## ORDINANCE BILL NO. 12 FOR 1988

# ORDINANCE NO. 982

#### AN ORDINANCE INITIATING A WATER IMPROVEMENT DISTRICT FOR:

Jefferson Street, beginning at Mountain View Road, approximately 160 feet southwest of the intersection of the centerlines of Mountain View Road and 23rd Avenue, and running east along Jefferson Street for a distance of 750 feet, more or less, to the present east terminus of Jefferson Street;

#### AND DECLARING AN EMERGENCY.

WHEREAS, the City Council has heretofore, on August 9, 1988, by Resolution No. 15 for 1988, directed the preparation of plans and cost estimates for said proposed water improvement, and did appoint a Board of Viewers for the purpose of investigating said plans and cost estimates, and said Viewers filed their reports with the City Recorder on September 22, 1988; and

WHEREAS, notices of said reports as filed were thereafter given in accordance with Ordinance No. 505, and a public hearing was held on October 11, 1988; and

WHEREAS, the Council, being fully advised therein finds it is just and reasonable and in the best interest of the City of Sweet Home to install such water improvement;

NOW, THEREFORE, THE CITY OF SWEET HOME DOES ORDAIN AS FOLLOWS:

- Section 1. The estimated assessments for such improvement are as shown on the attached engineering report.
- Section 2. The estimated assessments set out above are hereby declared to be just and proper assessments to the property abutting thereon and benefited thereby.
- Section 3. Said water improvement district is hereby established.
- Section 4. The City Manager is hereby directed to call for bids for said water improvement district.

Section 5. WHEREAS, it is necessary, and it is for the interest and benefit of the City that this ordinance become effective immediately, an emergency is hereby declared to exist and this ordinance shall be in full force and effect after the passage by the Council and approval by the Mayor.

PASSED by the Council and approved by the Mayor this 22nd day of November, 1988.

Mayor

ATTEST:

City Manager - Ex Officio City Recorder

PRELIMINARY ENGINEERING REPORT

JEFFERSON STREET WATER EXTENSION

LOCAL IMPROVEMENT DISTRICT

CITY OF SWEET HOME
SEPTEMBER 1988

# A. GENERAL INFORMATION -- AREA INVOLVED

The residents living along Jefferson Street (east of Mountain View Road) do not have city water service (see Map I). They have petitioned the City Council, requesting a local improvement district (LID) be formed to extend the city waterline to serve their properties. The proposed district boundary is shown on Map 2. The affected properties are detailed on Table I.

### B. PROPOSED IMPROVEMENTS & COST ESTIMATE

The proposed improvements will consist of connecting to the existing 10" waterline along Mountain View Road and extending a 6" waterline easterly for 750'. Service connections will be extended to 10' either side of the new waterline. Fire hydrants will be located at Mountain View Road and the east end of the proposed waterline extension. (See Map 3)

### COST ESTIMATE

1.	Connect to Existing Waterline	\$900.00
2.	6" Waterline 750' @ 13.50	10,125.00
3.	Hydrant Assembly 2 @ 1400.00	2,800.00
4.	Service Connections 12 @ 75.00	900.00
5.	3/4" Meter Stop/Box 12 @ 50.00	600.00
6.	3/4" Service Lines 120' @ 5.00	600.00
	sub-total	\$15,925.00
	Contingency	875.00
	Engineering	*
	Total Estimated Project Cost	\$16,800.00

<sup>\*</sup>Paid from city water extension fund (\$1640.00)

## C. ALLOCATION OF COST AMONG BENEFITED PROPERTIES

In a local improvement district, cost of improvements are borne in whole or in part by each property in proportion to the amount of benefit received.

The cost of improvements for this project will be distributed in two parts: One-half of the project cost will be divided equally among the benefited properties as each property will benefit directly. The remaining one-half of the project costs will be divided according to the benefited area. A larger lot will gain more benefit than a smaller lot. The lot area to be benefited will be considered as front footage x 140' depth. See Table II for computed areas of benefited properties.

Tax lots #800 and #900 are areas too small to be properly developed, thus will not benefit directly from this project. The following properties will benefit directly for a total of 12 lots:

Tax Lot #								
600	700	901	902	1000	1100	1200	1400	1500
			1600	1601	1703			

TABLE II
Areas of Benefiting Properties

Tax Lot #	Area(S.F.)	Tax Lot #	Area(S.F.)
600	118' x 70' = 8,260	1200	$150' \times 125' = 18,750$
700	$100^{\circ} \times 70^{\circ} = 7,000$	1400	100' x 125' = 12,500
901	80' x 100'= 8,000	1500	75' x 125' = 9,375
902	$70^{\circ} \times 100^{\circ} = 7,000$	*1600	50' x 128' = 9,150 110' x 25'
1000	50' x 125'= 6,250	*1601	136.5' x 140'= 19,110
1100	150' x 125'= 18,750	*1703	140' x 140' = 19,600

TOTAL AREA: 143,745 S.F.

The city contribution to this project is based on the benefits received: increased fire protection for the surrounding area, and a waterline extension that will accommodate future looping when the area to the east is developed. This benefit is estimated to be worth approximately \$6000.00, which will be the city's contribution to the project.

Estimated Project Cost: \$16,800.00
Less City Contribution: 6,000.00
Net Cost to be Assessed: \$10,800.00

<sup>\*</sup> Area contained in sewerline easements on north edge of these properties not included in computing beneficial square footage as most of easement occupied by gravel roadway

<u>Cost per Unit:</u> \$5,400.00 = \$450.00 per lot 12 units

Cost to be Assessed by Area: \$5,400.00 = \$0.0376/S.F.

Total assessment costs per lot for the proposed waterline extension are shown on Table III.

TABLE III

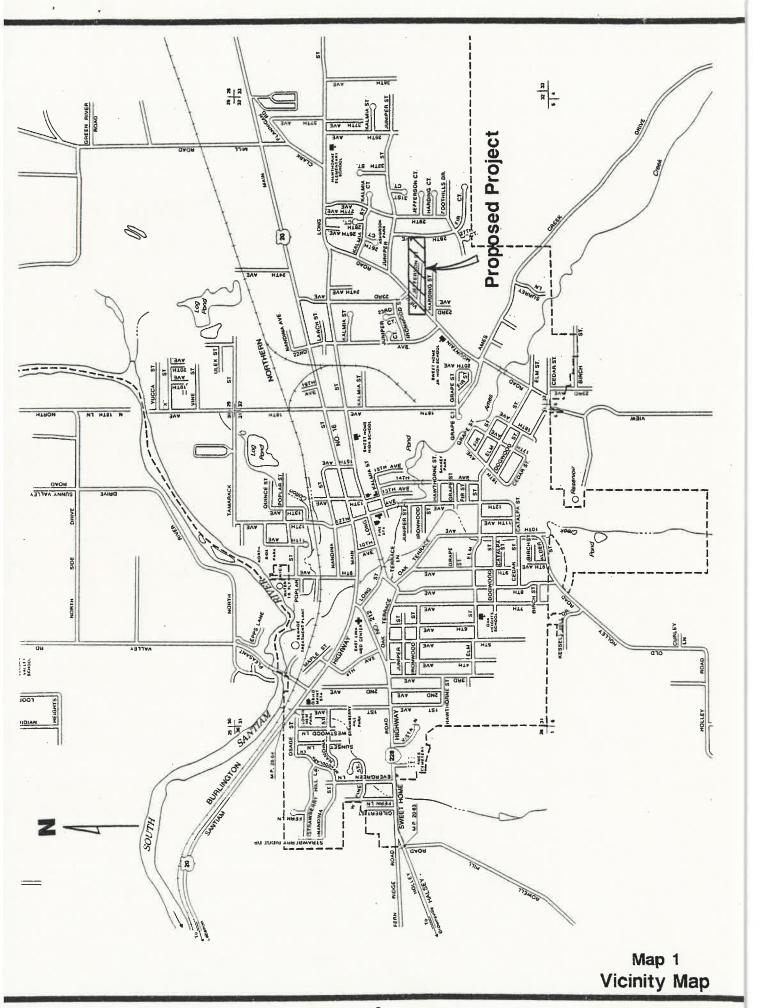
Assessment Costs for Proposed Waterline Extension

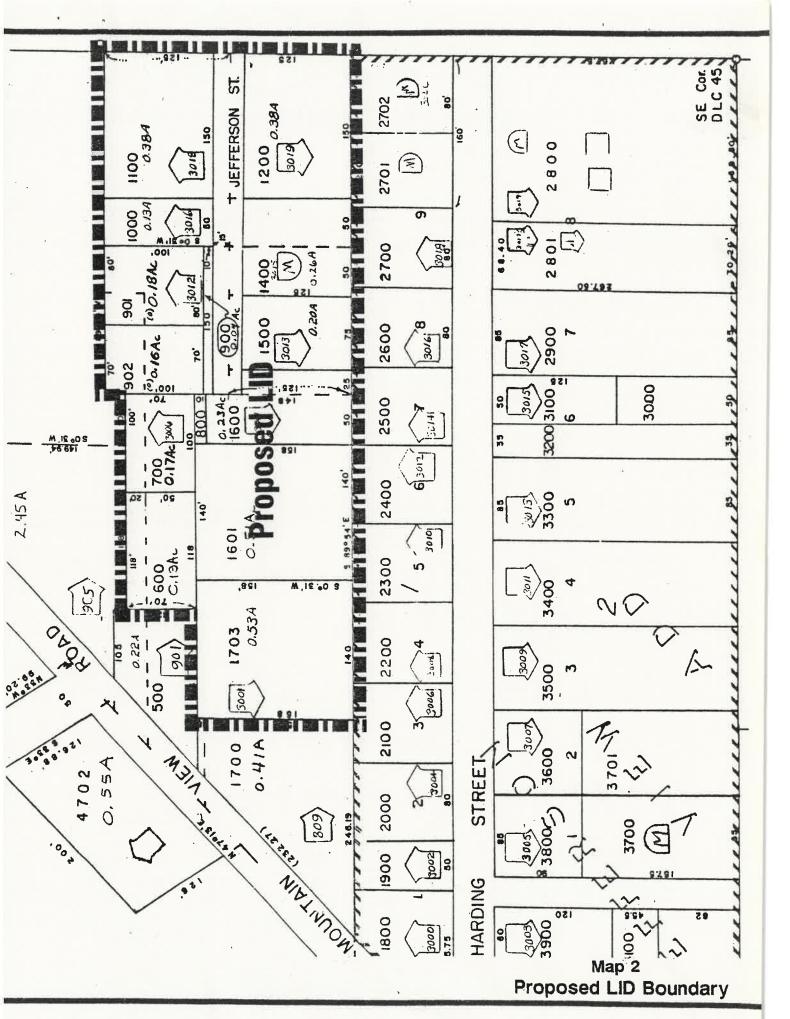
Tax Lot #	Unit Assessment	+	Area Assessment	= Total Assessment
600	\$450.00		\$310.00	\$760.00
700	\$450.00		\$263.00	\$713.00
901	\$450.00		\$300.00	\$750.00
902	\$450.00		\$263.00	\$713.00
1000	\$450.00		\$234.00	\$684.00
1100	\$450.00		\$705.00	\$1,155.00
1200	\$450.00		\$705.00	\$1,155.00
1400	\$450.00		\$470.00	\$920.00
1500	\$450.00		\$352.00	\$802.00
1600	\$450.00		\$344.00	\$794.00
1601	\$450.00		\$718.00	\$1,168.00
1703	\$450.00		\$736.00	\$1,186.00
	\$5,400.00		\$5,400.00	\$10,800.00
			City Contribution	on 6,000.00

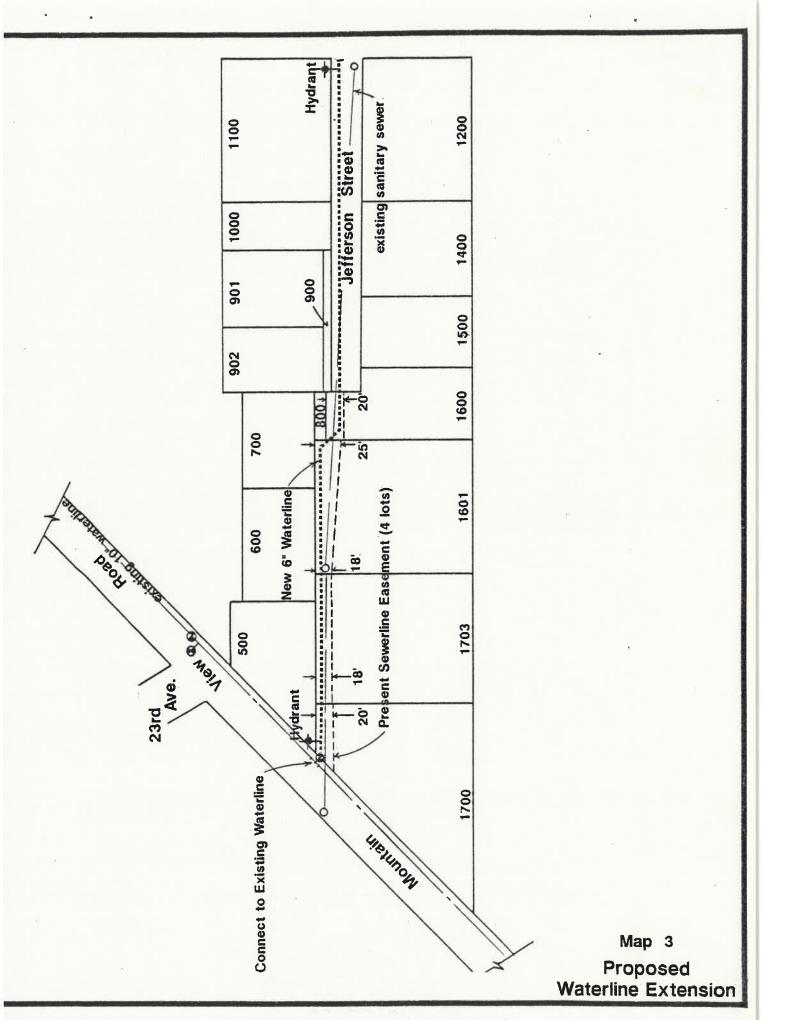
Total Estimated Project Cost \$16,800.00

### D. EASEMENTS

It is proposed the new waterline be laid parallel to the existing sewerline that now serves the LID area. (Oregon Health Department will allow sewerlines to parallel waterlines as close as five feet as long as the sewerline is at least 18" deeper, which will be the case for this project) However, the present easements on file will have to be modified and approved by the granting property owners, to include "--construct and maintain a municipal waterline." This must be completed before the project may begin. (See Map 3 for location of existing easements)







Assessed Value (L=land; IMP= improvements)	\$9060(L) + \$22180(IMP) = \$31,240.00	\$3450(L) + \$0 = \$3,450.00	\$6460(L) + \$15540(IMP) = \$22,000.00	\$200(L) + \$0 = \$200.00	\$500(L) + \$0 = \$500.00	\$6530(L) + \$12800(IMP) = \$19,330.00
Area (acres)	.22	.19	.17	.01	.04	.18
Lot # (map 131E32CA)	Kenneth E. Hogan Gifford & Janet Ellsworth(Agt) 500 PO Box 747 Sweet Home, Oregon 97386	Dorothy M. Henry Rt 1, Box 232 Eufaula, Ok 94432	Thomas D. & Loretta R. Brown 3006 Jefferson St. Sweet Home, Oregon 97386	Eugene A.C. & June J Patterson 800 3018 Jefferson St. Sweet Home, Oregon 97386	Roy L. & Sharon A. & Karen M. 900 Johnson 27501 Fern Ridge Road Sweet Home, Oregon 97386	Sharon A. Johnson 3012 Jefferson St. Sweet Home, Oregon 97386

\$3480(L) + \$0 = \$3,480.00	\$5600(L) + \$3850(IMP = \$9,450.00	\$7340(L) + \$16070(IMP) = \$23,410.00	\$7340(L) + \$19660(IMP) = \$27,000.00	\$6900(L) + \$3690(IMP) = \$10,590.00	\$6460(L) + \$15880(IMP) = \$22,340.00
\$348	\$560	\$73,	\$734	\$69\$	\$64
.16	.13	.38	.38	.26	.20
905	1000	1100	1200	1400	1500
Roy L. Johnson 27501 Fern Ridge Road Sweet Home, Oregon 97386	Nita J. Harris TR for Trica Harris c/o Nita J. Harris 4791 SE Thiessen Rd Milwaukee, Oregon 97267	Eugene A.C. & June J. Patterson 3018 Jefferson St. Sweet Home, Oregon 97386	James C. & Lorene McFarland 3019 Jefferson St. Sweet Home, Oregon 97386	Orville B. & Sylvia L. Ashley 3015 Jefferson St. Sweet Home, Oregon 97386	Stanley B. & Glennis D. Burke 28889 Hiltz Dr. Sweet Home, Oreogn 97386

\$6460(L) + \$15050(IMP) = \$21,510.00	\$3920(L) + \$0 = \$3,920.00	\$9060(L) + \$31950(IMP) = \$41,010.00	\$7340(L) + \$7360(IMP) = \$14,700.00
. 23	.51	.41	.53
1600	1601	1700	1703
Bonnie H. Tucker c/o Jewel C. Holder 3011 Jefferson St. Sweet Home, Oregon 97386	Dorthy M. Henry Rt 1, Box 232 Eufaula, Ok 94432	Donald G. & Dona G. Ernst 809 Mountain View Road Sweet Home, Oregon 97386	Marion R. & Shurelda Bloomfield Sherri L. Glover, Agent 3001 Jefferson St. Sweet Home, Oregon 97386