

CITY OF SHERWOOD

ORDINANCE NO. 798

AN ORDINANCE CONFIRMING AND RATIFYING THE RESOLUTION OF THE CITY COUNCIL WITH RESPECT TO THE EDY ROAD WATER AND SANITARY SEWER LOCAL IMPROVEMENT DISTRICT, RESOLUTION NO. 273, ADOPTING FINDINGS AS A RESULT OF HEARINGS HELD WITH RESPECT THERETO; DIRECTING PREPARATION OF CONSTRUCTION PLANS AND SPECIFICATIONS, ESTIMATES FOR THE TOTAL COSTS OF THE IMPROVEMENTS, PREPARATION OF ASSESSMENT ROLE BASED ON ESTIMATED COSTS; DIRECTING THAT HEARINGS BE HELD WITH RESPECT THERETO, GIVING OF NOTICE WITH RESPECT THERETO, AND DECLARING AN EMERGENCY.

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WHEREAS, pursuant to Ordinance No. 738 of the City of Sherwood, a resolution of intent to form the Edy Road Water and Sanitary Sewer Local Improvement District, Resolution No. 273, was enacted by the Sherwood City Council on October 12, 1983; and

WHEREAS, pursuant to said resolution a public hearing was held by the City Council on November 9, 1983, 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 Edy Road Water and Sanitary Sewer Local Improvement District as set forth in Resolution No. 273 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 Edy Road Water 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 November 9, 1983, 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 September 29, 1983, 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 or 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 No.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 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 8<sup>th</sup> day of February, 1984.

Polly Blankenbaker  
Polly Blankenbaker, City Recorder

APPROVED: By the Mayor this 9<sup>th</sup> day of February, 1984.

Mary L. Tobias  
Mary Tobias, Mayor



DAVID EVANS AND ASSOCIATES, Inc.

2626 SW CORBETT AVENUE · PORTLAND, OREGON 97201 · 503/223-6663

SHW005

ENGINEER'S REPORT

rev. 9-29-83

EDY ROAD L.I.D.

City of Sherwood, Oregon

This report and the attached exhibits set forth the Scope of Improvements for the EDY ROAD L.I.D., consisting of sanitary sewers and water lines.

PROJECT DESCRIPTION

Sanitary sewer and water line construction on S.W. Edy Road (between Pacific Highway and the westerly City limits line), Pacific Highway (between N.W. 12th Street and the proposed "Old World" development) and a portion of the Pacific Highway Lateral Sewer.

The City of Sherwood Community Development Plan, Part 2, Section XII, "Community Facilities and Services," has designated sanitary sewer and water line extensions to be constructed along S.W. Edy Road and Pacific Highway, as described above, 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 single-family homes and businesses that are presently served by septic tanks and an overworked 2" water line. Construction of the EDY ROAD L.I.D. would provide much needed services and fire protection to the area and would allow for continued building growth in the future.

ASSESSMENT

It is our recommendation that the improvements be assessed on an area basis according to serviceability. For instance, the area of serviceability for sewer, on some improvements, would be less than that for water.



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EXHIBIT "A"

EDY ROAD L.I.D.

Assesment District Boundary

A tract of land situated in Section 20, T.2S., R.1W., W.M., City of Sherwood, Washington County, Oregon more particulary described as follows:

Beginning at the intersection of the southerly right-of-way line of S.W. Pacific Highway and the westerly right-of-way line of N. Sherwood Boulevard; thence southwesterly along the said southerly right-of-way line of S.W. Pacific Highway to the northeasterly corner of Tax Lot 801, Assessor's Map No. 2S1 30D; thence southeasterly along the easterly line of said Tax Lot 801 to the southeasterly corner thereof; thence southwesterly along the southerly line of said Tax Lot 801 to the southwest corner thereof; thence northwesterly along the westerly line of said Tax Lot 801 to a point on the said southerly right-of-way line of S.W. Pacific Highway; thence southwesterly along the said southerly right-of-way line to a point that is the southerly extension of the westerly line of Tax Lot 1000, Assessor's Map No. 2S1 30D; thence northerly, crossing said S.W. Pacific Highway, along the westerly line of said Tax Lot 1000 and along the westerly lines of Tax Lots 1001 and 2201, Assessor's Map No. 2S1 30D to the intersection with the southerly right-of-way line of S.W. Edy Road; thence easterly, along the said southerly right-of-way line to a point that is opposite the southerly extension of the westerly line of Tax Lot 1603, Assessor's Map No. 2S1 30A; thence northerly, leaving the said southerly right-of-way line (and crossing said S.W. Edy Road) along the said westerly line of Tax Lot 1603 to the northwest corner thereof; thence easterly, along the northerly line of the said Tax Lot 1603 and also the northerly lines of Tax Lots 1600 and 1602, Assessor's Map No. 2S1 30A to the northeasterly corner of said Tax Lot 1602; thence southerly, along the easterly line of said Tax Lot 1602 to the northwesterly corner of Tax Lot 1800, Assessor's Map No. 2S1 30A; thence easterly along the northerly line of said Tax Lot 1800 and also the northerly lines of Tax Lots 1900, 2000 and 800, Assessor's Map No. 2S1 30A to the intersection with the westerly right-of-way line of S.W. Scholls-Sherwood Road; thence southerly along the said westerly right-of-way line, and its southerly extension thereof, to the Point of Beginning.



EXHIBIT "B"

EDY ROAD L.I.D.

Estimated Project Costs

A. SANITARY SEWERS (EDY ROAD)

1. Manholes	6 ea @ \$1,500.00	\$	9,000.00
2. 8" C.S.P.	2,300 LF @ \$ 20.00	\$	46,000.00
3. 6" C.S.P.	400 LF @ \$ 10.00	\$	4,000.00
4. Conn. to exist. manhole	Lump Sum	\$	1,000.00
5. A.C. replacement	200 SY @ \$ 3.00	\$	600.00
			<u>60,600.00</u>
	TOTAL CONSTRUCTION	\$	60,600.00
	Contingencies, Engineering & Administration (25%)	\$	<u>15,150.00</u>
	TOTAL TO BE ASSESSED	\$	75,750.00
	Total benefitted area		2,038,670 S.F.
	Assessment/square foot		\$0.03716

B. SANITARY SEWER (PACIFIC HIGHWAY LATERAL SEWER)

1. Manholes	2 ea @ \$1,500.00	\$	3,000.00
2. 8" C.S.P.	680 LF @ \$ 16.00	\$	10,880.00
3. Conn. to exist. manhole	Lump Sum	\$	1,000.00
			<u>14,880.00</u>
	TOTAL CONSTRUCTION	\$	14,880.00
	Contingencies, Engineering & Administration (25%)	\$	<u>3,720.00</u>
	TOTAL TO BE ASSESSED	\$	18,600.00
	Total benefitted area		337,665 S.F.
	Assessment/square foot		\$0.05508

C. SANITARY SEWER (EAST ALONG PACIFIC HWY)

1. Manholes	2 ea @ \$1,500.00	\$	3,000.00
2. 8" C.S.P.	650 LF @ \$ 20.00	\$	13,000.00
3. Creek crossing	Lump Sum	\$	2,000.00
4. Conn. to exist. manhole	Lump Sum	\$	1,000.00
			<u>19,000.00</u>
	TOTAL CONSTRUCTION	\$	19,000.00
	Contingencies, Engineering & Administration (25%)	\$	<u>4,750.00</u>
	TOTAL TO BE ASSESSED	\$	23,750.00
	Total benefitted area		395,524 S.F.
	Assessment/square foot		\$0.06005



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EXHIBIT "B" (cont.)

D. WATER LINE (S.W. EDY ROAD)

1.	10" D.I. Water	2,300 LF @ \$ 18.00	\$ 41,400.00
2.	Fire Hyd. Assy.	5 ea @ \$1,200.00	\$ 6,000.00
3.	10" valves	2 ea @ \$ 500.00	\$ 1,000.00
4.	3/4" House Services	18 ea @ \$ 150.00	\$ 2,700.00
5.	10" x 2" Blow-off	1 ea @ \$ 300.00	\$ 300.00
6.	A.C. replacement	100 SY @ \$ 3.00	\$ 300.00
7.	Conn. to exist. 12" water	Lump Sum	\$ 500.00
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		TOTAL CONSTRUCTION	\$ 52,200.00
		Contingencies, Engineering & Administration (25%)	\$ 13,050.00
		TOTAL TO BE ASSESSED	\$ 65,250.00
		Total benefitted area	3,037,874 S.F.
		Assessment/square foot	\$0.02148

E. WATER LINE (SMITH FARM EST. TO N.W. 12TH ST.)

1.	10" D.I. Water	1,400 LF @ \$ 18.00	\$ 25,200.00
2.	Fire Hyd. Assy.	3 ea @ \$1,200.00	\$ 3,600.00
3.	10" valves	1 ea @ \$ 500.00	\$ 500.00
4.	A.C. replacement	100 SY @ \$ 3.00	\$ 300.00
5.	Conn. to exist. 6" water	Lump Sum	\$ 500.00
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		TOTAL CONSTRUCTION	\$ 30,100.00
		Contingencies, Engineering & Administration (25%)	\$ 7,525.00
		TOTAL TO BE ASSESSED	\$ 37,625.00
		Total benefitted area	534,556 S.F.
		Assessment/square foot	\$0.07039

F. WATER LINE (HWY CROSSING @ DRIFTWOOD MOBILE HOME PARK)

1.	8" D.I. Water	250 LF @ \$ 16.00	\$ 4,000.00
2.	Fire Hyd. Assy.	1 ea @ \$1,200.00	\$ 1,200.00
3.	Bore under Pacific Hwy.	160 LF @ \$ 100.00	\$ 16,000.00
4.	8" valves	1 ea @ \$ 450.00	\$ 450.00
5.	A.C. replacement	50 SY @ \$ 3.00	\$ 150.00
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		TOTAL CONSTRUCTION	\$ 21,800.00
		Contingencies, Engineering & Administration (25%)	\$ 5,450.00
		TOTAL TO BE ASSESSED	\$ 27,250.00
		Total benefitted area	395,524 S.F.
		Assessment/square foot	\$0.06890



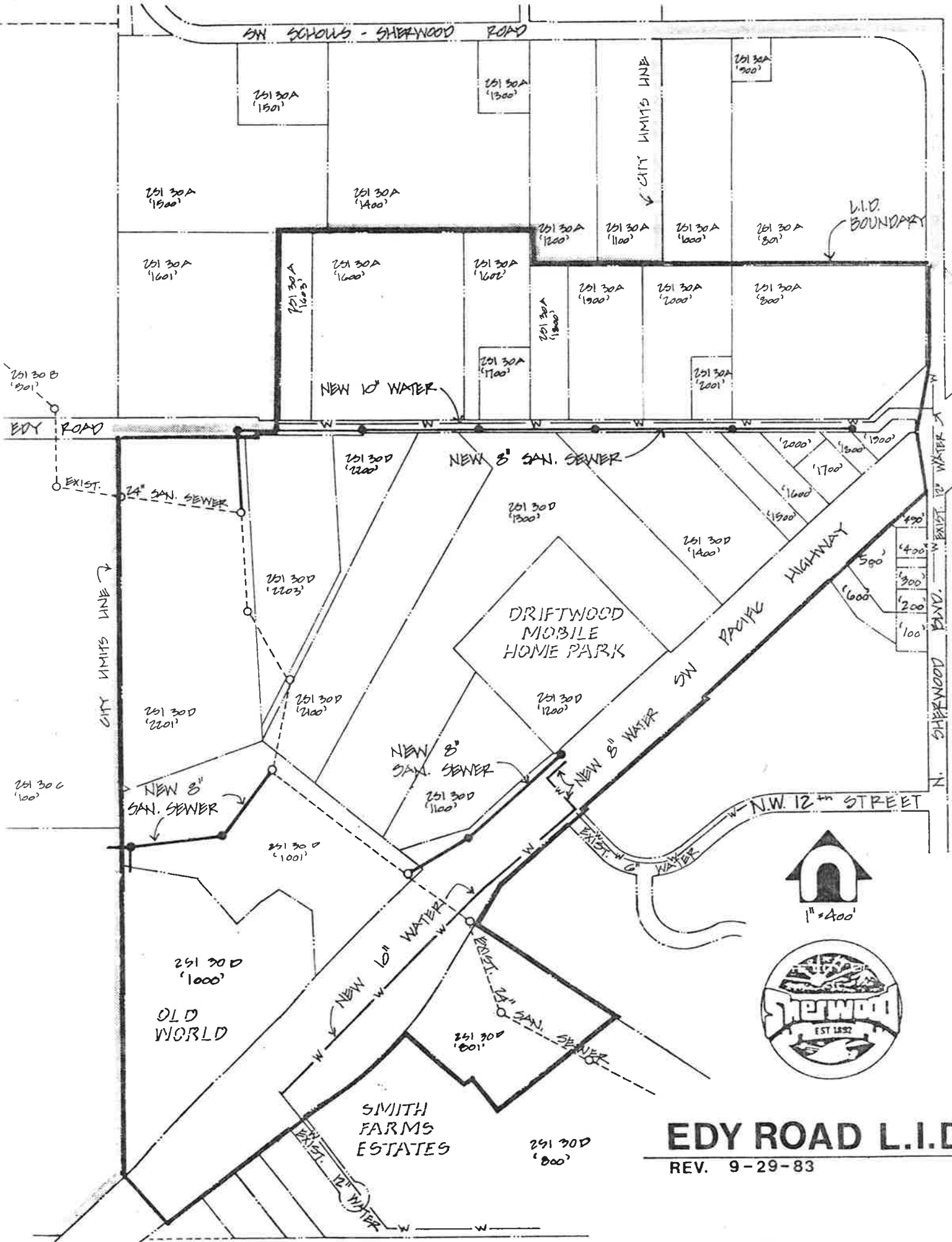
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EXHIBIT "C"  
EDY ROAD L.I.D.  
Estimated Assessments

<u>TAX LOT</u>	<u>AREA (A)</u>	<u>ASSESSMENT</u>	<u>AREA (B)</u>	<u>ASSESSMENT</u>	<u>AREA (C)</u>	<u>ASSESSMENT</u>
2S1 30A						
800	295,337	\$10,973.71	-0-		-0-	
1600	311,454	11,572.56	-0-		-0-	
1602	95,832	3,560.79	-0-		-0-	
1603	66,211	2,460.17	-0-		-0-	
1700	40,075	1,489.05	-0-		-0-	
1800	62,291	2,314.52	-0-		-0-	
1900	120,226	4,467.19	-0-		-0-	
2000	118,048	4,386.26	-0-		-0-	
2001	31,363	1,165.34	-0-		-0-	
2S1 30D						
801	-0-		-0-		-0-	
1000	-0-		337,665	\$18,600.00	-0-	
1001	-0-		-0-		-0-	
1100	-0-		-0-		145,490	\$ 8,736.25
1200	-0-		-0-		250,034	15,013.97
1300	344,560	12,802.67	-0-		-0-	
1400	197,327	7,332.00	-0-		-0-	
1500	42,253	1,569.98	-0-		-0-	
1600	37,026	1,375.76	-0-		-0-	
1700	23,958	890.20	-0-		-0-	
1800	10,454	388.43	-0-		-0-	
1900	12,197	453.20	-0-		-0-	
2000	14,810	550.29	-0-		-0-	
2100	135,036	5,017.48	-0-		-0-	
2200	80,212	2,980.40	-0-		-0-	
2201	-0-		-0-		-0-	
2203	-0-		-0-		-0-	

	<u>AREA (D)</u>	<u>ASSESSMENT</u>	<u>AREA (E)</u>	<u>ASSESSMENT</u>	<u>AREA (F)</u>	<u>ASSESSMENT</u>	<u>TOTAL</u> <u>ASSESSMENT</u>
	295,337	\$ 6,343.50	-0-		-0-		\$17,317.21
	311,454	6,689.67	-0-		-0-		18,262.23
	95,832	2,058.36	-0-		-0-		5,619.15
	66,211	1,422.14	-0-		-0-		3,882.31
	40,075	860.76	-0-		-0-		2,349.81
	62,291	1,337.94	-0-		-0-		3,652.46
	120,226	2,582.31	-0-		-0-		7,049.50
	118,048	2,535.53	-0-		-0-		6,921.79
	31,363	673.64	-0-		-0-		1,838.98
	-0-		196,891	\$13,858.27	-0-		\$13,858.27
	-0-		337,665	\$23,766.73	-0-		42,366.73
	-0-		-0-		-0-		-0-
3	-0-		-0-		145,490	\$10,023.67	18,759.90
7	-0-		-0-		250,034	17,226.33	32,240.10
	510,088	10,956.10	-0-		-0-		23,758.77
	197,327	4,238.35	-0-		-0-		11,570.35
	42,253	907.55	-0-		-0-		2,477.53
	37,026	795.28	-0-		-0-		2,171.04
	23,958	514.59	-0-		-0-		1,404.79
	10,454	224.54	-0-		-0-		612.97
	12,197	261.98	-0-		-0-		715.18
	14,810	318.10	-0-		-0-		868.39
	299,257	6,427.69	-0-		-0-		11,445.17
	91,912	1,974.16	-0-		-0-		4,954.56
	458,251	9,842.70	-0-		-0-		9,842.70
	199,504	4,285.11	-0-		-0-		4,285.11





**EDY ROAD L.I.D.**  
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