

CITY OF SHERWOOD, OREGON

ORDINANCE NO. 777

AN ORDINANCE DETERMINING ESTIMATED TOTAL COST OF STREET IMPROVEMENTS IN THE HIGHLAND/WILLAMETTE STREETS 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 DOCKER 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. 773 adopted on August 25, 1982 the Council authorized and directed that construction of street improvements within the boundaries of the Highland/Willamette Streets LID, as bounded and described in Ordinance No. 773, 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 the 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 \$176,475. 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 finds that due to uncertainty of acquisition of grant funds for the portion of the project proposed for Highland Street that work should be deleted from the project and the assessment for same eliminated from the proposed assessment role. The Council further finds that a revised apportionment has been made reflecting that change in the scope of the work to be done in the district. The Council hereby ratifies that revised 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 - Highland/Willamette Streets 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.

Section 5. The Council does hereby determine that the assessments set forth in the attached Property Assessment Roll - Highland Willamette Street 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% per annum 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 of 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 Highland/Willamette Streets 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, City Recorder

APPROVED:

By the Mayor this 8 day of September,
1982.


Clyde List, Mayor

EXHIBIT "A"

HIGHLAND/WILLAMETTE STREET IMPROVEMENTS
 Local Improvement District
 Property Assessment Roll

<u>Tax Lot</u>	<u>Owner</u>	<u>Total Assessment</u>
<u>2S1 32 AB</u>		
500	Dale & Debby Greenberg 690 E. Willamette Sherwood, OR. 97140	\$ 1,540.27
501	Barry Snyder P.O. Box 93 Sherwood, OR. 97140	\$ 1,078.19
502	Larry & Sharon Osterhoudt 650 S.E. Willamette Sherwood, OR. 97140	\$ 1,139.81
1200	Tualatin Rural Fire PD P.O. Box 253 Tualatin, OR. 97062	-0-
1400	Dependable-Fordath, Inc. 400 S.E. Willamette Sherwood, OR. 97140	-0-
1500	Wm. & Margaret Mason 190 S.E. Vista Sherwood, OR. 97140	-0-
1600	Hollis C. Adams 155 Lincoln Sherwood, OR. 97140	-0-
1801	Mark & Kati McKee 195 S.E. Lincoln Sherwood, OR. 97140	\$ 1,540.27
1900	Sanford Rome 1780 E. Willamette St. Sherwood, OR. 97140	-0-
1901	Faye Curtin P.O. Box 6 Sherwood, OR. 97140	\$ 770.14
2000	Dependable-Fordath, Inc. 400 S.E. Willamette Sherwood, OR. 97140	\$ 770.14

<u>Tax Lot</u>	<u>Owner</u>	<u>Total Assessment</u>
<u>2S1 32 AC</u>		
800	Thomas & Eleonara Jeffers 615 S.E. Willamette Sherwood, OR. 97140	\$ 1,540.27
801	Gilbert & Enriqueta Godinez 675 S.E. Willamette Sherwood, OR. 97140	\$ 1,108.99
802	James McGehee 7935 S.W. Willowmere Portland, OR. 97225	\$ 1,108.99
2300	Richard & Jeanette Feldman 495 E. Willamette Sherwood, OR. 97140	\$ 1,540.27
2400	Jack & Diane Cochran 35101 S.W. Ladd Hill Rd. Wilsonville, OR. 97070	\$ 1,540.27
<u>2S1 32 BA</u>		
4100	Dependable-Fordath, Inc. 400 S.E. Willamette Sherwood, OR. 97140	\$ 1,540.27
4200	Phyllis Friend 415 S.E. Willamette Sherwood, OR. 97140	\$ 2,233.39
<u>2S1 32 BD</u>		
100	Beatrice Reinhardt P.O. Box 606 Marquam, OR. 97362	\$ 5,313.93
400	Michael & Kay Elton 1801 S.W. Cloverleaf Rd. Lake Oswego, OR. 97034	\$ 3,280.78
401	Joy Larson 180 Willamette St. Sherwood, OR. 97140	\$ 1,155.20
500	Susan Selby Davis P.O. Box 162 Sherwood, OR. 97140	\$ 1,155.20
600	Arthur & Melvina Salade 280 N.W. 12th Sherwood, OR. 97140	\$ 924.16

<u>Tax Lot</u>	<u>Owner</u>	<u>Total Assessment</u>
<u>2S1 32 BD</u>		
601	Kim Kolleas P.O. Box 662 Sherwood, OR. 97140	\$ 939.56
602	Charles & Margaret Berry 895 E. Willamette Sherwood, OR. 97140	\$ 939.56
615	Ross, Monica, Glenn & Eva Old 135 Bearflag Road Sonoma, CA. 95476	\$ 924.16
616	Nettie Johnson 304 S.W. Highland Dr. Sherwood, OR. 97140	\$ 924.16
633	Bruce & Jacqueline Earley 300 E. Highland Dr. Sherwood, OR. 97140	\$ 924.16
700	Steve & Mary Thomas 105 S.E. Willamette Sherwood, OR. 97140	\$ 1,370.84
1200	Howard & Myra Weston P.O. Box 377 Sherwood, OR. 97140	\$ 847.15
1300	Nellie Thompson et al P.O. Box 473 Sherwood, OR. 97140	\$ 924.16
1400	Marie Roos P.O. Box 132 Sherwood, OR. 97140	\$ 1,386.24
1500	Michael & Elizabeth Roos Rt. 5 Box 395 Sherwood, OR. 97140	\$ 770.14
1501	Karen Chastain P.O. Box 334 Sherwood, OR. 97140	\$ 770.14
1700	Elmer Ficken et al P.O. Box 261 Sherwood, OR. 97140	\$ 770.14
1800	Frank & Mabel Crawford P.O. Box 582 Sherwood, OR. 97140	\$ 847.15



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EXHIBIT 'B'

Highland/Willamette Street Improvements
Estimated Project Costs

STREETS

1. Clearing & Grubbing	Lump sum	\$ 5,600.00
2. Excavation	Lump sum	11,200.00
3. Curb & Gutter	2575 LF @ \$5.50	14,162.50
4. A.C. Paving, 4" thick	4500 SY @ \$6.50	29,250.00
7. 3/4"-0 rock, 3" thick	4500 SY @ \$1.50	6,750.00
9. 2"-0 rock, 12" thick	5700 SY @ \$5.00	28,500.00
10. Sidewalk	9200 SF @ \$1.50	<u>13,800.00</u>
	SUBTOTAL	\$109,262.50

STORM SEWER

1. Manholes	1 EA @ \$900.00	\$ 900.00
2. 21" C.S.S.P.	50 LF @ \$ 25.00	1,250.00
3. 18" C.S.S.P.	400 LF @ \$ 20.00	8,000.00
4. 12" C.S.S.P.	120 LF @ \$ 15.00	<u>1,800.00</u>
	SUBTOTAL	\$ 11,950.00

MISCELLANEOUS

1. Street Trees	28 EA @ \$112.00	\$ 3,136.00
2. R/W. & Utility relocation	Lump Sum	20,400.00
	SUBTOTAL	<u>\$23,536.00</u>

TOTAL CONSTRUCTION	\$144,748.50
CONTINGENCIES, ENGINEERING & ADMINISTRATION (25%)	\$ 36,200.00
TOTAL PROJECT COST	\$180,948.50
AMOUNT TO BE ASSESSED (23%)	\$ 41,618.10



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EXHIBIT 'C"
Highland/Willamette Street Improvements
Estimated Assessments

Amount to Be Assessed = \$41,618.10
Total Benefitted Frontage = 2,702 L.F.
Assessment Per L.F. = \$15.4027

	<u>TAX LOT</u>	<u>ASSESSABLE FRONTAGE</u>	<u>ESTIMATED ASSESSMENT</u>
<u>2S1 32 AB</u>	500	100'	\$1,540.27
	501	70'	1,078.19
	502	74'	1,139.81
	1200	0	-0-
	1400	0	-0-
	1500	0	-0-
	1600	0	-0-
	1801	100'	1,540.27
	1900	0	-0-
	1901	50'	770.14
	2000	50'	770.14
<u>2S1 32 AC</u>	800	100'	\$1,540.27
	801	72'	1,108.99
	802	72'	1,108.99
	2300	100'	1,540.27
	2400	100'	1,540.27
<u>2S1 32 BA</u>	4100	100'	\$1,540.27
	4200	145'	2,233.39
<u>2S1 32 BD</u>	100	345'	\$5,313.93
	400	213'	3,280.78
	401	75'	1,155.20
	500	75'	1,155.20
	600	60'	924.16
	601	61'	939.56
	602	61'	939.56
	615	60'	924.16
	616	60'	924.16
	633	60'	924.16
	700	89'	1,370.84
	1200	55'	847.15
	1300	60'	924.16
	1400	90'	1,386.24
	1500	50'	770.14
	1501	50'	770.14
	1700	50'	770.14
	1800	55'	847.15
		<u>2,702 LF</u>	<u>\$41,618.10</u>