

ORDINANCE NO. 5152

AN ORDINANCE TO DETERMINE THE ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITED BY SANITARY SEWER FOR SS-93-04, SKYLINE DRIVE SANITARY SEWER, FIRST EXTENSION, AND DECLARING AN EMERGENCY.

RECITALS:

1. The sewer assessments as referred to in this ordinance and previous resolutions and ordinances are for the sewers to serve SS-93-04, Skyline Drive Sanitary Sewer, First Extension.
2. Preliminary resolutions and ordinances prescribing the manner and extent of the improvements are set forth in Resolutions Nos. 3271 and 3308.
3. The assessments set forth in the following ordinance are based upon the request and recommendation of the City Engineer in compliance with Albany Municipal Code, Section 15.04.110.

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

Section 1: The costs of the sewers to serve SS-93-04, Skyline Drive Sanitary Sewer, First Extension, are as follows:

<u>Project</u>	<u>Easement Acquisition and Material Testing</u>	<u>Construction Cost</u>	<u>15% E.L.A.</u>	<u>Total Cost</u>
SS-93-04	\$5,389.50	\$98,583.40	\$15,595.93	\$119,568.83

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

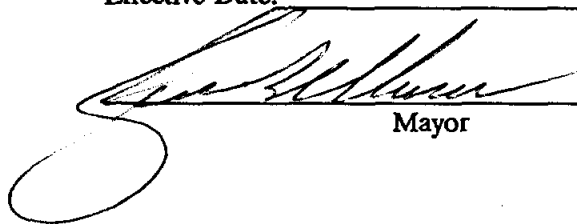
Section 3: The City Recorder is hereby directed to enter a statement of the assessments as above provided in the docket of the City liens and give notice thereof as provided by law.

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: October 12, 1994

Approved by the Mayor: October 12, 1994

Effective Date: October 12, 1994



Mayor

ATTEST:



Deputy City Recorder

FINANCIAL INVESTIGATION REPORT -- SECTION 1 & 2
 SKYLINE DRIVE SANITARY SEWER, FIRST EXTENSION
 Project: SS-83-4

REVISED OCT. 5, 1994

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ASSESSMENT	BOND MAXIMUM	**TRUE CASH VALUE 1993**			OTHER ASSMT	% TO TCV	20 YEAR SEMI-ANNUAL PAYMENT AT 8%	20 YR MO. PYMT AT 8%
					LAND	IMPRVMTS	TOTAL				
Elliott, Jack G. Elliott, Karen L. 14257 Skyline Drive NW Albany, OR 97321-1248	10-4W-36CB-00800	0.100	14,221.87	44,800.00	19,630.00	2,770.00	22,400.00	0.00	0.63	772.88	127.98
Boyd, Russell Ray, TR Boyd, Aletha L., TR 1387 Skyline Drive NW Albany, OR 97321-1244	10-4W-36CB-01000	0.075	10,628.14	317,440.00	20,190.00	138,530.00	158,720.00	0.00	0.07	577.57	95.62
Nock, Paul 1381 Skyline Drive NW Albany, OR 97321-1244	10-4W-36CB-01200	0.070	8,978.88	173,880.00	17,180.00	68,780.00	86,940.00	0.00	0.11	542.28	89.78
Tabor, Ursula 1337 Skyline Drive NW Albany, OR 97321-1244	10-4W-36CB-01300	0.062	8,888.57	136,600.00	14,330.00	53,970.00	68,300.00	0.00	0.13	482.92	79.95
Borden, Richard Borden, Barbara 1359 Skyline Drive NW Albany, OR 97321-1244	10-4W-36CB-01301	0.083	11,797.97	358,380.00	25,340.00	154,350.00	179,690.00	0.00	0.07	641.14	108.15
Platt, Gale D. Platt, Joann L. 853 Edgewood Drive NW Albany, OR 97321	10-4W-36CB-01400	0.081	11,481.23	73,480.00	33,350.00	3,390.00	36,740.00	0.00	0.31	623.63	103.30
Rykman, Albert E., Tr. 720 Elm St. SW Albany, OR 97321-2885	10-4W-36CB-01500	0.083	13,211.21 *7615.80	68,680.00	34,330.00	0.00	34,330.00	0.00	0.38	717.94 *413.87	118.88 *68.52
Rigonl, Herbert Simmons, Mary P.O. Box 805 Albany, OR 97321	10-4W-36CB-01600	0.091	12,938.09	307,620.00	22,270.00	131,540.00	153,810.00	0.00	0.08	703.10	116.41
Derksen, Denis Derksen, Rachel L. 1484 Skyline Drive NW Albany, OR 97321-1245	10-4W-36CB-01700	0.091	12,938.09	235,520.00	21,230.00	98,530.00	117,760.00	0.00	0.11	703.10	116.41

FINANCIAL INVESTIGATION REPORT - SECTION 1 & 2
 SKYLINE DRIVE SANITARY SEWER, FIRST EXTENSION
 Project: SS-83-4

REVISED OCT. 5, 1994

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	ASSESSMENT	BOND MAXIMUM	**TRUE CASH VALUE 1989**			OTHER ASSMT	% TO TCV	20 YEAR SEMI-ANNUAL PAYMENT AT 9%	20 YR MO. PYMT AT 9%
					LAND	IMPRVMTS	TOTAL				
Schallig, Hans H, AGT Schallig, Alice A, AGT 1242 Skyline Drive NW Albany, OR 97321-1338	10-4W-36CC-00100	0.088	12,504.68	13,180.00	280.00	6,310.00	6,590.00	0.00	1.80	878.54	112.51
Ryckman, Albert E., Tr. 750 Elm St SW Albany, OR 97321	10-4W-36CC-00102	0.085	9,277.54 *7941.53	100,180.00	50,080.00	0.00	50,080.00	0.00	0.19	504.17 *431.57	83.47 *71.45
Johnson, Lyle R., TR Johnson, Margaret G., TR 1221 Skyline Drive NW Albany, OR 97321-1337	10-4W-36CC-03200	0.101	14,350.44	287,520.00	28,990.00	118,770.00	143,760.00	0.00	0.10	778.85	128.11
		1.000	142,214.67	2,118,240.00	285,200.00	773,920.00	1,059,120.00	0	4.08	7,728.40	1,278.53

*pending assessments



TO: Albany City Council

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

FROM: Mark W. Shepard, P.E., Civil Engineer I *MWS*

DATE: October 5, 1994, for October 12, 1994, City Council Meeting

SUBJECT: SS-93-4, Skyline Drive Sanitary Sewer, First Extension, Local Improvement District
REVISED Final Engineer's Report and Assessments

Action Requested:

Staff recommends that Council accept this revised final Engineer's Report and Financial Investigation Report regarding the distribution of final assessments for this Local Improvement District (LID). It is further requested that Council adopt the attached ordinance determining the assessments for this LID.

Discussion:

A Public Hearing regarding the final assessments was held on September 28, 1994. At the hearing, information was presented regarding a pending consolidation of two tax lots into one. Council postponed setting the final assessments until the tax lot consolidation was completed and directed staff to update assessments based upon the new tax lot configuration.

The tax lot consolidation changes the collector assessments for each property within the assessment district collector assessments. Except for the property being consolidated, assessments will rise between approximately \$370 and \$590. Interceptor assessments are not affected by the lot consolidation. A copy of the assessments prior to the lot consolidation will be available at the Council meeting for comparison of assessment totals if desired.

The LID extended an 8-inch diameter sanitary sewer south from an existing manhole in Skyline Drive. The length of the extension was approximately 853 feet. In addition to the line extended south on Skyline Drive, an 8-inch sanitary sewer line was installed easterly to serve Tax Lots 1000 and 1301. The original total estimate for the collector sewer was \$150,900. The interceptor assessments remain the same as originally estimated.

Summary of Final Cost and Assessment Method:

Collector Construction Cost	\$ 98,583.40
Easement Acquisition and Material Testing	<u>5,389.50</u>
Subtotal	\$103,972.90
15% Engineering, Legal, Administration	<u>15,595.93</u>
Total Project Cost	\$119,568.83

Collector Assessment: The method of assessment is consistent with the previous sanitary sewer project in North Albany. Collector sewer benefits and assessments are based on acreage within 150 feet of the sewers, weighted such that the first quarter of an acre (or portion thereof) is given one benefit and the remaining area of each parcel is given one benefit per acre.

Unit Cost Computation:

Total Project Cost	\$119,568.83
Benefited Units	16.11
Unit Cost	\$7,422.03/unit

Interceptor In-lieu-of Assessment: Interceptor costs were established in the original North Albany Sanitary Sewer project and are \$1,551.08/acre for the entire area of the tax lot. Interceptor in-lieu-of assessments must be paid upon connection to the collector sewer or upon any land partition of the property. The total interceptor assessments for this project is \$38,203.09. Of the total interceptor assessments, \$15,557.33 remains pending because two of the tax lots served by this project are vacant lots.

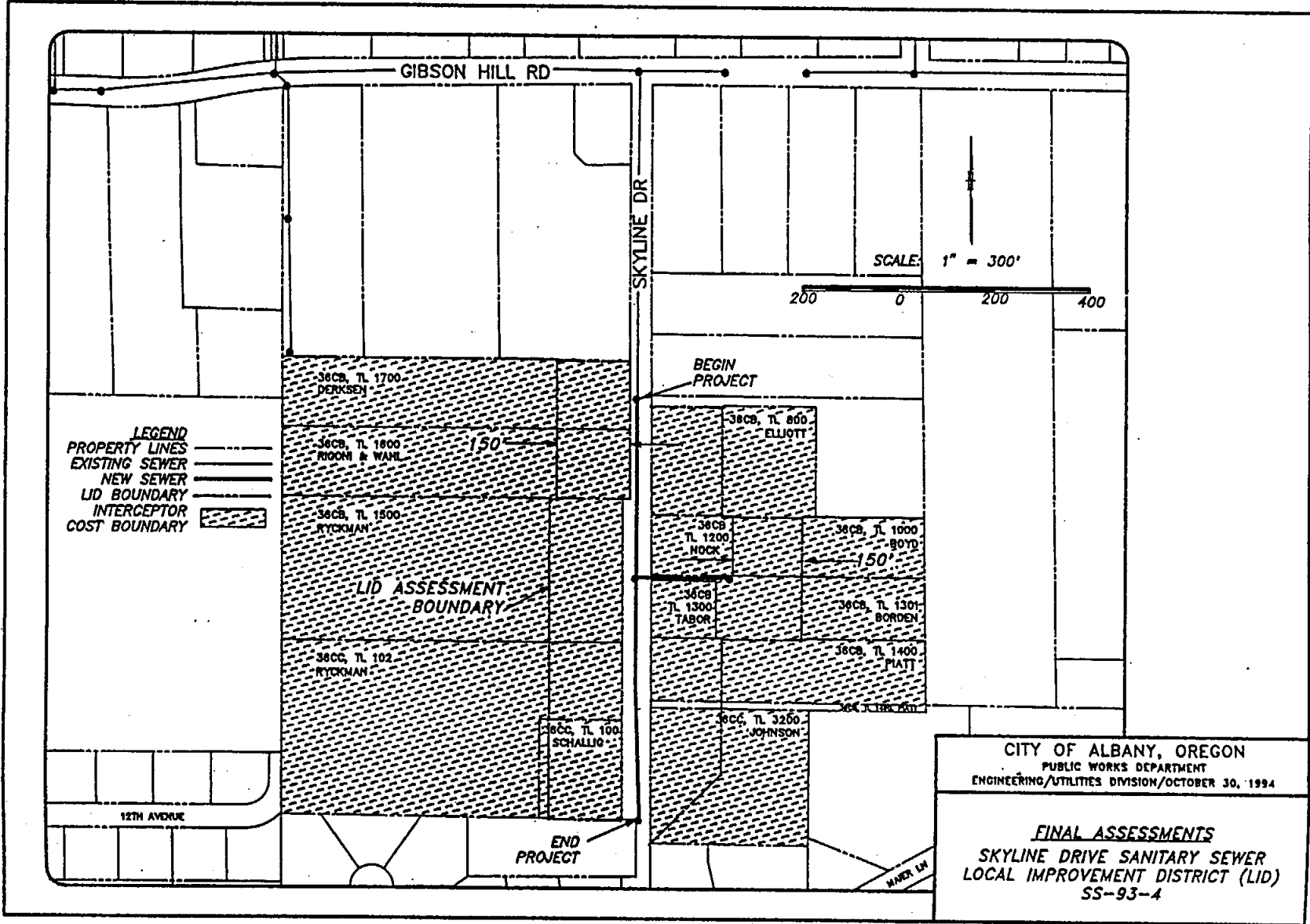
Budget Impact:

The cost of constructing the improvements has been charged to Water Improvements and Sewer Improvements funds (26-985). Upon approval of final assessments and distribution, Finance will transfer funding to the construction and administration accounts from the corresponding LID improvements funds. One hundred percent of costs are paid by assessment to benefitting properties.

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REVISED - OCT. 5, 1994

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ASSESSMENTS
SS-93-4, Skyline Drive Sanit Sewer, First Extension

Owner's Address	Map & Tax Lot Number	Total Property Area Acres	Units for Collector Assessment		Collector Assessment \$7,422.03/unit	Interceptor Assessment \$1,551.08/acre		Total Assessment	
			L.L.D. Acreage	Benefited Units		Pending	Current	Pending	Current
Elliott, Jock G. & Karen L. 14257 Skyline Dr. NW Albany, OR 97321-1246	10S4W36CB 0800	1.80	.79	1.54	\$ 11,429.93		\$ 2,791.94		\$ 14,221.87
Boyd, Russell Ray & Aletha L., Tr. 1387 Skyline Dr. NW Albany, OR 97321-1244	10S4W36CB 1000	1.11	.45	1.20	8,906.44		1,721.70		10,628.14
Nock, Paul 1381 Skyline Dr. NW Albany, OR 97321-1244	10S4W36CB 1200	.50	.49	1.24	9,203.32		775.54		9,978.86
Tabor, Ursula 1337 Skyline Dr. NW Albany, OR 97321-1244	10S4W36CB 1300	.37	.37	1.12	8,312.67		573.90		8,886.57
Borden, Richard & Barbara 1359 Skyline Dr. NW Albany, OR 97321-1244	10S4W36CB 1301	1.29	.57	1.32	9,797.08		2,000.89		11,797.97
Piatt, Gale D. & Joann L. 853 Edgewood Dr. NW Albany, OR 97321	10S4W36CB 1400	1.66	.45	1.20	8,906.44		2,574.79		11,481.23
Rykman, Albert E., Tr. 720 Elm St. SW Albany, OR 97321	10S4W36CB 1500	4.91	1.03	1.78	13,211.21	7,615.80		7,615.80	13,211.21
Rigoni, Herbert & Simmons Mary P.O. Box 805 Albany, OR 97321	10S4W36CB 1600	2.36	.50	1.25	9,277.54		3,660.55		12,938.09
Derksen, Denis & Rachel L. 1484 Skyline Dr. NW Albany, OR 97321-1245	10S4W36CB 1700	2.36	.50	1.25	9,277.54		3,660.55		12,938.09
Schallig, Hans H. & Alice A. Ag. 1242 Skyline Dr. NW Albany, OR 97321-1336	10S4W36C C0100	.98	.73	1.48	10,984.60		1,520.06		12,504.66
Ryckman, Albert E., Tr. 720 Elm St. SW Albany, OR 97321	10S4W36CC 0102	5.12	.50	1.25	9,277.54	7,941.53		7,941.53	9,277.54
Johnson, Lyle R. & Margaret G. Tr. 1221 Skyline Dr. NW Albany, OR 97321-1337	10S4W36CC 3200	2.17	.73	1.48	10,984.60		3,365.84		14,350.44
TOTAL				16.11	\$119,568.91	\$15,557.33	\$22,645.76	\$15,557.33	\$142,214.67