

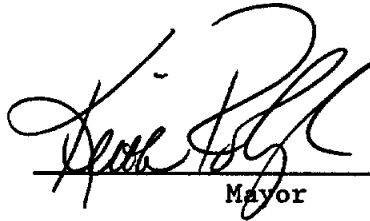
RESOLUTION NO. 2997

WHEREAS, the engineer's report report has been prepared for WL-90-5 and SS-90-6, Allen Lane Utility Extension L.I.D., as directed by the Albany City Council by Resolution No. 2989; and

WHEREAS, the engineer's report has been received by and meet with the Albany City Council's approval.

NOW, THEREFORE, BE IT RESOLVED, that the Albany City Council hereby directs that a public hearing be scheduled for November 14, 1990, at 7:15pm to consider the proposed project, WL-90-5 and SS-90-6, Allen Lane Utility Extension L.I.D. and that notices of the public hearing be in compliance with AMC Section 15.04.060.

Dated this 24th day of October, 1990



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Mayor

ATTEST:



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Deputy City Recorder

INTERDEPARTMENTAL MEMORANDUM  
Public Works Department  
Engineering/Utilities Division

TO: Albany City Council  
VIA: Steve Bryant, City Manager  
FROM: John Joyce, P.E., Public Works Director \_\_\_\_\_  
DATE: October 17, 1990, for October 24, 1990 City Council Meeting  
SUBJECT: Engineer's Report - Allen Lane Utility Construction  
(WL-90-5, SS-90-6)

This project has been initiated in response to a request from the Supra Corporation to provide sanitary sewer, water service, and street access to tax lot 1400, Map No. 11S-04W-25. (See attached map Exhibit A). The request for service was submitted to City Council on October 10, 1990, and Council directed staff to prepare an Engineer's Report and Financial Investigation.

The street portion of this work will be presented in a separate engineer's report. The assessment district for street work is separate and distinct from that for sanitary sewer and water line work.

Description of Project:

The project will include the construction of approximately 1,260 feet of 12-inch ductile iron water line, 1,260 feet of 12-inch PVC sanitary sewer line. Connection points will be provided for all assessed properties to allow for future connection when development occurs. Utilities will extend from existing mains at Highway 99E to the edge of the proposed roadway on the west edge of tax lot 1400. They will be constructed in an easement provided on tax lot 2102.

Summary of Estimated Cost (sanitary sewer and water):

Estimated Construction Cost	\$160,000
10% Contingencies	<u>16,000</u>
Total Estimated Construction Cost	\$176,000
15% City Engineering, Legal and Administration	<u>26,400</u>
Total Estimated Assessment Costs	\$202,400

Method of Assessment

Staff recommends that the benefitting property owners be assessed on an area basis for the properties which will derive benefit from this work. The area of

assessment will be the complete area of tax lot 1400, the westerly portion of tax lot 2000, and a 495-foot depth of tax lot 2102 for the full east-west width of the property. These assessment areas are outlined with dashed lines on Exhibit A.

Two properties, tax lots 2000 and 2001, currently have sanitary sewer and water service available from Highway 99E (not connected at this time). The assessment area for tax lot 2000 is shown to be only the westerly area of the property to which service is not readily available. Due to the size and immediate availability of service to tax lot 2001 it is recommended that this property be excluded from this assessment district.

Estimated property assessments are shown on the attached assessment data sheet, Exhibit B.

#### Project Funding

To foster the development of the large industrial tract south of Allen Lane and west of Highway 99E the Albany Redevelopment Agency (ARA) proposes to fund initial project costs for utility work to allow for deferred assessments on tax lots 2000 and 2102. Assessments will be deferred until either sale of those properties or submittal of site plans for development and issuance of a building permit on those properties.

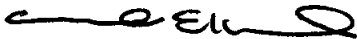
In the case of future partitioning of tax lot 2102 the intent is that the lien will be fully assigned to a 495-foot deep (north-south) area of that property.

The ARA proposes to fund 50 percent of the sanitary sewer and water utility assessment for tax lot 1400.

#### Recommendation

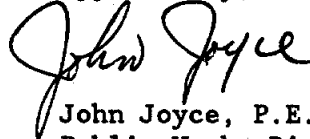
It is recommended that the City Council adopt the Engineer's Report and declare its intent to make the improvements by adopting the attached Resolution, and set a public hearing date to hear any objections or support for the project.

Respectfully submitted,

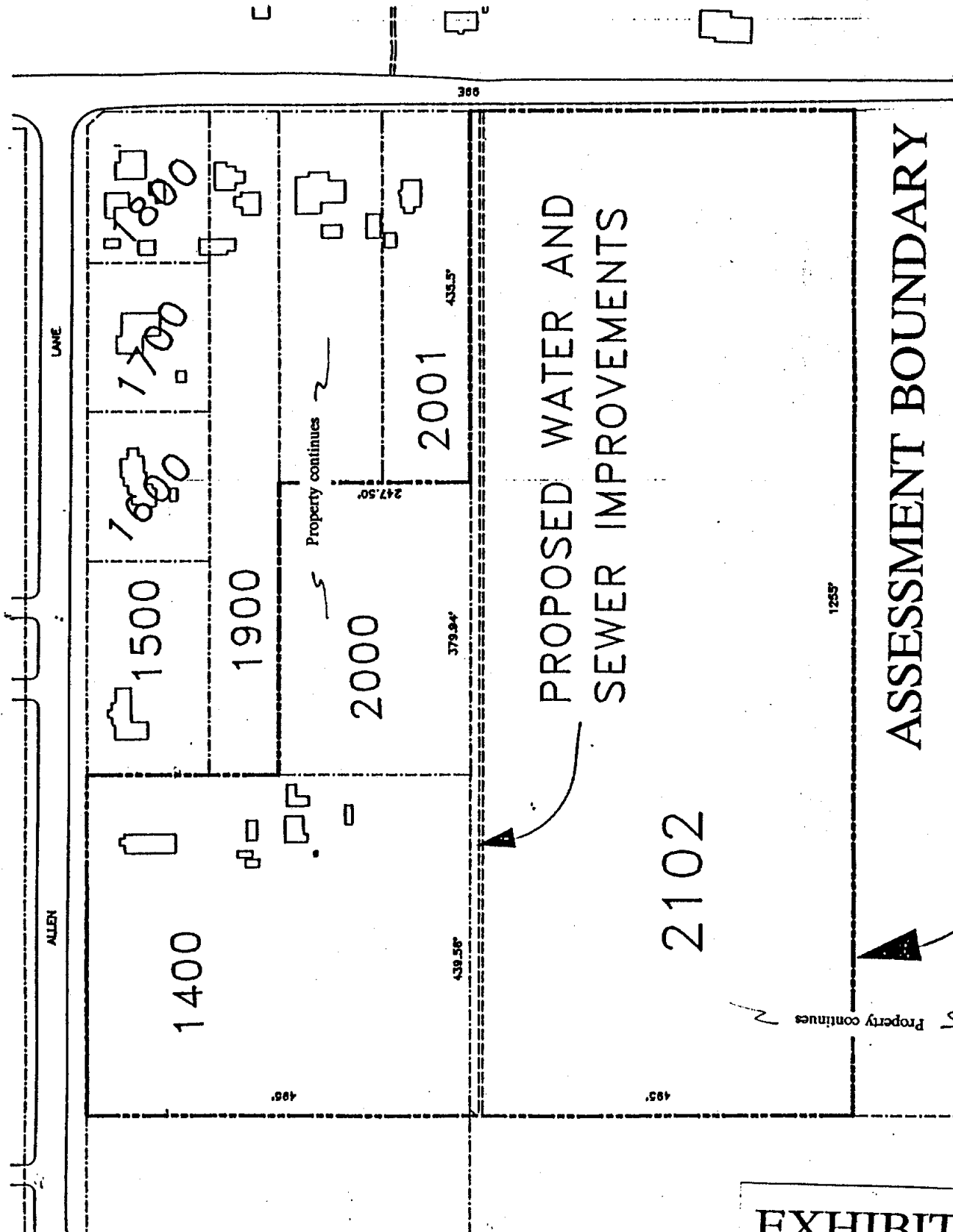


Carl Elleard, P.E.  
Engineering Supervisor

Approved by,



John Joyce, P.E.  
Public Works Director



**EXHIBIT A**

**Benefitted Area**

Assessment boundaries do not match property boundaries. Any proposed future property partitioning will cause lien segregations to apply the total amount of the lien to the areas shown within the dashed boundaries.

## ASSESSMENT DATA SHEET

Allen Lane Sanitary Sewer and Water Line Extension - SS-90-6, WL-90-5

NAME	TAX LOT	AREA (SQ. FT.) <sup>1</sup>	\$ PER SQ. FT.	PROPOSED ASSESSMENT <sup>2</sup>
Barnes, Jessie E., Frieda M. 31950 Allen Lane Tangent, OR 97389	11S 4W 25 1400	217,582	0.1898	\$ 41,308
Gilkey, Violet 1041 36th Ave. Albany, OR 97321	11S 4W 25 2000	94,035	0.1898	17,852
Ryan, Peter J. <sup>3</sup> c/o Leon Lewis	11S 4W 25 2102	621,225	0.1898	117,940
<b>TOTALS</b>		<b>932,842</b>		<b>\$177,100</b>

- <sup>1</sup> Area rounded to nearest square foot
- <sup>2</sup> Assessment rounded to nearest dollar
- <sup>3</sup> This property under multiple ownership, see also

Ryan, Kathleen  
P.O. Box 832  
Albany, OR 97321

Lewis, Eleanor  
same address given

EXHIBIT B



FINANCIAL INVESTIGATION REPORT (cont)  
Allen Lane Sewer and Water Line Extension  
SS 90-06 and WL 90-05

Section 3. Number of similar lots and property held by the City through foreclosure

The city has approximately 50 residential lots that were obtained through lien foreclosure. This is down from a total of 200+ that the city had in 1986.

Section 4. Delinquency rate of assessments and taxes in the area

There are no city assessments on any of the properties in this LID. None of the properties are subject to foreclosure because of delinquent taxes.

Section 5. Real estate value trends in the area.

Real estate values in the proposed LID have remained constant. Very little new development has taken place in the immediate area. This is the first development in the new Allen Lane Industrial Park. Real estate values should increase as the park develops.

Section 6. Tax levy trends and potential financial impact on the proposed LID

Tax on the property should be consistent with the rest of the City. If state ballot measure 5 is approved the tax rate could decrease by \$18 per thousand assessed valuation. The LID improvements could add significant value to the adjoining lots by making them ready to development.

Section 7. Does the project conform to the City Comprehensive Plan

Yes

Section 8. Status of City's debt

The city has \$1.5 million in outstanding Bancroft debt. This small LID would probably be financed through city reserve funds. There is \$650,000 in delinquent assessment.

Section 9. Estimated cost of financing.

The financing charge would be 8.84% or the cost as determined from a more current Bancroft bond issue.

Section 10. General credit worthiness of property owners within the LID.

The city has no reason to believe that the property owners could not pay the proposed assessment.