

ORDINANCE NO. 4386

AN ORDINANCE TO DETERMINE THE ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITED BY SEWERS AND SIDEWALK IMPROVEMENTS FOR SS-78-9A AND 9B, LAWDALE SANITARY SEWER, AND SW-79-1, SANTIAM HIGHWAY SIDEWALK, AND DECLARING AN EMERGENCY.

RECITALS:

1. The sewer and sidewalk assessments as referred to in this ordinance and previous resolutions and ordinances are for the sewers and sidewalk to serve SS-78-9A and 9B, Lawndale Sanitary Sewer, and SW-79-1, Santiam Highway Sidewalk.
2. Preliminary resolutions and ordinances prescribing the manner and extent of the improvements are set forth in Resolution Nos. 1990, 2050, and 2073.
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 sewers and sidewalk to serve SS-78-9A and 9B, Lawndale Sanitary Sewer, and SW-79-1, Santiam Highway Sidewalk, are as follows:

<u>Project</u>	<u>Int. & Misc.</u>	<u>Cost</u>	<u>13% & 15% E.L.A.</u>	<u>Total</u>
SS-78-9A	\$ 888.37	\$ 10,262.00	\$ 1,334.06	\$ 12,484.43
SS-78-9B	12,200.49	100,285.87	13,037.16	125,523.52
SW-79-1	650.89	29,356.06	4,403.41	34,410.36

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: August 27, 1980

Approved by the Mayor: August 27, 1980

Effective Date: August 27, 1980

Richard S. Olsen
Mayor

ATTEST:

[Signature]
City Recorder

INTERDEPARTMENTAL MEMORANDUM
Engineering Department

SUBJECT: Final Engineer's Report for Lawndale Sanitary Sewer, SS-78-9A and 9B
TO: Mayor and Members of the Albany City Council
VIA: City Manager
FROM: Jim Rankin, City Engineer, Pro Tem
DATE: August 19 for August 27, 1980 Council Meeting

The Engineering Department requests adoption of this report and the City's acceptance of maintenance responsibility of this sewer system.

PROJECT DESCRIPTION:

The Lawndale sewer project began in July of 1978 to provide service to residential and industrial lots in Lawndale Subdivision just south of the T & R Restaurant. The needed improvements were subdivided into two separate projects: one to supply a packaged pump station and another for construction of a gravity collection system. This project has been delayed for more than a year because the developer has been unable, until recently, to furnish electrical service to the pump station.

SS-78-9A, Lawndale Pump Station, involved the purchase of a packaged pump station. The pump station is only a temporary facility until the proposed 21-inch "Orchard Main Sewer" is extended to serve this area. After construction of this proposed sewer main, the pump station will be removed and the flows diverted by gravity from Lawndale Subdivision. The City of Albany will retain ownership of the pump station. The manufacturer was Cornell Pump Company of Portland.

SS-78-9B, Lawndale Sanitary Sewer, involved the construction of approximately 3,000 lineal feet of gravity sewer, 1,400 lineal feet of 4-inch pressure line, and installation of the pump station. The Contractor was Cordel Corporation of Albany.

Maintenance Ordinance:

Council adoption of the original Lawndale Engineering Report in August, 1978 resulted in Ordinance 4172, which established a surcharge for the maintenance costs of the pump station. A revising ordinance, No. 4322, was adopted in November, 1979 which included Farwest Subdivision in this surcharge. All of the lots that drain into this pump station will now pay their share of the operation and maintenance costs until it is no longer needed.

Summary of Project Costs for SS-78-9A:

Original Bid Price		\$ 9,372.00	
Engineer's Original Total Estimated Project Cost (August 1978)			\$12,400.00
Payment No. 1 (1/16/79)	\$ 8,903.40		
Payment No. 2 (7/16/80)	1,358.60		
		<hr/>	
Purchase Price		\$10,262.00	
13% ELA		1,334.06	
Warrants		888.37	
		<hr/>	
Total Project Cost			\$12,484.43

Summary of Project Costs for SS-78-9B:

Original Bid Price		\$95,907.00	
Engineer's Original Total Estimated Project Cost (August 1978)			\$140,595.00
Payment No. 1 (10/18/78)	\$82,000.20		
Payment No. 2 (11/17/78)	6,774.45		
Payment No. 3 (12/12/78)	4,672.35		
Payment No. 4 (8/16/79)	3,858.45		
Payment No. 5 (12/19/79)	600.00		
Payment No. 6 (8/13/80)	2,380.42		
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Total Construction Cost		\$100,285.87	
13% ELA		13,037.16	
Warrant Interest		9,693.10	
T.V. Inspection (3125 X \$0.80)		2,500.00	
Advertisement and Materials		7.39	
		<hr/>	
Total Project Cost			\$125,523.52
			<hr/>
Grand Total			\$138,007.95

Method of Assessment:

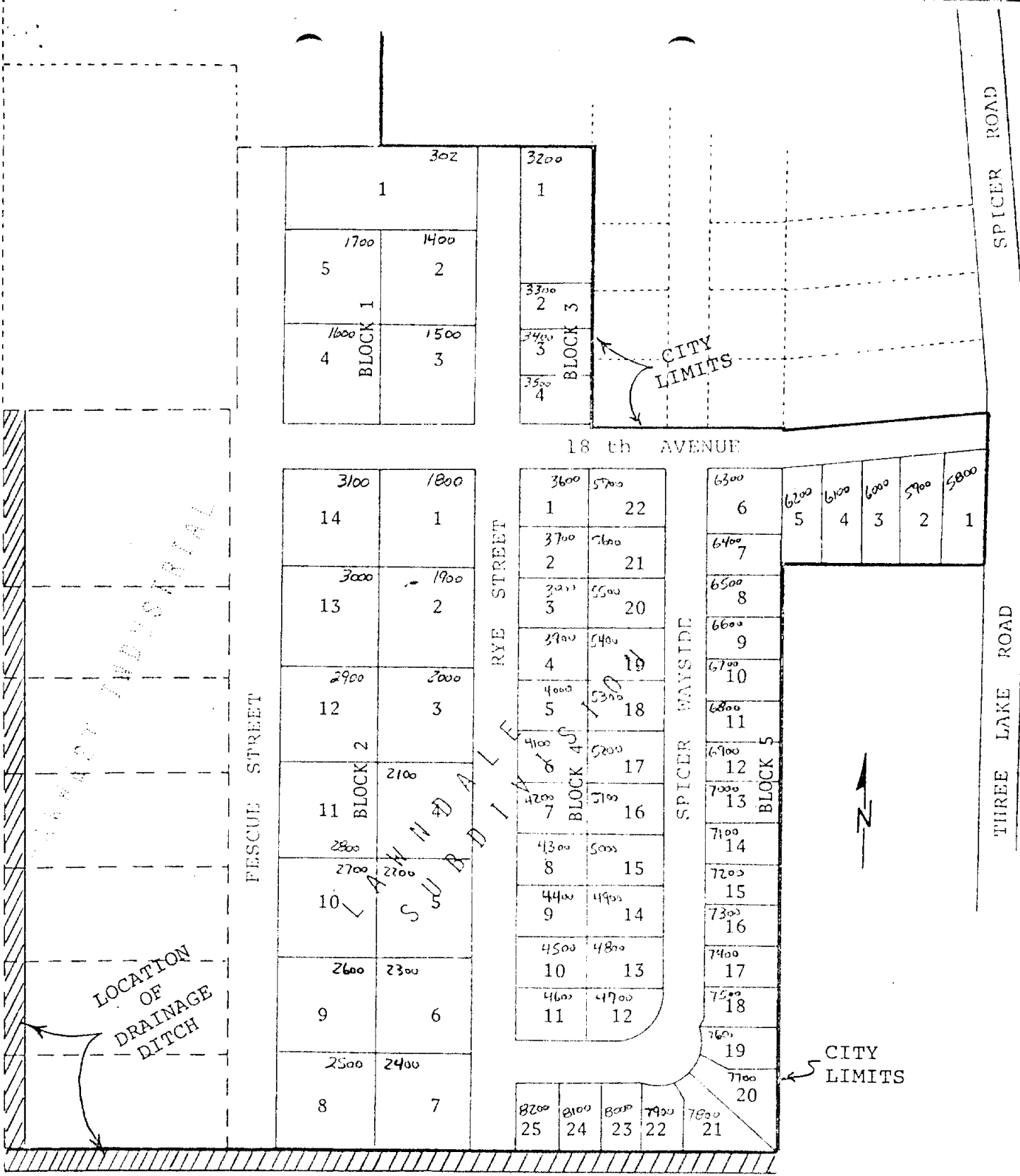
Staff recommends the total cost of the project be assessed on a square foot basis to the benefitting lots within Lawndale Subdivision.

It should be noted that the development is also paying for the costs of the pump station because it is a temporary facility and is not intended to serve additional properties.

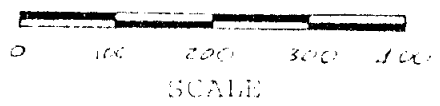
$$\text{Cost per square foot} = \frac{\$138,007.95}{653,065 \text{ sq. ft.}} = \$0.21132$$

James Rankin
 James Rankin, P. E.
 City Engineer Pro Tem

INTERSTATE FREEWAY



LAWNDALE SUB.
ENGINEERING DEPT
Aug. 23, 1980



PROPERTY AND ASSESSMENT DATA

August 27, 1980
Office of Public Works Director

SS-78-9A & 9B Lawndale Sanitary Sewer

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS. SQ. FT.	TOTAL ASSESSMENT
1.	Dyer Land Development, Inc. 999 NW Circle Boulevard Corvallis, OR 97330	Lot 1, Block 1, Lawndale Subdivision 11-3W-9C-302	34,282	\$ 7,244.59
2.	"	Lot 2, Block 1, Lawndale Subdivision 11-3W-9C-1400	20,042	4,235.34
3.	"	Lot 3, Block 1, Lawndale Subdivision 11-3W-9C-1500	20,097	4,246.97
4.	"	Lot 4, Block 1, Lawndale Subdivision 11-3W-9C-1600	20,097	4,246.97
5.	"	Lot 5, Block 1, Lawndale Subdivision 11-3W-9C-1700	20,042	4,235.34
6.	"	Lot 1, Block 2, Lawndale Subdivision 11-3W-9C-1800	20,666	4,367.21
7.	"	Lot 2, Block 2, Lawndale Subdivision 11-3W-9C-1900	20,034	4,233.65
8.	"	Lot 3, Block 2, Lawndale Subdivision 11-3W-9C-2000	20,032	4,233.23
9.	"	Lot 4, Block 2, Lawndale Subdivision 11-3W-9C-2100	20,030	4,232.81
10.	"	Lot 5, Block 2, Lawndale Subdivision 11-3W-9C-2200	20,028	4,232.39
11.	"	Lot 6, Block 2, Lawndale Subdivision 11-3W-9C-2300	20,455	4,322.62
12.	"	Lot 7, Block 2, Lawndale Subdivision 11-3W-9C-2400	20,531	4,338.68
13.	"	Lot 1, Block 3, Lawndale Subdivision 11-3W-9C-3200	20,012	4,229.00
14.	"	Lot 2, Block 3, Lawndale Subdivision 11-3W-9C-3300	6,573	1,389.03
15.	"	Lot 3, Block 3, Lawndale Subdivision 11-3W-9C-3400	6,878	1,453.48

PROPERTY AND ASSESSMENT DATA

August 27, 1980

SS-78-9A & 9B Lawndale Sanitary Sewer

Office of Public Works Director

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS. SQ. FT.	TOTAL ASSESSMENT
16.	Dyer Land Development, Inc. 999 NW Circle Boulevard Corvallis, OR 97330	Lot 4, Block 3, Lawndale Subdivision 11-3W-9C-3500	6,996	1,478.42
17.	"	Lot 1, Block 4, Lawndale Subdivision 11-3W-9C-3600	7,915	1,672.62
18.	"	Lot 2, Block 4, Lawndale Subdivision 11-3W-9C-3700	7,500	1,584.93
19.	"	Lot 3, Block 4, Lawndale Subdivision 11-3W-9C-3800	7,500	1,584.93
20.	"	Lot 4, Block 4, Lawndale Subdivision 11-3W-9C-3900	7,500	1,584.93
21.	"	Lot 5, Block 4, Lawndale Subdivision 11-3W-9C-4000	7,500	1,584.93
22.	"	Lot 6, Block 4, Lawndale Subdivision 11-3W-9C-4100	7,500	1,584.93
23.	"	Lot 7, Block 4, Lawndale Subdivision 11-3W-9C-4200	7,500	1,584.93
24.	"	Lot 8, Block 4, Lawndale Subdivision 11-3W-9C-4300	7,500	1,584.93
25.	"	Lot 9, Block 4, Lawndale Subdivision 11-3W-9C-4400	7,500	1,584.93
26.	"	Lot 10, Block 4, Lawndale Subdivision 11-3W-9C-4500	7,500	1,584.93
27.	"	Lot 11, Block 4, Lawndale Subdivision 11-3W-9C-4600	7,413	1,566.54
28.	"	Lot 12, Block 4, Lawndale Subdivision 11-3W-9C-4700	7,196	1,520.68
29.	"	Lot 13, Block 4, Lawndale Subdivision 11-3W-9C-4800	8,250	1,743.42
30.	"	Lot 14, Block 4, Lawndale Subdivision 11-3W-9C-4900	8,250	1,743.42

PROPERTY AND ASSESSMENT DATA

August 27, 1980
Office of Public Works Director

SS-78-9A & 9B Lawndale Sanitary Sewer

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS. SQ. FT.	TOTAL ASSESSMENT
31.	Dyer Land Development, Inc. 999 NW Circle Boulevard Corvallis, OR 97330	Lot 15, Block 4, Lawndale Subdivision 11-3W-9C-5000	8,250	1,743.42
32.	"	Lot 16, Block 4, Lawndale Subdivision 11-3W-9C-5100	8,250	1,743.42
33.	"	Lot 17, Block 4, Lawndale Subdivision 11-3W-9C-5200	8,250	1,743.42
34.	"	Lot 18, Block 4, Lawndale Subdivision 11-3W-9C-5300	8,250	1,743.42
35.	"	Lot 19, Block 4, Lawndale Subdivision 11-3W-9C-5400	8,250	1,743.42
36.	"	Lot 20, Block 4, Lawndale Subdivision 11-3W-9C-5500	8,250	1,743.42
37.	"	Lot 21, Block 4, Lawndale Subdivision 11-3W-9C-5600	8,250	1,743.42
38.	"	Lot 22, Block 4, Lawndale Subdivision 11-3W-9C-5700	8,715	1,841.68
39.	"	Lot 1, Block 5, Lawndale Subdivision 11-3W-9C-5800	9,944	2,101.40
40.	"	Lot 2, Block 5, Lawndale Subdivision 11-3W-9C-5900	9,532	2,014.33
41.	"	Lot 3, Block 5, Lawndale Subdivision 11-3W-9C-6000	9,171	1,938.05
42.	"	Lot 4, Block 5, Lawndale Subdivision 11-3W-9C-6100	8,810	1,861.76
43.	"	Lot 5, Block 5, Lawndale Subdivision 11-3W-9C-6200	8,453	1,786.32
44.	"	Lot 6, Block 5, Lawndale Subdivision 11-3W-9C-6300	9,981	2,109.22
45.	"	Lot 7, Block 5, Lawndale Subdivision 11-3W-9C-6400	6,602	1,395.16

PROPERTY AND ASSESSMENT DATA

August 27, 1980

SS-78-9A & 9B Lawndale Sanitary Sewer

Office of Public Works Director

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS. SQ. FT.	TOTAL ASSESSMENT
46.	Dyer Land Development, Inc. 999 NW Circle Boulevard Corvallis, OR 97330	Lot 8, Block 5, Lawndale Subdivision 11-3W-9C-6500	6,602	1,395.16
47.	"	Lot 9, Block 5, Lawndale Subdivision 11-3W-9C-6600	6,602	1,395.16
48.	"	Lot 10, Block 5, Lawndale Subdivision 11-3W-9C-6700	6,602	1,395.16
49.	"	Lot 11, Block 5, Lawndale Subdivision 11-3W-9C-6800	6,602	1,395.16
50.	"	Lot 12, Block 5, Lawndale Subdivision 11-3W-9C-6900	6,602	1,395.16
51.	"	Lot 13, Block 5, Lawndale Subdivision 11-3W-9C-7000	6,602	1,395.16
52.	"	Lot 14, Block 5, Lawndale Subdivision 11-3W-9C-7100	6,602	1,395.16
53.	"	Lot 15, Block 5, Lawndale Subdivision 11-3W-9C-7200	6,602	1,395.16
54.	"	Lot 16, Block 5, Lawndale Subdivision 11-3W-9C-7300	6,602	1,395.16
55.	"	Lot 17, Block 5, Lawndale Subdivision 11-3W-9C-7400	6,602	1,395.16
56.	"	Lot 18, Block 5, Lawndale Subdivision 11-3W-9C-7500	6,771	1,430.87
57.	"	Lot 19, Block 5, Lawndale Subdivision 11-3W-9C-7600	6,417	1,356.06
58.	"	Lot 20, Block 5, Lawndale Subdivision 11-3W-9C-7700	8,090	1,709.60
59.	"	Lot 21, Block 5, Lawndale Subdivision 11-3W-9C-7800	8,518	1,800.05

PROPERTY AND ASSESSMENT DATA

August 27, 1980

SS-78-9A & 9B Lawndale Sanitary Sewer

Office of Public Works Director

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESS. SQ. FT.	TOTAL ASSESSMENT
60.	Dyer Land Development, Inc. 999 NW Circle Boulevard Corvallis, OR 97330	Lot 22, Block 5, Lawndale Subdivision 11-3W-9C-7900	6,156	1,300.90
61.	"	Lot 23, Block 5, Lawndale Subdivision 11-3W-9C-8000	6,210	1,312.31
62.	"	Lot 24, Block 5, Lawndale Subdivision 11-3W-9C-8100	6,092	1,287.37
63.	"	Lot 25, Block 5, Lawndale Subdivision 11-3W-9C-8200	6,514	1,376.55
TOTALS			653,065	\$ 138,007.95

$$\text{Unit Cost} = \frac{\$138,007.95}{653,065 \text{ sq.ft.}} = \$0.21132$$

INTERDEPARTMENTAL MEMORANDUM
Engineering Department

SUBJECT: Final Engineer's Report for SW-79-1 Santiam Highway Sidewalks
TO: Mayor and City Council
VIA: City Manager
FROM: Civil Engineer I
DATE: August 21, 1980 for August 27th meeting.

Description of Project:

The purpose of this project was to provide sidewalk along Santiam Highway from Center Street to Pacific Boulevard; concrete sidewalk had been unavailable until this time.

The City Council initiated this project in response to public requests, on November 8, 1978.

Due to requests by affected property owners, the Engineering Department delayed letting bids for the project until January 22, 1980, to allow the property owners time to construct their own section of sidewalk.

The project was awarded to Wildish Corvallis Construction, on January 23, 1980, for the amount of \$28,804.50. The Engineer's Estimate was \$46,909.50.

The final payment was made June 25, 1980 for a total construction cost of \$29,356.06.

The reason the actual construction cost was so much lower than the original Engineer's Estimate was due to a reduction in the amount of sidewalk constructed and the competition for work at that time of year.

Engineer's Final Report
SW-79-1 Santiam Highway Sidewalks
August 21, 1980
Page Two

Project Cost Summary:

4" sidewalk:

Construction cost	\$16,547.51
15% ELA	2,482.13
Warrant interest	<u>503.81</u>
TOTAL	\$19,533.45

Cost per square foot = $\frac{\$19,533.45}{9368 \text{ sq.ft.}}$ = \$2.0851

6" driveway approaches:

Construction cost	\$12,808.55
15% ELA	1,921.28
Warrant interest	<u>147.08</u>
TOTAL	\$14,876.91

Cost per square foot = $\frac{\$14,876.91}{4311 \text{ sq.ft.}}$ = \$3.4509

Method of Assessment:

The benefitting properties should be assessed on a square foot basis.

Assessment Data:

Please refer to attached sheets

Respectfully submitted,

Benjamin Shaw

Benjamin Shaw
Civil Engineer I

Approved by,

James Rankin

James Rankin
City Engineer Pro Tem

PROPERTY ASSESSMENT DATA

August 21, 1980

Office of Public Works Director

SW-79-1 Santiam Highway Sidewalk

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	SIDEWALK SQ. FT.	DRIVEWAY SQ. FT. 6"	TOTAL
					ASSESSMENT
1.	Arless A. Collins 1230 Center Street Albany, Oregon 97321	11-3W-9BC Tax Lot 3400	546 sq. ft.		\$1,138.46
2.	Saronalee Srait 1210 Chestnut Street Albany, Oregon 97321	11-3W-9BC Tax Lot 1600	552 sq. ft.	124 sq. ft.	1,578.89
3.	Earl J. & Lois M. Hiatt Rt. 2, Box 93 Albany, Oregon 97321	11-3W-9BC Tax Lot 100	139 sq. ft.	288 sq. ft.	1,283.69
4.	Rodney Tripp P.O. Box 747 Albany, Oregon 97321	11-3W-8AD Tax Lot 600	48 sq. ft.	152 sq. ft.	624.62
5.	Rodney Tripp	Tax Lot 700	232 sq. ft.	368 sq. ft.	1,753.67
6.	John Jr. & Georgia H. Fulton P.O. Box 604 Albany, Oregon 97321	11-3W-8AD Tax Lot 800	552 sq. ft.	248 sq. ft.	2,006.80
7.	Eleanor Herron, et al 2343 SW Park Place Portland, Oregon 97205	11-3W-8AD Tax Lot 900	166 sq. ft.	144 sq. ft.	843.06
8.	Eleanor Herron	11-3W-8AD Tax Lot 1000	640 sq. ft.	-----	1,334.46
9.	Donald Land Company 2300 Oakmont Way, Suite 214 Eugene, Oregon 97401	11-3W-8AC Tax Lot 301	580 sq. ft.	160 sq. ft.	1,761.50
10.	Walter & Kathleen A. O'Keefe 4150 12th Street SE Albany, Oregon, 97321	11-3W-8BA Tax Lot 7600	712 sq. ft.	348 sq. ft.	2,685.50

PROPERTY ASSESSMENT DATA

August 21, 1980
Office of Public Works Director

SW-79-1 Santiam Highway Sidewalk

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	SIDEWALK SQ. FT.	DRIVEWAY SQ. FT. 6"	TOTAL ASSESSMENT
11.	Walker's Truck and Trailer 905 SW 16th Street Portland, Oregon 97205	11-3W-8BA Tax Lot 7000	752 sq. ft.	376 sq. ft.	2,865.54
12.	Mary L. & Glenn D. Westbrook 1130 South Lincoln Albany, Oregon 97321	11-3W-8BA Tax Lot 3000	248 sq. ft.	172 sq. ft.	1,110.65
13.	Glen & Mary Westbrook	11-3W-8BA Tax Lot 2900	360 sq. ft.	216 sq. ft.	1,496.03
14.	J.R. & Ladelle K. McCulloch 3965 SW Fairhaven Drive Corvallis, Oregon 97330	11-3W-8BA Tax Lot 2700	524 sq. ft.	336 sq. ft.	2,252.09
15.	Donald R. Wyant 1839 Lancaster Drive NE Salem, Oregon 97303	11-3W-8BA Tax Lot 1500	108 sq. ft.	152 sq. ft.	749.73
16.	Marvin P. & Laura P. Wines 3045 South Park Terrace Albany, Oregon 97321	11-3W-8AB Tax Lot 10300	458 sq. ft.	-----	954.98
17.	Marvin P. & Laura P. Wines	11-3W-8AB Tax Lot 10303	244 sq. ft.	-----	508.76
18.	Rodney W. Tripp P.O. Box 747 Albany, Oregon 97321	11-3W-8AA Tax Lot 501	72 sq. ft.	-----	150.13
19.	Rodney W. Tripp	11-3W-8AA Tax Lot 600	26 sq. ft.	-----	54.21

PROPERTY ASSESSMENT DATA

August 21, 1980
Office of Public Works Director

SW-79-1 Santiam Highway Sidewalk

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	SIDEWALK SQ. FT.	DRIVEWAY SQ. FT. 6"	TOTAL
					ASSESSMENT
20.	Paulette Erikson 2661 SE 23rd Avenue Albany, Oregon 97321	11-3W-8AA Tax Lot 700	220 sq. ft.	160 sq. ft.	1,010.86
21.	Elmer & Billie J. Williams 6920 NW Appaloosa Drive Corvallis, Oregon 97330	11-3W-9BB Tax Lot 1203	308 sq. ft.	-----	642.21
22.	Stanley & Barbara Martin P.O. Box 707 Albany, Oregon 97321	11-3W-9BB Tax Lot 1300	78 sq. ft.	475 sq. ft.	1,801.82
23.	Margaret S. Denton P.O. Box 667 Prineville, Oregon 97754	11-3W-9BB Tax Lot 1201	300 sq. ft.	380 sq. ft.	1,936.87
24.	Florence E. Drushella 904 East Pacific Boulevard Albany, Oregon 97321	11-3W-9BB Tax Lot 1600	108 sq. ft.	212 sq. ft.	956.78
25.	R.W. & Edna Schulze 829 South Chicago Street Albany, Oregon 97321	11-3W-8BA Tax Lot 5800	342 sq. ft.	-----	713.40
26.	Rodney & Martha Tripp P.O. Box 747 Albany, Oregon 97321	11-3W-8BA Tax Lot 5900	590 sq. ft.	-----	1,230.21
27.	Lyle E. Stokes 12840 SW Grant Street Tigard, Oregon 97223	11-3W-8BA Tax Lot 6200	360 sq. ft.	-----	750.64
28.	Marvin P. & Lauira Wines 3045 South Park Terrace Albany, Oregon 97321	11-3W-8AB Tax Lot 10301	103 sq. ft.	-----	214.80
				TOTAL	\$34,410.36