

RESOLUTION NO. 3515

A RESOLUTION FOR THE ADOPTION OF ENGINEERING AND FINANCIAL INVESTIGATION REPORTS, AUTHORIZATION TO SECURE EASEMENTS, TO OBTAIN BIDS, TO INCREASE APPROPRIATIONS, AND TO ISSUE WARRANTS FOR THE CONSTRUCTION OF ST-94-9, HICKORY ROAD STREET IMPROVEMENTS, LID.


BE IT RESOLVED that the engineer's report of the Public Works Director and the financial investigation report of the Finance Director filed with the City Recorder on the 10th day of May 1995, concerning ST-94-9 Hickory Road Street Improvements, LID, Construction, 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, 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:

<u>Improvement Fund</u>	<u>FROM</u>	<u>TO</u>
26-985-73000	\$1,030,000	
26-985-88005		\$1,030,000

DATED this 24th day of May 1995.



Mayor

ATTEST:



Deputy City Recorder



TO: Albany City Council

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

FROM: Public Works Committee, Tom Nelson, Chair
by Jeff Woodward, Civil Engineer II *JW*

DATE: May 3, 1995, for the May 10, 1995, City Council Meeting

SUBJECT: ST-94-9, Hickory Street Local Improvement District

ACTION REQUESTED:

The Public Works Committee recommends that Council accept the engineer's report and financial investigation report and schedule a public hearing for May 24, 1995, at which time the proposed formation of a Local Improvement District (LID) for the street improvements for Hickory Street and surrounding area storm drainage improvements will be considered.

BACKGROUND:

On September 27, 1994, a petition was submitted to construct urban improvements on Hickory Street, between North Albany Road and Springhill Drive. The petition was updated by facsimile copy on October 7, 1994. The requested work would include street, sidewalk, and storm drain, along with necessary adjustments of existing utilities. Of 16 properties, 11 owners signed the petition, representing approximately 74 percent of the potentially benefited area.

This area is partially developed on the south side of Hickory Street; the west end of the project remains vacant. The north side of the project is undeveloped, with unimproved access roads serving residences farther north.

DISCUSSION:

In response to Resolution No. 3440, this engineer's report has been prepared. Staff held a neighborhood meeting on April 6, 1995, and presented this information to the affected property owners.

The LID as presented herein consists of two assessment areas. The first area is for street and related improvements within the Hickory Street right-of-way from North Albany Road to Springhill Drive. The second area is for participation in the construction of a storm drainage outfall line from the intersection of Hickory Street and Springhill Drive to the Willamette River.

Street Portion of the LID:

Hickory Street is presently a 22-foot to 24-foot-wide substandard, asphalt surfaced street with minimal ditching on either side. The existing right-of-way is 60 feet wide. The street improvements proposed would reconstruct the street to be 36 feet wide with curb and gutter, sidewalks, storm drainage, and provisions for street lights, street trees, and driveway connections. The street would be marked for a 6-foot bike lane on either side and two 12-foot travel lanes. The existing pavement structure would be incorporated into the new pavement section where possible. The new improvements would connect to existing street improvements in North Albany Road and Springhill Drive as appropriate; however no specific improvements to either of these streets are anticipated except as required for the intersection connections.

The extent and capacity of the storm drainage system within the Hickory Street right-of-way will depend upon whether or not the storm drainage portion of the LID, as discussed below, is included or not. An outfall line to the Willamette River will be sized based upon the actual amount of area

to be drained.

No additional right-of-way is needed for street construction; however, slope easements may be required on adjacent properties.

Storm Drainage Portion of the LID:

The Hickory Street area presently has no City-owned subsurface storm drainage facilities. The storm drainage proposed under this portion of the LID would construct an outfall line to the Willamette River and provide storm drainage connections along the Hickory Street right-of-way for those properties participating in the LID. The availability of storm drainage to the participating properties is a key element should these properties wish to develop further in the future.

The new outfall line to the river would parallel the east side of Springhill Road. Easements for its construction may be required.

The properties bounded by Hickory on the north, North Albany Road on the west, Springhill on the east, and Highway 20 on the south have not been included in the storm drainage portion of the LID as these properties have access to existing drainage facilities within the Highway 20 right-of-way. Further, these properties are at ground elevations which would restrict their ability to access the new storm drainage system.

Of the properties proposed to be included within the storm drainage portion of the LID, owners representing 86 percent of the property have asked staff to include their property in the assessment district. Letters have been sent advising all adjacent property owners of the ability to participate in the Storm Drainage LID if they respond prior to the public hearing date.

Summary of Estimated Costs:

Work quantities have been estimated based upon schematic street and storm drainage designs. The estimated costs of the various work items are derived from the costs for similar work items on other City of Albany projects. The final amount of the assessment will be based upon the actual bid unit prices and the actual work quantities. These are expected to vary from the estimate.

Street Improvements:

Engineer's report	\$ 3,000
Estimated street construction cost	570,000
15% Contingency	<u>5,000</u>
Subtotal	\$ 655,000
15% Engineering, legal, administrative (ELA)	<u>95,000</u>
Subtotal	\$ 750,000
Right-of-way acquisition	<u>0</u>
Street Improvements Estimated Cost:	\$ 750,000

Storm Drainage Improvements:

Engineer's report	\$ 0
Estimated storm drainage construction cost	212,000
15% Contingency	<u>32,000</u>
Subtotal	\$ 244,000
15% Engineering, legal, administrative (ELA)	<u>36,000</u>
Subtotal	\$ 280,000
Right-of-way acquisition	<u>0</u>
Storm Drainage Improvements Estimated Cost	\$ 280,000

Summary of Project Cost:

Storm Drainage Improvements Estimated Cost	\$ 280,000
Street Improvements Estimated Cost:	<u>750,000</u>
TOTAL PROJECT COST	\$1,030,000

Proposed Method of Assessment:

The proposed method of assessment for each portion of the LID is to distribute the total project costs to the total area of the LID and then to establish a unit area cost. Thus the assessment amount for each lot will be calculated by:

$$\text{Unit Cost} \times \text{Lot Area} = \text{Lot Assessment}$$

The accompanying tables show the estimated assessment by lot for the proposed LID.

Proposed Project Schedule:

The work schedule proposed for this project is:

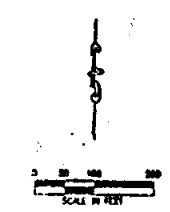
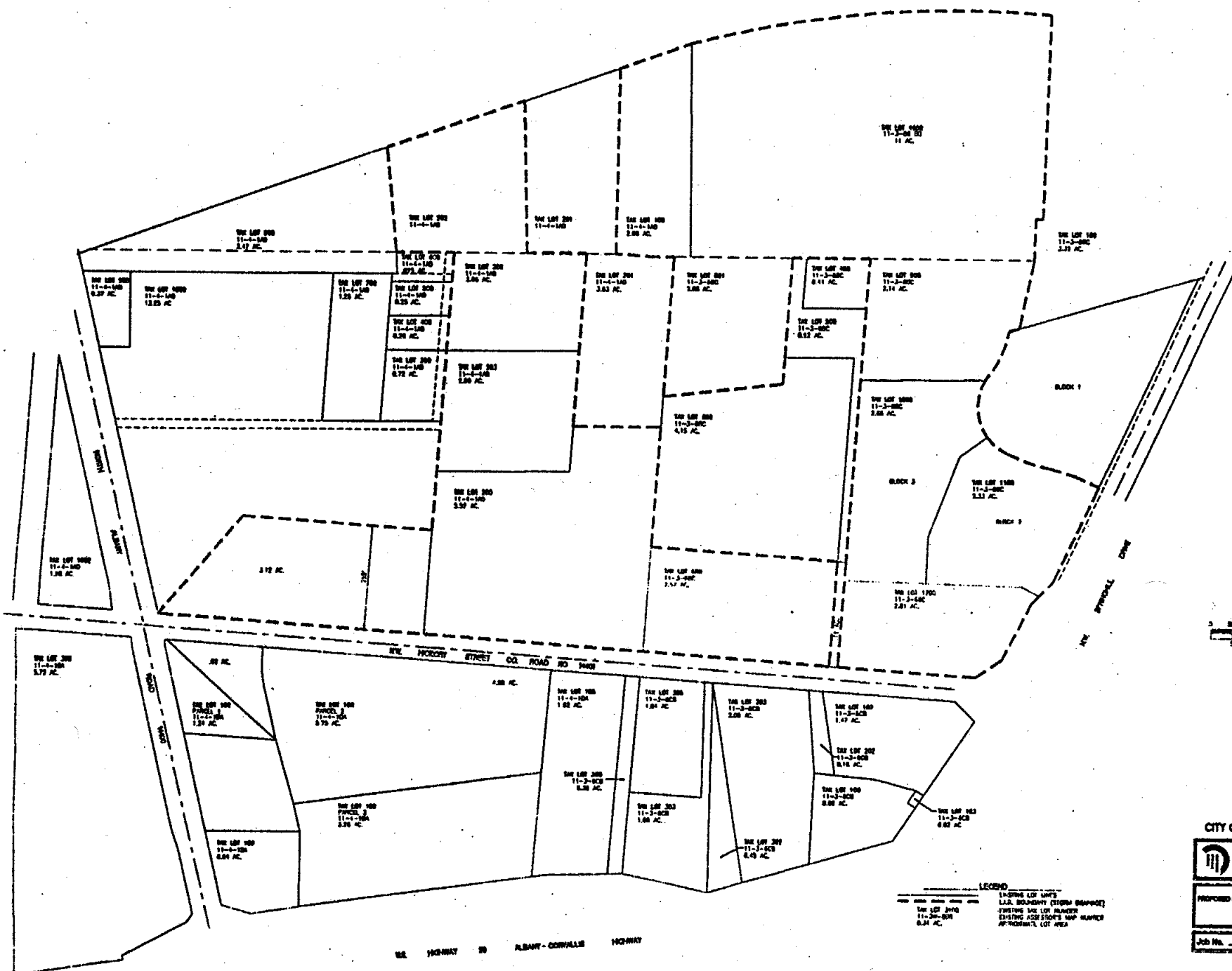
Public Hearing to Form LID	May 24, 1995
Design Complete	July 1995
Contract Award	August 1995
Construction Complete	October 1995

BUDGET IMPACT:

The project is to be funded 100 percent from assessments to benefited properties.

jmw:sjg

cmengrrp.149



CITY OF ALBANY, OREGON

Devco
 REGISTERED L.L.C.
 200 2nd Ave
 Albany, OR 97321

PROFESSOR BRUCE SWINDELL, L.L.C. BOBOWAY
 MORROW STREET LID
 20-04

Job No. 20-71, ISSUED 1

LEGEND

--- DASHED LOT LINES
 L.L.C. BOUNDARY (STRAW SHIMMAGE)
 --- DOTTED LOT LINES
 EXISTING ACRES MAP MAP NUMBER
 APPROXIMATE LOT AREA

ALBANY - CORWALL - MORROW

CITY OF ALBANY
ST-94-9: HICKORY STREET L.I.D. (NORTH ALBANY ROAD TO SPRINGHILL DRIVE)

ESTIMATED ASSESSMENTS
STREET AND STORM DRAINAGE

OWNER ADDRESS	MAP TAX LOT	STREET BENEFITTED AREA (ACRES)	PERCENT OF TOTAL	STREET ASSESSMENT	STORM DRAINAGE BENEFITTED AREA (ACRES)	PERCENT OF TOTAL	STORM DRAINAGE ASSESSMENT	TOTAL ASSESSMENT
LEON & ELKANOR LEWIS, TR ETAL 1611 SHERMAN ST. NE, ALBANY, OR	11-3-68C 600	2.57 AC.	9.5%	\$ 71,250	2.57 AC.	6.3%	\$ 17,600	\$ 88,850
BETA ASSOCIATES 95 MAIN ST. #6, LOS ALTOS, CA	11-3-68C 1200	0.77 AC.	2.8%	\$ 21,000	2.01 AC.	4.9%	\$ 13,700	\$ 34,700
OLIVER J. ANDERSON 635 ESTATE LANE NW, ALBANY, OR	11-4-1AD 1000	3.12 AC.	11.4%	\$ 85,500	3.12 AC.	7.6%	\$ 21,400	\$ 106,900
HOWARD G. KRAUS, ETAL 202 HICKORY ST. NW, ALBANY, OR	11-3-6CB 100	0.89 AC.	3.3%	\$ 24,750				\$ 24,750
NORTHWOOD PROPERTIES 110 HICKORY ST. NW, ALBANY, OR	11-3-6CB 102	1.47AC.	5.4%	\$ 40,500				\$ 40,500
NORTHWOOD PROPERTIES 110 HICKORY ST. NW, ALBANY, OR	11-3-6CB 202	0.18 AC.	0.7%	\$ 5,250				\$ 5,250
WILLIAM B. & CONNIE CARTER, ETA 250 HICKORY ST. NW, ALBANY, OR	11-3-6CB 203	2.09 AC.	7.7%	\$ 57,750				\$ 57,750
THOMAS C. HENSLE, ETAL 2825 WILLETIA ST.SW, ALBANY, OR	11-3-6CB 300	0.39 AC.	1.4%	\$ 10,500				\$ 10,500
WILLIAM B. & CONNIE CARTER, ETA 250 HICKORY ST. NW, ALBANY, OR	11-3-6CB 302	0.45 AC.	1.7%	\$ 12,750				\$ 12,750
ALBANY GROWTH INVESTORS 1611 SHERMAN NE, ALBANY, OR	11-3-6CB 303	1.08 AC.	4.0%	\$ 30,000				\$ 30,000
JOHN A. & MARILYN R. DUKE 380 HICKORY ST. NW, ALBANY, OR	11-3-6CB 305	1.04 AC.	3.8%	\$ 28,500				\$ 28,500
C AND J INVESTMENTS 435 HICKORY ST. NW, ALBANY, OR	11-4-1AD 200	3.00 AC.	11.0%	\$ 82,500	5.52 AC.	13.4%	\$ 37,500	\$ 120,000
NEIL O. WARNER, TR P.O. BOX 983, ALBANY, OR	11-4-1DA 100 PARCEL 1	0.62 AC.	2.3%	\$ 17,250				\$ 17,250
NEIL O. WARNER, TR P.O. BOX 983, ALBANY, OR	11-4-1DA 100 PARCEL 2	4.59 AC.	16.8%	\$ 126,000				\$ 126,000
NEIL O. WARNER, TR P.O. BOX 983, ALBANY, OR	11-4-1DA 100 PARCEL 3	3.28 AC.	12.1%	\$ 90,750				\$ 90,750
THOMAS C. HENSLE, ETAL ALBANY OPTOMETRIC CENTER 2825 WILLETIA ST.SW (A), ALBANY, OR	11-4-1DA 105	1.62 AC.	6.0%	\$ 45,000				\$ 45,000
BETA ASSOCIATES 95 MAIN ST. #6, LOS ALTOS, CA	11-3-68C 900				2.14 AC.	5.2%	\$ 14,600	\$ 14,600
BETA ASSOCIATES 95 MAIN ST. #6, LOS ALTOS, CA	11-3-68C 1000				2.66 AC.	6.5%	\$ 18,200	\$ 18,200
BETA ASSOCIATES 95 MAIN ST. #6, LOS ALTOS, CA	11-3-68C 1100				2.33 AC.	5.7%	\$ 16,000	\$ 16,000
BETA ASSOCIATES 95 MAIN ST. #6, LOS ALTOS, CA	11-3-68B 4600				11.0 AC.	26.8%	\$ 75,000	\$ 75,000
CITY OF ALBANY	11-3-6CB 103	0.02 AC.	0.1%	\$ 750				\$ 750
THAD R. WAKEFIELD, ETAL CLAUDE & PHYLLIS BRESHEARS, AC ANDREA NEWMAN 820 RIDDERS LN. NW, ALBANY, OR	11-4-1AD 100				2.00 AC.	4.8%	\$ 13,400	\$ 13,400
CLAUDE & PHYLLIS BRESHEARS 825 RIDDERS LN. NW, ALBANY OR	11-3-68C 601				2.08 AC.	5.1%	\$ 14,300	\$ 14,300
C AND J INVESTMENTS 435 HICKORY ST. NW, ALBANY OR	11-4-1AD 203				2.00 AC.	4.8%	\$ 13,400	\$ 13,400
C AND J INVESTMENTS 435 HICKORY ST. NW, ALBANY OR	11-4-1AD 202				3.65 AC.	8.9%	\$ 24,900	\$ 24,900
TOTALS		27.18 AC.	100%	\$ 750,000	41.08 AC	100%	\$ 280,000	\$ 1,030,000

STREET:
AREA UNIT COST = \$ 750,000 ÷ 27.18 AC = \$ 27,594 /AC

STORM DRAINAGE:
AREA UNIT COST = \$ 280,000 ÷ 41.08 AC = \$ 6,816 /AC

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
 HICKORY STREET L.L.D. - 8T-84-9
 North Albany Road to Springhill Drive

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ST8408WQ2

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1994 *****TRUE CASH VALUE 1994/1995**			OTHER ASSMT	% TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 8%	10 YR MO. PAYMT AT 8%
					LAND	IMPRVMTS	TOTAL				
Lewis, Leon, TR ETAL Lewis, Eleanor, TR ETAL 1611 Sherman Street NE Albany, OR 97321	11-3W-09BC-00600**	0.088	\$88,850	278,640	139,320	0	139,320	0 4,251 P	0.64	6,830.44	1,125.61
Beta Associates 85 Main Street #8 Los Altos, CA 94022	11-3W-09BC-01200	0.034	\$34,700	105,980	52,980	0	52,980	0	0.65	2,667.60	439.67
Anderson, Oliver J. 635 Estate Lane NW Albany, OR 97321	11-4W-01AD-01000* Site: 625 Estate Lane NW	0.104	\$106,900	464,840	102,250	130,170	232,420	0	0.48	8,218.09	1,354.18
Kraus, Howard G., ETAL 202 Hickory Street NW Albany, OR 97321	11-3W-09CB-00100 Site: 202/208 Hickory St NW	0.024	\$24,750	1,183,780	85,280	506,610	591,890	0	0.04	1,902.88	313.62
Northwood Properties 110 Hickory Street NW Albany, OR 97321	11-3W-09CB-00102 Site: 110 Hickory St	0.039	\$40,600	539,240	137,830	131,780	269,620	0	0.15	3,113.48	513.04
Northwood Properties 110 Hickory Street NW Albany, OR 97321	11-3W-09CB-00202	0.005	\$5,250	41,640	20,820	0	20,820	0	0.25	403.60	68.60
Carter, William B., ETAL Carter, Corrin, ETAL 250 Hickory Street NW Albany, OR 97321	11-3W-09CB-00203 Site: 250/350 Hickory St NW	0.058	\$57,750	1,229,180	136,050	478,530	614,580	0	0.09	4,439.60	731.65
Hensler, Thomas C., ETAL 2625 Willetta Street SW Albany, OR 97321	11-3W-09CB-00300	0.010	\$10,600	22,900	11,450	0	11,450	0	0.92	807.20	133.01

*These parcels have been previously assessed for sewer by project SS-9007, North Albany Sanitary Sewer, 4-14-83.
 **These parcels are located in the North Albany Interceptor Basin and have pending Interceptor Sewer Assessments.

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
HICKORY STREET L.I.D. - 87-94-9
North Albany Road to Springhill Drive

ST8408.WQ2

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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1994 *****TRUE CASH VALUE 1994/1995**			OTHER ASSMT	% TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 8%	10 YR MO. PAYMT AT 8%
					LAND	IMPRVMTS	TOTAL				
Carter, William B., ETAL Carter, Conna, ETAL 250 Hickory Street NW Albany, OR 97321	11-3W-06CB-00302	0.012	\$12,750	40,740	20,370	0	20,370	0	0.63	990.17	161.61
Albany Growth Investors Powers, Peter L, TR, AGT 1611 Sherman NE Albany, OR 97321	11-3W-06CB-00303	0.029	\$30,000	69,520	33,260	0	33,260	0	0.60	2,308.28	390.03
Duke, John A. Duke, Marilyn R. 390 Hickory Street NW Albany, OR 97321	11-3W-06CB-00305 Site: 390 Hickory St NW	0.028	\$28,500	1,361,800	71,320	609,580	680,900	0	0.04	2,190.97	361.03
C and J Investments 435 Hickory Street NW Albany, OR 97321	11-4W-01AD-00200* Site: 435 Hickory St NW	0.117	\$120,000	64,800	32,400	0	32,400	18,698	3.70	9,225.14	1,520.11
Warner, Neil O., TR P.O. Box 983 Albany, OR 97321	11-4W-01DA-00100*** PARCEL 1	0.017	\$17,250	69,076	34,538	0	34,538	0	0.60	1,326.11	218.62
Warner, Neil O., TR P.O. Box 983 Albany, OR 97321	11-4W-01DA-00100*** PARCEL 2	0.122	\$126,000	321,340	160,670	0	160,670	0	0.78	9,698.39	1,598.12
Warner, Neil O., TR P.O. Box 983 Albany, OR 97321	11-4W-01DA-00100*** PARCEL 3	0.088	\$90,750	183,304	91,652	0	91,652	0	0.99	6,976.51	1,149.69
Hensler, Thomas C., ETAL Albany Optometric Center 2925 Willetta Street SW #A Albany, OR 97321	11-4W-01DA-00105	0.044	\$45,000	72,080	36,040	0	36,040	0	1.25	3,459.43	570.04
Beta Associates 95 Main Street #8 Los Altos, CA 94022	11-3W-06BC-00900 Site: 200 North Pointe Dr	0.014	\$14,600	69,200	44,600	0	44,600	0	0.33	1,122.39	184.95

*These parcels have been previously assessed for sewer by project SS-8007, North Albany Sanitary Sewer, 4-14-83.

***The partitioning of Tax Lot 100 is not yet complete, PA-03-84; the value of this tax lot was distributed proportionately to three parcels based on square footage.

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
HICKORY STREET L.I.D. - ST-94-9
North Albany Road to Springhill Drive

ST9409.WQ2

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1994 *****TRUE CASH VALUE 1994/1995**			OTHER ASSMT	% TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 8%	10 YR MO. PAYMT AT 8%
					LAND	IMPRVMTS	TOTAL				
Beta Associates 85 Main Street #8 Los Altos, CA 94022	11-3W-06BC-01000 Site: 150 North Pointe Dr	0.018	\$18,200	89,200	44,800	0	44,800	0	0.41	1,399.15	230.65
Beta Associates 85 Main Street #8 Los Altos, CA 94022	11-3W-06BC-01100 Site: 110 North Pointe Dr	0.016	\$16,000	80,800	45,400	0	45,400	0	0.35	1,230.02	202.89
Beta Associates 85 Main Street #8 Los Altos, CA 94022	11-3W-06BB-04600 Site: 300 North Pointe Dr	0.073	\$75,000	124,800	62,400	0	62,400	0	1.20	5,765.71	950.07
City of Albany PO Box 490 Albany, OR 97321	11-3W-08CB-00103	0.001	\$750	1,480	740	0	740	0	1.01	57.68	8.60
Wakefield, Thed R., ETAL Breshears, Claude & Phyllis, AGT Andrea Newman 820 Ridders Lane NW Albany, OR 97321	11-4W-01AD-00100* Site: 820 Ridders LN NW	0.013	\$13,400	47,920	21,040	2,920	23,960	11,371	0.58	1,030.14	169.75
Breshears, Claude Breshears, Phyllis 825 Ridders Lane NW Albany, OR 97321	11-3W-06BC-00801 Site: 825 Ridders LN NW	0.014	\$14,300	247,260	38,050	85,580	123,630	0	0.12	1,099.33	181.15
C and J Investments 435 Hickory Street NW Albany, OR 97321	11-4W-01AD-00203*	0.013	\$13,400	52,800	26,400	0	26,400	12,710	0.61	1,030.14	169.75
C and J Investments 435 Hickory Street NW Albany, OR 97321	11-4W-01AD-00202*	0.024	\$24,900	59,480	29,740	0	29,740	22,898	0.84	1,814.22	315.42
TOTALS.....		1.000	\$1,030,000	6,848,760	1,479,200	1,945,180	3,424,380	65,845	17.33	79,182	13,048

*These parcels have been previously assessed for sewer by project SS-9007, North Albany Sanitary Sewer, 4-14-83

**These parcels are located in the North Albany Interceptor Basin and have pending Interceptor Sewer Assessments.

***The partitioning of Tax Lot 100 is not yet complete, PA-03-84; the value of this tax lot was distributed proportionately to three parcels based on square footage.

1,583,648 1,565,714

FINANCIAL INVESTIGATION REPORT (Cont.)
Hickory Street L.L.D.; ST-94-9
North Albany Road to Springhill Drive

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

This LID is located within the North Albany Sanitary Sewer Project area. Only one property to date is subject to foreclosure. No other lots in the area have been foreclosed.

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

Even though assessments in this area from the North Albany Sanitary Sewer Project were relatively high and the increased property value has generally increased taxes, payments have, for the most part, been kept current.

Section 5. Real estate value trends in the area.

Real estate values in this area have out paced the rest of the City. The general opinion of the real estate community is that values will continue to increase at a faster rate.

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

Even though property values are increasing, the overall tax burden has increased at a moderate level. This LID should increase property values within the district.

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

The project does conform to the City Comprehensive Plan.

Section 8. Status of City's debt.

The largest LID in the City is the North Albany Sanitary Sewer Project. The debt will remain for an additional 17 years as it is being paid off. There is only two years of Bancroft debt remaining.

Section 9. Estimated cost of financing.

Cost of financing is estimated at 9%.

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

The cost of this improvement on the undeveloped properties within the district is extremely high. However, all assessment costs are within the Bancroft Bonding Standards. It should also be noted that several of these properties do have other assessments. It would be my recommendation that before this LID is approved that a large percentage of benefited property owners be in favor of the LID. Because of the large assessment cost per parcel, the Council may want to consider a 20-year payback.