

ORDINANCE TO DETERMINE THE ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITED BY STREET IMPROVEMENTS FOR ST-78-2, 14TH AVENUE, AND ST-78-3, CLAY STREET, AND DECLARING AN EMERGENCY.

RECITALS:

1. The street assessments as referred to in this ordinance and previous resolutions and ordinances are for the streets to serve ST-78-2, 14th Avenue, and ST-78-3, Clay Street.
2. Preliminary resolutions and ordinances prescribing the manner and extent of the improvements are set forth in Resolution Nos. 1957 and 1966.
3. The assessments set forth in the following ordinance are based upon the request and recommendation of the City Engineer in compliance with Ordinance No. 2864.

THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: The costs of the streets to serve ST-78-2, 14th Avenue, and ST-78-3, Clay Street are as follows:

<u>Project</u>	<u>Int. & Misc.</u>	<u>Cost</u>	<u>15% E.L.A.</u>	<u>Total</u>
ST-78-2 & ST-78-3	\$86,769.84	\$345,767.74	\$52,995.41	\$485,532.99

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 the Council: May 15, 1980

Approved by the Mayor: May 15, 1980

Effective Date: May 15, 1980

Richard S. Olsen
Mayor

ATTEST:

Regina R. Howers
Deputy City Recorder

INTERDEPARTMENTAL MEMORANDUM
Engineering Department

SUBJECT: Final Engineer's Report for ST-78-2, 14th Avenue and ST-78-3,
Clay Street
TO: Mayor and Members of the City Council
VIA: Bill Barrons, City Manager

FROM: Ben Shaw, Civil Engineer I

DATE: May 5 , 1980 for May 14, 1980 meeting

Project Description:

This project provided access and storm drainage to a commercial and multi-family zoned area south of Fred Meyer and Bi-Mart, between Geary and Waverly.

The project was petitioned by 76 percent of the adjacent property owners. The City Council approved the project in June of 1978. The project was awarded to Wildish Corvallis Construction Company on July 12, 1978 in the amount of \$331,628.26; this was 3.5 percent over the Engineer's Estimate of \$320,210.00. The final contract price was \$358,945.32 for street construction and \$7,535.00 for sidewalks. With the delay in the negotiations for needed rights-of-way and the costs of those rights-of-way, in which \$48,213.88 (warrant interest plus R.O.W. cost) was added to the assessable property owner cost, it increased the total project cost 23.5 percent. Without these unexpected costs and extra work for the Fire Department, the total assessable cost overrun would have been only 9.7%.

The Engineer's Report to the City Council of April 26, 1978, indicated the total assessable cost of the project was estimated at \$393,617.44. This figure includes the sidewalk assessment cost.

The final assessable project cost is \$485,532.99. A project cost breakdown and comparison is as follows:

<u>ITEM</u>	<u>ESTIMATED COST</u>	<u>FINAL COST</u>	<u>PERCENT CHANGE</u>
Project Construction Cost	\$320,210.00	\$358,945.32	+12.1%
SCF Cost	-13,177.58	-13,177.58	0.0%
Subtotal	\$307,032.42	\$345,767.74	+12.6%
15% ELA	47,325.36	52,995.41	+12.0%
SCF Collection	25,484.22	25,484.22	0.0%
Warrant Interest	4,002.63	28,213.88	+604.9%
Right-of-Way Cost	0.00	20,000.00	---
Other: Fire Alarm & Sign Cost	0.00	5,536.74	---
Sidewalk	9,772.81	7,535.00	-23.0%
TOTAL ASSESSABLE COST	\$393,617.44	\$485,532.99	+23.5%

Final Engineer's Report for ST-78-2 and ST-78-3
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$$\text{Street Cost per Front Foot} = \frac{\$477,997.99}{\text{cost}} \cdot \frac{7262.60}{\text{front foot}} = \$65.8164$$

$$\text{Sidewalk Assessment} = \frac{\$7,535.00}{\text{cost}} \cdot \frac{1421.50}{\text{lineal foot}} = \$5.30 \text{ per lineal foot}$$

Method of Assessment:

The benefitting properties shall be assessed on a front foot basis as per Resolution No. 1392.

Assessment Data:

Please refer to attached sheets.

Respectfully submitted,

Benjamin Shaw

Benjamin Shaw
Civil Engineer I

Approved by:

James Rankin

James Rankin, P. E.
City Engineer Pro Tem

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PROPERTY

ASSESSMENT DATA

ST 78-2 and ST 78-3 Clay Street and 14th Avenue

May 14, 1980

Office of City Engineer

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS. FR. FT.	CORNER LOT CREDIT	TOTAL ASSESS. FR. FT.	SIDEWALK ASSESS.	STREET ASSESS.	TOTAL ASSESSED
1)	The Holland, Inc., 1708 Main Street, Vancouver, WA Schwindt, Louis Rt. 1, Box 50-B Lebanon, OR 97355	11-3W-8AC-201 (103396)	199.39		199.39	1,056.91	13,123.13	14,180.04
2)	Donald Land Company 2300 Oakmont Way, Suite 214 Eugene, OR 97401	11-3W-8AC-301	592.35		592.35	3,139.89	38,986.33	42,126.22
3)	Fred Meyer Properties, Inc. 3800 SE 22nd Avenue Portland, OR 97202	11-3W-8AC-202	629.76		629.76	3,338.20	41,448.52	44,786.72
4)	Republic Development 1100 S. Jackson Albany, OR 97321	11-3W-8AC-204	1,303.63		1,303.63		85,800.20	85,800.20
5)	Republic Development 1100 S. Jackson Albany, OR 97321	11-3W-8AC-203 & 205	971.21		971.21		63,921.52	63,921.52
6)	Fred Meyer Properties, Inc. 3800 SE 22nd Avenue Portland, OR 97202	11-3W-8AC-100	220.22		220.22		14,494.08	14,494.08
7)	City of Albany	11-3W-8AC-103	248.00	*248.00	- 0 -			
8)	James Conser, 555 N. E. Circle Blvd, Corvallis, OR 97330 Archdiocese of Portland 822 Ellsworth Albany, OR 97321	11-3W-8BD-801	1,125.30		1,125.30		74,063.16	74,063.16
9)	Triangle Land Co., Vancouver, WA Ogden, J.W. & Grace S. 1525 S. Geary Albany, OR 97321	11-3W-8CA-103	1,015.17		1,015.17		66,814.81	66,814.81
10)	Rockwood Development Corp. P.O.Box 230 Salem, OR 97308	11-3W-8D-500	731.44	*351.00	380.44		25,039.18	25,039.18
11)	John Cude, 1437 Harder Lane, Albany, OR 97321 Schwindt, Louis; Rt. 1, Box 50-B Lebanon, OR 97355	11-3W-8D-1101	765.00		765.00		50,349.53	50,349.53

*Assessed previously, is not included in street assessment.

PROPERTY

ASSESSMENT DATA

May 14, 1980
Office of City Engineer

ST 78-2 and ST 78-3 Clay Street and 14th Avenue

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS FR. FT.	CORNER LOT CREDIT	TOTAL ASSESS. FR. FT.	SIDEWALK ASSESS.	STREET ASSESS.
12)	James W. Earls & Mary A. Earls 42933 Green Mt. Dr. Lebanon, OR 97355	11-3W-8CA, TL 101	110.13	50	60.13		3,957.53
TOTALS			7,911.60	50	7,262.60	7,535.00	\$477,997.99