

RESOLUTION NO. 2919

WHEREAS, the Engineer's Report and Financial Investigation Report have been prepared for WL-88-5, RAILROAD WATERLINE, 13TH AVENUE LOCAL IMPROVEMENT DISTRICT PORTION, as directed by the Albany City Council by Resolution No. 2907; 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 December 27, 1989, at 7:15 p.m. to consider the proposed project, WL-88-5, RAILROAD WATERLINE, 13TH AVENUE LOCAL IMPROVEMENT DISTRICT PORTION, and that notices of the public hearing be in compliance with AMC Section 15.04.060.

DATED this 13th day of December, 1989.



Mayor

ATTEST:



City Recorder

INTERDEPARTMENTAL MEMORANDUM
Public Works Department
Engineering/Utilities Division

TO: Albany City Council

VIA: Steve Bryant, City Manager

FROM: John Joyce, P.E., Public Works Director

DATE: December 6, 1989, for December 13, 1989, City Council Meeting

SUBJECT: WL-88-5, Railroad Waterline
Engineer's Report - 13th Avenue Local Improvement District Portion

Description of Project

This project has been initiated in response to a request from Lemons Millwork to connect an existing 8-inch waterline on 13th Avenue, which dead ends at their property, to an existing 8-inch waterline on Industrial Way at 13th Avenue. The request for improvements and an initial staff report were submitted to the City Council on November 8, 1989. Staff was then directed by Council to prepare an Engineer's Report and Financial Investigation.

The owner of Lemons Millwork has submitted a site plan for development of their property. Among the conditions placed on that development by the City through the site plan review process is the requirement that fire protection be improved by making the connection between the waterlines as discussed above.

The City is scheduled to construct a 12-inch waterline in the same area where Lemons Millwork has been required to construct their waterline. Lemons Millwork has requested that the City form a Local Improvement District to construct their needed waterline as a part of the City's waterline project. While a portion of the waterline constructed will be 12-inch diameter to meet City requirements, Lemons Millwork will pay the equivalent amount of an 8-inch waterline from the approximate mid-point of the north property boundary of Tax Lot 200 (see attached map) to the connection point on the existing 8-inch line on Industrial Way (approximate 520 feet), full backfill costs, trench restoration, and Engineering, Legal, and Administration (ELA) costs required to satisfy the requirements of the site plan review. As some part of this work is being done in conjunction with the construction of the City's 12-inch waterline, ELA costs will be charged at a reduced rate of 4% of the cost of work needed by Lemons Millwork.

The project consists of approximately 200 linear feet of 8-inch waterline east of Montgomery Street and 320 linear feet of 12-inch waterline west of Montgomery Street.

Summary of Estimated Costs:

A.	Estimated Construction Costs:	\$22,000
B.	10% Construction Contingencies:	<u>2,200</u>
C.	Total Estimated Construction Costs:	\$24,200
D.	City Engineering, Legal, & Administration (ELA) (4%):	<u>968</u>
	Total Cost Assessed to Property Owner:	\$25,168

Estimated Cost Per Foot: \$25,168 / 520 feet - \$48.40/foot

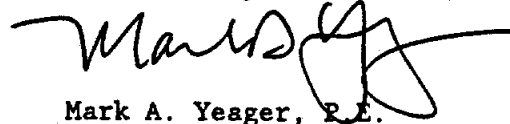
Method of Assessment:

It is recommended that the benefitting property owner be assessed for the actual cost, as described above, on a per-foot basis for the improvements directly in front of their property.

Recommendation

It is recommended that the City Council accept this Engineer's report and set a public hearing for December 27, 1989, to hear any objections to or support for this project.

Respectfully submitted,



Mark A. Yeager, P.E.
Engineering/Utilities Division Manager

Approved by,



John Joyce, P.E.
Public Works Director

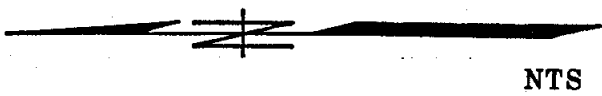
PROPERTY AND ASSESSMENT DATA

WL-88-5, Railroad Waterline - 13th Avenue LID Portion

Office Public Works Director

No.	OWNER/ADDRESS	SITE ADDRESS	DESCRIPTION & TAX LOT	FRONT FT.	TOTAL ASSESSMENT @\$48.40/front ft.
Lemons Investments 5811 NW Metge Ave. Albany, OR 97321	5811 NW Metge Ave.	11-3W-7CA, TL 200	214.23	\$10,368.73	
O. Eugene Lemons 5871 NW Metge Ave. Albany, OR 97321	5871 NW Metge Ave.	11-32-7CA, TL 202	305.77	14,799.27	
TOTAL ASSESSMENT				\$25,168.00	

JACKSON STREET



NTS

13TH AVENUE

EXISTING 8" WATERLINE

PROPOSED 8" WATERLINE

(ASSESS FOR ACTUAL COST OF 8" LINE)

MONTGOMERY STREET

SCHEDULED 12" WATERLINE

(ASSESS FOR EQUIVALENT TO 8" LINE)

EXISTING 8" WATERLINE

PROPOSED L.I.D. BOUNDARY

TL 200

TL 202

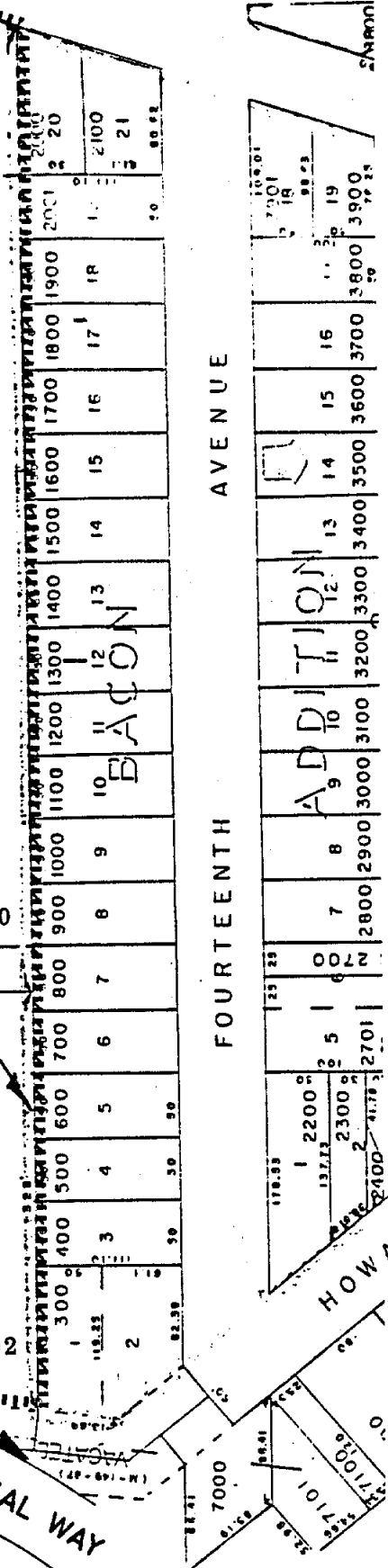
520' ±

INDUSTRIAL WAY

FOURTEENTH AVENUE

FOURTEENTH AVENUE

HOWARD



LEMONS MILLWORK L.I.D. LOCATION MAP

11 3W 7CA ALBANY

**FINANCIAL INVESTIGATION REPORT
LOCAL IMPROVEMENT DISTRICT NO. WL-88-5**

SECTION 1:

	PROPERTY NO.1	PROPERTY NO.2
OWNER	Lemons Investments	O. Eugene Lemons
PROPERTY DESCRIPTION	11-3W-7CA TL200	11-3W-7CA TL202
PERCENT OF PROJECT	41%	59%
ESTIMATED ASSESSMENT	\$10,369.00	\$14,799.00
MAXIMUM ALLOWABLE BANCROFT	\$1,488,860	\$145,240
TCV AS OF 9/25/89		
LAND	\$73,350	\$57,860
IMPROVEMENTS	\$671,080	\$14,760
TOTAL OTHER ASSESSMENTS	0	0
PERCENT ASSESSMENTS TO TCV	1%	20%
SEMI-ANNUAL PAYMENT		
10 YEAR BANCROFT	\$978.00	\$1,396.00
ATTITUDE TOWARD PROJECT	IN FAVOR	IN FAVOR

SECTION 2:

MAP ATTACHED TO ENGINEER'S REPORT

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

The City currently holds four light-industrial zoned lots (total of approximately two acres) obtained through foreclosure. These lots are located in East Albany in a relatively undeveloped subdivision. All light-industrial lots in Marion Industrial Park obtained through foreclosure have been sold.

SECTION 4: Delinquency rate of assessments and taxes in the area.

Industrial and commercial properties within the area have remained stable. No foreclosure action has been necessary by the City.

SECTION 5: Real estate value trends in the area.

Real estate values have remained stable. Recent construction of the Linn County Jail and the City police offices in the area should be a benefit to this type of property.

SECTION 6: Tax levy trends and potential financial impact on Improvement District.

The total tax rate increased this past fiscal year by \$.34/1000 of TCV. This would add \$277.80 in taxes to the LID. This impact is insignificant.

SECTION 7: Does the project conform to the City Comprehensive Plan?

Yes.

SECTION 8: Status of City's debt.

The City currently has \$1,670,000 in Bancroft principal outstanding; \$1,600,000 cash reserve is available for debt service costs.

SECTION 9: Estimated cost of financing.

Current Bancroft rate would be 8.84%

SECTION 10: General credit worthiness of property owners within the LID.

LID is under one owner. TCV of property is well above required security.