

RESOLUTION NO. 2934

A RESOLUTION FOR THE ADOPTION OF ENGINEERING AND FINANCIAL INVESTIGATION REPORTS, AUTHORIZATION TO SECURE EASEMENTS, TO OBTAIN BIDS, TO INCREASE APPROPRIATIONS, AND TO ISSUE WARRANTS FOR THE CONSTRUCTION OF MS-90-1, Waverly Drive Curb & Gutter Local Improvement District.

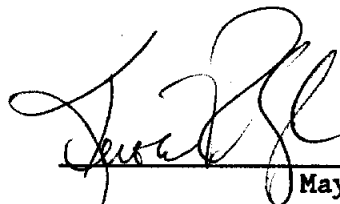
BE IT RESOLVED that the Engineering Report of the Public Works Director and the Financial Investigation Report of the Finance Director filed with the City Recorder on the 24th day of January, 1990, concerning MS-90-1, Waverly Drive Curb & Gutter Local Improvement District, be and the same are hereby 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:

<u>Improvement Fund</u>	<u>FROM</u>	<u>TO</u>
26-985-84520	\$8,048.25	
26-985-88007		\$8,048.25

DATED this 14th day of February, 1990.



Mayor

ATTEST:



City Recorder

INTERDEPARTMENTAL MEMORANDUM
Public Works Department
Engineering/Utilities Division

TO: Albany City Council
VIA: Steve Bryant, City Manager
FROM: John Joyce, P.E., Public Works Director
DATE: January 18, 1990, for January 24, 1990, City Council Meeting
SUBJECT: MS-90-1, Waverly Drive Local Improvement District - Engineer's Report

Description of Project

This project was initiated in response to a plan submitted by Linn County to reconstruct Waverly Drive from Pacific Boulevard to Salem Avenue. The request for formation of a Local Improvement District (LID) was submitted to the City Council at its December 13, 1989, meeting. Staff was then directed by Council to prepare an Engineer's Report and Financial Investigation Report.

Linn County will design and construct this portion of Waverly Drive as part of their county road construction program. The County will fund the roadway and storm sewer cost. The proposed Local Improvement District will provide funds for construction of 720 linear feet of concrete curb and gutter, 105 linear feet of 5-foot-wide sidewalk, and seven driveway approaches.

Assessments would be levied against nine parcels which benefit from the improvements. One is a commercial property (Taco Bell), while eight are residential properties. Only residential properties on the east side of Waverly Drive would be assessed. This is because curb, gutter, and sidewalk currently front all residential properties on the west side of the roadway.

Summary of Estimated Costs:

Estimated Construction Costs	\$ 7,665.00
Engineering, Legal, & Administration (ELA) 5%	<u>383.28</u>
Total Cost Assessed to Property Owners	\$ 8,048.25

Assessment costs would be based on the actual improvement fronting each individual property using unit prices established during the bidding process. Unit costs used for estimating assessments are \$7.50/linear foot for curb and gutter, \$15/square yard for driveway approaches, and \$20/square yard for sidewalk. Estimated assessment costs are shown on the attached assessment summary sheet.

Note that costs per front foot vary significantly among the properties. This is due to the difference in property widths caused by the presence of several flag lots. Construction fronting these narrow lots will consist predominately of higher cost driveway approaches, thus raising the front footage cost. Total cost to such properties remains low, however, due to the absence of extensive additional curb and gutter construction.

Engineering, legal, and administrative costs have been set at 5% due to the reduced City involvement made possible by Linn County's participation in the design and construction of this project.

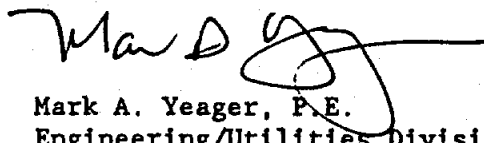
Method of Assessment:

It is recommended that each benefitting property owner be assessed for the cost of curb and gutter, sidewalk, and driveway approaches, as described above, on a unit-cost basis for the actual benefit received on their property frontage.

Recommendation

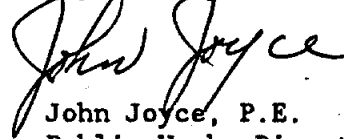
It is recommended that the City Council accept this Engineer's Report and set a public hearing for February 14, 1990, to hear any objections to or support for this project.

Respectfully submitted,



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

Approved by,

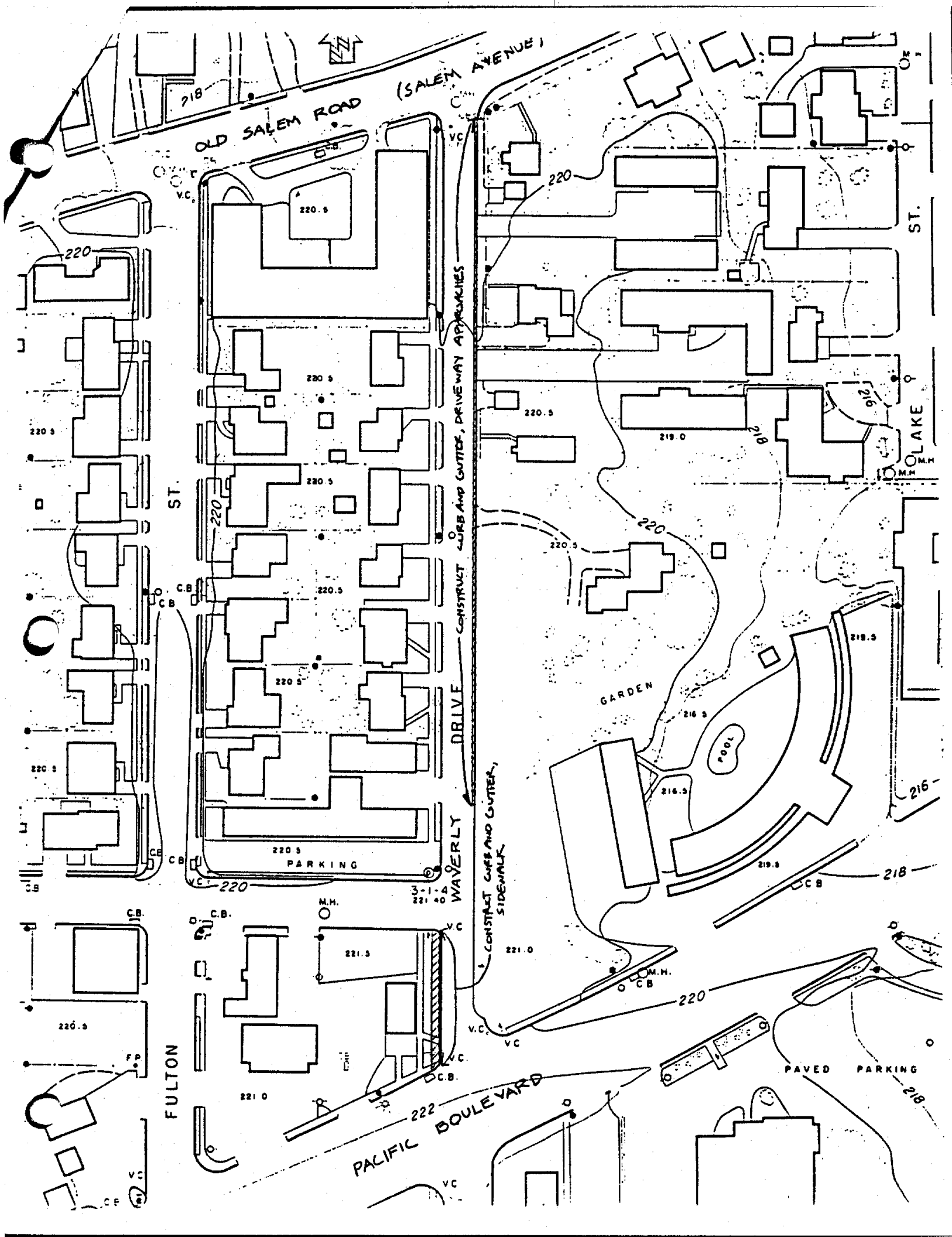


John Joyce, P.E.
Public Works Director

ESTIMATED PROPERTY ASSESSMENT AND DATA SHEET
 MS-90-1, WAVERLY DRIVE CURB & GUTTER LID
 Prepared: January 18, 1990

CITY OF ALBANY
 PUBLIC WORKS DEPARTMENT
 ENGINEERING/UTILITIES DIVISION

Property Owner	Address	Parcel	Improvement						Subtotal	ELA 5%	Total Assessment	Cost Per Frontage Foot
			Curb & Gutter \$7.50/L.F.		Driveway Appr. \$20.00/S.Y.		Sidewalk \$15.00/S.Y.					
			L.F.	Cost	S.Y.	Cost	S.Y.	Cost				
Billy D. Henshaw Merced E. Henshaw	170 Lake St., SE Albany, OR 97321	1300 11-3W-5DA	99.0	\$742.50	8.0	\$160.00	0.0	\$0.00	\$902.50	\$45.13	\$947.63	\$9.57
Billy D. Henshaw Merced E. Henshaw	170 Lake St., SE Albany, OR 97321	1800 11-3W-5DA	15.0	\$112.50	7.0	\$140.00	0.0	\$0.00	\$252.50	\$12.63	\$265.13	\$17.68
Billy D. Henshaw Merced E. Henshaw	170 Lake St., SE Albany, OR 97321	1401 11-3W-5DA	15.0	\$112.50	7.0	\$140.00	0.0	\$0.00	\$252.50	\$12.63	\$265.13	\$17.68
Billy D. Henshaw Merced E. Henshaw	170 Lake St., SE Albany, OR 97321	1404 11-3W-5DA	25.0	\$187.50	0.0	\$0.00	0.0	\$0.00	\$187.50	\$9.38	\$196.88	\$7.88
Betty J. Estabrook	139 Waverly Dr., SE Albany, OR 97321	1403 11-3W-5DA	60.0	\$450.00	11.0	\$220.00	0.0	\$0.00	\$670.00	\$33.50	\$703.50	\$11.72
Wade W. Spurlin Charleen Spurlin	3894 Sedgewick Pl. SE Albany, OR 97321	1400 11-3W-5DA	30.0	\$225.00	15.0	\$300.00	0.0	\$0.00	\$525.00	\$26.25	\$551.25	\$18.38
Anna M. Bender c/o R. J. Bender	33049 Tangent Lp. Tangent, OR 97389	1500 11-3W-5DA	90.0	\$675.00	7.0	\$140.00	0.0	\$0.00	\$815.00	\$40.75	\$855.75	\$9.51
Estate of Carolyn Brown c/o Rita Savage, Per. Rep.	38621 Payne Dr. Lebanon, OR 97355	400 11-3W-5DD	281.0	\$2,107.50	14.0	\$280.00	0.0	\$0.00	\$2,387.50	\$119.38	\$2,506.88	\$8.92
O'Brien-Kiernan Investment	1255 Post St. Ste. 914 San Francisco, CA 94108	7500 11-3W-5DC	105.0	\$787.50	0.0	\$0.00	59.0	\$885.00	\$1,672.50	\$83.63	\$1,756.13	\$16.73
TOTALS			720.0	\$5,400.00	69.0	\$1,380.00	59.0	\$885.00	\$7,665.00	\$383.25	\$8,048.25	



Section 1:

FINANCIAL INVESTIGATION REPORT
LOCAL IMPROVEMENT DISTRICT NO. MS 90-1

@8.84

Owner	Property Description	% of Project	Est. Assessment	Maximum Allowable Bancroft	As of 9/25/89			Total Other Assess. on this Property	Present Assessments to TCV	Semi-annual Payment 10 Year Bancroft	Attitude Toward Project		
					Land	Improvements	Total				In Favor	Against	Non-Committed
Henshaw, Billy Henshaw, Merced	11-3W-5DA-1300	11.8	947.62	57,560	9,500	19,280	27,780	-0-	3.4	48.00			
Spurlin, Wade Spurlin, Char.	11-3W-5DA-1400	6.9	551.25	4,980	840	1,650	2,490	-0-	22.1	28.00			
Henshaw, Billy Henshaw, Merced	11-3W-5DA-1401	3.3	265.13	72,780	9,500	26,890	36,390	-0-	.7	13.00			
Estabrook, Betty	11-3W-5DA-1403	8.7	703.50	61,540	8,000	22,770	30,770	-0-	2.3	35.00			
Henshaw, Billy Henshaw, Merced	11-3W-5DA-1404	2.5	196.88	1,680	840	-0-	840	-0-	23.4	10.00			
Bender, Anna M. Bender, R.J.	11-3W-5DA-1500	10.6	855.75	39,360	9,500	10,180	19,680	-0-	4.4	43.00			
Henshaw, Billy Henshaw, Merced	11-3W-5DA-1800	3.3	265.13	72,000	9,500	26,500	36,000	-0-	.7	13.00			
O'Brien-Kiernan Inc.	11-3W-5DC-7500	21.8	1756.12	287,500	47,850	95,900	143,750	-0-	1.2	88.00			
Estate of Carolyn Brown	11-3W-5DD-400	31.1	2506.87	78,540	17,400	21,870	39,270	-0-	6.4	126.00			

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 has only one very small, unimproved lot and should not be compared to other City foreclosed properties. The City has no property obtained through foreclosure that has improvements.

Section 4

Delinquency rate of assessments and taxes in the area.

We know of no tax foreclosures in the LID.

Section 5

Real estate value trends in the area.

Real estate values within the LID are very marginal. There are several commercial properties located at the south end of the LID.

Section 6

Tax levy trends and potential financial impact on Improvement District.

The small amount of this assessment should have very little negative impact on the owner of property within the LID.

Section 7

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

Yes

Section 8

Status of City's debt.

The small amount of this LID would have no impact on the City ability to repay any Bancrofted debt.

Section 9

Estimated cost of financing.

Current Bancroft rate should be 8.84 percent.

Section 10

General credit worthiness of property owners within the LID.

The small amount of this LID cost should not have a negative impact even though property values are below city average. There are no outstanding City liens against any of the properties in the LID.