

RESOLUTION NO. 423

A RESOLUTION SPREADING AND LEVYING ASSESSMENTS ON PROPERTY BENEFITED FOR THE COST OF CONSTRUCTION OF STREETS, DRAINAGE INSTALLATIONS, SANITARY SEWER INSTALLATIONS, SIDEWALK INSTALLATIONS, SIGNING AND TRAFFIC CONTROL DEVICE INSTALLATIONS, STREET LIGHTING INSTALLATIONS, AND OTHER UTILITIES CONSTRUCTED FOR THE PROJECT DESIGNATED AS "KINSMAN ROAD LOCAL IMPROVEMENT DISTRICT NO. 4", HEREINAFTER REFERRED TO AS LID #4; AND DIRECTING THE CITY RECORDER TO GIVE NOTICE OF FINAL ASSESSMENT AND ENTER A STATEMENT THEREOF IN THE DOCKET OF CITY LIENS AS REQUIRED BY SECTION 3.216 OF THE WILSONVILLE CODE.

WHEREAS, the Wilsonville City Council, at its regularly scheduled Council meeting, held on May 16, 1983 at 7:30 o'clock p.m. in the Willamette Valley Wesleyan Church, 29775 SW Town Center Loop East, did review and approve Resolution No. 314 titled "A RESOLUTION APPROVING THE BIDS; ACCEPTING THE BID FROM AND AWARDING THE CONTRACT TO WES KING CONSTRUCTION, 14774 SE 202nd, CLACKAMAS, OREGON, 97015, FOR THE CONSTRUCTION OF KINSMAN ROAD LOCAL IMPROVEMENT DISTRICT NO. 4, HEREINAFTER REFERRED TO AS L.I.D. #4". The low qualified bid was for four hundred forty-seven thousand, nine hundred ninety-nine dollars and fifty-seven cents (\$447,999.57) and the adopted preliminary engineer's report estimated construction costs at five hundred seventy-six thousand dollars and no cents (\$576,000); and

WHEREAS, the final payment for the construction of LID #4 was authorized on June 11, 1984 by the Wilsonville City Council at their regularly scheduled meeting held at 7:30 o'clock p.m. in the Wilsonville Council Chambers, 30000 SW Town Center Loop East; and

WHEREAS, a date and time was established by the Wilsonville City Council as required by Section 3.212, Public Improvements Assessments for September 4, 1984, at 7:30 o'clock p.m. daylight savings time in the Wilsonville City Hall Council Chambers, 30000 SW Town Center Loop East for the purpose of hearing oral or written remonstrances against the preliminary assessment roll as recommended by the Board of Viewers who met on August 21, 1984 at 7:00 o'clock p.m. daylight savings time in City Hall at 30000 SW Town Center Loop East; and

WHEREAS, the total cost of the completed improvements for LID #4 are identified in Exhibit "A" attached hereto and incorporated by reference as if fully set forth herein, and is determined to be the sum of seven hundred, ~~sixty-two~~ thousand, two hundred fifty dollars and forty-three cents (\$766,250.43) which has been equalized by the Board of Viewers appointed by the Council and the Preliminary Assessment Roll as equalized by being presented to the City Council.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Wilsonville:

1. The Final Assessment Roll as equalized by the Board of Viewers is approved by the Wilsonville City Council and adopted by the Council as Final Assessment Roll for LID #4.
2. The proportionate share of the cost of construction of LID #4 for each parcel of property within the boundary of LID #4 and benefited thereby is the amount set opposite the description as identified in the Final Assessment Roll in Item 5 below.
3. Each piece or parcel of land will be benefited by the construction of LID #4 to the full extent of that amount shown below in Item 5 as the Total Assessment of such piece or parcel, and the respective amounts represent the proportional benefits of said improvements for LID #4 to the respective parcels of property.
4. Each of the parcels of property described in Item 5 below is hereby assessed the amount set opposite each respective description for the cost of the construction of LID #4 as herein before described.
5. The following are the final assessments hereby made on the various parcels of real property in the City of Wilsonville, Clackamas County, Oregon, for the construction of LID #4.

FINAL ASSESSMENT ROLL

ASSESSMENT NO. 1

John Kinsman

Tax Lots 100, 200, 1400	Tax Lot 100	\$174,364.66
Section 14C Township 3 South,	Tax Lot 200	237,017.71
Range 1 West, Willamette Meridian,	Tax Lot 1400	31,798.09
Clackamas County, Oregon		
	TOTAL ASSESSMENT	
	No. 1	\$443,180.46

ASSESSMENT NO. 2

Ellison Company Employees

Tax Lot 300, Section 14C		
Township 3 South, Range 1 West,		
Willamette Meridian,		
Clackamas County, Oregon		
	TOTAL ASSESSMENT	
	No. 2	\$241,472.38

ASSESSMENT NO. 3

R. E. Farrell

Tax Lot 301, Section 14C		
Township 3 South, Range 1 West,		
Willamette Meridian,		
Clackamas County, Oregon		
	TOTAL ASSESSMENT	
	No. 3	\$ 16,275.54

ASSESSMENT NO. 4


Stuart Lindquist

Tax Lot 302, Section 14C		
Township 3 South, Range 1 West		
Willamette Meridian,		
Clackamas County, Oregon		
	TOTAL ASSESSMENT	
	No. 4	\$ 25,636.64

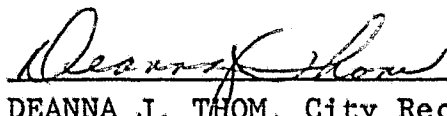
TOTAL OF ALL ASSESSMENTS	\$726,565.02
CITY SHARE OF PROJECT	<u>39,685.41</u>
TOTAL LID #4 COST	\$766,250.43

6. The City Recorder of the City of Wilsonville is hereby directed to send notice of assessment by registered or certified mail to all owners of property as assessed in the Final Assessment Roll and in accordance with Section 3.216 of the Wilsonville Code; and enter in the Docket of City Liens, a statement of the amount(s) assessed upon each of the above described parcels of land together with a description of the improvements, the name of the owner(s) and the date of the adoption of the assessment resolution, as required by Section 3.216 of the Wilsonville Code. Notice of these final assessments shall also be published in a newspaper published in the Portland Metropolitan area once a week for two (2) consecutive weeks.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 4th day of September, 1984, and filed with the Wilsonville City Recorder this same date.

  
WILLIAM G. LOWRIE, Mayor

ATTEST:

  
DEANNA J. THOM, City Recorder

LID #4

TOTAL CONSTRUCTION COST TABULATION

1. Construction Costs		\$466,411.05
2. Engineering Services	Westech Eng. Inc. \$41,326.32	
Preliminary \$33,518.00	NW Geotechnical 16,204.96	91,049.28
3. Attorney Services		397.75
4. Advertising & Publications		239.25
5. Miscellaneous Charges		
A. Bonneville Power Administration-Power Relocation		9,500.00
B. Traffic Safety Supply-signing for RR crossing, etc.		850.14
C. 3M Product-Traffic Control		916.40
Markings for street		167.50
D. Burlington Northern Railroad-Crossing Installation		90,451.00
Easement Purchase		3,000.00
E. Portland General Electric-payment of electrical installation		49,663.00
F. Pioneer National Title-insurance		100.00
G. Construction Permit-Plan Check		389.06
Permit Fee		11,116.00
H. Administration Charge		30,000.00
J. Bond Sale Fee		12,000.00
	TOTAL COSTS	\$766,250.43

Total Construction Cost	\$466,411.05
Less Kinsman Sewer System	- 12,037.90
Less Mariposa Fill Area	- 11,700.00
City Wilsonville Cost oversize waterline	- 17,382.12
" " " " storm line	- 22,303.29
Total Construction Cost	\$402,987.74

COSTS INCIDENTAL TO ALL PROPERTIES

1. Construction	\$402,987.74
2. Engineering Services	91,049.28
3. Attorney Services	397.75
4. Advertising and Publications	239.25
5. Miscellaneous Charges	208,153.10
	\$702,827.12

Per Acre Assessment --  $\$702,827.12 \div 66.07 = \$10,637.61$

PROPOSED ASSESSMENT PER PROPERTY

<u>Tax Lot</u>	<u>Owner</u>	<u>Acres</u>	<u>Per Acre Charge</u>	<u>Acreage Assessment</u>	<u>Special Assessment</u>	<u>Total Assessment</u>
31W-14C00100	John Kinsman 3727 SE Spaulding Avenue Portland, Oregon 97222	16.91-24% Less ROW .96 ac. =15.95 ac.	\$10,637.61	\$169,669.88	\$ 4,694.78* 39%	\$174,364.66
31W-14C-00200	John Kinsman Same as Above	23.87-34% Less ROW 2.20 ac. =21.67 ac.	"	230,517.24	6,500.47* 54%	237,917.71
31W-14C-00300	Ellison Company Employees c/ Lindquist et el Gerald Engler PO Box 68477 Oak Grove, Oregon 97263	21.60-33%	"	229,772.38	11,700.00 100%	241,472.38
31W-14C-10400	John Kinsman Same as Above	3.11- 5% Less ROW .2 ac. =2.91 ac.	"	30,955.44	842.65* 7%	31,798.09
31W-14C-00301	R. E. Farrell 4120 SE Beaumont Portland, Oregon 97212	1.94- 2% Less ROW .41 ac. =1.53 ac.	"	16,275.54	Ø	16,275.54
31W-14C-00302	S. Lindquist c/o Pete Olson PO Box 41 Wilsonville, Oregon 97070	2.41	"	25,636.64	Ø	25,636.64
TOTAL RIGHT-OF-WAY		3.77 ac.		\$702,827.12	\$23,737.90	
PROPERTY TO BE ASSESSED		66.07 ac.		TOTAL ASSESSMENT		\$726,565.02
				TOTAL CITY SHARE		39,685.41
*Total Special Assessment for John Kinsman - \$12,037.90						\$766,253.43