

RESOLUTION NO. 2756

A RESOLUTION FOR THE ADOPTION OF ENGINEERING AND FINANCE REPORTS, AUTHORIZATION TO SECURE EASEMENTS, TO OBTAIN BIDS, TO INCREASE APPROPRIATIONS, AND TO ISSUE WARRANTS FOR THE CONSTRUCTION OF SS-88-1, QUEEN AVENUE (WAVERLY TO CLAY) SANITARY SEWER LOCAL IMPROVEMENT DISTRICT.

BE IT RESOLVED that the engineering reports of the Public Works Director and the finance reports of the Finance Director filed with the City Recorder on the 27th day of Janaury, 1988, concerning SS-88-1, Queen Avenue (Waverly to Clay) Sanitary Sewer Local Improvement District 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, 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
26-985-89004

\$52,175.00.

REQUIREMENT

Improvement Fund
26-985-89004

\$52,175.00

DATED this 10th day of February, 1988.



Mayor

ATTEST:



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: January 20, 1988, for January 27, 1988, City Council Meeting
SUBJECT: Engineer's Report for SS-88-1, Queen Ave., Waverly to Clay, Sanitary Sewer

Description of Project

This project will provide sanitary sewer service to ten properties along the south side of Queen Avenue between Waverly Drive and Clay Street. As previously reported to the Council, the Linn County Sanitarian has found this area to be unsuitable for on-site sewage disposal, and has recommended connection of the affected properties to the municipal sewerage system. Approximately 1,042 lineal feet of 8-inch sanitary sewer main line would be constructed, along with three manholes. 15 lineal feet of 6-inch service line and 35 lineal feet of 4-inch service line would be installed off of the main line to serve the affected properties. Due to inadequate right-of-way along the south side of Queen Ave., acquisition of 10 to 15 foot wide permanent easements will be required. Potential costs associated with the acquisition of the required easements are, at this time, difficult to determine, and are therefore not included in the total estimated assessment figure. Any required purchasing of right-of-way would increase the total property owner assessment.

As of this date, one property owner has requested service. The remaining property owners have yet to be notified of the proposed assessment district.

Summary of Estimated Cost

A. Estimated Construction Cost	\$ 41,245.00
B. 10% Contingencies	<u>4,125.00</u>
C. Total Estimated Construction Cost	45,370.00
D. 15% ELA	<u>6,805.00</u>
E. Total Estimated Assessment	\$ 52,175.00

Cost per Front Foot - \$52,175.00/1113.78 feet - \$46.84/Front Foot

Method of Assessment

It is recommended that the benefitting property owners be assessed on a front foot basis. Please refer to the attached estimated assessment data sheet for the sanitary sewer construction.

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 set a public hearing date to hear any objection or support for the project.

Respectfully submitted,



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

Approved by,



John Joyce, P.E.
Public Works Director

PROPOSED PROPERTY ASSESSMENT DATA

SS-88-1, Queen Avenue Sanitary Sewer (Waverly to Clay)

Office Public Works Director

OWNER/ADDRESS	TAX LOT	FRONT FT.	TOTAL ASSESSMENT
Schrock, Loren E. 33211 Dever-Conner Dr. NE Albany, OR 97321	T.L. 1300	160.00'	\$7,495.20
Tripp, Rodney W. Tripp, Russel W. P. O. Box 747 Albany, OR 97321	T.L. 1303	87.00'	\$4,075.51
Volz, Lucille L. 34074 Orleans Rd. SW Albany, OR 97321	T.L. 1304	239.86'	\$11,236.24
Ripplinger, Frank L. & Evelyn C. 1104 Webb Ln. Dallas, OR 97338	T.L. 1400	78.365'	\$3,671.01
Harris, Burton K. & Norma L. 2440 Queen Ave. SE Albany, OR 97321	T.L. 1500	78.365'	\$3,671.01
Carrels, Norma J. Carrels, John L. (Deceased) 520 16th Ave. SE Albany, OR 97321	T.L. 1600	78.365'	\$3,671.01
Curtis, William C. 258 Scrael Hill Rd. SE Albany, OR 97321	T.L. 1601	78.365'	\$3,671.01
Denley, Donald D. Barstad, Larry D. et al c/o Wright, David 7536 Lakeside Dr. Salem, OR 97321	T.L. 1700	156.73'	\$7,342.01

OWNER/ADDRESS	TAX LOT	FRONT FT.	TOTAL ASSESSMENT
Gerig, Laverne & Terry c/o Denley, Donald D. Agt c/o D C Investors 7536 Lakeside Dr. Salem, OR 97305	T.L. 1800	92.73'	\$4,343.93
Fendrick, Richard A. & Sherri D. c/o Fendrick, Richard A. 2620 Queen Ave. SE Albany, OR 97321	T.L. 1801	64.00'	\$2,998.08
	TOTAL PROPOSED ASSESSMENT		\$52,175.01

PROPOSED ASSESSMENT DISTRICT BOUNDARY

PROPOSED 8" SANITARY SEWER

QUEEN AVE.

CLAY ST.

WAVERLY DRIVE

T.L. 1304

T.L. 1303

T.L. 1300

T.L. 1400 T.L. 1500 T.L. 1600 T.L. 1601

T.L. 1700

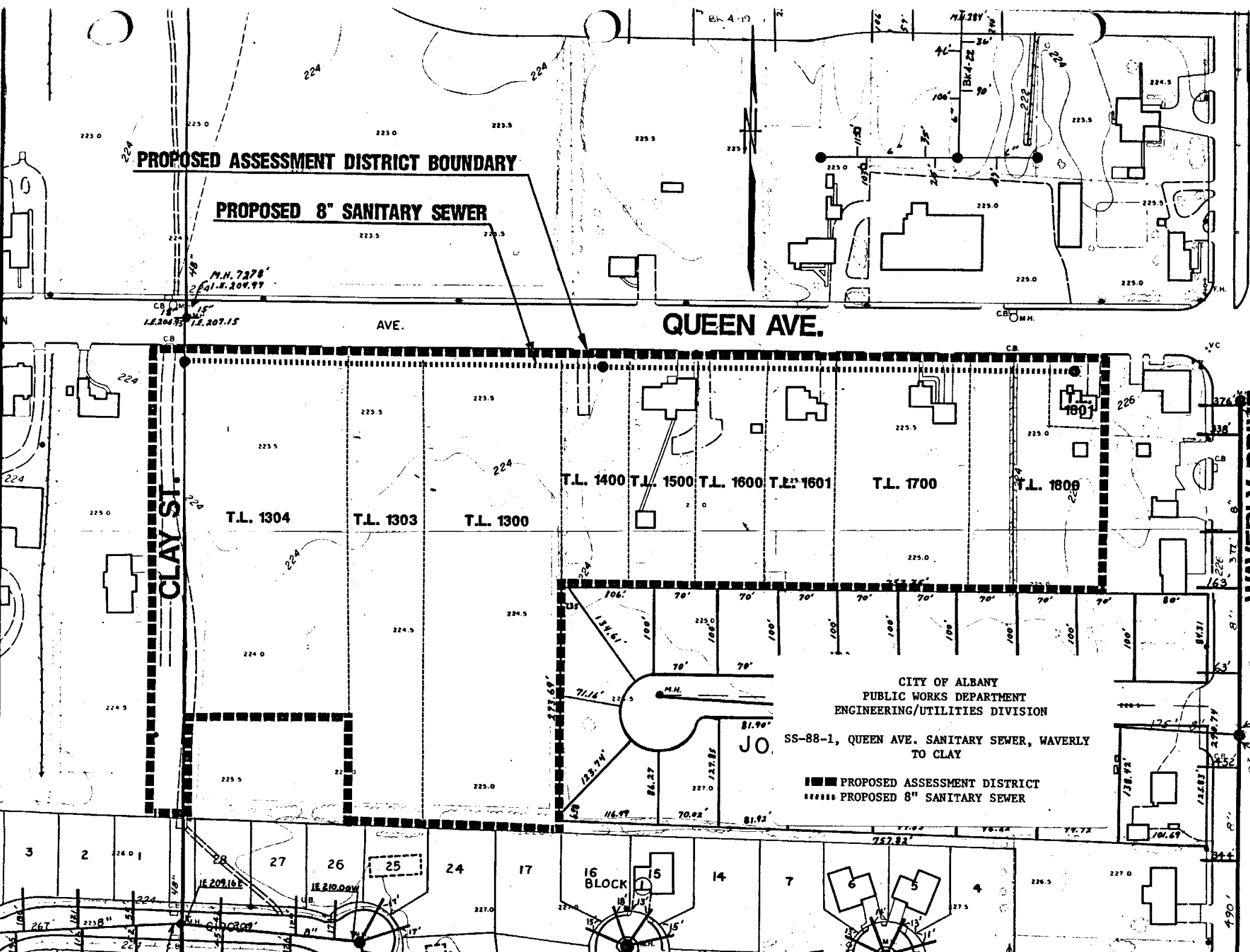
T.L. 1800

CITY OF ALBANY
PUBLIC WORKS DEPARTMENT
ENGINEERING/UTILITIES DIVISION

SS-88-1, QUEEN AVE. SANITARY SEWER, WAVERLY
TO CLAY

■ ■ ■ PROPOSED ASSESSMENT DISTRICT
▬ ▬ ▬ PROPOSED 8" SANITARY SEWER

16 BLOCK



Section 1:

FINANCIAL INVESTIGATION REPORT
LOCAL IMPROVEMENT DISTRICT NO. _____

Owner	Property Description	% of Project	Estimated Assessment	Maximum Allowable Bancroft	True Cash Value			Total Other Assessments on this Property	Percent Assessments to T.C.V.	12% Semi-annual Pmt. 10 Year		Attitude Toward Project		
					Land	Improvements	Total			1st	Bancroft 2nd	In Favor	Against	Non-Committed
Volz, Lucille L.	11-3W-8D-1304	22*	11,236*	55,060	27,530	-	27,530	None	41*	1,236	1,202*			
		25**	12,853**						47**	1,414	1,375**			
Volz, Lucille L.	11-3W-8D-1307	0*	0*	12,440	6,220	-	6,220	None	45**	310	301**			
		5**	2,815**											
Tripp, Rod&Russ	11-3W-8D-1303	8*	4,076*	16,900	8,450	-	8,450	None	48*	448	436*			
		10**	5,320**						63**	585	569**			
Schrock, Loren E.	11-3W-8D-1300	14*	7,495*	46,540	23,270	-	23,270	None	32*	824	802*			
		21**	10,576**						45**	1,163	1,132**			
Ripplinger, Frank L.	11-3W-8D-1400	7*	3,671*	36,880	11,520	6,920	18,440	None	20*	404	393*			
		5**	2,576**						14**	283	276**			
Harris, Burton K.	11-3W-8D-1500	7*	3,671*	89,500	12,960	31,790	44,750	None	8*	404	393*			
		5**	2,576**						6**	283	276**			
Cattels, Norma U.	11-3W-8D-1600	7*	3,671*	30,700	12,960	2,390	15,350	None	24*	404	393*			
		5**	2,576**						17**	283	276**			
Curtis, Wlm. C.	11-3W-8D-1601	7*	3,671*	52,220	12,960	13,150	26,110	None	14*	404	393*			
		5**	2,576**						10**	283	276**			
Denley, Donald D.	11-3W-8D-1700	14*	7,342*	56,400	13,920	14,280	28,200	None	51*	808	786*			
		10**	5,154**						18**	567	551**			
Denley, Donald D.	11-3W-8D-1800	8*	4,344*	25,920	12,960	-	12,960	None	34*	478	465*			
		8**	4,428**						34**	487	474**			
Fendrick, Rchrd A.	11-3W-8D-1801	6*	2,998*	40,100	10,080	9,970	20,050	None	15*	330	321*			
		1	725**						4**	80	78**			

*Front Footage - 52,175
**Area Sq. Ft. - 52,175

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.

Five of the lots in the proposed LID are vacant. These properties are zoned R-2. The City currently has ownership through foreclosure of approximately 60 R-2 lots of which the majority are located in the Lawndale Subdivision, south of the T & R restaurant.

Six lots in this LID have residential improvements. The City has no property obtained through foreclosure with improvements located on these.

Section 4

Delinquency rate of assessments and taxes in the area.

There are no other City assessments on any of the lots in the proposed LID.

Delinquent taxes on the property are minor with none of the properties facing foreclosure by the County tax department.

Section 5

Real estate value trends in the area.

Real estate values on these properties have been typical of the city having decreased slightly over the past five years. The potential for this property to increase is favorable because of the Heritage Mall development.

Section 6

Tax levy trends and potential financial impact on Improvement District.

The average property in the LID will pay \$595 in property tax for 1987-88, up from \$543 in 1986-87. The assessment will add between \$600 and \$2,400 per year with the average increase being approximately \$900 per year.

Section 7

Does the project conform to the City Comprehensive Plan?

Yes.

Section 8

Status of City's debt.

As of June 30, 1987, the City had a General Obligation (and Bancroft) legal debt limitation of \$9,199,816. This small improvement project of \$52,000 will not be a significant offset.

Section 9

Estimated cost of financing.

Bancroft bonds could possibly need to be sold to finance the improvement. Current bond rates are approximately 8 percent. Cost to the property owner would be 10 percent.

Section 10

General creditworthiness of property owners within the LID.

This improvement project will add an assessment to the properties in the LID of between 8 to 63 percent of T.C.V. with the average being 28 percent. This ratio of value to assessment is very high and it may result in some foreclosure- especially on these properties that do not have residential improvements.