

CITY OF SHERWOOD

ORDINANCE NO. 771

AN ORDINANCE CONFIRMING AND RATIFYING THE RESOLUTION OF THE CITY COUNCIL OF JULY 28, 1982, WITH RESPECT TO THE MURDOCK ROAD STREET AND SANITARY SEWER LOCAL IMPROVEMENT DISTRICT, RESOLUTION NO. 242 ADOPTING FINDINGS AS A RESULT OF HEARINGS HELD WITH RESPECT THERETO, DIRECTING PREPARATION OF CONSTRUCTION PLANS AND SPECIFICATIONS AND ESTIMATES FOR THE TOTAL COSTS OF THE IMPROVEMENTS, PREPARATION OF AN ASSESSMENT ROLE BASED ON SAID ESTIMATED COSTS, DIRECTING THAT HEARINGS BE HELD WITH RESPECT THERETO AND THE GIVING OF NOTICE WITH RESPECT THERETO, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinance No. 738 of the City of Sherwood, a resolution of intent to form the Murdock Road Street and Sanitary Sewer Local Improvement District, Resolution No. 242 was enacted by the Sherwood City Council on July 28, 1982; and

WHEREAS, pursuant to said resolution a public hearing was held by the City Council on August 25, 1982, after due and legal notice to affected property owners;

NOW, THEREFORE, THE CITY OF SHERWOOD DOES ORDAIN AS FOLLOWS:

Section 1. The intention to form the Murdock Road Street and Sanitary Sewer Local Improvement District as set forth in Resolution No. 242 of the City Council is hereby ratified and approved, the City Council finding that there were insufficient remonstrances to preclude formation of the proposed district and making of the proposed improvements, and the Council finding that said improvements are convenient, necessary to the public health and safety, and beneficial to the affected lots and parts of lots within the district.

Section 2. The Murdock Road Street and Sanitary Sewer Local Improvement District is hereby formed and the boundaries thereof are hereby declared and fixed in accordance with the legal description set forth in Exhibit A, hereafter described and incorporated herein.

Section 3. The Council finds, after consideration of public testimony received at the hearing on August 25, 1982, and after consideration by the Council of the proposed improvements and benefits to be received therefrom by the benefited properties, that the engineer's report, dated July 23, 1982, should be and is hereby ratified and approved, and that the City Council should and does hereby adopt as most equitable and in accordance with special and peculiar benefits to lots and parts of lots within the improvement district the engineer's recommendation on assessment methodology set forth in said engineer's report attached hereto, marked Exhibit A and by this reference incorporated herein. or any alternative method of assessment as negotiated and agreed upon by all affected property owners and as approved by the City Council prior to notice of assessment.

Section 4. The City Council having acquired jurisdiction to order the improvements made, orders that the improvements described in the engineer's report and the resolution of intention previously passed by the Council be constructed, and does authorize and direct that the engineer designated by the Council proceed to prepare detailed plans, construction drawings and estimates of the total cost and expense of making said improvements and file same with the City Recorder along with the expenses proposed and manner of apportioning the estimated total costs upon the basis of the benefits received by each tract, lot or parcel of land, by the construction of said improvements.

Section 5. The Council finds that it is appropriate that the procedure for making the proposed improvements and assessing benefited properties with the cost thereof be the same as that procedure set forth in Section 10 of City Ordinance 738. The City Council hereby ratifies and approves that procedure as heretofore used by the Council and orders that said procedure shall be followed with respect to both the improvements and assessments to be made pursuant to this ordinance.

Section 6. Inasmuch as it is necessary to the public health, safety and convenience that construction commence as soon as practical and it is necessary that plans, drawings and cost estimates be prepared so that the Council may apportion costs and commence assessment procedures as set forth in Section 10 of City Ordinance 738 without delay, an emergency is hereby declared to exist and the ordinance shall become effective upon its passage by the Council and signature by the Mayor.

PASSED: By the Council after being read in caption three times this 25th day of August, 1982.

Polly Blankenbaker
Polly Blankenbaker, City Recorder

APPROVED: By the Mayor this 26 day of August, 1982.

Clyde List
Clyde List
Mayor of the City of Sherwood

S.W. MURDOCK STREET
LOCAL IMPROVEMENT DISTRICT
Property Assessment Roll

<u>Tax Lot</u>	<u>Owner</u>	<u>Street Assessment</u>	<u>Sanitary Sewer Assessment</u>	<u>Total Assessment</u>
<u>2S1 32 AA</u>				
100	Donald & Faye Cochran 22030 SW Murdock Rd. Sherwood, OR 97140	\$ 42,165.31	0	\$ 42,165.31
190	Mark A. & Shirley K. Weber 3350 NW Ashland Drive Beaverton, OR 97006	0	0	0
1101	Raymond Leach 1500 N. Maple Canby, OR 97013	\$ 34,289.15	\$ 14,664.80	\$ 48,953.95
1200	James & Nancy Dailey Rt. 3 Box 12 Sherwood, OR 97140	\$ 24,026.27	\$ 19,147.15	\$ 43,173.42
<u>2S1 32 AD</u>				
100	Smelser, Inc. c/o Dale Const. Co. 1260 S.W. Main St. Tigard, OR 97223	\$ 10,342.43	\$ 10,882.00	\$ 21,224.43
301	Sanford & Marilyn Rome 1780 E. Willamette Sherwood, OR 97140	\$ 79,716.31	\$ 72,546.71	\$152,263.02
<u>2S1 33</u>				
1200	Donald & Faye Cochran 22030 SW Murdock Rd. Sherwood, OR 97140	\$ 61,656.82	\$ 14,509.34	\$ 76,166.16
1300	Donald & Faye Cochran 22030 SW Murdock Rd. Sherwood, OR 97140	0	0	0
1400	Gotter-Jaehrling 12995 SW Pacific Hwy Tigard, OR 97223	\$ 55,928.71	0	\$ 55,928.71



DAVID EVANS AND ASSOCIATES, INC.
200 SW MARKET STREET · SUITE 110 · PORTLAND, OREGON 97201 · 503/223-6663

SHW003
7-22-82

ENGINEER'S REPORT

S.W. Murdock St. L.I.D.
City of Sherwood, Oregon

This report and the attached exhibits set forth the Scope of Improvements for the S.W. Murdock St. L.I.D. Consisting of street improvements and sanitary and storm sewers.

PROJECT DESCRIPTION

S.W. Murdock St. - S.W. Tualatin - Sherwood Road to S.E. Division St.

Section VI, Transportation, of Part 2, Community Development Plan, has designated S.W. Murdock St. as a "Minor Arterial" recommending a pavement width of forty-eight (48') feet with six (6') foot sidewalks on each side in a seventy (70') foot right-of-way.

PELIMINARY DESIGN

This project, when completed, will serve undeveloped, low and medium-low density residential properties in addition to completing a portion of the Transportation Plans requirement for "Minor Arterial."

Street improvements will generally follow the existing right-of-way and departs only near the intersection with S.W. Tualatin - Sherwood Road. This departure is to implement the Transportation Plan which eliminates the "T"-intersection that presently exists there. The new connection to S.W. Tualatin - Sherwood Road is, by this report, recommended to be a temporary "T"-intersection, to exist until 1) S.W. Murdock St. is extended, in its ultimate configuration, to S.W. Wilsonville Road and/or 2) completion of the new "Major Arterial" extension of S.W. Tonquin Road to Pacific Highway.

It is our recommendation that a "phased-widening" concept be utilized consisting of two (2) 14 foot lanes with



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six (6) foot gravelled shoulders on each side. This will minimize financial impact to the L.I.D. and will serve as a sound basis for future widening as properties develop.

Additionally it is our recommendation that the full structural section consisting of three (3") inches of A.C. paving over sixteen (16") inches of crushed rock, be placed at this time.

Because of evidence of solid rock, near the surface, along the length of improvements, design will as nearly as possible follow the existing grades of S.W. Murdock to minimize rock excavation. Blasting of rock, however, is expected to be necessary for much of the sanitary sewers.

Sanitary sewers are recommended to be located in the swale area which is westerly of and roughly parallel to S.W. Murdock St . This will be the most efficient layout as it will allow connection from both sides of the swale and therefore will benefit a greater area.

ASSESSMENT

It is our recommendation that the street "phased-widening" be assessed on a frontage basis with the total costs of streets and storm sewers to be assessed against all property adjacent to the street improvement.

This will allow the adjacent properties to provide the final widening and sidewalks upon their respective development in the future.

The sanitary sewer would be similarly assessed based upon serviceable frontage.



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EXHIBIT 'A'

S.W. Murdock St. L.I.D.
Assessment District Boundary

A tract of land situated in the northeast one-quarter of Section 32 and the northwest one-quarter of Section 33, Township 2 South, Range 1 West of the Willamette Meridian, 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. Tualatin-Sherwood Road and the easterly right-of-way line of S.W. Murdock Street; thence easterly along said southerly right-of-way line of S.W. Tualatin-Sherwood Road to the intersection with the westerly right-of-way line of S.W. Tonquin Road; thence southeasterly along said westerly right-of-way line to a point on a line which is on the westerly one-half of the northwest one-quarter of Section 33, Township 2 South, Range 1 West of the Willamette Meridian; thence leaving said westerly right-of-way line of S.W. Tonquin Road southerly along said line to a point on the most westerly, easterly line of Tax Lot 1100, Assessor's Map No. 2S1 33; thence northwesterly along said easterly line and northerly line of said Tax Lot 1100 to a point on the said easterly right-of-way line of S.W. Murdock Street; thence leaving said easterly right-of-way line easterly along the northerly line of Tax Lot 1400, Assessor's Map No. 2S1 33 810.64 feet, more or less; thence South 33°30' East 894.46 feet, more or less; thence South 563.39 feet, more or less; thence along the southerly line of said Tax Lot 1400 to a point on the said easterly right-of-way line of S.W. Murdock Street; thence southerly along said easterly right-of-way line to the southerly line of Tax Lot 1500, Assessor's Map No. 2S1 33; thence westerly along the southerly line of Tax Lot 301, Assessor's Map No. 2S1 32 AD to the most southerly corner of Lot 71 APRIL MEADOWS; thence northerly along the easterly and northerly lines of said APRIL MEADOWS and APRIL MEADOWS II and III to the most northerly corner of Lot 22, said APRIL MEADOWS III said point also being the southwesterly corner



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of Tax Lot 200, Assessor's Map No. 2S1 32 AA; thence along the southeasterly line of said Tax Lot 200 North $51^{\circ}23'$ East 853.84 feet, more or less to a point on the westerly right-of-way line of said S.W. Murdock Street; thence continuing northeasterly to a point on the said easterly right-of-way line of S.W. Murdock Street said point being the southwesterly corner of Tax Lot 100, Assessor's Map No. 2S1 32 AA; thence northerly along the said easterly right-of-way line to the Point of Beginning.

Excepting therefrom Tax Lot 200, Assessor's Map No. 2S1 32 AD and Tax Lot 1100 Assessor's Map No. 2S1 32 AA.



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EXHIBIT 'B'
S.W. Murdock St. L.I.D.
Estimated Project Costs

A. STREET (PHASED WIDENING)

1. Clearing & Grubbing	LS		\$ 10,000.00
2. Excavation (Rock)	LS		\$ 40,000.00
3. A.C. Paving, 3" Thick	8,500 SY @ \$5.00		\$ 42,500.00
4. 3/4"-0 Rock, 4" Thick	8,500 SY @ \$2.00		\$ 17,000.00
5. 2"-0 Rock, 12" Thick	8,500 SY @ \$5.00		\$ 42,500.00
6. 3/4"-0 Shoulder Rock 4" Thick	3,600 SY @ \$2.00		\$ 7,200.00

TOTAL CONSTRUCTION

\$159,200.00

STORM SEWER

1. Manholes	8 EA @ \$800.00	\$ 6,400.00
2. 36" C.S.S.P.	160 LF @ \$ 55.00	\$ 8,800.00
3. 12" C.S.S.P.	1,840 LF @ \$ 15.00	\$ 27,600.00
4. Ditch Inlets	12 EA @ \$500.00	\$ 6,000.00
5. Rip-Rap	LS	\$ 500.00

TOTAL CONSTRUCTION

\$ 49,300.00

Right-of-Way

\$ 38,000.00

Total Street & Storm Sewer

\$246,500.00

Contingencies, Engineering
& Administration (25%)

\$ 21,625.00

TOTAL STREET & STORM SEWER

\$308,125.00

Assessable Frontage

3,878'

Estimated Assessment Per

Front Foot

\$ 79.5572



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EXHIBIT 'B'
Cont'd.

B. SANITARY SEWER

1. 8" C.S.P.	3,300 LF @ \$	15.00	\$ 49,500.00
2. Manholes	12 EA @ \$	950.00	\$ 11,400.00
3. Rock Excavation	1,100 CY @ \$	40.00	\$ 44,000.00
4. Connection to Existing	1 EA @ \$	500.00	\$ 500.00
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TOTAL CONSTRUCTION			\$105,400.00
Contingencies, Engineering & Administration (25%)			\$ 26,350.00
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TOTAL SANITARY SEWER			\$131,750.00
Assessable Frontage			5,085'
Estimated Assessment Per Front Foot			\$ 25.9095



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EXHIBIT 'C'
S.W. Murdock St. L.I.D.
Estimated Assessments

<u>A. STREET AND STORM SEWER</u>	
Amount To Be Assessed	= \$308,125.00
Total Benefitted Frontage	= 3873'
Assessment Per LF	= \$ 79.5572
<u>B. SANITARY SEWER</u>	
Amount To Be Assessed	= \$131,750.00
Total Benefitted Frontage	= 5085'
Assessment Per LF	= \$ 25.9095

<u>TAX LOT</u>	<u>ASSESSABLE</u>	<u>FRONTAGE</u>	<u>ESTIMATED</u>	<u>ASSESSMENT</u>	<u>ESTIMATED TOTAL</u>
	<u>A</u>	<u>B</u>	<u>A</u>	<u>B</u>	<u>ASSESSMENT</u>
2S1 32 AA					
100	530'	0	\$42,165.31	0	\$42,165.31
190	0	0	0	0	0
1101	431	566'	\$34,289.15	\$14,664.80	\$48,953.95
1200	302	739'	\$24,026.27	\$19,147.15	\$43,173.42
2S1 32 AD					
100	130	420'	\$10,342.43	\$10,882.00	\$21,224.43
301	1002	2,800'	\$79,716.31	\$72,546.71	\$152,263.02
2S1 33					
1200	775'	560'	\$61,656.82	\$14,509.34	\$76,166.16
1300	0	0	0	0	0
1400	703'	0	\$55,928.71	0	\$55,928.71