

D

RESOLUTION NO. 2072

ADOPTION OF ENGINEER'S REPORTS, AUTHORIZATION TO SECURE EASEMENTS, TO OBTAIN BIDS, TO INCREASE APPROPRIATIONS, AND TO ISSUE WARRANTS FOR CONSTRUCTION OF ST-78-22 ; PACIFIC PLACE; ST-78-17, LAWDALE SUBDIVISION, Streets and Drainage; SS-79-7, CEDARWOOD PUD.

BE IT RESOLVED That the reports of the City Engineer filed with the City Recorder on the 17thday of May , 1979 , concerning

- ST-78-22, Pacific Place
- ST-78-17, Lawndale Subdivision, Streets and Drainage
- SS-79-7, Cedarwood PUD

be and the same are hereby adopted.

BE IT FURTHER RESOLVED That the Council authorize the Mayor and City Recorder to sign agreements on behalf of the City of Albany for the purpose of obtaining easements to construct the said improvements, direct the City Manager to obtain bids for the construction of said projects as required by law, and authorize the Mayor and City Recorder to make, issue and negotiate General Obligation Improvement Warrants for the performance of said improvements, bearing interest not to exceed 6½% per annum, and constituting general obligations of the City of Albany. The terms of conditions of such warrants shall be as provided by ORS 287.502 to 287.510.

BE IT FURTHER RESOLVED That funds budgeted within the Improvement Fund be appropriated as follows:

RESOURCE

Improvement Fund
Bond Sale Proceeds 026-985-44135

FROM

\$327,756.00

TO

REQUIREMENT

Improvement Fund
Project # 026-985-88053
 026-985-88054
 026-985-89045

\$20,695.00
268,726.00
38,335.00

DATED this 23rd day of May , 1979.

Richard S. Allen
Mayor

ATTEST:

[Signature]
City Recorder

33
2072

D

INTERDEPARTMENTAL MEMORANDUM
Engineering Department

SUBJECT: Engineer's Report for ST 78-22 Pacific Place
TO: Mayor and City Council
VIA: City Manager
FROM: City Engineer
DATE: May 23, 1979

Description of Project:

This project is intended to provide access and storm drainage to a business and condominium complex west of Pacific Blvd. across from the YMCA.

The structural section of this street will include a 30 foot wide street with standard City cul-de-sac, standard concrete curb and gutter, 3½" of asphaltic concrete over 9" of base rock.

No easements will be necessary.

Summary of Estimated Cost:

A.	Estimated Construction Cost:	\$18,812.75	
	10% Contingencies	<u>1,881.28</u>	
	Sub-total		\$20,694.03
B.	Project Cost Data:		
1.	SCF Intersection Cost	-0-	
2.	Corner Lot Credit	-0-	
3.	Oversizing	<u>-0-</u>	
4.	Total SCF Cost		-0-
5.	Property Owner Construction Cost		\$20,694.03
6.	Total Estimated Construction Cost		\$20,694.03
C.	Estimated Assessment Cost		
1.	SCF Assessment	-0-	
	15% ELA	<u>-0-</u>	
	Total S.C.F.		-0-
2.	Estimated Property Owner Assessment		
	Estimated Construction Cost		\$20,694.03
	15% ELA		3,104.10
	Collection for SCF		
	$\frac{5.00}{\text{cost}} \times \frac{880.41}{\text{feet}} =$		<u>4,402.05</u>
	Total Estimated Property Owner Cost		<u>\$28,200.18</u>

34

Engineer's Report for ST 78-22 Pacific Place
May 23, 1979
Page Two

Method of Assessment:

The total cost of this project will be paid by the developer and no warrants shall be issued, and no assessment shall be made.

Respectfully submitted,

Benjamin Shaw

Benjamin Shaw
Civil Engineer I

T. Wayne Hickey

T. Wayne Hickey, P.E.
City Engineer

VWR

D

INTERDEPARTMENTAL MEMORANDUM
Engineering Department

SUBJECT: Adoption of Engineer's Report, ST-78-17, Lawndale Subdivision,
Streets and Drainage

TO: Mayor and Members of the Albany City Council

VIA: City Manager

FROM: Wayne Hickey, City Engineer

DATE: May 16 for May 23rd Council Meeting

The Engineering Department requests adoption of this report by the Albany City Council and authorization to advertise for bids. A public hearing is not required since the City has received a Waiver of Remonstrance from the petitioner, Double D. Builders.

Project Description:

This project is located south of the T & R Restaurant and between Three Lakes Road and Interstate 5 Freeway.

The scope of this project includes the construction of Rye Street, Spicer Wayside and Eighteenth Avenue within this subdivision. Rescue Street will be constructed upon the completion of the plat for Farwest Industrial Subdivision. Approximately 2,000 lineal feet of drainage ditch will also be constructed.

Street Improvements:

Spicer Wayside, Rye Street and Eighteenth Avenue will be 36 feet wide with vertical curbs. Spicer Wayside will be designed for normal residential traffic, with 3½ inches of asphalt and 9 inches of gravel base. Rye Street and Eighteenth Avenue will be designed for heavier truck loadings, with 4 inches of asphalt and 12 inches of gravel base.

Storm Drainage:

Increased development to this area, known as the North Fork of Periwinkle Creek, will make a significant impact on the storm drainage situation. Information received from the Oregon State Highway Department indicates that the existing drainage culverts crossing Interstate 5, near Lawndale Subdivision, were designed to accommodate the runoff from the existing undeveloped land within the drainage basin. The development of Lawndale Subdivision and the area surrounding Lawndale will produce increased runoff and cannot therefore facilitate a conventional piping system.

The Engineering Department has therefore developed a detention system incorporated into the drainage ditch that will store the increased quantity of runoff and release it into the OSHD culverts at the original allowed rate.

D

Adoption of Engineer's Report, ST-7 8-17
Lawndale Subdivision, Streets and Drainage
Mayor and Members of the City Council
May 16th for May 23rd Meeting
Page Two

The detention facility has been sized for the expected future development in the drainage area between Interstate 5 and Three Lakes Road. At this time the area upstream of Three Lakes Road is being utilized as "Urban and Farm Use." Future development and change in land use will require runoff control from that area.

The drainage ditch will be constructed on the property owned by Farwest Trucking and Mr. Donald Kempf. We have received a 30 foot wide permanent easement for the ditch structure and an adjacent 10 foot wide easement for access. The easements from Farwest Trucking will be incorporated into their approved plat. The staff recommends that the City accept the easement from Mr. Kempf.

It should be noted that Mr. Kempf's property is outside the limits of the City. Although half of the proposed drainage ditch will not be within the City, the staff does not feel that this will represent a problem because the City will have an easement to construct and maintain the ditch.

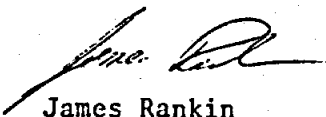
Method of Assessment:

It is recommended that all of the lots within Lawndale Subdivision be assessed on a square foot basis for the cost of the storm drainage ditch. It is also recommended that those lots adjacent to the proposed streets be assessed on a front foot basis as per Resolution No. 1392.

Those lots adjacent to Fescue Street will be assessed the cost for the drainage ditch now. Their share of the cost for Fescue Street will be assessed when it is improved.

The estimated costs are included within the summary and the attached Assessment Data Sheet.

Respectfully submitted,


James Rankin
Civil Engineer III, Design

Approved by:


T. Wayne Hickey, P. E.
City Engineer

aph

D

SUMMARY OF ESTIMATED PROJECT COSTS

(I) Drainage Ditch Project Cost Data:

A) Estimated Construction Cost	\$51,574.00	
10% Contingency	<u>5,156.00</u>	
Sub-total		\$56,730.00
B) E.L.A. 15%		<u>8,510.00</u>
C) Estimated Assessment Cost		\$65,240.00

(II) Street Improvement Project Cost Data:

A) Estimated Construction Cost	\$260,448.00	
10% Contingency	<u>26,045.00</u>	
Sub-total		\$286,493.00
B) SCF Oversizing Cost	-0-	
C) SCF Intersection Cost	4,000.00	
D) SCF Corner Lot Credit	<u>\$13,767.72</u>	
E) Total Estimated SCF Construction Cost		<u>\$ 17,767.72</u>
F) Estimated Property Owner Construction Cost		\$268,725.28

(III) Street Improvement Estimated Assessment Costs:

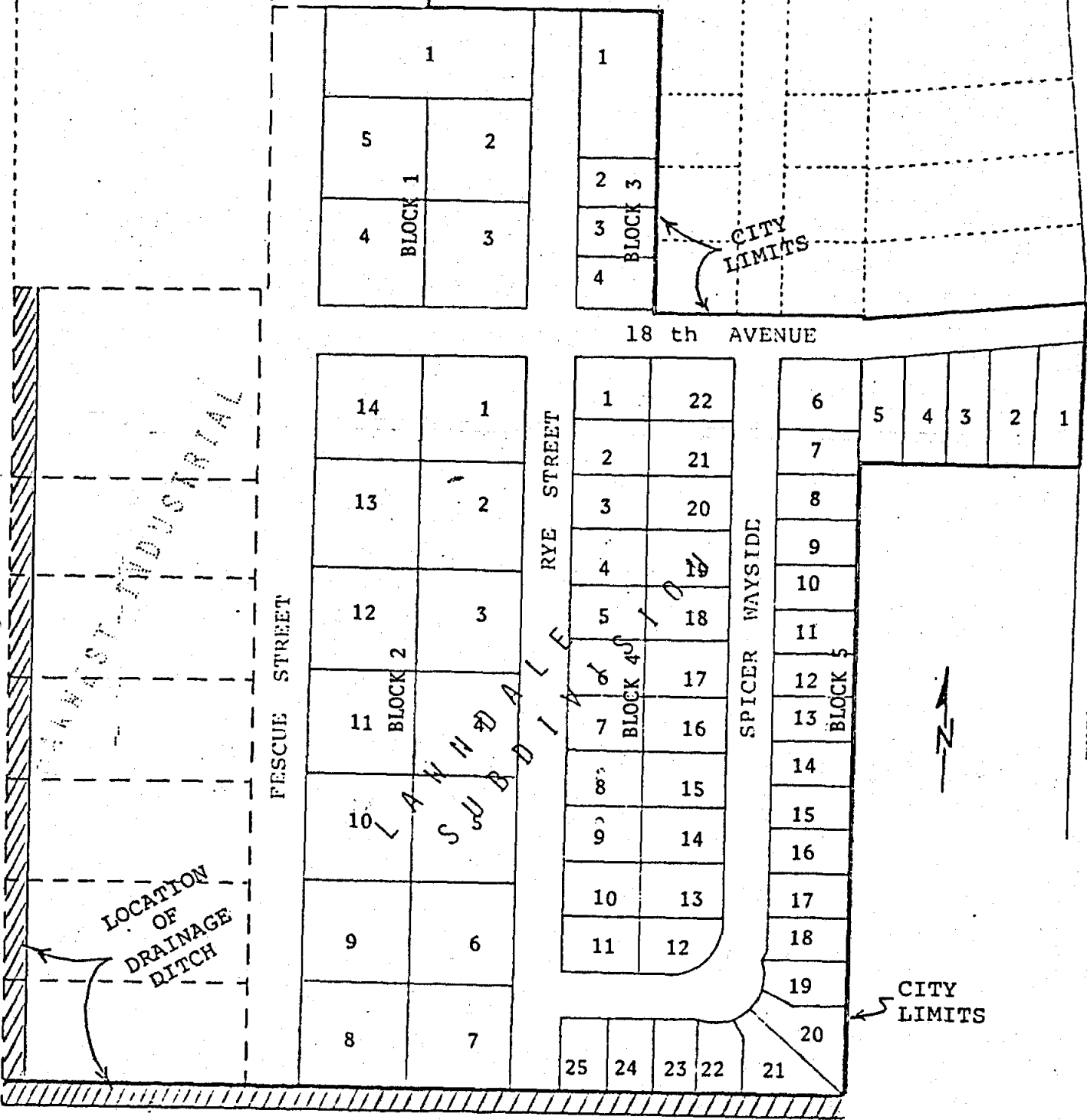
A) SCF Assessment		
1) SCF Construction Cost	\$17,767.72	
2) ELA 15%	<u>2,665.16</u>	
3) Total SCF Assessment		\$ 20,432.88
B) Property Owner Assessment		
1) Property Owner Con. Cost	268,725.28	
2) ELA 15%	40,308.79	
3) SCF Collection		
\$5.00 x 6,092.26 =	30,461.30	
4) Warrant Interest	<u>5,886.83</u>	
5) Total Assessable Property Owner Cost		\$345,382.20

(IV) Estimated Total Assessable Cost		<u>\$410,622.20</u>
--------------------------------------	--	---------------------

38

INTE STATE '5 FREEWAY

D

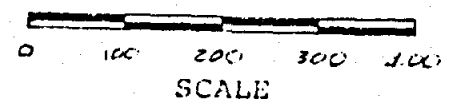


LAWNDALE INDUSTRIAL SUBDIVISION

LOCATION OF DRAINAGE DITCH

CITY LIMITS

CITY LIMITS



39

LAWNDALE SUB.
CITY OF ALBANY
ENGINEERING DEPT.
MAY 4, 1979

ESTIMATED PROPERTY OWNER ASSESSMENT DATA SHEET

ST-78-17 Lawndale Subdivision Street and Drainage

No.	Owner/Address	Lot & Blk.	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
1	Dyer Land Dev., Inc. 999 N. W. Circle Blvd. Corvallis, OR	Lot 1, Blk.1 Lawndale Sub.	34,282	\$2,813.85	119.87	-0-	119.87	\$7,138.72	\$9,952.57
2	"	Lot 2, Blk.1 Lawndale Sub.	20,042	1,645.04	140.00	-0-	140.00	8,337.54	9,981.58
3	"	Lot 3, Blk.1 Lawndale Sub.	20,097	1,649.54	275.55	-0-	275.55	16,410.07	18,059.61
4	"	Lot 4, Blk.1 Lawndale Sub.	20,097	1,649.54	138.84	-0-	138.84	8,268.46	9,918.00
5	"	Lot 5, Blk.1 Lawndale Sub.	20,042	1,645.04	-0-	-0-	-0-	-0-	1,645.04
6	"	Lot 1, Blk.2 Lawndale Sub.	20,666	1,696.25	279.54	-0-	279.54	16,647.69	18,343.94
7	"	Lot 2, Blk.2 Lawndale Sub.	20,034	1,644.37	140.00	-0-	140.00	8,337.54	9,981.91
8	"	Lot 3, Blk.2 Lawndale Sub.	20,032	1,644.21	140.00	-0-	140.00	8,337.54	9,981.75
9	"	Lot 4, Blk.2 Lawndale Sub.	20,030	1,644.04	140.00	-0-	140.00	8,337.54	9,981.58
10	"	Lot 5, Blk.2 Lawndale Sub.	20,028	1,643.88	140.00	-0-	140.00	8,337.54	9,981.42
11	"	Lot 6, Blk.2 Lawndale Sub.	20,455	1,678.93	143.00	-0-	143.00	8,516.21	10,195.14
12	"	Lot 7, Blk.2 Lawndale Sub.	20,531	1,685.17	143.54	-0-	143.54	8,548.37	10,233.54

ESTIMATED PROPERTY OWNER ASSESSMENT DATA SHEET

ST-78-17 Lawndale Subdivision Street and Drainage

No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
13	Dyer Land Dev., Inc. 999 NW Circle Blvd. Corvallis, OR	Lot 8, Blk.2 Lawndale Sub.	20,533	\$1,685.33	-0-	-0-	-0-	-0-	\$1,685.33
14	"	Lot 9, Blk.2 Lawndale Sub.	20,455	\$1,678.93	-0-	-0-	-0-	-0-	1,678.93
15	"	Lot 10, Blk.2 Lawndale Sub.	20,028	1,643.88	-0-	-0-	-0-	-0-	1,643.88
16	"	Lot 11, Blk.2 Lawndale Sub.	20,030	1,644.04	-0-	-0-	-0-	-0-	1,644.04
17	"	Lot 12, Blk.2 Lawndale Sub.	20,032	1,644.21	-0-	-0-	-0-	-0-	1,644.21
18	"	Lot 13, Blk.2 Lawndale Sub.	20,034	1,644.37	-0-	-0-	-0-	-0-	1,644.37
19	"	Lot 14, Blk.2 Lawndale Sub.	20,666	1,696.25	138.84	-0-	138.84	8,268.47	9,964.72
20	"	Lot 1, Blk. 3 Lawndale Sub.	20,012	1,642.57	197.94	-0-	197.94	11,788.10	13,430.67
21	"	Lot 2, Blk. 3 Lawndale Sub.	6,573	539.50	65.00	-0-	65.00	3,871.00	4,410.50
22	"	Lot 3, Blk. 3 Lawndale Sub.	6,878	564.54	68.00	-0-	68.00	4,049.66	4,614.20
23	"	Lot 4, Blk. 3 Lawndale Sub.	6,996	574.22	162.59	48.44	114.15	6,798.09	7,372.31
24	"	Lot 1, Blk. 4 Lawndale Sub.	7,915	649.66	171.42	47.86	123.56	7,358.49	8,008.15

ESTIMATED PROPERTY OWNER ASSESSMENT DATA SHEET

ST-78-17 Lawndale Subdivision Street and Drainage

No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
25	Dyer Land Dev., Inc. 999 NW Circle Blvd. Corvallis, OR	Lot 2, Blk. 4 Lawndale Sub.	7,500	615.59	75.00	-0-	75.00	4,466.54	5,082.13
26	"	Lot 3, Blk. 4 Lawndale Sub.	7,500	615.59	75.00	-0-	75.00	4,466.54	5,082.13
27	"	Lot 4, Blk. 4 Lawndale Sub.	7,500	615.59	75.00	-0-	75.00	4,466.54	5,082.13
28	"	Lot 5, Blk. 4 Lawndale Sub.	7,500	615.59	75.00	-0-	75.00	4,466.54	5,082.13
29	"	Lot 6, Blk. 4 Lawndale Sub.	7,500	615.59	75.00	-0-	75.00	4,466.54	5,082.13
30	"	Lot 7, Blk. 4 Lawndale Sub.	7,500	615.59	75.00	-0-	75.00	4,466.54	5,082.13
31	"	Lot 8, Blk. 4 Lawndale Sub.	7,500	615.59	75.00	-0-	75.00	4,466.54	5,082.13
32	"	Lot 9, Blk. 4 Lawndale Sub.	7,500	615.59	75.00	-0-	75.00	4,466.54	5,082.13
33	"	Lot 10, Blk. 4 Lawndale Sub.	7,500	615.59	75.00	-0-	75.00	4,466.54	5,082.13
34	"	Lot 11, Blk. 4 Lawndale Sub.	7,413	608.45	166.41	47.85	118.56	7,060.72	7,669.17
35	"	Lot 12, Blk. 4 Lawndale Sub.	7,196	590.64	154.93	-0-	154.93	9,226.69	9,817.33
36	"	Lot 13, Blk. 4 Lawndale Sub.	8,250	677.15	75.00	-0-	75.00	4,466.54	5,143.69

ESTIMATED PROPERTY OWNER ASSESSMENT DATA SHEET

ST-78-17 Lawndale Subdivision Street and Drainage

No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
37	Dyer Land Dev., Inc. 999 NW Circle Blvd. Corvallis, OR 97330	Lot 14, Blk. 4 Lawndale Sub.	8,250	677.15	75.00	-0-	75.00	4,466.54	5,143.69
38	"	Lot 15, Blk. 4 Lawndale Sub.	8,250	677.15	75.00	-0-	75.00	4,466.54	5,143.69
39	"	Lot 16, Blk. 4 Lawndale Sub.	8,250	677.15	75.00	-0-	75.00	4,466.54	5,143.69
40	"	Lot 17, Blk. 4 Lawndale Sub.	8,250	677.15	75.00	-0-	75.00	4,466.54	5,143.69
41	"	Lot 18, Blk. 4 Lawndale Sub.	8,250	677.15	75.00	-0-	75.00	4,466.54	5,143.69
42	"	Lot 19, Blk. 4 Lawndale Sub.	8,250	677.15	75.00	-0-	75.00	4,466.54	5,143.69
43	"	Lot 20, Blk. 4 Lawndale Sub.	8,250	677.15	75.00	-0-	75.00	4,466.54	5,143.69
44	"	Lot 21, Blk. 4 Lawndale Sub.	8,250	677.15	75.00	-0-	75.00	4,466.54	5,143.69
45	"	Lot 22, Blk. 4 Lawndale Sub.	8,715	715.32	181.42	50.00	131.42	7,826.58	8,541.90
46	"	Lot 1, Block 5 Lawndale Sub.	9,944	816.19	59.83	-0-	59.83	3,563.13	4,379.32
47	"	Lot 2, Blk. 5 Lawndale Sub.	9,532	782.38	59.62	-0-	59.62	3,550.60	4,332.98
48	"	Lot 3, Blk. 5 Lawndale Sub.	9,171	752.75	59.62	-0-	59.62	3,550.60	4,303.35

ESTIMATED PROPERTY OWNER ASSESSMENT DATA SHEET

ST-78-17 Lawndale Subdivision Street and Drainage

No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
49	Dyer Land Dev., Inc. 999 NW Circle Blvd. Corvallis, OR	Lot 4, Blk. 5 Lawndale Sub.	8,810	723.12	59.62	-0-	59.62	3,550.60	4,273.72
50	"	Lot 5, Blk. 5 Lawndale Sub.	8,453	693.81	59.57	-0-	59.57	3,547.62	4,241.00
51	"	Lot 6, Blk. 5 Lawndale Sub.	9,981	819.23	192.94	50.00	142.94	8,512.64	9,331.87
52	"	Lot 7, Blk. 5 Lawndale Sub.	6,602	541.89	60.00	-0-	60.00	3,573.23	4,115.12
53	"	Lot 8, Blk. 5 Lawndale Sub.	6,602	541.89	60.00	-0-	60.00	3,573.23	4,115.12
54	"	Lot 9, Blk. 5 Lawndale Sub.	6,602	541.89	60.00	-0-	60.00	3,573.23	4,115.12
55	"	Lot 10, Blk. 5 Lawndale Sub.	6,602	541.89	60.00	-0-	60.00	3,573.23	4,115.12
56	"	Lot 11, Blk. 5 Lawndale Sub.	6,602	541.89	60.00	-0-	60.00	3,573.23	4,115.12
57	"	Lot 12, Blk. 5 Lawndale Sub.	6,602	541.89	60.00	-0-	60.00	3,573.23	4,115.12
58	"	Lot 13, Blk. 5 Lawndale Sub.	6,602	541.89	60.00	-0-	60.00	3,573.23	4,115.12
59	"	Lot 14, Blk. 5 Lawndale Sub.	6,602	541.89	60.00	-0-	60.00	3,573.23	4,115.12
60	"	Lot 15, Blk. 5 Lawndale Sub.	6,602	541.89	60.00	-0-	60.00	3,573.23	4,115.12

ESTIMATED PROPERTY OWNER ASSESSMENT DATA SHEET

ST-78-17 Lawndale Subdivision Street and Drainage

No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
61	Dyer Land Dev., Inc. 999 NW Circle Blvd. Corvallis, OR	Lot 16, Blk. 5 Lawndale Sub.	6,602	541.89	60.00	-0-	60.00	3,573.23	4,115.12
62	"	Lot 17, Blk. 5 Lawndale Sub.	6,602	541.89	60.00	-0-	60.00	3,573.23	4,115.12
63	"	Lot 18, Blk. 5 Lawndale Sub.	6,771	555.76	60.86	-0-	60.86	3,624.45	4,180.22
64	"	Lot 19, Blk. 5 Lawndale Sub.	6,417	526.70	46.56	-0-	46.56	2,772.84	3,299.54
65	"	Lot 20, Blk. 5 Lawndale Sub.	8,090	664.02	22.45	-0-	22.45	1,336.98	2,001.00
66	"	Lot 21, Blk. 5 Lawndale Sub.	8,518	699.15	22.44	-0-	22.44	1,336.39	2,035.54
67	"	Lot 22, Blk. 5 Lawndale Sub.	6,156	505.28	53.07	-0-	53.07	3,160.53	3,665.81
68	"	Lot 23, Blk. 5 Lawndale Sub.	6,210	509.71	60.84	-0-	60.84	3,623.27	4,132.98
69	"	Lot 24, Blk. 5 Lawndale Sub.	6,092	500.02	60.00	-0-	60.00	3,573.23	4,073.25
70	"	Lot 25, Blk. 5 Lawndale Sub.	6,514	534.66	157.95	48.62	109.33	6,511.04	7,045.70

TOTALS 794,843 \$65,240.00 6,092.26 292.77 5,799.49 \$345,382.20 \$410,622.20

Unit cost for assessment of drainage ditch construction = $\frac{\$65,240}{794,843 \text{ sq. ft.}}$ = \$0.0821 per sq. ft.

Street Construction Cost per foot = $\frac{\$286,493}{6,092.26 \text{ ft.}}$ = \$47.0257 per front foot

Unit Cost for Assessment of Street Construction = $\frac{\$345,382.20}{5,799.49 \text{ ft.}}$ = \$59.5539 per front foot

D

INTERDEPARTMENTAL MEMORANDUM
Engineering Department

SUBJECT: Engineer's Report for SS-79-7 Cedarwood PUD

TO: Mayor and Members of the City Council
VIA: City Manager
FROM: City Engineer

DATE: May 23, 1979

Description of Project:

This project is intended to provide sanitary sewer service to individual dwellings within Cedarwood Planned Unit Development. It was initially proposed that the sewer be privately owned, and plans were prepared by the developers' engineer. These plans were approved by the DEQ and by the City Engineering Department. Since that time, the developer has decided to sell individual lots and to have the lots served by a public sewer system. It is proposed that the City use the plans provided by the developers' Engineer and give the developer a 7% credit on the ELA charge to cover the cost of design and construction surveying of the sanitary sewer.

The project consists of 1400 lineal feet of 8" main line. Easements will be provided by the developer.

Summary of Estimated Costs:

A. Estimated Construction Cost	\$34,850.00	
B. 10% Contingencies	<u>3,485.00</u>	
C. Sub-total		\$38,335.00
*D. 6 % ELA		<u>2,300.10</u>
E. Total Assessable Construction Cost		40,635.10

*For contract administration and inspection

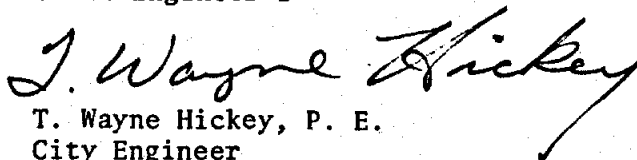
Method of Assessment:

It is proposed that the developers, John Fulton and Myron Kauffman, be assessed for the entire cost of the sewer construction. The property to be assessed is 11-3W-8D, Tax Lots 400 and 3600.

Respectfully submitted,



Benjamin Shaw
Civil Engineer I


T. Wayne Hickey, P. E.
City Engineer