

AN ORDINANCE TO DETERMINE THE ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITTED BY STREET IMPROVEMENTS FOR ST-94-11, 6TH AVENUE LOCAL IMPROVEMENT DISTRICT (LID) AND DECLARING AN EMERGENCY.

RECITALS:

1. The street improvement assessments as referred to in this ordinance and previous resolutions and ordinances are for the street improvement to serve ST-94-11, 6th Avenue LID.
2. Preliminary resolutions and ordinances prescribing the manner and extent of the improvements are set forth in Resolutions Nos. 3460, 3508, 3519, and 3723.
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 street improvements to serve ST-94-11, 6th Avenue LID, are as follows:

<u>Project</u>	<u>Engineer's Report</u>	<u>Construction Cost</u>	<u>E.L.A.</u>	<u>Total Cost</u>
ST-94-11	\$1,060.00	\$ 49,488.37	\$13,115.33	\$63,663.70

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: January 8, 1997

Approved by the Mayor: January 8, 1997

Effective Date: January 8, 1997



 Mayor

ATTEST:



 City Recorder



TO: Albany City Council

VIA: Steve Bryant, City Manager
Mark Yeager, P.E., Public Works Director *Key Mayes for*

FROM: Public Works Committee, Tom Nelson, Chairperson
by Mark W. Shepard, P.E., Civil Engineer II *MWS*

DATE: December 31, 1996, for January 8, 1997, City Council Meeting

SUBJECT: ST-94-11, 6th Avenue LID
Final Engineer's Report, Public Hearing, and Adoption of Ordinance

Action Requested

Public Works Committee recommends Council accept this revised Final Engineer's Report and the Financial Investigation Report regarding the distribution of final assessments for this Local Improvement District (LID), which is currently being revised and will be made available at the meeting. The assessment roll was revised to reflect credits for developed properties. It is further requested that the Council adopt the attached ordinance setting the assessments for this LID.

Discussion

The project improved the gravel portion of 6th Avenue from the intersection of Pine Street East toward Periwinkle Creek approximately 160 feet. The street was improved to meet the City's Development Code Standards for a mini-subdivision street.

The street improvement is 28 feet in width with a 25-foot radius cul-de-sac. The improvements included the construction of curb and gutter, sidewalks, driveway approaches, pavement, storm drainage, and planter strip with street trees. All were constructed in conformance with City of Albany Standard Construction Specifications.

No right-of-way acquisition was required.

Summary of Final Costs

Work Item	Estimated in Engineer's Report	Actual Cost
Construction	\$ 45,000.00	\$ 49,488.37
Engineer's Report	1,060.00	1,060.00
Contingency	6,750.00	0.00
Subtotal	\$ 52,810.00	\$ 50,548.37
Engineering, Legal, & Administrative	\$ 10,560.00	\$ 13,115.33
Total	\$ 63,370.00	\$ 63,663.70

Proposed Method of Assessment

The proposed method of assessment is to distribute the total project costs proportionally on a benefitted lot unit basis. There are eight equivalent benefitted lots.

Lot equivalencies are proposed to be assigned as follows:

- ▲ Single family residences on a corner lot with potential access to either 6th Avenue or the intersecting street, assigned a lot equivalency of 0.5.
- ▲ Single family residences on a lot with access only to 6th Avenue, assigned a lot equivalency of 1.0.
- ▲ The Housing Authority multiple family residence on a lot with access only to 6th Avenue, assigned a lot equivalency of 0.5 per residential unit. The units are planned as studio apartments for the elderly. Since these units will generate less traffic than single family units, they are only counted as 0.5 per unit. Therefore, the eight unit multiple family residence has a lot equivalency of four.

The assessment for each lot is calculated by multiplying its lot equivalency by the unit assessment amount.

Total cost (\$63,663.70)/total number of equivalent lot units (8) = lot unit assessment (\$7,957.96).

Although the total project cost was slightly higher than estimated, all but the Linn-Benton Housing Authority's assessments are lower than originally estimated by 24%. This is due to the Housing Authority changing their development plans. They will have more units accessing 6th Avenue than were anticipated in the original engineer's report. Therefore, a larger share of the project cost is proposed to be assessed to the Housing Authority.

The accompanying table shows the proposed assessment by lot using the above formula.

As a result of discussions during the initial Public Hearing for this project, staff was directed to give credit to the developed properties along 6th Avenue for existing sidewalks and existing gravel road. The credits to the developed properties are offset by assessments to the undeveloped Linn-Benton Housing Authority property.

The Engineer's Report submitted November 27, 1996, did not take these credits into account. The revised Final Assessment Roll reflects the credits as established after the initial Public Hearing.

Budget Impact

The project is 100% funded from assessments to the benefitted properties.

MS:cmr:kw
Attachments 3

City of Albany
ST-94-11, 6th Avenue LID
Proposed Assessments

Owner Address	Map Tax Lot	Benefitted Lot Unit Value	Percent Of Total	Amount of Assessment	Existing Sidewalk Credit	Existing Improvement Credit	Total Credit	Total Assessment
Foy McKinney 1121 37th Avenue SW Albany, OR 97321	11-3W-8BB 500	1.0	12.5%	\$7,957.96	\$0	\$2,080	\$2,080	\$5,877.96
Linn-Benton Housing Authority 1250 Queen Avenue SE Albany, OR 97321	11-3W-8BB 5500	1.0	12.5%	\$7,957.96	(\$447)	(\$2,080)	(\$2,527)	\$10,484.96
Linn-Benton Housing Authority 1250 Queen Avenue SE Albany, OR 97321	11-3W-8BB 5600	(0.5 x 4 residential units) 2.0	25%	\$15,915.93	(\$447)	(\$2,080)	(\$2,527)	\$18,442.93
Linn-Benton Housing Authority 1250 Queen Avenue SE Albany, OR 97321	11-3W-8BB 5700	(0.5 x 4 residential units) 2.0	25%	\$15,915.93	(\$447)	(\$2,080)	(\$2,527)	\$18,442.93
Christopher E. Murphy 613 38th Avenue SE Albany, OR 97321	11-3W-8BB 800	0.5	6.25%	\$3,978.98	\$590	\$1,040	\$1,630	\$2,348.98
Robert L. & Betty A. Alexander 1426 6th Avenue SE Albany, OR 97321	11-3W-8BB 1001	1.0	12.5%	\$7,957.96	\$590	\$2,080	\$2,670	\$5,287.96
Richard & Joan Welker PO Box 1032 Albany, OR 97321	11-3W-8BB 400	0.5	6.25%	\$3,978.98	\$161	\$1,040	\$1,201	\$2,777.98
Totals		8.0	100%	\$63,663.70	\$0	\$0	\$0	\$63,663.70

Unit Cost = \$63,663.70/8 units = \$7,957.96/unit

3

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
 S1-94-11, 6th Avenue LID
 Pine Street East to Periwinkle Creek

6THAVE.WB2

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1996		OTHER ASMTS	ASMT % TO TCV	10 YEAR SEMIANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
					*****TRUE CASH VALUE 1996/1997*****	LAND IMPRVMTS TOTAL				
McKinney, Foy 1121 37th Avenue SW Albany, OR 97321	11-3W-08BB-00500 Site: 1412 6th Ave SE	9.23%	\$5,877.98	\$58,380	\$12,740	\$16,950	\$0	19.80%	\$451.87	\$74.46
Linn Benton Housing Authority 1250 Queen Avenue SE Albany, OR 97321	11-3W-08BB-05500 Site: Land only Parcel 2 of Tax Lot 700	16.47%	10,484.98	33,840	16,920	0	0	61.97%	806.04	132.82
Linn Benton Housing Authority 1250 Queen Avenue SE Albany, OR 97321	11-3W-08BB-05600 Site: Land only Parcel 3 of Tax Lot 700	28.97%	18,442.93	42,580	21,280	0	0	88.87%	1,417.82	233.63
Linn Benton Housing Authority 1250 Queen Avenue SE Albany, OR 97321	11-3W-08BB-05700 Site: Land only Parcel 4 of Tax Lot 700	28.97%	18,442.93	45,600	22,800	0	0	80.89%	1,417.82	233.63
Murphy, Christopher E. 813 38th Avenue SE Albany, OR 97321	11-3W-08BB-00800 Site: 1406 6th Ave SE	3.69%	2,348.98	101,380	24,540	28,150	0	4.63%	180.58	29.76
Alexander, Robert L. Alexander, Betty A. 1428 6th Avenue SE Albany, OR 97321	11-3W-08BB-01001 Site: 1428 6th Ave SE	8.31%	5,287.96	174,680	32,050	55,290	0	6.05%	406.52	66.99
Welker, Richard Welker, Jean PO Box 1032 Albany, OR 97321	11-3W-08BB-00400 Site: 525 Pine St SE	4.36%	2,777.98	110,280	26,500	28,630	0	5.04%	213.56	35.19
TOTALS.....		100.00%	\$63,663.70	\$567,700	\$156,830	\$127,020	\$0	265.05%	\$4,894.21	\$808.48

\$63,663.70

\$97,884.20 \$96,777.60

Project assesses for street improvements only.

Name/Address	Description	
STOGSDILL, ALBERT & FRAN	HACK'S HEIRS	11-03W-088R-00500
MCKINNEY, FBY AGT	01/08/97 0104568	RES 3519, 6TH AVE LID
1121 37TH AVENUE SW	5,877.96	07845
ALBANY OR 97321	ST94110001*	
.....		
LINN BENTON HOUSING AUTH	HACK'S HEIRS	11-03W-088R-00700
	06/14/95 0104592	RES 3519, M1-03-94, WAS HACK'S HEIRS, NOTES
1250 QUEEN AVENUE SE	0.00	07846
ALBANY OR 97321	ST94110002*	
.....		
LINN BENTON HOUSING AUTH	CABINS PERWLE	11-03W-088R-05500
	01/08/97 0830165	RES 3519, M1-03-94, WAS HACK'S HEIRS,
1250 QUEEN AVENUE SE	10,484.96	08213
ALBANY OR 97321	ST94110002A	
.....		
LINN BENTON HOUSING AUTH	HACK'S HEIRS	11-03W-088R-00700
	06/14/95 0104592	RES 3519, M1-03-94, WAS HACK'S HEIRS, NOTES
1250 QUEEN AVENUE SE	0.00	07847
ALBANY OR 97321	ST94110003*	
.....		
LINN BENTON HOUSING AUTH	CABINS PERWLE	11-03W-088R-05600
	01/08/97 0830173	RES 3519, M1-03-94, WAS HACK'S HEIRS,
1250 QUEEN AVENUE SE	18,442.93	08214
ALBANY OR 97321	ST94110003B	
.....		
LINN BENTON HOUSING AUTH	HACK'S HEIRS	11-03W-088R-00700
	06/14/95 0104592	RES 3519, M1-03-94, WAS HACK'S HEIRS, NOTES
1250 QUEEN AVENUE SE	0.00	07848
ALBANY OR 97321	ST94110004*	
.....		
LINN BENTON HOUSING AUTH	CABINS PERWLE	11-03W-088R-05700
	01/08/97 0830181	RES 3519, M1-03-94, WAS HACK'S HEIRS,
1250 QUEEN AVENUE SE	18,442.93	08215
ALBANY OR 97321	ST94110004A	
.....		
MURPHY, CHRISTOPHER E	HACK'S HEIRS	11-03W-088R-00800
	01/08/97 0104600	RES 3519
1406 6TH AVENUE SE	2,348.98	07849
ALBANY OR 97321	ST94110005*	
.....		
ALEXANDER, ROBERT L	HACK'S HEIRS	11-03W-088R-01001
ALEXANDER, BETTY A	01/08/97 0104634	RES 3519
1426 6TH AVENUE SE	5,287.96	07850
ALBANY OR 97321	ST94110006*	
.....		
WELKER, RICHARD	HACK'S HEIRS	11-03W-088R-00400
WELKER, JOAN	01/08/97 0104550	RES 3519
PO BOX 1032	2,777.98	07851
ALBANY OR 97321	ST94110007*	

Report total... 63,663.70