

CITY OF SHERWOOD

ORDINANCE NO. 809

AN ORDINANCE DETERMINING ESTIMATED TOTAL COST OF WATER LINE AND SANITARY SEWER LINE IMPROVEMENTS IN THE EDY ROAD LOCAL IMPROVEMENT DISTRICT; DETERMINING THAT THE PROPERTY BENEFITED SHALL BEAR ALL COSTS OF WATER AND SEWER 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 THE 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

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THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Section 1. The council finds that by Ordinance No. 798 adopted on February 8, 1984, the Council authorized and directed that construction of water and sewer line improvements within the boundaries of the Edy Road Water and Sanitary Sewer Local Improvement District, as bounded and described in Ordinance No. 798, 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 6, 1984, 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, and legal and administrative cost with respect to the water and sewer line improvements, the engineer's estimate being attached hereto as Exhibit "I". The Council hereby finds that said computation of the total estimated cost of said water and sewer line improvements is determined to be the sum of \$283,304.90. 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 and sewer line improvements, and together shall bear all of the cost of said improvements, except the sum of \$6800.00 to be credited to property owners for certain existing improvements as shown on item G of Exhibit "C" of the attached engineer's report (Exhibit I).

Section 3. The Council finds that the apportionment of the estimated cost as proposed by the engineer is fair and equitable. The Council hereby approves and adopts said estimated final cost of said sewer line improvements upon each lot, part of lot and parcel of land, as prepared by the city staff and consultants and as set forth in Exhibit "C" of the attached schedule, Exhibit "I", entitled "Edy Road Assessments", 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. Exhibit "C" to Exhibit "I" is therefore, hereby determined to be the assessment pole for the Ed Road Water and Sewer Local Improvement District.

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 water and sewer line improvement,

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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 provision for a hearing on said objections on July 11, 1984. The Council further finds that said notice was due and proper and that pursuant thereto the Council heard and considered at its meeting of July 11, 1984, 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 Exhibit "C" to Exhibit "I" - Edy Road Assessments, are property apportioned according to the special and peculiar benefits accruing to each parcel, part of lot, or lot benefited by the water and sewer line 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 water and sewer line 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 water and sewer line assessments 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 September 10, 1984, after which date same shall become delinquent and shall bear interest at the rate of 15% per annum from September 10, 1984, 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 September 10, 1984, 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 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 water and sewer line improvements in the Edy Road 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.

Duly passed by the City Council this  
25 day of July, 1984.

Polly Blankenbaker  
Polly Blankenbaker, City Recorder

Approved by the Mayor this 20<sup>th</sup> day  
of August, 1984.

Mary L. Tobias  
Mary Tobias, Mayor of the  
City of Sherwood

2. ORDINANCE NO. 809



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.

Exhibit I to ordinance # \_\_\_\_\_



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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 southwestery 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 northwestery 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 north-easterly corner of said Tax Lot 1602; thence southerly, along the easterly line of said Tax Lot 1602 to the northwestery 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.



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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

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

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

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.  
Assessment/square foot \$0.06890

EXHIBIT "B" (continued)

G. EXIST. 2" WATER LINE (S.W. EDY ROAD)

1. 2" water line	2,671,098 sq. ft.	\$6,800
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## EX BIT "C"

EDY RD. L.I.D.  
ASSESSMENTSSEWER

		A.	B.	C.	TOTAL
	BENEFITTED		PACIFIC HIGHWAY	EAST ALONG	SEWER
TAX LOT	AREA	EDY ROAD	LATERAL SEWER	PACIFIC HWY	ASSESSMENT
2S1 30A					
800	295,337	\$11,420.35			\$ 11,420.35
1600	311,454	12,043.58			12,043.58
1602	95,832	3,705.72			3,705.72
1603	66,211	2,560.30			2,560.30
1700	40,075	1,549.66			1,549.66
1800	62,291	2,408.72			2,408.72
1900	120,226	4,649.01			4,649.01
2000	118,048	4,564.79			4,564.79
2001	31,363	1,212.77			1,212.77
2S1 30D					
801	0				0
1000	337,665		\$19,357.04		19,357.04
1001	0				0
1100	137,214			\$ 8,757.88	8,757.88
1200	250,034			15,958.78	15,958.78
1300	344,560	13,323.76			13,323.76
1400	197,327	7,630.42			7,630.42
1500	42,253	1,633.88			1,633.88
1600	37,026	1,431.76			1,431.76
1700	23,958	926.43			926.43
1800	10,454	404.24			404.24
1900	12,197	471.65			471.65
2000	14,810	572.69			572.69
2100	135,036	5,221.70			5,221.70
2200	80,212	3,101.71			3,101.71
2201	0				0
2203	0				0
		<hr/>	<hr/>	<hr/>	<hr/>
		\$78,833.14	\$19,357.04	\$24,716.66	\$122,906.84

## EXHIBIT "C"

OWNER	PARCEL	TOTAL WATER & SEWER ASSESSMENT
Phyllis Anderson c/o Robert Gray P.O. Box 23516 Tigard, Ore. 97223	2S1 30A : 800	\$17,592.77
Byron & Dorothy Houston Rt. 4 Box 234 Sherwood, Ore. 97140	2S1 30A : 1600	18,552.93
Peter Wyckoff Rt. 4 Box 232A Sherwood, Ore. 97140	2S1 30A : 1602	5,708.91
Joseph Loranger Rt. 4 Box 234-1A Sherwood, Oregon 97140	2S1 30A : 1603	3,944.89
Harold L. & Alice Stearns Rt. 4 Box 231 Sherwood, Oregon 97140	2S1 30A : 1700 : 1800	2,387.38 3,711.40
Gerald Harvey Rt. 4 Box 230 Sherwood, Ore. 97140	2S1 30A : 1900	7,162.22
Jerry Burge Rt. 3 Box 399 Newberg, Ore. 97132	2S1 30A : 2000	7,032.92
Dennis Murry Rt. 4 Box 229 Sherwood, Oregon 97140	2S1 30A : 2001	1,869.20
Richard Smith 13175 SW Bull Mtn. Rd. Tigard, Ore. 97223	2S1 30D : 801	11,928.18
Josef Bischof 7561 Center Dr. Huntington Beach, Ca. 92647	2S1 30D : 1000	71,167.07

## EXHIBIT "C"

OWNER	PARCEL	TOTAL WATER & SEWER ASSESSMENT
Mary Lockwood 26271 NE Butteville Rd. Aurora, Ore. 97002	2S1 30D : 1100	\$18,806.39
Ray Zettlemoyer 21305 SW Pacific Hwy Sherwood, Ore. 97140	2S1 30D : 1200	34,269.38
Emilie List 21235 SW Pacific Hwy. Sherwood, Ore. 97140	2S1 30D : 1300	23,784.20
Norma Oyler 21175 SW Pacific Hwy Sherwood, Ore. 97140	2S1 30D : 1400	11,754.58
Frank Kline c/o Sherwood Peddlers Inv. 1019 SW Columbia Portland, Ore. 97201	2S1 30D : 1500	2,517.68
	2S1 30D : 1600	2,205.99
	2S1 30D : 1700	1,488.22
Faye M. & Agnes Dripps 21055 SW Pacific Hwy. Sherwood, Ore. 97140	2S1 30D : 1800	623.38
Paul S. Seldon 26271 NE Butteville Rd. Aurora, Ore. 97002	2S1 30D : 1900	726.66
Boyd R. & Suzanne Myers c/o Sherwood Peddler #2 1221 SW Yamhill #301 Portland, Ore. 97205	2S1 30D : 2000	882.97
Larry Spath Rt. 2 Box M6G Sherwood, Oregon 97140	2S1 30D : 2100	10,967.01
Roy & Inez Alsterberg Rt. 4 Box 235 Sherwood, Ore. 97140	2S1 30D : 2200	4,968.67

## EXHIBIT "C"

OWNER	PARCEL	TOTAL WATER & SEWER ASSESSMENT
Lyle McCallum Rt. 4 Box 235 Sherwood, Ore. 97140	2S1 30D : 2201	\$ 8,345.22
Sylvester Meigs Rt. 4 Box 234A Sherwood, Ore. 97140	2S1 30D : 2203	4,106.72