

RESOLUTION NO. 2602

A RESOLUTION FOR THE ADOPTION OF ENGINEERING REPORTS, AUTHORIZATION TO SECURE EASEMENTS, TO OBTAIN BIDS, TO INCREASE APPROPRIATIONS, AND TO ISSUE WARRANTS FOR THE CONSTRUCTION OF ST-85-5, 7TH AVENUE (UMATILLA TO TAKENA).

BE IT RESOLVED that the engineering reports of the Public Works Director filed with the City Recorder on the February 5, 1986 concerning ST-85-5, 7th Avenue (Umatilla to Takena) 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 12% 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 appropriated as follows:

RESOURCE

FROM

TO

Improvement Fund
26-985-84520

\$ 12,397.00

REQUIREMENT

Improvement Fund
26-985-88084

\$ 12,397.00

DATED this 26th day of February, 1986.

Dale Rouse

Council President

ATTEST:

[Signature]

City Recorder

INTERDEPARTMENTAL MEMORANDUM
Public Works Department
Engineering/Utilities Division

TO: Albany City Council
VIA: Bill Barrons, City Manager
FROM: John Joyce, P.E., Public Works Director
DATE: February 19, 1986 for February 26, 1986 City Council Meeting
SUBJECT: Engineer's Report for ST-85-5, 7th Avenue, Umatilla to Tadena

Description of Project

This project will provide street improvements to 7th Avenue between Umatilla Street and Tadena Street. Approximately 230 feet of 20-foot wide half street will be constructed on the south side of 7th Avenue, including 65 lineal feet of concrete curb and gutter adjacent to Tax Lots 600 and 700. New curb and gutter was constructed in front of Tax Lots 400 and 500 last summer by the property owner. The recommended street section is 3-1/2" of asphalt concrete on 9" of base rock.

The two benefitting property owners have signed a Petition for Improvements and Waiver of Remonstrance. No right-of-way or easement acquisition is necessary.

As requested by Council when the improvements were initiated, the feasibility of extending the improvements to the intersection of Tadena and 7th Avenue was studied. It was found that, to the west of Tax Lot 400, the centerline grade of 7th Avenue rises substantially in relation to the sidewalk grade. This conflict in grades places the centerline elevation of 7th Avenue well above the elevation of the sidewalk at the intersection. Also, the Tadena Street grade drops substantially out of the intersection. These two conditions would necessitate the improvement of the full street section in this area; it would not be feasible to construct improvements only to the south side of 7th Avenue. The area that would require a full street section extends from approximately the west property line of Tax Lot 400 to approximately 50 feet west of the intersection of Tadena and 7th Avenue. The Riverside Cemetery Association has been contacted and has expressed a lack of support for such a project. Therefore, due to lack of support and the substantial increase in the project scope, it is recommended that the improvements not be extended west of Tax Lot 400 at this time.

Summary of Estimated Cost

Street Section (excluding curb and gutter and driveway approach):

A. Estimated Construction Cost	\$ 8,600.00
B. 10% Contingencies	860.00
C. Total Estimated Construction Cost	\$ 9,460.00
D. 15% Engineering, Legal, and Administration	1,419.00
E. Total Estimated Assessments	\$10,879.00

Cost per Front Foot = $\$10,879 / 230 \text{ feet} = \$ 47.30/\text{ft.}$

Curb & Gutter and Driveway Approach:

A. Estimated Construction Cost	\$ 1,200.00
B. 10% Contingencies	120.00
C. Total Estimated Construction Cost	\$ 1,320.00
D. 15% Engineering, Legal, and Administration	198.00
E. Total Estimated Assessments (to tax lot 600 and 700)	\$ 1,518.00

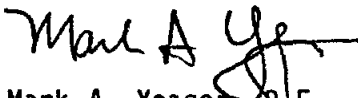
Method of Assessment

It is recommended that the total cost of the curb and gutter construction and driveway approach construction be assessed to Tax Lots 600 and 700, and that the street section construction cost be assessed to all four tax lots (400, 500, 600, and 700) on a front foot basis. Please refer to the attached estimated assessment data sheet.

Recommendation

It is recommended that the City Council adopt the Engineer's Report and declare its intent to make the improvements by adopting the attached Resolution and to set a hearing date to hear any objections or support for the project on March 26, 1986.

Respectfully submitted,



Mark A. Yeager, P.E.
Engineering/Utilities Division Manager

Approved by

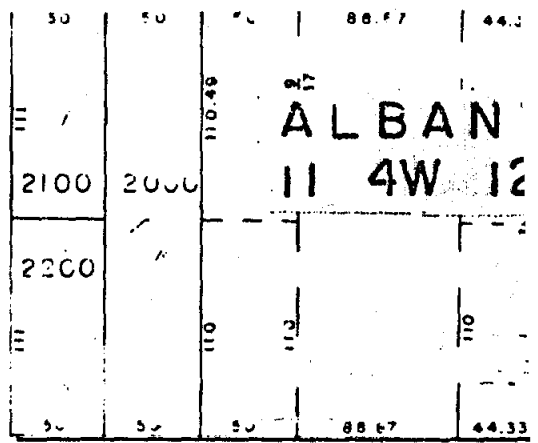


John Joyce, P.E.
Public Works Director

CEMETERY

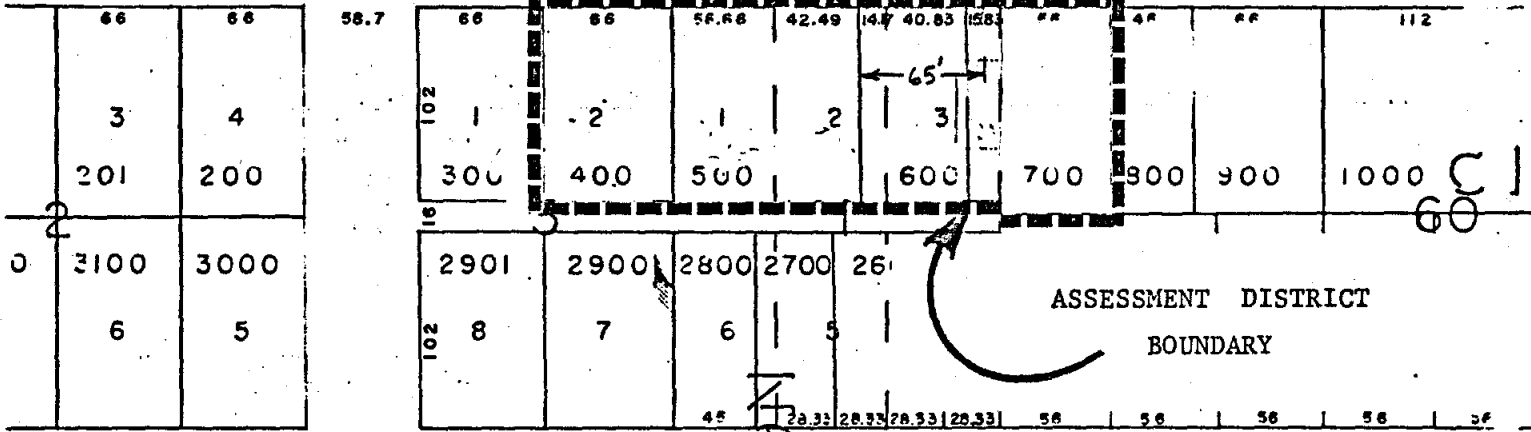
PROJECT LIMITS

UMATILLA

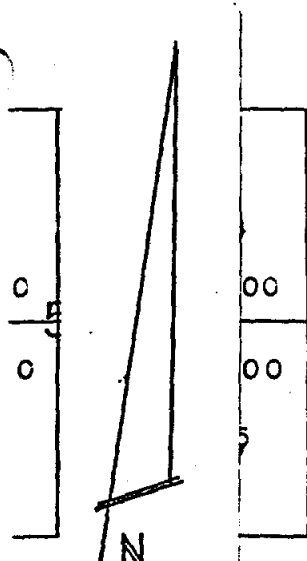


ALBAN
11 4W 12

SEVENTH AVENUE

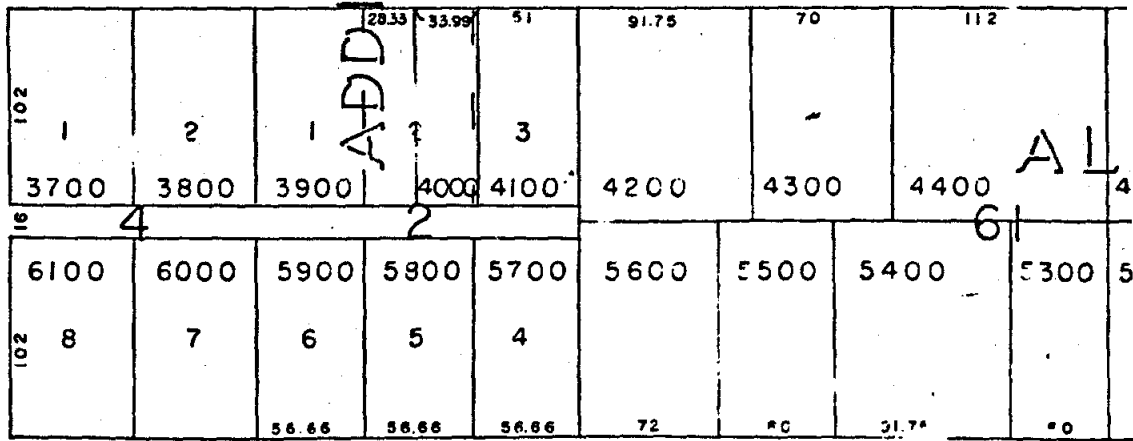


EIGHTH AVENUE



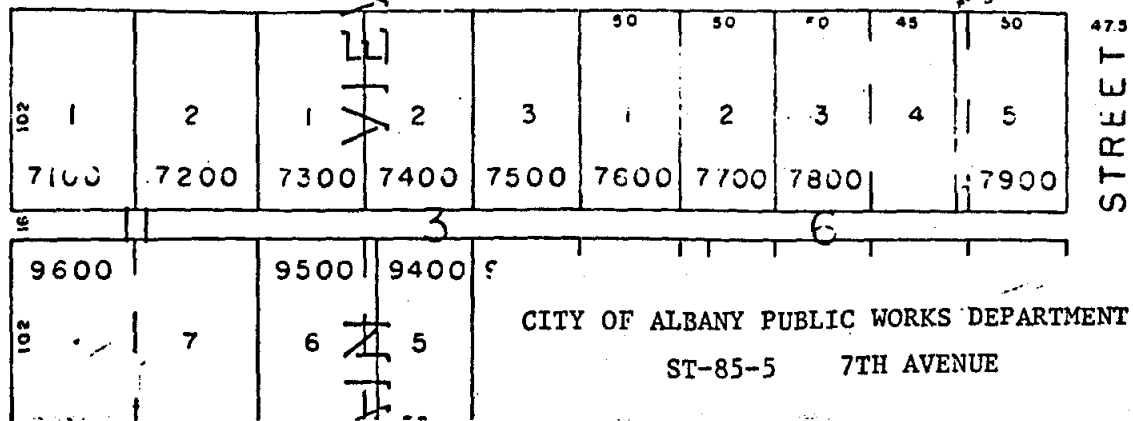
1" = 100'

STREET



NINTH AVENUE

TAKENA



CITY OF ALBANY PUBLIC WORKS DEPARTMENT
ST-85-5 7TH AVENUE

ESTIMATED
PROPERTY AND ASSESSMENT DATA

Office of the Public Works Director

ST-85-5, 7th Avenue, Umatilla to Takena

NO.	OWNER/ADDRESS	TAX LOT & DESCRIPTION	FRONT FEET	ESTIMATED STREET SECTION ASSESSMENT	ESTIMATED CURB/GUTTER ASSESSMENT	TOTAL ESTIMATED ASSESSMENT
1.	Florence E. Chapman c/o William J. Origer, M.D. Medical Land Company 2715 Willetta SW B-2 Albany, OR 97321	11-4W-12AC, Tax Lots 400 & 500 Block 3, Lot 2 City View Addition; and Block 1, Lot 1 and west 42.49' of Lot 2 Mountain View Addition	165'	\$ 7,804.50	\$ 0.00	\$ 7,804.50
2.	Seventh Avenue Medical Building Partnership 1086 7th Avenue SW #202 Albany, OR 97321	11-4W-12AC, Tax Lots 600 & 700 Block 1, Lot 3 & east 14.17' of Lot 2 Mountain View Addition; and west 56' and north 110' of Block 60 City of Albany Addition	65'	\$ 3,074.50	\$ 1,518.00	\$ 4,592.50
TOTALS			230'	\$10,879.00	\$ 1,518.00	\$12,397.00

Section 2.

Attach map showing vacant lots and undeveloped property.

If LID is a new subdivision - attach map identifying vacant lots and undeveloped property.

Section 3.

Number of similar lots and property held by the City through foreclosure.

This LID is in a completely developed area, with residential and professional buildings on each side. All properties included in the LID have improvements located on them. The City has no similar lots obtained through foreclosure.

Section 4.

Delinquency rate of assessments and taxes in the area.

There are no other assessments against these properties. To our knowledge no property in the LID is subject to tax foreclosure.

Section 5.

Real estate value trends in the area.

Value has remained high in his immediate area.

Section 6.

Tax levy trends and potential financial impact on Improvement District.

Tax levy trends have remained level. City taxes have not increased, school taxes have increased only slightly, and County taxes have increased only slightly. Increase in taxes possible if County jail bond issue passes and a small increase in sewer rates if the North Albany annexation passes. None of these trends should affect the ability of the property owners to pay the assessment.

Section 7.

Does the project conform to the City Comprehensive Plan? If no, explain:

Yes

Section 8.

Status of City's debt.

(See 7th Avenue LID)

Same description

Section 9.

Estimated cost of financing.

(See 7th Avenue LID)

Section 10.

General credit worthiness of property owners within the LID.

We find no reason to expect a credit risk with any of the owners in this LID.