

AN ORDINANCE TO DETERMINE THE ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITED BY WATER AND SANITARY SEWER FOR WL-96-5, Lochner Road Utilities Extension LID, AND DECLARING AN EMERGENCY.

WHEREAS, the water and sanitary sewer assessments as referred to in this ordinance and previous resolutions and ordinances are for these improvements to serve WL-96-5, Lochner Road Utilities Extension LID.

WHEREAS, preliminary resolutions and ordinances prescribing the manner and extent of the improvements are set forth in Resolutions Nos. 3688, 3759, 3779, 3918, and 3921.

WHEREAS, the assessments set forth in the following ordinance are based upon the request and recommendation of the City Engineer in compliance with Albany Municipal Code, Section 15.04.110.

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

Section 1: The costs of the water and sanitary sewer to serve WL-96-5, Lochner Road Utilities Extension LID, are as follows:

<u>Project</u>	<u>Right-of-Way Acquisition</u>	<u>Construction Cost</u>	<u>E.L.A.</u>	<u>Total Cost</u>
WL-96-5				
Water	\$2,030.00	\$150,422.00	\$34,565.35	\$187,017.35
Sewer	\$3,400.00	\$184,856.65	\$38,099.95	\$226,356.60
Total	\$5,430.00	\$335,278.65	\$72,665.30	\$413,373.95

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 Council: March 11, 1998

Approved by the Mayor: March 11, 1998

Effective Date: March 11, 1998

  
 \_\_\_\_\_  
 Mayor

ATTEST:

  
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 City Recorder

CITY OF ALBANY

WL-96-5, LOCHNER ROAD UTILITIES EXTENSION LID

FINAL ASSESSMENTS

WATER AND SEWER SYSTEMS

February 9, 1998

OWNER ADDRESS	MAP TAX LOT	BENEFITTED AREA (ACRES)	PERCENT OF TOTAL	WATER SYSTEM ASSESSMENT	SEWER SYSTEM ASSESSMENT	LESS FUTURE IN-LIEU AMOUNT	PLUS PICK UP OF IN-LIEU AMOUNT	TOTAL CURRENT ASSESSMENT
Eugene Freezing and Storage Co PO Box 2066, Eugene, OR	11-3W-19A 100	0.93 AC.	8.1%	\$15,097.75	\$18,066.11	\$18,066.11	\$0.00	\$15,097.75
4505 Properties LLC PO Box 889, Albany, OR	11-3W-19A 200	0.85 AC.	7.4%	\$13,799.03	\$16,512.03	\$30,311.06	\$0.00	\$0.00
Wayne Schmidt 688 NW Shannon Dr, Albany, OR	11-3W-19A 500	1.13 AC.	9.8%	\$18,344.58	\$21,951.29	\$40,295.87	\$0.00	\$0.00
Oregon Youth Authority 530 Center St NE, Suite 200, Salem, OR	11-3W-19A 501	8.61 AC.	74.7%	\$139,775.99	\$167,257.17	\$0.00	\$44,336.52	\$351,369.68
<b>SUBTOTAL</b>		<b>11.52 AC.</b>	<b>100.00%</b>	<b>\$187,017.35</b>	<b>\$223,786.60</b>	<b>\$88,673.04</b>	<b>\$44,336.52</b>	<b>\$368,467.43</b>
<b>CITY OF ALBANY CONTRIBUTIONS</b>								
Water Economic Development							\$16,071.80	\$16,071.80
Sewer Economic Development							\$28,264.72	\$28,264.72
Oversizing - Sewer					\$2,570.00			\$2,570.00
<b>TOTALS</b>		<b>11.52 AC.</b>	<b>100.0%</b>	<b>\$187,017.35</b>	<b>\$226,356.60</b>	<b>\$88,673.04</b>	<b>\$88,673.04</b>	<b>\$413,373.95</b>

WATER:  
AREA UNIT COST = \$187,017.35 / 11.52 AC \$16,234.14 /ACRE

SEWER:  
AREA UNIT COST = \$223,786.60 / 11.52 AC \$19,425.92 /ACRE



100 0 100 200 300 400 500 Feet



MARION ST.

LOCHNER RD.

100

500

400

Tax Lot 100  
.93 Acres

1400

1300

1200

1100

1000

600

900

BPA Easement

1500 41ST AVE.

700

1600

1700

1800

800

200

2200

2500

501

2100

2300

2301

2400

Assessor Map: 11-3W-19A

### WL-96-5, LOCHNER ROAD UTILITIES EXTENSION L.I.D.



L.I.D. Boundary - WATER



501 Tax Lot Number

8.61 Assessment Area (Acres)



100 0 100 200 300 400 500 Feet



MARION ST.

LOCHNER RD.

400

100

500

1400

1300

1200

1100

1000

600

1500 41ST AVE.

900

BPA Easement

1600

1700

1800

700

800

200

2200

2500

501

2100

2300

2301

2400

Assessor Map: 11-3W-19A

### WL-96-5, LOCHNER ROAD UTILITIES EXTENSION L.I.D.



L.I.D. Boundary - SEWER

501

Tax Lot Number

8.61 Assessment Area (Acres)

FINANCIAL INVESTIGATION REPC  
 WL-86-6, LOCHNER ROAD UTILITE... EXTENSION LID

LOCHNERV3.WBZ\*\*

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	FINAL TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1987		OTHER ASMNTS	ASMNT % TO TCY	10 YEAR MONTHLY PAYMENT AT 9%	10 YEAR SEMIANNUAL PAYMT AT 9%
					LAND	IMPRVMTS				
Eugene Freezing & Storage Co. P.O. Box 2066 Eugene, OR 97402	11-31W-19A -00100* Site: 3815 Marlon St SE	4.12%	\$15,097.75	\$23,749,160	\$694,060	\$11,180,520	\$0	0.13%	\$191.25	\$1,160.66
Oregon Youth Authority 590 Center St NE, Suite 200 Salem, OR 97310	11-31W-19A -00501 Site: 4400 Lochner Rd SE	95.88%	351,368.68	7,226,100	713,280	2,659,760	0	9.73%	4,451.00	27,011.94
<b>TOTALS.....</b>		<b>100.00%</b>	<b>\$366,467.43</b>	<b>\$30,975,260</b>	<b>\$1,407,350</b>	<b>\$14,080,280</b>	<b>\$0</b>	<b>2.37%</b>	<b>\$4,642.25</b>	<b>\$28,172.60</b>
									<b>\$3,380,712.00</b>	<b>\$82,645.00</b>

Project assesses for water and sewer improvements.

\* Eugene Freezing & Storage will not be assessed for the sewer improvement at this time, it will be collected in the future as an in-flet-of sewer assessment of \$18,068.11.

Account/Address	Description	
EUGENE FREEZING & STORAGE	ACREAGE	11-03W-19A -00100
PO BOX 2066	02/25/98 0382438	RES 3761, LOCHNER ROAD UTILITES EXT LIO
ALBANY OR 97321	15,097.75	08259
	WL96050001*	
.....		
4505 PROPERTIES LLC	ACREAGE	11-03W-19A -00200
PO BOX 889	02/26/97 0673968	RES 3761, LOCHNER ROAD UTILITIES EXT LIO
ALBANY OR 97321	0.00	08260
	WL96050002*	
.....		
SCHNIOT, WAYNE	PART PLAT 96-04	11-03W-19A -00500
668 SHANNON DRIVE NW	02/26/97 0127205	RES 3761, LOCHNER ROAD UTIL EXT LIO
ALBANY OR 97321	0.00	08261
	WL96050003*	
.....		
OREGON YOUTH AUTHORITY	PART PLAT 96-04	11-03W-19A -00501
ATTN: DICK JOHNSON	02/25/98 0831493	RES 3761, LOCHNER ROAD UTIL/ROAD LIO
530 CENTER ST NE, STE 200	351,369.68	08262
SALEN, OR 97310	WL96050004*	

Report total... 366,467.43