

RESOLUTION NO. 2734

WHEREAS, the engineer's report and financial investigation report have been prepared for 36th Avenue and 37th Avenue; 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 December 9, 1987 at 7:15 p.m. to consider the proposed project 36th Avenue and 37th Avenue Sanitary Sewer and that notices of the public hearing be in compliance with AMC Section 15.04.060.

DATED THIS 18th DAY OF NOVEMBER, 1987.

Dala Rouse

Council President

ATTEST:

adell...

City Recorder

INTERDEPARTMENTAL MEMORANDUM  
Public Works Department  
Engineering/Utilities Division

TO: Albany City Council  
VIA: Bill Barrons, City Manager  
FROM: John Joyce, P.E., Public Works Director  
DATE: November 12, 1987, for November 18, 1987 City Council Meeting  
SUBJECT: Engineer's Report for 36th and 37th Avenues Sanitary Sewer Extensions (SS-87-4).

Description of Project

This project is in response to a sanitary survey initiated by the Linn County Department of Health Services. The project was initiated upon acceptance of a petition by 88 percent of the affected residents, to form a Local Improvement District (L.I.D.) and construct a wastewater collections system servicing 36th and 37th Avenues. (See attached EXHIBIT A) The petition was submitted to the City Council on June 10, 1987, and the Council directed staff to prepare an Engineer's Report and Financial Investigation.

The project consists of approximately 436 linear feet of 6-inch sanitary sewer pipe, 2562 linear feet of 8-inch diameter sanitary sewer pipe which is connected to the existing sanitary sewer system on Umatilla Street, and 1140 linear feet of 4-inch diameter service line constructed from the 8-inch sewer line to the property lines for individual tax lots.

Permanent utility easements will be required as indicated on EXHIBIT A. The City will acquire these easements during the final design phase of the project.

Summary of Estimated Costs

This is a preliminary cost estimate of construction costs based on a preliminary design of the project area. It is not a definitive cost breakdown of the projects cost.

A.	Estimated Construction Costs	\$142,509
B.	10% Construction Contingencies	14,250
C.	Total Estimated Construction Costs	\$156,759
D..	15% City Engineering, Legal and Administrative	<u>23,513</u>
	Total Estimated Property Owner Assessment	\$180,272

### Method of Assessment

It is recommended that the cost of this project be assessed to the benefitting properties on per benefit basis. Each dwelling unit or vacant tax lot, regardless of size, is assigned one benefit. A benefit is defined as "a service provided". Therefore, a parcel that contains one home is assigned one benefit. A parcel that contains two dwelling units, such as two homes or a duplex, is assigned two benefits, and a vacant tax lot that fronts the property is assigned one benefit. The estimated preliminary assessment cost per benefit is:

\$180,272 divided by 52 benefits = \$3467 per benefit

When an existing vacant lot is developed or when benefits are added to a developed property, an in-lieu-of assessment fee is charged for each benefit constructed and connects to the public sanitary sewer.

### Total Cost Per Benefit

The estimated assessment per benefit presented herein is an approximation based on the preliminary cost estimates. The actual assessment will be compiled based on the total construction project cost at the time of completion.

It is estimated that each benefit will be assessed approximately \$3467 for construction of the entire main sewer system within the public right-of-way and easement areas. This assessment also includes the construction of private sewer laterals to the nearest property line of each tax lot, to a location as directed by the property owner. The cost and construction of the service line from the property line to the dwelling unit and the abandonment of the existing septic system, will be the responsibility of the property owner. In addition, an \$800 connection fee is charged by the City on a per dwelling unit basis. These costs are not include in the assessment cost.

Preliminary indications show that the dwellings on the indicated tax lots, (see EXHIBIT A) are too low in elevation to use the proposed gravity system. As a result, these property owners will be required to use a grinder pump system to lift their sewage into the public sewer main. As a part of the construction project, these grinder pumps will be provided to those property owners who require them. However, the cost of installing the pump and all related materials required for installation of the pump system from the property line to the dwelling, will be the responsibility of the property owner.

### Methods of Assessment Payment

The owner or contract buyer of the property will have three options for paying the assessment: (1) They may pay the amount of the assessment in full within ten (10) days; (2) They may (Bancroft) bond the assessment; or 3) They may defer the payment if they meet the requirements.

If they elect to (Bancroft) bond the assessment, they can extend their payments over a ten-year period. Through this process, they will pay for the amount of the assessment, plus interest, in twenty (20), semi-annual payments or 120 monthly payments. The interest rate is currently approximately 12%. However this rate can be changed by the City Council.


Some property owners may qualify for a third option of paying the assessment. The Oregon Deferral Program for Senior Citizens allows Oregon homeowners age 62 and older (who qualify) to defer payments on assessments against their property. If the property owner qualifies for the deferral program, the State of Oregon will make the installment payments for them. The payments will be charged to an account that establishes a lien against the property. The money, plus interest, must be paid back when the property owner moves, or otherwise change title to the property. The interest rate for this deferral program is six (6%) percent per year.

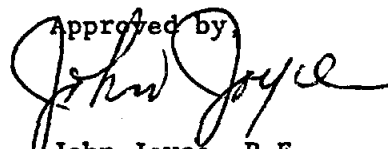
More detailed information will be provided to the property owners at the time when the project has been completed and total construction costs have been compiled and the final assessment is determined and adopted by the City Council.

Recommendation

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

Respectfully submitted,

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

Approved by  
  
John Joyce, P.E.  
Public Works Director

Financial Report: 36th and 37th Avenue SS

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.

50 lots with improvements.

2 lots unimproved.

It is assumed that the two unimproved lots will be combined with the adjoining lots into a single lot.

The City has no property, with improvements, that were obtained through foreclosure.

Section 4

Delinquency rate of assessments and taxes in the area.

There are no known City assessments against these properties.

Section 5

Real estate value trends in the area.

Real estate values in this proposed LID have been stable the past five years. The neighborhood is nearly completely developed.

Section 6

Tax levy trends and potential financial impact on Improvement District.

Tax levies have increased moderately over the past several years. The estimated assessment is well within the allowable Bancroft limits.

Section 7

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

Yes.

Section 8

Status of City's debt.

G.O. debt - \$11,710,000 or \$420 per capita.  
Revenue bond debt - \$3,960,000 or \$142 per capita.  
Bancroft debt - \$3,165,000 or \$113 per capita.  
G.O./Bancroft debt limit for the City is \$19,410,000.  
Total current G. O. debt is \$14,875,000

Available            \$4,535,000

Section 9

Estimated cost of financing.

Estimated cost of the improvement is \$211,866. It is assumed that most of the property owners will request Bancrofting over a 10-year period. This will require the sale of Bancroft (Improvement) bonds. Bond interest rate would be approximately 8.5% - cost to property owner would be 10.5%.

Section 10

General credit worthiness of property owners within the LID.

The value of the improved property and the stability of the neighborhood make this a good credit risk for City financing.

Section 1:

FINANCIAL INVESTIGATION REPORT  
LOCAL IMPROVEMENT DISTRICT NO. \_\_\_\_\_

Owner	Property Description	% of Project	Estimated Assessment	Maximum Allowable Bancroft	True Cash Value			Total Other Assessments on this Property	Percent Assessments to T.C.V.	Rate .105 Semi-annual Pmt. 10 Year Bancroft	Attitude Toward Project			
					As of Land	Improvements	Total				In Favor	Against	Non-Committed	
Chandler, Rob. & Mary 3522 Pacific Blvd. Albany, OR	11-4W-13DC	100	2%	4,000	129,260	25,500	39,130	64,630	-	6%	1st-411.00 2nd 399.00	x		
Atlee, Harold 1005 36th Ave SW Albany, OR	11-4W-13DC	200	2%	4,000	88,260	14,540	29,590	44,130	-	9%	"	x		
Baker, Orville & Grace 1009 36th Ave SW Albany, OR	11-4W-13DC	300	2%	4,000	78,460	13,090	26,140	39,230	-	10%	"	x		
Bernard, Billy & Janet 1017 36th Ave SW Albany, OR	11-4W-13DC	400	2%	4,000	71,020	13,090	22,420	35,510	-	11%	"	x		
Thompson, Roy & Margaret 170 Strunk, Bonnie Agt. 1025 36th Ave SW Albany, OR	11-4W-13DC	500	2%	4,000	70,180	13,090	22,000	35,090	-	11%	"	x		
Lapner, Charles & Lola 1033 36th Ave SW Albany, OR	11-4W-13DC	600	2%	4,000	72,500	13,090	23,160	36,250	-	11%	"	x		

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Gilkey, Norman & Violet 1041 36th Ave SW Albany, OR	11-4W-13DC 700	2%	4,000	85,580	13,090	29,700	42,790	-	9%	1st 411.00 2nd 399.00	X		
Montgomery, Steve & Sharon 1107 36th Ave SW Albany, OR	11-4W-13DC 800	2%	4,000	77,620	13,090	25,720	38,810	-	10%	"	X		
Lernandez, Refugio 115 36th Ave SW Albany, OR	11-4W-13DC 900	2%	4,000	66,440	13,090	20,130	33,220	-	12%	"	X		
Isher, Darwin & Janice 119 36th Ave SW Albany, OR	11-4W-13DC 1000	2%	4,000	87,340	13,090	30,580	43,670	-	9%	"	X		
Thompson, Larry 131 36th Ave SW Albany, OR	11-4W-13DC 1100	2%	4,000	86,620	13,090	30,220	43,310	-	9%	"	X		
Wright, Hobert & Gertrude 1205 36th Ave SW Albany, OR	11-4W-13DC 1200	2%	4,000	71,540	13,090	22,680	35,770	-	11%	"	X		
Wright, Janice 213 36th Ave SW Albany, OR	11-4W-13DC 1300	2%	4,000	71,860	13,090	22,840	35,930	-	11%	"	X		



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Edens, Elmer & Ruth 940 4th Ave SW Albany, OR	11-4W-13DC 1400	2%	4,000	42,200	12,120	8,980	21,100	-	19%	1st 411.00 2nd 399.00	X		
Woodraska, Malvin & Wilma 1237 36th Ave SW Albany, OR	11-4W-13DC 1501	2%	4,000	120,160	13,090	46,990	60,080	-	7%	"	X		
Bodoh, Patrick & Margaret 1301 36th Ave SW Albany, OR	11-4W-13DC 1600	2%	4,000	106,380	14,060	39,130	53,190	-	8%	"	X		
Eshelman, Robert 1309 36th Ave SW Albany, OR	11-4W-13DC 1700	2%	4,000	105,580	14,540	38,250	52,790	-	8%	"	X		
Spady, Dean & Karen 1228 36th Ave SW Albany, OR	11-4W-13DC 1800	2%	4,000	111,700	15,030	40,820	55,850	-	7%	"	X		
Ervin, Henry Ervin, Gladys 1220 36th Ave SW Albany, OR	11-4W-13DC 1801 11-4W-13DC 1802	2% 2%	4,000 4,000	105,260 3,880	13,090 1,940	39,540 1,940	52,630 1,940	- -	8% 200%	" "	X X		
Good, Jack & Adella .212 36th Ave SW Albany, OR	11-4W-13DC 1900	2%	4,000	128,020	15,510	48,500	64,010	-	6%	"	X		

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					As of		Total				In Favor	Against	Non-Committed
					Land	Improvements							
Schliep, Chester & Vivian 1130 36th Ave SW Albany, OR	11-4W-13DC 2000	2%	4,000	121,060	15,510	45,020	60,530	-	7%	1st 411.00 2nd 399.00	x		
Metz, Dorothy 1114 36th Ave SW Albany, OR	11-4W-13DC 2100	2%	4,000	119,380	13,090	46,600	59,690	-	7%	"	x		
Mertz, Peter & Rita 10840 Cole School Rd. Stayton, OR	11-4W-13DC 2200	2%	4,000	78,320	13,090	26,070	39,160	-	10%	"	x		
King, Carol 1040 36th Ave SW Albany, OR	11-4W-13DC 2300	2%	4,000	85,240	13,090	29,530	42,620	-	9%	"	x		
Murray, John & Flora 1032 36th Ave SW Albany, OR	11-4W-13DC 2400	2%	4,000	86,460	13,090	30,140	43,230	-	9%	"	x		
Soller, Frederick 1024 36th Ave SW Albany, OR	11-4W-13DC 2500	2%	4,000	69,620	13,090	21,720	34,810	-	11%	"			

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					Land	Improvements	Total				In Favor	Against	Non-Committed
Seeman, Marvin & Judy P. O. Box 116, Motrakon Usred/Jecor APO N.Y. 09038	11-4W-13DC 2600	2%	4,000	98,860	15,030	34,400	49,430	-	8%	1st 411.00 2nd 399.00			
Repetto, Roger & Nancy c/o Parker, Douglas & Agt 1008 36th Ave SW Albany, OR	11-4W-13DC 2700	2%	4,000	96,720	13,090	35,270	48,360	-	8%	"	X		
Whiteford, George 3606 Pacific Blvd SW Albany, OR	11-4W-13DC 2800	2%	4,000	69,820	13,090	21,820	34,910	-	11%	"	X		
Greenfield, Blanche 3614 Pacific Blvd. SW Albany, OR	11-4W-13DC 2900	2%	4,000	80,800	14,540	25,860	40,400	-	10%	"	X		
Lessersmith, Paul & Susan 1007 37th Ave. SW Albany, OR	11-4W-13DC 3000	2%	4,000	93,340	13,090	33,580	46,670	-	9%	"	X		
Sweet, Lucille 622 Pacific Blvd. SW Albany, OR	11-4W-13DC 3001	2%	4,000	101,400	14,540	36,160	50,700	-	8%	"	X		

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					As of Land	Improvements	Total				In Favor	Against	Non-Committed
Veteran's Affairs, Dept. c/o Cavender, William & Mickey c/o Tax Division C-04318 700 Summer St. NE Salem, OR 97310	11-4W-13DC 3100	2%	4,000	86,000	13,570	29,430	43,000	-	9%	1st 411.00 2nd 399.00	x		
Welch, Timothy & Kathryn 1029 37th Ave SW Albany, OR	11-4W-13DC 3101	2%	4,000	79,100	12,600	26,950	39,550	-	10%	"	x		
Agee, Wallace & Ruth P. O. Box 794 Albany, OR	11-4W-13DC 3200	2%	4,000	89,020	13,090	31,420	44,510	-	9%	"	x		
Clark, Dennis 1210 Jefferson St., SE #7 Albany, OR	11-4W-13DC 3300	2%	4,000	96,380	13,090	35,100	48,190	-	8%	"	x		
McKinney Foy & Lera 1121 37th Ave SW Albany, OR	11-4W-13DC 3400 11-4W-13DC 3500	2% 2%	4,000 4,000	105,360 13,580	19,880 6,790	32,800 6,790	52,680	- -	8% 59%	" "	x		
Johnson, Marvin & Dorothy 1203 37th Ave SW Albany, OR	11-4W-13DC 3600	2%	4,000	92,200	13,090	33,010	46,100	-	9%	"			

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Rugh, Allen & Linda 1211 37th Ave SW Albany, OR	11-4W-13DC 3700	2%	4,000	84,920	13,090	29,370	42,460	-	9%	1st 411.00 2nd 399.00	X		
Olson, Arthur & Frances 1215 37th Ave SW Albany, OR	11-4W-13DC 3800	2%	4,000	107,220	13,570	40,040	53,610	-	7%	"	X		
Wanke, Robert & Martha 1202 37th Ave SW Albany, OR	11-4W-13DC 3900	2%	4,000	119,940	15,510	44,460	59,970	-	7%	"	X		
Miller, Yvonne 1128 37th Ave SW Albany, OR	11-4W-13DC 4000	2%	4,000	97,120	13,090	35,470	48,560	-	8%	"	X		
Snyder, Stephen J. & Janice J. 1120 37th Ave SW Albany, OR	11-4W-13DC 4100	2%	4,000	77,020	13,090	25,420	38,510	-	10%	"	X		
Craker, Edward & Margaret 1112 37th Ave SW Albany, OR	11-4W-13DC 4200	2%	4,000	90,520	13,570	31,690	45,260	-	9%	"			
Lakin, Julia 104 37th Ave SW Albany, OR	11-4W-13DC 4300	2%	4,000	74,660	12,600	24,730	37,330	-	11%	"	X		

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Torgeson, Gary & Maureen 1038 37th Ave SW Albany, OR	11-4W-13DC 4400	2%	4,000	123,340	13,090	48,580	61,670	-	6%	1st 411.00 2nd 399.00	X		
Paullin, Michael 1030 37th Ave SW Albany, OR	11-4W-13DC 4500	2%	4,000	96,100	13,090	34,960	48,050	-	8%	"	X		
Hunter, Elizabeth 1302 36th Ave SW Albany, OR	11-4W-24 100	2%	4,000	119,620	16,480	43,330	59,810	-	7%	"	X		
Pharis, Janet 3810 Pacific Blvd. SW Albany, OR	11-4W-24 202	2%	4,000	124,360	21,650	40,530	62,180	-	6%	"			
Robbins, Janette 3240 15th Ave SW Albany, OR	11-4W-24 207	2%	4,000	99,800	15,520	34,380	49,900	-	8%	"	X		