

RESOLUTION NO. 3724

A RESOLUTION ACCEPTING THE FINAL ENGINEER'S REPORT AND SETTING A PUBLIC HEARING FOR ST-94-4, PEBBLEBROOK SUBDIVISION LOCAL IMPROVEMENT DISTRICT (LID).

WHEREAS, construction is complete for the project, ST-94-4, Pebblebrook Subdivision LID; and

WHEREAS, the Final Engineer's Report has been received by the Albany City Council.

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council hereby directs that a public hearing be scheduled for January 8, 1997, at 7:15 p.m. to consider the proposed final assessments for the project and that notices of the public hearing be in compliance with AMC Section 15.04.110.

DATED THIS 18TH DAY OF DECEMBER 1996.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Recorder





TO: Albany City Council

VIA: Steve Bryant, City Manager  
Mark A. Yeager, P.E., Public Works Director

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

DATE: December 11, 1996, for December 18, 1996, City Council Meeting

SUBJECT: ST-94-4, Pebblebrook Subdivision LID  
Final Engineer's Report and Assessments

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) and schedule a Public Hearing for January 8, 1997, for levying final assessments.

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:

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	<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.

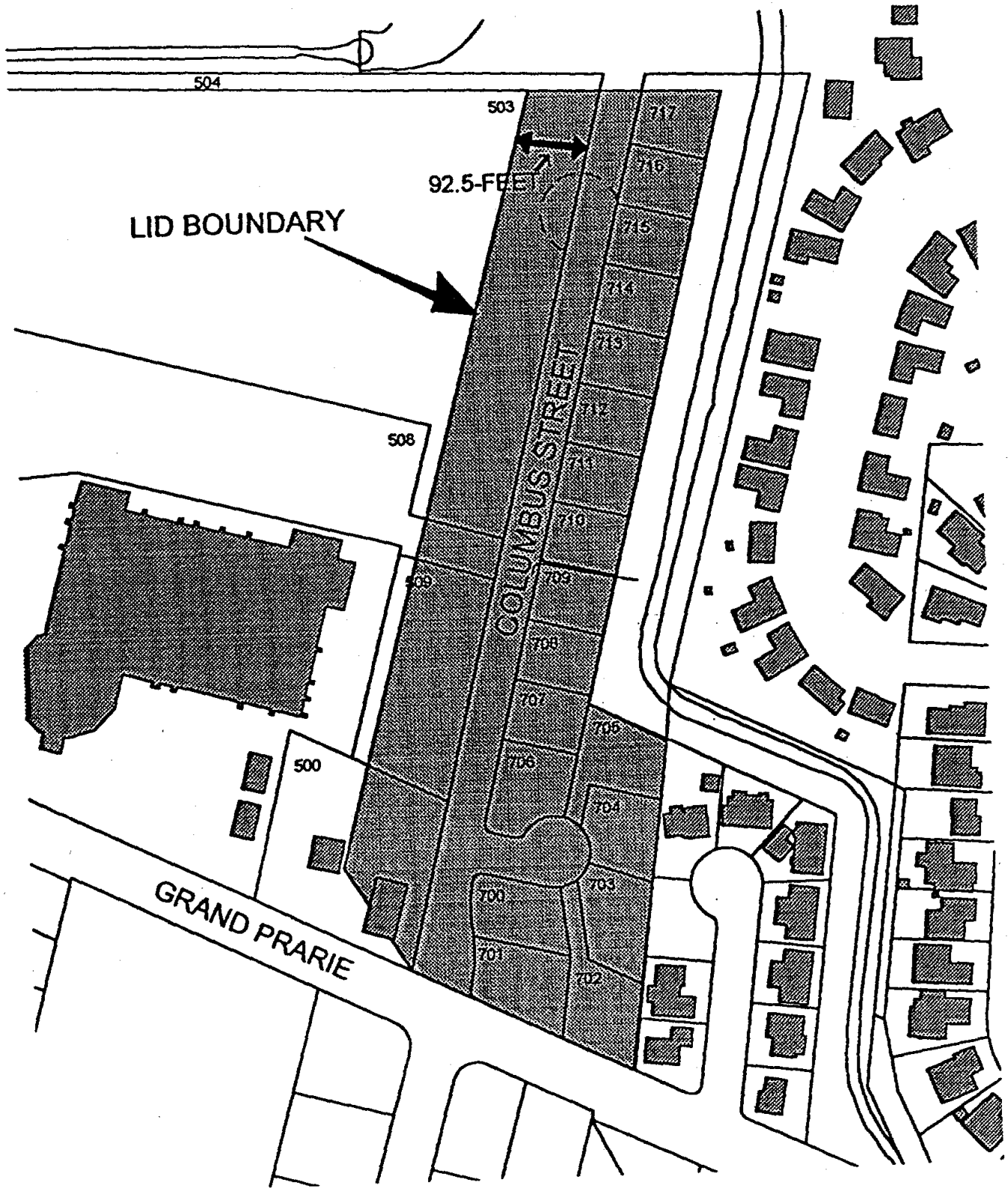
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Attachments 2

**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		
<b>TOTALS</b>		<b>5.416</b>	<b>\$266,698.62</b>	<b>\$71,753.57</b>	<b>4.411</b>	<b>\$45,500.63</b>	<b>\$383,952.82</b>		

# PEBBLEBROOK LID-94-1



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

Name/Address	Description	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00707
4897 CHESTNUT CT SE	02/22/95 0439386	RES 3476
ALBANY OR 97321	11,285.00	07803
	ST94040012*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00708
4897 CHESTNUT CT SE	02/22/95 0439394	RES 3476
ALBANY OR 97321	11,285.00	07804
	ST94040013*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00709
4897 CHESTNUT CT SE	02/22/95 0439402	RES 3476
ALBANY OR 97321	11,285.00	07805
	ST94040014*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00710
4897 CHESTNUT CT SE	02/22/95 0439410	RES 3476
ALBANY OR 97321	11,285.00	07806
	ST94040015*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00711
4897 CHESTNUT CT SE	02/22/95 0439428	RES 3476
ALBANY OR 97321	11,285.00	07807
	ST94040016*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00712
4897 CHESTNUT CT SE	02/22/95 0439436	RES 3476
ALBANY OR 97321	11,285.00	07808
	ST94040017*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00713
4897 CHESTNUT CT SE	02/22/95 0439444	RES 3476
ALBANY OR 97321	11,285.00	07809
	ST94040018*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00714
4897 CHESTNUT CT SE	02/22/95 0439451	RES 3476
ALBANY OR 97321	11,285.00	07810
	ST94040019*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00715
4897 CHESTNUT CT SE	02/22/95 0439469	RES 3476
ALBANY OR 97321	11,285.00	07811
	ST94040020*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00716
4897 CHESTNUT CT SE	02/22/95 0439477	RES 3476
ALBANY OR 97321	11,285.00	07812
	ST94040021*	
MITCHELL, BOB	PEBBLEBROOK	11-03W-17AB-00717
4897 CHESTNUT CT SE	02/22/95 0439485	RES 3476
ALBANY OR 97321	11,430.61	07813
	ST94040022*	

Report total... 383,952.83

FINANCIAL INVESTIGATION REPORT- SECTIONS 1 & 2  
 PEBBLEBROOK SUBDIVISION LID - LID-84-1

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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	\$85,460	\$48,050	\$113,510	\$0	18.44%	\$1,609.37	\$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%	6,824.06	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	69,340	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%	1,060.24	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

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\*\*PBROOK.WQ2\*\*

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%	11,430.61	8,700	4,350	0	4,350	0	262.77%	878.74	144.80
TOTALS.....		100.00%	\$383,952.83	\$998,500	\$450,200	\$48,050	\$498,250	\$0	2959.71%	\$100,337.98	\$4,863.71