

AN ORDINANCE TO DETERMINE THE ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITED BY SANITARY SEWER IMPROVEMENTS FOR SS-98-1, RIVERSIDE DRIVE SANITARY SEWER LOCAL IMPROVEMENT DISTRICT (LID) AND DECLARING AN EMERGENCY.

WHEREAS, the sanitary sewer improvement assessments as referred to in this ordinance and previous resolutions and ordinances are for these improvements to serve SS-98-1, Riverside Drive Sanitary Sewer LID.

WHEREAS, preliminary resolutions and ordinances prescribing the manner and extent of the improvements are set forth in Resolutions Nos. 3889, 3910, 3922, and 4012.

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 sanitary sewer improvements to serve SS-98-1, Riverside Drive 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>
SS-98-1	\$469.50	\$ 12,872.65	\$ 3,321.29	\$16,663.44

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: September 23, 1998

Approved by the Mayor: September 23, 1998

Effective Date: September 23, 1998

Wayne M. Lusk  
Mayor  
Council President

ATTEST:

[Signature]  
City Recorder



TO: Albany City Council

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

FROM: Cory J. O'Neill, Engineering Technician II *(2)*

DATE: September 2, 1998, for September 9, 1998, City Council Meeting

SUBJECT: SS-98-01, Riverside Drive Sanitary Sewer LID  
Final Engineer's Report

Action Requested:

Staff recommends that Council accept this Final Engineer's and Financial Investigation Report and set a public hearing for September 23, 1998, for the levy of final assessments for the Riverside Drive Sanitary Sewer Local Improvement District (LID). The LID maps and assessment role, based on final construction costs, are attached.

Discussion:

The LID was initiated by the property owners recorded on (~~Benton~~) Linn County Assessor Map Number 11S-4W-13BA, Tax Lots 3300 and 3400, and was established per Resolution No. 3922 at the February 25, 1998, City Council meeting.

The project involved installing a new sanitary sewer on the south side of Riverside Drive along the frontage of the two indicated properties. Both properties were annexed to the City last September to obtain sanitary sewer service. The property at 1720 SW Queen Avenue, Tax Lot 3400, is a vacant lot. The property at 1740 SW Queen Avenue, Tax Lot 3300, is a developed lot that had a failing septic tank and drain field system, which posed public health concerns. Septic tank effluent had leaked under the sidewalk and into the street in front of the property.

Presented below is a description of the improvements and a summary of the costs:

Sanitary Sewer Improvements. The sanitary sewer improvements required installing approximately 125 feet of new 8-inch PVC main along the south side of Riverside Drive behind the existing sidewalk. The new line begins at an existing manhole and terminates in a new manhole at the westerly side of Tax Lot 3300. Provision was made for future extension of this line to serve two additional lots to the west. No other significant utility and street work was necessary. Tax Lot 3300 required replacement of 50 feet of storm drain piping, the cost of which will be borne exclusively by this tax lot.

Summary of Project Costs: The total final project cost is \$16,663.44, \$4,336.56 less than was originally estimated for the project.

Construction costs were \$1,327.35 less than projected, but more time than anticipated was needed to obtain bids for the project. The project was closely monitored and as a result, only one minor change order was needed. Therefore, it was not necessary to expend any of the allocated contingency amount. Overall, the Contingency, EL&A, and property acquisition costs were \$3,009.21 less than projected.

Breakdown of Project Costs:

	<i>February 1998 Engineers Cost Estimate</i>	<i>Final Project Cost</i>
Sanitary Sewer Construction Cost	\$ 13,000	\$12,114.89
Tax Lot 3300 Storm Drain Construction Cost	<u>\$ 1,200</u>	<u>\$ 757.76</u>
<b>Subtotal</b>	<b>\$ 14,200</b>	<b>\$12,872.65</b>
Contingency	\$ 2,900	\$ 0
Engineering, Legal, and Administrative	\$ 2,200	\$ 3321.29
Property Easements & Surveying	<u>\$ 1,700</u>	<u>\$ 469.50</u>
<b>Total Project Cost</b>	<b>\$ 21,000</b>	<b>\$16,663.44</b>

Method of Assessment. The method of assessment will be on a linear-foot basis and will be determined by the length of frontage for each property along Riverside Drive. The cost of repairing the storm drain piping serving Tax Lot 3300 will be assessed directly to that Tax Lot.

Budget Impact:

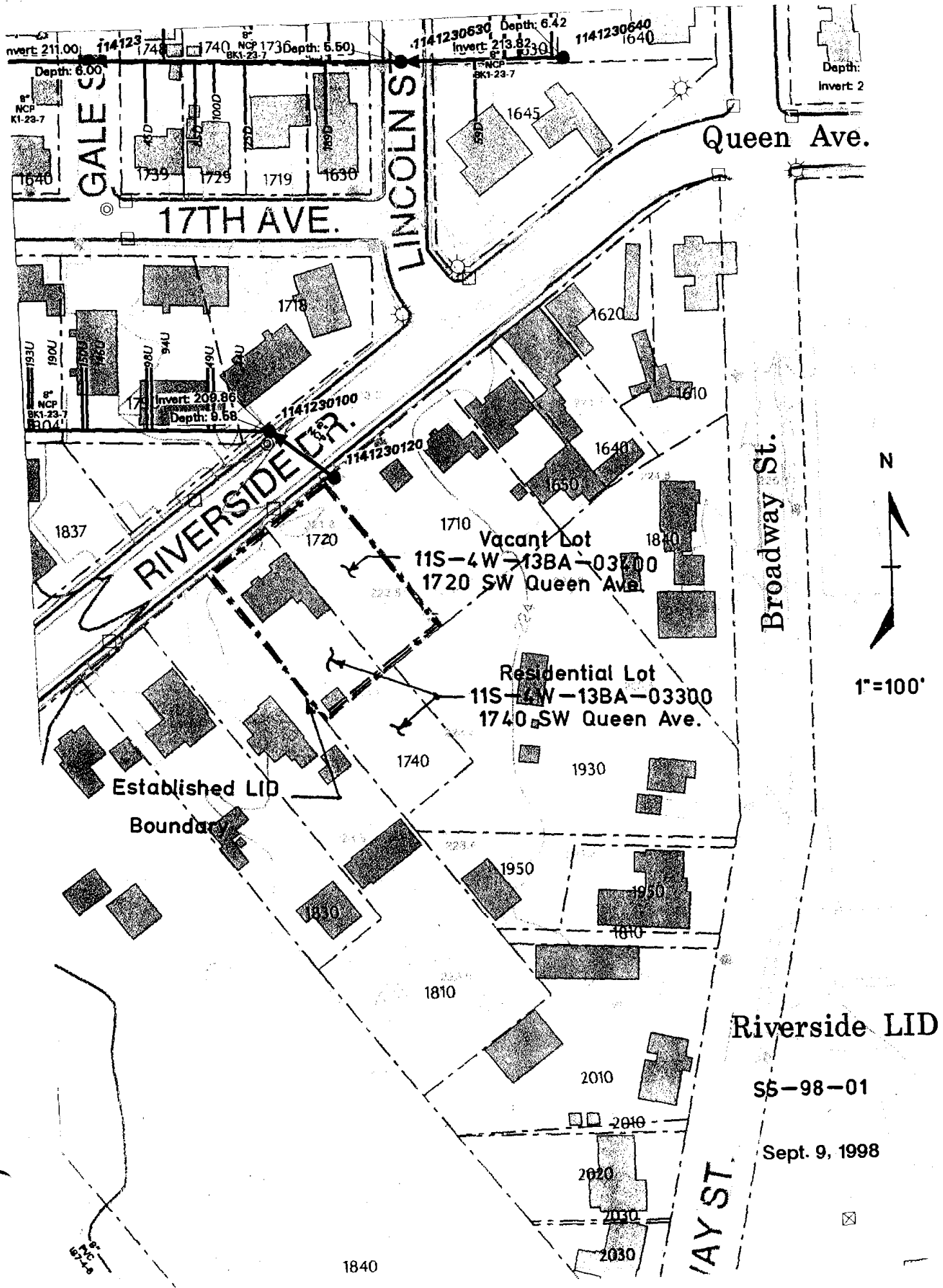
The project is to be completely funded from assessments to the benefited properties.

CJO:kw  
Attachments 3

**CITY OF ALBANY  
FINAL ASSESSMENT  
SS-98-01; RIVERSIDE LID  
SANITARY SEWER IMPROVEMENTS  
SEPTEMBER 23, 1998**

Property Owner	Map/Tax Lot	Riverside Dr. Frontage - lf.	Sanitary Sewer Assessment	Storm Sewer Assessment
Jim Schmaltz 1740 Queen Ave, SW Albany, OR 97321 Site: 1740 Queen Ave, SW	11S-4W-13BA-3300	60.89	\$7,876.37	\$953.38
Bernard Miller 35343 Riverside Dr, SW Albany, OR 97321 Site: 1720 Queen Ave, SW	11S-4W-13BA-3400	60.56	\$7,833.69	\$0.00
	<b><u>Total</u></b>	<b><u>121.45</u></b>	<b><u>\$15,710.06</u></b>	<b><u>\$953.38</u></b>

Summary of Actual Project Costs	Total Cost	Unit Cost Per Linear Foot
Sanitary Sewer	<b>\$15,710.06</b>	<b>\$129.35</b>
Storm Sewer	<b>\$953.38</b>	<b>\$15.66</b>



FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2  
SS-98-01, Riverside LID

\*\*\*RIVERSD.WB2\*\*

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	FINAL TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1997 *****MARKET VALUE 1997/1998***** LAND IMPRVMTS	TOTAL	OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMIANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
Schmaltz, Jim 1740 Queen Ave SW Albany, OR 97321	11-4W-13BA-03300 Site: 1740 Queen Ave SW	52.99%	\$8,828.75	\$134,200	\$35,760	\$31,320	\$67,100	13.16%	\$678.80	\$111.85
Miller, Bernard 35343 Riverside Dr SW Albany, OR 97321	11-4W-13BA-03400 Site: 1720 Queen Ave SW	47.01%	7,833.69	52,760	26,380	0	26,380	29.70%	602.22	98.23
<b>TOTALS</b> .....		<b>100.00%</b>	<b>\$16,663.44</b>	<b>\$186,960</b>	<b>\$62,160</b>	<b>\$31,320</b>	<b>\$93,480</b>	<b>17.83%</b>	<b>\$1,281.02</b>	<b>\$211.08</b>
									<b>\$25,620.40</b>	<b>\$25,329.60</b>

\$16,663.44

Project assesses for sewer and storm drain improvements.

## ASSESSMENT PAYMENTS

The following payments are based on a \$1,000 assessment, at 6.80% interest:

	<u>5 Years</u>	<u>10 Years</u>
<u>Monthly Payments</u>	\$19.71	\$11.51
<u>Semi-Annual Payments</u>	\$119.64	\$69.73
<u>Total Paid (Monthly)</u>	\$1,182.60	\$1,381.20
<u>Total Paid (Semiannually)</u>	\$1,196.40	\$1,394.60

### HOW TO CALCULATE YOUR ASSESSMENT PAYMENTS

EXAMPLE: If your assessment was \$3,500, your payments would be calculated as follows:

$$\text{\$3,500 assessment divided by \$1,000} = 3.5$$

$$3.5 \times \$19.71 (\text{\$1,000 monthly payment, five year plan}) = \$68.99 \text{ monthly payment}$$

The above payments include principal and interest. Interest is calculated from the last day payment was received and credited to the assessment account. If payments are received after the payment-due date, additional interest will be calculated, however, the assessment cannot be paid in an increment of time greater than the selected installment time period of five or ten years. Additional payments will be applied to the outstanding principal balance. There will be no penalties for retiring an assessment prior to the selected installment time period.

Name/Address	Description	
SCHMALTZ, JAMES O	ACREAGE	11-04W-13BA-03300
	09/23/98 0145819	RES 3922, RIVERSIDE LID, NOTES, B-0645-98
1740 QUEEN AVE SW	8,829.75	08686
ALBANY OR 97321	SS98010001*	
.....		
MILLER, BERNARD	ACREAGE	11-04W-13BA-03400
	09/23/98 0145827	RESOLUTION 3922, RIVERSIDE LID
35343 RIVERSIDE DR SW	7,833.69	08687
ALBANY OR 97321	SS98010002*	
.....		
Report total...	16,663.44	