

RESOLUTION NO. 2601

A RESOLUTION FOR THE ADOPTION OF ENGINEERING REPORTS, AUTHORIZATION TO SECURE EASEMENTS, TO OBTAIN BIDS, TO INCREASE APPROPRIATIONS, AND TO ISSUE WARRANTS FOR THE CONSTRUCTION OF ST-85-3, 12TH AVENUE (BROADWAY TO GALE).

BE IT RESOLVED that the engineering reports of the Public Works Director filed with the City Recorder on February 5, 1986 concerning ST-85-3, 12th Avenue (Broadway to Gale) be and the same are hereby 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 12% 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 be appropriated as follows:

RESOURCE

FROM

TO

Improvement Fund  
26-985-84520

\$ 57,557.50

REQUIREMENT

Improvement Fund  
26-985-88083

\$ 57,557.50

DATED this 26th day of February, 1986.

*Dala Rouse*

Council President

ATTEST:

*[Signature]*  
City Recorder

INTERDEPARTMENTAL MEMORANDUM  
Public Works Department  
Engineering/Utilities Division

TO: Albany City Council  
VIA: Bill Barrons, City Manager  
FROM: John Joyce, P.E., Public Works Director  
DATE: February 19, 1986 for February 26, 1986 City Council Meeting  
SUBJECT: Engineer's Report for ST-85-3, 12th Avenue

Description of Project

This project will provide street and storm drain improvements to two blocks of 12th Avenue between Broadway Street and Gale Street. Approximately 470 feet of 32-foot wide street will be constructed including 940 lineal feet of concrete curb and gutter and 80 lineal feet of 12" storm drain pipe. The recommended street section is 3-1/2" of asphalt concrete on 9" of base rock or 5-1/2" of Portland Cement concrete on 3" of base rock.

The existing waterline on this section of 12th Avenue is constructed of 2" steel pipe installed in 1951 and 1955. Due to the age and inadequate size of pipe, it is recommended that the waterline be replaced with a 6" line. The replacement of this waterline is contingent upon the construction of the street improvements. The cost of this replacement, including the installation of a 6" fire hydrant and replacement of existing service laterals, is estimated to be \$26,500.00. The line would be replaced using Water System Capital Improvement monies.

87.6% of the benefitting property owners have signed a petition for street improvements. No right-of-way or easement acquisition is necessary.

Summary of Estimated Cost

A. Estimated Construction Cost	\$ 45,500.00
B. 10% Contingencies	4,550.00
C. Total Estimated Construction Cost	\$ <u>50,050.00</u>
D. 15% ELA	7,507.50
G. Total Estimated Assessment	<u>57,557.50</u>

Cost per Front Foot = \$57,557.50/807.60 feet = \$71.27/ft

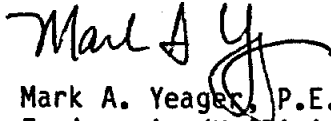
Method of Assessment

It is recommended that the benefitting property owners be assessed on a front foot basis; no assessment is recommended for replacement of the existing waterline. Please refer to the attached estimated assessment data sheet for street construction.

Recommendation

It is recommended that the City Council adopt the Engineer's Report and declare its intent to make the improvements by adopting the attached Resolution and to set a hearing date to hear any objection or support for the project on March 26, 1986.

Respectfully submitted,



Mark A. Yeager, P.E.  
Engineering/Utilities Division Manager

Approved by,



John Joyce, P.E.  
Public Works Director



ESTIMATED  
PROPERTY AND ASSESSMENT DATA

Office of the Public Works Director

ST-85-3, 12th Avenue, Broadway to Gale

NO.	OWNER/ADDRESS	TAX LOT & DESCRIPTION	ASSESS. FR. FT.	TOTAL ESTIMATED ASSESSMENT
1.	Thomas G. & Mary L. Warner 1160 Broadway Street Albany, OR 97321	11-4W-12BC, Tax Lot 900 Block 1, Lots 3 & 4 Hazelwood Addition to Albany	102.70'	\$ 7,319.41
2.	Carroyl E. Kleine 1145 Lincoln Street SW Albany, OR 97321	11-4W-12BC, Tax Lot 902 Block 1, Lot 5 Hazelwood Addition to Albany	100.00'	7,126.98
3.	A. Olin & Selma J. Paul 1200 Broadway Albany, OR 97321	11-4W-12BC, Tax Lot 1000 Block 2, Lot 1 Hazelwood Addition to Albany	104.90'	7,476.21
4.	Leslie E. & Erna O. Packard 1640 W. 12th Avenue Albany, OR 97321	11-4W-12BC, Tax Lot 1400 Block 2, Lots 7 & 8 Hazelwood Addition to Albany	100.00'	7,126.98
5.	Leslie E. & Julian W. Packard 1640 W. 12th Avenue Albany, OR 97321	11-4W-12BC, Tax Lot 1500 Block 12, Lots 1 & 2 Hazelwood Addition to Albany	100.00'	7,126.98
6.	Leslie E. & Julian W. Packard 1640 W. 12th Avenue Albany, OR 97321	11-4W-12BC, Tax Lot 1600 Block 12, Lots 3 & 4 Hazelwood Addition to Albany	100.00'	7,126.98
7.	Etta Baldwin 1140 Lincoln Street Albany, OR 97321	11-4W-12BC, Tax Lot 2100 Block 13, Lot 4 Hazelwood Addition to Albany	100.00'	7,126.98
8.	Donald H. & Gretchen B. Banta 2113 Waverly Drive Albany, OR 97321	11-4W-12BC, Tax Lot 2201 Block 13, Lots 5 & 6 Hazelwood Addition to Albany	100.00'	7,126.98
<b>TOTALS</b>			<b>807.60'</b>	<b>\$ 57,557.50</b>



Section 2.

Attach map showing vacant lots and undeveloped property.

If LID is a new subdivision - attach map identifying vacant lots and undeveloped property.

Section 3.

Number of similar lots and property held by the City through foreclosure.

This LID is in an old developed residential area with very few vacant lots in the immediate area. All lots in the LID have improvements located on them. The City currently has no lots with improvements obtained through foreclosure.

Section 4.

Delinquency rate of assessments and taxes in the area.

There are no other assessments on any of the properties located in the LID. Also, we know of no property in the LID that is being foreclosed because of delinquent taxes.

Section 5.

Real estate value trends in the area.

Value in the area has remained stable. The assessed value was "indexed" 8% less for the 1985-86 tax year.

Section 6.

Tax levy trends and potential financial impact on Improvement District.

Tax levy trends have remained level. City taxes have not increased, school taxes have increased only slightly over previous year, and County taxes have increased only slightly. Increase in taxes possible if County jail bond passes and a small increase in sewer rates if North Albany annexation passes. None of these trends should affect the ability of the property owner to pay the assessment.

Section 7.

Does the project conform to the City Comprehensive Plan?      If no, explain:

Yes

Section 8.

Status of City's debt.

There have been no "Bancroft" Bond sales since 1982. The City's debt capacity is \$20,235,000 of which we have \$4,685,000 in Bancroft outstanding, \$255,000 in G.O. debt, and \$9,370,000 in Water Rev./G.O. bonds outstanding. This leaves a balance of \$4,940,000 available for future bonded debt.

Section 9.

Estimated cost of financing.

The assessment district is probably too small to sell a bond and would be financed by the City through its Bancroft Administration fund at a rate of 8.2%.



Section 10.

General credit worthiness of property owners within the LID.

We find no reason to expect a credit risk with any of the owners in this LID.