

CITY OF SHERWOOD, OREGON

ORDINANCE NO. 87-856

Failed

AN ORDINANCE RATIFYING RESOLUTION NO. 86-363 WITH RESPECT TO THE SHERWOOD-SCHOLLS ROAD WATER LOCAL IMPROVEMENT DISTRICT, ADOPTING FINDINGS AS A RESULT OF HEARINGS ON THE RESOLUTION, ORDERING THE PREPARATION OF CONSTRUCTION PLANS AND SPECIFICATIONS, ESTIMATES FOR THE TOTAL COSTS OF THE IMPROVEMENTS, PREPARATION OF ASSESSMENTS BASED ON THE ESTIMATED COSTS, ADOPTING OTHER STANDARD PROCEDURES AS SET BY CITY ORDINANCES, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinance No. 738, Resolution No. 86-363, showing intent to form the Sherwood-Scholls Road Water Local Improvement District, was enacted by the City Council on December 10, 1986; and

WHEREAS, pursuant to said Resolution, a public hearing was held by the City Council on January 14, 1987, after due and legal notice to affected property owners; and

NOW, THEREFORE, THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Section 1. That the intention to form the Sherwood-Scholls Road Water Local Improvement District, as set forth in Resolution No. 86-363, is hereby ratified, as there are insufficient remonstrances to preclude formation of the proposed district and the making of proposed improvements, and 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. That the Sherwood-Scholls Road Water 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, and by this reference incorporated herein.

Section 3. That, after consideration of public testimony received at the hearing on January 14, 1987, and after consideration of the proposed improvements and benefits to be received by the benefited properties, the City Engineer's report dated November 21, 1986, and marked Exhibit B, and by this reference incorporated herein, and assessment methodology set forth in the City Engineer's report, 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, is adopted.

Section 4. The City Council having acquired jurisdiction to order the improvements made, orders that the improvements, as described in the City Engineer's report and Resolution No. 86-363, be constructed, and authorizes the City Engineer to proceed with preparing detailed plans, construction drawings and cost estimates along with estimates for the associated costs of engineering, bonding, and administering the project, and the manner of apportioning the estimated total costs upon the basis of the benefits received by each tract, lot, or parcel of land, and file same with the City Recorder.

Section 5. The City Council finds that it is appropriate that the procedure for making the proposed improvements and assessing the cost to benefited properties be the same as that set forth in Section 10 of Ordinance No. 738, and therefore approves said procedure to 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, an emergency is hereby declared to exist and the Ordinance shall become effective upon its passage by the Council and signature by the Mayor.

Duly passed by the City Council this _____ day of January, 1987.

Polly Blankenbaker, City Recorder

Approved by the Mayor this _____ day of January, 1987.

Mary L. Tobias, Mayor
City of Sherwood

	<u>AYE</u>	<u>NAY</u>
TOBIAS	_____	_____✓
OYLER	_____✓	_____
MANDERFELD	_____	_____✓
BIRCHILL	_____	_____✓
STEWART	_____	_____✓



EXHIBIT "A"
S.W. SCHOLLS-SHERWOOD ROAD WATER L.I.D.
ASSESSMENT DISTRICT BOUNDARY

A tract of land situated in Section 30, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon, more particularly described as follows:

Beginning at the intersection of the northerly right-of-way line of S.W. Scholls-Sherwood Road and the easterly line of Tax Lot 500, Assessor's Map 2S1 30A; thence southerly, along the southerly extension of the said easterly line of Tax Lot 500 to a point on the southerly right-of-way line of said S.W. Scholls-Sherwood Road; thence westerly, along the said southerly right-of-way line and the northerly line of Tax Lot 1500, Assessor's Map 2S1 30A to the northwesterly corner thereof; thence southerly, along the westerly line of said Tax Lot 1500, 110.0 feet, more or less; thence westerly, leaving said westerly line, parallel with the southerly line of Tax Lot 400, Assessor's Map 2S1 30B to a point on the westerly line thereof; thence northerly along the said westerly line of Tax Lot 400 and the westerly lines of tax Lots 200 and 100, Assessor's Map 2S1 30B to the northerly line of said Tax Lot 100; thence easterly, along the said northerly line of Tax Lot 100 and its easterly extension to a point on the easterly right-of-way line of said S.W. Scholls-Sherwood Road; thence southerly, along said easterly right-of-way line to the intersection with the northerly line of Tax Lot 200, Assessor's Map 2S1 30A; thence easterly, along said northerly line of Tax Lot 200 to the northeasterly corner thereof; thence southerly, along the easterly line of said Tax Lot 200 to a point on the northerly line of Tax Lot 300, Assessor's Map 2S1 30A; thence easterly, along the said northerly line of Tax Lot 300, 550 feet, more or less, to a point that is on the northerly extension of the westerly line of Tax Lot 301, Assessor's Map 2S1 30A; thence southerly, along the said northerly extension of said westerly line to the northwesterly corner of said Tax Lot 301; thence southerly, along the westerly line of said Tax Lot 301 to the southwest corner thereof; thence easterly, along the southerly line of said Tax Lot 301 to the northwesterly corner of said Tax Lot 500, Assessor's Map 2S1 30A; thence southerly, along the said westerly line of Tax Lot 500 to the Point of Beginning.



DAVID EVANS AND ASSOCIATES, INC.

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

Exhibit B

ENGINEER'S REPORT

SHW005

S.W. SCHOLLS-SHERWOOD ROAD WATER L.I.D.
CITY OF SHERWOOD, OREGON

This report and the attached exhibits set forth the Scope and Improvements for the S.W. SCHOLLS-SHERWOOD WATER L.I.D., consisting of 8-inch water lines and appurtenances.

PROJECT DESCRIPTION

8-inch water line construction on S.W. Scholls-Sherwood Road northwesterly of Six-Corners, extending westerly and northerly and easterly from the northerly extension of a 10-inch water main being privately constructed through Tax Lot 1400, Assessor's Map No. 2S1 30A.

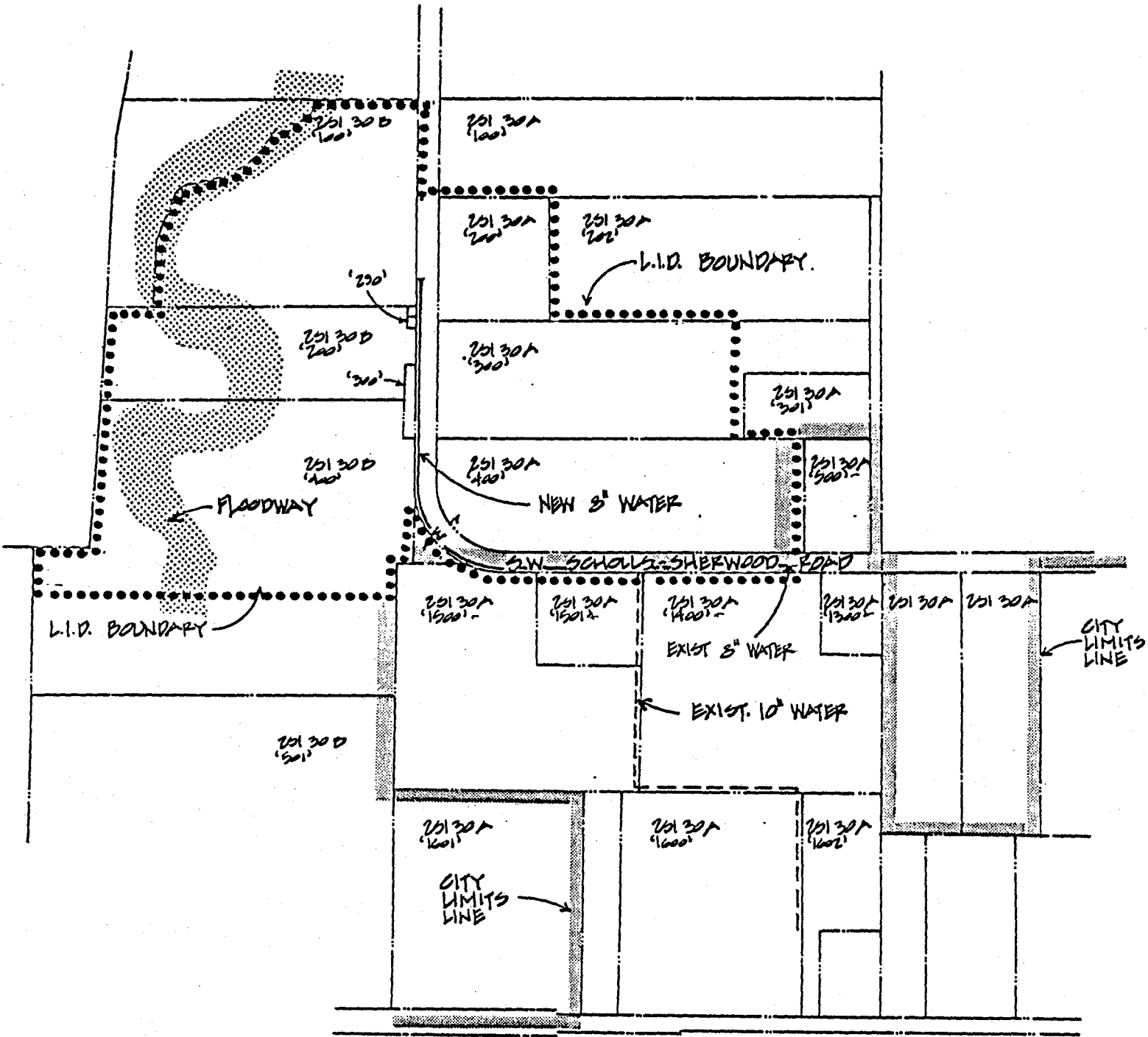
The City of Sherwood Community Development Plan, Part 2, Section XII, "Community Facilities and Services," has designated water line extensions to be constructed along S.W. Scholls-Sherwood Road as part of a Master Plan to provide essential services to the area within the L.I.D. boundary and to provide future extensions without.

PRELIMINARY DESIGN

This project, when completed, will serve existing and future single-family homes and businesses, some of which are presently served by an high-maintenance and overworked 2" water line. Construction of the new water line will provide much needed services and fire protection to the area.

ASSESSMENT

It is our recommendation that the improvements be assessed on an area basis whereas the total costs of the improvements including interest, engineering and administration be applied to the total area within the L.I.D. boundary, excluding land within the identified "floodway".



S.W. SCHOLLS-SHERWOOD ROAD
WATER L.I.D.

360

SHW005
Revised
11-21-86

S.W. SCHOLLS-SHERWOOD ROAD WATER L.I.D.
ESTIMATED PROJECT COSTS
Area Basis

A. Water Line

1.	8" water	1,300 L.F. @ \$	18.00	\$23,400.00
2.	Fire Hydrant assemblies	2 ea. @ \$	1,200.00	2,400.00
3.	10" gate valves	1 ea. @ \$	500.00	500.00
4.	8" gate valves	1 ea. @ \$	250.00	250.00
5.	3/4" house services	6 ea. @ \$	150.00	900.00
6.	8" x 2" blow-offs	1 ea. @ \$	250.00	250.00
7.	Connection to existing 10"	1 ea. @ \$	500.00	500.00
8.	A.C. replacement	150 S.Y. @ \$	3.00	<u>450.00</u>
	TOTAL CONSTRUCTION			\$28,650.00
	Contingencies, Engineering and Administration (25%)			7,150.00
	Bonding			5,500.00
	Credit for existing 2" water line			(5,040.00)
	TOTAL TO BE ASSESSED Except Payback Agreement			\$36,260.00
	Total Benefitted Area		1,543,625 Sq. Ft.	
	Assessment/Square Foot		\$0.023/Sq. Ft.	

3EN

SHW005
Revised
11-21-86

S.W. SCHOLLS-SHERWOOD ROAD WATER L.I.D.
ASSESSMENTS
Area Basis

<u>Tax Lot</u>	<u>Area</u>	<u>Assessment</u>	<u>Existing Water Buy Back</u>	<u>Total</u>
251 30 A				
200	102,366	\$ 2,404.59	\$ 305.20	\$ 2,709.79
300	277,669	6,522.50	827.87	7,350.37
400	313,659	7,367.90	935.17	8,303.07
251 30 B				
100	293,353	\$ 6,890.90	\$ 874.63	\$ 7,765.53
200	170,378	4,002.21	507.98	4,510.19
290	-0-		-0-	
300	-0-		-0-	
400	386,200	9,071.90	1,351.23	10,423.13