

RESOLUTION NO. 3519

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-94-11, SIXTH AVENUE STREET IMPROVEMENTS LID.

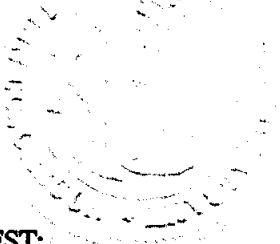
BE IT RESOLVED that the engineer's report of the Public Works Director and the financial investigation report of the Finance Director filed with the City Recorder on the 10th day of May 1995, concerning ST-94-11, 6th/7th Avenue Street Improvements LID, be and the same are hereby adopted.

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	\$63,370	
26-985-88018		\$63,370

DATED this 14th day of June 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 Mark W. Shepard, P.E., Civil Engineer I *MWS*

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

SUBJECT: Engineer's Report for ST-94-11, Sixth Avenue LID

Action Requested:

The Public Works Committee recommends the Council accept this Engineer's Report and schedule a public hearing for May 24, 1995, to consider the proposed formation of a Local Improvement District (LID) for street improvements on Sixth Avenue. A report for the Seventh Avenue LID will be forthcoming at a future meeting.

Background:

The subdivision, Cabins at Periwinkle Creek, was given tentative approval by the Albany Planning Commission on June 15, 1994, (Case No. M1-03-94). The subdivision consists of seven new lots to be used for a low-income housing development.

Sixth Avenue, east of Pine Street, provides access to three of these lots and is an unimproved gravel street. Due to the layout of properties along the Sixth Avenue right-of-way, it was not practical to require the developer to construct half-street improvements in conjunction with the property development. As a condition of subdivision approval, the property owner, Linn-Benton Housing Authority, was required to sign a petition for the improvement of Sixth Avenue to City standards.

Concurrently with the case referenced above, property owners on Sixth Avenue expressed their concern regarding additional traffic on Sixth Avenue and submitted a Petition for Improvement requesting Sixth Avenue be improved to City standards.

Discussion:

In response to Resolution No. 3460, this Engineer's Report has been prepared for the street improvements on Sixth Avenue.

Staff held a neighborhood meeting on April 5, 1995, and presented the scope and estimated assessments for both the Sixth and Seventh Avenue LID projects. Meeting attendance was low. Two of the property owners included in the Sixth Avenue LID who originally signed the Petition for Improvement have subsequently expressed their intention to oppose the project because of the estimated assessment amount.

The Sixth Avenue project would improve approximately 160 feet of Sixth Avenue between Pine Street and Periwinkle Creek. Because of the existing right-of-way limitations, the cul-de-sac portion of the street is proposed to be improved per the City's Development Code for Mini-Subdivision Street and Right-of-Way Standards. The existing right-of-way is 66-feet wide. No additional right-of-way is proposed to be acquired.

The street improvement will be 28 feet in width, accommodate street parking on one side, and end in a cul-de-sac with a 25-foot radius. The Development Code normally requires a cul-de-sac radius of 36 feet with a 28-foot-wide street; however, as no additional right-of-way will be acquired, a reduced radius cul-de-sac is proposed. A 25-foot radius cul-de-sac is permitted in the Development Code for streets less than 28 feet in width. The street improvements will be constructed to City of Albany Construction Standards and shall include curb and gutter, sidewalks, driveway approaches, storm drainage, pavement, and street trees.

The affected properties are served by public sanitary sewer and water systems. No further improvements are proposed to these systems.

The existing Sixth Avenue right-of-way is predominately unimproved though it does have an all weather gravel surface which provides access to the affected properties. The new street improvements will connect to existing street improvements in Pine Street. No specific improvements are anticipated in Pine and Cleveland Streets except as required for connection of the new to the existing.

Future development plans for property on Seventh Avenue may affect how assessments for the Seventh Avenue LID will be apportioned, therefore, a separate engineer's report for that project will be filed at a future date.

Summary of Estimated Costs:

Work quantities have been estimated based upon schematic street 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.

<u>SIXTH AVENUE LID</u>	
ENGINEER'S REPORT	\$ 1,060.00
ESTIMATED STREET CONSTRUCTION COST	\$ 45,000.00
15% CONTINGENCY	<u>\$ 6,750.00</u>
SUBTOTAL	\$ 52,810.00
20% ENGINEERING, LEGAL, ADMINISTRATIVE	<u>\$ 10,560.00</u>
SUBTOTAL	\$ 63,370.00
RIGHT-OF-WAY ACQUISITION	\$ <u>0.00</u>
SIXTH AVENUE LID ESTIMATED TOTAL PROJECT COST:	\$ 63,370.00

Proposed Method of Assessment:

The proposed method of assessment is to distribute the total project costs proportionally to each lot on a unit basis. Each lot within the Assessment District which has Sixth Avenue as its only access is assigned a unit value of 1.0, each corner lot within the Assessment District which has potential access to either Sixth Avenue or the intersecting street is assigned at unit value of 0.5. The assessment amount for each lot will be calculated by:

$$\text{Total Cost} \times (\text{Lot Unit Value} + \text{Total Lot Units}) = \text{Lot Assessment}$$

The accompanying tables show the estimated assessment by lot for the proposed Sixth Avenue 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:

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

mss:jg

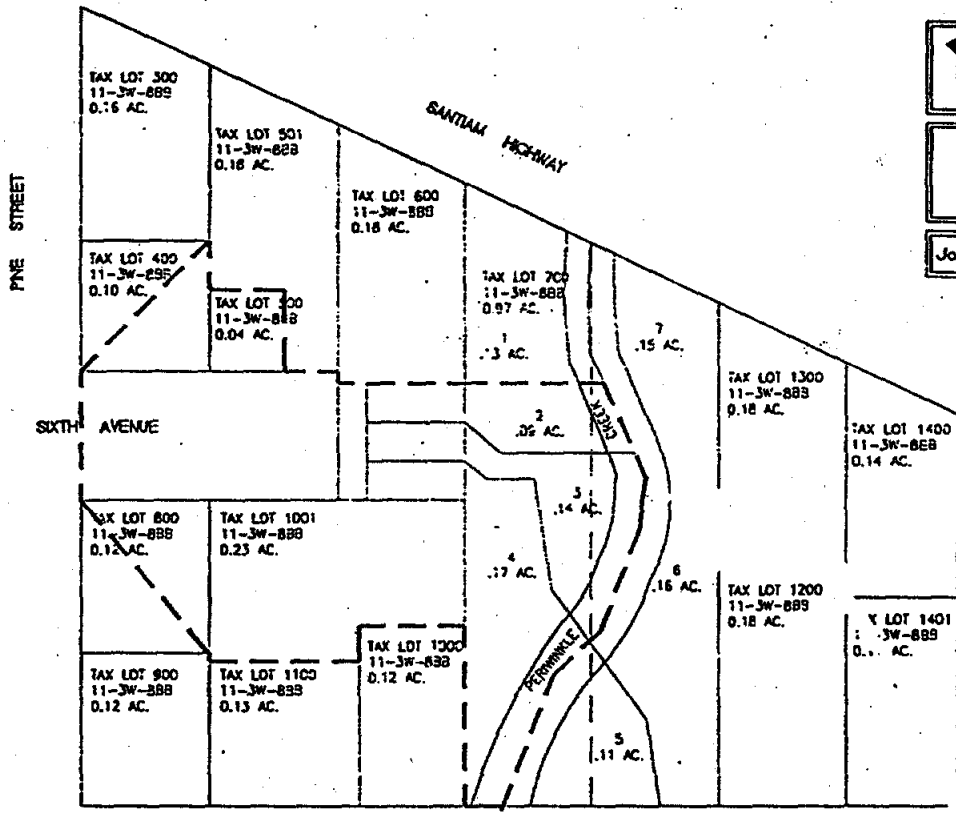
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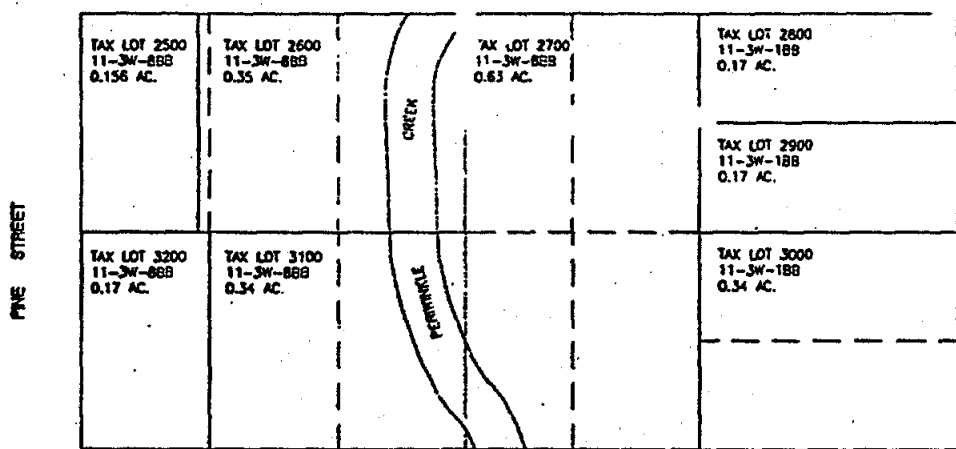


**6TH AND 7TH AVENUES
PROPOSED L.I.D.
ST-94-11**

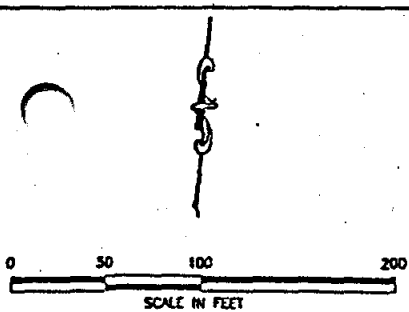
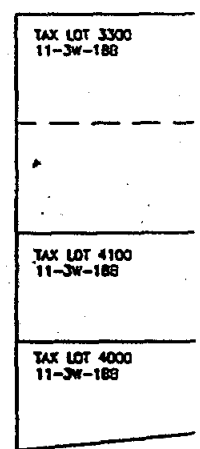
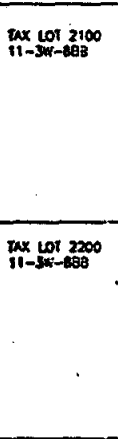
Job No. 95-64 ISSUED: X



EAST SEVENTH AVENUE



PACIFIC BOULEVARD



LEGEND

- EXISTING LOT LINES
- - - 6th AVE. L.I.D. BOUNDARY
- - - 7th AVE. L.I.D. BOUNDARY
- TAX LOT 3100
- 11-3W-888
- 0.34 AC.
- EXISTING TAX LOT NUMBER
- EXISTING ASSESSOR'S MAP NUMBER
- APPROXIMATE LOT AREA

CITY OF ALBANY
 ST-94-11: 6th AVE. L.I.D. (PINE ST. EAST TO PERIWINKLE CREEK)
 ESTIMATED ASSESSMENTS FOR 28' WIDE STREET

OWNER ADDRESS	MAP TAX LOT	BENEFITTED UNITS (PER EACH)	PERCENT OF TOTAL	STREET ASSESSMENT					TOTAL ASSESSMENT
FOY MCKINNEY 1121 37th AVE SW ALBANY, OR 97321	11-3W-88B 500	1 EACH	16.7 %	10,561					10,561
LINN BENTON HOUSING AUTHORITY 1250 QUEEN AVE SE ALBANY, OR 97321	11-3W-88B 700 PARCEL 2	1 EACH	16.7 %	10,561					10,561
LINN BENTON HOUSING AUTHORITY 1250 QUEEN AVE SE ALBANY, OR 97321	11-3W-88B 700 PARCEL 3	1 EACH	16.7 %	10,561					10,561
LINN BENTON HOUSING AUTHORITY 1250 QUEEN AVE SE ALBANY, OR 97321	11-3W-88B 700 PARCEL 4	1 EACH	16.7 %	10,561					10,561
CHRISTOPHER E. MURPHY 613 38th AVE SE ALBANY, OR 97321	11-3W-88B 800	0.5 EACH	8.3 %	5281					5281
ROBERT L. & BETTY A. ALEXANDER 1426 6th AVE SE ALBANY, OR 97321-4801	11-3W-88B 1001	1 EACH	16.7 %	10,561					10,561
RICHARD & JOAN WELKER PO BOX 1032 ALBANY, OR 97321	11-3W-88B 400	0.5 EACH	8.3 %	5281					5281
TOTALS		6.0 UNITS	100 %	63,370					63,370

UNIT COST = \$ 63,370 ÷ 6 UNITS = \$ 10,561/UNIT

FINANCIAL INVESTIGATION REPORT (Cont.)
6th Avenue LID.; ST-94-11
Pine Street East to Periwinkle Creek

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

The City is holding no City lots obtained through assessment foreclosure.

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

This area has no LID's in progress. Tax collections City-wide remain at a high level (93+%). Two years remain on Bancroft bonds outstanding.

Section 5. Real estate value trends in the area.

Land values in this area are below City averages. The Pacific/9th Avenue Couplet project may impact this area if Santiam Road is part of that improvement project.

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

The cost of the improvement to the value of the property is very high. Under the old Bancroft bonding standards, three properties (53%) would not qualify for bonding because the improvement cost is higher than the property value. All three of these properties belong to the Linn-Benton Housing Authority. A commitment should be obtained from the Authority on how they plan on paying for this improvement prior to approval of the LID.

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

This project does conform to the City's Comprehensive Plan.

Section 8. Status of City's debt.

Normally the City would be able to finance this relatively small LID with money from the Improvement Fund. That fund now, however, has a deficit balance because of other projects under construction. It may be necessary to sell Limited General Obligation Improvement Bonds to finance this LID.

Section 9. Estimated cost of financing.

Estimated cost of financing is 9%.

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

If the Linn-Benton Housing Authority makes a commitment for their portion of the project, the other properties should be able to meet their assessment costs.

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
 6TH AVENUE L.I.D. - ST-94-11
 Pine Street East to Partwinkle Creek

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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 ASSMTS	% TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YR MO. PAYMT AT 9%
					LAND	IMPRVMTS	TOTAL				
Stogedill, Albert C. Stogedill, Frances J. 1121 37th Avenue SW Albany, OR 97321	11-3W-08BB-00500	0.167	\$11,712.00	54,140	11,920	15,150	27,070	0.00	0.43	900.37	148.36
Linn Benton Housing Auth. 1250 Queen Avenue SE Albany, OR 97321	11-3W-08BB-00700* Parcel 2	0.167	\$11,712.00	5,472	2,736	0	2,736	0.00	4.28	900.37	148.36
Linn Benton Housing Auth. 1250 Queen Avenue SE Albany, OR 97321	11-3W-08BB-00700* Parcel 3	0.167	\$11,712.00	9,022	4,511	0	4,511	0.00	2.60	900.37	148.36
Linn Benton Housing Auth. 1250 Queen Avenue SE Albany, OR 97321	11-3W-08BB-00700* Parcel 4	0.167	\$11,712.00	10,550	5,275	0	5,275	0.00	2.22	900.37	148.36
Murphy, Christopher E. 1406 6th Avenue SE Albany, OR 97321	11-3W-08BB-00800	0.083	\$5,856.00	70,580	17,870	17,420	35,290	0.00	0.17	450.19	74.18
Alexander, Robert L. Alexander, Betty A. 1426 6th Avenue SE Albany, OR 97321	11-3W-08BB-01001	0.167	\$11,712.00	142,720	20,260	51,100	71,360	0.00	0.16	900.37	148.36
Welker, Richard Welker, Joan PO Box 1032 Albany, OR 97321	11-3W-08BB-00400	0.083	\$5,856.00	86,820	17,870	25,540	43,410	0.00	0.13	450.19	74.18
TOTALS.....		1.000	\$70,270.00	379,304	80,442	109,210	189,652	0.00	9.99	5402.23	890.16

108,045 106,819

***Note: Tax Lot 700 has not been subdivided yet, M1-03-94; the value of this tax lot was distributed porportionately to seven parcels based on square footage.