

AN ORDINANCE TO DETERMINE THE ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITTED BY STREET AND STORM DRAINS, WATER, AND SANITARY SEWER FOR ST-94-4/LID-94-1, PEBBLEBROOK SUBDIVISION LOCAL IMPROVEMENT DISTRICT (LID) AND DECLARING AN EMERGENCY.

RECITALS:

1. The assessments as referred to in this ordinance and previous resolutions and ordinances are for the street and storm drain, water and sanitary sewer to serve ST-94-4/LID-94-1, Pebblebrook Subdivision LID.
2. Preliminary resolutions and ordinances prescribing the manner and extent of the improvements are set forth in Resolutions Nos. 3301, 3472, 3476, 3642, and 3724.
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 and storm drain, water, and sanitary sewer to serve ST-94-4/LID-94-1, Pebblebrook Subdivision LID are as follows:

<u>Project</u>	<u>Interest & Misc.</u>	<u>Construction Cost</u>	<u>E.L.A.</u>	<u>Total Cost</u>
ST-94-4/LID-94-1	\$1,650.00	\$343,146.88	\$39,155.94	\$383,952.82

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 A. Yeager, P.E., Public Works Director *Guy Mayes for*

FROM: Public Works Committee, Tom Nelson, Chairman
by Staci Vargas, Engineering Technician II *SV*

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

SUBJECT: ST-94-4, Pebblebrook Subdivision LID
Final Engineer's Report and Assessments, Public Hearing, and Adoption of Ordinance

Action Requested:

Public Works Committee recommends Council accept this Final Engineer's Report and Financial Investigation Report regarding distribution of the final assessments for this Local Improvement District (LID). The LID map, assessment role, and final financial investigation report are attached. It is further requested that the Council adopt the attached ordinance setting the assessments for this LID.

Discussion:

This subdivision was created by the City in 1978 after acquiring a large parcel of land, a portion of which was needed as an easement for the Clay/Columbus/Davidson sanitary sewer interceptor that was constructed in 1970-71. Formation of the LID was authorized by Council on February 22, 1995. The subdivision has recently been purchased from the City and is being developed for future home sites.

Following is a description of the improvements:

Street and Storm Drain. The street improvement is a 32-foot wide street ending in a cul-de-sac with a tee intersection for a future street running west to Geary. Storm drainage for the street discharges to Periwinkle Creek.

Water. A new 8-inch waterline was extended northerly to the cul-de-sac, a distance of approximately 450 feet from an existing waterline that ended approximately 550 feet north of Grand Prairie Road. A 4-inch waterline was constructed to serve the short street at the south end. The property owners to the west, Valley Park Associates, previously installed an existing waterline for fire protection for their complex. The assessment methodology gives Valley Park Associates credit for the construction of the preexisting waterline.

Sanitary Sewer. A parallel lateral sewer was installed to serve this subdivision as the existing 20-foot deep 48-inch trunk sewer was not suitable for individual service line connections.

Summary of Final Total Project Costs

The final total project cost is \$383,952.82, which is 24% below the Engineer's Report estimate provided at the Public Hearing to form the LID. Following is a breakdown of the total cost:

	<u>February 1, 1995 Public Hearing Estimate</u>	<u>Final Assessable Project Cost</u>
Right-of-way Acquisition	\$ 7,000.00	\$ 1,650.00
Street and Storm Drain	260,000.00	238,354.28
Water	52,000.00	40,664.89
Sanitary Sewer	118,000.00	64,127.71
Engineering, Legal, and Administrative	<u>66,000.00</u>	<u>39,155.94</u>
Estimated Total Project Cost	<u>\$503,000.00</u>	<u>\$383,952.82</u>

Method of Assessment

The assessment distributions were calculated on an area basis, with street (including right-of-way acquisition), storm drain, and sanitary sewer being apportioned to all properties.

Since Tax Lot 500 previously had water service and Valley Park Associates paid for the installation of the existing 8-inch waterline, Tax Lots 500, 508, and 509 are not assessed for water improvements. The water improvement costs are distributed to the remaining properties on an area basis.

The above information is summarized on the attached assessment map and role.

Budget Impact:

This project will be 100 percent funded from assessments to the benefitting properties.

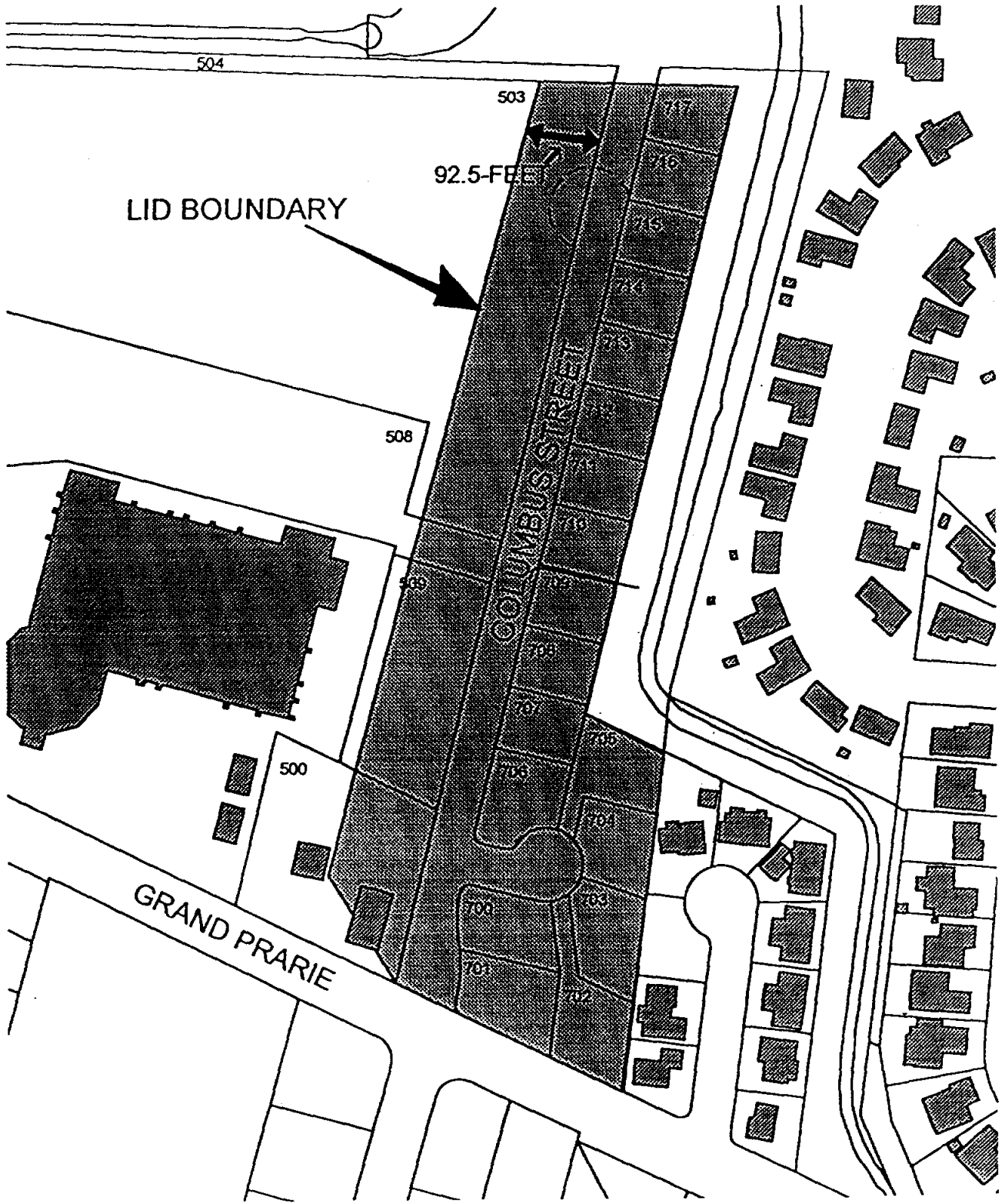
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Attachments 4

CITY OF ALBANY
FINAL ASSESSMENT COMPUTATION SHEET
LID-94-1, PEBBLEBROOK SUBDIVISION LID
NOVEMBER 26, 1996

OWNER NAME	MAP/TAX LOT	AREA AC	ST & SD ASSESSMENT	SAN. SEW. ASSESSMENT	AREA AC	WATER ASSESSMENT	TOTAL ASSESSMENT	SUMMARY OF ESTIMATED PROJECT COSTS	
Eric & Cynthia Purkey	11 3W 17A / 500	0.335	\$16,496.31	\$4,438.23	0.000	\$0.00	\$20,934.54	Street & Storm Drain	\$238,354.28
Valley Park Associates	11 3W 17A / 503	1.106	\$54,462.46	\$14,652.78	1.106	\$11,408.68	\$80,523.92	Sanitary Sewer	\$64,127.71
Valley Park Associates	11 3W 17A / 508	0.106	\$5,219.73	\$1,404.34	0.000	\$0.00	\$6,624.06	Water	\$40,664.89
Valley Park Associates	11 3W 17A / 509	0.564	\$27,772.90	\$7,472.12	0.000	\$0.00	\$35,245.02	ELA	\$40,805.94
Bob G. Mitchell	11 3W 17AB / 700	0.206	\$10,144.00	\$2,729.18	0.206	\$2,124.94	\$14,998.13	Total Project Cost	\$383,952.82
Bob G. Mitchell	11 3W 17AB / 701	0.243	\$11,965.98	\$3,219.37	0.243	\$2,506.61	\$17,691.96		
Bob G. Mitchell	11 3W 17AB / 702	0.271	\$13,344.78	\$3,590.33	0.271	\$2,795.44	\$19,730.54		
Bob G. Mitchell	11 3W 17AB / 703	0.237	\$11,670.53	\$3,139.88	0.237	\$2,444.72	\$17,255.13	Street & Storm Drain	\$266,698.62
Bob G. Mitchell	11 3W 17AB / 704	0.193	\$9,503.85	\$2,556.95	0.193	\$1,990.85	\$14,051.64	Total Area (AC)	5.416
Bob G. Mitchell	11 3W 17AB / 705	0.238	\$11,719.77	\$3,153.13	0.238	\$2,455.03	\$17,327.93	Unit Assessment	\$49,242.73
Bob G. Mitchell	11 3W 17AB / 706	0.210	\$10,340.97	\$2,782.17	0.210	\$2,166.21	\$15,289.35		
Bob G. Mitchell	11 3W 17AB / 707	0.155	\$7,632.62	\$2,053.51	0.155	\$1,598.87	\$11,285.00	Sanitary Sewer	\$71,753.57
Bob G. Mitchell	11 3W 17AB / 708	0.155	\$7,632.62	\$2,053.51	0.155	\$1,598.87	\$11,285.00	Total Area (AC)	5.416
Bob G. Mitchell	11 3W 17AB / 709	0.155	\$7,632.62	\$2,053.51	0.155	\$1,598.87	\$11,285.00	Unit Assessment	\$13,248.44
Bob G. Mitchell	11 3W 17AB / 710	0.155	\$7,632.62	\$2,053.51	0.155	\$1,598.87	\$11,285.00		
Bob G. Mitchell	11 3W 17AB / 711	0.155	\$7,632.62	\$2,053.51	0.155	\$1,598.87	\$11,285.00	Water	\$45,500.63
Bob G. Mitchell	11 3W 17AB / 712	0.155	\$7,632.62	\$2,053.51	0.155	\$1,598.87	\$11,285.00	Total Area (AC)	4.411
Bob G. Mitchell	11 3W 17AB / 713	0.155	\$7,632.62	\$2,053.51	0.155	\$1,598.87	\$11,285.00	Unit Assessment	\$10,315.26
Bob G. Mitchell	11 3W 17AB / 714	0.155	\$7,632.62	\$2,053.51	0.155	\$1,598.87	\$11,285.00		
Bob G. Mitchell	11 3W 17AB / 715	0.155	\$7,632.62	\$2,053.51	0.155	\$1,598.87	\$11,285.00		
Bob G. Mitchell	11 3W 17AB / 716	0.155	\$7,632.62	\$2,053.51	0.155	\$1,598.87	\$11,285.00		
Bob G. Mitchell	11 3W 17AB / 717	0.157	\$7,731.11	\$2,080.01	0.157	\$1,619.50	\$11,430.61		
TOTALS		5.416	\$266,698.62	\$71,753.57	4.411	\$45,500.63	\$383,952.82		

7

PEBBLEBROOK LID-94-1



100 0 100 Feet



8

Name/Address	Description	
PURKEY, ERIC	WHEELERS HOM FM	11-03W-17A -00500
PURKEY, CYNTHIA	02/22/95 0113353	RES 3476, LID-94-01
1931 GRAND PRAIRIE RD SE	20,934.54	07792
ALBANY OR 97321	ST94040001*	
.....		
VALLEY PARK ASSOCIATES	WHEELERS HOM FM	11-03W-17A -00503
1201 PACIFIC AVE	02/22/95 0383923	RES 3476
SUITE 1800	80,523.92	07793
TACOMA WA 98402	ST94040002*	
.....		
VALLEY PARK ASSOCIATES	WHEELERS HOM FM	11-03W-17A -00508
1201 PACIFIC AVE	02/22/95 0768631	RES 3476
SUITE 1800	6,624.06	07794
TACOMA WA 98402	ST94040003*	
.....		
VALLEY PARK ASSOCIATES	WHEELERS HOM FM	11-03W-17A -00509
1201 PACIFIC AVE	02/22/95 0768649	RES 3476
SUITE 1800	35,245.02	07795
TACOMA WA 98402	ST94040004*	
.....		
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00700
4897 CHESTNUT CT SE	02/22/95 0432506	RES 3476
ALBANY OR 97321	14,998.13	07796
	ST94040005*	
.....		
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00701
4897 CHESTNUT CT SE	02/22/95 0439329	RES 3476
ALBANY OR 97321	17,691.96	07797
	ST94040006*	
.....		
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00702
4897 CHESTNUT CT SE	02/22/95 0439337	RES 3476
ALBANY OR 97321	19,730.54	07798
	ST94040007*	
.....		
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00703
4897 CHESTNUT CT SE	02/22/95 0439345	RES 3476
ALBANY OR 97321	17,255.13	07799
	ST94040008*	
.....		
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00704
4897 CHESTNUT CT SE	02/22/95 0439352	RES 3476
ALBANY OR 97321	14,051.64	07800
	ST94040009*	
.....		
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00705
4897 CHESTNUT CT SE	02/22/95 0439360	RES 3476
ALBANY OR 97321	17,327.93	07801
	ST94040010*	
.....		
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00706
4897 CHESTNUT CT SE	02/22/95 0439378	RES 3476
ALBANY OR 97321	15,289.35	07802
	ST94040011*	
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9

Name/Address	Description	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00707
	02/22/95 0439386	RES 3476
4897 CHESTNUT CT SE	11,285.00	07803
ALBANY OR 97321	ST94040012*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00708
	02/22/95 0439394	RES 3476
4897 CHESTNUT CT SE	11,285.00	07804
ALBANY OR 97321	ST94040013*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00709
	02/22/95 0439402	RES 3476
4897 CHESTNUT CT SE	11,285.00	07805
ALBANY OR 97321	ST94040014*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00710
	02/22/95 0439410	RES 3476
4897 CHESTNUT CT SE	11,285.00	07806
ALBANY OR 97321	ST94040015*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00711
	02/22/95 0439426	RES 3476
4897 CHESTNUT CT SE	11,285.00	07807
ALBANY OR 97321	ST94040016*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00712
	02/22/95 0439436	RES 3476
4897 CHESTNUT CT SE	11,285.00	07808
ALBANY OR 97321	ST94040017*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00713
	02/22/95 0439444	RES 3476
4897 CHESTNUT CT SE	11,285.00	07809
ALBANY OR 97321	ST94040018*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00714
	02/22/95 0439451	RES 3476
4897 CHESTNUT CT SE	11,285.00	07810
ALBANY OR 97321	ST94040019*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00715
	02/22/95 0439469	RES 3476
4897 CHESTNUT CT SE	11,285.00	07811
ALBANY OR 97321	ST94040020*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00716
	02/22/95 0439477	RES 3476
4897 CHESTNUT CT SE	11,285.00	07812
ALBANY OR 97321	ST94040021*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00717
	02/22/95 0439485	RES 3476
4897 CHESTNUT CT SE	11,430.61	07813
ALBANY OR 97321	ST94040022*	

Report total... 383,952.83

10

FINANCIAL INVESTIGATION REPORT- SECTIONS 1 & 2
 PEBBLEBROOK SUBDIVISION LID - LID-94-1

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Page 1

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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1996 **TRUE CASH VALUE 1996-1997**			OTHER ASMNTS	ASMNT % TO TCV	10 YER SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
					LAND	IMPRVMTS	TOTAL				
Eric & Cynthia Purkey 1931 Grand Prairie Rd SE Albany, OR 97321	11-03W-17A -00500	5.45%	\$20,934.54	\$227,020	\$65,460	\$48,050	\$113,510	\$0	18.44%	\$1,809.37	\$265.19
Valley Park Associates 1201 Pacific Ave Suite 1401 Tacoma, WA 98402	11-03W-17A -00503	20.97%	80,523.92	427,140	213,570	0	213,570	0	37.70%	6,190.37	1,020.04
Valley Park Associates 1201 Pacific Ave Suite 1401 Tacoma, WA 98402	11-03W-17A -00508	1.73%	8,624.06	194,700	97,350	0	97,350	0	6.80%	509.23	83.91
Valley Park Associates 1201 Pacific Ave Suite 1401 Tacoma, WA 98402	11-03W-17A -00509	9.18%	35,245.02	89,340	34,670	0	34,670	0	101.66%	2,709.50	446.47
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00700	3.91%	14,998.13	8,700	4,350	0	4,350	0	344.78%	1,153.00	189.99
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00701	4.61%	17,691.96	8,700	4,350	0	4,350	0	406.71%	1,360.09	224.11
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00702	5.14%	19,730.54	8,700	4,350	0	4,350	0	453.58%	1,516.81	249.94
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00703	4.49%	17,255.13	8,700	4,350	0	4,350	0	396.67%	1,326.51	218.58
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00704	3.66%	14,051.64	8,700	4,350	0	4,350	0	323.03%	1,080.24	178.00
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00705	0.00%	17,327.93	8,700	4,350	0	4,350	0	0.00%	1,332.10	219.50

FINANCIAL INVESTIGATION REPORT- SECTIONS 1 & 2
PEBBLEBROOK SUBDIVISION LID - LID-94-1

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1996 **TRUE CASH VALUE 1996-1997**			OTHER ASMNTS	ASMNT % TO TCV	10 YER SEMI-ANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
					LAND	IMPRVMTS	TOTAL				
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00706	3.98%	15,289.35	8,700	4,350	0	4,350	0	351.48%	1,175.39	193.68
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00707	2.94%	11,285.00	8,700	4,350	0	4,350	0	259.43%	867.55	142.95
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00708	2.94%	11,285.00	8,700	4,350	0	4,350	0	259.43%	867.55	142.95
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00709	2.94%	11,285.00	8,700	4,350	0	4,350	0	259.43%	867.55	142.95
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00710	2.94%	11,285.00	8,700	4,350	0	4,350	0	259.43%	867.55	142.95
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00711	2.94%	11,285.00	8,700	4,350	0	4,350	0	259.43%	867.55	142.95
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00712	2.94%	11,285.00	8,700	4,350	0	4,350	0	259.43%	867.55	142.95
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00713	2.94%	11,285.00	8,700	4,350	0	4,350	0	259.43%	867.55	142.95
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00714	2.94%	11,285.00	8,700	4,350	0	4,350	0	259.43%	867.55	142.95
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00715	2.94%	11,285.00	8,700	4,350	0	4,350	0	259.43%	867.55	142.95
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00716	2.94%	11,285.00	8,700	4,350	0	4,350	0	259.43%	867.55	142.95
Bob G. Mitchell 110 9th Avenue SW Albany, OR 97321	11-03W-17AB-00717	2.98%	11,430.81	8,700	4,350	0	4,350	0	262.77%	878.74	144.80
TOTALS.....		100.00%	\$383,952.83	\$996,500	\$450,200	\$48,050	\$498,250	\$0	2959.71%	\$100,337.98	\$4,863.71

12