

AN ORDINANCE TO DETERMINE THE ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITED BY WATER LINE IMPROVEMENTS FOR WL-97-03, COLUMBUS STREET WATER LINE LOCAL IMPROVEMENT DISTRICT (LID), AND DECLARING AN EMERGENCY.

RECITALS:

1. The assessments as referred to in this ordinance and previous resolutions and ordinances are for the water line improvements to serve WL-97-03, Columbus Street Water Line LID.
2. Preliminary resolutions and ordinances prescribing the manner and extent of the improvements are set forth in Resolutions Nos. 3839, 3866, 3868, and 4224.
3. The assessments set forth in the following ordinance are based upon the request and recommendation of the City Engineer in compliance with Albany Municipal Code, Section 15.04.110.

THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: The costs of the water line improvements to serve WL-97-03, Columbus Street Water Line LID are as follows:

<u>Project</u>	<u>Construction Cost</u>	<u>ELA</u>	<u>Total Cost</u>
WL-97-03	\$187,716.39	\$21,793.79	\$209,510.18

Section 2: Property and assessment data are listed on the attached sheets.

Section 3: The City Recorder is hereby directed to enter a statement of the assessments as above provided in the docket of the City liens and give notice thereof as provided by law.

Section 4: Inasmuch as this ordinance is necessary for the immediate preservation of the peace, safety, and health of the City of Albany, Oregon, an emergency is hereby declared to exist; and this ordinance shall be in full force and effect immediately upon passage by the Council and approval by the Mayor.

Passed by Council: February 23, 2000

Approved by the Mayor: February 23, 2000

Effective Date: February 23, 2000



 Mayor

ATTEST:



 City Recorder



TO: Albany City Council

VIA: Steve Bryant, City Manager
Floyd W. Collins, Public Works Director *Diane Dennis for*

FROM: Jeff Woodward, P.E., Civil Engineer II *JW*

DATE: February 15, 2000, for the February 23, 2000, City Council Meeting

SUBJECT: WL-97-03, Columbus Street Water Line LID
Accept Final Engineer's Report, Public Hearing, and Adoption of Ordinance

Action Requested:

Staff requests that the City Council accept the attached revised final Engineer's Report regarding the final assessment on the Columbus Street Water Line Local Improvement District (LID). An accounting error associated with charges transferring between fiscal years resulted in a double charge that has been corrected. The ELA and total assessable costs are correct as shown below. The LID map, assessment role, and revised final financial investigation are attached. It is further requested that Council adopt the attached ordinance setting the assessment for this LID.

Discussion:

On July 14, 1997, a petition was received to construct approximately 850 feet of 16-inch water line along Columbus Street and a 12-inch water line stub across Columbus Street. Prior to this project, there were no water line facilities south of Oak Creek on Columbus Street. This project extended a line identified in the Albany Water System Facility Plan as a north-south link to supply adequate capacity to the southern areas of Albany as future development occurs. The scope of this work is shown on the attached map.

The property benefited by this project is owned by the Evangel Assembly, New Life Center. The adjacent property to the west is outside the city limits, so the New Life Center requested to proceed with the project on the understanding that it would be a one-owner LID. As such, there was 100 percent support for the project. City Council held a public hearing and directed staff to proceed with the project on October 22, 1997.

Summary of Final Project Costs

The construction contract was awarded to R&D Construction, Inc, on October 14, 1998, and all work was completed by August 27, 1999. The actual final project cost is approximately 16 percent below the estimated amount presented in the initial Engineer's Report. This Engineer's Report and Financial Investigation have been prepared using actual final construction and Engineering, Legal, and Administrative (ELA) costs as shown below.

	Initial Public Hearing Estimate	Actual Final Costs
Construction Cost	\$182,000	\$187,716.39
Contingency	36,000	0.00
ELA	<u>32,000</u>	<u>21,793.79</u>
Total Assessable Cost	\$250,000	\$209,510.18

Method of Assessment

The unit basis method of assessment is consistent with the original request from the New Life Center to proceed as a one-owner LID, with the New Life Center property consisting of one unit. Under this method the entire cost will be assessed to this property. Representatives of the New Life Center have been informed of the revised final assessment amount and invited to attend the public hearing on February 23, 2000.

Budget Impact:

This project is funded entirely by an assessment to the benefiting property.

JMW:kw

Attachments 4

LEGEND



Area of LID

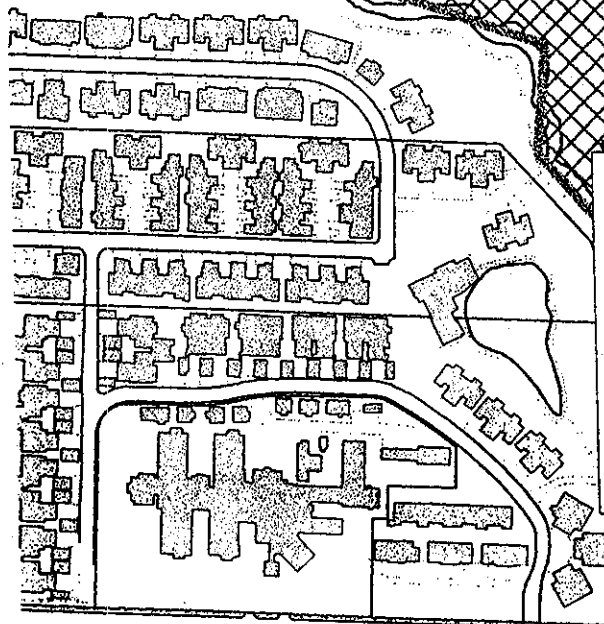


City Limits

16" Water Line

12" Water Line

Columbus Street
Waterline L.I.D.
WL-97-03
February 2000



CITY OF ALBANY

WL-97-03, COLUMBUS STREET WATER LINE LID

FEBRUARY 2000

FINAL ASSESSMENT ROLE

Property Owner Name and Address	Map and Tax Lot	Unit Value	Percent Of Total	Final Assessment
Evangel Assembly, New Life Center PO Box 1177 Albany, OR 97321	11S-3W-20 TL 1516	1.0	100%	\$209,510.18

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
WL-97-03, COLUMBUS STREET WATER LID

COLUMBUS WATER LID.XLS

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	FINAL TOTAL ASSESSMENT	BOND MAXIMUM	County Valuation as of Sept. 1999 *****TRUE CASH VALUE 1999/2000*****			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%	\$209,510.18	\$1,084,160	\$298,180	\$243,900	\$542,080	\$0	38.65%	\$16,106.33	\$2,653.99
TOTALS.....		100.00%	\$209,510.18	\$1,084,160	\$298,180	\$243,900	\$542,080	\$0	38.65%	\$16,106.33	\$2,653.99

\$209,510.18

\$322,126.60 \$318,478.80

Project assesses for a water line improvement.

COLUMBUS STREET WATER LINE LID
02/15/00 10:01:50

Name/Address	Description	
EVANGEL ASSEMBLY NEW LIFE CENTER PO BOX 1177 ALBANY, OR	ACREAGE 10/08/97 0762128 WL97030001*	11-03W-20 -01516 COLUMBUS ST WATERLINE 09020 209,510.18

Report total... 209,510.18