

56-79-11
56-79-9

ORDINANCE NO. 1470

AN ORDINANCE DECLARING THE COST OF THE CONSTRUCTION AND IMPROVEMENT OF AVALON WAY FROM BELMONT ROAD 900 FEET SOUTHERLY, BEING PARTLY WITHIN AND PARTLY WITHOUT THE BOUNDARIES OF THE CITY OF HOOD RIVER, OREGON; DECLARING THE ABUTTING PROPERTIES IN THE CITY OF HOOD RIVER TO BE THE PROPERTIES ESPECIALLY BENEFITED BY CURBS, DRIVEWAYS, APPROACH SLABS AND SIDEWALKS AND DECLARING ONE PROPERTY TO BE ESPECIALLY BENEFITED; 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. 79-10 dated April 24, 1979, did provide for the improvement of that portion of Avalon Way from Belmont Road 900 feet Southerly, 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 Avalon Way which is partly within and partly without the boundaries of the City of Hood River from Belmont Road 900 feet Southerly 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 within the portion of the project within the city limits with an anticipated life of 25 years has now been completed at a total cost of \$26,823.15 of which \$19,818.87 is the city's share for street costs, and of the remaining balance of \$7,004.28 there is a special benefit to be paid for by A. H. Orcutt in the amount of \$137.50 by reason of special work done for that person, which said property owner requested and has

agreed to pay for the special work in a lump sum and which amount is assessed directly to the property benefited thereby, and the remaining balance in the sum of \$6,866.78 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 \$7,004.28 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 nays, 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: Avalon Way - Belmont Road 900 feet southerly

Councilmembers:

The following is a final report of the improvement of Avalon Way from Belmont Road 900 feet southerly.

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 within the portion of the project within the city limits with an anticipated life of (25) twenty five years. The right-of-way is 60 feet wide, 30 feet on each side of centerline on the portion within the city limits except for one 91.0 foot parcel where an additional 6.5 foot easement was acquired to provide for curbs and future sidewalk or driveway slab area. The right-of-way on the portion of the project within the county area varies from 15 to 22 feet from centerline. The proposed improvement in the county area does not include curbs and was limited to partial overlay of the existing paved surfacing. Additional right-of-way acquisition within the county area is not anticipated.

The street was previously partially paved and improved with some curbs. The project brings the entire street to city standards on the section within the city limits. It is recommended that the street be classified as a minor collector.

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

The assessment district for the project will consist of the previously uncurbed properties along both sides of the street which are within the city limits. These properties consist of 100 percent residential properties more particularly described in Exhibit "A" attached.

The following is the actual costs of construction:

I. Street Costs

A. Assessed Costs

1.	677.25 l.f. concrete curb & gutter furnished and placed @ \$7.25/l.f.	\$4910.06	
2.	600.00 sq.ft. concrete sidewalk installed @ \$1.85/sq.ft.	1110.00	
3.	90.8 sq. ft. residential concrete driveway installed @ \$2.45/sq.ft.	<u>222.46</u>	
	Subtotal	\$6242. 52	
	Plus: 10% Engineering Costs	<u>624.26</u>	
		\$6866.78	\$6866.78

B. Special Benefit (Assessed)

1.	Install steps and sidewalk transition for A.H. Orcutt Residence, 1545 Avalon Way/ lump sum	\$ 125.00	
	Plus: 10% City Costs	<u>12.50</u>	
		\$ 137.50	<u>137.50</u>
			<u>\$7004.28</u>

II. City Share

A. 1979 Street Improvement Project No. 2, Schedule No. 2 (Frantz)

1.	200.92 c.y. street excavation, unclassified @ \$7.00/c.y.	1406.44
2.	136.59 c.y. base rock, 7" compacted furnished and placed @ \$13.95/c.y.	1905.43
3.	1-std. storm sewer catch basin installed @ 400.00/each	400.00
4.	1-minor manhole adjustment @ 35.00 each (storm sewer)	35.00

5.	1-major manhole adjustment @ 250.00 each (sanitary sewer)	\$ 250.00	
	Change Order #3 labor and equipment rental to prepare for paving	<u>315.55</u>	
	Subtotal Subsection A	\$4,312.42	
	Plus 10% Engineering Costs	<u>431.24</u>	
	TOTAL SUBSECTION A	4,743.66	\$4,743.66
B.	1979 Street Improvement Project No. 3, Schedule No. 2 (Superior Asphalt Co,)		
1.	172.88 c.y. street excavation, unclassified @ \$8.00/c.y.	1,383.04	
2.	159.20 c.y. base rock, 7" com- pacted furnished and placed @ \$16.00/c.y.	2,547.20	
3.	346.80 tons OSHD Class "B" asphaltic surfacing furnished and placed @ \$28.50 per ton	9,883.80	
4.	71.22 tons additional base rock furnished only @ \$6.00/ ton	427.32	
	Subtotal Subsection B	14,241.36	
	Plus 10% Engineering Costs	<u>1,424.14</u>	
	Total Subsection B	15,665.50	15,665.50
C.	Other Related City Costs		
1.	Cost of Sollman Easement Acquisition (equivalent to cost of curb installed adjacent to this property 91.0 l.f. @ \$7.25)	<u>659.75</u>	
	Total Subsection C	659.75	<u>659.75</u>

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

200.92	
<u>177.88</u>	
378.88 cy @ 3.00 =	1,136.40
+ 10% Eng. cost	<u>113.64</u>
	(1,250.04)

Total Project Offset Charges
 to 13th Street Project

NET CITY SHARE COSTS

\$19,818.87

III. SUMMARY

A. Assessed Street Costs:

1.	Assessed Costs	
	a. Curb and Gutter Cost	5,401.07
	b. Concrete Sidewalk Cost	1,221.00
	c. Driveway Approach Slab Cost	<u>244.71</u>
	Total Assessed Costs	6,866.78
	2. Special Benefit Costs	<u>137.50</u>
	Total Assessed Street Costs and Special Benefits	7,004.28

B. City Share Costs

1.	Street Improvement Project No. 2 Schedule 2 (Frantz)	4,743.66
2.	Street Improvement Project No. 3 Schedule 2 (Superior Asphalt)	15,665.50
3.	Other Related City Costs	659.75
4.	City Cost Offset to 13th St. Project	<u>(1,250.04)</u>
	Total Actual Share Cost	19,818.87
	TOTAL ACTUAL PROJECT COST	<u><u>26,823.15</u></u>

IV. COMPARISON WITH ESTIMATE

	Original Estimate	Actual	Percent
Curb & Gutter Cost	\$ 5,736.31	\$5,401.07	94.16%
Sidewalk Cost	Not included	1,221.00	N/A
Driveway Approach Slab Cost	Not included	244.71	N/A
City Share Costs	18,236.21	19,818.87	108.68%
Total Project Cost	23,972.52	26,823.15	111.89%

V. BASIS FOR ASSESSMENT

It is the Engineer's recommendation that the curb costs be assessed directly to the benefitting project frontage; that the driveway approach slab, sidewalk, and special benefit costs be assessed directly to the properties specifically benefitted. The street costs are to be borne by the City using funds contributed by Hood River County as the City's share of forest revenues.

VI. METHOD OF ASSESSMENT

Curb & Gutter Cost:

Total Curb Cost \$5,401.07 = \$7.975/frontage foot
 Benefitting project frontage 677.25 l.f.

Driveway Approach Slab Cost:

Contract Cost 2.450/sq.ft.
 Plus: 10% City Cost .245

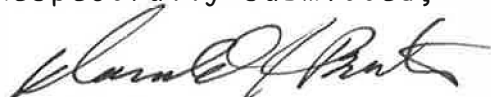
Driveway Cost 2.695/sq.ft.

Sidewalk Cost:

Contract Cost 1.850/sq.ft.
 Plus 10% City Cost .185

2.035/sq.ft.

Respectfully submitted,



Donald J. Branton
 City Engineer

Avalon Way Improvement

A. East Side Avalon Way

OWNER	DESCRIPTION	FRONTAGE	TOTAL FINAL ASSESSMENT
Bunting's Exhaust, Inc.	Tax Lot No. 1411 on Hood River County	109.0 1.f.	-
18th & Belmont Streets	Assessor's Map No. 3N10 35 DB		
Hood River, Ore.	Unplatted Area		
Alberta & Leona Orcutt	Tax Lot No. 1409 on Hood River County	66.0 1.f.	curb (66.0 1.f.) \$526.35
1545 Avalon Way	Assessor's Map No, 3N10 35 DB.		s/w (330 sq.ft.) 671.55
Hood River, Oregon	Unplatted Area		Special Benefit <u>137.50</u>
			TOTAL ASSESSMENT 1,335.40
Gary W. & Maureen Wells	Tax Lot No 1410 on Hood River County	54.0 1.f.	curb (54.01.f) 430.65
2065 Highway 35	Assessor's Map No. 3N10 35 DB		s/w (270 sq.ft.) <u>549.45</u>
Hood River, Ore	Unplatted Area		TOTAL ASSESSMENT 980.10
Corwin & Helen Hein	Tax Lot No. 1413 on Hood River County	76.0 1.f.	-
1565 AVAlon Way	Assessor's Map No 3N10 35 DB		
Hood River, Oregon	Unplatted Area		
D.F. & Helen Davidson	Tax Lot No. 1403 on Hood River County	100.0 1.f.	-
2451 W. Prospect	Assessor's Map No 3N10 35 DB		
Hood River, Oregon	Unplatted Area		

Avalon Way Improvement

B. West Side Avalon Way

OWNER	DESCRIPTION	FRONTAGE	TOTAL FINAL ASSESSMENT
James R. Willcox, Et Ux Et A1	Tax Lot No 1605 on Hood River County Assessor's	100.0 l.f.	
502 Washington St.	Map No 3N10 35 DB		
The Dalles, Oregon 97058	Unplatted Area		
Elwood J. & Berniece L. Hutson	Tax Lot No. 1603 on Hood River County	75.0 l.f.	
James R. & Billie Jo Willcox	Assessor's Map No 3N10 35 DB		
3741 Belmont Drive	Unplatted Area		
Hood River, Oregon			
Betty Sollman	Tax Lot No. 1500 on Hood River County	91.0 l.f.	curb 91.0 l.f. \$725.72
1560 Avalon Way	Assessor's Map No. 3N10 35 DB		D/W slab (908 s.f) 244.71
Hood River, Oregon	Unplatted Area		Subtotal \$970.43
			Less credit for easement 725.72
			TOTAL ASSESSMENT \$244.71
James W. McCormick & Larry Peterson,	Tax Lot No. 1600 on Hood River County	364.25 l.f.	\$2904. 00
1820 "B" Street	Assessor's Map No. 3N10 35 DB		
Hood River, Oregon 97031	Unplatted Area		

Avalon Way Improvement
 B. West Side Avalon Way

OWNER	DESCRIPTION	FRONTAGE	TOTAL FINAL ASSESSMENT
Melvin E. & Irene K. Klein	Tax Lot No. 2102 on Hood River County	102.0 l.f.	\$813.45
1702 Avalon Way	Assessor's Map No. 3N10 35 DB		
Hood River, Ore	Unplatted Area		
American Village of H.R., Inc	Tax Lot No. 2101 on Hood River	40.0	
1706 Avalon Way	County Assessor's Map No. 3N10 35 DB		
Hood River, Oregon	Unplatted Area		
American Village of H.R., INC.	Tax Lot No 2103 on Hood River County	122.0 l.f.	
1706 Avalon Way	Assessor's Map No 3N10 35 DB		
Hood River, Ore	Unplatted Area		
	TOTALS	677.25 l.f., curb	5401.07
		600.00 sq.ft. sidewalk	1221.00
		90.8 sq. ft. driveway	244.71
			<u>6866.78</u>
		Orcutt Special Benefit	<u>137.50</u>
			<u>7,004.28</u>