

ORDINANCE NO. 4411

ORDINANCE TO DETERMINE THE ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITED BY STREET IMPROVEMENTS FOR ST-79-7, ALANDALE 1ST ADDITION, AND DECLARING AN EMERGENCY.

RECITALS:

1. The street assessments as referred to in this ordinance and previous resolutions and ordinances are for the streets to serve ST-79-7, Alandale 1st Addition.
2. Preliminary resolutions and ordinances prescribing the manner and extent of the improvements are set forth in Resolution Nos. 2087 and 2097.
3. The assessments set forth in the following ordinance are based upon the request and recommendation of the City Engineer in compliance with Ordinance No. 2864.

THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: The costs of the streets to serve ST-79-7, Alandale 1st Addition, are as follows:

<u>Project</u>	<u>Int. &amp; Misc.</u>	<u>Cost</u>	<u>13% &amp; 15% E.L.A.</u>	<u>Total</u>
ST-79-7	\$31,092.19	\$192,995.25	\$27,908.25	\$251,995.69

Section 2: Property and assessment data are listed on the attached sheets.

Section 3: The City Recorder is hereby directed to enter a statement of the assessments as ~~above~~ provided in the docket of the city liens and give notice thereof as provided by law.

Section 4: Inasmuch as this ordinance is necessary for the immediate preservation of the peace, safety, and health of the City of Albany, Oregon, an emergency is hereby declared to exist; and this ordinance shall be in full force and effect immediately upon passage by the Council and approval by the Mayor.


Passed by the Council: April 8, 1981

Approved by the Mayor: April 8, 1981

Effective Date: April 8, 1981

  
Mayor

ATTEST:

  
City Recorder

INTERDEPARTMENTAL MEMORANDUM  
Public Works Department  
Engineering Division

SUBJECT: Final Assessment, ST-79-7 Alandale 1st Addition  
TO: Members of the Albany City Council  
VIA: Bill Barrons, City Manager  
FROM: Bob Jackson, Public Works Director  
DATE: March 30, 1981 for the April 8, 1981 Council Meeting

Description of Project

This project provided standard 36' residential street access and storm drainage to Alandale 1st Addition and improved Morse Avenue from Pacific Boulevard to Jon Street.

The project was approved by the City Council on August 8, 1979. Estimated construction cost was \$233,539.90. The contract was awarded to Green and White Rock Products on May 28, 1980. The original contract amount was \$213,198.00. The final contract amount was \$233,698.70.

Summary of Costs

	<u>Approved Estimate</u>	<u>Final Cost</u>
I. Street Cost Data		
A. Total Street Construction Cost	\$187,459.80	\$171,646.70
B. SCF. Intersection Cost	5,000.00	14,750.00
C. SCF. Corner Lot Credit (468.53 front ft. x \$34.05)	20,737.27	15,953.45
D. Total SCF. Construction Cost	- 25,737.27	- 30,703.45
E. Property Owner Street Construction Cost	\$161,722.53	\$140,943.25
II. Storm Drain Cost Data		
A. Total SD Construction Cost	\$ 46,080.10	\$ 52,052.00
B. Property Owner SD Construction Cost	46,080.10	52,052.00

III. Assessment Cost	<u>Approved Estimate</u>	<u>Final Cost</u>
A. SCF Assessment		
1. SCF. Construction Cost	\$ 25,737.27	\$ 30,703.45
2. 15% ELA	3,860.59	4,605.52
3. Total SCF. Assessment	\$ 29,597.86	\$ 35,308.97
B. Property Owner Street Assessment		
1. Property Owner Street Construction Cost	\$161,722.53	\$140,943.25
2. 15%ELA	24,258.38	21,141.49
3. Collection for SCF. (4572.39 Front Ft. x \$5.00 Cost)	24,039.90	22,861.95
4. Warrant Interest	0.00	5,743.54
5. Sign Cost	789.00	744.97
6. Total Property Owner Street Assessment	\$210,809.81	\$191,435.20
Cost per Lot = \$191,435.20 (cost) ÷ 44 Lots =	(\$4,791.13)	\$ 4,350.80
C. Property Owner SD Assessment		
1. Property Owner SD Construction Cost	\$ 46,080.10	\$ 52,052.00
2. 13% ELA	5,990.41	6,766.76
3. Warrant Interest	0.00	1,741.73
4. Total Property Owner SD Assessment	\$ 52,070.51	\$ 60,560.49
Cost Per Sq.Ft. = \$60,560.49 (cost) ÷ 270,391 (Sq.Ft.) =	(\$ 0.19)	\$ 0.2240

#### Method of Assessment

The benefitting properties shall be assessed for street construction on a per lot basis, with the following stipulations:

1. If, at any time in the future, the present property owners subdivide their lots into more than one lot, they pay to the owners of property within the assessment district a sum equal to the current assessment of \$4,350.80 per lot for each new lot created. This stipulation shall be effective for ten years from the date of assessment.
2. Parcel "A", Alandale 1st Addition, shall be assessed at this time. It is possible that Parcel "A" may be dedicated as street right-of-way in the future; however, no reimbursement of assessment shall be made should this occur.

Final Assessment  
ST-79-7  
page three

Only those properties whose storm runoff drains to the street shall be assessed for the storm drain construction.

This method of assessment and the stipulations listed were requested by the property owners within the assessment district but outside Alandale 1st Addition and approved by the City Council on August 8, 1979. Further, the Council declined to reopen discussion of these terms (as requested by the developer of Alandale 1st Addition, P & E Land Development) on November 28, 1979.

Property and Assessment Data

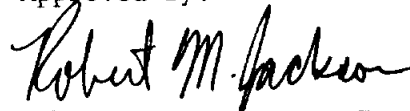
Please refer to attached sheets.

Respectfully submitted,



Earl H. Spires  
Engineering Division Manager

Approved By:



Robert M. Jackson, P.E.  
Public Works Director

DD:nb

## PROPERTY AND ASSESSMENT DATA

ST-79-7 ALANDALE 1ST ADDITION

Office of Public Works Director

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESSABLE SQ. FT.	SD ASSESSMENT	ST ASSESSMENT	TOTAL ASSESSMENT
1.	P&E Land Development, Inc. P.O. Box 255 Albany, OR 97321	11-4W-25AA, T.L.5900 1st Addition to Alandale Parcel "A"	10,416	\$ 2,332.91	4,350.80	6,683.71
2.	P&E Land Development, Inc.	Block 1, Lot 1	8,130	1,820.91	4,350.80	6,171.71
3.	P&E Land Development, Inc.	Block 1, Lot 2	8,137	1,822.47	4,350.80	6,173.27
4.	P&E Land Development, Inc.	Block 1, Lot 3	6,508	1,457.62	4,350.80	5,808.42
5.	P&E Land Development, Inc.	Block 1, Lot 4	6,529	1,462.32	4,350.80	5,813.12
6.	P&E Land Development, Inc.	Block 1, Lot 5	6,529	1,462.32	4,350.80	5,813.12
7.	P&E Land Development, Inc.	Block 1, Lot 6	6,508	1,457.62	4,350.80	5,808.42
8.	P&E Land Development, Inc.	Block 1, Lot 7	8,463	1,895.49	4,350.80	6,246.29
9.	P&E Land Development, Inc.	Block 1, Lot 8	7,529	1,686.30	4,350.80	6,037.10
10.	P&E Land Development, Inc.	Block 1, Lot 9	7,339	1,643.74	4,350.80	5,994.54
11.	P&E Land Development, Inc.	Block 1, Lot 10	7,394	1,656.06	4,350.80	6,006.86

PROPERTY AND ASSESSMENT DATA

ST-79-7 1ST ADDITION TO ALANDALE

Office of Public Works Director

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESSABLE SQ. FT.	SD ASSESSMENT	ST ASSESSMENT	TOTAL ASSESSMENT
12.	P&E Land Development, Inc. P.O. Box 255 Albany, OR 97321	11-4W-25AA Alandale 1st Addition Block 1, Lot 11	7,541	\$ 1,688.99	4,350.80	6,039.79
13.	P&E Land Development, Inc.	Block 1, Lot 12	8,463	1,895.49	4,350.80	6,246.29
14.	P&E Land Development, Inc.	Block 1, Lot 13	8,463	1,895.49	4,350.80	6,246.29
15.	P&E Land Development, Inc.	Block 1, Lot 14	7,542	1,689.21	4,350.80	6,040.01
16.	P&E Land Development, Inc.	Block 1, Lot 15	7,404	1,658.30	4,350.80	6,009.10
17.	P&E Land Development, Inc.	Block 1, Lot 16	7,404	1,658.30	4,350.80	6,009.10
18.	P&E Land Development, Inc.	Block 1, Lot 17	7,556	1,692.34	4,350.80	6,043.14
19.	P&E Land Development, Inc.	Block 1, Lot 18	8,453	1,893.25	4,350.80	6,244.05
20.	P&E Land Development, Inc.	Block 1, Lot 19	9,137	2,046.45	4,350.80	6,397.25
21.	P&E Land Developmrent, Inc.	Block 1, Lot 20	6,895	1,544.30	4,350.80	5,895.10
22.	P&E Land Development, Inc.	Block 1, Lot 21	6,899	1,545.20	4,350.80	5,896.00

PROPERTY AND ASSESSMENT DATA

ST-79-7 ALANDALE 1ST ADDITION

Office of Public Works Director

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESSABLE SQ. FT.	SD ASSESSMENT	ST ASSESSMENT	TOTAL ASSESSMENT
23.	P&E Land Development, Inc. P.O. Box 255 Albany, OR 97321	11-4W-25AA Alandale 1st Addition Block 2, Lot 1	7,952	\$ 1,781.04	4,350.80	6,131.84
24.	P&E Land Development, Inc.	Block 2, Lot 2	6,520	1,460.31	4,350.80	5,811.11
25.	P&E Land Development, Inc.	Block 2, Lot 3	6,520	1,460.31	4,350.80	5,811.11
26.	P&E Land Development, Inc.	Block 2, Lot 4	6,520	1,460.31	4,350.80	5,811.11
27.	P&E Land Development, Inc.	Block 2, Lot 5	6,520	1,460.31	4,350.80	5,811.11
28.	P&E Land Development, Inc.	Block 2, Lot 6	6,520	1,460.31	4,350.80	5,811.11
29.	P&E Land Development, Inc.	Block 2, Lot 7	6,520	1,460.31	4,350.80	5,811.11
30.	P&E Land Development, Inc.	Block 2, Lot 8	6,520	1,460.31	4,350.80	5,811.11
31.	P&E Land Development, Inc.	Block 2, Lot 9	6,520	1,460.31	4,350.80	5,811.11
32.	P&E Land Development, Inc.	Block 2, Lot 10	6,520	1,460.31	4,350.80	5,811.11
33.	P&E Land Development, Inc.	Block 2, Lot 11	6,520	1,460.31	4,350.80	5,811.11

PROPERTY AND ASSESSMENT DATA

ST-79-7 ALANDALE 1ST ADDITION

Office of Public Works Director

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESSABLE SQ. FT.	SD ASSESSMENT	ST ASSESSMENT	TOTAL ASSESSMENT
34.	P&E Land Development, Inc. P.O. Box 255 Albany, OR 97321	11-4W-25AA 1st Addition to Alandale Block 2, Lot 12	-----	-----	\$ 4,350.80	4,350.80
35.	P&E Land Development, Inc.	Block 2, Lot 13	-----	-----	4,350.80	4,350.80
36.	P&E Land Development, Inc.	Block 2, Lot 14	-----	-----	4,350.80	4,350.80
37.	Jack L. & Barbara L. Cotterman 808 Morse Lane SW Albany, OR 97321	11-4W-25AA, T.L.1800 Beginning at the NE corner of Block 3, Lot 1 Alandale Subdivision thence S 89°55' E, 315.74', thence along the right-of-way line of Hwy. 99E 122' more or less, thence N 89°14' W, 172', thence S 00°32' W, 115.26', thence N 89°14' W 140' more or less, thence N 18°56' W, 104.40', thence N 06°36' W, 138.21' to the point of beginning.	-----	-----	4,350.80	4,350.80
38.	Duane D. & Barbara J. Becker 5986 Mike St. SW Albany, OR 97321	11-4W-25AA, T.L.1700 Beginning at the SW corner of Parcel "A", Alandale 1st Addition. thence East 208.27', thence South 140.0', thence West 208.27', thence North 140.0' to the point of beginning.	12,000	2,687.69	4,350.80	7,038.49



PROPERTY AND ASSESSMENT DATA

ST-79-7 ALANDALE 1ST ADDITION

Office of Public Works Director

NO.	OWNER/ADDRESS	TAX LOT AND DESCRIPTION	ASSESSABLE SQ. FT.	SD ASSESSMENT	ST ASSESSMENT	TOTAL ASSESSM
39.	P&E Land Development, Inc. P.O. Box 255 Albany, OR 97321	11-4W-25AA, A portion of T.L.904 Alandale Subdivision Block 2, Lot 3	-----	-----	\$ 4,350.80	4,350.8
40.	Harold C. Morse 929 Morse Avenue SW Albany, OR 97321	11-4W-25AA, T.L.905 A portion of Block 2, Lot 4 Alandale Subdivision	-----	-----	4,350.80	4,350.8
41.	Harold and Emma Morse 929 Morse Avenue SW Albany, OR 97321	11-4W-25AA, T.L.900 A portion of Block 2, Lot 4 Alandale Subdivision	-----	-----	4,350.80	4,350.8
42.	Rolland K. & Judy C. King 5831 Jon Street SW Albany. OR 97321	11-4W-25AA, T.L.902 Alandale Subdivision Block 2, Lot 7	-----	-----	4,350.80	4,350.80
43.	Otto P. & Gladys R. Polensky 5961 Walnut St. SW Albany, OR 97321	11-4W-25AA, T.L.1001 Alandale Subdivision Block 3, Lot 1	6,489	1,453.37	4,350.80	5,804.17
44.	Lenard Riecke 6013 Walnut St. SW Albany, OR 97321	11-4W-25AA, T.L. 1000 1.18 acre parcel south of Block 3, Lot 1 Alandale Subdivision	9,511	2,130.21	4,350.80	6,481.01
SUBTOTAL			270,391	\$60,560.49	\$191,435.20	\$251,995.69
City of Albany SCF					35,308.97	35,308.97
TOTAL				\$60,560.49	\$226,744.17	\$287,304.66