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RESOLUTION NO. 2097

ADOPTION OF ENGINEER'S REPORTS, AUTHORIZATION TO SECURE EASEMENTS, TO OBTAIN BIDS, TO INCREASE APPROPRIATIONS, AND TO ISSUE WARRANTS FOR CONSTRUCTION OF ST-79-7, FIRST ADDITION TO ALANDALE.

BE IT RESOLVED That the reports of the City Engineer filed with the City Recorder on the 5 day of July , 1979, concerning

ST-79-7, First Addition to Alandale

be and the same are hereby amended by Council (see attached minutes) and adopted.

BE IT FURTHER RESOLVED That the Council authorize the Mayor and City Recorder to sign agreements on behalf of the City of Albany for the purpose of obtaining easements to construct the said improvements, direct the City Manager to obtain bids for the construction of said projects as required by law, and authorize the Mayor and City Recorder to make, issue and negotiate General Obligation Improvement Warrants for the performance of said improvements, bearing interest not to exceed 6½% per annum, and constituting general obligations of the City of Albany. The terms of conditions of such warrants shall be as provided by ORS 287.502 to 287.510.

BE IT FURTHER RESOLVED That funds budgeted within the Improvement Fund by appropriated as follows:

<u>RESOURCE</u>	<u>FROM</u>	<u>TO</u>
<u>Improvement Fund</u>		
Bond Sale Proceeds 026-985-44135	\$187,460.00	
 <u>REQUIREMENT</u>		
<u>Improvement Fund</u>		
Project # 026-985-88060		\$187,460.00
ST-79-7, First Addition to Alandale		

DATED this 8th day of August , 1979.

Richard S. Olsen  
Mayor

ATTEST:

[Signature]  
City Recorder

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ALBANY CITY COUNCIL  
REGULAR SESSION

August 8, 1979

The Albany City Council met in regular session on Wednesday, August 8, 1979, in the City Hall Council Chambers. Following the Pledge of Allegiance, Pastor Marvin Jost, North Albany Baptist Church, gave the prayer. Mayor Olsen called the meeting to order at 7:15 p.m. Those present were Councilors Maddy, Greene, Fairchild, Saxton, and Jean (Councilwoman Rouse was absent).

Mrs. Fairchild moved for the approval of the July 25 minutes; Mr. Jean seconded the motion. The motion passed 5-0.

CONTINUED PUBLIC HEARINGS

SS-79-4, Alandale First Addition; and ST-79-7, First Addition to Alandale

Mr. Hickey made the following staff report:

Anticipating that you may be requested to assess the street, storm sewer and sanitary sewer by a different method than I have recommended, I have made some computations of the estimated cost to various property owners by two alternate methods (existing lot and potential lots) and compared this cost with the estimated cost by the recommended method.

Total Estimated Street and Storm Sewer Cost to be Assessed	= \$263,000
Total Estimated Sanitary Sewer Cost to be Assessed	= <u>100,000</u>
Total <u>Estimated</u> Assessable Cost	= \$363,000

I. Total existing lots being assessed = 44

Estimated assessable cost per existing lot = \$8,250

II. Total potential lots = 57

Estimated cost per potential lot = \$6,370

The effect the different methods of assessment would have on the owners contesting this method and the subdivider is as follows:

ESTIMATED COST

<u>Owner</u>	<u>Recommended Method</u>	<u>Potential Lot Method</u>	<u>Existing Lot Method</u>
Cotterman	20,844	25,480	16,500
Polensky	22,169	19,110	8,250
Rieke	14,454	19,110	8,250
King	5,122	6,370	8,250
Becker	21,925(18,470)	12,740	8,250
Subdivision	5,400 Ave.	6,370	8,250

The total estimated additional cost to the subdivider if assessed by the existing lot method is approximately \$100,000.00 and if assessed by the potential lot method it is \$35,000.

As can be seen above, when comparing the recommended method with the potential lot method, the total estimated cost varies up and down for the various people. The only major difference is Mr. Becker's total assessment. Then, when you compare the existing lot method with the other two methods you can see an unreasonable difference in the cost to most of the owners and especially the additional cost to the subdivider of approximately \$100,000.

I feel the recommended method is the most reasonable and justifiable except for Mr. Becker; and the only relief for him, without changing Resolution No. 1392, and still be consistent with our long standing sanitary sewer assessment procedure and be fair to the other property owners, is not to assess Mr. Becker for sanitary sewer on Morse Lane. This would reduce his assessment to an estimated amount of \$18,500.

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Therefore, I recommend the assessments be computed in accordance with the method indicated in my reports to you dated June 13, 1979, and June 27, 1979, except that T.L. 1700 (Becker's) not be assessed for a sanitary sewer on Morse Lane.

Mr. Hickey said that the recommended method of assessment is simple and is practiced in other cities in the state and in other states.

Mr. Jean asked if the opposing property owners met with Mr. Prince from P&E Land Development Co. Mr. Monson, 5924 Mike SW, said that they did not. Mr. Jean asked if this was not the intent of continuing the hearing until tonight. Mr. Monson said that is what they understood, but were told by representatives of P&E that they had no knowledge that Mr. Prince had made such a request. In any case, we asked them to arrange a meeting with Mr. Prince for last Thursday. The representative said that he did not know where Mr. Prince was and it would not be until Monday or Tuesday before having a meeting. We never heard from Mr. Prince.

Bob Scott, 422 5th SW, attorney for P&E Land Development Company, said that he was just called this afternoon about representing P&E; he talked with Marty Edwards, who is the other owner. He said that it was the Company's understanding that a meeting would take place between P&E and GPT Corporation, the petitioners, and not with the opposing property owners.

Mr. Olsen continued the public hearing and asked for those who wished to speak in favor of the projects.

Bob Scott, representative for P&E Land Development and GPT Corporation, said that this property was annexed in 1978 and was zoned R-1(6), which was an indication that the City favored the property being in the City and being a residential area; therefore, the City indicated approval of these types of projects. The preliminary plans were approved subject to the Storm Drain Study and plans. Eventually, the preliminary plans for the subdivision were approved. This policy of assessment has been used since 1969, whereby the assessment is per front foot for the adjoining property owners. We favor this assessment method.

There being no one else to speak in favor, Mr. Olsen asked if there was anyone who wished to speak against the projects or questioned the projects.

Robert Monson, 5924 Mike SW, asked to speak on behalf of Duane Becker, Leroy Rieke, Otto Polensky, and Jack Cotterman. He said that since last month they have done a lot of research and have talked to city employees who were very courteous, helpful, and competent; most specifically, Wayne Hickey, Ben Shaw, Mike Corso, Hugh Hull, Jim Delapoer, Ann Hawkins, Steve Bryant, and Laura Hyde.

Mr. Monson said that they had prepared a folder of data for each of the councilors which they passed out. The data includes: 1) the property owners' requests of the City Council; 2) the costs to the property owners under the recommended method of assessment; 3) breakdown of costs; 4) data on P&E Land Development; 5) Chapter 15 of the Albany Municipal Code; and 6) Resolution #907. Our purpose is not to stop the projects, but we want to make a formal remonstrance against the method of assessment. With respect to Item #1, the requests are as follows: 1) The Council amend the engineer's report so that each lot in the Alandale First Addition be assessed at 1/43rd of the total cost of the development (\$8,432.92 current estimate); one exception to this rule would be Mr. King's lot which should not be assessed at more than the engineer's estimate of \$5,122.18; 2) To have the work begin immediately; 3) The City consider assuming the cost of improvements to the ditch between Messrs. Polensky and Cotterman; and 4) Provide that the developer pay for the eventual paving of Parcel "A," which is P&E's liability. Mr. Monson said that the group of represented property owners does not include Mr. King and Mrs. Morse.

Mr. Jean asked if the suggested method be irrelevant to lot size. Mr. Monson said that was correct.

Mr. Monson said that the reasoning for the requests is because of the excessive costs to the homeowners using the recommended method of assessment. Combined costs of sewer and street projects for the homeowners are: Mr. Polensky, \$22,169.53; Mr. Becker, \$21,924.78; Mr. Cotterman, \$20,842.54; Mr. Rieke, \$14,453.73; Mrs. Morse, \$27,793.13; and Mr. King, \$5,122.18. Mr. Monson said that if Council does not amend the engineer's report these people will be in imminent danger of losing their homes or drastically altering their property. As far as equity and gain are concerned, these assessments are not equitable (see Page 3 of the attached materials as presented by the property owners to the Council in their special folders). We understand that the lots are very large. We contacted the county assessor's office and were referred to Sam Pollard. He told us that if a city

August 8, 1979

resident lives on a gravel road and the City puts in a paved street, a person's property value could increase \$500 to \$1,500. If a person lives on an existing paved road, the value will not increase at all. There would be no increase in value if a sewer was put in if a person is currently on a septic tank and has a well. Increase in value is very marginal with the proposed improvements. The other argument is that these property owners could subdivide their lots. When this proposed subdivision was platted, we were not invited to the Planning Commission hearings. Our lots are very marginal to subdivide. With Mr. Becker's lot as it is with the existing buildings, cannot be subdivided; "it is impossible." Messrs. Monson and Becker explained a large map of Mr. Becker's lot. These people do not want to subdivide; they do not have any capital; they are ordinary people. P&E had an advantage of planning their development to their best interests. We do not begrudge them that; but to have others pay \$22,000 is out of the question.

Mr. Monson said, "Therefore, we are not asking Council to set up any bad precedence. This requested provision would only apply to this particular subdivision. This represents an island in an already developed area. There is no radical departure of policy. We are not declining to pay; but as ordinary citizens, we will agree to pay our fair share even if we did not sign the petition. We agree that \$8,400 is a fair assessment for each lot even though it is a large amount. We are asking that Council put itself in these people's shoes and ask if they could afford these types of assessments."

Mr. Monson made reference to ORS 223.389, "Procedure in making local assessments for local improvements," which contains a clause that the Council can adopt, correct, modify, or revise the proposed assessments of a given project. He also made reference to AMC Chapter 15.04, Public Improvements, Section 15.04.050, "If the council, after hearing the objections, if any, and after due consideration of the recommendations of preference made by the city engineer, finds such report to be reasonable and just, it may adopt the same or amend, and, as amended, adopt the same by resolution. It may require a supplementary report from the city engineer"; and Section 15.08.010, "The council may: 1) Use any just and reasonable method of determining the extent of any improvement district consistent with benefits derived; 2) When, in the opinion of the council, on account of topographical or physical layout, unusual or excessive public travel, or other character of work is involved, or when the council otherwise believes the situation warrants it, it may pay what it deems a fair proportion of the cost of the improvement in relation to the benefits derived by the property directly benefited from funds of the city, and the amount to be assessed to the property shall be proportionately reduced." He also made reference to AMC 15.08.060, "No such assessment ... or that the assessment as made, insofar as it affects the person complaining, is unfair or unjust, ... proceedings." He said that in three distinct places in the AMC, it makes reference to fair, just, and reasonable charges. We believe that fair, reasonable, and just are abstract so that anybody can look at the situation and find that \$22,000 is not reasonable, fair, or just.

Duane Becker, 5986 Mike SW, said, "I cannot afford to pay that type of bill. Even an equal share is large for me, but I would be willing to go that route (by existing lot method)."

Otto Polensky, 5961 Walnut SW, said, "I am not in a position to pay \$22,000; I cannot afford it."

Duane Rieke, Rt. 3, said, "That new road (the proposed street) goes from my front door; that is not an improvement for me."

Jack Cotterman, 808 Morse Lane SW, said, "I have tried to build an equity to retire upon; \$20,000 is taking all I have built up; I do not think I can subdivide; I cannot pay that."

Mr. Monson said, "We would appreciate council action to amend that report to be a present lot assessment."

Mr. Jean congratulated Mr. Monson and the property owners on their presentation. "Your work has been exceedingly well done." He went on to say, "If for some reason we would go along with the present lot assessment and an equal share basis, would you consider signing an agreement for some future date if you would subdivide your property that the amount that would have been assessed (as recommended by the city engineer) at this time would be reimbursed to the district in a proportionate share?"

Mr. Monson said that the property owners had not talked about that specifically, but that the subject has arisen. That might be something we would agree to if P&E agrees to it. We simply presume P&E will subdivide. Also Parcel A is their liability plus their other 3-4 acre parcel on the north side of Morse Avenue, which is an asset to P&E. In short, the people would agree to such a stipulation. They would be very loathe to tackle \$22,000.

Mr. Saxton asked Mr. Monson what his interest was in this issue.

Mr. Monson said that he is Mr. Becker's neighbor, and "I had originally thought to petition to come onto the project, but that is prohibitive; but I had already gotten involved and decided to help."

Mr. Saxton asked if the present lot method was lawful. Mr. Hickey said that Council can assess it by any method. Mr. Maddy asked the property owners if they had seen Mr. Hickey's memo showing the three alternatives. Mr. Monson said that he had not. Mr. Hickey said that the only difference is that his calculation for the existing or present lot method was lower by \$2,000 than the figure calculated by the property owners; his calculation does include Parcel A.

Bob Scott said that he has not seen the memo explaining the three alternatives. He also said that the 3-4 acre lot Mr. Monson spoke of was only just over an acre. He also said that Mr. Wightman, engineer for P&E, said that Mr. Becker's lot could be subdivided into three lots; Mr. Rieke's into two lots; and Mr. Polensky's into two lots.

Mr. Monson said that we are neither engineers or lawyers. We make some attempt to read and speak English. We were not aware that we were suppose to furnish materials to P&E. "I take issue with Mr. Wightman. There is no way Mr. Becker can subdivide without tearing down his buildings. Mr. Polensky and Mr. Cotterman can no way subdivide. There is a 6-foot drop which floods on Mr. Cotterman's property. Also, we are talking about Mr. Cotterman's property as one lot and we do not want the potential lot method of assessment.

Mr. Monson asked if P&E has signed a waiver of remonstrance. Mr. Hickey said that it has.

Bob Scott said that he would take exception with this case potentially being the only subdivision having an existing lot assessment method if approved by Council. Prior to 1969, there were a variety of assessment procedures. In 1969, Council adopted a policy to establish a uniform policy by using the per foot basis. It is not a realistic approach to treat this subdivision differently and not expect 2-6 months later someone else going to request this same method of assessment. The existing policy has been followed for ten years.

Mr. Monson reminded Council that it was not outside of Council's power to change the method as set by ordinance and ordinance is a higher form of law than the policy.

Mr. Maddy asked why SS-79-14, Burlwood Subdivision, was being assessed on a per lot basis (Page 41 of the agenda). Mr. Hickey said that the sewer is just to serve a cul-de-sac owned by one property owner who is paying all the costs. Mr. Maddy asked if this was the only type of situation when this method would be used. Mr. Hickey said that the majority of situations is when one property owner is involved. It is still figured on the square footage. It is just easier for the owner to have it broken down by per lot in order for him to determine his costs.

Mr. Jean asked how a lot would be assessed if it was a long lot but did not have enough depth to make it subdividable. Mr. Hickey said it would probably not be assessed if it was not subdividable or there was no benefit. Mr. Jean asked if a lot is looked at only from a subdividable point. Mr. Hickey said that a lot is viewed as to how it benefits from a project.

Mr. Jean asked by how much the cost would be raised to P&E if Council adopts the recommendation of the property owners. Mr. Hickey said, "By about \$3,000."

Mr. Saxton asked if there was more than one method of assessment. Mr. Hickey said for streets there is only one method. On sewer and storm drain, it is just past policy. Mr. Saxton asked if past policy has been deviated from. Mr. Hickey said that he did not know. Mr. Hickey said that the sanitary sewer is being assessed outside the subdivision at a 100-foot depth; for the storm drain, to a 50-foot depth. Mr. Saxton said that it should be spelled out very definitely.

Mr. Olsen said that the reason the AMC is written in its present language is to provide flexibility for each situation.

Mr. Olsen asked when there would be a solution to the flooding problem in the ditch. Mr. Hickey said that there is a draft of the drainage study completed by the consultants. They are working on the final report which should be ready within a week. We still need information from the Corps of Engineers, who are doing a flood plan study for Oak Creek and the Calapooia River. We cannot make set decisions until we have that Corps of Engineers report. That will be ready in the fall. The point is that we are working towards a solution. Something needs to be done within

a reasonable time to alleviate the problem. This subdivision will not significantly affect the flooding situation at 53rd Avenue.

Mr. Olsen asked about the assessment for the storm drainage. Mr. Hickey said that the only people being assessed for the runoff are those who runoff need to go into the channel. It is a minimal charge.

Mr. Olsen asked if all of the drainage from Messrs. Rieke and Polensky's properties go the back of their lots. Mr. Hickey said that some comes from the roofs of their houses which goes into the street.

Mr. Olsen asked if the front footage is the determining factor for cul-de-sacs. Mr. Hickey said that the dimensions of the front footage are the determining factor.

Mr. Jean asked to hear from P&E representatives on the suggestion of a reimbursable assessment if there is future subdividing by the property owners. Mr. Scott said he has not talked to his clients about this. It is a significant departure of past policy. You will open up a real problem in the future. He also said that there are 8 cul-de-sacs and 8 corner lots which balance out the assessments. Mr. Monson pointed out that the 8 corner lots are duplex lots.

Mr. Maddy said that he seconded Mr. Jean's comments about the presentation of the property owners; it was a good job. We can feel for their problems of costs. It is unfortunate that P&E is not prepared to make a presentation.

Mr. Maddy moved that Council adopt a per lot assessment procedure based on the figures presented by the neighborhood group (each lot be assessed at 1/43rd of the total cost of the development; \$8,432.92 current estimate); Mrs. Fairchild seconded the motion.

Mr. Jean moved to amend the motion so that any time in the future should the present property owners subdivide their lots into more than one lot they would pay another \$8,400 or whatever the exact assessment is to the property owners to the proposed subdivision as a rebate for the costs of the improvement; Mr. Saxton seconded the amendment.

Mr. Hickey said that if the motion passes, he needs clarification about Mr. Cotterman's two tax lots. Do we assess for two tax lots or one. Mr. Long said that is not a question because there is no mention of tax lots. The motion is as the property owners proposed and that is for only one lot. Mr. Hickey pointed out that Mr. Cotterman has two taxable lots.

Mr. Monson said that the motion is clear to them. We did not know he had two taxable lots; we are just considering his land as a lot. Mr. Cotterman said that his second tax lot is just a pie shape. Mr. Bryant said that there is a simple solution by just consolidating the two lots into one at the county assessor's office.

Mr. Olsen said that a new procedure is being set on the streets. Mrs. Fairchild said that this problem is not unique to this property. This is not that unusual. It is not fair for someone to pay \$22,000. It seems to me to be equitable, and we should look at them on a case basis. Mr. Maddy said that the wording in the AMC is for a purpose; to be just and fair. Mr. Jean said that the general policy assessment method is not being thrown out.

Mr. Jean said that he would include in his amendment to Mr. Maddy's motion that Mr. Bryant's suggestion of having Mr. Cotterman consolidate his two lots into one by going to the county assessor's office and doing it. Mr. Cotterman said that he would do that.

Mr. Saxton said that he would like to see a deed restriction about the reimbursement if an existing property owner subdivides his property into more than one lot.

Mr. Monson said that it could be recorded on the deed. Mr. Holliday said that when the City files an intent to lien for the assessments that restriction can be recorded there whereby it would be on record and on file at the Court House.

Mr. Hickey asked if there was any time limit as far as the reimbursement was concerned. Mr. Long suggested that 10 years be the maximum; he said that can also be put in the notice of intent to lien by the City.

Mr. Saxton approved the addition to the amended motion as he seconded the amendment by Mr. Jean. He then called for the question on the amendment: Any time in the future should the present property owners subdivide their lots into more than one lot, they would pay another \$8,400 or whatever the exact final assessment is to the property owners to the proposed subdivision as a rebate for the costs of the improvement and that Mr. Cotterman consolidate his two tax lots into one tax lot by going

to the county assessor's office and doing it. The amendment to the motion passed 5-0.

The question was called on the amended motion. The motion passed 5-0.

Mr. Monson thanked the Council and expressed their appreciation on the conduct of the meeting.

Mrs. Robert Moore, 1490 53rd SW, asked to speak against the 1st Addition to Alandale with respect to the drainage problem. "I was told by Mr. Hickey that the drainage would be drained to the creek on the east side of the Alandale Subdivision. This channel arrives on the east end of our property. It is said that this would create minimal drainage. Yes, it is minimal compared to what we have received from the development to the south. We get the runoff from College Green and LBCC. Why would we have as much water this last February as we had in 1975 when the Calapooia River had a log jam and backed up?" Mrs. Moore also passed out a prepared statement (copy is attached to the minutes).

Mr. Olsen asked Mrs. Moore if she did not address Council about this six months ago. Mrs. Moore said that she did and was told that a storm drainage study was being done for this area and it would be two years before it would be in operation. We are asking that no more building be permitted and no more drainage be sent our direction.

Mr. Jean said that Council is much aware of the flooding in that creek. LBCC's property to the east floods. That is before LBCC participates in the drainage into that creek. It is draining from much of the farmland to the east of 99E. It floods all of the east side. That is not from Alandale or LBCC. Progress is being made into the control of it and in the development of feasible drainage solution. Mr. Hickey has been working very diligently on that. Perhaps Mr. Hickey can share some of the information. Mr. Saxton suggested that Mrs. Moore discuss this matter with staff. Mr. Hickey said that he has talked with Mrs. Moore and Mrs. Yih for two hours about the study.

Mr. Hull said that Mrs. Moore is asking the City to clean those ditches. We cannot do that.

Mrs. Moore said that she wishes to remonstrate against the project and that Council allow no more development without correction of the situation.

Mr. Olsen said that situation is being worked on as rapidly as possible.

Mr. Olsen closed the public hearing. Mr. Long read the resolutions adopting the amended engineer's reports for SS-79-4 and ST-79-7. Mrs. Fairchild moved for their adoption; Mr. Maddy seconded the motion. The resolutions were adopted 5-0 with the resolution for SS-79-4 being designated as Resolution #2096 and the resolution for ST-79-7 being designated as Resolution #2097.

#### PUBLIC HEARING

##### Ordinance regarding the demolition of buildings

Mr. Olsen asked that those wishing to speak not be repetitive. Mr. Olsen opened the public hearing.

Mr. Saxton said that it would be easy for him to claim conflict of interest. "There has been no discussion of myself with my employer regarding this issue. It is my intention to participate in the decision and discussion; my comments will not be of a financial institution or of my employer."

Mr. Bryant said that, unfortunately, this ordinance has been misunderstood and the public has been misled; it has been poorly editorialized. There was a good article in the newspaper today. The ordinance is not intended to deny anyone's rights to demolish a building but to promote alternatives for the building; it gives a period of time for flexibility. This ordinance is a model one which can be treated anyway. The ordinance proposes a list of properties that would be affected by the ordinance. That list has not been established. It would be established through a public hearing process. That should not be the issue of discussion tonight. Mr. Bryant reviewed some amendments: Page 2 of the ordinance, section regarding public hearing, material included in the parentheses <sup>is deleted</sup> Page 3 of the ordinance, "Within 30 days ... demolition permit should be granted forthwith or if a temporary demolition delay should be imposed"; Page 4 of the ordinance, Section f, last line beginning with "if" is deleted. He said that he has talked with some downtown business people who have come in to his office and they have left satisfied.

Mr. Saxton asked if there are any provisions setting standards of what is a historical building. Mr. Bryant said that would take place at the public hearing

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INTERDEPARTMENTAL MEMORANDUM  
Engineering Department

SUBJECT: Engineer's Report for ST 79-7; 1st addition to Alandale

TO: Mayor and City Council

VIA: Hugh Hull  
City Manager

FROM: Wayne Hickey  
City Engineer

DATE: June 27, 1979 for July 11, 1979.

Description of Project:

This project is intended to provide improved access and storm drainage to Morse Avenue from Pacific Boulevard, to Jon Street, and to all streets within the 1st addition to Alandale.

The structural section includes a 36 foot wide street with standard concrete curb and gutter and 3½ inches of asphaltic concrete over 9 inches of base rock.

There will be 1,591 lineal feet of storm drain pipe ranging from 12 inches to 30 inches in diameter. Also included is improvement of the ditch crossing at Morse Avenue.

No easements will be necessary on this project.

Summary of Estimated Costs:

A. Estimated Construction Cost	\$170,418.00	
10% Contingencies	<u>17,041.80</u>	
Subtotal		\$187,459.80
B. Project Cost Data:		
1) SCF Intersection Cost	\$ 5,000.00	
2) Corner Lot Credit	<u>20,737.27</u>	
3) Total SCF Cost		\$ 25,737.27
4) Property Owner Construction Cost		<u>161,722.53</u>
5) Total Estimated Construction Cost		\$187,459.80
C. Estimated Assessment Cost:		
1) SCF Assessment	\$25,737.27	
15% ELA	<u>3,860.59</u>	
Total SCF		\$ 29,597.86
2) Estimated Construction Cost		\$161,722.53
15% ELA		24,258.38
Collection for SCF		
5.00 x 4,807.98 =		\$ 24,039.90
Cost            Feet		

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Engineer's Report for ST 79-7; 1st addition to Alandale  
June 27, 1979 for July 11, 1979  
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Sign Cost \$ 789.00

Total Estimated Property Owner Cost \$210,809.81

Cost Per Front Foot =  $\frac{\$210,809.81}{\text{Cost}} \div \frac{\$4,807.98}{\text{Front Feet}} = \$43.85$

Storm Drain Cost:

Estimated Construction Cost	\$41,891.00	
10% Contingencies	<u>4,189.10</u>	
Subtotal		\$ 46,080.10
13% ELA		<u>5,990.41</u>
Total Estimated Storm Drain Cost		\$ 52,070.51

Cost Per Square Foot =  $\frac{\$52,070.51}{\text{Cost}} \div \frac{.270,391}{\text{Sq. Ft.}} = \$0.19/\text{ft.}$

Method of Assessment:

It is proposed that the benefiting properties be assessed on a front foot basis as per Resolution No. 1392.

The storm drain cost shall be assessed on a square foot basis against property receiving a significant benefit from the construction.

Assessment Data:

Please refer to attached sheets.

Respectfully submitted,

*Benjamin Shaw*

Benjamin Shaw  
Civil Engineer I

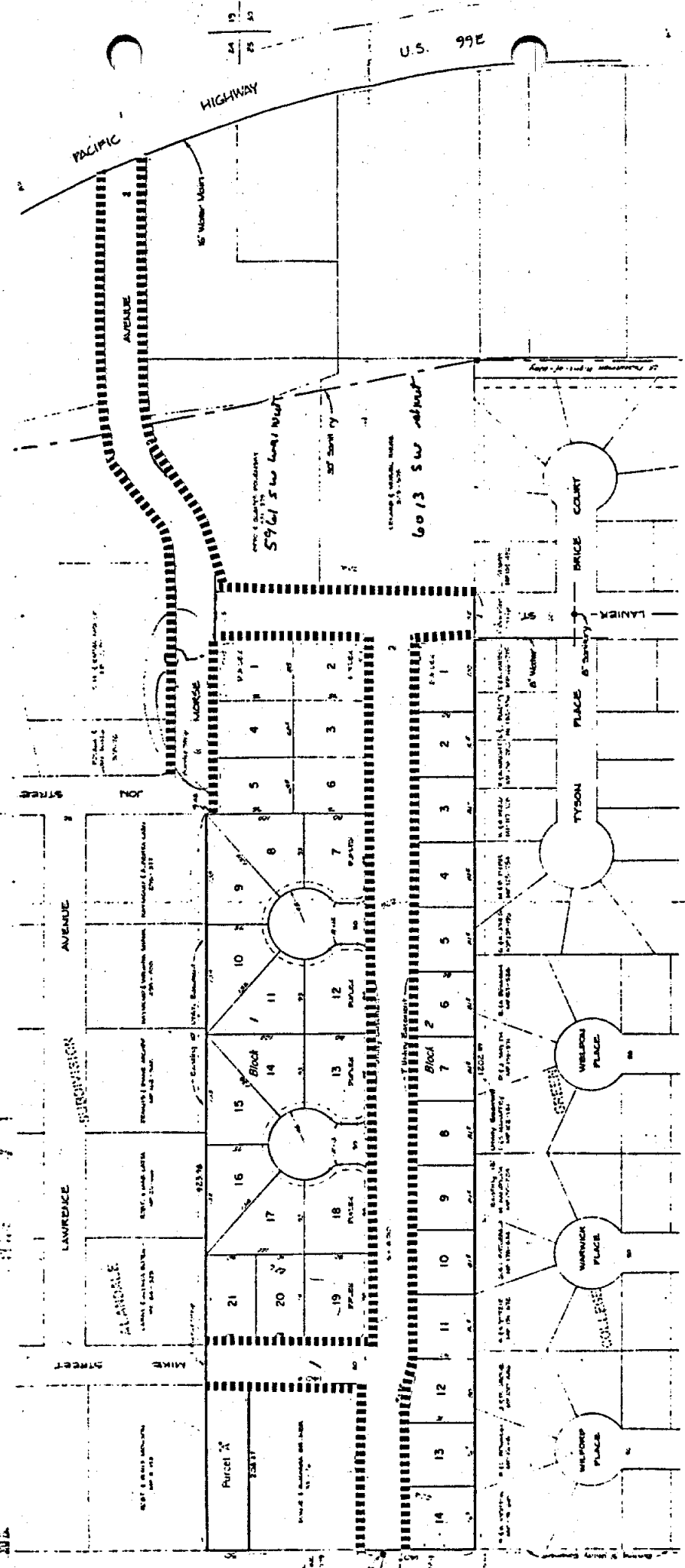
Approved by:

*T. Wayne Hickey*  
T. Wayne Hickey, P.E.  
City Engineer

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ST-79-7 ALANDALE 1ST ADDITION



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ESTIMATED PROPERTY OWNER ASSESSMENT DATA SHEET

ST-79-7 First Addition to Alandale

No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
1.	* P. & E. Land Development P. O. Box 255 Albany, OR 97321	11-4W-25 Lot 1, Block 1 1st Add. to Alandale	8130	\$1,565.63	174.56	40.09	134.47	\$5895.95	
2.	*	Lot 2, Block 1	8137	1,566.98	174.81	39.98	134.83	5911.73	
3.	*	Lot 3, Block 1 "	6508	1,253.28	68.50		68.50	3003.44	
4.	*	Lot 4, Block 1 "	6529	1,257.32	68.50		68.50	3003.44	
5.	*	Lot 5, Block 1 "	6529	1,257.32	68.50		68.50	3003.44	
6.	*	Lot 6, Block 1 "	6508	1,253.28	68.50		68.50	3003.44	

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ESTIMATED PROPERTY OWNER ASSESSMENT DATA SHEET

ST-79-7 First Addition to Alandale

No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
7.	* P. & E. Land Development	11-4W-25 Lot 7, Block 1 1st Add. to Alandale	8463	\$1629.76	192.31	49	143.31	\$6283.54	
8.	*	Lot 8, Block 1 "	7529	1449.90	32.15		32.15	1409.64	
9.	*	Lot 9, Block 1 "	7339	1413.31	38.53		38.53	1689.38	
10.	*	Lot 10, Block 1 "	7394	1423.90	38.51		38.57	1688.50	
11.	*	Lot 11, Block 1 "	7541	1452.21	32.17		32.17	1410.52	
12.	*	Lot 12, Block 1 "	8463	1629.76	192.31	49	143.31	6283.54	

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ESTIMATED PROPERTY OWNER ASSESSMENT DATA SHEET

ST-79-7 First Addition to Alandale

No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
13.	* P. & E. Land Development	11-4W-25 Lot 13, Block 1 1st Addition to Alandale	8463	1629.76	192.31	49	143.31	\$6283.54	
14.	*	Lot 14, Block 1 "	7542	1452.40	32.17		32.17	1410.52	
15.	*	Lot 15, Block 1 "	7404	1425.82	38.51		38.51	1688.50	
16.	*	Lot 16, Block 1 "	7404	1425.82	38.49		38.49	1687.63	
17.	*	Lot 17, Block 1 "	7556	1455.10	32.23		32.23	1413.15	
18.	*	Lot 18, Block 1 "	8453	1627.84	192.28	49	143.28	6282.23	

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ESTIMATED PROPERTY OWNER ASSESSMENT DATA SHEET

ST-79-7 First Addition to Alandale

No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
19.	* P. & E. Land Development P. O. Box 255 Albany, OR 97321	11-4W-25 Lot 19, Block 1 1st Addition to Alandale	9137	1759.56	188.44	49.99	138.45	6070.45	
20.	*	Lot 20, Block 1 "	6895	1327.80	60.00		60.00	2630.75	
21.	*	Lot 21, Block 1 "	6899	1328.57	60.06		60.06	2633.38	
22.	*	Parcel "A" 1st Add. to Alandale	10,416	2005.86	50		50	2192.29	
23.	* Duane & Barbara Becker 5986 Mike St. SW Albany, OR 97321	11-4W-25AA Tax Lot 1700	12,000	2310.90	348.28	50	298.28	13,078.33	
24.	* P & E. Land Development	11-4W-25AA Lot 1, Block 2 1st Addition to Alandale	7952	1531.36	173.51	42.47	141.04	5745.56	

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ESTIMATED PROPERTY OWNER ASSESSMENT DATA SHEET

ST-79-7 First Addition to Alandale

No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
25.	* P & E Land Development	11-4W-25AA Lot 2, Block 2 1st Addition to Alandale	6520	1255.50	81.50		81.50	3573.43	
26.	*	Lot 3, Block 2 "	6520	1255.50	81.50		81.50	3573.43	
27.	*	Lot 4, Block 2 "	6520	1255.50	81.50		81.50	3573.43	
28.	*	Lot 5, Block 2 "	6520	1255.50	81.50		81.50	3573.43	
29.	*	Lot 6, Block 2 "	6520	1255.50	81.50		81.50	3573.43	
30.	*	Lot 7, Block 2 "	6520	1255.50	81.50		81.50	3573.43	

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ESTIMATED PROPERTY OWNER ASSESSMENT DATA SHEET

ST-79-7 First Addition to Alandale

No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
31.	P & E Land Development	11-4W-25AA Lot 8, Block 2 1st Addition to Alandale	6520	1255.59	81.50		81.50	3573.43	
32.	*	Lot 9, Block 2 "	6520	1255.59	81.50		81.50	3573.43	
33.	*	Lot 10, Block 2 "	6520	1255.59	81.50		81.50	3573.43	
34.	*	Lot 11, Block 2 "	6520	1255.59	81.50		81.50	3573.43	
35.	*	Lot 12, Block 2 First Addition to Alandale	--	--	81.23		81.23	3561.60	
36.	*	Lot 13, Block 2 "	--	--	76.50		76.50	3354.21	

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ESTIMATED PROPERTY OWNER ASSESSMENT DATA SHEET

ST-79-7 First Addition to Alandale

No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
37.	* P & E Land Development P. O. Box 255 Albany, OR	11-4W-25AA Lot 14, Block 2 First Addition to Alandale	--	--	77.26		77.26	3387.53	
38.	* P. & E. Land Development	11.4W.25AA T.L 904 Lot 3, Block 2 Alandale	--	--	275.82		275.82	12,093.55	
39.	* C.H. & Emma Morse 929 Morse Ave. SW Albany, OR	11.4W.25 AA T.L 900 Lot 4, Block 2 Alandale	--	--	426.93		426.93	18,719.09	
40.	* R. K. & Judy King 5831 Jon St. SW Albany, OR 97321	11.4W.25 AA T.L 902 Lot 7, Block 2 Alandale	--	--	81.41		81.41	3569.49	
41.	* J.L. & B.L. Cotterman 808 Morse Ln. SW Albany, OR 97321	11.4W.25 AA T.L 1800	--	--	244.73		244.73	10,730.39	
42.	* J.L. & B.L. Cotterman	11.4W.25 AA T.L 1704	--	--	71.01		71.01	3113.49	

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ESTIMATED PROPERTY OWNER ASSESSMENT DATA SHEET

ST-79-7 First Addition to Alandale

No.	Owner/Address	Lot & Block	Total Sq. Ft.	Assessment Sq. Ft.	Front Footage	Corner Lot Credit	Total Front Footage	Assessment Fr. Ft.	Total Assessment
43.	* O.P. & Gladys R. Pocensky 5961 Walnut SW Albany, OR 97321	11.4W.25 AA T.L 1001 Lot 1, Block 3 Alandale	6489	1249.59	380.47	50	330.47	14,489.73	
44.	* L. L. & M. Rieke 6013 Walnut SW Albany, OR 97321	11.4W.25 AA T.L 1000	9511	1831.58	190.52		190.52	8,353.54	
TOTALS			270,391	\$52,070.51	5,276.51	468.53	4,807.98	\$210,809.81	

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