

ORDINANCE NO. 1976

(An ordinance levying assessments for the West Oak Street Local Improvement District for improvements consisting of sidewalks and access to adjacent properties; and repealing Ordinance 1974)

WHEREAS, on December 17, 2007, the City Engineer presented his report on the proposed West Oak Street Local Improvement District pursuant to HRMC Section 13.16.020 and the Council approved the report pursuant to HRMC 13.16.030 and Resolution 2007-25.

WHEREAS, the actual cost of the local improvements is ascertained to be \$1,801,472.00, and the amounts to be assessed to, and borne by, the specially benefitted property, and to be borne by the City or others, have been determined in accordance with applicable provisions of HRMC Chapter 13.16, as set forth in Exhibit A attached hereto and incorporated herein by reference.

WHEREAS, the City Council has established the method of calculating local improvement assessments in HRMC Chapter 13.16;

WHEREAS, on May 11, 2009, the City Engineer presented the proposed assessment to the City Council for approval and the City Council approved the proposed assessment and directed the City Engineer to notify the benefitted property owners in accordance with HRMC 13.16.090;

WHEREAS, it has been determined that the notices may not have been provided in accordance with HRMC 13.16.090;

WHEREAS, the City Council finds that it is in the best interest of the City and property owners to be assessed to repeal Ordinance 1974 and cause a second notice of the proposed assessment for the West Oak Local Improvement District to be provided in accordance with HRMC 13.36.090;

WHEREAS, the second notice of the proposed assessment for the West Oak Street Local Improvement District was provided, as required by HRMC 13.16.090, allowing the owner of each property to file a written objection to the assessment on or before September 9, 2009;

WHEREAS, on September 14, 2009, the City Council considered the written objections to the proposed assessments, and determined the amount of the final assessment to charged against each property owner in the district;

NOW, THEREFORE, THE CITY OF HOOD RIVER ORDAINS AS FOLLOWS:

Section 1. The City Engineer's reports are made a part of the Council's record in these proceedings, attached as Exhibit B and incorporated by reference.

Section 2. The actual assessable cost of the local improvements consisting of sidewalk and driveway improvements is \$97,817.10 which is hereby assessed against the parcels of property described in Exhibit A, in the amounts set opposite, respectively.

Section 3. The City Council assesses each parcel of property within the described local improvement district as set forth on the assessment roll attached as Exhibit A.

Section 4. The City Council determines that each parcel of property described in Exhibit A is specially benefited to the extent of the assessment set forth. The City Engineer shall give notice of the final assessments to the owners of the assessed parcels in accordance with HRMC 13.16.140. Assessments that remain unpaid after the twenty day period are declared to be liens upon the respective lots, parts of lots or parcels of land against which said several amounts are assessed, and may be paid, with interest on the unpaid principal amount commencing twenty days after the date of the notice, unless application is made to pay in installments in accordance with HRMC 13.16.140.

Section 5. The City Recorder is directed to enter in the docket of City Liens a statement in connection with each unpaid assessment containing the following:

- 5.1 A description of each parcel of property specially benefited by the local improvements;
- 5.2 The name of the owner or reputed owner thereof, or that the name of the owner is unknown; and
- 5.3 The sum assessed upon said property, the amount and date from which interest accrues, and the date of entering the same in the docket of City Liens.

Section 6. Upon enactment of this ordinance, the City Engineer shall send notice of the final assessments by first class mail to the owners of the assessed parcels containing the information required by HRMC Section 13.16.140 according to the terms set forth in Section 4 of this ordinance.

Section 7. Assessments paid in installments are subject to the following terms and conditions:

- Length: 10 years
- Payments: Annual payments, due by December 1 of each year, with the first installment due on December 1, 2009.
- Interest rate: 6.75%
- Penalty fee: \$100 per year, plus accrued unpaid interest, if payment is not received or postmarked by December 1 of the year in which the payment is due.

Section 8. Any assessment remaining unpaid may be foreclosed as provided by law. The proceeds from the payment or foreclosure of assessments levied by this ordinance shall be deposited to the city funds which advanced the cost of construction, engineering and related expenses or which

are used to retire any indebtedness incurred by the City for these improvements.

Section 9. Ordinance 1974 is repealed in its entirety.

Read for the first time: Sept 28, 2009.

Read for the second time and passed: Oct 13, 2009, to become effective 30 days hence.

Signed 10-14-09, 2009.



Arthur Babitz, Mayor

ATTEST:



Jennifer McKenzie, City Recorder

MAP NO.	TL NO.	OWNER/ADDRESS	SIDEWALK (SQ. FT.)	DRIVEWAY (SQ. FT.)	SPECIAL ASSESSMENT	ASSESSED VALUE		PROPOSED ASSESSMENT	
03N10E25CD	4700	BEARDSLEY, CHARLES F TRUSTEE U-2 402 & 404 OAK	862	0	\$0.00	LAND	\$34,080.00	SIDEWALK	\$4,310.00
						IMP.	\$252,160.00	DRIVEWAY	
						TOTAL	\$286,240.00	SPECIAL	
						TAXES	\$4,193.01	SUB TOTAL	\$4,310.00
						DELINQUENT		ENG/ADMIN	\$955.85
						NOT DELINQUENT	X	TOTAL	\$5,265.85
03N10E25CD	4800	BEARDSLEY, CHARLES F TRUSTEE U-2 PARKING LOT	240	260	\$0.00	LAND	\$41,550.00	SIDEWALK	\$1,200.00
						IMP.	\$2,770.00	DRIVEWAY	\$2,600.00
						TOTAL	\$44,320.00	SPECIAL	
						TAXES	\$649.22	SUB TOTAL	\$3,800.00
						DELINQUENT		ENG/ADMIN	\$842.74
						NOT DELINQUENT	X	TOTAL	\$4,642.74
03N10E25CD	4900	BEARDSLEY, CHARLES F TRUSTEE U-2 416 OAK	1452	0	\$0.00	LAND	\$125,980.00	SIDEWALK	\$7,260.00
						IMP.	\$536,120.00	DRIVEWAY	
						TOTAL	\$662,100.00	SPECIAL	
						TAXES	\$9,698.59	SUB TOTAL	\$7,260.00
						DELINQUENT		ENG/ADMIN	\$1,610.08
						NOT DELINQUENT	X	TOTAL	\$8,870.08
03N10E25CD	5001	MIKE KITS 504 OAK	702	0	\$0.00	LAND	\$67,030.00	SIDEWALK	\$3,510.00
						IMP.	\$188,340.00	DRIVEWAY	
						TOTAL	\$255,370.00	SPECIAL	
						TAXES	\$3,651.55	SUB TOTAL	\$3,510.00
						DELINQUENT		ENG/ADMIN	\$778.43
						NOT DELINQUENT	X 1217.18	TOTAL	\$4,288.43
03N10E25CD	9800	REICHMUTH, HOWARD S 4TH ST SIDE	20	200	\$0.00	LAND	\$11,330.00	SIDEWALK	\$100.00
						IMP.	\$31,420.00	DRIVEWAY	\$2,000.00
						TOTAL	\$42,750.00	SPECIAL	
						TAXES	\$626.29	SUB TOTAL	\$2,100.00
						DELINQUENT		ENG/ADMIN	\$465.73
						NOT DELINQUENT	X	TOTAL	\$2,565.73
03N10E25CD	9901	KRAMER, MARY C 403 OAK	1297	535	\$0.00	LAND	\$87,180.00	SIDEWALK	\$6,485.00
						IMP.	\$134,280.00	DRIVEWAY	\$5,350.00
						TOTAL	\$201,440.00	SPECIAL	
						TAXES	\$2,950.86	SUB TOTAL	\$11,835.00
						DELINQUENT		ENG/ADMIN	\$2,624.70
						NOT DELINQUENT	X	TOTAL	\$14,459.70
03N10E25CD	9900	REICHMUTH, HOWARD S 409 & 411 OAK	500	0	Access Hatch Reconstr. \$3,800.00	LAND	\$38,090.00	SIDEWALK	\$2,500.00
						IMP.	\$235,070.00	DRIVEWAY	
						TOTAL	\$273,160.00	SPECIAL	\$3,800.00
						TAXES	\$4,001.35	SUB TOTAL	\$6,300.00
						DELINQUENT		ENG/ADMIN	\$1,397.18
						NOT DELINQUENT	X	TOTAL	\$7,697.18

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Exhibit A

MAP NO.	TL NO.	OWNER/ADDRESS	SIDEWALK (SQ. FT.)	DRIVEWAY (SQ. FT.)	SPECIAL ASSESSMENT	ASSESSED VALUE		PROPOSED ASSESSMENT	
03N10E25CD	10000	RUNYAN, PAULA 413 & 415 OAK	500	0		LAND IMP. TOTAL	\$48,100.00 \$185,840.00 \$233,940.00	SIDEWALK DRIVEWAY SPECIAL	\$2,500.00
						TAXES	\$3,346.37	SUB TOTAL ENG/ADMIN	\$2,500.00 \$554.44
						DELINQUENT NOT DELINQUENT	X	TOTAL	\$3,054.44
03N10E25CD	10200	HR COUNTY LIBRARY PARK	670	0	\$0.00	LAND IMP. TOTAL	EXEMPT \$0.00	SIDEWALK DRIVEWAY SPECIAL	\$3,350.00
						TAXES		SUB TOTAL ENG/ADMIN	\$3,350.00 \$742.94
						DELINQUENT NOT DELINQUENT		TOTAL	\$4,092.94
03N10E25CD	10600	FARWIG, JEANNE MARIE 212 4TH ST	1152	210	\$0.00	LAND IMP. TOTAL	\$88,030.00 \$141,580.00 \$229,610.00	SIDEWALK DRIVEWAY SPECIAL	\$5,760.00 \$2,100.00
						TAXES	\$2,921.73	SUB TOTAL ENG/ADMIN	\$7,860.00 \$1,743.15
						DELINQUENT NOT DELINQUENT	X	TOTAL	\$8,603.15
03N10E25CD	11700	FERRON, BRADFORD W.S. 904 OAK	310	0	\$0.00	LAND IMP. TOTAL	\$43,000.00 \$359,381.00 \$402,381.00	SIDEWALK DRIVEWAY SPECIAL	\$1,550.00
						TAXES	\$5,894.17	SUB TOTAL ENG/ADMIN	\$1,550.00 \$343.75
						DELINQUENT NOT DELINQUENT	X	TOTAL	\$1,893.75
03N10E25CD	11800	KROHN, LEWIS B 316 OAK	652	0	\$0.00	LAND IMP. TOTAL	\$49,650.00 \$209,310.00 \$258,960.00	SIDEWALK DRIVEWAY SPECIAL	\$3,260.00
						TAXES	\$3,732.39	SUB TOTAL ENG/ADMIN	\$3,260.00 \$722.98
						DELINQUENT NOT DELINQUENT	X	TOTAL	\$3,982.98
03N10E25CD	11900	CHEATHAM PROPERTIES LLC 315 OAK	2544	260	Access Hatch Reconst. \$9,900.00	LAND IMP. TOTAL	\$69,019.00 \$452,367.00 \$521,386.00	SIDEWALK DRIVEWAY SPECIAL	\$12,720.00 \$2,600.00 \$9,900.00
						TAXES	\$7,514.13	SUB TOTAL ENG/ADMIN	\$25,220.00 \$5,593.15
						DELINQUENT NOT DELINQUENT	X 3659.33	TOTAL	\$30,813.15
03N10E25CD	12000	DICKENSON, GHP 309 & 311 OAK	560	0	\$0.00	LAND IMP. TOTAL	\$45,630.00 \$514,770.00 \$560,400.00	SIDEWALK DRIVEWAY SPECIAL	\$2,800.00
						TAXES	\$8,208.85	SUB TOTAL ENG/ADMIN	\$2,800.00 \$620.97
						DELINQUENT NOT DELINQUENT	X	TOTAL	\$3,420.97

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MAP NO.		OWNER/ADDRESS	SIDEWALK (SQ. FT.)	DRIVEWAY (SQ. FT.)	SPECIAL ASSESSMENT	ASSESSED VALUE		PROPOSED ASSESSMENT	
03N10E25CD	12100	SMITH, RICHARD D 307 OAK	220	0	\$0.00	LAND IMP. TOTAL	\$17,950.00 \$162,400.00 \$180,350.00	SIDEWALK DRIVEWAY SPECIAL	\$1,100.00
						TAXES	\$2,641.85	SUB TOTAL ENG/ADMIN	\$1,100.00 \$243.95
						DELINQUENT NOT DELINQUENT	X	TOTAL	\$1,343.95
03N10E25CD	12200	MORTON, NICOLE 305 OAK	220	0	\$0.00	LAND IMP. TOTAL	\$19,260.00 \$150,390.00 \$169,650.00	SIDEWALK DRIVEWAY SPECIAL	\$1,100.00
						TAXES	\$2,485.07	SUB TOTAL ENG/ADMIN	\$1,100.00 \$243.95
						DELINQUENT NOT DELINQUENT	\$828.36	TOTAL	\$1,343.95
03N10E25CD	12300	CITY OF HOOD RIVER 301 OAK	902	0	\$0.00	LAND IMP. TOTAL	EXEMPT \$0.00	SIDEWALK DRIVEWAY SPECIAL	\$4,510.00
						TAXES		SUB TOTAL ENG/ADMIN	\$4,510.00 \$1,000.20
						DELINQUENT NOT DELINQUENT		TOTAL	\$5,510.20
03N10E25CD	60038	APARTMENT OWNER 310 OAK				LAND IMP. TOTAL	\$194,630.00 \$194,630.00	SIDEWALK DRIVEWAY SPECIAL	
						TAXES	\$2,851.09	SUB TOTAL ENG/ADMIN	\$0.00
						DELINQUENT NOT DELINQUENT	X	TOTAL	\$0.00
03N10E25CD	60039	APARTMENT OWNER 310 OAK				LAND IMP. TOTAL	\$181,830.00 \$181,830.00	SIDEWALK DRIVEWAY SPECIAL	
						TAXES	\$2,663.57	SUB TOTAL ENG/ADMIN	\$0.00
						DELINQUENT NOT DELINQUENT	X	TOTAL	\$0.00
03N10E25CD	60040	APARTMENT OWNER 310 OAK				LAND IMP. TOTAL	\$172,560.00 \$172,560.00	SIDEWALK DRIVEWAY SPECIAL	
						TAXES	\$2,527.76	SUB TOTAL ENG/ADMIN	\$0.00
						DELINQUENT NOT DELINQUENT	X	TOTAL	\$0.00
03N10E25CD	60041	APARTMENT OWNER 310 OAK				LAND IMP. TOTAL	\$165,840.00 \$165,840.00	SIDEWALK DRIVEWAY SPECIAL	
						TAXES	\$2,429.27	SUB TOTAL ENG/ADMIN	\$0.00
						DELINQUENT NOT DELINQUENT	X	TOTAL	\$0.00

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MAP NO.	TL NO.	OWNER/ADDRESS	SIDEWALK (SQ. FT.)	DRIVEWAY (SQ. FT.)	SPECIAL ASSESSMENT	ASSESSED VALUE		PROPOSED ASSESSMENT	
03N10E25CD	60042	APARTMENT OWNER 310 OAK				LAND IMP. TOTAL	\$266,680.00 \$266,680.00	SIDEWALK DRIVEWAY SPECIAL	
						TAXES	\$3,906.41	SUB TOTAL ENG/ADMIN	\$0.00
						DELINQUENT NOT DELINQUENT	X	TOTAL	\$0.00
03N10E25CD	60043	APARTMENT OWNER 310 OAK				LAND IMP. TOTAL	\$272,340.00 \$272,340.00	SIDEWALK DRIVEWAY SPECIAL	
						TAXES	\$3,989.29	SUB TOTAL ENG/ADMIN	\$0.00
						DELINQUENT NOT DELINQUENT	X	TOTAL	\$0.00
03N10E25CD	60044	APARTMENT OWNER 310 OAK				LAND IMP. TOTAL	\$203,860.00 \$203,860.00	SIDEWALK DRIVEWAY SPECIAL	
						TAXES	\$2,986.30	SUB TOTAL ENG/ADMIN	\$0.00
						DELINQUENT NOT DELINQUENT	X	TOTAL	\$0.00
03N10E25CD	60045	APARTMENT OWNER 310 OAK				LAND IMP. TOTAL	\$181,830.00 \$181,830.00	SIDEWALK DRIVEWAY SPECIAL	
						TAXES	\$2,663.57	SUB TOTAL ENG/ADMIN	\$0.00
						DELINQUENT NOT DELINQUENT	X	TOTAL	\$0.00
03N10E25CD	60046	APARTMENT OWNER 310 OAK				LAND IMP. TOTAL	\$192,340.00 \$192,340.00	SIDEWALK DRIVEWAY SPECIAL	
						TAXES	\$2,817.46	SUB TOTAL ENG/ADMIN	\$0.00
						DELINQUENT NOT DELINQUENT	X	TOTAL	\$0.00
03N10E25CD	60047	APARTMENT OWNER 310 OAK				LAND IMP. TOTAL	\$180,910.00 \$180,910.00	SIDEWALK DRIVEWAY SPECIAL	
						TAXES	\$2,650.13	SUB TOTAL ENG/ADMIN	\$0.00
						DELINQUENT NOT DELINQUENT	X	TOTAL	\$0.00
03N10E25CD	60048	APARTMENT OWNER 310 OAK				LAND IMP. TOTAL	\$273,400.00 \$273,400.00	SIDEWALK DRIVEWAY SPECIAL	
						TAXES	\$4,004.85	SUB TOTAL ENG/ADMIN	\$0.00
						DELINQUENT NOT DELINQUENT	X	TOTAL	\$0.00

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MAP NO.	TL NO.	OWNER/ADDRESS	SIDEWALK (SQ. FT.)	DRIVEWAY (SQ. FT.)	SPECIAL ASSESSMENT	ASSESSED VALUE		PROPOSED ASSESSMENT	
03N10E25CD	60049	APARTMENT OWNER 310 OAK				LAND		SIDEWALK	
						IMP.	\$277,680.00	DRIVEWAY	
						TOTAL	\$277,680.00	SPECIAL	
						TAXES	\$4,067.64	SUB TOTAL	
						DELINQUENT		ENG/ADMIN	\$0.00
						NOT DELINQUENT	X	TOTAL	\$0.00
03N10E25CD	60050	APARTMENT OWNER 310 OAK				LAND		SIDEWALK	
						IMP.	\$511,750.00	DRIVEWAY	
						TOTAL	\$511,750.00	SPECIAL	
						TAXES	\$7,486.27	SUB TOTAL	
						DELINQUENT		ENG/ADMIN	\$0.00
						NOT DELINQUENT	X	TOTAL	\$0.00
03N10E25CD	60051	APARTMENT OWNER 310 OAK				LAND		SIDEWALK	
						IMP.	\$621,190.00	DRIVEWAY	
						TOTAL	\$621,190.00	SPECIAL	
						TAXES	\$9,099.34	SUB TOTAL	
						DELINQUENT		ENG/ADMIN	\$0.00
						NOT DELINQUENT	X	TOTAL	\$0.00
03N10E25CD	60000	310 OAK LLC (HENRY FISHER) 310 OAK	890	0	\$0.00	LAND	\$0.00	SIDEWALK	\$4,450.00
						IMP.	\$0.00	DRIVEWAY	
						TOTAL	\$0.00	SPECIAL	
						TAXES		SUB TOTAL	\$4,450.00
						DELINQUENT		ENG/ADMIN	\$986.90
						NOT DELINQUENT		TOTAL	\$5,436.90
03N10E25DC	4500	Ron & Marlene Enterprises, Inc. 210 STATE	332	0	\$0.00	LAND	\$627,350.00	SIDEWALK	\$1,660.00
						IMP.	\$134,920.00	DRIVEWAY	
						TOTAL	\$762,270.00	SPECIAL	
						TAXES	\$2,052.80	SUB TOTAL	\$1,660.00
						DELINQUENT		ENG/ADMIN	\$368.15
						NOT DELINQUENT	X	TOTAL	\$2,028.15
		Kerr Contractors Final Construction Cost	=	\$1,474,472.00				TOTAL OF L.I.D. CONSTRUCTION COSTS	\$98,475.00
		Wallis Engineering Final Cost	=	\$327,000.00	\$1,801,472.00			TOTAL OF L.I.D. ENGINEERING COSTS	\$21,839.22
		ENGINEERING PERCENTAGE	=	22.177%				TOTAL OF ALL ASSESSMENTS (INCLUDING ENGINEERING)	\$120,314.22
		Square Foot Sidewalk Const. Cost	=	\$5.00					
		Square Foot Driveway Const. Cost	=	\$10.00					

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Date: December 14, 2007
To: Honorable Mayor and City Council
From: David H. Bick PE, City Engineer
Subject: Preliminary Engineer's Report: Local Improvement District
Hood River Urban Renewal Agency Project #409
Oak Street Improvements - 3rd Street to 5th Street

QUESTION AT HAND:

SHALL THE CITY COUNCIL FORM THE LOCAL IMPROVEMENT DISTRICT (LID) TO ASSESS CHARGES AGAINST THE BENEFITED PROPERTIES FOR STREET IMPROVEMENTS TO BE CONSTRUCTED ON OAK STREET, 4TH STREET AND FIFTH STREET AS PART OF THE "OAK STREET IMPROVEMENTS - 3RD STREET TO 5TH STREET" URBAN RENEWAL PROJECT?

INTRODUCTION:

The Hood River Urban Renewal Agency authorized the design and will advertise for bids for improvements to Oak Street from 3rd Street to 5th Street, including improvements to 4th Street from Oak Street to State Street and construction of ADA access ramps at the north side of the intersection of State Street and 3rd Street. The Urban Renewal Agency, in accordance with Hood River Municipal Code (HRMC) 13.16.010 Initiation, initiated the formation of the LID by directing the City Engineer to submit this report to the City Council.

The planned Project improvements will include: replacement of all sanitary and storm sewers and water lines and reconnection of all services; demolition and reconstruction of all sidewalks, curbs and gutters, and streets; replacement of retaining walls and guard rails; and undergrounding of overhead utilities. The estimated construction cost of the project is \$1,500,000.00. Estimated engineering and construction inspection costs are \$240,000.00. The estimated design life of the improvements is 50 to 75 years with normal maintenance.

Improvements included in the LID are: sidewalks and driveways, and any other work specific to a particular property requested by the property owner prior to or during the course of the construction. Other work includes filling or retaining under walk basements. The estimated construction cost of the LID improvements is \$100,903.28.

This report, which is prepared in accordance with *HRMC 13.16.020 Report*, contains the requirements numbered one through six under that section.

In accordance with HRMC 13.16.030, the City Council is requested, by motion, to approve the report, to modify the report and approve it, or to abandon the proposed local improvement district. Approval shall be by resolution declaring the Council's intent to form a local improvement district. Following approval, notice shall be sent to the affected property owners and a public hearing will be held for information purposes to discuss costs and scope of the project.

"HRMC 13.16.020 Report" states: The city engineer shall make a written report for the proposed local improvement project, which shall contain the following (six required items):

REQUIREMENT NUMBER ONE:

A plat or map showing the general nature, location, and extent of the proposed improvement and the land to be assessed for the payment of any part of the cost.

A City of Hood River map (Exhibit A) is attached showing the location of the parcel within the city limits. A copy of the assessor's plat (Exhibit B) is attached shaded to show the parcels that will be assessed to pay for the improvements constructed under this proposed Local Improvement District.

An overall plan (Exhibit C) showing the Oak Street Improvements Urban Renewal Project is also attached. The plan shows the area of the improvements, which extend west on Oak Street from the west side of the intersection at 3rd Street to the west side of the intersection at 5th Street then south on 4th Street to State Street. At 4th and 5th Streets, the work will extend north from Oak Street to tie in to the work that was completed as part of the Cascade Avenue Urban Renewal Project in 1992.

Some work will be done on State Street to under-ground power lines extending north from the south side of State Street, including the removal of three power poles and the construction of an underground transformer with vault. Construction of ADA ramps at the north side of the intersection of 3rd Street and State Avenue is also included in this project.

REQUIREMENT NUMBER TWO:

An estimate of the probable cost of the improvement, including any legal, administrative and engineering costs attributable to it.

PROJECT COSTS:

Total Project Cost:	\$ 1,500,000.00
Total Engineering Cost (incl. Const Inspection):	\$ 240,000.00
Engineering Cost as Percentage of Project Cost:	13.79%

PROJECT COSTS SUBJECT TO ASSESSMENT:

Sidewalk Unit Cost	\$ 5.50/SF	(w/ Eng. \$ 6.26/SF)
Driveway Unit Cost	\$ 7.00/SF	(w/ Eng. \$ 7.97/SF)
SIDEWALK AREAS ASSESSED: 14,030 SF @ \$5.50 =	\$ 77,165.00	
DRIVEWAY AREAS ASSESSED: 930 SF @ \$7.00 =	\$ 6,510.00	
SPECIAL ASSESSMENTS:	\$ 5,000.00	
TOTAL OF CONSTRUCTION COSTS:	\$ 88,675.00	
ENGINEERING AT 13.79% OF CONSTRUCTION COST	\$ 12,228.28	
TOTAL OF ALL ASSESSMENTS:	\$100,903.28	

REQUIREMENT NUMBER THREE:

An estimate of the unit cost of the improvement to the specially benefited properties.

The costs of sidewalk and driveway improvements and the special assessments for each property are shown in the attached spreadsheet, Exhibit D.

REQUIREMENT NUMBER FOUR:

A recommendation as to the method of assessment to be used to arrive at a fair apportionment of the whole or any portion of the cost of the improvement to the properties specially benefited.

The portion of the work of the project that will be assessed to the benefited properties includes the area of the sidewalks, including corner radii, and driveways fronting the property, based on the unit cost per square foot of the improvement plus the engineering cost assessed on a percentage basis.

The full cost, including engineering, of extra work performed at the property owner's request is also assessed. The cost of currently known extra work and the resulting special assessments are identified in the attached spreadsheet, Exhibit D.

REQUIREMENTS NUMBER FIVE AND SIX:

(5) The description and assessed value of each lot, parcel of land, or portion thereof, to be specially benefited by the improvement, with the names of the record owners and, when available, the names of any contract purchasers.

According to the Tax Rolls of Hood River County on December 13, 2007 the property descriptions and owners and the assessed value for each property are tabulated as shown in Exhibit D.

(6) A statement of outstanding assessments against the property to be assessed.

Staff at the County assessor's office said that the outstanding assessments at this time of year are misleading due to partial payments that may have been made toward property taxes, so Item 6 information is not included. That information will be included in the final assessment presentation upon completion of the construction.