

RESOLUTION NO. 3001

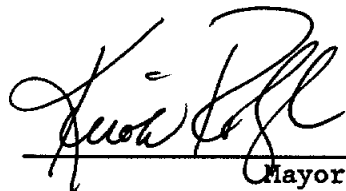
A RESOLUTION FOR THE ADOPTION OF ENGINEERING AND FINANCIAL INVESTIGATION REPORTS, AUTHORIZATION TO SECURE EASEMENTS, TO OBTAIN BIDS AND TO INCREASE APPROPRIATIONS, FOR THE CONSTRUCTION OF ST-90-8, Allen Lane Street Extension.

BE IT RESOLVED that the amended engineer's report of the Public Works Director, dated November 12, 1990, and the financial investigation report of the Finance Director originally filed with the City Recorder on the 17th day of October, 1990, concerning ST-90-8, Allen Lane Street Extension, 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, and direct the City Manager to obtain bids for the construction of said projects as required by law.

The funds for this project were appropriated when the 1990-91 Albany Redevelopment Agency's Budget was adopted.

DATED this 14th day of November, 1990.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
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: November 2, 1990, for November 14, 1990, City Council Meeting

SUBJECT: Amended Engineer's Report - Allen Lane Street Extention (ST-90-8)

The engineer's report submitted for the October 24, 1990, City Council meeting has been amended to reflect the most recent cost estimate which includes the elimination of sidewalk improvements on the west side of the proposed street.

This project has been initiated in response to a request from the Supra Corporation to provide street, sanitary sewer, and water service 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 sanitary sewer and water line portions of this work are presented in a separate engineer's report. The assessment district for that work is separate and distinct from that for street work.

Description of Project:

Street construction will provide a road aligned with the Linn Benton Community College access on the north side of Allen Lane. Approximately 500 feet of 40-foot wide roadway will extend to the south property line of tax lot 1400, centered at that point on the property line (See map Exhibit A). Sidewalks and driveways will be provided on the east side of the street only (Tax Lot 1400).

Summary of Estimated Cost (street)

Estimated Street Construction Cost	\$106,050
Estimated Sidewalk Cost	<u>7,000</u>
Total Estimated Construction Cost	\$113,050
15% City Engineering, Legal and Administration	<u>16,950</u>
Total Estimated Assessment Costs	\$130,000

Method of Assessment

Staff recommends that the benefitting property owners be assessed for the street improvement on a front-foot basis for the properties which will derive benefit from this work, and that tax lot 1400 be assessed for the cost of the sidewalk improvements.

Cost per foot assessed to  
all benefitting properties -  $\frac{\$123,000}{950 \text{ lf}} = \$129.4737/\text{ft}$

Sidewalk cost assessed to tax lot 1400 - \$7,000

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 street work to allow the deferral of assessment payments on tax lot 1300. Assessment payments may be deferred until one of the following occur: 1) sale of the property or a portion of the property; 2) construction of a structure on the property; 3) connection to one of the utilities. Interest will accrue on the assessments at the rate of 9% per year for a maximum of 10 years. Future development on that property will not be allowed to access Allen Lane. Future access will be from the proposed street.

The ARA proposes to grant funds to tax lot 1400 equivalent to the share of the assessment costs apportioned to that tax lot.

The value of the right-of-way acquired will be credited to the Campbell property as a payment of a portion of their assessment.

Recommendation

It is recommended that the City Council accept the revised engineer's report and proceed with the scheduled public hearing. Public hearing notices have been sent to the benefitting property owners, and copies of the amended Engineer's Report and revised assessment data sheet were included with that notice.

Respectfully submitted,



Dean Nebergall  
Engineering Supervisor

Approved by,



John Joyce, P.E.  
Public Works Director

sjg

## ASSESSMENT DATA SHEET

Allen Lane Street Extension -- ST-90-8

NAME	TAX LOT	FRONT FEET	STREET COST/FOOT	TOTAL STREET COST	SIDEWALK COST	TOTAL PROPOSED ASSESSMENT <sup>2</sup>
Campbell, Mildred A, Allen F. 31777 Allen Lane Albany, OR 97321	11S 4W 25 1300	475	\$129.47	\$61,500	-0-	\$61,500
Barnes, Jesse E. Jesse E., Frieda M. Tangent, OR 97389	11S 4W 25 1400	475	\$129.47	\$61,500	\$7,000	\$68,500
TOTALS		950 ft		\$123,000		\$130,000

<sup>1</sup> Frontage rounded to nearest foot

<sup>2</sup> Assessment rounded to nearest dollar

Note: The footage of road fronting each property will differ from the footage along existing property lines as the proposed roadway has two curves which adds additional length. Regardless of the final alignment of the roadway, the footage and, therefore, the costs of the street improvement, will be divided evenly between the two parcels.

# EXHIBIT B





FINANCIAL INVESTIGATION REPORT (cont)  
Allen Lane Street Extension  
ST 90-08

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.