

RESOLUTION NO. 3593

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 ST-95-4, PRICE ROAD LOCAL IMPROVEMENT DISTRICT.

BE IT RESOLVED that the engineer's 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 1996, concerning ST-95-4, Price Road 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>Resource</u>	<u>Requirement</u>
26-985-44132 Unbonded Assessments	\$695,200	
26-985-45035 Linn County	\$500,000	
26-985-88021 ST-95-4, Price Road LID		\$1,195,200

DATED THIS 14TH DAY OF FEBRUARY 1996.



Mayor

ATTEST:



City Recorder

ENGINEER'S REPORT

for

ST-95-4, PRICE ROAD LID

By

DAVID EVANS AND ASSOCIATES, INC.

January 1996

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DISCUSSION

Price Road between Dogwood Avenue and Blue Ox Road is severely deteriorated and inadequate as a transportation route between Highway 20 and Knox Butte Road. The County has committed \$500,000 toward improving this section of Price Road as part of the City/Council intergovernmental agreement for development of the Linn County Fairgrounds/Exposition Center. An LID is proposed as a method of distributing the project costs among benefiting properties. There is one private property owner adjoining the proposed improvements. The remainder of the property fronting the improvements is owned by the City. These improvements will provide greatly improved access and become a major link to Timber Linn Park and the new Linn County Fairgrounds/Expo Center.

DESCRIPTION OF PROJECT AND PROPOSED IMPROVEMENTS

The new fairgrounds/expo center will be a major event center for the City of Albany. Motels already exist on the south end of Price Road between Highway 20 and Blue Ox Road, with plans for an additional motel. Price Road will be required to provide adequate service for access to the fairgrounds for vehicle, bicycle, and foot traffic. In addition, trucks pulling horse trailers and service trucks will likely be using Price Road for entry to or exit from the fairgrounds. Parking for some events will likely exceed capacity and require overflow onto adjacent parking areas, requiring people to walk to an event. Also, during times of heavy traffic demands, local individuals attending events may bicycle or walk to the fairgrounds. The incorporation of sidewalks and bicycle paths as part of these improvements provides a safe access to and from the fairgrounds/expo center for non-vehicular traffic. The proposed improvements are shown on Figure 1.

Streets

The new fairgrounds are bounded by Knox Butte Road, Timber Street, Price Road, and Albany Municipal Airport. Price Road from Blue Ox Drive north to the intersection with Dogwood Avenue is the section of road being improved in this project.

Preliminary design calls for Price Road to be 33 feet wide with curb and gutter, bike lanes, sidewalks and landscaping. Street drainage will be provided as necessary, with existing drainage facilities on Dogwood Avenue and Cox Creek serving as a drainage receptor. A culvert/bridge crossing for Cox Creek is required as part of this project. The crossing is to provide vehicle, bicycle, and pedestrian access. A 5-foot-wide sidewalk will be placed along the west side of the street and a 10-foot-wide meandering sidewalk will be placed along the east side of the street.

An evaluation of the Cox Creek culvert crossing was conducted because present capacity of the crossing is often exceeded, which creates a safety hazard to park users and local traffic. The costs for placing structures to accommodate 5-, 25-, 50-, and 100-year storm events were evaluated. The estimated cost for these structures is listed in the appendix.

Based on cost compared to benefit gained, a 50-year storm event structure is recommended. With Price Road primarily serving only the new fairgrounds and Timber Linn Park, increasing the structure to accommodate a 100-year storm event is probably not warranted.

Water and Sewer

A 16-inch water line will be connected to an existing 12-inch water main near Blue Ox Road, which will extend north to provide service to the existing private property owner. The 16-inch water line on Dogwood Avenue will be extended beyond street improvements. This will allow future extension without excavating through the new roadway. A sewer lateral will be constructed for future service to the private property on the south end of the project.

Adjustments to Original Scope

After review of the initial recommendations for Price Road, some adjustments in the scope of work were identified. Revisions include reducing the roadway width from 36 feet to 33 feet (11-foot travel lanes with 5.5-foot bike lanes) and incorporating the existing pedestrian bridge into a meandering sidewalk alignment. Relocating the meandering sidewalk allows the Cox Creek crossing to be reduced in width by 10 feet. The design speed, which was lowered from 35 mph to 25 mph, increases safety and reduces the creek crossing skew angle, enabling a shorter culvert to be installed. Choosing a 50-year event drainage structure for the Cox Creek crossing, as opposed to a 100-year event structure as recommended in the City's Drainage Master Plan, is an appropriate scope adjustment considering the roadway's intended purpose.

SUMMARY OF ESTIMATED COSTS

Following is a breakdown of the probable construction costs for the proposed improvements to Price Road, with a 50-year storm event culvert capacity for Cox Creek. Costs are based on recent prices for similar work in the Albany area. Actual costs will vary depending on bidding climate, final design quantities, and work items. Actual construction costs will be used to calculate assessments to affected properties by the method agreed upon.

COST OPINION

Total Project Costs

Street, Sidewalk, and Storm Drain (including creek crossing)	\$1,170,000
Sanitary Sewer	1,000
Water	<u>49,000</u>
Estimated Total Costs	\$1,220,000

Cost distributions are shown below:

Streets/Storm Drain/Creek Crossing

Total	\$1,170,000
Less County Participation	<u>-500,000</u>
Total Assessable Street Cost	\$670,000

Water Line

Total	\$49,000
Less City Oversize Participation	-\$11,200
Less City-Funded Dogwood Extension Participation	<u>-\$13,600</u>
Total Assessable Water Cost	\$24,200

Sewer

Total	\$1,000
Other Participation	<u>0</u>
Total Assessable Sewer Cost	\$1,000

Total Assessable Costs \$695,200

(Note: All costs include 15% ELA)

PROPOSED METHOD OF ASSESSMENT

The proposed method of assessment for street and drainage costs is to use a linear foot method. A depth of 150 feet on either side of the assumed north-south alignment for Price Road was used for the LID boundary. Along the northwest section of Price Road, the boundary depth is less than 150 feet due to the airport property line. Property included in the ST-95-3, Timber Street/Dogwood Avenue LID, was excluded from this district. LID boundaries are shown on Figure 2.

Unit Cost Assessment

Streets/Storm Drainage/Creek Crossing \$670,000/6,630 lf ≈ \$101.05/lf

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Applicable water and sewer improvement costs are assessed directly against the benefited properties. The cost to extend the 16-inch water line across the frontage of Tax Lot 11-3W-9B 101 and the associated services is assessed directly to that property, less City participation in the oversizing cost for the 16-inch water line.

The cost to extend the 16-inch waterline on Dogwood Avenue outside the street improvement area will be paid from the Water Fund (11-499).

PROPOSED PROJECT SCHEDULE

The schedule below outlines the milestone dates for completion of this project.

LID Public Hearing	February 14, 1996
Design	April 1996
Construction	Summer 1996
Final Assessments	Fall 1996

BUDGET IMPACT

Estimated Street/Storm Drainage/Creek Crossing City costs of \$625,300 will be assessed to the Parks Department.

Estimated water line costs of \$24,800 will be charged to the Water Fund (11-499).

APPENDIX

Cox Creek Crossing Cost Alternatives

5-Year Storm Event Box Culvert	* \$ 95,000
25-Year Storm Event Box Culvert	\$115,000
50-Year Storm Event Box Culvert	\$120,000
100-Year Storm Event Box Culvert	\$140,000
Bridge Crossing	\$330,000

*Costs include 10% contingency

Street Costs

Mobilization/Demobilization	\$80,000
Temporary Traffic Control	10,000
Demolition	7,000
Traffic Signs	1,500
Sawcutting	1,000
Unsuitable Excavation	15,500
Unclassified Excavation	29,700
Crushed Aggregate Base Course (12-Inch Thick)	72,600
Bituminous Surface Course (4-Inch Thick)	85,200
Pavement Marking (Thermoplastic)	35,000
Subgrade Stabilization Fabric	13,200
Subbase (12-Inch Thick)	46,200
Sidewalk Unclassified Excavation	9,000
PCC 5-Foot Sidewalk (4-Inch Thick)	38,850
PCC 10-Foot Sidewalk (6-Inch Thick)	96,000
PCC Curb and Gutter (30-Inch)	39,600
Pavement Removal	22,500
Trenches & Conduit	20,000
Ambulatory Ramps	3,500
Driveways (Commercial)	15,000
Tree Planting, Seeding, Landscaping	40,000
Cox Creek Box Culvert	109,000
South Culvert Modification	10,000
Manhole (48-Inch Diameter)	10,000
Curb Inlets Catch Basin	14,000
Storm Sewer Pipe	75,000
Miscellaneous Improvements	<u>25,000</u>
Subtotal	\$924,350
10% Contingency	92,435
15% ELA	<u>152,500</u>
Total Street Costs	\$1,169,285

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Water Line Costs

16-Inch Extension along Frontage of Tax Lot #101	
442.5 Ft @ \$60/Ft.	\$26,550
4-Inch Fire Service x 50 Ft @ \$17/Ft	850
2-Inch Service x 50 Ft @ \$10/Ft	500
Meter/Miscellaneous	2,900
15% ELA	<u>4,600</u>
Subtotal	\$35,400
Dogwood Extension (170 ft @ \$60/ft)	\$10,200
South Extension (5 ft @ \$60/ft)	300
Miscellaneous	1,300
15% ELA	<u>1,800</u>
Subtotal	\$13,600
Total Water Cost	\$49,000

Sewer Costs

Sewer Lateral	\$ 850
15% ELA	150
Total Sewer Costs	\$1,000

TOTAL PROJECT COST **\$1,219,285**

Note: Some of the values shown have been rounded.

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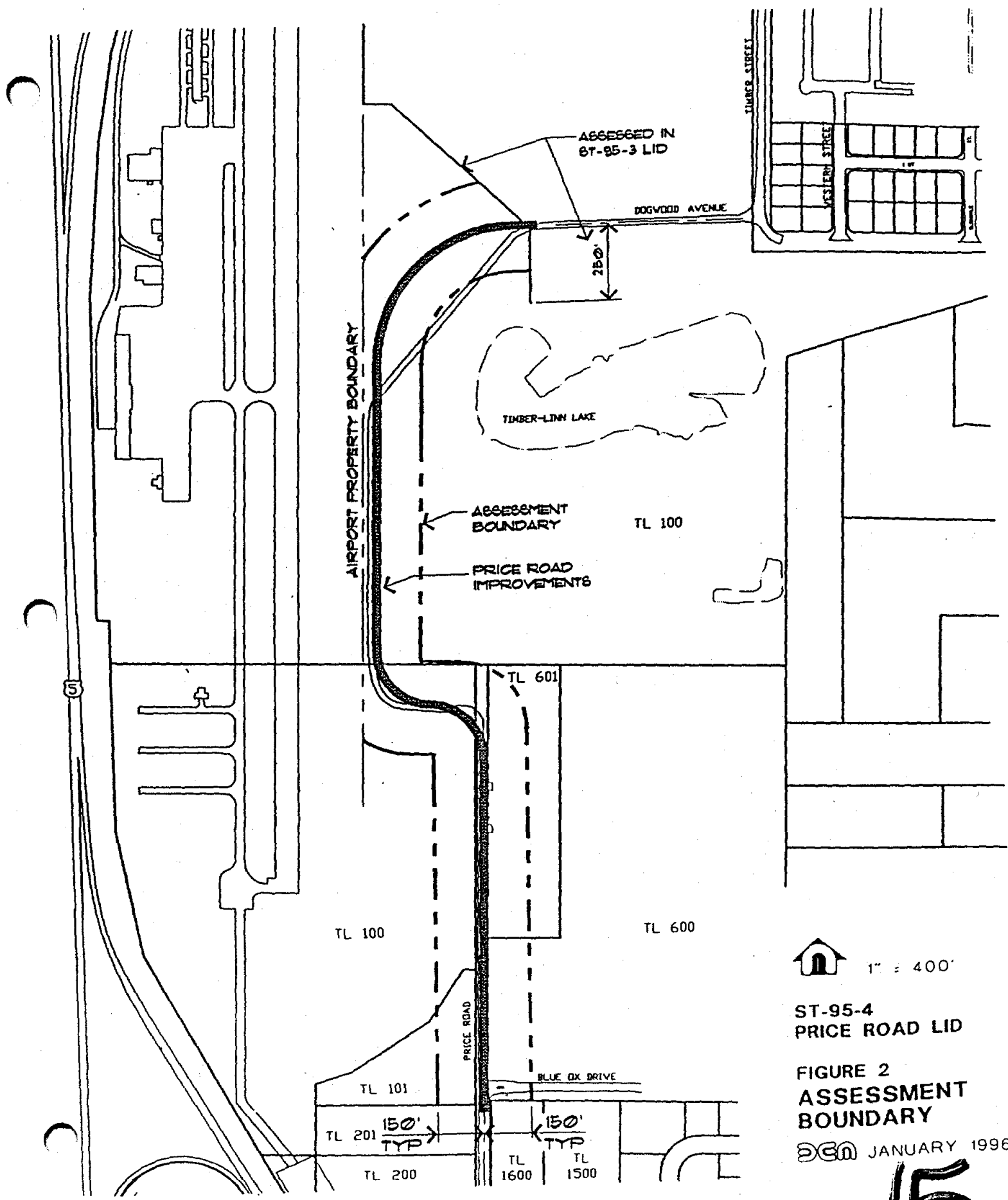
**CITY OF ALBANY
ST-95-4, PRICE ROAD LID**

Estimated Assessments

Owner	Address	Map Tax Lot	Frontage (LF)	Street/Storm Drainage Assessment (\$101.05/lf)	Water Line	Sewer	Total Assessment
Bill and Pam Clark P.O. Box 664 Albany, OR 97321		11-3W-9B Tax Lot No. 101	442.5	\$44,700	\$24,200	\$1,000	\$69,900
City of Albany		11-3W-4D Tax Lot No. 100	3,400	\$343,600			
		11-3W-9B Tax Lot No. 100	1,180	\$119,300			
		11-3W-9A Tax Lot No. 600	532	\$53,800			
		Tax Lot No. 601	<u>1,075</u>	<u>\$108,600</u>			
		Subtotal:	6,187	\$625,300			
TOTALS			6,630	\$670,000	\$24,200	\$1,000	\$695,200

Street Assessment \$670,000/6,630 lf \cong \$101.05/lf

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1" = 400'

ST-95-4
PRICE ROAD LID

FIGURE 2
ASSESSMENT
BOUNDARY

JANUARY 1996

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FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
PRICE ROAD LID; ST-95-4

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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1995 ***** TRUE CASH VALUE 1995/1996*****			OTHER ASMTS	% TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YR MO. PAYMT AT 9%
					LAND	IMPRVMTS	TOTAL				
Clark, Bill Clark, Pam PO Box 664 Albany, OR 97321	11-3W-09B-00101	0.101	\$69,900	213,260	106,630	0	106,630	0.00	0.66	5,373.64	885.46
City of Albany PO Box 490 Albany, OR 97321	11-3W-04D-00100*	0.494	\$343,600	5,173,540	1,816,060	770,710	2,586,770	1,431,537.00	0.13	26,414.64	4,352.58
City of Albany PO Box 490 Albany, OR 97321	11-3W-09B-00100	0.172	\$119,300	1,782,380	891,190	0	891,190	0.00	0.13	9,171.32	1,511.24
City of Albany PO Box 490 Albany, OR 97321	11-3W-09A-00600	0.077	\$53,800	654,480	327,240	0	327,240	0.00	0.16	4,135.94	681.52
City of Albany PO Box 490 Albany, OR 97321	11-3W-09A-00601	0.156	\$108,600	135,740	67,870	0	67,870	0.00	1.60	8,348.75	1,375.70
TOTALS.....		1.000	\$695,200	7,959,400	3,208,990	770,710	3,979,700	1,431,537.00	2.7	53,444.29	8,806.50

\$695,200

1,068,885.80

1,056,780.00

**This parcel is being partitioned. There are pending street assessments from the Dogwood/Timber St LID totalling \$1,431,537.

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FINANCIAL INVESTIGATION REPORT (Cont.)
Price Road LID; ST-95-4

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

The City holds no commercial properties obtained through foreclosure.

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

Taxes are current on all properties within this project area. Only one property is subject to property tax.

Section 5. Real estate value trends in the area.

Real estate values in this area as well as the rest of the City have increased significantly within the past five years.

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

We anticipate property values to increase significantly in this area primarily because of the construction of the new County Fairgrounds and Expo Center.

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

This project does conform to the City's Comprehensive Plan.

Section 8. Status of City's debt.

This project will not require the City to issue "special improvement" debt to finance. The City and County will pay their total assessment upon completion.

Section 9. Estimated cost of financing.

Cost of financing, if necessary, to the one non-government participant is estimated at 6%.

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

The assessments will be adequately secured by the improved value of the property in the project area.