

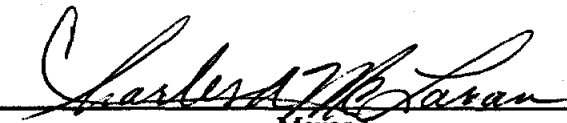
RESOLUTION NO. 3517

WHEREAS, the engineer's report and financial investigation report have been prepared for SS-95-2, Alandale Sanitary Sewer LID as directed by the Albany City Council by Resolution No. 3500; 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 June 14, 1995, at 7:15 p.m. to consider the proposed project SS-95-2, Alandale Sanitary Sewer LID and that notices of the public hearing be in compliance with AMC Section 15.04.060.

DATED this 24th day of May 1995.



Mayor

ATTEST:



Deputy City Recorder

res2.sj2



TO: Albany City Council

VIA: Steve Bryant, City Manager
Mark A. Yeager, P.E., Public Works Director

FROM: Jeff Woodward, Civil Engineer II JW

DATE: May 15, 1995, for May 24, 1995, City Council Meeting

SUBJECT: SS-95-2, Alandale Sanitary Sewer LID - Engineer's Report

Action Requested:

Staff recommends that City Council accept this Engineer's Report and schedule a public hearing for June 14, 1995, at which time the proposed formation of a Local Improvement District (LID) for sanitary sewer improvements in Alandale Subdivision will be considered.

Background:

On March 20, 1995, a petition was submitted for sanitary sewer improvements in the Alandale Subdivision area. Of 28 properties, including one City-owned parcel, 20 owners signed the petition, representing approximately 71 percent of the benefited properties. This area is an existing, fully developed subdivision, served by wells and septic tanks.

This neighborhood previously petitioned for full urban improvements, but have since modified their request to improve the sanitary sewer only. In addition, the petition requests that the method of assessment be on a unit basis with each property receiving one unit.

Discussion:

In response to Resolution No. 3500, this Engineer's Report has been prepared. Staff participated in a meeting on March 7, 1995, and presented this information to the affected property owners.

The properties within the proposed LID boundary are located in South Albany, west of Pacific Boulevard (Highway 99E). They are accessed off Pacific Boulevard onto Morse Avenue and served by Mike Street, Jon Street, Alandale Avenue, and Lawrence Avenue. There are 28 total lots within the proposed LID boundary. Twenty-seven of these lots are predominately 0.4 acre to 1.25 acres in size and have been developed as a "rural" style subdivision. All of the property within the proposed LID boundary is zoned RS-6.5.

These affected properties are not served by public sanitary sewer or water systems. The proposed LID project would extend public sanitary sewer service to each of the properties. All improvements would be constructed in accordance with City of Albany Construction Standards.

The new sanitary sewer system would be constructed within existing right-of-ways to serve each lot within the LID. Service lines would be provided to the edge of the right-of-way at each lot for connection of each home to the public system by the property owner. The new sewer lines would be connected to the existing sanitary sewer mainline located in the 25-foot utility/drainage easement west of Pacific Boulevard.

Staff has advised the owners of the affected properties by written memo of the additional fees (i.e., SDC) which will be required of each property, in addition to the LID assessment, in order to connect to the new sanitary sewer system.

Summary of Estimated Costs:

Work quantities have been estimated based upon schematic sanitary sewer designs. The estimated costs of the various work items are derived from the costs for similar work items on other City of Albany projects. The final amount of the assessment will be based upon the actual bid unit prices and the actual work quantities. These are expected to vary from the estimate.

Preparation of Engineer's Report	\$ 4,000
Estimated Sanitary Sewer Construction Cost	193,000
15% Contingency	<u>29,000</u>
Subtotal	\$226,000
20% Engineering, Legal, Administrative	<u>45,000</u>
Subtotal	\$271,000
Right-of-way Acquisition	<u>0</u>
ESTIMATED TOTAL PROJECT COST	\$271,000

Proposed Method of Assessment:

The proposed method of assessment is to distribute the total project costs proportionally to each lot on a unit basis. Each lot within the Assessment District is assigned a unit value of 1.0. The assessment amount for each lot will be calculated by:

$$\text{Total Cost} \times (\text{Lot Unit Value} + \text{Total Lot Units}) = \text{Lot Assessment}$$

The accompanying tables show the estimated assessment by lot for the proposed Alandale Sanitary Sewer LID.

Proposed Project Schedule:

The work schedule proposed for this project is:

Public Hearing to Form LID	June 14, 1995
Design Complete	March 1996
Contract Award	April 1996
Construction Complete	September 1996

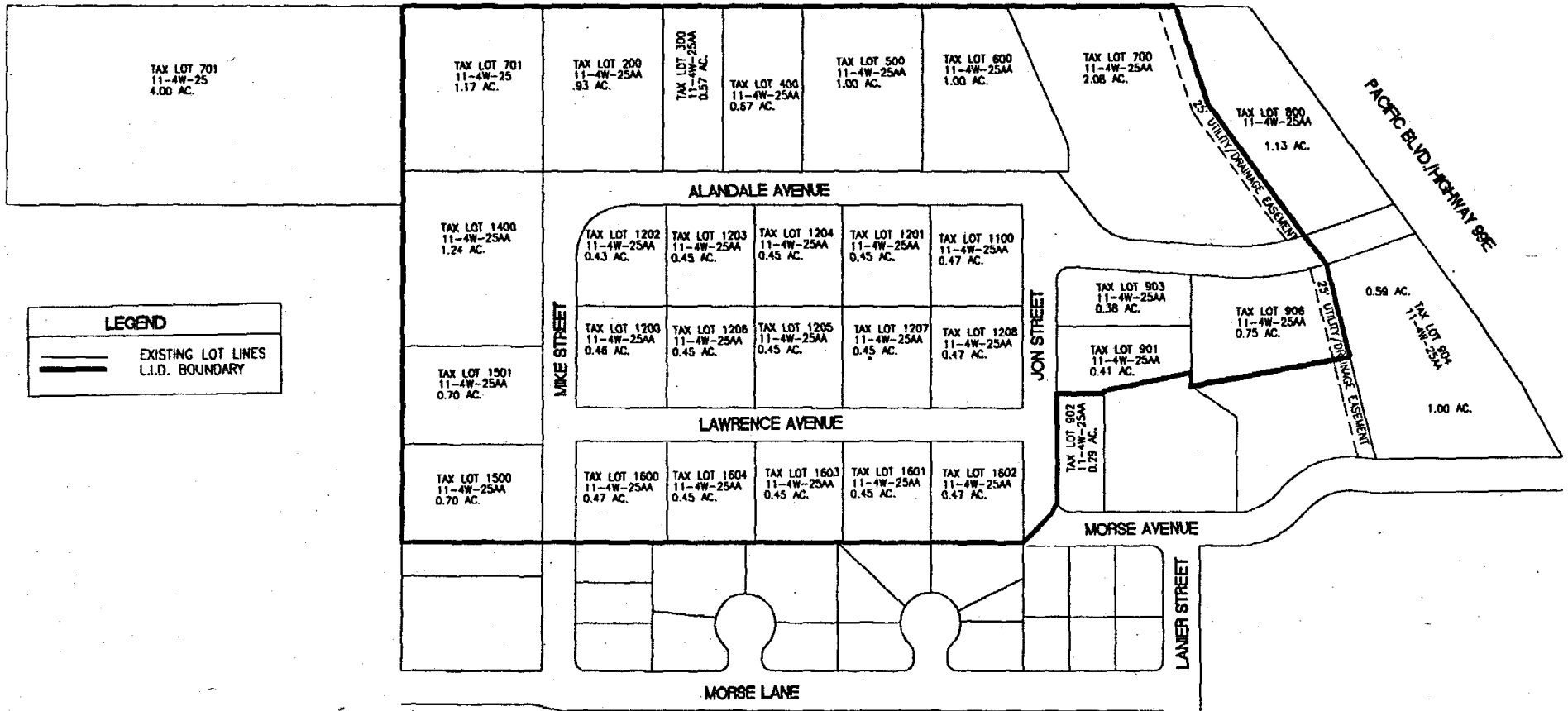
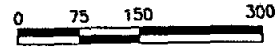
Budget Impact:

The project is to be funded 100 percent from assessments to benefited properties. The City of Albany owns one of the benefited properties.

PROPOSED LOCAL IMPROVEMENT DISTRICT
 ALANDALE SUBDIVISION
 SS-95-2

PREPARED BY DEVCO ENGINEERING, INC.
 P.O. BOX 1211
 CORVALLIS, OR 97339
 (503)757-8991

SCALE 1"=150'



LEGEND

— EXISTING LOT LINES

— L.I.D. BOUNDARY

CITY OF ALBANY
SS-95-2, ALANDALE SANITARY SEWER L.I.D.

DATE: May 11, 1995

ESTIMATED ASSESSMENTS

Owner Name and Address all reside in Albany, OR	Lot #	Lot Unit Value	% of Total Area	Sanitary Sewer Assesment	Total Assesment
Gangle, Edward & Betty 1167 Alandale Ave	200	1.000	3.572%	\$9,680.00	\$9,680.00
Burright, David & Linda 1123 Alandale Ave	300	1.000	3.572%	\$9,680.00	\$9,680.00
Powell, Edward & Rita 1095 Alandale Ave	400	1.000	3.572%	\$9,680.00	\$9,680.00
Lewis, Dale & Cassie 1057 Alandale Ave	500	1.000	3.572%	\$9,680.00	\$9,680.00
Ayer, Barbara & Craig 5678 Jon St	600	1.000	3.572%	\$9,680.00	\$9,680.00
City of Albany	700	1.000	3.572%	\$9,680.00	\$9,680.00
Plaep, Lester & Caprice 1239 Alandale Ave.	701	1.000	3.572%	\$9,680.00	\$9,680.00
King, Roland 5831 Jon St	901	1.000	3.572%	\$9,680.00	\$9,680.00
Miller, Harvey & Elizabeth 5787 Jon St	903	1.000	3.572%	\$9,680.00	\$9,680.00
Morse, Harold & Omaira 929 Morse Ave	906	1.000	3.572%	\$9,680.00	\$9,680.00
Saylor, Norman & Melba 1024 Alandale Ave	1100	1.000	3.572%	\$9,680.00	\$9,680.00
Valley, Steven 1165 Lawrence Ave	1200	1.000	3.572%	\$9,680.00	\$9,680.00
Crandall, Jacob & Kimberly 1036 Alandale Ave	1201	1.000	3.572%	\$9,680.00	\$9,680.00
Dunmyer, Dennis & Karleen 1166 Alandale Ave	1202	1.000	3.572%	\$9,680.00	\$9,680.00
Boyd, Ila Rae 1118 Alandale Ave	1203	1.000	3.572%	\$9,680.00	\$9,680.00
Norton, Russel & Leila 1078 Alandale Ave	1204	1.000	3.572%	\$9,680.00	\$9,680.00
Geroy, Alma 1077 Lawrence Ave	1205	1.000	3.572%	\$9,680.00	\$9,680.00
Cooley, Ronald 1119 Lawrence Ave	1206	1.000	3.572%	\$9,680.00	\$9,680.00
Baker, Kathleen 1035 Lawrence Ave	1207	1.000	3.572%	\$9,680.00	\$9,680.00
Overcash, Gary & Warren, Danita 1023 Lawrence Ave	1208	1.000	3.572%	\$9,680.00	\$9,680.00
Nydigger, James & Marie 1240 Alandale Ave	1400	1.000	3.572%	\$9,680.00	\$9,680.00
Vandepas, John & Barbara 5924 Mike St	1500	1.000	3.572%	\$9,680.00	\$9,680.00
Cornelius, Jean & Ron 5830 Mike St	1501	1.000	3.572%	\$9,680.00	\$9,680.00
David M. Craig 1170 Lawrence Ave	1600	1.000	3.572%	\$9,680.00	\$9,680.00
Lee & Terry Bushnell 1038 Lawrence Ave	1601	1.000	3.572%	\$9,680.00	\$9,680.00
Cass, Raymond 1026 Lawrence Ave	1602	1.000	3.572%	\$9,680.00	\$9,680.00
Brown, Robert & Patricia 1080 Lawrence Ave	1603	1.000	3.572%	\$9,680.00	\$9,680.00
Cannoy, Scott 1124 Lawrence Ave	1604	1.000	3.572%	\$9,680.00	\$9,680.00

TOTALS: 28.000 100% \$271,000.00

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
ALANDALE SANITARY SEWER L.I.D. - SS-85-2

10-May-85

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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1994 ***TRUE CASH VALUE 1994/1995***			OTHER ASSMT	% TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 8%	10 YR MO. PAYMT AT 8%
					LAND	IMPRVMTS	TOTAL				
Gangle, Edward J. Gangle, Betty J. 1167 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-00200 Site: 1167 Alandale Ave SW	0.036	\$9,680.00	227,600	31,480	82,340	113,800	0.00	0.09	744.16	122.62
Burright, David K. Burright, Linda L. 1123 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-00300 Site: 1123 Alandale Ave SW	0.036	\$9,680.00	247,360	30,290	93,390	123,680	0.00	0.08	744.16	122.62
Powell, Edward S. Powell, Rita K. 1095 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-00400 Site: 1095 Alandale Ave SW	0.036	\$9,680.00	265,400	32,620	100,080	132,700	0.00	0.07	744.16	122.62
Lewis, Dale A. Lewis, Cassie B. 1057 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-00500 Site: 1057 Alandale Ave SW	0.036	\$9,680.00	303,780	32,620	119,270	151,890	0.00	0.06	744.16	122.62
Ayer, Barbara G. Ayer, Craig H. 6678 Jon Street SW Albany, OR 97321	11-4W-25AA-00600 Site: 6678 Jon St SW	0.036	\$9,680.00	238,580	31,480	87,830	119,290	0.00	0.08	744.16	122.62
City of Albany PO Box 490 Albany, OR 97321	11-4W-25AA-00700	0.036	\$9,680.00	69,900	34,950	0	34,950	0.00	0.28	744.16	122.62
Plaep, Lester Plaep, Caprice 1239 Alandale Avenue SW Albany, OR 97321	11-4W-25-00701 Site: 1239 Alandale Ave SW	0.036	\$9,680.00	320,000	59,810	100,190	160,000	0.00	0.08	744.16	122.62

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
 ALANDALE SANITARY SEWER L.L.D. - SS-05-2

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1994 *****TRUE CASH VALUE 1994/1995****			OTHER ASSMT	% TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 8%	10 YR MO. PAYMT AT 8%
					LAND	IMPRVMTS	TOTAL				
King, Roland K 5831 Jon Street SW Albany, OR 97321	11-4W-25AA-00901 Site: 5831 Jon St SW	0.038	\$9,680.00	229,860	29,130	85,600	114,930	0.00	0.08	744.16	122.62
Miller, Harvey J. Miller, Elizabeth S. 5787 Jon Street SW Albany, OR 97321	11-4W-25AA-00903 Site: 5787 Jon St SW	0.038	\$9,680.00	221,400	29,130	81,570	110,700	0.00	0.09	744.16	122.62
Morse, Harold C. Morse, Omaha 929 Morse Avenue SW Albany, OR 97321	11-4W-25AA-00908	0.038	\$9,680.00	51,260	25,630	0	25,630	0.00	0.38	744.16	122.62
Saylor, Norman L. Saylor, Melba D. 1024 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-01100 Site: 1024 Alandale Ave SW	0.038	\$9,680.00	188,400	29,130	65,070	94,200	0.00	0.10	744.16	122.62
Valley, Steven 1165 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01200 Site: 1165 Lawrence Ave SW	0.038	\$9,680.00	184,720	27,960	64,400	92,360	0.00	0.10	744.16	122.62
Crandall, Jacob G. Crandall, Kimberly A. 1036 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-01201 Site: 1036 Alandale Ave SW	0.038	\$9,680.00	197,320	29,130	69,530	98,660	0.00	0.10	744.16	122.62
Dunmyer, Dennis J. Dunmyer, Karlee M. 1166 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-01202 Site: 1166 Alandale Ave SW	0.038	\$9,680.00	236,720	29,130	89,230	118,360	0.00	0.08	744.16	122.62
Boyd, Ita Rae 1118 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-01203 Site: 1118 Alandale Ave SW	0.038	\$9,680.00	170,460	29,130	56,100	85,230	0.00	0.11	744.16	122.62

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
ALANDEALE SANITARY SEWER L.I.D. - SS-95-2

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1994 *****TRUE CASH VALUE 1994/1995****			OTHER ASSMT	% TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 6%	10 YR MO. PAYMT AT 6%
					LAND	IMPRVMTS	TOTAL				
Norton, Russel G. Norton, Lella C. 1078 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-01204 Site: 1078 Alandale Ave SW	0.036	\$9,680.00	181,320	29,130	61,530	90,660	0.00	0.11	744.16	122.62
Geroy, Alma M. TR 1077 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01205 Site: 1077 Lawrence Ave SW	0.036	\$9,680.00	214,740	29,130	78,240	107,370	0.00	0.09	744.16	122.62
Cooley, Ronald R. 1119 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01206 Site: 1119 Lawrence Ave SW	0.036	\$9,680.00	208,220	29,130	74,980	104,110	0.00	0.09	744.16	122.62
Baker, Kathleen J. 1035 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01207 Site: 1035 Lawrence Ave SW	0.036	\$9,680.00	196,820	29,130	69,180	98,310	0.00	0.10	744.16	122.62
Overcash, Gary L. Warren, Danita 1023 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01208 Site: 1023 Lawrence Ave SW	0.036	\$9,680.00	193,700	29,130	67,720	96,850	0.00	0.10	744.16	122.62
Nydlgger, James D. Nydlgger, Marie 1240 Alandale Avenue SW Albany, OR 97321	11-4W-25AA-01400 Site: 1240 Alandale Ave SW	0.036	\$9,680.00	342,760	32,620	138,760	171,380	0.00	0.08	744.16	122.62
Vandepas, N. John Vandepas, Barbara A. 6924 Mike Street SW Albany, OR 97321	11-4W-25AA-01500 Site: 6924 Mike St SW	0.036	\$9,680.00	248,820	31,460	82,950	124,410	0.00	0.08	744.16	122.62
Cornelius, Jean E. Cornelius, Ron D. AGT 6830 Mike Street SW Albany, OR 97321	11-4W-25AA-01501 Site: 6830 Mike St SW	0.036	\$9,680.00	194,160	30,290	66,790	97,080	0.00	0.10	744.16	122.62

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
 ALANDALE SANITARY SEWER L.I.D. - SS-85-2

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1994 *****TRUE CASH VALUE 1994/1995****			OTHER ASSMT	% TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 8%	10 YR MO. PAYMT AT 8%
					LAND	IMPRVMTS	TOTAL				
Craig, David M. 1170 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01600 Site: 1170 Lawrence Ave SW	0.036	\$9,690.00	189,980	29,130	65,860	94,990	0.00	0.10	744.18	122.62
Bushnell, Les A. Bushnell, Terry A. 1038 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01601 Site: 1038 Lawrence Ave SW	0.036	\$9,690.00	177,500	29,130	59,620	88,750	0.00	0.11	744.18	122.62
Cass, Raymond A. 1026 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01602 Site: 1026 Lawrence Ave SW	0.036	\$9,690.00	229,090	27,980	86,580	114,540	0.00	0.08	744.18	122.62
Brown, Robert S. Brown, Patricia A. 1080 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01603 Site: 1080 Lawrence Ave SW	0.036	\$9,690.00	158,000	27,980	51,040	79,000	0.00	0.12	744.18	122.62
Cannoy, Scott 1124 Lawrence Avenue SW Albany, OR 97321	11-4W-25AA-01604 Site: 1124 Lawrence Ave SW	0.036	\$9,690.00	168,740	29,130	55,240	84,370	0.00	0.11	744.18	122.62
TOTALS.....		0.000	\$271,000.00	5,856,400	884,910	2,063,290	2,928,200	0	3.02	20,838	3,433

271,040.00

416,729.80

412,003.20

FINANCIAL INVESTIGATION REPORT (Cont.)
Alandale Sanitary Sewer L.I.D.; SS-95-2

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

The City does not hold any similar lots and property obtained through foreclosure.

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

There are no LID assessments in this area.

Section 5. Real estate value trends in the area.

Real estate values in this area have out paced the rest of the City. The general opinion of the real estate community is that values will continue to increase at a faster rate.

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

Even though property values are increasing, the overall tax burden has increased at a moderate level. This LID should increase property values within the district.

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

The project does conform to the City Comprehensive Plan.

Section 8. Status of City's debt.

The largest LID in the City are the North Albany Sanitary Sewer Project. That debt will remain for an additional 17 years as it is being paid off. There is only two years of Bancroft debt remaining.

Section 9. Estimated cost of financing.

Cost of financing is estimated at 9%.

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

This LID is being constructed are an existing developed subdivision. The bonding limits are well within the Bancroft standards. Only two lots, of which one belongs to the City, does not have improvements on the property. Bonding over a 10-year period results in an estimated \$122.62 monthly payment, which should be reasonable for most property owners in the district.