

RESOLUTION NO. 4143

A RESOLUTION ACCEPTING THE ENGINEER'S REPORT AND FINANCIAL INVESTIGATION REPORT FOR SS-98-5, COLUMBUS STREET SANITARY SEWER LOCAL IMPROVEMENT DISTRICT (LID) AND SETTING A PUBLIC HEARING.

WHEREAS, the Albany City Council directed by Resolution No. 4051 that an Engineer's Report and Financial Investigation Report be prepared for SS-98-5, Columbus Street Sanitary Sewer LID; and

WHEREAS, these reports 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 July 28, 1999, at 7:15 p.m. to consider the proposed project SS-98-5, Columbus Street Sanitary Sewer LID and that notices of the public hearing be in compliance with AMC Section 15.04.060.

DATED THIS 14TH DAY OF JULY 1999.

  
Mayer

ATTEST:

  
  
City Recorder Clerk



TO: Albany City Council

VIA: Steve Bryant, City Manager  
Floyd W. Collins, Public Works Director

FROM: Sheila Lyons, P.E., Engineering Associate II

DATE: June 30, 1999, for July 14, 1999, City Council Meeting

SUBJECT: SS-98-5 Columbus Street Sanitary Sewer LID (New Life Center)  
Engineer's Report

Action Requested:

Staff recommends that City Council accept this Engineer's Report and schedule a public hearing for July 28, 1999, to consider the proposed formation of a Local Improvement District (LID) for sanitary sewer improvements for the New Life Center on Columbus Avenue.

Discussion:

On October 14, 1998, a petition was received to construct approximately 750 feet of 12-inch sanitary sewer line along Columbus Street, south of Oak Creek, and approximately 1,600 feet of 8-inch sanitary sewer east along the southern boundary of the property. The property benefited by this project is owned by the Evangel Assembly, New Life Center. The adjacent properties to the west and south are outside the city limits, so the New Life Center is requesting to proceed with this project on the understanding that it will be a one owner LID. As such, there is 100 percent support for the project.

The New Life Center has submitted the petition according to the Letter of Understanding between the New Life Center and the City of Albany (attached). As agreed, construction of the sewer line will take place no sooner than October 1999. The New Life Center currently has a DEQ permit for a sanitary holding tank now in use. Construction of the sewer line must be complete prior to October 14, 2003, when the DEQ permit for the holding tank expires. Construction of the sanitary sewer has not been scheduled. The LID is being formed so that legal mechanisms are in place to insure the timely construction of the sewer main. The construction schedule may be accelerated if further development occurs on site or is required to serve additional properties.

The attached map shows the proposed alignment of the sanitary sewer to be constructed. Easements will be obtained at the time of construction. In addition to LID costs and the pump station in-lieu-of assessment, the New Life Center will pay the requisite SDC fees.

Summary of Estimated Costs:

Work quantities are estimated based upon a schematic sanitary sewer design. The estimated costs are derived from current costs for similar work items on other City projects. Assessment costs will be based upon actual quantities and construction costs when the sewer is built. These will vary from the estimate provided below and will likely increase with inflation.

Estimated Total Project Cost	\$	300,000.00
20% Contingency		60,000.00
<b>Subtotal</b>	<b>\$</b>	<b>360,000.00</b>
15% Engineering, Legal, Administrative Costs		54,000.00
<b>Estimated Total Project Cost</b>	<b>\$</b>	<b>414,000.00</b>

Albany City Council

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June 30, 1999, for June 23, 1999, City Council Meeting

Proposed Method of Assessment:

The New Life Center will be responsible for all costs associated with this LID.

Proposed Project Schedule:

The work schedule for this project is:

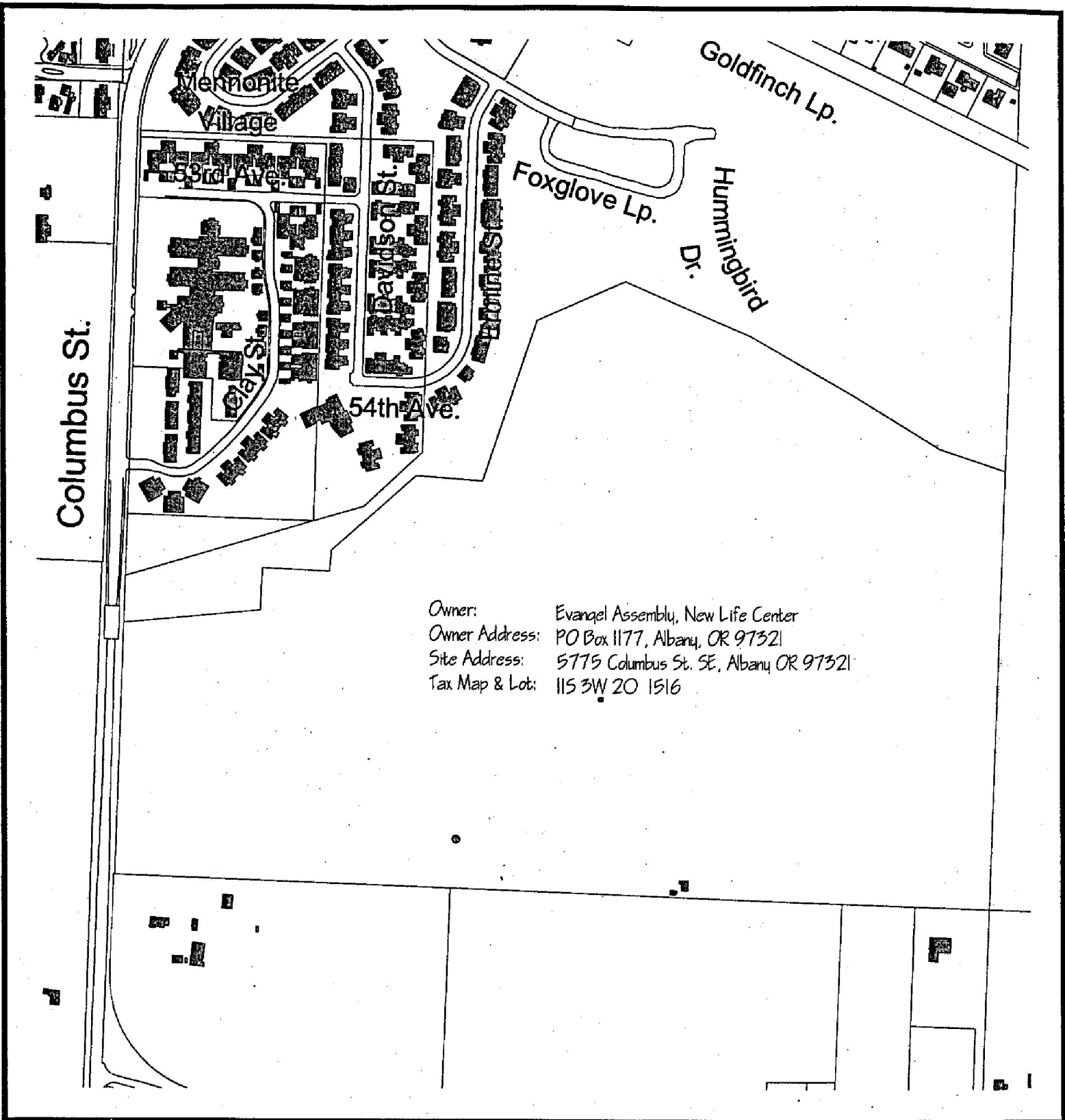
Public Hearing to form the LID  
Construction

July 28, 1999  
Prior to October 2003

Budget Impact:

The project will be funded 100 percent by assessments to the benefited properties. LID assessments may be financed through the City.

SAL:kw  
Attachment



Owner: Evangel Assembly, New Life Center  
 Owner Address: PO Box 1177, Albany, OR 97321  
 Site Address: 5775 Columbus St. SE, Albany OR 97321  
 Tax Map & Lot: 115 3W 20 1516

## Columbus Sanitary Sewer LID



Parcel Map

shellal c:\shellal\columbus\lid\parcel.apr

SS-98-05

Jun 1, 1999

100 0 100 200 Feet

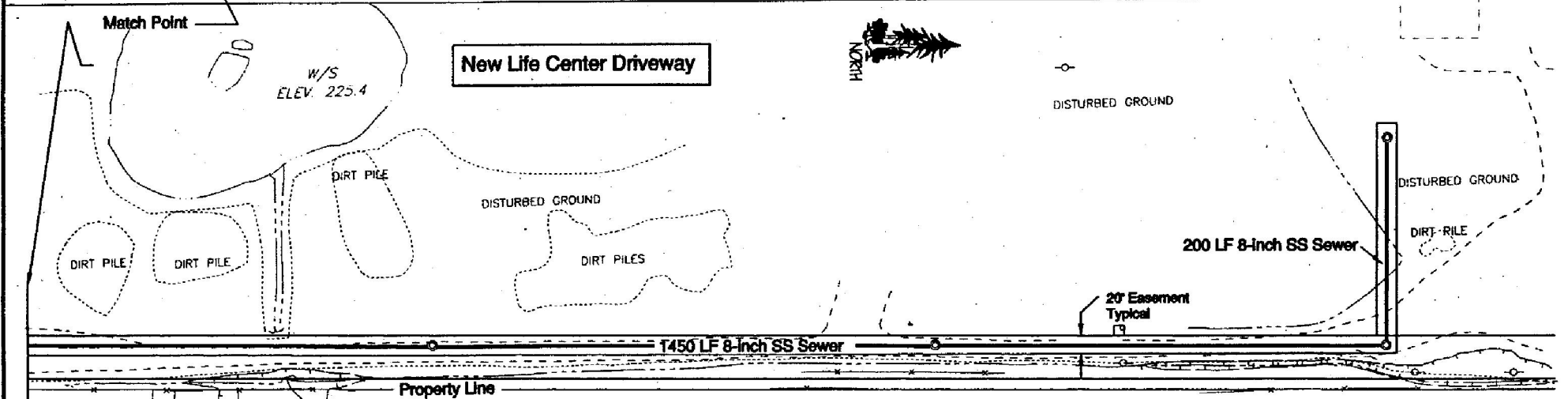
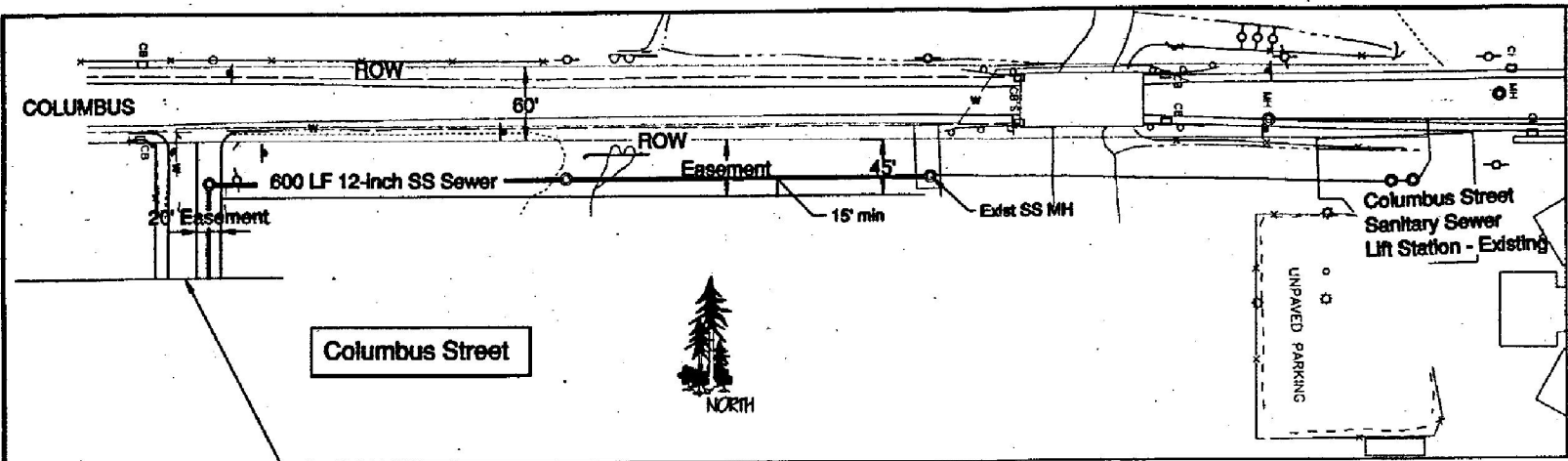
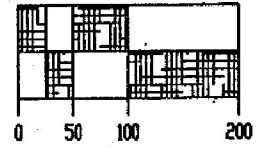


The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All the information provided represents current information to a readily available format. While the information provided is generally believed to be accurate, occasionally the information proves to be incorrect, and that its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the information provided, it is specifically advised that you independently field verify the information contained within our records.



# Engineering

**City of Albany**  
 333 Broadbent SW  
 Albany, OR 97321  
 (541) 917-7676 Fax: (541) 917-7673  
 Public Works Department



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Issue Date:	May '99	
Revisions		
No.	Date	Description

**Columbus Sewer LID**  
**Plan View - Sanitary Sewer**  
**SS-98-05**



Drawn By:	SAL
Designed By:	SAL
Checked By:	JW
Sheet Title:	Columbus LID Sanitary Sewer Plan View
Sheet Number:	1/1

**FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2**  
**SS-98-5, COLUMBUS STREET SANITARY SEWER LID**

\*\*COLUMBUS SEWER LID.XLS\*\*

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	BOND MAXIMUM	County Valuation as of Sept. 1998 *****TRUE CASH VALUE 1998/1999*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMIANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
					LAND	IMPRVMTS	TOTAL				
Evangel Assembly New Life Center P.O. Box 1177 Albany, OR 97321	11-3W-20-01516 Site: 5775 Columbus Street SE	100.00%	\$414,000	\$597,900	\$289,610	\$9,340	\$298,950	\$0	138.48%	\$31,826.72	\$5,244.38
TOTALS.....		100.00%	\$414,000	\$597,900	\$289,610	\$9,340	\$298,950	\$0	138.48%	\$31,826.72	\$5,244.38

414,000

\$636,534.40    \$629,325.60

Project assesses for sanitary sewer improvement.

**FINANCIAL INVESTIGATION REPORT  
SS-98-5; COLUMBUS STREET SANITARY SEWER LID**

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

The City is not holding any properties obtained through foreclosure.

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

Eighty-seven percent of City assessments are current. Property tax collections remain constant at 95 percent of current taxes levied.

*Section 5: Real estate value trends in the area.*

Values are climbing citywide but assessed value increases are capped at three percent per year by state law.

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

Taxes will remain stable. A small increase should be expected from the recent approval of the Streets General Obligation bond and from the anticipated three percent property value increased limit.

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

This project conforms to the City's Comprehensive Plan. Properties in this area of the City are encouraged to connect to the City sewer.

*Section 8: Status of City's debt.*

The City's debt burden is below the national median.

*Section 9: Estimated cost of financing.*

Interim financing at nine percent is charged to property owners. Market rate is charged to property owners when bonds are sold, plus 2 percentage points.

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

The Evangel Assembly, New Life Center (EANLC) needs sewer service at 5775 Columbus Street SE for a new church facility, which is under construction. The Oregon State Department of Environmental Quality will allow a wastewater holding tank to be used for five years with the understanding the City of Albany and the New Life Center will have sewer service in place by 2003.

Funding for sewer service would be provided through a local improvement district with New Life Center being the only property owner assessed. Their annual assessment payment on the sewer and water improvements will be approximately \$95,000 for ten years. A local improvement district with only one property owner increases the risk to the City. If the property owner were unable to make the annual payment, the City would likely be making payments on the outstanding bonds but would not have the revenue stream from EANLC to offset the debt service on the bonds. If this were to happen the City might be forced to foreclose on church property.

The true cash value of the church property was \$298,950 on September 1, 1998. The value of the property will likely be in excess of \$1,400,000 once construction on their building is complete. Their estimated assessments are \$414,000 for sewer and \$200,000 for water.



October 15, 1998

HAND-DELIVERED

CITY HALL  
333 Broadalbin SW  
P.O. Box 490  
Albany, OR 97321-0144  
  
(541) 917-7500

CITY MANAGER/  
HUMAN RESOURCES  
(541) 917-7501  
FAX (541) 917-7511

COMMUNITY  
DEVELOPMENT  
Planning  
(541) 917-7550  
FAX (541) 917-7573

Building Inspection  
(541) 917-7553  
FAX (541) 917-7573

FINANCE/RECORDER  
(541) 917-7520  
FAX (541) 917-7511

FIRE ADMINISTRATION  
(541) 917-7700  
FAX (541) 917-7716

PARKS & RECREATION  
ADMINISTRATION  
(541) 917-7777  
FAX (541) 917-7776

PUBLIC WORKS  
Engineering  
(541) 917-7676  
FAX (541) 917-7573

Transit  
(541) 917-7667  
FAX (541) 917-7573  
IDD (541) 917-7678

WATER/SEWER BILLING  
(541) 917-7547  
FAX (541) 917-7511

Pastor Garry Siegenthaler  
Wayne Kreitman  
New Life Center  
5775 Columbus Street SE  
Albany, OR 97321

Dear Sirs:

**LETTER OF UNDERSTANDING, REGARDING SANITARY SEWER EXTENSIONS  
AT THE NEW LIFE CENTER SITE ON COLUMBUS STREET**

I am writing this letter of understanding to document the discussion of the October 9, 1998, meeting between representatives of the New Life Center and the City of Albany.

The City agreed to allow the temporary (5-year maximum) use of a wastewater holding tank for the New Life Center, subject to issuance of a permit from the Oregon State Department of Environmental Quality (DEQ). Furthermore, the City agreed to send a letter to the DEQ, stating that the City will assure that public sanitary sewer service will be available to the site within five years.

The New Life Center representatives agreed to the following conditions:

1. The New Life Center representatives will sign and submit a Petition for Improvements for the extension of a public sanitary sewer trunk main along the site's Columbus Street frontage. The petition for improvements will also include an 8-inch public sanitary sewer main extension along the site's south property line from Columbus Street to within approximately 100 feet of the church. The New Life Center representatives will also submit a signed and notarized Petition for Improvements and Waiver of Remonstrance Agreement for the same project.
2. The City may initiate the Local Improvement District (LID) whenever the City deems the project is needed, but not sooner than 12 months from the date the petition is signed. The City will form the LID in time to assure the sanitary sewer's installation occurs prior to the 5-year DEQ deadline date.
3. The City may initiate the LID if a property that needs the same sewer extension is annexed. Assuming the New Life Center does not yet need the sewer extension, only the portion of the sewer that is needed for the annexed property must be built at that time.
4. The public sewer extensions must be constructed prior to any further development on the site. For example, construction of the planned school or additions to the church would not be allowed prior to the installation of the public sewer.

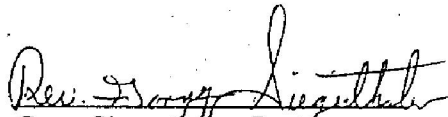


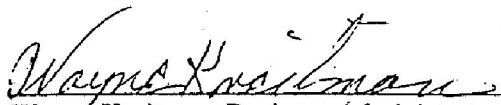
New Life Center  
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October 15, 1998

5. LID assessments may be financed through the City.
6. The New Life Center must pay an in-lieu-of assessment fee for the sanitary sewer pump station when the church connects to the public sanitary sewer system. The fee is currently approximately \$17,700, however, the fee is indexed to the Seattle ENR and will be recalculated based on the index value in effect when the connection occurs.

The above commitments from the property owner are sufficient to ensure the City of Albany's sanitary sewer will be extended in a timely and orderly manner and will allow the New Life Center to meet the requirements of the City.

If the below listed representatives of the New Life Center concur with this letter of understanding, please sign this letter and return it to me at the City of Albany Community Development Department. City staff will then proceed to formalize the elements of this letter into the LID Engineer's Report and/or a separate agreement based upon input from the City Attorney.

  
Garry Siegenthaler, Pastor

  
Wayne Kreitman, Business Administrator

Sincerely,



Gordon Steffensmeier, P.E., P.L.S.  
Civil Engineer II

GPS

cc: Floyd W. Collins, Public Works Director  
Don Donovan, Senior Planner  
Mark Yeager, P.E., Principal Utilities Engineer  
Chip Ullstad, P.E., Utility Engineer  
Jack Burrell, P.L.S., K&D Engineering