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ORDINANCE TO DETERMINE THE ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITED BY STREET AND SEWER IMPROVEMENTS, FOR ST-78-7, DEERFIELD FIRST ADDITION; AND SS-78-13, VALLEY VILLA, AND DECLARING AN EMERGENCY.

RECITALS:

1. The street and sewer assessments as referred to in this ordinance and previous resolutions and ordinances are the streets and sewers to serve ST-78-7, Deerfield First Addition; and SS-78-13, Valley Villa.
2. Preliminary resolutions and ordinances prescribing the manner and extent of the improvements are set forth in Resolution Nos. 1967 and 1994.
3. The assessments set forth in the following ordinance are based upon the request and recommendation of the City Engineer in compliance with Ordinance No. 2864.

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

Section 1: The total cost of the streets and sewers to serve ST-78-7, Deerfield First Addition; and SS-78-13, Valley Villa, are as follows:

<u>Project</u>	<u>Int. & Misc.</u>	<u>Cost</u>	<u>13% & 15% E.L.A.</u>	<u>Total</u>
ST-78-7	\$75,685.38	\$462,477.02	\$69,371.55	\$607,533.95
SS-78-13	\$5,065.77	\$86,047.00	\$11,186.11	\$102,298.88

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

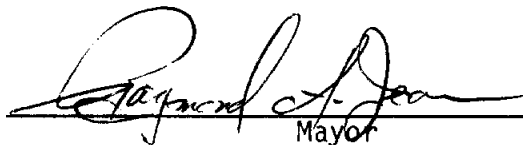
Section 3: The City Recorder is hereby directed to enter a statement of the assessments as above provided in the docket of the city liens and give notice thereof as provided by law.

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 the Council: August 22, 1979

Approved by the Mayor: August 22, 1979

Effective Date: August 22, 1979



Mayor

(Council President acting as Mayor)

ATTEST:



City Recorder

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INTERDEPARTMENTAL MEMORANDUM
Engineering Department

SUBJECT: Final Assessment for ST-78-7, Deerfield 1st Addition

TO: Mayor and City Council

VIA: City Manager

FROM: City Engineer

DATE: August 8, 1979

Description of Project:

This project was approved by the City Council in July of 1978 and constructed through the summer and fall of 1978 by M. O. Salmon.

This project provided a 42 foot wide east-west collector street, Del Rio Avenue, and nine other 36 foot wide residential streets.

A storm drainage system was constructed to provide storm drainage for the entire subdivision connecting to a 48" storm drain interceptor running north and south through the subdivision.

Project Cost Data:

Total front feet	17,499.29		
Corner lot credit	<u>945.72</u>		
Total assessable front feet		16,553.57	
Residential front feet	15,389.33		
Commercial front feet	<u>1,164.24</u>		
Total assessable front feet		16,553.57	
Construction Cost			\$523,937.81
SCF Intersection cost	\$17,400.00		
SCF corner lot credit	28,584.81		
SCF oversizing	<u>15,475.98</u>		
Subtotal		\$ 61,460.79	
Property owner construction cost		<u>462,477.02</u>	
Construction Cost			523,937.81
SCF Cost	61,460.79		
15% ELA	9,219.12		
Total SCF Cost			70,679.91

Property Owner Assessment:

Property owner construction cost		462,477.02	
15% ELA		69,371.55	
Warrent Interest		18,805.96	
Sign cost		3,908.00	
SCF collection			
$\frac{3.20}{\text{cost}} \times \frac{16,553.51}{\text{front feet}}$		<u>52,971.42</u>	
Total Property Owner Assessment			\$607,533.95
Total Assessable Cost			\$678,213.86

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Commercial Assessment:

\$678,213.86	Total assessable cost
- 20,010.00	Intersection cost plus 15% E.L.A.
<u>\$658,203.86</u>	

$$\frac{\$658,203.86}{\text{Cost}} \div \frac{16,553.57}{\text{Front feet}} = \underline{\underline{\$39.76}} \text{ per front foot commercial}$$

$$\frac{\$39.76}{\text{Cost}} \times \frac{1164.24}{\text{fr. ft. commercial}} = \$46,292.57 \text{ total commercial assessment}$$

Residential Assessment:

\$658,203.86	cost minus intersection	\$611,911.29
- 46,292.57	commercial assessment	- 32,872.53 corner lot credit + 15% ELA
<u>\$611,911.29</u>		- 17,797.38 oversizing plus 15% ELA
		<u><u>\$561,241.38</u></u> residential assessment

$$\frac{\$561,241.38}{\text{cost}} \div \frac{15,389.33}{\text{fr. ft. residential}} = \underline{\underline{\$36.47}} \text{ per front foot residential}$$

School site assessment:

$$\frac{\$36.47}{\text{cost}} \times \frac{1201.55}{\text{front feet}} = \underline{\underline{\$43,819.94}}$$

Residential lot assessment:

\$561,241.38	total residential assessment
- 43,819.94	school site assessment
<u>\$517,421.44</u>	total residential lot assessment

$$\frac{\$517,421.44}{\text{cost}} \div \frac{185}{\text{lots}} = \underline{\underline{\$2,796.87}} \text{ per residential lot}$$

Summary of Cost:

\$ 46,292.57	commercial assessment
43,819.94	school site assessment
<u>517,421.44</u>	residential lot assessment
\$607,533.95	subtotal
\$607,533.95	property owner assessment
70,679.91	SCF assessment
<u>\$678,213.86</u>	Total Assessment

Method of Assessment:

Assessments for the school site property and the residential lots were figured separately as requested by Republic Development Co.

The commercial property between Columbus and Waverly and the school site east of Waverly Drive shall be assessed on a front foot basis as per resolution #1392. The remaining residential lots shall be assessed on a per lot basis.

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Assessment Data:

See attached sheets.

Respectfully submitted,

Benjamin Shaw

Benjamin Shaw
Civil Engineer I

T. Wayne Hickey

T. Wayne Hickey, P.E.
City Engineer

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Attachment

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PROPERTY ASSESSMENT DATA

August 8, 1979

ST 78-7 Deerfield 1st Addition

Office of Public Works Director

No.	Owner/Address	Tax Lot & Description		Assess. Fr. Ft.	Corner Lot Credit	Total Assess. Fr. Ft.	Total Assessment
1)	Republic Development 1100 South Jackson Albany, OR 97321	Lot 6,	Block 5 Deerfield 1st	73		73	\$ 2,796.87
2)	"	Lot 7,	Block 5 Deerfield 1st	65.59		65.59	2,796.87
3)	"	Lot 8,	Block 5 Deerfield 1st	71		71	2,796.87
4)	"	Lot 9,	Block 5 Deerfield 1st	65		65	2,796.87
5)	"	Lot 10,	Block 5 Deerfield 1st	63		63	2,796.87
6)	"	Lot 11,	Block 5 Deerfield 1st	182.23	50	132.23	2,796.87
7)	"	Lot 12,	Block 5 Deerfield 1st	67		67	2,796.87
8)	"	Lot 13,	Block 5 Deerfield 1st	181	50	131	2,796.87
9)	"	Lot 14,	Block 5 Deerfield 1st	69		69	2,796.87
10)	"	Lot 15,	Block 5 Deerfield 1st	65		65	2,796.87
11)	"	Lot 16,	Block 5 Deerfield 1st	71.86		71.86	2,796.87
12)	"	Lot 17,	Block 5 Deerfield 1st	40.0		40.0	2,796.87
13)	"	Lot 18,	Block 5 Deerfield 1st	40.00		40	2,796.87
14)	"	Lot 19,	Block 5 Deerfield 1st	40.00		40	2,796.87
15)	"	Lot 20,	Block 5 Deerfield 1st	54.80		54.80	2,796.87
16)	"	Lot 21,	Block 5 Deerfield 1st	65.14		65.14	2,796.87
17)	"	Lot 22,	Block 5 Deerfield 1st	67.00		67.00	2,796.87
18)	"	Lot 23,	Block 5 Deerfield 1st	63.00		63	2,796.87
19)	"	Lot 24,	Block 5 Deerfield 1st	175.45	50	125.45	2,796.87
20)	"	Lot 25,	Block 5 Deerfield 1st	67		67	2,796.87
21)	"	Lot 26,	Block 5 Deerfield 1st	67		67	2,796.87
22)	"	Lot 27,	Block 5 Deerfield 1st	67		67	2,796.87
23)	"	Lot 28,	Block 5 Deerfield 1st	67		67	2,796.87
24)	"	Lot 29,	Block 5 Deerfield 1st	66		66	2,796.87
25)	"	Lot 30,	Block 5 Deerfield 1st	73		73	2,796.87

PROPERTY ASSESSMENT DATA

ST 78-7 Deerfield 1st Addition

August 8, 1979
Office of Public Works Director

No.	Owner/Address	Tax Lot & Description	Assess. Fr. Ft.	Corner Lot Credit	Total Assess. Fr. Ft.	Total Assessment
26)	Republic Development 1100 South Jackson Albany, OR 97321	Lot 9, Block 6 Deerfield 1st	63		63	\$ 2,796.87
27)	"	Lot 10, Block 6 Deerfield 1st	157.13	50	107.13	2,796.87
28)	"	Lot 11, Block 6 Deerfield 1st	65		65	2,796.87
29)	"	Lot 12, Block 6 Deerfield 1st	65		65	2,796.87
30)	"	Lot 13, Block 6 Deerfield 1st	62.89		62.89	2,796.87
31)	"	Lot 14, Block 6 Deerfield 1st	50		50	2,796.87
32)	"	Lot 15, Block 6 Deerfield 1st	50		50	2,796.87
33)	"	Lot 16, Block 6 Deerfield 1st	50.69		50.69	2,796.87
34)	"	Lot 17, Block 6 Deerfield 1st	119.66		119.66	2,796.87
35)	"	Lot 18, Block 6 Deerfield 1st	43.53		43.53	2,796.87
36)	"	Lot 19, Block 6 Deerfield 1st	61.32		61.32	2,796.87
37)	"	Lot 20, Block 6 Deerfield 1st	40.00		40	2,796.87
38)	"	Lot 21, Block 6 Deerfield 1st	157.24		157.24	2,796.87
39)	"	Lot 22, Block 6 Deerfield 1st	67		67	2,796.87
40)	"	Lot 23, Block 6 Deerfield 1st	85		85	2,796.87
41)	"	Lot 24, Block 6 Deerfield 1st	225.48	50	175.48	2,796.87
42)	"	Lot 25, Block 6 Deerfield 1st	70		70	2,796.87
43)	"	Lot 26, Block 6 Deerfield 1st	61		61	2,796.87
44)	"	Lot 27, Block 6 Deerfield 1st	61		61	2,796.87
45)	"	Lot 28, Block 6 Deerfield 1st	61		61	2,796.87
46)	"	Lot 29, Block 6 Deerfield 1st	61		61	2,796.87
47)	"	Lot 30, Block 6 Deerfield 1st	134.01	45.72	88.29	2,796.87
48)	"	Lot 31, Block 6 Deerfield 1st	71		71	2,796.87
49)	"	Lot 32, Block 6 Deerfield 1st	60		60	2,796.87
50)	"	Lot 33, Block 6 Deerfield 1st	182.61	50	132.61	2,796.87

PROPERTY ASSESSMENT DATA

August 8, 1979

ST 78-7 Deerfield 1st Addition

Office of Public Works Director

No.	Owner/Address	Tax Lot & Description	Assess. Fr. Ft.	Corner Lot Credit	Total Assess. Fr. Ft.	Total Assessment
51)	Republic Development 1100 South Jackson Albany, OR 97321	Lot 34, Block 6 Deerfield 1st	67		67	\$ 2,796.87
52)	"	Lot 35, Block 6 Deerfield 1st	67		67	2,796.87
53)	"	Lot 36, Block 6 Deerfield 1st	67		67	2,796.87
54)	"	Lot 37, Block 6 Deerfield 1st	67		67	2,796.87
55)	"	Lot 38, Block 6 Deerfield 1st	67		67	2,796.87
56)	"	Lot 2, Block 7 Deerfield 1st	63		63	2,796.87
57)	"	Lot 3, Block 7 Deerfield 1st	64.65		64.65	2,796.87
58)	"	Lot 4, Block 7 Deerfield 1st	64.67		64.67	2,796.87
59)	"	Lot 5, Block 7 Deerfield 1st	64.67		64.67	2,796.87
60)	"	Lot 6, Block 7 Deerfield 1st	64.67		64.67	2,796.87
61)	"	Lot 7, Block 7 Deerfield 1st	64.67		64.67	2,796.87
62)	"	Lot 8, Block 7 Deerfield 1st	64.66		64.66	2,796.87
63)	"	Lot 9, Block 7 Deerfield 1st	63		63	2,796.87
64)	"	Lot 10, Block 7 Deerfield 1st	63		63	2,796.87
65)	"	Lot 11, Block 7 Deerfield 1st	63		63	2,796.87
66)	"	Lot 12, Block 7 Deerfield 1st	215.13	50	165.13	2,796.87
67)	"	Lot 2, Block 12 Deerfield 1st	62.50		62.50	2,796.87
68)	"	Lot 3, Block 12 Deerfield 1st	62.50		62.50	2,796.87
69)	"	Lot 4, Block 12 Deerfield 1st	62.52		62.52	2,796.87
70)	"	Lot 5, Block 12 Deerfield 1st	62.50		62.50	2,796.87
71)	"	Lot 6, Block 12 Deerfield 1st	62.50		62.50	2,796.87
72)	"	Lot 7, Block 12 Deerfield 1st	76.28		76.28	2,796.87
73)	"	Lot 1, Block 13 Deerfield 1st	180.68	50	130.68	2,796.87
74)	"	Lot 2, Block 13 Deerfield 1st	65.31		65.31	2,796.87
75)	"	Lot 3, Block 13 Deerfield 1st	122.22		122.22	2,796.87

PROPERTY ASSESSMENT DATA

August 8, 1979

ST 78-7 Deerfield' 1st Addition

Office of Public Works Director

No.	Owner/Address	Tax Lot & Description	Assess. Fr. Ft.	Corner Lot Credit	Total Assess. Fr. Ft.	Total Assessment
76)	Republic Development 1100 South Jackson Albany, OR 97321	Lot 4, Block 13 Deerfield 1st	89.22		89.22	\$ 2,796.87
77)	"	Lot 5, Block 13 Deerfield 1st	61		61	2,796.87
78)	"	Lot 6, Block 13 Deerfield 1st	61		61	2,796.87
79)	"	Lot 7, Block 13 Deerfield 1st	63		63	2,796.87
80)	"	Lot 8, Block 13 Deerfield 1st	61		61	2,796.87
81)	"	Lot 9, Block 13 Deerfield 1st	61		61	2,796.87
82)	"	Lot 10, Block 13 Deerfield 1st	63		63	2,796.87
83)	"	Lot 11, Block 13 Deerfield 1st	61		61	2,796.87
84)	"	Lot 12, Block 13 Deerfield 1st	183.9	50	133.90	2,796.87
85)	"	Lot 13, Block 13 Deerfield 1st	181.11	50	131.11	2,796.87
86)	"	Lot 14, Block 13 Deerfield 1st	64		64	2,796.87
87)	"	Lot 15, Block 13 Deerfield 1st	63		63	2,796.87
88)	"	Lot 16, Block 13 Deerfield 1st	67		67	2,796.87
89)	"	Lot 17, Block 13 Deerfield 1st	61		61	2,796.87
90)	"	Lot 18, Block 13 Deerfield 1st	63		63	2,796.87
91)	"	Lot 19, Block 13 Deerfield 1st	61		61	2,796.87
92)	"	Lot 20, Block 13 Deerfield 1st	67		67	2,796.87
93)	"	Lot 21, Block 13 Deerfield 1st	61		61	2,796.87
94)	"	Lot 1, Block 14 Deerfield 1st	45.97		45.97	2,796.87
95)	"	Lot 2, Block 14 Deerfield 1st	43.47		43.47	2,796.87
96)	"	Lot 3, Block 14 Deerfield 1st	70		70	2,796.87
97)	"	Lot 4, Block 14 Deerfield 1st	70		70	2,796.87
98)	"	Lot 5, Block 14 Deerfield 1st	70		70	2,796.87
99)	"	Lot 6, Block 14 Deerfield 1st	70		70	2,796.87
100)	"	Lot 7, Block 14 Deerfield 1st	70		70	2,796.87

PROPERTY ASSESSMENT DATA

ST 78-7 Deerfield 1st Addition

August 8, 1979
Office of Public Works Director

No.	Owner/Address	Tax Lot & Description	Assess. Fr. Ft.	Corner Lot Credit	Total Assess. Fr. Ft.	Total Assessment
101)	Republic Development 1100 South Jackson Albany, OR 97521	Lot 8, Block 14 Deerfield 1st	70		70	\$ 2,796.87
102)	"	Lot 9, Block 14 Deerfield 1st	70		70	2,796.87
103)	"	Lot 10, Block 14 Deerfield 1st	70		70	2,796.87
104)	"	Lot 11, Block 14 Deerfield 1st	70		70	2,796.87
105)	"	Lot 12, Block 14 Deerfield 1st	70		70	2,796.87
106)	"	Lot 13, Block 14 Deerfield 1st	70		70	2,796.87
107)	"	Lot 14, Block 14 Deerfield 1st	70		70	2,796.87
108)	"	Block 15 School Site	1,201.55		1,201.55	43,819.94
109)	"	Lot 1, Block 16 Deerfield 1st	198	50	148	2,796.87
110)	"	Lot 2, Block 16 Deerfield 1st	70		70	2,796.87
111)	"	Lot 3, Block 16 Deerfield 1st	94.79		94.79	2,796.87
112)	"	Lot 4, Block 16 Deerfield 1st	40		40	2,796.87
113)	"	Lot 5, Block 16 Deerfield 1st	40		40	2,796.87
114)	"	Lot 6, Block 16 Deerfield 1st	40		40	2,796.87
115)	"	Lot 7, Block 16 Deerfield 1st	61.94		61.94	2,796.87
116)	"	Lot 8, Block 16 Deerfield 1st	64.27		64.27	2,796.87
117)	"	Lot 9, Block 16 Deerfield 1st	61		61	2,796.87
118)	"	Lot 10, Block 16 Deerfield 1st	177	50	127	2,796.87
119)	"	Lot 11, Block 16 Deerfield 1st	150.81		150.81	2,796.87
120)	"	Lot 12, Block 16 Deerfield 1st	68.93		68.93	2,796.87
121)	"	Lot 13, Block 16 Deerfield 1st	52.35		52.35	2,796.87
122)	"	Lot 14, Block 16 Deerfield 1st	50		50	2,796.87
123)	"	Lot 15, Block 16 Deerfield 1st	50		50	2,796.87
124)	"	Lot 16, Block 16 Deerfield 1st	55.64		55.64	2,796.87
125)	"	Lot 17, Block 16 Deerfield 1st	68		68	2,796.87

PROPERTY ASSESSMENT DATA

ST 78-7 Deerfield 1st Addition

August 8, 1979
Office of Public Works Director

No.	Owner/Address	Tax Lot & Description	Assess. Fr. Ft.	Corner Lot Credit	Total Assess. Fr. Ft.	Total Assessment
126)	Republic Development 1100 South Jackson Albany, OR 97321	Lot 13, Block 16 Deerfield 1st	68		68	\$ 2,796.87
127)	"	Lot 19, Block 16 Deerfield 1st	68		68	2,796.87
128)	"	Lot 20, Block 16 Deerfield 1st	234	50	184	2,796.87
129)	"	Lot 1, Block 17 Deerfield 1st	245.27		245.27	2,796.87
130)	"	Lot 2, Block 17 Deerfield 1st	68		68	2,796.87
131)	"	Lot 3, Block 17 Deerfield 1st	67		67	2,796.87
132)	"	Lot 4, Block 17 Deerfield 1st	67		67	2,796.87
133)	"	Lot 5, Block 17 Deerfield 1st	67		67	2,796.87
134)	"	Lot 6, Block 17 Deerfield 1st	72.47		72.47	2,796.87
135)	"	Lot 7, Block 17 Deerfield 1st	55		55	2,796.87
136)	"	Lot 8, Block 17 Deerfield 1st	50		50	2,796.87
137)	"	Lot 9, Block 17 Deerfield 1st	50		50	2,796.87
138)	"	Lot 10, Block 17 Deerfield 1st	65.28		65.28	2,796.87
139)	"	Lot 11, Block 17 Deerfield 1st	137.81		137.81	2,796.87
140)	"	Lot 12, Block 17 Deerfield 1st	79.11		79.11	2,796.87
141)	"	Lot 13, Block 17 Deerfield 1st	63		63	2,796.87
142)	"	Lot 14, Block 17 Deerfield 1st	70		70	2,796.87
143)	"	Lot 15, Block 17 Deerfield 1st	70		70	2,796.87
144)	"	Lot 16, Block 17 Deerfield 1st	190	50	140	2,796.87
145)	"	Lot 17, Block 17 Deerfield 1st	203.52	50	153.52	2,796.87
146)	"	Lot 18, Block 17 Deerfield 1st	75.50		75.50	2,796.87
147)	"	Lot 19, Block 17 Deerfield 1st	75.50		75.50	2,796.87
148)	"	Lot 20, Block 17 Deerfield 1st	80.56		80.56	2,796.87
149)	"	Lot 21, Block 17 Deerfield 1st	40		40	2,796.87
150)	"	Lot 22, Block 17 Deerfield 1st	40		40	2,796.87

PROPERTY ASSESSMENT DATA

August 8, 1979

ST 78-7 Deerfield 1st Addition

Office of Public Works Director

No.	Owner/Address	Tax Lot & Description	Assess. Fr. Ft.	Corner Lot Credit	Total Assess. Fr. Ft.	Total Assessment
151)	Republic Development 1100 South Jackson Albany, OR 97321	Lot 23, Block 17 Deerfield 1st	40		40	\$ 2,796.87
152)	"	Lot 24, Block 17 Deerfield 1st	63.02		63.02	2,796.87
153)	"	Lot 25, Block 17 Deerfield 1st	75.50		75.50	2,796.87
154)	"	Lot 26, Block 17 Deerfield 1st	75.50		75.50	2,796.87
155)	"	Lot 27, Block 17 Deerfield 1st	197.04	50	147.04	2,796.87
156)	"	Lot 1, Block 18 Deerfield 1st	106		106	2,796.87
157)	"	Lot 2, Block 18 Deerfield 1st	106		106	2,796.87
158)	"	Lot 3, Block 18 Deerfield 1st	106		106	2,796.87
159)	"	Lot 4, Block 18 Deerfield 1st	106		106	2,796.87
160)	"	Lot 5, Block 18 Deerfield 1st	106		106	2,796.87
161)	"	Lot 6, Block 18 Deerfield 1st	106		106	2,796.87
162)	"	Lot 7, Block 18 Deerfield 1st	106		106	2,796.87
163)	"	Lot 8, Block 18 Deerfield 1st	106		106	2,796.87
164)	"	Lot 9, Block 18 Deerfield 1st	106		106	2,796.87
165)	"	Lot 10, Block 18 Deerfield 1st	153.32		153.32	2,796.87
166)	"	Lot 11, Block 18 Deerfield 1st	51.87		51.87	2,796.87
167)	"	Lot 12, Block 18 Deerfield 1st	120		120	2,796.87
168)	"	Lot 13, Block 18 Deerfield 1st	185.46	50	135.46	2,796.87
169)	"	Lot 14, Block 18 Deerfield 1st	60.01		60.01	2,796.87
170)	"	Lot 15, Block 18 Deerfield 1st	60		60	2,796.87
171)	"	Lot 16, Block 18 Deerfield 1st	63		63	2,796.87
172)	"	Lot 17, Block 18 Deerfield 1st	63		63	2,796.87
173)	"	Lot 18, Block 18 Deerfield 1st	70		70	2,796.87
174)	"	Lot 19, Block 18 Deerfield 1st	61.87		61.87	2,796.87
175)	"	Lot 20, Block 18 Deerfield 1st	40		40	2,796.87

PROPERTY ASSESSMENT DATA

ST 78-7 Deerfield 1st Addition

August 8, 1979
Office of Public Works Director

No.	Owner/Address	Tax Lot & Description	Assess. Fr. Ft.	Corner Lot Credit	Total Assess. Fr. Ft.	Total Assessment
176)	Republic Development 1100 South Jackson Albany, OR 97321	Lot 21, Block 18 Deerfield 1st	40		40	\$ 2,796.87
177)	"	Lot 22, Block 18 Deerfield 1st	40		40	2,796.87
178)	"	Lot 23, Block 18 Deerfield 1st	40		40	2,796.87
179)	"	Lot 24, Block 18 Deerfield 1st	42.60		42.60	2,796.87
180)	"	Lot 25, Block 18 Deerfield 1st	70		70	2,796.87
181)	"	Lot 26, Block 18 Deerfield 1st	132.11		132.11	2,796.87
182)	"	Lot 27, Block 18 Deerfield 1st	175.00	50	125	2,796.87
183)	"	Lot 28, Block 18 Deerfield 1st	73		73	2,796.87
184)	"	Lot 29, Block 18 Deerfield 1st	75		75	2,796.87
185)	"	Lot 30, Block 18 Deerfield 1st	70		70	2,796.87
186)	"	Lot 31, Block 18 Deerfield 1st	78		78	2,797.36
187)	"	Block 19 (Commercial)	1,164.24		1,164.24	46,292.57
TOTALS			17,499.29	945.72	16,553.57	\$607,533.95

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INTERDEPARTMENTAL MEMORANDUM
Engineering Department

SUBJECT: Final Engineer's Report, SS 78-13, Valley Villa Sanitary Sewer
TO: Mayor and Members of the City Council
FROM: T. Wayne Hickey, City Engineer
DATE: July 30, 1979, for the August 8, 1979 Council Meeting

The construction of the new sanitary sewer trunk line on 53rd Avenue, west of the 36th-inch interceptor is completed. Staff is requesting the adoption of this Final Engineer's Report and the acceptance of this sewer line into the City's system.

This project consisted of the construction of approximately 210 feet of 21-inch and 1740 feet of 15-inch sanitary sewer, to the west property line of Valley Villa. The City of Albany has obtained an easement from Mr. K.T. Young, for the placement of the first 905 feet of sewer on his property.

This project was presented to the City Council, and authorization to proceed was given by them on 8/24/78 by Resolution #1994. The original petitioner was Valley Villa. The Sewer Reserve Fund will pay the oversizing portion of the project cost. The contractor was Cordel Corporation of Albany.

Summary of Project Costs:

Original Bid Price	\$ 86,047.00	
Engineer's Original Total Estimated Project Cost		\$106,217.00
Payment #1 10/18/78 (26-985-39037)	\$65,331.50	
Payment #2 11/17/78	<u>20,715.50</u>	
Total Construction Cost	\$ 86,047.00	
8" Equivalent Construction Cost (\$19.75 plf)	\$38,492.75	
Oversizing Construction Cost	<u>47,554.25</u>	
Total Construction Cost	\$ 86,047.00	
13% E.L.A.	11,186.11	
T.V. Inspection (\$0.75 x 1949)	1,461.75	
Warrant Interest - 8/3/79	3,599.02	
Linn County Permit	<u>5.00</u>	
Total Project Cost		\$102,298.88

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8-inch Equivalent Assessment Cost:

8" Equivalent Construction Cost	\$38,492.75
13% ELA	5,004.06
TV Inspection (\$0.375 x 1949)	730.88
Warrant Interest	1,610.00
Linn County Permit	5.00
Total 8-inch Assessment	\$45,842.69

Oversizing Assessment Costs:

Oversizing Construction Cost	\$47,554.25
13% ELA	6,182.05
TV Inspection (\$0.375 x 1949)	730.87
Warrant Interest	1,989.02
Total Oversizing Cost	\$55,456.19

Fund Transfers:

T.V. Inspection, \$730.88: DR 23-957-91023 and CR 2-2-49074
T.V. Inspection, 730.87: DR 26-985-91023 and CR 2-2-49074
ELA, \$6,182.05: DR 23-957-91015 and CR 1-1-49061
ELA, \$5,004.06: DR 26-985-91015 and CR 1-1-49062
Warrant Interest, \$1,989.02: DR 23-957-68050 and CR 26-985-68050
Oversizing Cost, \$47,554.25: DR 23-957-91026 and CR 26-985-49076

Method of Assessment:

The oversizing portion of the project costs is to be paid by the Sewer Reserve Fund #23; the remaining 8-inch equivalent costs are to be assessed to the benefiting property owners adjacent to this new sewer.

At the time that this project was presented to the City Council, the staff did not realize that the property owned by Schrock Farms, TL #400 located east of Valley Villa, was also in the City limits. In addition, since this project began, the City also annexed Tax Lots #617, 611 and 612. All of these four parcels are within the assessment district.

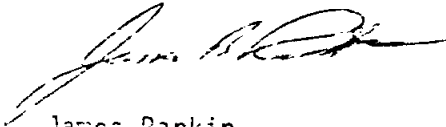
Rather than attempt to straighten out the uncertainties of Public Hearings with respect to directly assessing the project cost to properties now inside the City limits, the staff is recommending that the project be financed as it was originally proposed. Therefore, Valley Villa will be responsible for the 8-inch equivalent costs until the properties adjacent to this sewer are actually connected to it. All of these terms are described in Resolution #2004 and the accompanying unassessable 8-inch equivalent cost agreement signed by Valley Villa. In discussing this situation with Valley Villa, they have agreed with the staff's recommendation.

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Final Engineer's Report, SS 78-13, Valley Villa Sanitary Sewer
July 30 , 1979, for the August 8, 1979 Council Meeting
Page Three

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The assessment district boundaries include those properties within a depth of 150 feet and adjacent to this sewer. As mentioned in the initial Engineer's Report of 8/23/78, some of the properties adjacent to this sewer are within the "flood plain". But, because it is possible to develop these properties at this time with an "Engineered" fill, it is recommended to include those properties within the "flood plain" into the assessment district. The Assessment Data Sheet is attached.

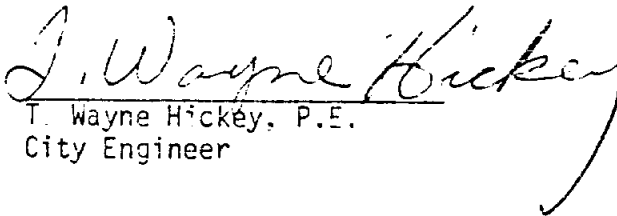


James Rankin
Civil Engineer III, Design

vwr

Attachments

APPROVED:



T. Wayne Hickey, P.E.
City Engineer

PROPERTY AND ASSESSMENT DATA

July 30, 1979, for the August 8, 1979
 Council Meeting
 Office of City Engineer

SS 78-13, 53rd Avenue - Valley Villa Sanitary Sewer

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS. SQ. FT.	TOTAL ASSESSMENT
1.	* K.T. & Jen Fei Young 1255 Center Street Albany, OR 97321	11-4W-24, Tax Lot 617 360616	121,000	\$ 10,458.08
2.	* Ray H. & Velma L. Maddy 1980 S.W. 53rd Avenue Albany, OR 97321	11-4W-24, Tax Lot 611 150488	9,000	777.87
3.	* John A. & Ruby K. Nielsen 1526 S.W. 53rd Albany, OR 97321	11-4W-24, Tax Lot 612 334223	16,500	1,426.10
4.	** Ruby L. Nielson 1526 S.W. 53rd Albany, OR 97321	11-4W-24, Tax Lot 615 346110	13,500	1,166.81
5.	** Ruby Nielson 1526 S.W. 53rd Avenue Albany, OR 97321	11-4W-24, Tax Lot 618 361366	13,500	1,166.81
6.	** Ruby Nielsen 1526 S.W. 53rd Avenue Albany, OR 97321	11-4W-24, Tax Lot 620 377263	19,500	1,685.39
7.	** Donald & Peggy Stacey 3551 David Avenue Albany, OR 97321	11-4W-24, Tax Lot 614 344172	17,000	1,469.32
8.	** Jerry L. & JoAnne Maddy 1124 S.W. 29th Avenue Albany, OR 97321	11-4W-24, Tax Lot 609 150462	14,000	1,210.02
9.	** Ray H. & Velma L. Maddy 1980 S.W. 53rd Avenue Albany, OR 97321	11-4W-24, Tax Lot 613 342101	1,500	129.65

PROPERTY AND ASSESSMENT DATA

July 30, 1979, for the August 8th
Council Meeting
Office of City Engineer

SS 78-13, 53rd Avenue - Valley Villa Sanitary Sewer

0.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS. SQ. FT.	TOTAL ASSESSMENT
0.	** Harold E. & Aretha B. Shelton Rt. 3, Box 1032 Albany, OR 97321	11-4W-24, Tax Lot 605 150421	13,475	\$ 1,164.65
1.	** Lloyd K. & Esther D. Evenson 1894 S.W. 53rd Avenue Albany, OR 97321	11-4W-24, Tax Lot 608 150454	10,925	944.25
2.	* Schrock Farms, Inc. Rt. 1, Box 18 Tangent, OR 97389	11-4W-24, Tax Lot 400 150355	70,500	6,093.34
3.	r Valley Villa Retirement Community 1128 SW 28th Avenue Albany, OR 97321	11-4W-24, Tax lot 405 429213	210,000	18,150.40
TOTAL			530,400	\$ 45,842.69

$$\text{Unit Cost} = \frac{\$45,842.69}{530,400 \text{ ft.}^2} = \$0.086430/\text{ft}^2$$

Valley Villa, Inc. to be responsible for that portion of the project cost in the sum of \$45,842.69 as described in Resolution #2004 and the accompanying Unassessable 8-inch Equivalent Cost Agreement.

* Denotes those properties now within the City limits but not to be assessed until their connection to the sewer, as described in this report.

* Denotes those properties not within the City limits. Assessment delayed as described in this report and Unassessable Equivalent Cost Agreement with Valley Villa.