

RESOLUTION NO. 2998

WHEREAS, the engineer's report has been prepared for ST-90-8, Allen Lane Street Extension L.I.D., as directed by the Albany City Council by Resolution No. 2989; and

WHEREAS, the engineer's report has 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 7:15p.m. to consider the proposed project, ST-90-8, Allen Lane Street Extension 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 18, 1990, for October 24, 1990 City Council Meeting
SUBJECT: Engineer's Report - Allen Lane Street Construction (ST-90-8)

This project has been initiated in response to a request from the Supra Corporation to provide street, sanitary sewer, and water service to tax lot 1400, Map No. 11S-04W-25. (See attached map Exhibit A). The request for service was submitted to City Council on October 10, 1990, and Council directed staff to prepare an Engineer's Report and Financial Investigation.

The sanitary sewer and water line portion of this work will be presented in a separate engineer's report. The assessment district for that work is separate and distinct from that for street work.

Description of Project:

Street construction will provide a road aligned with the Linn Benton Community College access on the north side of Allen Lane. Approximately 550 feet of 42-foot wide roadway will extend to the south property line of tax lot 1400, centered at that point on the property line (See map Exhibit A). Sidewalks, driveways, and drainage will be provided.

Summary of Estimated Cost (street)

| | |
|--|---------------|
| Estimated Construction Cost | \$120,000 |
| 10% Contingencies | <u>12,000</u> |
| Total Estimated Construction Cost | \$132,000 |
| 15% City Engineering, Legal and Administration | <u>19,800</u> |
| Total Estimated Assessment Costs | \$151,800 |

Method of Assessment

Staff recommends that the benefitting property owners be assessed on a front foot basis for the properties which will derive benefit from this work.

Estimated property assessments are shown on the attached assessment data sheet, Exhibit B.

Project Funding

To foster the development of the large industrial tract south of Allen Lane and west of Highway 99E the Albany Redevelopment Agency (ARA) proposes to fund initial project costs for street work to allow for deferred assessments on tax lot 1300. Assessments will be deferred until that property connects to the street. Future development on that property will not be allowed to access Allen Lane. Future access will be from the proposed street.

The ARA proposes to grant funds to tax lot 1400 equivalent to the share of the assessment costs.

Allen F. Campbell submitted a letter to the City on September 28, 1990 that sets forth terms of transferring the right-of-way and accepting assessment for the road construction. A copy of that letter is attached. The Albany Redevelopment Agency accepted that counter offer from the Campbells at their meeting on September 26, 1990.

Recommendation

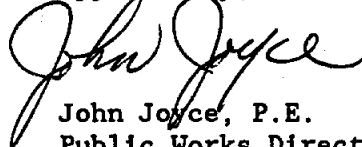
It is recommended that the City Council adopt the Engineer's Report and declare its intent to make the improvements by adopting the attached Resolution, and set a public hearing date to hear any objections or support for the project.

Respectfully submitted,



Carl Elleard, P.E.
Engineering Supervisor

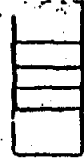
Approved by,



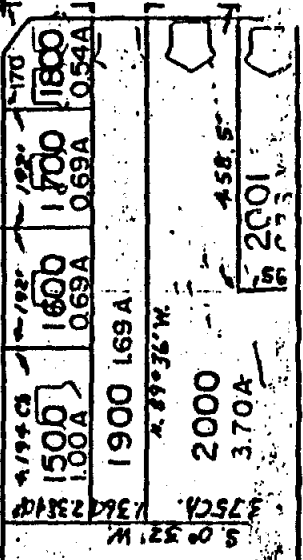
John Joyce, P.E.
Public Works Director

S. 0° 32'

1/4 Cor



ALLEN 40'



1400
4.70A
BARNES
(SUPRA)

1300
13.06A

CAMPBELL

20 Ch.

26.66 Ch.

PROPOSED
STREET

2102
49.26 A

Lot 3

N 0° 52' 00" E
1704.23

Lot 4
1704.23

8-37

LEY + L.N.

EXHIBIT A

210

122A
1100

ASSESSMENT DATA SHEET

Allen Lane Street Extension - ST-90-8

| NAME | TAX LOT | FRONT FEET ¹ | \$ PER FOOT | PROPOSED ASSESSMENT ² |
|--|----------------|-------------------------|-------------|----------------------------------|
| Campbell, Mildred A, Allen F. 31777 Allen Lane Albany, OR 97321 | 11S 4W 25 1300 | 550 | 138.00 | \$75,900 |
| Barnes, Jesse E. Jesse E., Frieda M. Tangent, OR 97389 | 11S 4W 25 1400 | 550 | 138.00 | 75,900 |
| TOTALS | | | | \$151,800 |

¹ Frontage rounded to nearest foot
² Assessment rounded to nearest dollar

Note: The footage of road fronting each property differs from the footage along existing property lines as the proposed roadway has two curves which adds additional length. Regardless of the final alignment of the roadway, the footage and, therefore, the costs, will be divided evenly between the two parcels.

ARA c

Tangent, OR 97389
September 18, 1990

Mr. Steve Bryant
City of Albany
P.O. Box 490
Albany, OR 97321

Dear Mr. Bryant:

In response to your letter of August 28, 1990, we submit the following counter proposal, which would be of certain benefits to us while having no adverse effect upon the position taken by the City.

We propose the following:

1) We will deed to the City the land lying within the proposed roadway, plus the land lying between the proposed roadway and the "SUPRA Property".

2) The City will assess our property lying west of the proposed roadway an amount not to exceed \$22,000.00.

A - This assessment will be deferred by the ARA for as long as it remains in existence or until the property transfers title or is developed.

B - The interest rate will not exceed that obtained for the project by the City.

C - Interest will be capped ten (10) years from the date of transfer of the property to the City with no additional interest to be added after that date. No interest nor principal payment will be required until the property transfers title or is developed.

D - The \$22,000.00 assessment will be reduced by a percentage equal to the percentage of any decrease in the accepted bid for the construction of the proposed street below the estimated construction cost of \$100,000.00.

Thank you for your consideration of the above.

Very truly yours,

Allen F. Campbell
Allen F. Campbell

L.B.C.C.

ALLEN

LANE

60 FOOT RIGHT-OF-WAY

48 FOOT WIDE STREET

AREA=30,177 SQ.FT.

AREA=18,833 SQ.FT.

SUPRA

CAMPBELL

AREA=2646 SQ.FT.

TOTAL AREA = 46,656 SQ.FT.

FUTURE ROAD EXTENSION

SCHROCK

LEWIS

1300

1400

1500

1900

2000

230

FINANCIAL INVESTIGATION REPORT (cont)
Allen Lane Street Extension
ST 90-08

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. This is the first development in the new Allen Lane Industrial Park. Real estate values should increase as the park develops.

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 the adjoining lots by making them ready to development.

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.