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ORDINANCE NO. 1469

AN ORDINANCE DECLARING THE COST OF THE CONSTRUCTION AND IMPROVEMENT OF BELMONT ROAD - 380 FEET WESTERLY OF AVALON WAY TO 22ND STREET, BEING PARTLY WITHIN AND PARTLY WITHOUT THE BOUNDARIES OF THE CITY OF HOOD RIVER, OREGON; DECLARING THE ABUTTING PROPERTIES TO BE THE PROPERTIES ESPECIALLY BENEFITED THEREBY; LEVYING AN ASSESSMENT UPON THE LOTS AND TRACTS OF LAND AS BENEFITED WHICH LIE WITHIN THE CITY OF HOOD RIVER; 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. 79-16 dated June 26, 1979, did provide for the improvement of that part of Belmont Road 380 feet Westerly of Avalon Way to 22nd Street, 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 that is within the boundaries of the City of Hood River and outside from 380 feet Westerly of Avalon Way to 22nd Street by the widening, grading, installation of concrete curbs and gutters on the section of the project within the city limits, installation of storm sewer sewers and appurtenances thereto, installation of water mains, placing of base rock, leveling course and surfacing with asphaltic concrete to provide a street measuring 20 feet wide from center line on the sections inside the city limits, with an anticipated life of 25 years has now been completed at a total final cost of \$35,003.84 of which \$22,374.08 is the city's share for storm sewer costs, water main costs, and street costs and of the remaining balance of \$12,629.76 there is a special benefit to be paid for by some of the abutting property owners who are outside the city limits of the City of Hood River in the amount of \$5,556.64 by reason of special work

done for them, which said property owners requested and agreed to pay for the additional work, and the remaining balance in the sum of \$7,073.12 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 \$7,073.12 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, 1979.

PASSED by the Council of the City of Hood River
this 26th day of December, 1979.

Dorothy M. Snyers
City Recorder

APPROVED by the Mayor of the City of Hood River
this 26th day of December, 1979.

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 - 380 feet westerly of Avalon Way to 22nd St.

Councilmembers:

The following is a final report of the improvement of Belmont Road from 380 feet westerly of Avalon Way to 22nd St.

The improvement consisted of widening, grading, installation of concrete curbs and gutters on the section of the project within the city limits, installation of storm sewer appurtenances thereto, installation of water mains, placing of base rock, leveling course and surfacing with asphaltic concrete to provide a street measuring 20 feet wide from centerline on the sections inside of the city limits, with an anticipated life of (25) twenty five years. The right-of-way is 30 feet on each side of centerline and does not require widening.

The street was previously partially paved. The project has brought the street now within the city limits to city standards. It is recommended that the street be classified as a major collector.

The project will be assessed for the required curb construction, driveway approach slab, and sidewalk 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. Driveway slabs were required at any curb cuts within city limits. The cost of such slabs is included in this final report. The assessment district for the property will consist of the presently uncurbed properties along the north side of the street within the city limits which consist of 100 percent residential properties more particularly in Exhibit "A" attached.

Those properties located along the south side of the street, outside of the present city limits, chose to install the curb and gutter improvement in a cash transaction within 30 days of notification of completion. Since the properties located outside city limits must pay cash for the curb improvement, these properties will not be included in the final assessment role. However, the cost breakdown for curb and gutter for this area will be included in the special benefits section for the purposes of determining total project cost.

The following are the actual costs of construction:

I. Street Costs

A. Assessed Costs

1. 677.3/1.f. concrete curb & gutter furnished and placed @ \$7.25/1.f.	\$ 4,910.42	
2. 620.28 /sq.ft. concrete driveway approach slab installed @ \$2.45 sq.ft.	<u>1,519.69</u>	
Subtotal Subsection A	6,430.11	
Plus: 10% Engineering Costs	<u>643.01</u>	
TOTAL SUBSECTION A	\$ 7,073.12	\$ 7,073.12

B. Special Benefits: Cash Assessment within 30 days of Notification of Completion

1. 518.15/1.f. curb & gutter furnished and placed @ \$7.25/1.f.	3,756.59	
2. 6" C.I. Water Main Stub for J.W. Henderson development		
a) Materials	\$486.12	
b) Labor	180.59	
c) Equip. rental	<u>70.00</u>	
Subtotal	\$736.71	736.71
3. 8" R.R. Sanitary Sewer Stub for J.W. Henderson development		
a) Materials	63.00	
b) Labor	<u>50.61</u>	
Subtotal	\$113.61	113.61
4. Storm Sewer Stubs to Future Catch Basins (2) @ N. end of Henderson Development		
a) Materials	270.00	
b) Labor	<u>63.28</u>	
	\$333.28	333.28
5. Storm Sewer Mainline Stubbed southerly for future J.W. Henderson development		
a) Materials	27.30	
b) Labor	<u>84.00</u>	
	\$111.30	111.30

Subtotal Subsection B	5,051.49	
Plus 10% City Cost	<u>505.15</u>	
TOTAL SUBSECTION B	5,556.64	<u>5,556.64</u>
TOTAL ASSESSED STREET COSTS & SPECIAL BENEFITS		12,629.76

II. CITY SHARE

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

1. 197.15 c.y. Street Excavation Unclassified @ 7.00/c.y.	1,380.05	
2. 3 std. catch basins installed @ 400.00 each	1,200.00	
3. 16.08 c.y. storm sewer trench excava- tion @ 7.00/c.y.	112.56	
4. 17.5 l.f. 8" R.R. storm sewer pipe furnished and placed @ 6.00/l.f.	105.00	
5. Storm sewer mainline extended westward 360 l.f. (price includes excavation and placement only) @ 6.00 l.f.	2,160.00	
6. 1-storm sewer manhole constructed/ lump sum	150.00	
7. 1-sanitary sewer manhole adjustment	35.00	
8. 37.68 c.y. base rock, 7" compacted, furnished and placed @ 13.95	<u>525.64</u>	

SUBTOTAL: 5,668.25

Plus Change Order No. 6; Labor and Equipment
 rental for paving preparation (partial - 20% of
 pre-paving preparations required for total
 Belmont Project) 288.74

Subtotal Subsection A 5,956.99
 Plus 10% Engineer Costs 595.70

TOTAL SUBSECTION A 6,552.69 6,552.69

B. Street Improvement Project No. 3, Schedule 1
 (Superior Asphalt Co.)

1. 212.37 c.y. street excavation, unclassified @ \$8.00/c.y.	1,698.96	
2. 211.76 c.y. base rock, 7" compacted furnished and placed @ \$16.00/c.y.	3,388.16	

3.	309.22 tons OSHD Class "B" asphaltic concrete surfacing furnished and placed @ \$28.50/ton	8,812.78	
4.	37.44 tons additional base rock furnished only @ \$6.00/ton	<u>224.64</u>	
SUBTOTAL SUBSECTION B		\$14,124.54	
Plus 10% Engineering Costs		<u>1,412.45</u>	
TOTAL SUBSECTION B		\$15,536.99	\$15,536.99

C. Other Related City Costs

1.	Cast iron and ductile water pipe used for shallow reinforced storm sewer crossings		
a.	26.5 l.f. 6" C.I. pipe @ 4.38/l.f.	116.07	
b.	26.0 l.f. 8" ductile pipe @ 5.34/l.f.	<u>138.84</u>	
		254.91	254.91
2.	24.0 l.f. 12" cast iron water pipe used for storm sewer extension of Belmont Drive (2.00 l.f.-city inventory)		48.00
3.	336. l.f. 8" tongue and groove extra-strength pipe used for Belmont Drive storm sewer (1.95/l.f.)		655.20
4.	Materials used for storm sewer manhole (city inventory)		277.00
5.	4 cast iron manhole grade rings used on this section @ 63.00 ea.(city inventory)		<u>252.00</u>
Subtotal Subsection C		1,487.11	
Plus 10% City Costs		<u>148.71</u>	
TOTAL SUBSECTION C		1,635.82	<u>1,635.82</u>

D. Offset to City Costs
 Total excavation spoil yardage
 placed upon 13th St. May to
 Taylor Project at that contract
 rate for embankment

197.15	
<u>212.37</u>	
409.52 c.y. @ 3.00 cy	1,228.56
+ 10% eng. cost	<u>122.86</u>
	<u>(1,351.42)</u>

NET TOTAL CITY COST SHARE	22,374.08
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III. SUMMARY

Assessment and Special Benefits

A. Assessed Street Costs

1. Curb & Gutter Costs	\$5,401.47
2. Driveway Approach Slab Costs	<u>1,671.65</u>
Assessed Street Costs	7,073.12

B. Special Benefits (Cash Assessment)	<u>5,556.64</u>
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Total Assessments & Special Benefits	12,629.76
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City Share Costs

1. Street Improvement Project No. 2 Schedule 1 (Frantz)	6,552.69
2. Street Improvement Project No. 2 Schedule 1 (Superior)	15,536.99
3. Other Related City Costs	1,635.82
4. Offsets to City Cost (13th St. job)	<u>(1,351.42)</u>
Total City Share Costs	<u>22,374.08</u>

Total Actual Project Costs	35,003.84
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IV. Comparison With Estimate

	Original Estimate	Actual	Percent
Assessed Street Costs			
A. Curb & Gutter Costs	5,585.25	5,401.47	96.71%

B. Driveway Approach Slab Costs	Not Included	1,671.65	N/A
Special Benefits	" "	5,556.64	N/A
City Share Costs			
Street Costs	22,235.97*	22,374.08	100.62%

* Storm sewer replacement as noted in the preliminary study and report as a possible additional cost of \$3,000.00 was required in the actual street construction. The above original estimate figure includes the \$3,000.00 storm sewer estimate.

V. BASIS OF ASSESSMENT

It is the Engineer's recommendation that street curb and gutter costs relating to properties within the city limits be assessed directly to the benefitting project frontage on a front foot basis; driveway approach slab costs be assessed to the property directly benefitted as per owner authorization. Those properties located outside city limits, which received special benefits are required to pay cash within 30 days of notification for any special benefits received as per agreements. City costs of storm sewer and other assumed street cost will be paid by the City as per City policy or as authorized by Council action.

VI. METHOD OF ASSESSMENT

A. Curb installed within City Limits:

Cost of Curb installed Within City Limits	\$5401.47	+ \$8.0860329/f.f.
Benefitted Property Frontage Inside City	668 l.f.	

B. Driveway Approach Slab Cost:

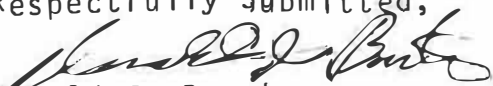
Contract Cost	\$2.45/sq.ft.
Plus 10% City Cost	<u>.245</u>

TOTAL COST \$2.695 sq.ft.

C. Curb installed as a special benefit to properties outside city limits (cash only)

Contract Cost	7.25/l.f.
Plus 10% City Cost	<u>.725</u>
TOTAL COST	7.975 l.f.

Respectfully Submitted,


 Donald J. Branton
 City Engineer

FINAL ASSESSMENT ROLL

BELMONT DRIVE IMPROVEMENT - 380 Feet West of Avalon Way to 22nd Avenue

OWNER	DESCRIPTION	FRONTAGE	TOTAL FINAL ASSESSMENT
William C & Leona M. Williams	Tax Lot No. 6600 on Hood River County	75.0 l.f.	curb(75 i.f) 606.45
1936 Belmont Drive	Assessor's Map No. 3N10 35 AC		D/W slab 209.75sf 565.28
Hood River, Oregon	Unplatted Area		TOTAL ASSESSMENT <u>1171.73</u>
W.O.C.A. of 7th Day Adventists	Tax Lot 6400 on Hood River County	85.3 l.f.	curb(85.3) 689.74
1956 Belmont Drive	Assessor's Map No. 3N10 35AC		D/W slab(69.38sf) 186.98
Hood River, Oregon	Unplatted Area		Total <u>876.72</u>
Richard S. & Ruth C. Davis	Tax Lot No. 6500 on Hood River County	87.5 l.f.	curb (87.5) 707.53
2002 Belmont Drive	Assessor's Map No. 3N10 35AC		DW Slab(104.65sf) 282.03
Hood River, Oregon	Unplatted Area		<u>989.56</u>
Margaret Schroeder	Tax Lot No. 4700 on Hood River County	105.0 l.f.	Curb (105.0) 849.03
2072 Belmont Drive	Assessor's Map No. 3N10 35 AC		
Hood River, Oregon	Unplatted Area		

OWNER	DESCRIPTION	FRONTAGE	TOTAL FINAL ASSESSMENT
Margaret Schroeder	Tax Lot No. 4600 on Hood River County	105.0 1.f.	curb 849.03
2072 Belmont Drive	Assessor's Map No. 3N10 35AC		D/W slab (60 sf) 161.70
Hood River, Oregon	Unplatted Area		TOTAL ASSESSMENT <u>1010.73</u>
The Church of the Nazarene	Tax Lot No. 4500 on Hood River County	210.2 1.f.	curb(210.21f) 1699.68
22nd & Belmont	Assessor's Map No. 3N10 35 AC		D/W slab (176.5sf) 475.67
Hood River, Oregon	Unplatted Area		Total <u>2175.35</u>
	TOTALS	668.0 1.f. curb	5401.47
		620.28 sf D/W	1671.67
			<u>7073.12</u>