

ORDINANCE NO. 4352

AN ORDINANCE TO DETERMINE THE ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITED BY STREET IMPROVEMENTS FOR ST-78-18, WATER AVENUE (SHERMAN TO THURSTON); AND ST-79-2, 25TH AVENUE WEST OF FERRY; 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-78-18, Water Avenue (Sherman to Thurston); and ST-79-2, 25th Avenue west of Ferry.
2. Preliminary resolutions and ordinances prescribing the manner and extent of the improvements are set forth in Resolution No's. 2060 and 2067.
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-78-18, Water Avenue (Sherman to Thurston), and ST-79-2, 25th Avenue west of Ferry, are as follows:

<u>Project</u>	<u>Int. & Misc.</u>	<u>Cost</u>	<u>15% E.L.A.</u>	<u>Total</u>
ST-78-18	\$ 7,129.18	\$120,404.32	\$18,060.65	\$145,594.15
ST-79-2	10,671.51	46,910.53	7,036.58	64,618.61

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: March 12, 1980

Approved by the Mayor: March 12, 1980

Effective Date: March 12, 1980

Richard S. Olsen
Mayor

ATTEST:

[Signature]
City Recorder

INTERDEPARTMENTAL MEMORANDUM
Engineering Department

SUBJECT: Final Engineer's Report for ST-78-18, Water Avenue, Sherman to Thurston
TO: Mayor and City Council
VIA: City Manager
FROM: City Engineer
DATE: February 13, 1980

Description of Project:

This project provided improved access and storm drainage to an industrial area along Water Avenue from Sherman to Thurston. This project was in conjunction with Burlington Northern's project of removing two sets of tracks out from the center of Water Avenue and relocating one track to the north, out of the street area.

The structural section consists of a street 36 feet wide with standard curb and gutter, 15" of base rock, and 5" of asphaltic concrete.

The project was originally approved by Council for the amount of \$83,152.30 on May 24, 1978, but due to delays in track and utility relocations the project was delayed until 1979.

The project was re-submitted to Council on May 9, 1979, and approved for the amount of \$119,574.40. This increase was due to inflation and the change in the structural section.

The project was awarded to Wildish Corvallis Construction on July 17, 1979, for the amount of \$99,109.20.

The final contract amount was \$120,404.32. This increase was due to additional work requested by Burlington Northern.

The project cost data is as follows:

I. Project Cost Data:

A. Construction Cost	\$120,404.32
B. 15% ELA	18,060.65
C. Warrant Interest	6,897.18
D. Testing	232.00
E. Total Assessable Cost	<u>\$145,594.15</u>

II. City of Albany Assessment:

A. Total Assessable Cost	\$145,594.15
B. Railroad Change Orders	- 1,683.53
C. Railroad cost Main to Sherman	- 8,367.10
D. Railroad Track Removal Cost	- 3,180.00
E. Total Cost Main to Thurston	<u>\$132,363.52</u>

City of Albany = $\frac{\$132,363.52}{\text{Cost Main to Thurston}} \div 2 =$ \$ 66,181.76
 Assessment

III. Burlington Northern Assessment:

A. One-half Cost Main to Thurston	\$ 66,181.76
B. Railroad, Change Orders	1,683.53
C. Railroad, Cost Main to Sherman	8,367.10
D. Railroad, Track Removal Cost	<u>3,180.00</u>
E. Total Burlington Northern Assessment	<u>79,412.39</u>

Total Assessable Cost - Sherman to Thurston \$145,594.15

Method of Assessment:

The City of Albany and Burlington Northern shall be responsible for the cost of construction of Water Avenue from Sherman to Thurston. Burlington Northern is responsible for all construction cost in the area 18" outside each rail where there were 2 sets of track within the roadway. This comes to 8 feet for each set of tracks, for a total of 16 feet.

Burlington is also responsible for all curb and gutter along the north side of Water Avenue, which with the 16 feet of roadway, constitutes one-half of the street section constructed from Main to Thurston. Along with this, Burlington is responsible for all costs from Main to Sherman.

The City of Albany is responsible for one-half the cost of construction from Main to Thurston, and both Burlington and the City of Albany shall be assessed as follows:

City of Albany General Fund 01-990-88038	\$37,250.00
City of Albany Street Construction Fund #25-964-71012	<u>28,931.76</u>
Total City of Albany Assessment	\$66,181.76
Burlington Northern Assessment	\$79,412.39
Total Assessable Cost, Sherman to Thurston	\$145,594.15

Respectfully submitted,

Benjamin Shaw

Benjamin Shaw
 Civil Engineer I

Approved by,

T. Wayne Hickey

T. Wayne Hickey, P.E.
 City Engineer

INTERDEPARTMENTAL MEMORANDUM
Engineering Department

SUBJECT: Final Engineer's Report for ST-79-2, 25th Avenue West of Ferry
TO: Mayor and City Council
VIA: City Manager
FROM: Civil Engineer I
DATE: February 15 for March 12, 1980 Council Meeting

Request that this street be accepted into the City of Albany system.

PROJECT DESCRIPTION:

This project provided a 36 foot wide street with rolled curb and gutter.

This street provides access to a light industrial area on the east side of the Albany-Santiam canal and to a heavy industrial area on the west side.

The project was petitioned by 100 percent of the abutting property owners, and the project was approved by Council on April 25, 1979, for the estimated amount of \$61,840.90.

Contracts were awarded to Morse Brothers, Inc. on June 13, 1979, for the amount of \$57,713.00. This price also included 487 lineal feet of sanitary sewer..

The final Contract amount was \$ 59,176.83

The final Contract amount minus the sanitary sewer cost is \$59,176.83
-11,266.30 sanitary sewer cos
\$47,910.53 street cost

The sanitary sewer cost shall be assessed in the report for SS-79-1.

A. Project Cost Data:

1. Construction Cost		\$47,910.53	
2. SCF Intersection Credit	\$1,000.00		
3. SCF Corner Lot Credit	<u>0.00</u>		
4. Total SCF Construction Cost (City)		- 1,000.00	
5. Property Owner Construction Cost			\$46,910.53

B. Assessment Costs

1. SCF Assessment			
a. SCF Construction Cost	\$1,000.00		
b. 15% ELA	<u>150.00</u>		
c. Total SCF Assessment			1,150.00

B. Assessment Costs (continued)

2. Property Owner Assessment

a. Property Owner Construction Cost	\$46,910.53
b. 15% ELA	7,036.58
c. Collection for SCF	
$\frac{5.00}{\text{cost}} \times \frac{1572}{\text{feet}}$	7,860.00
d. Warrant interest	2,182.00
e. Other (sign cost and testing)	<u>629.50</u>

Total Assessable Cost to Property Owner \$64,618.61

$$\text{Cost per front foot} = \frac{64,618.61}{\text{cost}} \div \frac{1572}{\text{feet}} = \underline{\underline{\$41.1060}}$$

Method of Assessment:

As per agreement between Albany Growth Investors and Oregon Freeze Dry, in a letter dated January 10, 1979, the two parties agree to pay half of the cost of the street improvement from Ferry Street to the Pacific Power and Light Canal right-of-way. Oregon Freeze Dry agrees to pay all street costs beyond that point.

Assessment Data:

Front Footage Ferry Street to Canal = 1,143.82 feet
 $1,143.82 \div 2 = 571.91$ front feet each


Total Front Footage = 1,572.00
- 571.91 Albany Growth Inv.
1,000.09 Oregon Freeze Dry

Albany Growth Investors 571.91 front feet @ \$41.11/ft. = \$23,508.92
11-3W-18B, T.L. 1000
P.O. Box 832, Albany, OR


Oregon Freeze Dry Inc. 1,000.09 front feet @ \$41.11/ft. = 41,109.69
11-3W-18B, T.L. 800
P.O. Box 1048, Albany, OR

TOTAL \$64,618.61

Respectfully submitted,


Benjamin Shaw
Civil Engineer I

Approved by,


James Rankin, P.E.
Acting City Engineer

ST-79-2

BROKER
GILLY LEWIS

Society of Industrial Realtors
Real Estate Commercial Investment Member

Ransom & Smith, Realtors

COMMERCIAL and INDUSTRIAL DIVISION
THIRD and FERRY
POST OFFICE BOX 832 - ALBANY, OREGON 97321
PHONE (503) 928-1277

ASSOCIATES
HERB SMITH
DICK SHAFER
LEN FAIRCHILD
WAYNE SCHMIDT
DON PROCTOR



Handwritten:
Paid
1-22-79
apl

January 10, 1979

Mr. Mike Corso,
Assistant City Engineer
City of Albany
Box 490
Albany, Oregon 97321

Dear Mr. Corso:

Subject is payment and segregation of 25th Avenue's street and sanitary sewer costs to serve Oregon Freeze Dry's and Albany Growth Investors' land located off Ferry Street. Identified as Tax Lots 800 and 1000 on Linn County Assessor's map #11-3W-18B.

Albany Growth Investors and Oregon Freeze Dry agree to each pay one-half of all the costs of the proposed 25th Avenue from Ferry Street to the Pacific Power & Light Co. property line East of the canal. Oregon Freeze Dry agrees to pay for all the costs of 25th Avenue beyond this point.

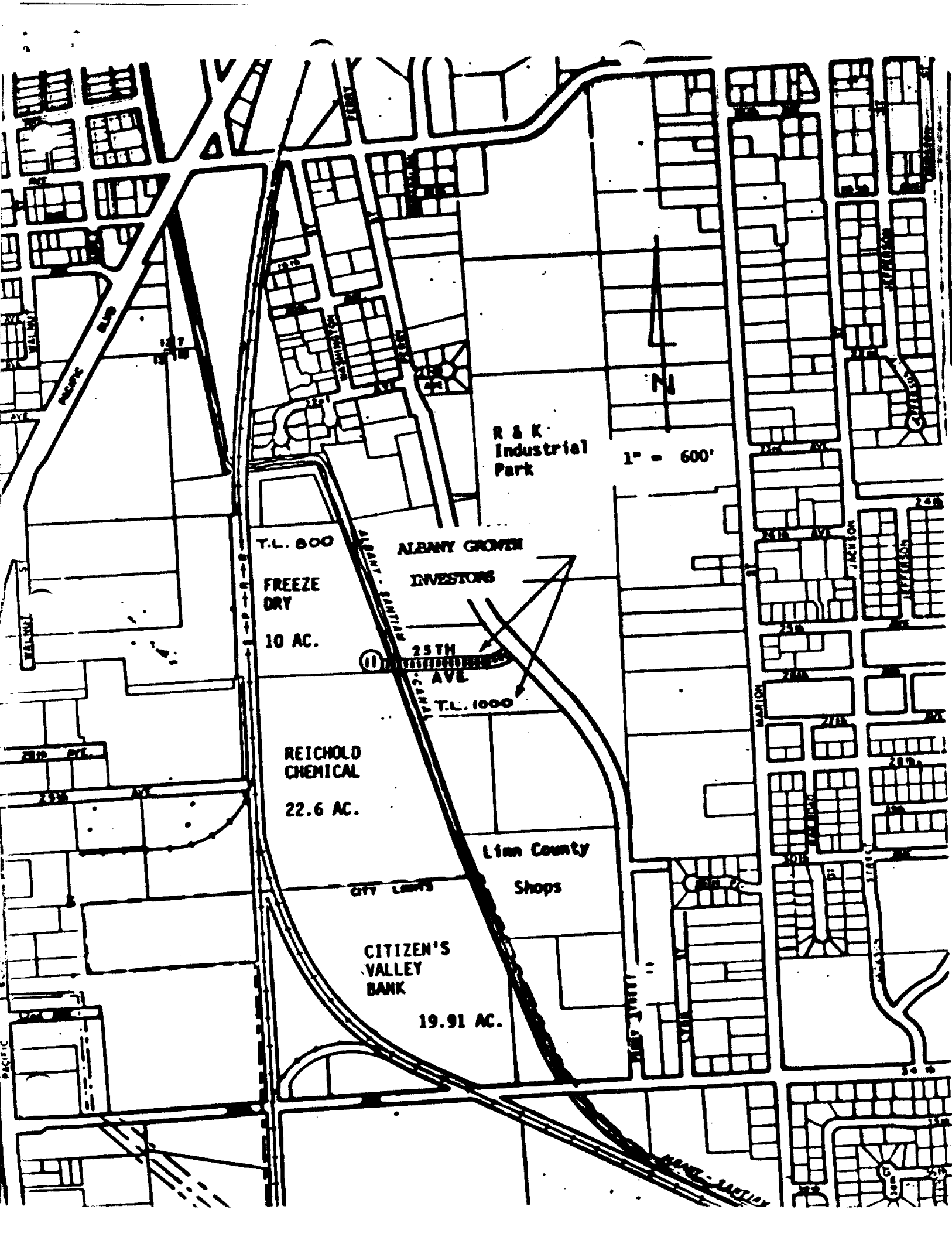
Albany Growth Investors agrees to pay all the costs of the sanitary sewer required to serve its property. It is assumed that the sewer to serve the back part of Albany Growth Investors' property will be terminated about 100 feet East of the Pacific Power & Light Co. property line. Sewer costs, from this point West, shall be paid by Oregon Freeze Dry.

ALBANY GROWTH INVESTORS:

by: *Leon G. Lewis*
Leon G. Lewis

OREGON FREEZE DRY:

by: *Ellis Byer*
Ellis Byer



R & K Industrial Park

1" = 600'

T.L. 800
FREEZE DRY
10 AC.

ALBANY GROVES INVESTORS

25TH AVE

T.L. 1000

REICHOLD CHEMICAL
22.6 AC.

Lin County Shops

CITIZEN'S VALLEY BANK
19.91 AC.

CITY LIMITS

N

11

ALBANY - SAUTON

ALBANY - SAUTON

ALBANY - SAUTON

WALNUT

WALNUT

2800

2900

PACIFIC

ALBANY

ALBANY

JACKSON

JACKSON

JACKSON

JACKSON

JACKSON

JACKSON

MARION

MARION

MARION

MARION

MARION

MARION

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51

51