

56-79-11
56-79-9

ORDINANCE NO. 1468

AN ORDINANCE DECLARING THE COST OF THE CONSTRUCTION AND IMPROVEMENT OF BELMONT ROAD FROM 13TH STREET TO 380 FEET WESTERLY OF AVALON WAY, WHICH IS WITHIN THE BOUNDARIES OF THE CITY OF HOOD RIVER, OREGON; DECLARING THE ABUTTING PROPERTIES TO BE THE PROPERTIES ESPECIALLY BENEFITED BY CURBS, DRIVEWAY APPROACH SLABS AND SIDEWALKS; LEVYING AN ASSESSMENT UPON THE LOTS AND TRACTS OF LAND SO BENEFITED; DIRECTING THE CITY RECORDER TO ENTER A STATEMENT THEREOF IN THE DOCKET OF CITY LIENS; DIRECTING THE CITY RECORDER TO PUBLISH NOTICE OF THE ASSESSMENT; AND DECLARING AN EMERGENCY.

WHEREAS the City of Hood River through passage of Resolution No. 79-9 dated April 24, 1979, did provide for the improvement of that portion of Belmont Road from 13th Street to 380 feet Westerly to Avalon Way, and the contract having been let and the work completed to a point where the assessment can now be made thereon, therefore,

THE CITY OF HOOD RIVER ORDAINS AS FOLLOWS:

Section 1: That the improvement of Belmont Road which is within the boundaries of the City of Hood River from 13th Street to 380 feet Westerly of Avalon Way by the widening, grading, installation of concrete curbs and gutters, installation of storm sewers and appurtenances thereto, placing of base rock, leveling course, and surfacing with asphaltic concrete to provide a street 40 feet wide with an anticipated life of 25 years has now been completed at a total cost of \$63,569.81 of which \$48,201.97 is the city's share for storm sewer costs, water main costs, and street costs, and the remaining balance in the sum of \$15,367.84 is to be assessed directly to the property benefited thereby, which said properties are within the city limits of the City of Hood River and are hereby determined to be properties benefited by curbs, driveway approach slabs and sidewalks, all as is more particularly set forth in the City Engineer's Final Report to the Mayor and Council dated December 11, 1979,

and said assessment of \$15,367.84 is hereby assessed against each lot, parcel of lot, or tract of land so benefited, all within the City of Hood River, Oregon, and as is set forth in the attached "Exhibit A" which is by reference made a part of this ordinance the same as if fully set out herein, and each lot, parcel of lot, or tract of land is hereby declared to be the property benefited by such improvement.

Section 2: That upon the passage of this ordinance and its approval by the Mayor, the City Recorder is hereby instructed and directed to enter into the Docket of City Liens the following matters in relation to this assessment:

a. The legal description of each of the properties assessed.

b. The name of the owner or owners thereof or statement that the owner is unknown.

c. The sum assessed upon each lot or part thereof or tract of land.

d. The date of entry of the assessment in the Docket of City Liens.

Section 3: The City Recorder is hereby ordered to give notice of the aforesaid assessment with publication thereof as required by Section 10 of Ordinance No. 1217 of the City of Hood River passed July 21, 1967, in substantially the form set forth in the attached "Exhibit A".

Section 4: Whereas the construction of the above described street improvement, including curbing, driveway approach slabs, and sidewalks, was made in the interests of safeguarding the peace, health and safety of the citizens of Hood River, and in that assessments for the costs of required curbs, driveway approach slabs, and sidewalks, should be levied and collected at the earliest possible date to pay for said improvements, therefore, an emergency is hereby declared to exist and this ordinance shall go into full force and effect immediately upon and after its passage by the affirmative vote of three-fourths of all the members elected to the City Council,

taken by ayes and noes, and also by the Mayor.

Read for the first time: December 26, 1979.

Read for the second time: December 26, 19 79.

PASSED by the Council of the City of Hood River
this 26th day of December, 19 79.

Dorothy M. Swyers
City Recorder

APPROVED by the Mayor of the City of Hood River
this 26th day of December, 19 79.

Charles F. Beardsley
Mayor



CITY OF HOOD RIVER

P.O. Box 27
HOOD RIVER, ORE. 97031

FINAL REPORT

December 11, 1979

TO: Honorable Mayor and City Council
FROM: Donald J. Branton, City Engineer
RE: Belmont Road - 13th St. to 380 feet westerly of Avalon Way

Councilmembers:

The following is a final report of the improvement of Belmont Road from 13th Street to 380 feet westerly of Avalon Way.

The improvement consisted of widening, grading, installation of concrete curbs and gutters, installation of storm sewer and appurtenances thereto, placing of base rock, leveling course and surfacing with asphaltic concrete to provide a street 40 feet wide with an anticipated life of (25) twenty-five years. The completed paved right-of-way is 60 feet wide and does not need further widening.

The street was previously partially paved and improved with curbs on the south side only. The project has brought the entire street to City standards. It is recommended that the street be classified as a major collector.

The project will be assessed for the required curb and driveway approach slab and sidewalk construction costs only with the remaining street costs to be borne by the City from funds contributed by the County as City share of forest revenues.

The assessment district for the project consists of the previously uncurbed properties along the north side of the street which consist of 86 percent residential properties and 14 percent commercial properties more particularly described in Exhibit "A" attached.

The following are the actual costs of construction:

I. Street Costs

A. Assessed Costs

1. Curb and gutter costs

a.	1630.85 l.f. concrete curb & gutter furnished and placed @ \$7.25 l.f.	\$11,823.66
b.	10% City Cost	<u>1,182.37</u>
	Total Curb & Gutter Cost	\$13,006.03

\$13,006.03

2. Driveway Approach Slab Costs (private)		
a) 685.4 sq. ft. concrete commercial and residential driveway approach slab installed @ \$2.45 per sq. ft.	\$1679.23	
b) 10% City Cost	<u>167.92</u>	
Total Driveway Approach Slab Cost (private)	1847.15	1,847.15
3. Sidewalk Cost		
a) 198.75 sq. ft. concrete sidewalk installed @ 1.85/sq. ft.	367.69	
b) Extra labor and concrete required for Bolinger's sidewalk per lump sum	100.00	
c) 10% City Costs	<u>46.77</u>	
	<u>514.46</u>	<u>514.46</u>
Total Assessed Cost		\$15,367.64

II. City Share

A. Street Improvement Project No. 2, Schedule 1 (Frantz)

1. 203.25 sq. ft. alley driveway approach slab installed @ 2.45/sq.ft.	497.96	
2. 8 std. catch basins installed @ \$400 per each	3200.00	
3. 73.04 c.y. storm sewer trench excavation @ 7.00/c.y.	511.28	
4. 190.75 l.f. concrete 8" R.R. joint culvert pipe furnished and placed @ 6.00/l.f.	1144.50	
5. 268.84 c.y. street excavation, unclassified @ 7.00/c.y.	1881.88	
6. 81.78 c.y. base rock, 7" compacted furnished and placed @ \$13.95/c.y.	1140.83	
7. 2 minor manhole adjustments @ 35.00 ea	<u>70.00</u>	
Subtotal	8446.45	

Frantz Subtotal		8,446.45	
Plus Change Order No. 6 - labor and equipment rental for paving preparation (partial - 80% of pre- paving preparation on total Belmont Drive Project)		<u>1,154.98</u>	
Subtotal Subsection A		9,601.43	
Plus 10% City Costs		<u>960.14</u>	
TOTAL SUBSECTION A			10, 561.57
B. Street Improvement Project No. 3, Schedule No. 1 (Superior Asphalt)			
1. 394.69 c.y. Street Excavation unclassified @ \$8.00 c.y.	3,157.52		
2. 402.94 c.y. base rock, 7" compacted, furnished and placed @ \$16.00/c.y.	6,447.04		
3. 866.53 tons OSHD Class "B" asphaltic concrete surfacing furnished and placed @ 28.50/ton	24,696.10		
4. 105.0 tons additional base rock furnished only @ 6.00/ton	<u>630.00</u>		
Subtotal Subsection B		34,930.66	
Plus 10% Engineering Costs		<u>3,493.07</u>	
TOTAL SUBSECTION B		38,423.73	38,423.73
C. Other Related City Costs			
1. 4-cast iron manhole grade rings used this section @ 63.00 each (city inventory)	252.00		

2.	26.8 l.f. 6" cast iron city water pipe used for shallow reinforced storm sewer crossing @ 4.38/l.f. (city inventory)	<u>117.38</u>	
	Subtotal Section C	369.38	
	Plus 10% City Costs	<u>36.94</u>	
		406.32	406.32
3.	a) Evelyn Johnson Easement Acquisition		500.00
	b) Brad Hoffman Easement Acquisition		<u>500.00</u>
	TOTAL SUBSECTION C		1,406.32
D.	Offset to City Costs		
	Total excavation spoil yardage placed upon 13th St. May to Taylor Project at that contract rate for embankment		
		268.84	
		<u>394.69</u>	
		663.53cy @ 3.00 cy	1,990.59
		+10% eng. cost	<u>199.06</u>
	Total Project Offset Charged to 13th Street		(2,189.65)
	NET CITY SHARE COST		<u>48,201.97</u>

III. SUMMARY

Assessed Street Costs

A.	Curb & Gutter	13,006.03	
B.	Driveway	1,847.15	
C.	Sidewalk	514.66	15,367.84
			15,367.84

Total City Share Costs

A.	Street Improvement Project No. 2 Schedule 1 (Frantz)	10,561.57	
B.	Street Improvement Project No. 3 Schedule 1 (Superior)	38,423.73	
C.	Other Related City Costs	<u>1,406.32</u>	
D.	Offset To City Cost (13th St.)	<u>(2,189.65)</u>	<u>48,201.97</u>

TOTAL CITY SHARE COST	48,201.97	<u>48,201.97</u>
TOTAL ACTUAL PROJECT COST		63,569.81

IV. COMPARISON WITH ESTIMATE

A. Assessed Street Costs

	Original	Actual	Percent
1. Curb	13,963.64	13,006.03	93.14%
2. Driveway	Not included	1,847.15	N/A
3. Sidewalk	" "	514.66	N/A

B. City Costs	41,785.47	48,201.97	115.36%
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V. METHOD OF ASSESSEMENT

A. Curb and Gutter Costs	<u>13,006.03</u>	= 8.96485/frontage foot
Total Benefitting Project Frontage	1,450.78	

B. Driveway Cost	2.45 sq.ft.
	<u>.245</u>
	2.695 sq.ft.

C. Sidewalk Cost	
Contract Cost	1.85
Plus 10% City Cost	<u>.185</u>
	2.035 sq. ft.

Respectfully Submitted,



Donald J. Branton
 City Engineer

DJB/da

FINAL ASSESSMENT ROLL

ORIGINAL BELMONT DRIVE PROJECT - 13th Street to 380 feet Westerly of Avalon Way

OWNER	DESCRIPTION	FRONTAGE	TOTAL FINAL ASSESSMENT
Ethel M. Johnson	Lot No. 35 of Block No.1 of Stranahan's	100.03 L.F.	\$ 396.75
1414 13th Street	2nd Addition, or Tax Lot No. 700 on Hood		(including the \$500
Hood River, Oregon	River County Assessor's Map No. 3N10 35 DA		credit for easement
			acquisition)
%James B. Hoffman	Lot No. 60 of Block No. 1 of Stranahan's	100.03 l.f.	\$ 396.75
2619 W. Montello	2nd Addition or Tax Lot No.1300 on Hood		(including the \$500
Hood River, Oregon	River County Assessor's Map Np. 3N10 35 DA		credit for easement
			acquisition)
Derald A. & Phyllis Mockler	Lot No. 1 of Block No. 7 of Stranahan's	100.09 l.f.	\$ 897.29
1414 14th Street	3rd Addition or Tax Lot No. 1400 on Hood		
Hood River, Oregon	River County Assessor's Map No. 3N10 35 DA		
Anna Birkenfeld	Lot No. 24 of Block No. 7 of Stranahan's	100.09 L.F.	\$ 897.29
1413 "A" Street	3rd Addition or Tax Lot No. 1700 on Hood		
Hood River, Oregon	River County Assessor's Map No. 3N10 35 DA		
Anton J. Birkenfeld	Lot No. 25 of Block No. 8 of Stranahan's	100.09 L.F.	\$ 897.29
3036 Eliot Drive	3rd Addition or Tax Lot No. 1800 on Hood		
Hood River, Oregon	River County Assessor's Map No. 3N10 35 DA		

OWNER	DESCRIPTION	FRONTAGE	TOTAL FINAL ASSESSMENT
John Murphy % Nellie B. Murphy	Lot No. 44 of Block No. 8 of Stranahan's	100.09 1.f.	\$897.29
1514 Belmont Drive	3rd Addition or Tax Lot No. 2200 on Hood		
Hood River, Oregon	River County Assessor's Map No. 3N10 35 DA		
Leland and Margaret Flint	Lot No. 45 of Block No. 12 of Stranahan's	100.09 1.f.	897.29
1606 Belmont Drive	3rd Addition or Tax Lot No. 2300 on Hood		
Hood River, Oregon	River County Assessor's Map No. 3N10 35 DA		
Frances B. Shipman	Lot No. 60 of Block No. 12 of Stranahan's	100.09 1.f.	897.29
1612 Belmont Drive	3rd Addition or Tax Lot No 2600 on Hood		
Hood River, Oregon	River County Assessor's Map No. 3N10 35 DA		
Grace M. Weiler	Lot No. 61 of Block No. 12 of Stranahan's	100.09 1.f.	897.29
1706 Belmont Drive	3rd Addition or Tax Lot No. 2700 on Hood		
Hood River, Oregon	River County Assessor's Map No. 3N10 35 DA		
James E. & Sarah Smith	Lot No. 74 of Block No. 13 of Stranahan's	100.09 1.f.	curb 897.29
1716 Belmont Drive	3rd Addition or Tax Lot No. 3000 on Hood		d/w slab (60sf) <u>161.70</u>
Hood River, Oregon	River County Assessor's Map No. 3N10 35 DA		Total 1058.99

OWNER	DESCRIPTION	FRONTAGE	TOTAL FINAL ASSESSMENT
James & Gloria Graves	Tax Lot No. 7200 on Hood River County	100.00 1.f.	\$896.49
1414 18th Street	Assessor's Map No. 3N10 35AC		
Hood River, Oregon	Unplatted Area		
James & Gloria Graves	Tax Lot 7100 on Hood River County	100.00.1.f.	curb(100.00 1.f.) 896.49 d/w slabs 355sf 956.73
1414 18th Street	Assessor's Map No. 3N10 35 AC		sidewalk 198.75 404.46 extra on s/w*10% 110.00
Hood River, Oregon	Unplatted Area		Total Assessment <u>2367.68</u>
Ralph & Margaret Oliver	Tax Lot No. 7000 on Hood River County	50.00 1.f.	Curb (50.001.f.) 448.24
1860 Belmont Drive	Assessor's Map No. 3N10 35 AC		d/w slab(75' sf) <u>202.13</u>
Hood River, Oregon	Unplatted Area		Total Assessment 650.37
% Robert O. Norton	Tax Lot 6900 on Hood River County Assessor's		
2885 Thomsen Road	Map No. 3N10 35 AC - Unplatted Area	50.00 1.f.	curb(50.001.f.) 448.24
Hood River, Oregon			D/W Slab(746sf) <u>201.05</u>
			Total Assessment 649.29
%Robert G. Lausmann	Tax Lot 6901 on Hood River County	50.00 1.f.	curb(50.00 1.f) 448.24
1006 Sherman	Assessor's Map No. 3N10 35 AC - Unplatted		D/W Slab(60.8 sf) 163.86
Hood River, Oregon	Area		Total Assessment <u>612.10</u>

OWNER	DESCRIPTION	FRONTAGE	TOTAL FINAL ASSESSMENT
% J.F. Carpenter	Tax Lot No 6700 on Hood River County	100.00 l.f.	curb (100.00) 896.49
1902 Belmont Drive	Assessor's Map No. 3N10 35 AC		D/W Slab (60sf)161.70
Hood River, Oregon	Unplatted Area		Total 1058.19
	TOTAL	1450.78 L.F.	\$14,367.64
Thomas H & Vaughna Walston	3N10 35 DA, Tax Lot 3201	25.0	-
PO Box 618, H.R., Oregon	Unplatted Area		
Thomas H. & Vaughna Walston	3N10 35 DA, Tax Lot No. 3205	50.0	-
PO BOX 618, H.R., Oregon	Unplatted Area		
Anderson Funeral Home, Inc.	3N10 35 DA Tax Lot No. 3206	10.0	-
1401 Belmont Rd., H.R.	Unplatted Area		
Anderson Funeral Home, Inc.	3N10 35 DA Tax Lot No 3203	161.30	-
1401 Belmont Rd, H.R.	Unplatted Area		

OWNER	DESCRIPTION	FRONTAGE	TOTAL FINAL ASSESSMENT
St. Mary's Catholic Church	3N10 35 DA Tax Lot No. 3100	587.40	-
1501 Belmont Dr. H.R.	Unplatted Area		
Richard R. & Sandra Walker	3N10 35 DA, Tax Lot No. 100	94.0	-
1621 Belmont, H.R.	Unplatted Area		
Bruce & Barbara Erickson	3N10 35 DA, Tax Lot No. 200	68.0	-
1701 Belmont, H.R.			
Harold T. & Lela Good	3N10 35 DB, Tax Lot No. 1400	158.0	
18th & Belmont, H.R.	Unplatted Area		
% Bunting's Exhaust, Inc.	3N10 35 DB, Tax Lot No. 1411	85.0	
18th & Belmont Street, H.R.	Unplatted Area		
James R. Willcox Et. Ux Et A1	3N10 35 DB, Tax Lot No 1605	100.0	
502 Washington St.	Unplatted Area		
The Dalles, Ore.			

