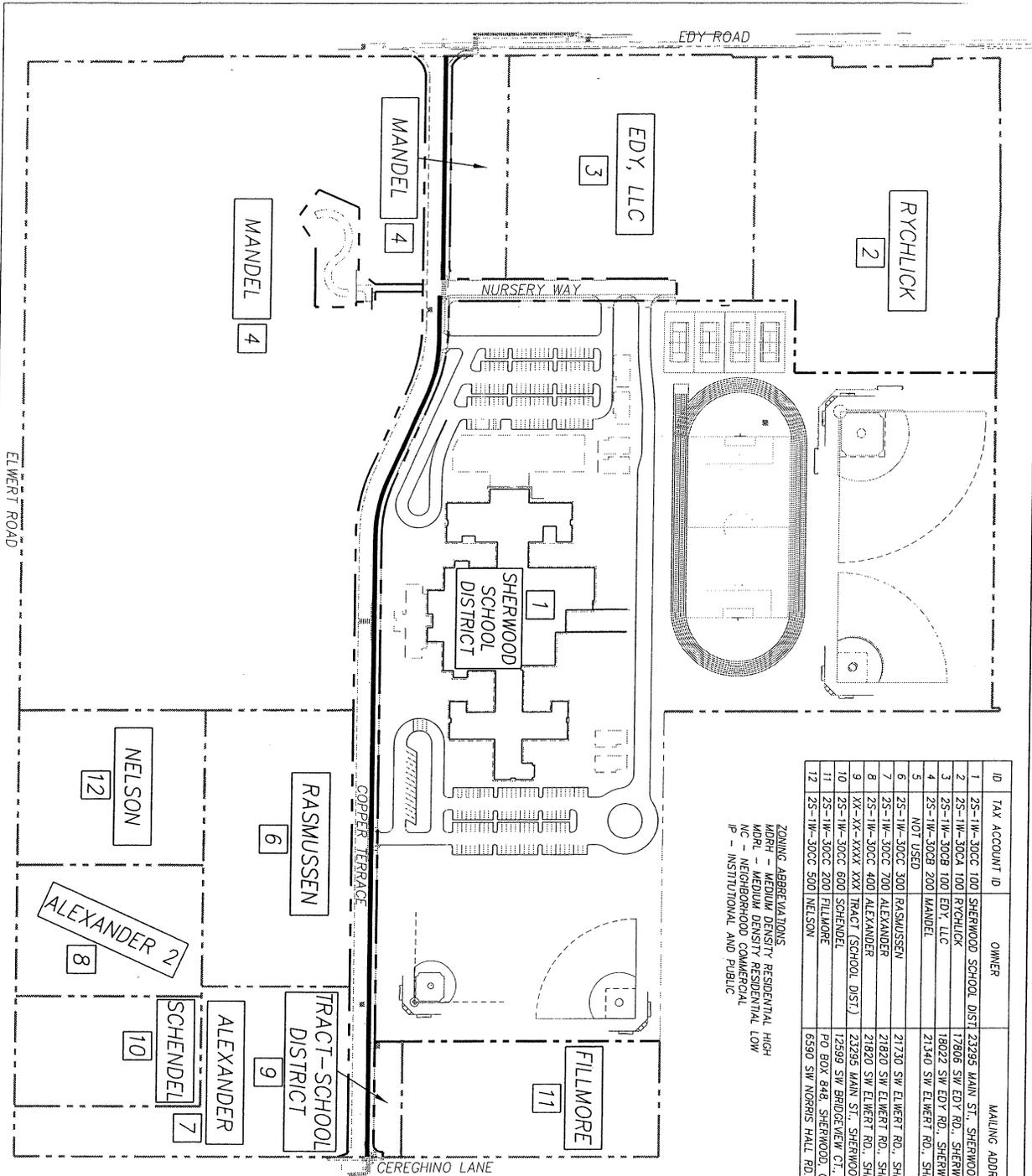
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Resolution 2008-011, Exhibit A
 March 4, 2008
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Harper Houf Peterson
 Righellisi Inc.

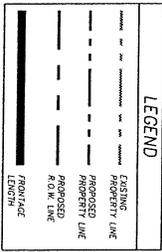
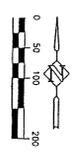
208 SW Spokane Street, Suite 200, Portland, OR 97202
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PUBLIC STORM BENEFIT DISTRICT AREA
NEW ELEMENTARY AND MIDDLE SCHOOL
 SHERWOOD, OREGON



ZONING ABBREVIATIONS
 MDRH - MEDIUM DENSITY RESIDENTIAL HIGH
 MDRL - MEDIUM DENSITY RESIDENTIAL LOW
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ID	TAX ACCOUNT ID	OWNER	MAILING ADDRESS	ZONING DISTRICT	FRONTAGE LENGTH (LF)
1	25-1W-30CC 100	SHERWOOD SCHOOL DIST	23295 MAIN ST. SHERWOOD, OR 97140	IP	1511
2	25-1W-30CA 100	RYCHLICK	17806 SW EDY RD. SHERWOOD, OR 97140	MDRL	0
3	25-1W-30CB 100	EDY, LLC	18022 SW EDY RD. SHERWOOD, OR 97140	MDRL	0
4	25-1W-30CB 200	MANDEL	21340 SW ELWERT RD. SHERWOOD, OR 97140	MDRL/MDR/NC	439
5	NOT USED				
6	25-1W-30CC 300	RASMUSSEN	21720 SW ELWERT RD. SHERWOOD, OR 97140	MDRL/MDR/H	0
7	25-1W-30CC 400	ALEXANDER	21820 SW ELWERT RD. SHERWOOD, OR 97140	MDRL	0
8	XX-XX-XXXX XXX	TRACT (SCHOOL DIST)	23295 MAIN ST. SHERWOOD, OR 97140	MDRL	230
9	25-1W-30CC 600	SCHENDEL	12599 SW BRIDGEVIEW CT. TIGARD, OR 97223	MDRL	0
10	25-1W-30CC 200	FILLMORE	PO BOX 848, SHERWOOD, OR 97140	MDRL	0
11	25-1W-30CC 500	NELSON	6590 SW NORRIS HALL RD. TUALATIN, OR 97062	MDR/H	0
12					
TOTAL					2180



DESIGNED:	HHPR
DRAWN:	HHPR
CHECKED:	KAS
DATE:	2-14-2008

HHPR Harper Houf Peterson Righellis Inc.
 205 SE Spokane Street, Suite 200, Portland, OR 97202
 Phone: 503.221.1131 www.hhpr.com Fax: 503.221.1174

PUBLIC ROAD IMPROVEMENTS-SW COPPER TERRACE
 NEW ELEMENTARY AND MIDDLE SCHOOL
 SHERWOOD, OREGON

Resolution 2008-011, Exhibit A
 March 4, 2008

**SHERWOOD NEW ELEMENTARY AND MIDDLE SCHOOL
PUBLIC WATER LINE
REIMBURSEMENT DISTRICT COST ALLOCATION**

WATER LINE COST SUMMARY

Water Line Construction Cost: \$370,300.95
System Development Charges Creditable Amount: \$35,010.75
Reimbursement District Eligible Cost: \$335,290.20

Estimated Water Line Construction Cost Breakdown

Waterline Cost: \$344,466.00
Construction Inspection (City of Sherwood): \$17,223
Construction Engineering (HHPR): \$6,112
Construction Surveying (HHPR): \$2,500
Total Cost: \$370,301

50% of Cost Distributed by Frontage of Property: \$35.23 /LF (\$167,645.10 / 4759 LF)
50% of Cost Distributed by Service Area of Property: \$0.0816 /SF (\$167,645.10 / 2,054,650 SF)

COST ALLOCATION METHODOLOGY

ID	Taxlot No.	Owner	Frontage Length (LF)	Unit Cost (LF)	Total Frontage Cost	Area (SF)	Unit Cost (SF)	Total Area Cost	Total Cost (Frontage + Area)	% of Total Cost
1	2S-1W-30CC 100	Sherwood School District	1539	\$35.23	\$54,214.29	574,002	\$0.0816	\$46,834.56	\$101,049	30.14%
2	2S-1W-30CA 100	Rychlck	0	\$35.23	\$0.00	0	\$0.0816	\$0.00	\$0	0.00%
3	2S-1W-30CB 100	Edy, LLC	344	\$35.23	\$12,118.07	186,217	\$0.0816	\$15,194.01	\$27,312	8.15%
4	2S-1W-30CB 200	Mandel	1751	\$35.23	\$61,682.41	641,005	\$0.0816	\$52,301.53	\$113,984	34.00%
5		Not Used								
6	2S-1W-30CC 300	Rasmussen	555	\$35.23	\$19,550.96	163,220	\$0.0816	\$13,317.61	\$32,869	9.80%
7	2S-1W-30CC 700	Alexander 2	340	\$35.23	\$11,977.17	73,555	\$0.0816	\$6,001.57	\$17,979	5.36%
8	2S-1W-30CC 400	Alexander 2	0	\$35.23	\$0.00	97,295	\$0.0816	\$7,938.59	\$7,939	2.37%
9		Tract (School Dist)	230	\$35.23	\$8,102.20	12,418	\$0.0816	\$1,013.22	\$9,115	2.72%
10	2S-1W-30CC 600	Schindel	0	\$35.23	\$0.00	72,859	\$0.0816	\$5,944.79	\$5,945	1.77%
11	2S-1W-30CC 200	Fillmore	0	\$35.23	\$0.00	119,248	\$0.0816	\$9,729.80	\$9,730	2.90%
12	2S-1W-30CC 500	Nelson	0	\$35.23	\$0.00	114,831	\$0.0816	\$9,369.41	\$9,369	2.79%
Totals:			4759	\$35.23	\$167,645.10	2,054,650	\$0.0816	\$167,645.10	\$335,290.20	100.00%

Approved System Development Credits: \$35,010.75

SHERWOOD NEW ELEMENTARY AND MIDDLE SCHOOL PUBLIC SANITARY SEWER LINE REIMBURSEMENT DISTRICT COST ALLOCATION

SANITARY SEWER COST SUMMARY

Sanitary Sewer Construction Cost: \$812,606.48
 System Development Charges Creditable Amount: \$128,335.00
 Reimbursement District Eligible Cost: **\$684,271.48**

Estimated Sanitary Sewer Construction Cost Breakdown

Sanitary Sewer Cost: \$755,913
 Construction Inspection (City of Sherwood): \$22,256
 Construction Engineering (HHP): \$29,937
 Construction Surveying (HHP): \$4,500
 Total Cost: **\$812,606**

COST ALLOCATION METHODOLOGY

50% of Cost Distributed by Frontage of Property: **\$76.01 /LF** (\$342,135.74 / 4501 LF)
 50% of Cost Distributed by Service Area of Property: **\$0.1589 /SF** (\$342,135.74 / 2,153,009 SF)

ID	Taxlot No.	Owner	Frontage Length (LF)	Unit Cost (LF)	Total Frontage Cost	Area (SF)	Unit Cost (SF)	Total Area Cost	Total Cost (Frontage + Area)	% of Total Cost
1	2S-1W-30CC 100	Sherwood School District	1106	\$76.01	\$84,070.68	574,002	\$0.1589	\$91,214.95	\$175,285.62	25.62%
2	2S-1W-30CA 100	Rychnick	98	\$76.01	\$7,449.30	127,202	\$0.1589	\$20,213.73	\$27,663.03	4.04%
3	2S-1W-30CB 100	Edy, LLC	421	\$76.01	\$32,001.59	186,217	\$0.1589	\$29,591.84	\$61,593.42	9.00%
4	2S-1W-30CB 200	Mandel	1751	\$76.01	\$133,099.24	641,005	\$0.1589	\$101,862.43	\$234,961.66	34.34%
5	2S-1W-30CC 300	Not Used								
6	2S-1W-30CC 300	Rasrnussen	555	\$76.01	\$42,187.37	163,220	\$0.1589	\$25,937.37	\$68,124.74	9.96%
7	2S-1W-30CC 700	Alexander	340	\$76.01	\$25,844.51	73,555	\$0.1589	\$11,688.66	\$37,533.17	5.49%
8	2S-1W-30CC 400	Alexander 2	0	\$76.01	\$0.00	97,295	\$0.1589	\$15,461.20	\$15,461.20	2.26%
9	2S-1W-30CC 600	Tract (School Dist)	230	\$76.01	\$17,483.05	12,418	\$0.1589	\$1,973.35	\$19,456.40	2.84%
10	2S-1W-30CC 200	Schendel	0	\$76.01	\$0.00	72,859	\$0.1589	\$11,578.06	\$11,578.06	1.69%
11	2S-1W-30CC 200	Fillmore	0	\$76.01	\$0.00	119,248	\$0.1589	\$18,949.76	\$18,949.76	2.77%
12	2S-1W-30CC 500	Nelson	0	\$76.01	\$0.00	85,988	\$0.1589	\$13,664.40	\$13,664.40	2.00%
Totals:			4501	\$76.01	\$342,135.74	2,153,009	\$0.1589	\$342,135.74	\$684,271.48	100.00%

Approved System Development Credits: \$128,335

SHERWOOD NEW ELEMENTARY AND MIDDLE SCHOOL PUBLIC STORM SEWER LINE & REGIONAL WATER QUALITY FACILITY REIMBURSEMENT DISTRICT COST ALLOCATION

STORM SEWER COST SUMMARY

Storm Sewer Construction Cost: \$629,332.20
 System Development Charges Creditable Amount: \$98,604.41
 Reimbursement District Eligible Cost: \$530,727.79

COST ALLOCATION METHODOLOGY

50% of Cost Distributed by Frontage of Property: \$69.89 /LF (\$265,363.90 / 3797 LF)
 50% of Cost Distributed by Service Area of Property: \$0.1486 /SF (\$265,363.90 / 1,785,471 SF)

Estimated Storm Sewer Construction Cost Breakdown

Storm Sewer Cost: \$388,216.00
 Construction Inspection (City of Sherwood): \$19,410.80
 Construction Engineering (HHPR): \$6,105.40
 Construction Surveying (HHPR): \$3,600.00
 Property for Swale (0.53 acres): \$212,000.00
 Total Cost: \$629,332.20

ID	Taxlot No.	Owner	Frontage Length (LF)	Unit Cost (LF)	Total Frontage Cost	Area (SF)	Unit Cost (SF)	Total Area Cost	Total Cost	% of Total Cost
1	2S-1W-30CC 100	Sherwood School District	1537	\$69.89	\$107,417.52	707.094	\$0.1486	\$105,091.16	\$212,508.68	40.04%
2	2S-1W-30CA 100	Rychlick	0	\$69.89	\$0.00	0	\$0.1486	\$0.00	\$0.00	0.00%
3	2S-1W-30CB 100	Edy, LLC	281	\$69.89	\$19,638.47	186.217	\$0.1486	\$27,676.32	\$47,314.79	8.92%
4	2S-1W-30CB 200	Mandel	1408	\$69.89	\$98,401.99	400.614	\$0.1486	\$59,540.87	\$157,942.86	29.76%
5	2S-1W-30CB 200	Not Used								
6	2S-1W-30CC 300	Rasmussen	555	\$69.89	\$38,787.72	163.220	\$0.1486	\$24,258.41	\$63,046.13	11.88%
7	2S-1W-30CC 700	Alexander	16	\$69.89	\$1,118.20	73.555	\$0.1486	\$10,932.04	\$12,050.24	2.27%
8	2S-1W-30CC 400	Alexander 2	0	\$69.89	\$0.00	97.295	\$0.1486	\$14,460.37	\$14,460.37	2.72%
9	2S-1W-30CC 600	Tract (School Dist)	0	\$69.89	\$0.00	0	\$0.1486	\$0.00	\$0.00	0.00%
10	2S-1W-30CC 600	Schandel	0	\$69.89	\$0.00	72.859	\$0.1486	\$10,828.60	\$10,828.60	2.04%
11	2S-1W-30CC 200	Fillmore	0	\$69.89	\$0.00	0	\$0.1486	\$0.00	\$0.00	0.00%
12	2S-1W-30CC 500	Nelson	0	\$69.89	\$0.00	84.617	\$0.1486	\$12,576.12	\$12,576.12	2.37%
Totals:			3797		\$265,363.90	1,785,471		\$265,363.90	\$530,727.79	100.00%

Approved System Development Credits: \$98,604

SHERWOOD NEW ELEMENTARY AND MIDDLE SCHOOL PUBLIC ROAD IMPROVEMENTS (SW COPPER TERRACE) REIMBURSEMENT DISTRICT COST ALLOCATION

SW COPPER TERRACE SUMMARY

SW Copper Terrace Construction Cost: \$2,186,296
 System Development Charges Creditable Amount: \$0
 Reimbursement District Eligible Cost: **\$2,186,296**

Estimated SW Copper Terrace Construction Cost Breakdown

SW Copper Terrace Cost: \$880,275
 Construction Inspection (City of Sherwood): \$36,014
 Construction Engineering (HHPR): \$20,807
 Construction Surveying (HHPR): \$9,200
 Right of Way (2.7 Acres): \$1,080,000
 8' PUE (0.40 Acres): \$160,000
 Total Cost: **\$2,186,296**

COST ALLOCATION METHODOLOGY

Cost Distributed by Frontage Length of Property **\$1,002.89 /LF** (\$2,186,296.63 / 2180 LF)

ID	Taxlot No.	Owner	Frontage Length (LF)	Unit Cost (LF)	Total Frontage Cost	% of Total Cost
1	2S-1W-30CC 100	Sherwood School District	1511	\$1,002.89	\$1,515,363.62	69.31%
2	2S-1W-30CA 100	Rychlick	0	\$1,002.89	\$0.00	0.00%
3	2S-1W-30CB 100	Ely, LLC	0	\$1,002.89	\$0.00	0.00%
4	2S-1W-30CB 200	Mandel	439	\$1,002.89	\$440,267.79	20.14%
5		Not Used				
6	2S-1W-30CC 300	Rasmussen	0	\$1,002.89	\$0.00	0.00%
7	2S-1W-30CC 700	Alexander	0	\$1,002.89	\$0.00	0.00%
8	2S-1W-30CC 400	Alexander 2	0	\$1,002.89	\$0.00	0.00%
9		Tract (School District)	230	\$1,002.89	\$230,664.22	10.55%
10	2S-1W-30CC 600	Schendel	0	\$1,002.89	\$0.00	0.00%
11	2S-1W-30CC 200	Fillmore	0	\$1,002.89	\$0.00	0.00%
12	2S-1W-30CC 500	Nelson	0	\$1,002.89	\$0.00	0.00%
Totals:			2180	\$1,002.89	\$2,186,295.63	100.00%