

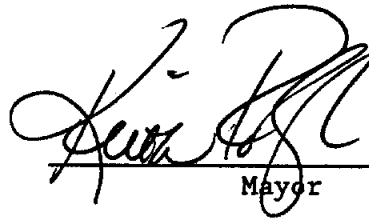
RESOLUTION NO. 2996

WHEREAS, the engineer's report and financial investigation report have been prepared for SS-90-5, 24th Avenue Sanitary Sewer L.I.D. as directed by the Albany City Council by Resolution No. 2984; and

WHEREAS, the engineer's report and financial investigation report have been received by and meet with the Albany City Council's approval.

NOW, THEREFORE, BE IT RESOLVED, that the Albany City Council hereby directs that a public hearing be scheduled for November 14, 1990, at 7:15pm to consider the proposed project, SS-90-5, 24th Avenue Sanitary Sewer L.I.D. and that notices of the public hearing be in compliance with AMC Section 15.04.060.

Dated this 24th day of October, 1990



Mayor

ATTEST:



Deputy 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: October 17, 1990
SUBJECT: Engineer's Report - SS-90-5, 24th Avenue Sanitary Sewer Extension

Description of Project:

This project has been initiated in response to a request from Larry D. Wilcox on September 7, 1990 to provide sanitary sewer service to tax lot 218, Map No. 11S-03W-17A. (See attached EXHIBITS A and B). The Linn County sanitarian has reviewed the subject property and has concluded that this property has a failed septic system. By State law, the Linn County Environmental Health Department is not permitted to issue a permit for or otherwise approve repair of a failing septic system. The request for service and an initial staff study were submitted to the City Council on September 26, 1990, and Council directed staff to prepare an Engineer's Report and Financial Investigation.

The project consists of one manhole and approximately 400 linear feet of 8-inch diameter sanitary sewer line in the unimproved section of 24th Avenue east of Waverly Drive. This new line will connect to an existing manhole in Waverly Drive.

Summary of Estimated Cost:

Estimated Construction Cost	\$23,000
10% Contingencies	<u>2,300</u>
Total Estimated Construction Cost	25,300
15% City Engineering, Legal and Administration	<u>3,800</u>
Total Estimated Assessment	\$29,100

Method of Assessment

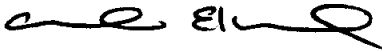
Staff recommends that the benefitting property owners be assessed on a front foot basis plus cost per square foot for that portion of the tax lot which is beyond 150-feet from 24th Avenue. We believe that this method of assessment most fairly distributes the benefits derived from the construction of this project.

Two properties, tax lots 211 and 216, currently have sanitary sewer service from Waverly Drive. Therefore these two properties are not being included in the local improvement district for assessment as no benefit can be shown.

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 objections or support for the project.

Respectfully submitted,



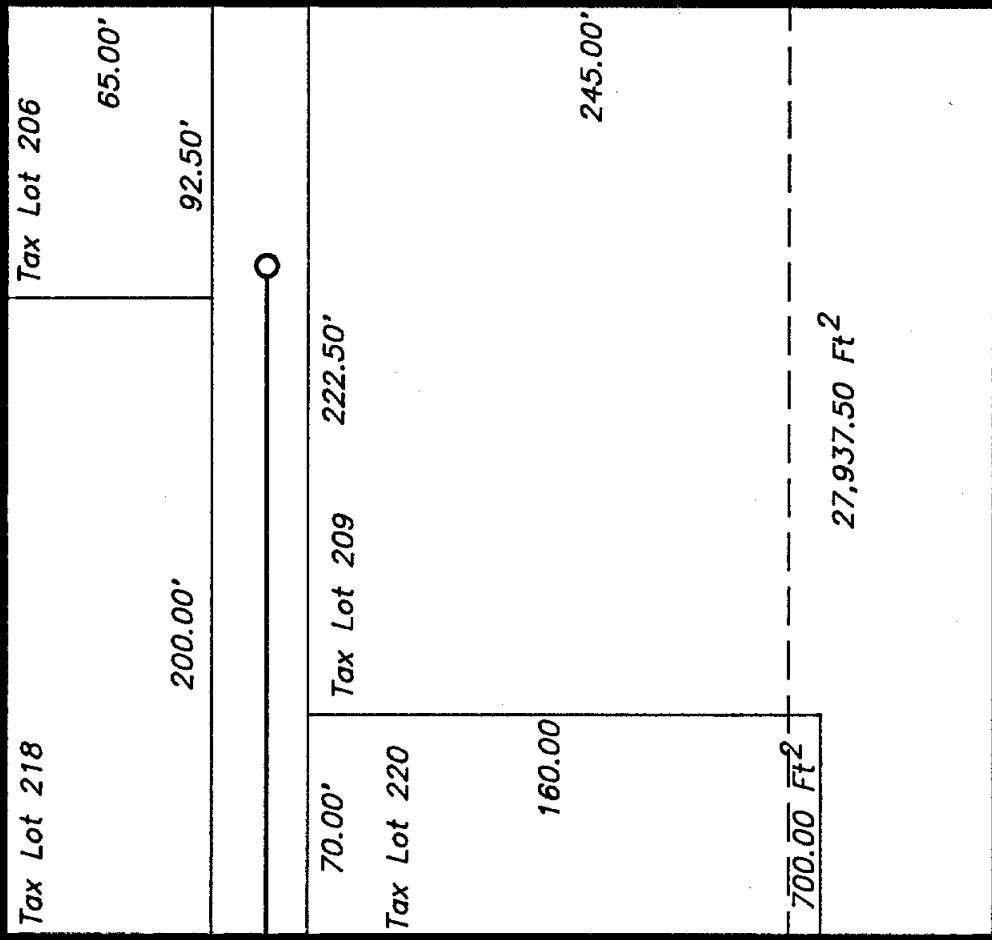
Carl Elleard, P.E.
Engineering Supervisor

Approved by,



John Joyce, P.E.
Public Works Director

L.I.D. BOUNDARY



150.00' Depth

27,937.50 Ft²

700.00 Ft²

Tax Lot 216

65.00'

PROPOSED SEWER

185.00'

24th Avenue

End of Existing Sanitary Sewer Line

185.00'

60.00'

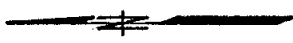
Tax Lot 211

NOTES:

Tax Lots 211 and 216 have sanitary sewer service and are not part of this L.I.D.

Waverly Drive

Existing Manhole



Scale 1" = 60'

CITY OF ALBANY, OREGON
PUBLIC WORKS DEPARTMENT
ENGINEERING/UTILITIES DIVISION

24th Avenue Sanitary Sewer L.I.D. Location Map
SS-90-5

EXHIBIT A

ESTIMATED
PROPERTY AND ASSESSMENT DATA

SS-90-5, 24th Avenue Sanitary Sewer LID

<u>OWNER/ADDRESS:</u>	<u>TAX LOT:</u>	<u>ESTIMATED ASSESSMENT</u>
Concrete Foundations by Charlie Inc. 2411 Waverly Drive, SE Albany, OR 97321	11-03W-17A 209	\$15,158.86
Dowling, Elizabeth 2927 Geary Street, SE Albany, OR 97321	11-03W-17A 220	2,827.64
Wilcox, Larry D. and Arletta J. 1840 15th Avenue, SW Albany, OR 97321	11-03W-17A 218	7,598.97
Wooton, Doug D. 6687 Peterson Lane, NE Albany, OR 97321	11-03W-17A 206	3,514.53

EXHIBIT B

	A	B	C	D	E	F	G
TAX LOT NUMBER	FRONT FOOTAGE	FT ² BEYOND 150 FEET FROM ST.	\$/FRONT FOOT	\$/FT ² BEYOND 150 FEET	SUBTOTAL A x C	SUBTOTAL B x D	TOTAL E + F
206	92.50	0.0	\$37.99	\$0.24	\$3,514.53	\$ 0.0	\$ 3,514.53
209	222.50	27,937.5	37.99	0.24	8,453.86	6,705.00	15,158.86
218	200.00	0.0	37.99	0.24	7,598.97	0.0	7,598.97
220	70.00	700.0	37.99	0.24	2,659.64	168.00	2,827.64
Totals	585.00	28,637.5			22,227.00	6,873.00	29,100.00

EXHIBIT C

24th ave se sanitary sewer

local improvement district no: SS-90-05

9%

10yr project

C attitude J

total 10yr

payment

other % to bancroft

assnt's TCV semi-ann'l

0 1.07 1,428

0 .38 266

0 .21 716

0 .88 331

1.00 29,100

owner of record	property description	% of proj	estimated assessment	bancroft maximum	*****C true cash value land imprvmt's	J***** total	total other assnt's	% to TCV	bancroft semi-ann'l	project attitude	J** non contd
Concrete Foundations by Charlie Inc 2411 Waverly Dr SE Albany OR 97321	11-3W-17A-209	.52	15,158.86	28,400	14,200.00	0	14,200	0	1.07	1,428	
Dowling, Elizabeth 2927 Geary St SE Albany OR 97321	11-3W-17A-220	.10	2,827.64	15,040	7,000.00	520	7,520	0	.38	266	
Wilcox, Larry D Wilcox, Arletta J 1840 15th Ave SW Albany OR 97321	11-3W-17A-218	.26	7,598.97	73,700	9,500.00	27,350	36,850	0	.21	716	
Wooton, Doug D 6687 Peterson Lane NE Albany OR 97321	11-3W-17A-206	.12	3,514.53	8,000	4,000.00	0	4,000	0	.88	331	

FINANCIAL INVESTIGATION REPORT (cont)
24th AVENUE SE
SANITARY SEWER PROJECT SS-90-05

Section 3. Number of similar lots and property held by the City through foreclosure

The city has approximately 50 residential lots that were obtained through lien foreclosure. This is down from a total of 200+ that the city had in 1986.

Section 4. Delinquency rate of assessments and taxes in the area

There are no city assessments on any of the properties in this LID. None of the properties are subject to foreclosure because of delinquent taxes.

Section 5. Real estate value trends in the area.

Real estate values in the proposed LID have remained constant. Very little new development has taken place in the immediate area. Significant new development has taken place in the Deerfield Subdivision to the South of this LID. There is potential for significant new development to the East, across I-5 if a new sewer line is constructed on 21st Avenue.

Section 6. Tax levy trends and potential financial impact on the proposed LID

Tax on the property should be consistent with the rest of the City. If state ballot measure 5 is approved the tax rate could decrease by \$18 per thousand assessed valuation. The LID improvements could add significant value to TL 209 by making it ready for development. TL 206 is very small and it is unlikely that the added assessment cost could be recovered from increased value in the lot.

Section 7. Does the project conform to the City Comprehensive Plan

Yes

Section 8. Status of City's debt

The city has \$1.5 million in outstanding Bancroft debt. This small LID would probably be financed through city reserve funds. There is \$650,000 in delinquent assessment.

Section 9. Estimated cost of financing.

The financing charge would be 8.84% or the cost as determined from a more current Bancroft bond issue.

Section 10. General credit worthiness of property owners within the LID.

The city has no reason to believe that the property owners could not pay the proposed assessment.