

RESOLUTION NO. 3498

WHEREAS, the engineer's report and financial investigation report have been prepared for WL-94-6, Thornton Lake Place Waterline Local Improvement District as directed by the Albany City Council by Resolution No. 3473; and

WHEREAS, the engineer's report and financial investigation report 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 April 26, 1995, at 7:15 p.m. to consider the proposed project WL-94-6, Thornton Lake Place Waterline LID, and that notices of the public hearing be in compliance with AMC Section 15.04.060.

DATED this 12th day of April 1995.



ATTEST:

Norm C. Wilton
Deputy City Recorder

Charles M. Moran
Mayor



TO: Albany City Council

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

FROM: Ingrid Gaub, Engineering Associate I

DATE: March 23, 1995, for April 12, 1995, City Council Meeting

SUBJECT: WL-94-6, Thornton Lake Place Waterline Local Improvement District Engineer's Report

Action Requested:

Staff requests that Council accept this engineer's report and schedule a public hearing for April 26, 1995, to consider the proposed formation of a local improvement district for a waterline extension on Thornton Lake Place.

Neighborhood Meeting:

Staff held a neighborhood meeting on March 13, 1995, to present this information to the affected property owners. Five of the seven owners of the properties of the local improvement district were present at this meeting and indicated that they wanted the project to proceed at the earliest possible date to insure better construction prices and early water connection opportunities.

Description of Project:

On December 12, 1994, the City of Albany received a formal petition from 85 percent of the property owners to form a local improvement district for the extension of the Thornton Lake Place waterline. In response to City Council's direction on February 8, 1995, this engineer's report has been prepared.

Currently there is an existing 8-inch waterline on the west and east section of Thornton Lake Place. This project as proposed will extend these two waterlines and connect them, forming a looped waterline system on Thornton Lake Place. This extension will be along the east-west section of Thornton Lake Place and will extend approximately 600 feet, completing the waterline in this area. One fire hydrant and seven water services will be provided.

The waterline will be located in the existing street right-of-way. No additional right-of-ways or easements will be required for this project.

Currently, all of the properties involved are on wells and septic systems. Some of these lots are experiencing poor water quality with their wells. No waterline currently exists along this section of Thornton Lake Place.

Summary of Estimated Costs:

Work quantities have been estimated based on a preliminary waterline design. The estimated costs of various work items are derived from costs for similar work on other recent City of Albany projects. The final amount of the assessment will be based upon the actual bid unit prices and actual work quantities, which are expected to vary from this estimate.

Engineer's Report	\$ 1,500
Estimated Waterline Construction Cost	39,100
15% Contingency	<u>6,100</u>
SUBTOTAL	\$46,700
Engineering, Legal, Administrative	<u>8,000</u>
TOTAL PROJECT COST	\$54,700

Proposed Method of Assessment:

The proposed method of assessment is to give each property the same weight, dividing the assessment into seven equal shares. This method is based on the assumption that each of the seven residential properties will receive the same proportional benefit from the waterline.

Unit Cost Computation

Estimated Project Cost to be Assessed:	\$ 54,700
Divided by Number of Benefited Properties	7
Estimated Cost Per Property (Benefited Unit Cost)	\$ 7,814

Proposed Project Schedule:

The proposed schedule for this project is:

Design	May 1995
Contract Award	June 1995
Construction:	July 1995

Budget Impact:

The project will be 100 percent funded from assessments to the benefiting properties. Should the local improvement district not be formed, the \$1,500 cost for the engineer's report would be funded from Water Economic Development (11-942).

sjg:

CMENGRPT.L46

CITY OF ALBANY
 WL - 94 - 6 THORNTON LAKE PLACE L.I.D.

ESTIMATED ASSESSMENTS

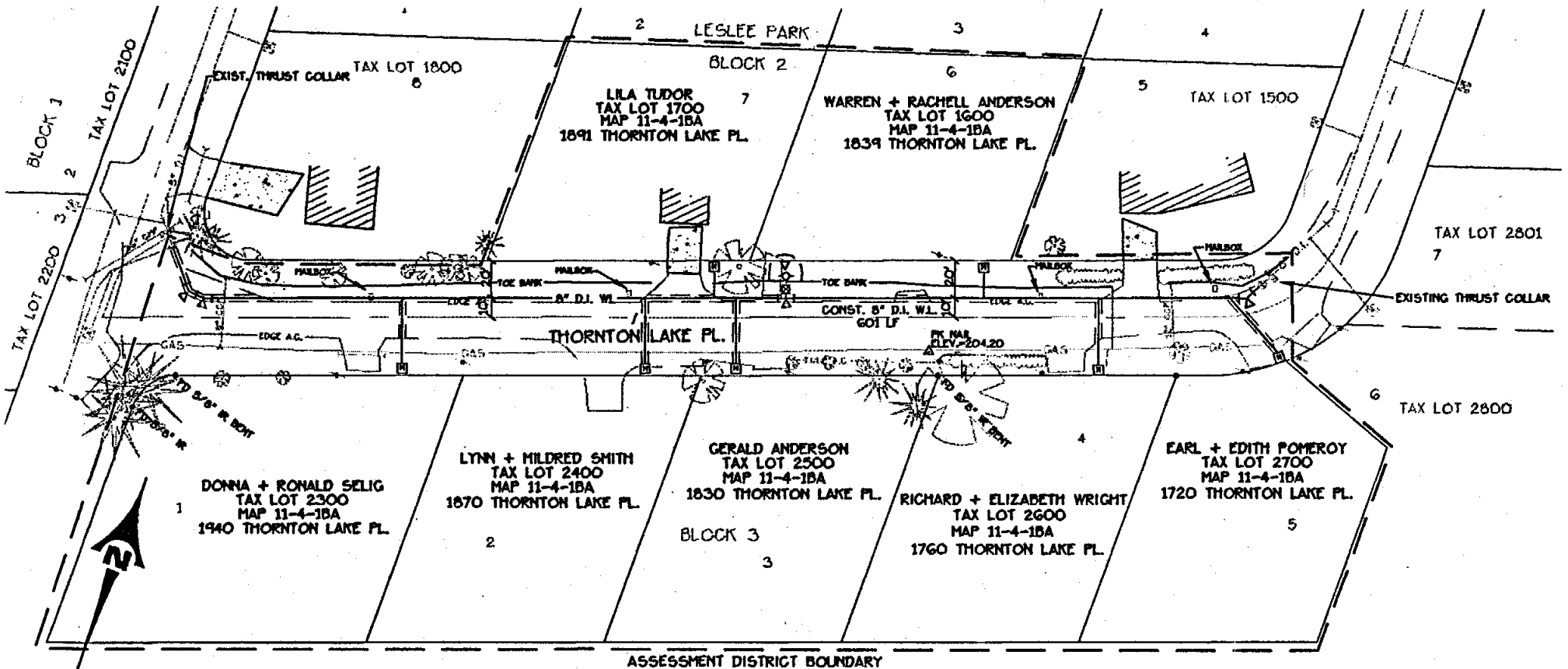
OWNER ADDRESS	MAP TAX LOT	BENEFITTED AREA	LENGTH OF STREET FRONTAGE	BENEFITTED NO. UNIT	TOTAL ASSESSMENT
SALIG, Donna B. & Ronald 1940 Thornton Lake Pl. Albany, OR 97321	11-4-1BA 2300	0.91 ac	153.77 L.F.	1	\$7,814
SMITH, Lynn V. & Mildred L. 1870 Thornton Lake Pl. Albany, OR 97321	11-4-1BA 2400	0.66 ac	126.18 L.F.	1	\$7,814
ANDERSON, Gerald W. 1830 Thornton Lake Pl Albany, OR 97321	11-4-1BA 2500	0.66 ac	126.18 L.F.	1	\$7,814
WRIGHT, Richard A & Elizabeth 1760 Thornton Lake Pl Albany, OR 97321	11-4-1BA 2600	0.66 ac	126.18 L.F.	1	\$7,814
POMEROY, Earl R & Edith 1720 Thornton Lake Pl Albany, OR 97321	11-4-1BA 2700	0.61 ac	58.69 L.F.	1	\$7,814
ANDERSON, Warren & Rachell 1839 W Thornton Lake Dr. Albany, OR 97321	11-4-1BA 1600	0.35 ac	138.62 L.F.	1	\$7,814
TUDOR, Lila M. 1891 Thornton Lake Pl Albany, OR 97321	11-4-1BA 1700	0.36 ac	138.62 L.F.	1	\$7,814
TOTALS:		4.20 AC	868.24 L.F.	7	\$54,700

NOTE 1: Areas of Tax Lots, 2300 through 2700 include area of lake

NOTE 2: Melvin Bush is presently purchasing Tax Lot 1600 from Warren & Rachell Anderson, transaction is in escrow. Address of this property is 1825 Thornton Lake Place.

CITY OF ALBANY
**THORNTON LAKE PLACE
L.I.D. WATERLINE**

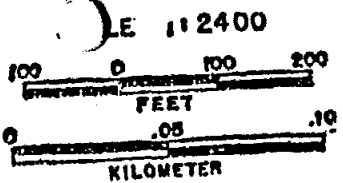
CITY OF ALBANY, BENTON COUNTY, OREGON



KD ENGINEERING, INC.
276 N.W. HICKORY STREET
POST OFFICE, BOX 725
ALBANY, OREGON 97321



SCALE: 1" = 80'



Albany City Council
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March 23, 1995

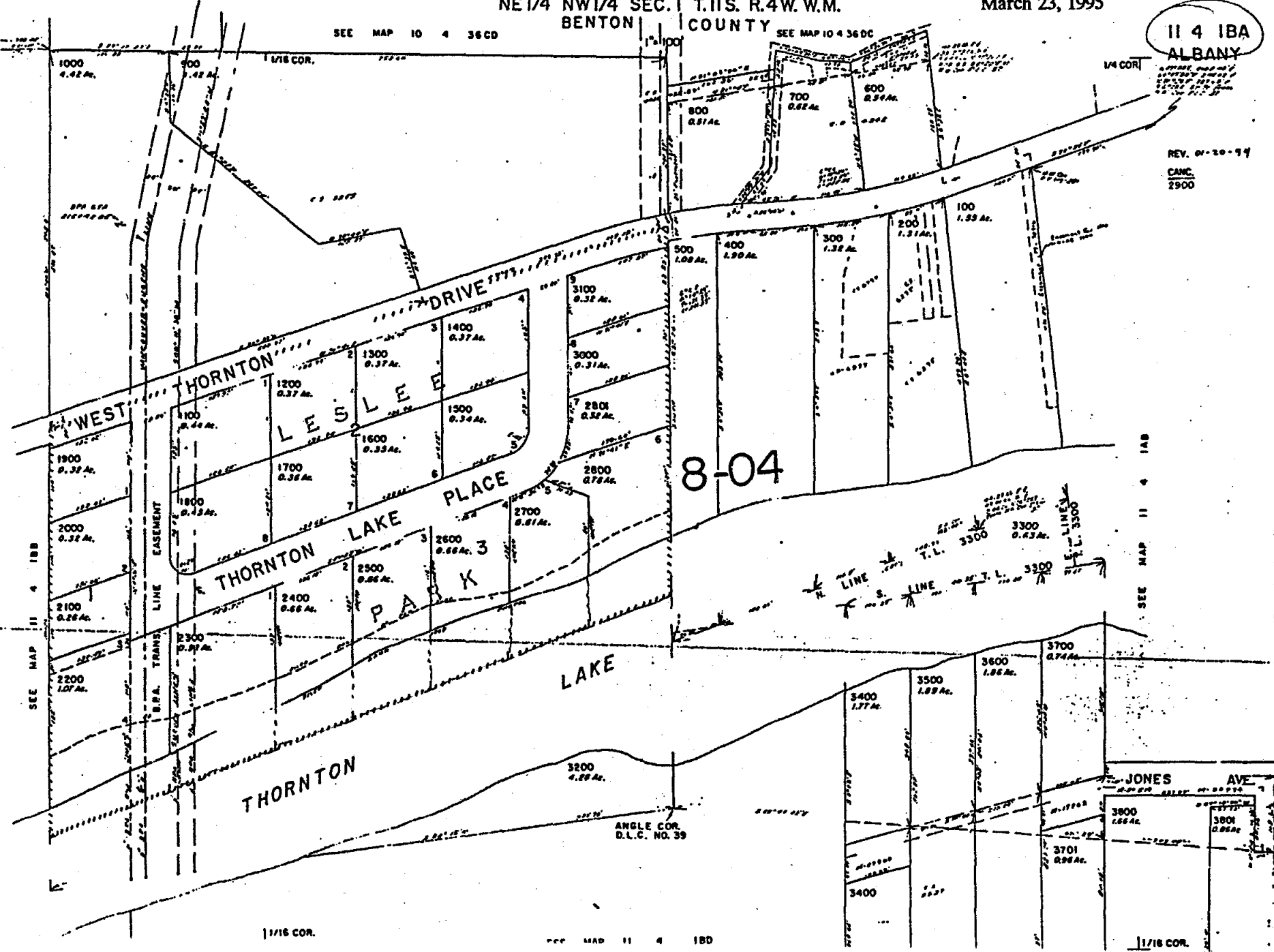
NE 1/4 NW 1/4 SEC. 1 T. 11 S. R. 4 W. W.M.
BENTON COUNTY

11 4 IBA
ALBANY

SEE MAP 10 4 36 CD

SEE MAP 10 4 36 DC

REV. 01-20-74
CANC.
2900



8-04

SEE MAP 11 4 1AB

ANGLE COR.
D.L.C. NO. 39

1/16 COR.

SEE MAP 11 4 1BD

1/16 COR.

FINANCIAL INVESTIGATION REPORT
 THORNTON LAKE PLACE WATERLINE
 Project: WL-94-6
 THNLKWL.WQ2

31-Mar-95 04:44 PM

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	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				
Salg, Donna B. Salg, Ronald 1940 Thornton Lake Pl Albany, OR 97321	11-4W-01BA-02300	0.143	\$7,814.29	270,940	35,240	100,230	135,470	0.00	0.06	600.73	98.99
Smith, Lynn V. Smith, Mildred L. 1870 Thornton Lake Pl Albany, OR 97321	11-4W-01BA-02400	0.143	\$7,814.29	291,500	32,730	113,020	145,750	0.00	0.05	600.73	98.99
Anderson, Gerald W. 1830 Thornton Lake Pl Albany, OR 97321	11-4W-01BA-02500	0.143	\$7,814.29	264,780	32,730	99,660	132,390	0.00	0.06	600.73	98.99
Wright, Richard A. Wright, Elizabeth 1760 Thornton Lake Pl Albany, OR 97321	11-4W-01BA-02600	0.143	\$7,814.29	287,300	32,730	110,920	143,650	0.00	0.05	600.73	98.99
Pomeroy, Earl R. Pomeroy, Edith 1720 Thornton Lake Pl Albany, OR 97321	11-4W-01BA-02700	0.143	\$7,814.28	261,700	32,730	98,120	130,850	0.00	0.06	600.73	98.99
Anderson, Warren Anderson, Rachel 1839 W. Thornton Lake D Albany, OR 97321	11-4W-01BA-01600	0.143	\$7,814.28	70,000	35,000	0	35,000	0.00	0.22	600.73	98.99
Tudor, Lila M. 1891 Thornton Lake Pl Albany, OR 97321	11-4W-01BA-01700	0.143	\$7,814.28	227,700	25,160	88,690	113,850	0.00	0.07	600.73	98.99
TOTALS.....		1.000	\$54,700.00	1,673,920	201,160	521,950	723,110	0.00	0.5	3,604.38	593.94

***NOTE: ALL THE ABOVE PROPERTIES ARE IN THE INTERCEPTOR BASIN OF NORTH ALBANY AND HAVE PENDING INTERCEPTOR SEWER ASSESSMENTS.

FINANCIAL INVESTIGATION REPORT (Cont.)
Thornton Lake Place Waterline LID, WL-94-6

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

The City does not have any similar lots obtained through foreclosure.

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

The City recently initiated foreclosure proceedings on three properties in North Albany. Since that time, two of those have arranged to either bring their assessment current or payoff the balance. The third property will probably go through bankruptcy, in which case the City will not receive the full assessment. All other properties included in the North Albany Sanitary Sewer LID have made adequate payments. Taxes have increased, but no foreclosures.

Section 5. Real estate value trends in the area.

The values in this area, and in all of North Albany, have increased substantially since the sewer line project. Real estate firms believe this trend will continue for the next several years.

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

Taxes for this area have increased faster than the rest of the City because of the increased property values compared to other parts of the City. This LID will increase the value of property within the LID at a faster rate than the surrounding area.

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.

The City has not had to sell improvement bonds since the North Albany sewer project. Recent projects have been funded from City revenues. We anticipate that this project will be added to other LID's being formed and a bond sold to finance all of them at once. The City currently has \$285,000 in Bancroft bonds outstanding.

Section 9. Estimated cost of financing.

Estimated cost of financing is 7% plus 2% administrative cost. It is recommended that "Bancrofting" be offered for 10 years instead of the 20 that was offered for the sewer line project. The difference in monthly payments between a 20-year repayment schedule and a 10-year repayment schedule is approximately \$20.

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

General property values and credit worthiness of property owners within this proposed LID would indicate that this would not be an undue financial hardship.