

RESOLUTION NO. 3866

A RESOLUTION ACCEPTING THE ENGINEER'S REPORT AND FINANCIAL INVESTIGATION REPORT FOR WL-97-3, COLUMBUS STREET WATER LINE LID, AND SETTING A PUBLIC HEARING.

WHEREAS, the Albany City Council directed by Resolution No. 3839 that an Engineer's Report and Financial Investigation Report be prepared for WL-97-3, Columbus Street Water Line LID; and

WHEREAS, these reports have been received by and meet with the Albany City Council's approval.

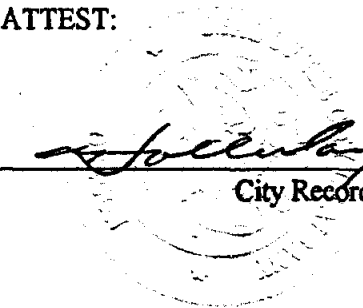

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council hereby directs that a public hearing be scheduled for October 22, 1997, at 7:15 p.m. to consider the proposed project WL-97-3, Columbus Street Water Line LID, and that notices of the public hearing be in compliance with AMC Section 15.04.060.

DATED THIS 8TH DAY OF OCTOBER 1997.



Mayor

ATTEST:

City Recorder



TO: Albany City Council

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

FROM: Public Works Committee, Kent Hickam, Chair
by: Jeff Woodward, P.E., Civil Engineer II *JW*

DATE: October 1, 1997, for the October 8, 1997, City Council Meeting

SUBJECT: WL-97-3, Columbus Street Water Line LID - Engineer's Report

Action Requested:

Staff requests that Council accept the Public Works Committee recommendation to accept this Engineer's Report and Financial Investigation and schedule a public hearing for October 22, 1997. The proposed formation of a Local Improvement District (LID) for water line improvements along Columbus Street will be considered at that time.

Discussion:

On July 14, 1997, a petition was received to construct approximately 850 feet of 16-inch water main along Columbus Street and a 12-inch water line stub across Columbus Street. The scope of this work is shown on the attached project map. The property benefited by this project is owned by the Evangel Assembly, New Life Center. The adjacent property to the west is outside the city limits, so the New Life Center is requesting to proceed with this project on the understanding that it will be a one owner LID. As such, there is 100 percent support for the project.

This Engineer's Report and Financial Investigation have been prepared in response to Resolution No. 3839. This information has been reviewed with a representative of the Evangel Assembly, New Life Center.

There are presently no water line facilities on Columbus Street south of Oak Creek. The line proposed with this project is identified in the Albany Water System Facility Plan as a north-south link supplying adequate capacity to the southern areas of Albany as future development occurs.

Summary of Estimated Costs

Work quantities have been estimated based on a schematic water line design. The estimated costs of the various work items are derived from the costs of similar work items on other City of Albany projects. The final amount of the assessment will be based on actual unit bid prices and quantities. These are expected to vary from the estimate.

Estimated Water Line Costs - (rounded)

Estimated Water Line Construction Cost	\$182,000
20% Contingency	<u>36,000</u>
Subtotal	\$218,000
15% Engineering, Legal, and Administrative	<u>32,000</u>
ESTIMATED TOTAL PROJECT COST	\$250,000

Proposed Method of Assessment

The proposed method of assessment is a unit basis with the Evangel Assembly, New Life Center property consisting of one unit. Being a one owner LID project, the entire cost will be assessed to this property. The assessment map and role are attached.

Proposed Project Schedule

If this LID is formed, the proposed project schedule is to prepare the bidding documents this winter and bid the project in the Spring of 1998. Due to current staff work loads, it is anticipated that the design will be prepared by a consultant, and that construction would occur during the 1998 construction season. New Life Center is aware of, and understands these scheduling constraints.

The work schedule proposed for this project is:

Public Hearing to Form LID	October 22, 1997
Design	Spring 1998
Construction	Summer 1998

Budget Impact:


This project is to be funded 100 percent by assessment to the benefited property. If the LID is not formed, the costs incurred to date would not be recoverable.

JMW:cmr
Attachments (5)

N



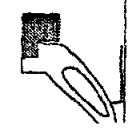
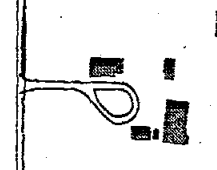
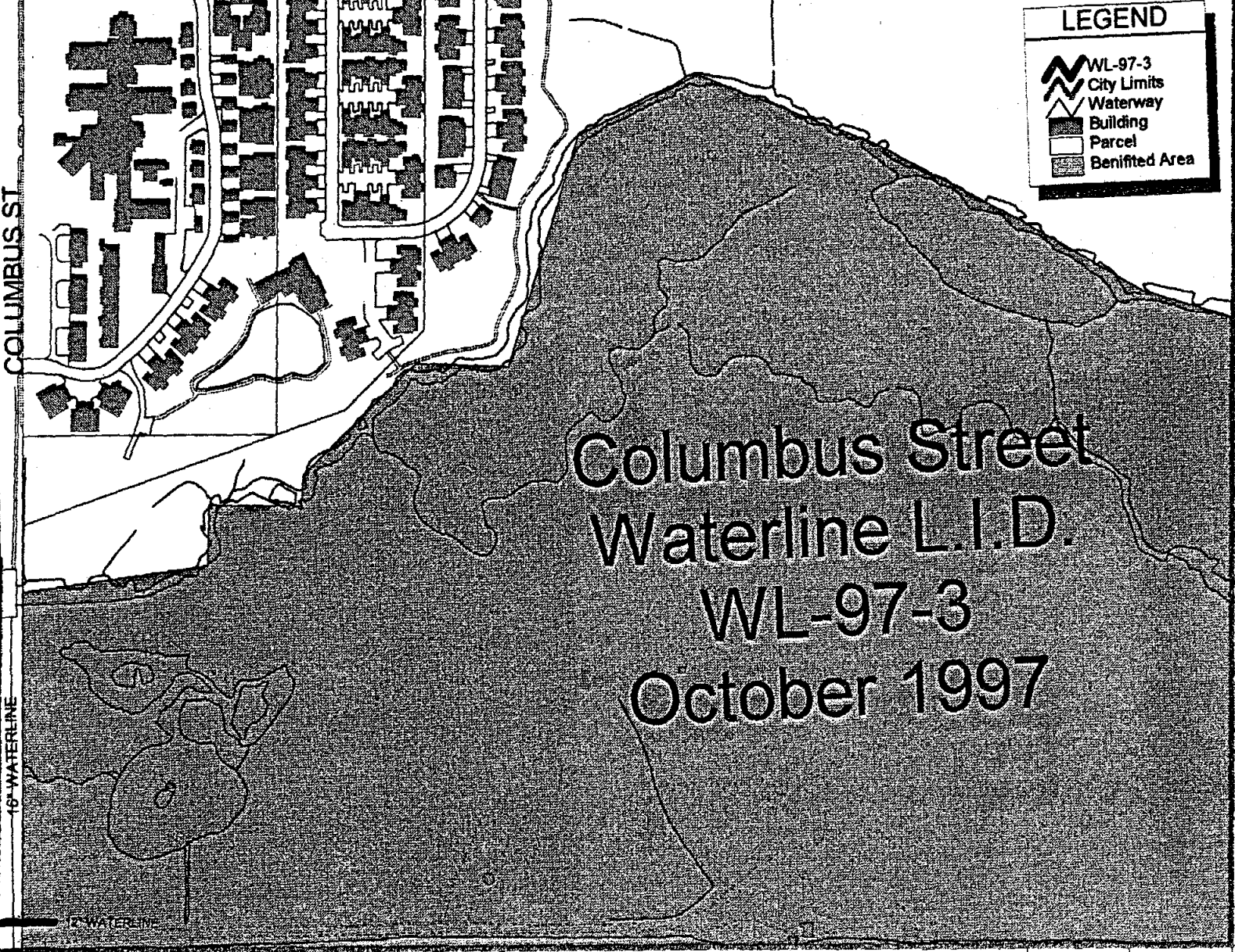
LEGEND

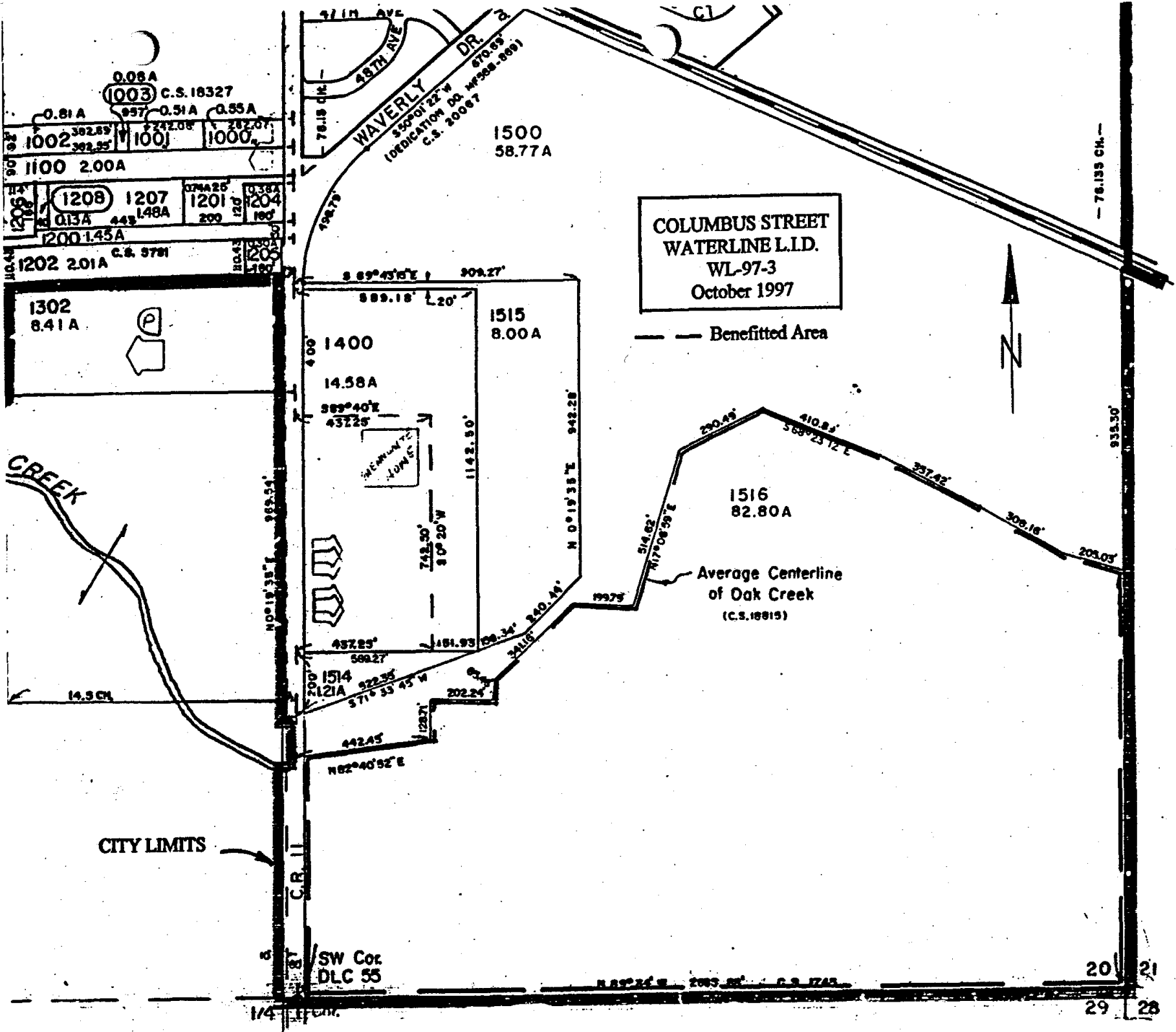
-  WL-97-3
-  City Limits
-  Waterway
-  Building
-  Parcel
-  Benifited Area

COLUMBUS ST.

16" WATERLINE

Columbus Street
Waterline L.I.D.
WL-97-3
October 1997





0.06A
 (1003) C.S. 18327
 0.81A 937' 0.51A 0.55A
 1002 302.89' 242.08' 282.07'
 302.55' 100' 1000'

1208 1207 1201 1204
 0.13A 443' 148A 200' 120'
 1200 1.45A
 1202 2.01A C.S. 9781
 1205 1206

1302
 8.41A
 P
 14.3 CH

1400
 14.58A
 383°40'E 437.25'
 889.18' L20'
 1142.80'
 742.50' 8°20'W
 1515
 8.00A
 1142.80' 942.28'
 117°08'59"E 214.62'
 19975'

COLUMBUS STREET
 WATERLINE L.I.D.
 WL-97-3
 October 1997

--- Benefitted Area

1516
 82.80A
 Average Centerline
 of Oak Creek
 (C.S. 18815)
 200.45' 410.83' 588°23'12"E
 327.42' 308.16' 203.05'

CITY LIMITS

SW Cor.
 DLC 55

20 | 21
 29 | 28

CITY OF ALBANY

WL-97-3, COLUMBUS STREET WATER LINE LID

OCTOBER 1997

ASSESSMENT ROLE

Property Owner Name and Address	Map and Tax Lot	Unit Value	Percent of Total	Estimated Total Assessment
Evangel Assembly, New Life Center PO Box 1177 Albany, OR 97321	11S-3W-20 TL 1516	1.0	100%	\$250,000

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
 WL-87-3, COLUMBUS STREET WATERLINE LID

01-Oct-97
 01:34 PM

Page 1

"COLUMB.WB2"

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ESTIMATED TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Oct. 1997 *****MARKET VALUE 1997/1998*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMIANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
					LAND	IMPRVMTS	TOTAL				
Evangel Assembly New Life Center P.O. Box 1177 Albany, OR 97321	11S-3W-20 -01516 Site: 5775 Columbus Street	100.00%	\$250,000	\$547,080	\$263,600	\$9,940	\$273,540	\$0	91.39%	\$19,219.03	\$3,166.89
TOTALS.....		100.00%	\$250,000	\$547,080	\$263,600	\$9,940	\$273,540	\$0	91.39%	\$19,219.03	\$3,166.89

250,000

\$384,380.60 \$380,026.80

Project assesses for water improvements only.

FINANCIAL INVESTIGATION REPORT (Cont.)
Columbus Street Waterline LID ; WL-97-3

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

There are none.

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

There are no properties in foreclosure. This property is tax exempt.

Section 5. Real estate value trends in the area.

Property values in this area are trending higher than the values of property to the north of 34th Avenue and east of Waverly. The Mennonite Home in the area adds to the value of this property.

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

This property is tax exempt as a church facility.

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

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

Section 8. Status of City's debt.

The City will have to sell improvement bonds to pay for this construction. This project will be added to other projects to be financed with a possible bond sale date of May/June 1998.

Section 9. Estimated cost of financing.

The cost of financing will be at 9 percent over 10 years.

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

This estimated \$250,000 project will become a lien on 80+ acres. The value of the improved property should adequately secure the City lien.