

ORDINANCE NO. 678

AN ORDINANCE DECLARING THE ASSESSMENT ON PROPERTY BENEFITED FOR THE COST OF PAVING THE TEN (10) FOOT PARKING STRIP AND IMPROVING DRAINAGE ON THE SOUTH SIDE OF FERN RIDGE ROAD FROM FIRST AVENUE EAST TO THE CITY LIMITS, AND DIRECTING THE FINANCE DIRECTOR TO ENTER A STATEMENT THEREOF IN THE DOCKET OF CITY LIENS.

THE CITY OF STAYTON ORDAINS as follows:

SECTION 1: The City of Stayton initiated a project to improve the south side of Fern Ridge Road from First Avenue east to the city limits. A survey of affected property owners indicated support for the improvement, whereupon an engineer's report was prepared and submitted 22 August 1989.

The Common Council of the City of Stayton created the Local Improvement District (LID) by Resolution No. 412 for the improvements on Fern Ridge Road and called for a public hearing. A public hearing was conducted by the Common Council on 22 May 1989, whereby testimony was entered in favor and opposition, the results showing sufficient support to proceed.

The project is complete and the actual cost of the project has been determined.

SECTION 2: It is hereby determined that the proportionate share of the cost of construction of said improvements on each parcel of property adjacent to said improvements and benefited thereby, is the amount set opposite the description of each piece or parcel of land described herein, and that each piece or parcel of land benefited by the construction of said improvement, to the full extent of the amount so set opposite such piece or parcel and that the respective amounts represent the proportional benefits of said improvement to said respective parcels of property, and the Council does hereby declare that each of the parcels of property described herein is hereby assessed the amount set opposite each respective description, for the cost of the construction of said improvements.

Summary of the costs assessed for the construction of water, street, and storm drainage facilities on Fern Ridge Road from First Avenue east to the city limits is as follows:

Waterline	\$ 31,000.00
Curbs	\$ 11,958.23
Sidewalks	\$ 4,852.00
Driveways	\$ 2,552.00
Striping	\$ 1,800.00
Street	\$243,466.61
Storm Drains	\$ 21,225.50
Administration and Engineering	\$ 29,959.67
TOTAL	<u>\$346,814.01</u>

SECTION 3: The costs assessed to each parcel are as follows:

ASSESSMENT NUMBER 1

Calvary Lutheran Church of Stayton
 198 Fern Ridge Road
 Stayton, Oregon 97383

Situs Address: 198 Fern Ridge Road
 Tax Lot Numbers: 60688-000
 60690-000
 Deed Reference: Reel 598, Page 203
 Reel 726, Page 256

Assessment:	Curb	\$ 1,635.00
	Sidewalk	\$ 450.00
	Driveway	\$ 224.00
	Street	\$ 3,121.87
	Storm Drainage	\$ 951.71
	Administration and Engineering	\$ 945.74
	TOTAL	<u>\$ 7,328.32</u>

ASSESSMENT NUMBER 2

Weddle, Robert D.
 15212 Fern Ridge Road
 Stayton, Oregon 97383

Situs Address: 1779 Third Avenue
 Tax Lot Numbers: 60689-000
 60691-000
 Deed Reference: Reel 343, Page 1567 RD
 Reel 343, Page 1567 RD

Assessment:	Curb	\$ 781.50
	Sidewalk	\$ 1,140.00
	Street	\$ 1,406.25
	Storm Drainage	\$ 428.70
	Administration and Engineering	\$ 544.07
	TOTAL	\$ 4,300.52

ASSESSMENT NUMBER 3

Lone Oak Cemetery
 Stayton Lodge I.O.O.F. No. 64
 Stayton, Oregon 97383

Situs Address: 1778 N. Third Avenue
 Tax Lot Number: 60684-000
 Deed Reference: Volume 037, Page 0029 DE

Assessment:	Curb	\$ 3,120.79
	Sidewalk	\$ 810.00
	Driveway	\$ 504.00
	Street	\$ 5,615.63
	Storm Drainage	\$ 1,711.94
	Administration and Engineering	\$ 1,751.66
	TOTAL	\$13,514.02

ASSESSMENT NUMBER 4

Archdiocese of Portland
 P. O. Box 351
 Portland, Oregon 97207

Situs Address: 1740 N. Third Avenue
 Tax Lot Number: 91560-000
 Deed Reference: Reel 130, Page 0392
 Volume 695, Page 0020
 Reel 37, Page 0029
 Reel 410, Page 0546
 EV 216, page 0380DE

Assessment:	Curb	\$ 166.72
	Driveway	\$ 204.00
	Street	\$ 300.00
	Storm Drainage	\$ 91.46
	Administration and Engineering	\$ 110.98
	TOTAL	\$ 873.16

ASSESSMENT NUMBER 5

Basl, Clara
606 Fern Ridge Road
Stayton, Oregon 97383

Situs Address: 606 Fern Ridge Road
Tax Lot Number: 91560-010
Deed Reference: Volume 439, Page 326

Assessment:	Curb	\$ 850.64
	Driveway	\$ 148.00
	Street	\$ 1,530.68
	Storm Drainage	\$ 466.63
	Administration and Engineering	<u>\$ 450.14</u>
	TOTAL	\$ 3,446.09

ASSESSMENT NUMBER 6

Western Oregon Conference Assn. of Seventh Day Adventists
c/o Yvonne Dickerson
41266 S. E. Manitau Road
Stayton, Oregon 97383

Situs Address: 610 Fern Ridge Road
Tax Lot Numbers: 91560-020
91560-030
91560-070
Deed Reference: Volume 561, Page 523
Volume 701, Page 451, 452

Assessment:	Curb	\$ 1,354.60
	Driveway	\$ 384.00
	Street	\$ 4,900.14
	Storm Drainage	\$ 1,493.82
	Administration and Engineering	<u>\$ 1,251.43</u>
	TOTAL	\$ 9,383.99

ASSESSMENT NUMBER 7

Hayes, Dwayne E. and Karen Kay
730 Fern Ridge Road
Stayton, Oregon 97383

Situs Address: 730 Fern Ridge Road
Tax Lot Number: 91560-080
Deed Reference: Reel 86, Page 764

Assessment:	Street	\$ 937.50
	Storm Drainage	\$ 285.80
	Administration and Engineering	<u>\$ 196.18</u>
	TOTAL	\$ 1,419.48

ASSESSMENT NUMBER 8

Luehring, Alvin E. and Mary E.
780 Fern Ridge Road
Stayton, Oregon 97383

Situs Address: 780 Fern Ridge Road
Tax Lot Number: 91560-090
Deed Reference: Reel 135, Page 1299, 1300

Assessment:	Curb	\$ 168.00
	Street	\$ 937.50
	Storm Drainage	\$ 285.80
	Administration and Engineering	<u>\$ 218.02</u>
	TOTAL	\$ 1,609.32

ASSESSMENT NUMBER 9

Powell, Clifford M. and Reba N.
790 Fern Ridge Road
Stayton, Oregon 97383

Situs Address: 790 Fern Ridge Road
Tax Lot Number: 91560-060
Deed Reference: Reel 150, Page 761, 762

Assessment:	Street	\$ 937.50
	Storm Drainage	\$ 285.80
	Administration and Engineering	<u>\$ 196.18</u>
	TOTAL	\$ 1,419.48

ASSESSMENT NUMBER 10

Gilbert, Nancy
2790 Cascade Hwy, S.E.
Salem, Oregon 97301

Situs Address: 798 Fern Ridge Road
Tax Lot Number: 91560-100
Deed Reference: Reel 78, Page 743

Assessment:	Street	\$ 937.50
	Storm Drainage	\$ 285.80
	Administration and Engineering	<u>\$ 196.18</u>
	TOTAL	\$ 1,419.48

ASSESSMENT NUMBER 11

Keeton, Kenneth R. and Patty M.
904 Fern Ridge Road
Stayton, Oregon 97383

Situs Address: 904 Fern Ridge Road
Tax Lot Number: 91560-110
Deed Reference: Reel 55, Page 1513

Assessment:	Street	\$ 937.50
	Storm Drainage	\$ 285.80
	Administration and Engineering	<u>\$ 196.18</u>
	TOTAL	\$ 1,419.48

ASSESSMENT NUMBER 12

Cranston, C. R. and Judi N.
928 Fern Ridge Road
Stayton, Oregon 97383

Situs Address: 928 Fern Ridge Road
Tax Lot Number: 91560-120
Deed Reference: Reel 195, Page 417

Assessment:	Street	\$ 937.50
	Storm Drainage	\$ 285.80
	Administration and Engineering	<u>\$ 196.18</u>
	TOTAL	\$ 1,419.48

ASSESSMENT NUMBER 13

Hollen, Robert L. and Helen C.
980 Fern Ridge Road
Stayton, Oregon 97383

Situs Address: 980 Fern Ridge Road
Tax Lot Number: 91560-130
Deed Reference: Reel 326, Page 1788, 1789

Assessment:	Street	\$ 1,681.36
	Storm Drainage	\$ 314.38
	Administration and Engineering	<u>\$ 300.32</u>
	TOTAL	\$ 2,296.06

ASSESSMENT NUMBER 14

Richland Real Estate, Inc.
808 Wilson Street
Woodburn, Oregon 97071

Situs Address: none
Tax Lot Number: 91650-060
Assessed Property: Lot 1, Block 8, Northslope Add'n #8

Assessment:	Street	\$ 835.42
	Storm Drainage	\$ 254.68
	Administration and Engineering	<u>\$ 174.82</u>
	TOTAL	\$ 1,264.92

ASSESSMENT NUMBER 15

Tabler, LeRoy D. and Delores T.
1041 Dawn Drive
Stayton, Oregon 97383

Situs Address: 1041 Dawn Drive
Tax Lot Number: 91650-070
Assessed Property: Lot 2, Block 8, Northslope Add'n #8

Assessment:	Street	\$ 1,045.60
	Storm Drainage	\$ 318.75
	Administration and Engineering	<u>\$ 218.80</u>
	TOTAL	\$ 1,583.15

ASSESSMENT NUMBER 16

Stephenson, Oliver B. and Annette M.
1065 Dawn Drive
Stayton, Oregon 97383

Situs Address: 1065 Dawn Drive
Tax Lot Number: 91650-080
Assessed Property: Lot 3, Block 8, Northslope Add'n #3

Assessment:	Street	\$ 562.50
	Storm Drainage	\$ 171.48
	Administration and Engineering	<u>\$ 117.71</u>
	TOTAL	\$ 851.69

ASSESSMENT NUMBER 17

Mitchell, Horace E.
1233 Kent Court
Stayton, Oregon 97383

Situs Address: 1233 Kent Court
Tax Lot Number: 91630-000
Assessed Property: Lot 1, Block 1, Northslope Add'n

Assessment:	Curb	\$ 677.30
	Street	\$ 1,031.25
	Storm Drainage	\$ 314.38
	Administration and Engineering	<u>\$ 303.85</u>
	TOTAL	\$ 2,326.78

ASSESSMENT NUMBER 18

Wilson, John L. and Patricia G.
1255 Kent Court
Stayton, Oregon 97383

Situs Address: 1255 Kent Court
Tax Lot Number: 91630-010
Assessed Property: Lot 2, Block 1, Northslope Add'n

Assessment:	Curb	\$ 542.83
	Street	\$ 976.80
	Storm Drainage	\$ 297.77
	Administration and Engineering	<u>\$ 274.97</u>
	TOTAL	\$ 2,092.37

ASSESSMENT NUMBER 19

Gienger, Greg S. and Kelli M.
1287 Kent Court
Stayton, Oregon 97383

Situs Address: 1287 Kent Court
Tax Lot Number: 91630-020
Assessed Property: Lot 3, Block 1, Northslope Add'n

Assessment:	Curb	\$ 551.27
	Street	\$ 992.16
	Storm Drainage	\$ 302.40
	Administration and Engineering	\$ 279.27
	TOTAL	\$ 2,125.10

ASSESSMENT NUMBER 20

Johnson, Willard R. and Judith Ann
1334 Fern Ridge Road
Stayton, Oregon 97383

Situs Address: 1334 Fern Ridge Road
Tax Lot Number: 91630-040
Assessed Property: Lot 5, Block 1, Northslope Add'n

Assessment:	Street	\$ 1,125.00
	Storm Drainage	\$ 342.96
	Administration and Engineering	\$ 235.42
	TOTAL	\$ 1,703.38

ASSESSMENT NUMBER 21

Ashcraft, Carline D. G.
1378 Fern Ridge Road
Stayton, Oregon 97383

Situs Address: 1378 Fern Ridge Road
Tax Lot Number: 91630-050
Assessed Property: Lot 6, Block 1, Northslope Add'n

Assessment:	Curb	\$ 88.57
	Driveway	\$ 128.00
	Street	\$ 967.98
	Storm Drainage	\$ 295.09
	Administration and Engineering	\$ 230.71
	TOTAL	\$ 1,710.35

ASSESSMENT NUMBER 22

United Methodist Church
1450 Fern Ridge Road
Stayton, Oregon 97383

Situs Address: 1450 Fern Ridge Road
Tax Lot Number: 61020-000
Deed Reference: Volume 542, Page 295, 296
Reel 100, page 677

Assessment:	Curb	\$ 281.34
	Sidewalk	\$ 30.00
	Driveway	\$ 194.00
	Street	\$ 2,812.50
	Storm Drainage	\$ 857.40
	Administration and Engineering	\$ 673.75
	TOTAL	\$ 4,848.99

ASSESSMENT NUMBER 23

Butler, Jerry E. and G. D.
1927 Tenth Avenue
Stayton, Oregon 97383

Situs Address: 1927 Tenth Avenue, N.
Tax Lot Number: 91560-140
Deed Reference: Volume 643, Page 608

Assessment:	Street	\$ 674.27
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SECTION 4: The non-assessable portions to be paid by city funds and other agencies are as follows:

Water Fund	\$ 33,566.00
Marion County	\$ 90,799.12
Street Fund	\$153,181.35

SECTION 5: A recapitulation of the assessments is as follows:

<u>Assmt No.</u>	<u>Name</u>	<u>Amount Assessed</u>
1	Calvary Lutheran Church	\$ 7,328.32
2	Weddle	\$ 4,300.52
3	Lone Oak Cemetery	\$ 13,514.02
4	Archdiocese of Portland	\$ 873.16
5	Basl	\$ 3,446.09
6	Seventh Day Adventist	\$ 9,383.99
7	Hayes	\$ 1,419.48
8	Luehring	\$ 1,609.32
9	Powell	\$ 1,419.48
10	Gilbert	\$ 1,419.48
11	Keeton	\$ 1,419.48
12	Cranston	\$ 1,419.48
13	Hollen	\$ 2,296.06
14	Richland Real Estate	\$ 1,264.92
15	Tabler	\$ 1,583.15
16	Stephenson	\$ 851.69
17	Mitchell	\$ 2,326.78
18	Wilson	\$ 2,092.37
19	Gienger	\$ 2,125.10
20	Johnson	\$ 1,703.38
21	Ashcraft	\$ 1,710.35
22	Methodist Church	\$ 4,848.99
23	Butler	\$ 674.27
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		\$ 69,029.88
	Non-Assessable	\$277,784.13
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	TOTAL	<u>\$346,814.01</u>

SECTION 6: The city administrator of the City of Stayton is hereby directed to enter a statement of these assessments in the docket of city liens, publicize the assessments, and give notice of assessment and installment payment provisions pursuant to Stayton City Ordinance No. 557. The installment payment provision will reflect an interest rate of ten percent (10%), and not to exceed one-hundred twenty (120) monthly payments.

SECTION 7: It is hereby judged and declared that existing conditions are such that this ordinance is necessary for maintaining the public credit, an emergency is declared to exist, and this ordinance shall take effect and be in full force and effect from and after its passage by the Stayton City Council.


PASSED BY THE COMMON COUNCIL this 5th day of November 1990.

Signed by the Mayor this 7 day of Nov 1990.



WAYNE L. LIERMAN, Mayor Date

ATTEST



David W. Kinney, City Administrator Date 11-07-90

ef:b(8-24-90)