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ORDINANCE NO. 4260

AN ORDINANCE TO DETERMINE THE ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITTED BY SEWER IMPROVEMENTS, FOR SS-78-17, NELSON MOBILE VILLAGE, & SS-78-30, MENNONITE NURSING HOME, AND DECLARING AN EMERGENCY.

RECITALS:

1. The sewer assessment as referred to in this ordinance and previous resolutions and ordinances are the the Sewers to serve SS-78-17 and SS-78-30.

2. Preliminary resolutions and ordinances prescribing the manner and extent of the improvements are set forth in Resolution Nos. 1967 and 1994.

3. The assessments set forth in the following ordinance are based upon the request and recommendation of the City Engineer in compliance with Ordinance No. 2864.

THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: COST

The total cost of the sewers to serve SS-78-17 and SS-78-30 are as follows:

<u>Project</u>	<u>Int. &amp; Misc.</u>	<u>Cost</u>	<u>13% E.L.A.</u>	<u>Total</u>
SS-78-17	\$5,147.81	\$144,601.83	\$18,798.24	\$168,547.88
SS-78-30	1,676.80	69,092.00	8,981.96	79,750.76

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Section 2: PROPERTY AND ASSESSMENT DATA - ATTACHED SHEETS

Section 3:

The City Recorder is hereby directed to enter a statement of the assessments as above provided in the docket of the City Liens and give notice thereof as provided by law.

Section 4:

Inasmuch as this ordinance is necessary for the immediate preservation of the peace, health and safety of the City of Albany, Oregon, an emergency is hereby declared to exist and this ordinance shall be in full force and effect immediately upon passage by the Council and approval by the Mayor.

Passed by the Council: March 28, 1979  
Approved by the Mayor: March 28, 1979  
Effective Date: March 28, 1979

Richard S. Olsen  
Mayor

ATTEST:

[Signature]  
City Recorder

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INTERDEPARTMENTAL MEMORANDUM  
Engineering Department

SUBJECT: Ordinance Determining Final Assessments - Projects SS-17 and SS-30  
TO: Mayor and Members of the Council  
VIA: City Manager  
FROM: City Engineer *Wayne Hickey*  
DATE: March 7, 1979

Attached are the Final Engineer's reports used as the basis for my request and recommendation that an ordinance be adopted to assess the properties specifically benefited by sanitary sewer improvements (Project Nos. SS 78-17 and SS 78-30).

You approved Project No. SS 78-17 on May 10, 1978, and No. SS 78-30 on August 23, 1978.

These are the first projects where the unassessable cost is paid for by the petitioner under a reimbursable agreement in accordance with the recently adopted Resolution No. 2004. Those agreements have been signed by both the City and petitioners who will pay the current unassessable 8-inch Equivalent Cost.

I will attempt to answer any questions you have.

VWR

Attachments -

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INTERDEPARTMENTAL MEMORANDUM  
Engineering Department

SUBJECT: Final Engineer's Report, SS 78-17, Nelson Mobile Village Sanitary Sewer  
TO: T. Wayne Hickey, City Engineer  
FROM: James Rankin  
DATE: February 26, 1979  
for March 14, 1979 Council Meeting

SS 78-17 the Sanitary sewer extension to serve the Nelson Mobile Village is completed. Transfers should be made, as listed below, upon approval of the City Council.

Project Description:

This project involves the extension of a 36-inch sanitary sewer trunk line along the East right-of-way of Columbus Avenue beginning approximately 100 feet north of the Southern Pacific Railroad tracks on Columbus and continuing approximately 1200 feet to the south of the Southern Pacific Railroad tracks.

The major contractor was Mocon Corporation of Salem, and the sub-contractor was Stadeli Pump & Construction of Silverton.

This project was requested by the developers of Nelson Mobile Village, Sunrise Investment Company.

Summary of Construction Costs: (Fund 026-9985-89025)

Original Bid Price		\$136,056.47
Payment #1, 8-21-78	\$12,127.70	
Payment #2, 9-23-78	122,516.79	
Payment #3, 10-5-78	<u>9,957.34</u>	
Total Construction Cost		\$144,601.83

Method of Assessment:

The project costs are to be funded through the Sewer Reserve Fund #23 as over-sizing costs, and the remaining 8-inch equivalent costs are to be assessed to the adjacent property owners. At this time, only those properties owned by the petitioners are within the City limits; the majority of properties are not within the City limits. Therefore, in keeping with the provisions of Resolution No. 2004, the properties within the assessment district and within the City limits will be charged their share of the 8-inch equivalent costs, and Sunrise Investment Company will be charged the Unassessable 8-inch Equivalent Costs.

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The assessment district boundaries include those properties within a depth of 150 feet of and adjacent to this sewer. The Assessment Data Sheet is attached.

Summary of Project Cost:

Total Construction Costs	\$144,601.83
8" Equivalent Construction Cost (\$19.75 plf)	\$25,951.50
Oversizing Construction Cost	118,650.33
Subtotal	<u>\$144,601.83</u>
13% E.L.A.	18,798.24
TV Inspection (\$0.75 x 1314)	985.50
Warrant Interest (3/14/79)	3,679.94
Linn County Permit	5.00
Southern Pacific Inspection	<u>477.37</u>
Total Project Cost	\$168,547.88

8-inch Equivalent Assessment Cost:

8" Equivalent Construction Cost	\$25,951.50
13% ELA	3,373.70
TV Inspection (\$0.375 x 1314)	492.75
Warrant Interest	660.43
Linn County Permit	5.00
Southern Pacific Inspection	<u>477.37</u>
Total 8-inch Assessment	\$30,960.75

Oversizing Assessment Costs:

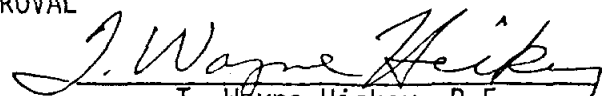
Oversizing Construction Costs	\$118,650.33
13% ELA	15,424.54
TV Inspection (\$0.375 x 1314)	492.75
Warrant Interest	<u>3,019.51</u>
Total Oversizing Assessment	\$137,587.13

Fund Transfers

T.V. Inspection; \$492.74 DR 23-957-91023 CR 2-2-49074  
T.V. Inspection; 492.75 DR 26-985-91023 CR 2-2-49074  
ELA; \$15,424.54 DR 23-957-91015 CR 1-1-49061  
ELA; \$ 3,373.70 DR 26-985-91015 CR 1-1-49062  
Warrant Interest, \$3,019.51 DR 23-957-68050 CR 26-985-68050  
Oversizing Construction Costs, \$118,650.33 DR 23-957-91026  
CR 26-985-49076

  
James Rankin  
Civil Engineer III, Design

APPROVAL

  
T. Wayne Hickey, P.E.  
City Engineer

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PROPERTY ASSESSMENT DATA

March 14, 1979  
Office of City Engineer

SS 78-17 Nelson Mobile Village Sanitary Sewer

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS. SQ. FT.	TOTAL ESTIMATED ASSESSMENT
1.	First Church of the Nazarene 1305 Hill Street SE Albany, OR 97321	11-3W-20 Tax Lot 800 127486	73,650	\$ 7,083.75
2.	Thomas F. & Delores A. Campbell 4860 Columbus Avenue SE Albany, OR 97321	11-3W-20 Tax Lot 900 127494	34,875	3,354.32
(	Glen A. Baker 440 5th Avenue, SE Albany, OR 97321	11-3W-20 Tax Lot 1000 127502	13,800	1,327.30
4.	Lola L. Smith 4972 Columbus Avenue, SE Albany, OR 97321	11-3W-20 Tax Lot 1100 127510	13,500	1,298.45
5.	Virginia A. Strait 1290 Main Street Albany, OR 97321	11-3W-20 Tax Lot 1204 127551	18,000	1,731.26
6.	Jesse Grieser Rt. 1 Box 40 Jefferson, OR 97352	11-3W-20 Tax Lot 1500 127635	156,825	15,083.63
(	* Eugene L. & Shari L. Davis, et al 555 N.E. Circle Blvd. Corvallis, OR 97330	11-3W-20 Tax Lot 1201 127536	3,750	360.68
8.	* Eugene L. & Shari L. Davis, et al 555 N.E. Circle Blvd. Corvallis, OR 97330	11-3W-20 Tax Lot 1200 127544	7,500	721.36
TOTAL			321,900	\$30,960.75
Unit Cost = $\frac{\$30,960.75}{321,900 \text{ ft}^2} = \$96.1813/1000 \text{ ft}^2$				

Unassessable 8-inch equivalent cost for Sunrise Investment Company, 555 NE Circle Blvd, Corvallis, OR 97330 = \$29,878.71

\*Denotes properties currently within the limits of the City of Albany.

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INTERDEPARTMENTAL MEMORANDUM  
Engineering Department

SUBJECT: Final Engineering Report, SS 78-30 Mennonite Sanitary Sewer  
TO: T. Wayne Hickey  
FROM: James Rankin  
DATE: February 26, 1979 for March 14, 1979 Council Meeting

The sanitary sewer extension to serve the Mennonite Nursing Home, SS 78-30, is completed. Transfers should be made, as listed below, upon approval of the City Council.

Project Description:

This project involves the extension of a 36-inch trunk sewer along the east right-of-way of Columbus Avenue. Beginning at the entrance of the Nelson Mobile Village and continuing approximately 865 feet to the south.

The contractor for this project was Shur-Way Construction of Eugene.

The petitioner for this project was the Mennonite Home at 5353 Columbus Avenue SE. The Mennonite Home has signed a delayed annexation agreement with the City of Albany. They are not contiguous at this time.

It should be pointed out that all of the property owned by the Mennonite Home has not been assessed by this project. After the determination of the flood plain boundaries adjacent to Cox Creek and after requests for further service from the South, this line will be extended and a pump station required. Future assessments to the Mennonite Home will be required.

Summary of Construction Costs: (Fund 026-9985-89036)

Original Bid Price		\$65,819.50
Payment #1, 11-17-78	\$57,235.13	
Payment #2, 12-20-78	11,856.87	
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Total Construction Cost		\$69,092.00

Method of Assessment:

The project costs are to be funded through the Sewer Reserve Fund #23 as oversizing costs, and the remaining 8-inch equivalent costs are to be assessed to the adjacent benefiting property. At this time none of the adjacent benefiting properties are within the limits of the City of Albany. Therefore, in accordance with Resolution No. 2004, the petitioner, Mennonite Home, will be charged the total portion of the 8-inch equivalent as described in the Unassessable 8-inch Equivalent Cost Agreement.

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It should be noted that because of a possible health problem created by a damaged septic tank drain field, the property owned by Barbara Smith at 11-3W-20-1205, connected to this new sewer. This property owner has signed a Delayed Annexation Agreement with the City of Albany, and is currently paying a surcharge to her sewer use fee.

The assessment district boundaries include those properties within a depth of 150 feet of and adjacent to this sewer. The Assessment Sheet is attached.

Summary of Project Costs:

Total Construction Costs	\$69,092.00	
8" Equivalent Construction Cost (\$19.75 plf)	17,064.00	
Oversizing Construction Cost	<u>52,028.00</u>	
Subtotal		\$69,092.00
13% ELA		8,981.96
TV Inspection (\$0.75 x 864)		648.00
Warrant Interest (3/14/79)		1,023.80
Linn County Permit		<u>5.00</u>
Total Project Cost		\$79,750.76

8-inch Equivalent Assessment Cost:

8-inch Equivalent Construction Cost	17,064.00	
13% ELA	2,218.32	
TV Inspection (\$0.375 x 864)	324.00	
Warrant Interest	252.85	
Linn County Permit	<u>5.00</u>	
Total 8-inch Assessment		\$19,864.17

Oversizing Assessment Costs:

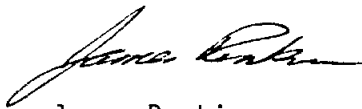
Oversizing Construction Cost	52,028.00	
13% ELA	6,763.64	
TV Inspection (\$0.375 x 864)	324.00	
Warrant Interest	<u>770.95</u>	
Total Oversizing Assessment		\$59,886.59

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Final Engineering Report, SS 78-30, Mennonite Sanitary Sewer  
February 26, 1979  
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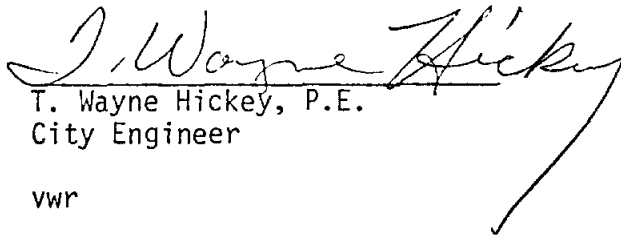
Fund Transfers:

T.V. Inspection; \$324.00 DR 23-957-91023 CR 2-2-49074  
T.V. Inspection; \$324.00 DR 26-985-91023 CR 2-2-49074  
ELA; \$6,763.64 DR 23-957-91015 CR 1-1-49061  
ELA; \$2,218.32 DR 26-985-91015 CR 1-1-49062  
Warrant Interest; \$770.95 DR 23-957-68050 CR 26-985-68050  
Oversizing Construction Cost; \$52,028.00 DR 23-957-91026  
CR 26-985-49076



James Rankin  
Civil Engineer III, Design

APPROVED:



T. Wayne Hickey, P.E.  
City Engineer

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Attachments.

## PROPERTY ASSESSMENT DATA

SS 78-30 Mennonite Home Sanitary Sewer

March 14, 1979  
Office of City Engineer

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS. SQ. FT.	TOTAL ESTIMATED ASSESSMENT
1.	Barbara J. Smith 1763 51st Avenue SE Albany, OR 97321	11-3W-20 TL #1205 127569	16,564.5	\$ 1,269.45
2.	Alphonse J. & Mabel Becker 5188 Columbus Street, SE Albany, OR 97321	11-3W-20, TL #1302 127619	57,996	4,444.61
3.	Viola Swanson Eagle Land Co., Agt. 1729 Crest View Drive Seal Beach, CA 90740	11-3W-20, TL #1300 127601	55,039.5	4,218.03
4.	Jessie Grieser Rt. 1, Box 40 Jefferson, OR 97352	11-3W-20, TL #1500 127635	27,814.5	2,131.60
5.	Mennonite Mission Board 5353 Columbus Albany, OR 97321	11-3W-20, TL #1400 127627	101,785.5	7,800.48
TOTAL			259,200	\$19,864.17

$$\text{Unit Cost} = \frac{\$19,864.17}{259,200 \text{ ft.}^2} = \$76.6366/1000 \text{ ft.}^2$$

Note: All of the above properties are outside of the limits of the City of Albany at this time.  
The unassessed 8-inch equivalent costs of \$19,864.17 will be charged to the Mennonite Home.