

CITY OF SHERWOOD, OREGON

ORDINANCE NO. 775

AN ORDINANCE DETERMINING ESTIMATED FINAL COST OF STREET IMPROVEMENTS IN THE SUNSET BOULEVARD LOCAL IMPROVEMENT DISTRICT; DETERMINING THAT THE PROPERTY BENEFITED SHALL BEAR ALL COST OF STREET IMPROVEMENTS; ADOPTING A PROPOSED APPORTIONMENT OF SAID COST TO THE RESPECTIVE LOTS, PARTS OF LOTS, AND PARCELS OF LAND WITHIN THE ASSESSMENT DISTRICT ACCORDING TO THE SPECIAL AND PECULIAR BENEFITS ACCRUING THERETO FROM IMPROVEMENTS; SPREADING THE ASSESSMENT; DIRECTING THE RECORDER TO ENTER ALL ASSESSMENTS IN A SEPARATE LIEN DOCKET OF THE CITY; DECLARING SAME TO BE A LIEN ON THE RESPECTIVE PROPERTIES UNTIL PAID; DIRECTING THAT NOTICE BE GIVEN; AND DECLARING AN EMERGENCY

THE CITY OF SHERWOOD DOES ORDAIN AS FOLLOWS:

Section 1. The Council finds that by Ordinance No. 772 adopted on August 25, 1982 the Council authorized and directed that construction of street improvements within the boundaries of the Sunset Boulevard LID, as bounded and described in Ordinance No. 772, be undertaken by contract, and plans, specifications, and estimates of the cost of said work have been prepared by the city's consulting engineers. The Council further finds that financing of said project by general obligation Bancroft bonding may be jeopardized if assessments are not made and bonds sold prior to November 2, 1982, and therefore it is in the best interest of the public and property owners of the district to proceed with assessments based on estimated costs.

Section 2. The Council further finds that the city engineer has computed the total estimated construction, engineering, legal and administrative cost with respect to the street improvements, the engineer's estimate being attached hereto as Exhibit "B". The Council hereby finds that said computation of the total estimated cost of said street improvements is \$151,875. The Council further finds and determines that the lots, parts of lots, and parcels of land listed on Exhibit "A" attached to this ordinance are the lots within the district specially benefited by the street improvements, and together shall bear all the cost of said improvements.

Section 3. The Council hereby ratifies the proposed apportionment of said estimated final cost of said street improvements upon each lot, part of lot, or parcel of land as prepared by the city staff and consultants, and as set forth in the attached schedule, Exhibit "A" entitled Property Assessment Roll - Sunset Boulevard Local Improvement District, which by reference is made a part hereof, and finds and determines that same is according to the special and peculiar benefits accruing thereto from the improvement.

Section 4. The Council further determines that the City Recorder has caused to be mailed or personally delivered to the owner of each lot proposed to be assessed for estimated final cost for the street improvement, a notice of the impending proposed assessment and the amount thereof, which notice provided a date by which objections should be filed with the City Recorder, requiring that the objections state the grounds therefor, and providing for a hearing on said objections on September 8, 1982. The Council further finds that said notice was due and proper and that pursuant thereto the Council heard and considered at its meeting of September 8, 1982 the proposed estimated final assessments and all objections thereto filed with the City Recorder.

1. ORDINANCE NO. 775

Section 5. The Council does hereby determine that the assessments set forth in the attached Property Assessment Roll - Sunset Boulevard Local Improvement District, marked Exhibit "A", are properly apportioned according to the special and peculiar benefits accruing to each parcel, part of lot, or lot benefited by the street improvements within said improvement district, and each lot, parcel or part of lot as designated in the attached apportionment schedule be, and the same are hereby, assessed and charged with the total sum for street improvements shown on the line opposite each said property, and same shall constitute a lien thereagainst from and after passage of this ordinance and entry thereof in the City Lien Record and recording as hereinafter provided.

Section 6. The City Recorder be, and she is hereby, directed to enter each and all of said lots, parts of lots, or parcels and the amount of the street assessment thereagainst, as shown by the attached schedules, in the Lien Docket of the city, separate from other and prior or subsequent assessments. Same shall constitute a lien against each respective lot, part of lot, or parcel, payable on or before October 15, 1982, after which date same shall become delinquent and shall bear interest at the rate of 15% per annum from October 15, 1982 until paid.

Section 7. The City Recorder is hereby instructed to give notice of the assessment made hereby to the owners of the property assessed, and to provide said owners with appropriate applications to pay said assessment on the installment basis, pursuant to the Bancroft Bonding Act. The applications shall provide for interest on the assessment for which installment payment application is made at the rate of 12% from October 15, 1982 until the bonds are sold, at which time the rate of interest on bonded assessments shall be adjusted to a rate 1% per annum higher than the annual rate of interest paid by the City of Sherwood upon the bonds, said 1% being for the purpose of payment of the costs of administering the bond program and issuing the bonds as provided by ORS 223.235.

Section 8. Inasmuch as it is necessary for the preservation of the public peace, health and safety of the people of the City of Sherwood that this ordinance take effect immediately in order that provision may be made for payment of the costs of street improvements in the Sunset Boulevard Local Improvement District, an emergency is hereby declared to exist, and this ordinance shall be effective upon its passage by the Council and approval by the Mayor.

PASSED: By unanimous vote of the City Council this 8 day of September, 1982.

Polly Blankenbaker
Polly Blankenbaker, City Recorder

APPROVED: By the Mayor this 9 day of September, 1982.

Clyde List
Clyde List, Mayor

EXHIBIT A



S.W. SUNSET BLVD. LOCAL IMPROVEMENT DISTRICT
 City of Sherwood
 Assessment Tax Roll

<u>Owner</u>	<u>Parcel Description</u>	<u>Assessment</u>
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 1	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 2	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 3	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 4	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 5	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 6	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 7	\$999.65



<u>Owner</u>	<u>Parcel Description</u>	<u>Assessment</u>
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 8	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 9	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 10	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 11	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 12	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 13	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 14	\$999.65



<u>Owner</u>	<u>Parcel Description</u>	<u>Assessment</u>
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 15	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 16	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 17	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 18	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 19	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 20	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 21	\$999.65



<u>Owner</u>	<u>Parcel Description</u>	<u>Assessment</u>
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 22	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 23	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 24	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 25	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 26	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 27	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 28	\$999.65



<u>Owner</u>	<u>Parcel Description</u>	<u>Assessment</u>
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 29	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 30	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 31	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 32	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 33	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 34	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 35	\$999.65



<u>Owner</u>	<u>Parcel Description</u>	<u>Assessment</u>
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 36	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 37	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 38	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 39	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 40	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 41	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 42	\$999.65



<u>Owner</u>	<u>Parcel Description</u>	<u>Assessment</u>
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 43	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 44	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 45	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 46	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 47	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 48	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 49	\$999.65



<u>Owner</u>	<u>Parcel Description</u>	<u>Assessment</u>
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 50	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 51	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Gregory Park Estates Lot 52	\$999.65
CGO Enterprises 2701 Cottage Way Suite 12 Sacramento, CA 95825	Tax Map 2S1 32C Tax Lot 1600	\$67,976.20
Bank of Oregon P.O. Box 606 Woodburn, OR 97071	Tax Map 2S1 32C Tax Lot 1301	\$13,292.00
N.E. Thelma Glendinning c/o Ronald G. Harris Rt. 2, Box 276 Sherwood, OR 97140	Tax Map 2S1 32C Tax Lot 2603	\$18,625.00



Engineer's Report
August 20, 1982 (Rev.)

EXHIBIT 'B'

S.W. Sunset Boulevard L.I.D.
Estimated Project Costs

STREET (PHASED WIDENING)

1. Clearing & Grubbing	LS	\$ 10,000.00
2. Excavation	LS	\$ 20,000.00
3. A.C. Paving, 3" thick	5,400 SY @ \$5.00	\$ 27,000.00
4. 3/4"-0 Rock, 4" thick	5,400 SY @ \$2.00	\$ 10,800.00
5. 2"-0 Rock, 12" thick	5,400 SY @ \$5.00	\$ 27,000.00
6. 3/4" Rock Shoulder 4" thick	2,500 SY @ \$2.00	\$ 5,000.00
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	Total Construction	\$ 99,800.00
	Contingencies, Engineering & Administration (25%)	\$ 24,950.00
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	TOTAL STREET COST	\$124,750.00
	Approximate Linear Feet of Street	1,700
	Estimated Cost Per Foot	\$73.3824



Engineer's Report
August 20, 1982 (Rev.)

EXHIBIT 'B'
Continued

STORM SEWERS

1. Manholes	4 ea. @ \$900.00	\$ 3,600.00
2. 12" C.S.S.P.	750 l.f. @ \$ 15.00	\$11,250.00
3. 36" C.S.S.P.	70 l.f. @ \$ 55.00	\$ 3,850.00
4. Ditch Inlets	6 ea. @ \$500.00	\$ 3,000.00

Total Construction	\$21,700.00
Contingencies, Engineering & Administration (25%)	\$ 5,425.00

TOTAL STORM SEWER \$27,125.00

Assessable Frontage 1,938

Estimated Assessment Per
Front Foot \$ 14.00



Engineer's Reoprt
August 20, 1982 (Rev.)

SUMMARY OF ASSESSMENTS

1. Tax Lot 1600 and portion of 1301 (GREGORY PARK)	
A. Street (Phased Widening)	\$105,500.00
B. Storm Sewer	\$ 14,458.00
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TOTAL ESTIMATED ASSESSMENT	<u>\$119,958.00</u>
2. Remainder of Tax Lot 1301	
A. Street (Phased Widening)	\$ 9,625.00
B. Storm Sewer	\$ 3,667.00
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TOTAL ESTIMATED ASSESSMENT	<u>\$ 13,292.00</u>
3. Tax Lot 2603	
A. Street (Phased Widening)	\$ 9,625.00
B. Storm Sewer	\$ 9,000.00
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TOTAL ESTIMATED ASSESSMENT	<u>\$151,875.00</u>

TOTAL ALL ASSESSMENTS