

56-73-11
56-73-6(b)

ORDINANCE NO. 1341

AN ORDINANCE DECLARING THE COSTS OF PROVIDING SANITARY SEWERAGE FACILITIES FOR DIVISION 1 OF GENERAL SEWER DISTRICT NO. 8 OF THE CITY OF HOOD RIVER (INCLUDING THE PRORATED SHARE OF THE TRUNK LINE SERVICE) SHALL BE ASSESSED AGAINST THE PROPERTIES SPECIALLY BENEFITED THEREBY; DETERMINING THE AREA TO BE BENEFITED THEREBY; LEVYING AN ASSESSMENT AGAINST THE PROPERTY LIABLE THEREFORE TO COVER THE COST OF PROVIDING SUCH SEWERAGE SERVICE; AND DECLARING AN EMERGENCY.

WHEREAS the Council of the City of Hood River has caused to be constructed a sewer system in the area designated as Division 1 of General Sewer District No. 8 within and without the City of Hood River to provide sewer laterals to serve the area within the division and to provide sewer trunk line service for the laterals so constructed, with the sewer construction to be of concrete sewer pipe of varying sizes running from eight (8) inches to fifteen (15) inches in diameter with rubber-ringed joints and the division to pay a ten (10%) percent overrun of the costs of laterals to go against the trunk assessment, all as is particularly shown on the attached "Exhibit A" with the sewer pipe and rubber-ringed joints to have an estimated life of forty (40) years, by contract work sufficient to bring sewerage service to all the properties within the boundaries of the division and that this work has now been completed and an assessment should be made, therefore,

THE CITY OF HOOD RIVER ORDAINS AS FOLLOWS:

Section 1: That the cost of construction of the sanitary sewer laterals and the prorated share of the costs of the trunk lines serving Division 1 of General Sewer District No. 8 as recommended by the Public Works Committee and directed by the City Council at its meeting of October 23, 1973 is hereby declared by the Council to be \$17,823.44 for the lateral assessment plus 10% of the trunk charge and with the City paying the sum of \$1,728.39 by reason of the City assuming all amounts above the cost of an eight inch line to serve these areas and with a total assessed cost to be \$16,095.05 for the construction of the sewer laterals and trunk lines in this

division and for trunk lines heretofore constructed which serve this division in addition to other lands, all as more particularly shown on the attached "Exhibit A".

Section 2: The whole cost of the sanitary sewer line laterals and improvements and a prorated share of the sewer trunk line charges specified in Section 1 of this ordinance, less the amount borne by the City as set forth above on the overage running above the cost of installation of an eight inch trunk line shall be borne by the assessment to each lot, part of lot, or acreage of the property within the division and shall be a lien thereon from date of entry of costs against each such lot, part of lot, or acreage of property and the several owners thereof in the Docket of City Liens.

Section 3: That the property set forth in the attached "Exhibit A" is the property liable for assessment and each lot, part of lot, or acreage of property therein described is hereby assessed its proportionate share of the costs of such sanitary trunk sewer line and of the lateral sewer lines as set out in the exhibit and the distribution to each said lot, part of lot, or acreage of property within the division is liable for the costs of its share of the trunk sewer line and of the lateral sewer line improvements and the assessment thereof together with the names of the owner or owners of the lot, part of lot, or acreage, the lot number, the description of the addition or acreages, is as set forth in the attached "Exhibit A" which is by reference made a part of this ordinance.

Section 4: Each and all of said assessments shall, on the passage and approval of this ordinance, be effective, shall be duly and regularly entered by the City Recorder in the Docket of City Liens of the City of Hood River, as to lands within the City of Hood River and upon the filing of a certified copy of a transcript of the same in the Mortgage Records of the Department of Records and Assessment of Hood River County, Oregon as to lands in the division outside the boundaries of the City of Hood River, shall

be a lien upon the property assessed and charged from the date of entry and shall be payable within twenty (20) days thereafter, all as provided by Ordinance No. 1217 of the City of Hood River adopted July 21, 1967, and all amendments and other ordinances appurtenant thereto and the provisions of the Charter of the City of Hood River and the laws of the State of Oregon.

Section 5: Whereas the construction of the above described sanitary sewerage improvements was made in the interest of safeguarding the peace, health, and safety of the citizens of Hood River and it is necessary to maintain the faith and credit of the City of Hood River that the assessments herein provided for be levied and collected at as early a date as possible, now, therefore, an emergency is declared to exist and this ordinance shall go into full force and effect upon and after its passage by the Council and approval by the Mayor.

Read for the first time: November 26, 1973.

Read for the second time: December 10, 1973.

PASSED by the Council of the City of Hood River
this 10th day of December, 1973.



City Recorder

APPROVED by the Mayor of the City of Hood River
this 10th day of December, 1973.



Mayor

Final

November 14, 1973

GENERAL SANITARY SEWER DISTRICT 8
DIVISION 1
REPORT

TO: The Honorable Mayor and Members of the Common Council
of the City of Hood River, Oregon

The following is a REPORT upon the establishment of Division 1 of Sewer District 8 of the City of Hood River, Oregon, together with the construction of sanitary sewers to serve Division 1. The sewer construction is of concrete sewer pipe with rubber ring joints to give an estimated life of 40 years.

The service area of Division 1 of General Sewer District 8 will consist of the area within the following boundaries:

Commencing at a point on the West line of Section 36, Township 3 North Range 10 E.W.M., that is 705" North of the Southwest corner thence East 200 feet, thence South 180 feet, thence East 542.5 feet, thence North 3 feet, thence East 297.5 feet, thence North parallel to the West line of Section 36 1,499 feet, more or less to the 475 foot contour line as indicated on City of Hood River Contour Map No. J-3, thence Southwesterly along said 475 foot contour line to its intersection with the West line of Section 36 thence South along the West line of Section 36 a distance of 785 feet to the point of beginning.

Less and except dedicated public right of ways.

The full detailed descriptions there of are as set forth hereinafter in Exhibit "A" attached.

Division No. 1 service area consists of 36.4% undeveloped residential properties, 12.3% developed residential properties, 29.6% developed commercial properties and 21.6% farm properties. The owners of record and detailed descriptions therefore are as set forth in the Assessment Roll Exhibit "A" attached.

The following is the actual cost of construction and recommendations for assessment for the above trunk line charge, Division 1 of General Sewer District No. 8.

1973 Sanitary Sewer Project No. 1 Schedule II

ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1.	Excavation, Common	947.11 cu.yd.	3.50	3,314.89
2.	15" R.R./ C.S.P. in Place	447.65 Lin.Ft.	7.20	3,223.08
3.	12" R.R./ C.S.P. in Place	664.85 Lin.Ft.	6.25	4,155.31
4.	Standard Manholes in Place	4 each	350.00	1,400.00
5.	Extra Manhole Depth	6.12 Lin.Ft.	40.00	244.80
6.	Std. Drop Manhole in Place	1 each	600.00	600.00
7.	Drop Manhole Extra Depth	5.67 Lin.Ft.	40.00	226.80
			SUB TOTAL	13,164.88
Change Order No. 1 Connect Septic tank at Roseaurs to San.Sew.. Lump Sum				680.65
Change Order No. 2 Run Sewer line to serve Owen's Chev. & Connect @ 5.60 per Lineal foot complete. 421 Line.Ft. @ 5.60				2,357.60
				SUB TOTAL
				16,203.13
				+ 10% City Cost
				1,620.31
				TOTAL COST
				17,823.44

INDIAN CREEK SEWER: Tucker Road Crossing 1967 Project

Contract Work	14,920.48
City Cost	514.34
	<u>15,434.82</u>
+10% Engineering Cost	1,543.48
Total Cost "A", "B" & "C" lines	<u>16,978.30</u>
Assume "B" line @ 40% of total	
Crossing Cost	X 40%
TOTAL "B" LINE COST	<u>6,791.32</u>
Assume 75% of "B" Line capacity	
to E. side Tucker Road (25% tow Side	X 75%
"B" Line Cost to East side Tucker Rd.	<u>5,093.49</u>

BASIS OF ASSESSMENT

A. 1973 Sanitary Sewer Project No. 1 Schedule II

It is recommended that the cost of this project, excepting Change Order No. 1 and 2, be prorated to an equivalent 8 inch line basis by using the ratio of the diameter for the percentage of the project that is oversize, so that the assessment be based on the equivalent 8" minimum allowable line and siad cost then be assessed directly to benefited properties on a square foot basis.

Change Orders No. 1 and 2 to be special assessment to Clackamas Development Co. as per prior agreement.

B. Indian Creek Sewer - Tucker Road Crossing "B" Line

It is recommended that the "B" Line cost to the East side of Tucker Road be prorated to an equivalent 8" minimum allowable line basis by the ratio of the diameter for the percentage of the project that is oversized. The pro-rated cost will then be directly levied on a square foot basis together with the assessment under "A" above.

C. Trunk Line

It is recommended that the trunk line charges be figured as 10% of the total costs of assessments "A" and "B" as outlined above, and directly levied on a square foot basis.

METHOD OF COMPUTATIONS

1. 1973 SANITARY SEWER PROJECT NO. 1 SCHEDULE II

Line Size	Footage in Project	Actual Percentage of Project	Percentage reduction for oversize	Assessed Percentage of cost
15"	447.65	40.24	8/15	21.46
12"	<u>664.85</u>	<u>57.76</u>	8/12	<u>39.84</u>
	1112.50			61.30%

Project Cost	13,164.88	C.O. # 1	680.65
+10 % City Cost	<u>1,316.49</u>	C.O. # 2	<u>2,357.60</u>
	14,481.37		<u>3,038.25</u>
	X 61.30%	+ 10% City Cost	<u>303.83</u>
Assessed Amount	<u>8,877.08</u>	Total Special Assess.	<u>3,342.08</u>

City Cost = 14,481.37 - 8,877.08 = 5,604.29

2. INDIAN CREEK SEWER - TUCKER ROAD CROSSING

Line Size	Estimated Project Cost to East side Tucker Rd.	Percentage reduction for oversized	Assessed Project cost
15"	5,093.49	8/15	2,716.53

City Cost = 5,093.49 - 2,716.53 = 2,376.96

3. TRUNK COSTS

1973 San. Sewer Project 1 Schedule II	Assessed Amount	8,877.08
Indian Creek Sewer - Tucker Rd. Crossing	Assessed Amount	<u>2,716.53</u>
	TOTAL	\$11,593.61
		X 10%
	Trunk Charge to be assessed	<u>1,159.36</u>

4. COMPUTATION OF COST PER SQUARE FOOT

1973 San. Sewer Project 1 Schedule II	\$ 8,877.08
Indian Creek Sewer - Tucker Road Crossing	<u>2,716.53</u>
Assessment	\$11,593.61

Assessment Amount \$11,593.61
Project Area 1,112,477.50 = \$0.01042143324/ sq.ft. Sewer Assessment

Trunk Cost \$1,159.36
Project Area 1,112,477.50 = \$0.001042142425/ sq ft. Trunk assessment

Respectfully submitted

Donald J. Branton
City Engineer

OWNER	DESCRIPTION	SQ. FT. AREA	SPECIAL ASSESSMENT	TRUNK ASSESSMENT	SEWER ASSESSMENT	TOTAL ASSESSMENT
Indian Creek Development Co. John Arens et.al. 212 2nd. St. Hood River, OR	All that portion of the West 1045 ft. of Tax Lot 3N10 36C 300 lying above the 475 foot contour line excepting there- from existing street and High- way right-of-way	404,500		421.55	4,215.47	4,637.02
Clackamas Development Co. 338 N.W. 5 th Avenue Portland, OR 97209	Tax Lot 3N10 36C 3000	99,440	2,593.36	103.63	1,036.31	3,733.30
Clackamas Development Co. 338 N.W. 5 th Avenue Portland, OR	Tax Lot 3N10 36C 3001	230,400	748.72	240.11	2,401.10	3,389.93
Brenner, William F. 13375 S. W. Henry St. Beaverton, OR 97005	Tax Lot 3N10 36C 3005	138,000		143.81	1,438.16	1,581.97
Sieverkropp, John N. & Lola S. 719 State Street Hood River, OR 97031	That portion of Tax Lot No. 3N10 36C 3003 lying West of a line parallel to and 1040 feet East of the West line of Sec. 36 T. 3 N R 10EW M	240,137.5		250.26	2,502.57	2,752.83
		TOTALS	\$3,342.08	\$1,159.36	\$11,593.61	\$16,095.05

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