

B2

RESOLUTION NO. 1935

ADOPTION OF ENGINEER'S REPORTS, AUTHORIZATION TO SECURE EASEMENTS, TO OBTAIN BIDS, AND TO ISSUE WARRANTS FOR CONSTRUCTION OF ST-76-20, Waverly Drive BETWEEN PACIFIC BOULEVARD AND SANTIAM HIGHWAY.

BE IT RESOLVED That the reports of the City Engineer filed with the City Recorder on the 8th day of December, 1977, concerning ST-76-20, Waverly Drive between Pacific Boulevard and Santiam Highway

be and the same are hereby adopted.

BE IT FURTHER RESOLVED That the Council authorize the Mayor and City Recorder to sign agreements on behalf of the City of Albany for the purpose of obtaining easements to construct the said improvements, direct the City Manager to obtain bids for the construction of said projects as required by law, and authorize the Mayor and City Recorder to make, issue and negotiate General Obligation Improvement Warrants for the performance of said improvements, bearing interest not to exceed 6½% per annum, and constituting general obligations of the City of Albany. The terms of conditions of such warrants shall be as provided by ORS 287.502 to 287.510.

BE IT FURTHER RESOLVED That funds budgeted within the Improvement Fund be transferred as follows:


RESOURCE:

<u>Improvement Fund</u>	<u>FROM</u>	<u>TO</u>
ST-76-20, Waverly Drive between Pacific & Santiam (026-99850-84520)	\$19,491.20	

REQUIREMENT:

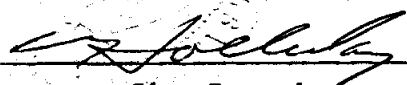
<u>Improvement Fund</u> ST-76-20, Waverly Drive between Pacific & Santiam (026-99850-88019)	\$19,491.20
---	-------------

DATED this 11th day of January, 1978.



Mayor

ATTEST:



City Recorder

12

B2

INTERDEPARTMENTAL MEMORANDUM
Engineering Department

SUBJECT: REVISED Engineer's Report on the Improvement of Waverly Drive between Pacific Blvd. and Santiam Highway - ST-76-20

TO: Harold A. Leedom, Public Works Director

FROM: Michael J. Corso, Office Engineer

DATE: October 12, 1977

This project will consist of improving Waverly Drive between Pacific Boulevard and Santiam Highway with new curb and gutter, base rock, and asphalt to a width of 38 feet. An additional turning lane is proposed on the north end of Waverly to provide better access to the adjacent commercial property and for the proposed signal at Pacific Boulevard. The existing curb and gutter and storm drainage will be removed because of aging condition, location and improper size.

The project includes the installation of a traffic signal at the intersection of Waverly and Pacific and the addition of a left turn phase on the existing signal on Santiam Highway.

Parking will be allowed on Waverly except for 200 feet north of the Santiam Highway and 400 feet south of Pacific Boulevard. The elimination of parking is necessary to provide left turn lanes for the signal installations at both Pacific and Santiam Highway.

Right-of-Way Acquisition

It will be necessary to obtain an additional six feet of right-of-way on the east side of Waverly Drive between the Santiam Highway and 9th Avenue and ten feet of right-of-way on the east side from Pacific Boulevard southerly to a point about 140 feet north of South Shore Drive. Right-of-way acquisition is part of the project cost and will be handled by OSHD.

Proposed Construction Date

If this project is approved during the next two months, it is proposed to schedule construction of the project for the late summer of 1978. However, because of the involvement of the project and the right-of-way acquisition necessary, it could be the summer of 1979.

Storm Drain Construction:

In order to continue the City's sewer separation program with as little duplication and waste as possible, a 48" storm drain trunk sewer should be constructed to provide drainage for not only Waverly Drive but for an additional area west of Waverly Drive lying between Pacific Blvd. and the Santiam Highway. The area west of Waverly Drive now has a combined storm and sanitary sewer system. If the separate storm drainage is not constructed now to serve the additional combined sewer area, it is the staff's opinion

13

B2

that the cost to separate the systems in the future will be too costly and the area will remain a combined system. The availability of some Federal Funds at this time would seem to make construction at this time most desirable.

The additional cost to oversize the storm drain system on Waverly to provide service to the combined area is estimated at \$61,500. Additional lateral storm drains 12 to 24" in size are also included along Waverly Drive to provide adequate drainage for the street. An easement will be acquired along Lake Side Manor Drive for the construction of the storm drain to North Swan Lake.

Estimated Cost

The estimated breakdown in cost for the improvement of Waverly Drive has been calculated for construction in the summer of 1978. If the project is delayed longer, an inflationary cost increase of 8% per year should be added.

Street Construction	\$148,425.00
Storm Drainage, for street only	82,450.00
Signal Construction	<u>42,500.00</u>
Total Cost	\$273,375.00
ELA and Contingency 20%	54,675.00
Right-of-way and Easement Cost	<u>34,000.00</u>
Sub-total Estimated Cost	\$362,050.00

Since this is a Federal Aid Project, the Federal Highway Administration will pay 86% of the total cost. The State and the City must pay the additional 14% on a 50-50 basis. The Oregon State Highway Department will be in charge of the design and construction of the project.

The estimated cost of the City share is 7% x \$362,050 or \$25,343.50.

The additional cost of \$61,500 to increase the pipe size of the storm drain to provide drainage for the area that now has a combined system must be paid in full by City Funds.

14

B2

The total assessable cost to construct the entire storm drain system is as follows:

City's share of Waverly Drive Storm Drain (7% of \$82,450.00)	\$ 5,771.50
Additional City cost for oversizing storm drain trunk to combined area	<u>61,500.00</u>
	\$67,271.50
ELA and Contingency 20%	<u>13,454.30</u>
TOTAL	\$80,725.80

Method of Assessment - Storm Drainage

Should the Council desire to provide the oversizing of the storm drain as well as for the improvement of Waverly Drive, the \$80,725.80 cost could be assessed to the entire area as shown on the enclosed Map No. 1. The estimated cost per square foot would be \$80,725.80 ÷ 1,435,740 sq. ft. or \$0.0562. A 5,000 sq. ft. lot cost would be \$281 and a 10,000 sq. ft. lot would be \$562.00.

Method of Assessment - Street Improvement

The amount necessary for the City's share of the street improvement is 7% of the total cost of the street work. The total cost of the street is estimated at \$278,445.70. Seven percent of the total is \$19,491.20. It is proposed to assess this amount to the benefitting property owners on a front foot basis.

Through past discussion with the property owners on Waverly Drive, it has been determined that some of the owners have paid for curb and gutter previously and felt that they should be given some credit toward the new construction of the street.

Since there are no records to determine what cost was paid by the property owners in the past, it is difficult to determine what credit they should have.

The following front foot cost is suggested by staff and gives some credit to the property owner having existing curb and gutter. The credit is estimated based on what the cost of curb and gutter was about the time of the construction around 15 to 20 years ago.

1. Property eligible for curb and gutter credit would be assessed \$5.00 a front foot.
2. Property not eligible for curb and gutter credit would be assessed \$5.96 a front foot.

Front foot with curb and gutter credit is $\$1,490.84 \times \$5.00 = \$7,874.20$
Front foot without curb and gutter credit is $1,869.99 \times \$5.96 = \underline{11,617.00}$
Total amount to be assessed \$19,491.20

15

B2

REVISED Engineer's Report on the Improvement of Waverly Drive
Public Works Director
October 12, 1977
Page 4

A 50 foot lot with curb and gutter credit would pay \$250.00. A 50 foot lot without curb and gutter credit would pay \$322.00.

In summary, the property owners with a lot 50' x 100' with curb and gutter credit would pay \$250.00 for street work and \$281.00 for storm drainage cost for a total of \$531.00.

The same lot without curb and gutter credit would pay \$298.00 for street work and \$281.00 for storm drainage cost for a total of \$579.00.

In comparison a typical City lot in 1977 would pay about \$45 a front foot. For this type of street construction, a full assessment for a 50 foot lot would be \$2,250.00.

Please see attached maps for storm drain area and typical street sections.

Waverly Drive Improvement Committee

The City and State have held several committee meetings to explain to the members about the project. The Committee members can be contacted by other property owners if they so desire to learn more about the project. Those on the committee are:

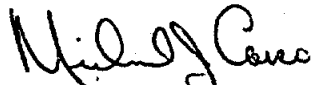
Mike Martin 928-9518
Vern Foree 926-9546
Mrs. Dale Lipsey 926-3369

If the committee members cannot answer your questions, please contact Mike Corso, Office Engineer, at 967-4318.

Assessment Data and Property Owner Cost

Please see attached sheets.

Respectfully,



Michael J. Corso
Office Engineer

aph

Attachments

16

PROPERTY AND ESTIMATED ASSESSMENT DATA

Waverly Drive between Pacific Blvd and Santiam Highway - ST 76-20

Office of Public Works Director

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS. FR. FT.	ASSESS. SQ. FT.	TOTAL ESTIM. STREET ASSESS.	TOTAL ESTIM. STORM DRAIN ASSESSMENT
1.	Kutsch, Elaine Bowman (LE), Jewel 2425 Pine Lane Albany, OR 97321	600 113W5DD	260.92	30,800	\$1,555.37	\$1,730.96
2.	Bowman (L.E.), Jewel Kutsch, Elaine 330 N. Harrison Street Albany, OR 97321	700 113W5DD	278.67	101,400	1,661.18	5,698.68
3.	Bowman, (L.E.), Jewel Kutsch, Elaine 330 N. Harrison St. Albany, OR 97321	706	210	58,300	1,251.83	3,276.46
4.	Freitag, Randy R. & Linda G. 735 S. Waverly Drive Albany, OR 97321	900	70	10,080	417.28	566.50
5.	Tripp, Russell W. & Rodney W. P. O. Box 747 Albany, OR 97321	1000 113W5DD	70	10,080	417.28	566.50
6.	Taylor, Merle F. Johnson, William H., et al 2351 Santiam Highway Albany, OR 97321	705 113W5DD	40	22,986	200.00	1,291.80

PROPERTY AND ESTIMATED ASSESSMENT DATA

Waverly Drive between Pacific Blvd. and Santiam Highway - ST 76-20

Office of Public Works Director

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS. FR. FT.	ASSESS. SQ. FT.	TOTAL ESTIM. STREET ASSESS.	TOTAL ESTIM. STORM DRAIN ASSESSMENT
7.	Tedisch, Albin Winston & Levada (Foree, Vernon C., Agt) 815 Waverly Drive Albany, OR 97321	100	100	14,400	\$ 596.11	\$ 809.28
8.	Martin, Michael J. 314 East 6th Avenue Albany, OR 97321	201 113W8AA	100	14,400	500.00	809.28
9.	Carver & Huston Inc. P.O. Box 336 (Fox, Jerald E., Agt) Corvallis, OR 97330	202 113W8AA	195.49	25,209	1,165.34	1,416.74
10.	Fisher, Aumell R. 1530 Park Terrace Albany, OR 97321	1306	3.78	3,652	22.53	205.24
11.	Lipsey, Dale L. & Bonnie A. 903 S. Waverly Drive Albany, OR 97321	1300 113W8AA	97.17	13,273	549.43	745.94
12.	Estabrook, Warren R. & Idella 915 Waverly Drive Albany, OR 97321	1200 113W8AA	86.64	12,476	516.47	701.
13.	Montgomery, Noel & Carolyn J. 730 E. Queen Avenue, Apt. 20 Albany, OR 97321	1100	59	8,496	351.71	477.48
14.	Leahy, Charles & Beverly 923 Waverly Drive Albany, OR 97321	1000 113W8AA	59	8,496	351.71	477.48
15.	Gantt, Tommy J. & Lena G. 933 Waverly Drive Albany, OR 97321	900 113W8AA	50	12,500	298.06	702.50

PROPERTY AND ESTIMATED ASSESSMENT DATA

Waverly Drive between Pacific Blvd. and Santiam Highway - ST 76-20

Office of Public Works Director

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS. FR. FT.	ASSESS. SQ. FT.	TOTAL ESTIM. STREET ASSESS.	TOTAL ESTIM. STORM DRAIN ASSESSMENT
16.	Russell, Rodney R. & Dorris V. 945 Wavery Drive Albany, OR 97321	500 113W8AA	97.30	13,500	\$ 580.02	\$ 758.70
17.	Tripp, Rodney W. & Russell W. P. O. Box 747 Albany, OR 97321	501 113W8AA	87.72	9,900	522.91	556.38
18.	Kampfer, I.M. 524 W. 6th Avenue Albany, OR 97321	1501 113W8AB	228.11	20,380	1,359.77	1,145.36
19.	Nelson, David A. & Janet Lee 1330 Center Street Albany, OR 97321	1700 113W8AB	55	5,500	275.00	309.10
20.	Chaput, Lena J. (Wong, Gordan, Agt) 634 Waverly Drive Albany, OR 97321	1800	55	5,500	275.00	309.10
21.	Chui Yip Chun 640 Waverly Drive Albany, OR 97321	2100 113W8AB	55	5,500	275.00	309.10
22.	China Grill, Inc. Rt. 1 Box 399-C-2 Albany, OR 97321	2200 113W8AB	55	5,500	275.00	309.10
23.	Lee, A.M. 710 Waverly Drive Albany, OR 97321	2500 113W8AB	55	5,500	275.00	309.10

PROPERTY AND ESTIMATED ASSESSMENT DATA

Waverly Drive between Pacific Blvd. and Santiam Highway - ST 76-20

Office of Public Works Director

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS. FR. FT.	ASSESS. SQ. FT.	TOTAL ESTIM. STREET ASSESS.	TOTAL ESTIM. STORM DRAIN ASSESSMENT
24.	Schroeder, Lawrence H. Rt. 3 Box 146-B Scio, OR 97374	2600 113W8AB	55	5,500	\$ 275.00	\$ 309.10
25.	Pilloud, Ed C. & Louise R. Gerig, Robbie (Agt) 2812 NE Old Salem Rd. Albany, OR 97321	3600 113W8AB	55	5,500	275.00	309.10
26.	Henschel, William A. & Delores J. 722 Waverly Drive Albany, OR 97321	2900 113W8AB	55	5,500	275.00	309.10
27.	Vogel, John W. & V. Gayleen P. O. Box 335 Scio, OR 97374	3000 113W8AB	55	5,500	275.00	309.10
28.	Berry, Jack V. & Betty Lou 734 Waverly Drive Albany, OR 97321	3300 113W8AB	55	5,500	275.00	309.10
29.	Schroeder, Lawrence H. & Gloria J. Rt. 3 Box 146-B Scio, OR 97374	3500 113W8AB	55	5,500	275.00	309.10
30.	Fordham, Raymond R. & Vicki C. 816 Waverly Drive Albany, OR 97321	3900 113W8AB	55	5,500	275.00	309.10
31.	Houfek, W.J. & Adeline M. 5050 SW Pacific Blvd. Albany, OR 97321	4000 113W8AB	55	5,500	275.00	309.10

PROPERTY AND ESTIMATED ASSESSMENT DATA

Waverly Drive between Pacific Blvd. and Santiam Highway - ST 76-20

Office of Public Works Director

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS. FR. FT.	ASSESS. SQ. FT.	TOTAL ESTIM. STREET ASSESS.	TOTAL ESTIM. STORM DRAIN ASSESSMENT
32.	Anderson, Jr., J.T. 3008 S. Geary St. Albany, OR 97321	4300 113W8AB	55	5,500	\$ 275.00	\$ 309.10
33.	Pederson, Peder A. & Bothilda K. 834 Waverly Drive Albany, OR 97321	4400 113W8AB	55	5,500	275.00	309.10
34.	Thompson, Mildred J. 840 S. Waverly Drive Albany, OR 97321	4700 113W8AB	55	5,500	275.00	309.10
35.	Hendry, George W. & Elsie E. 846 Waverly Drive Albany, OR 97321	4800 113W8AB	55	5,500	275.00	309.10
36.	Young, Gladys T. 904 Waverly Drive Albany, OR 97321	7400 113W8AB	55	5,500	275.00	309.10
37.	Tann, Sr., Jess V. & Patricia A. 910 S. Waverly Drive Albany, OR 97321	7500 113W8AB	55	5,500	275.00	309.10
38.	Tann, Sr., Jess V. & Patricia A. 916 Waverly Drive Albany, OR 97321	7800 113W8AB	55	5,500	275.00	309.10
39.	Hickman, Orville W. & Vivian 922 Waverly Drive Albany, OR 97321	7900 113W8AB	55	5,500	275.00	309.10
40.	Summers, John R. & Carolyn 928 Waverly Drive Albany, OR 97321	8200 113W8AB	55	5,500	275.00	309.10

PROPERTY AND ESTIMATED ASSESSMENT DATA

Waverly Drive between Pacific Blvd. and Santiam Highway - ST 76-20

Office of Public Works Director

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS. FR. FT.	ASSESS. SQ. FT.	TOTAL ESTIM. STREET ASSESS.	TOTAL ESTIM. STORM DRAIN ASSESSMENT
41.	Semler, Francis & Pauline 3490 Bernard Albany, OR 97321	8300 113W8AB	55	5,500	\$ 275.00	\$ 309.10
42.	Westbrook, Curtis S. & Joyce I. 940 Waverly Drive Albany, OR 97321	8600 113W8AB	55	5,500	275.00	309.10
43.	United States Backer, Inc. 340 NE 11th Street Portland, OR 97208	8700 113W8AB	114.84	22,762	574.20	1,279.22
TOTALS			3,523.64	522,104	\$19,491.20	\$30,634.06

*Property without curb and gutter credit