

RESOLUTION NO. 3502

A RESOLUTION FOR THE ADOPTION OF ENGINEERING AND FINANCIAL INVESTIGATION REPORTS, AUTHORIZATION TO SECURE EASEMENTS, TO OBTAIN BIDS, TO INCREASE APPROPRIATIONS, AND TO ISSUE WARRANTS FOR THE CONSTRUCTION OF WL-94-6, THORNTON LAKE PLACE WATERLINE LID.

BE IT RESOLVED that the engineer's report of the Public Works Director and the financial investigation report of the Finance Director filed with the City Recorder on the 12th day of April, 1995, concerning WL-94-6, Thornton Lake Place Waterline LID, be and the same are hereby adopted.

BE IT FURTHER RESOLVED that the Council authorize the Mayor and City Recorder to sign agreements on behalf of the City of Albany for the purpose of obtaining easements to construct the said improvements, direct the City Manager to obtain bids for the construction of said projects as required by law, and authorize the Mayor and City Recorder to make, issue, and negotiate General Obligation Improvement Warrants for the performance of said improvements, bearing interest, and constituting general obligations of the City of Albany. The terms of conditions of such warrants shall be as provided by ORS 287.502 to 287.510.

BE IT FURTHER RESOLVED that funds budgeted within the Improvement Fund be appropriated as follows:

<u>Improvement Fund</u>	<u>FROM</u>	<u>TO</u>
26-985-73000	\$54,700	
26-985-87009		\$54,700

DATED this 26th day of April 1995.



Mayor

ATTEST:



Deputy City Recorder





TO: Albany City Council

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

FROM: Ingrid Gaub, Engineering Associate I *IG*

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:

CMENGRPTL46

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

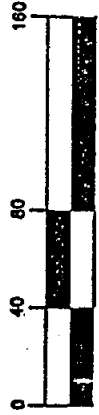
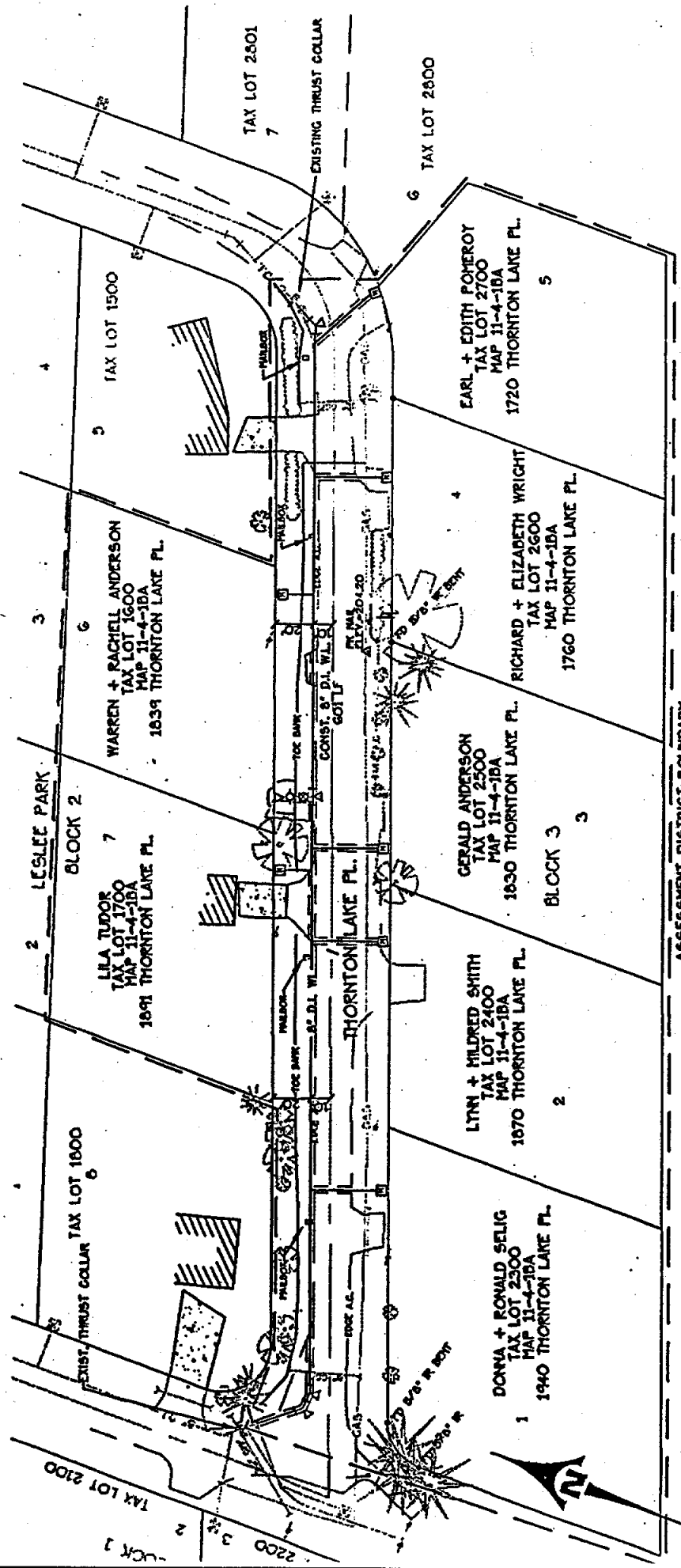
NOTE 1: Areas of Tax Lots, 2300 through 2700 include area of lake

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

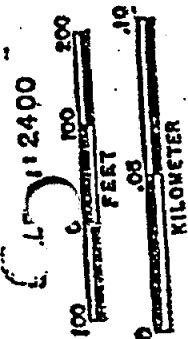
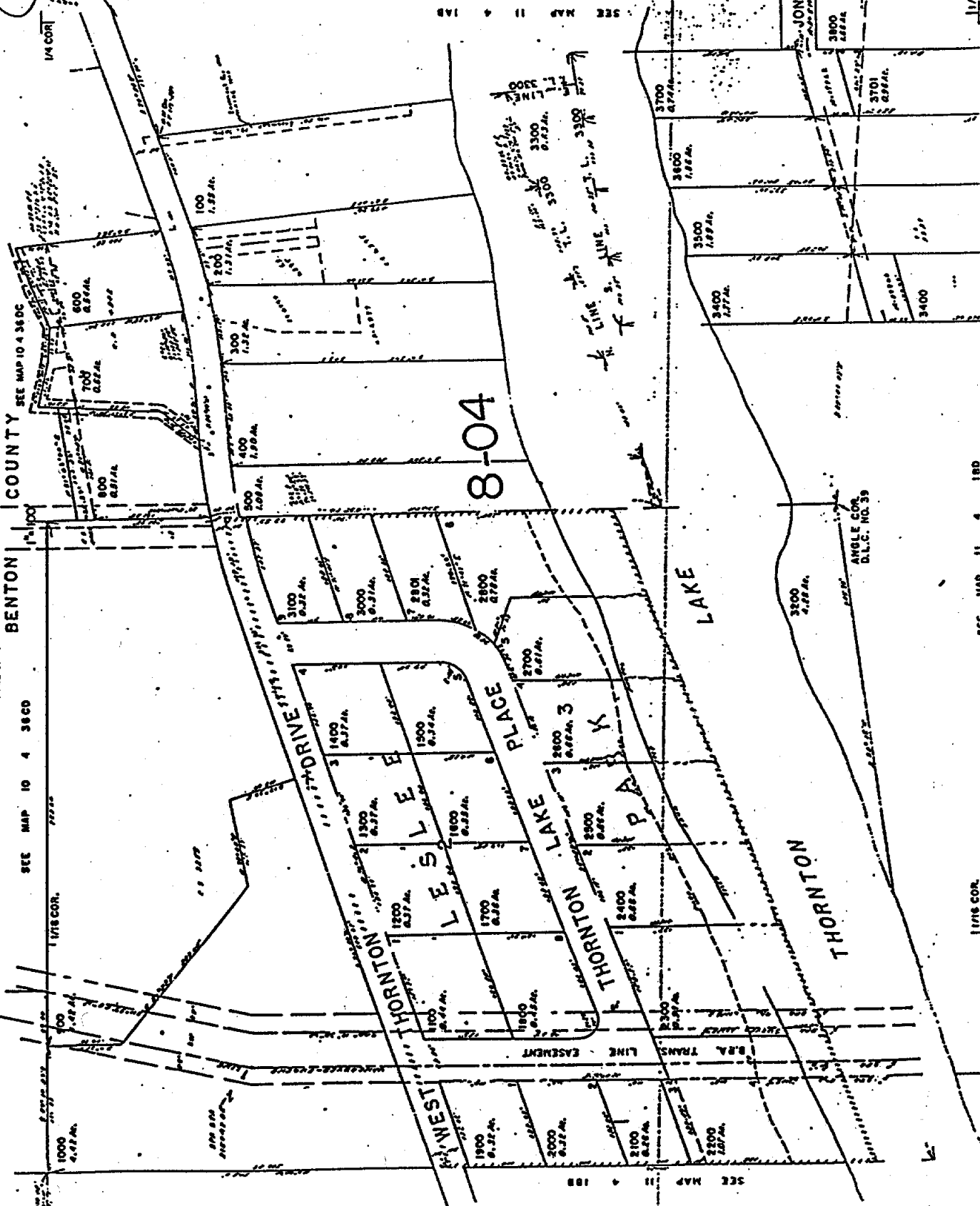


KD ENGINEERING, INC.
 276 N.W. HICKORY STREET
 POST OFFICE, BOX 725
 ALBANY, OREGON 97321

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

114 IBA
 ALBANY

REV. 07-20-94
 CANS
 2900



SEE MAP 11 4 180

SEE MAP 11 4 180

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

JONES AVE

3800 ACRES

3700 ACRES

3600 ACRES

3500 ACRES

3400 ACRES

3300 ACRES

3200 ACRES

3100 ACRES

3000 ACRES

2900 ACRES

2800 ACRES

2700 ACRES

2600 ACRES

2500 ACRES

2400 ACRES

2300 ACRES

2200 ACRES

2100 ACRES

2000 ACRES

1900 ACRES

1800 ACRES

1700 ACRES

1600 ACRES

1500 ACRES

1400 ACRES

1300 ACRES

1200 ACRES

1100 ACRES

1000 ACRES

900 ACRES

800 ACRES

700 ACRES

600 ACRES

500 ACRES

400 ACRES

300 ACRES

200 ACRES

100 ACRES

OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1994			OTHER ASSMTS	% TO TCV	10 YEAR SEMI-ANNUAL PAYMENT AT 9%	10 YR MO. PAYMT AT 9%
					*****TRUE CASH VALUE 1994/1995	LAND	IMPRVMTS				
Sallg, Donna B. Sallg, Ronald 1840 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	0.08	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	0.08	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	0.08	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	88,890	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.