

RESOLUTION NO. 3723

A RESOLUTION TO RECEIVE THE FINAL ENGINEER'S REPORT AND FINANCIAL INVESTIGATION REPORT FOR ST-94-11, 6TH AVENUE LOCAL IMPROVEMENT DISTRICT (LID) AND TO SCHEDULE A PUBLIC HEARING.

WHEREAS, construction is complete for the project ST-94-11, 6th Avenue LID; and

WHEREAS, the Final Engineer's Report has been received by the Albany City Council.

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council hereby directs that a public hearing be scheduled for January 8, 1997, at 7:15 p.m. to consider the proposed final assessments for project ST-94-11, 6th Avenue LID and that notices of the public hearing be in compliance with AMC Section 15.04.110.

DATED THIS 18TH DAY OF DECEMBER 1996.

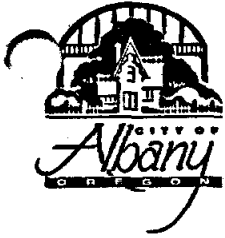


Mayor

ATTEST:




City Recorder



TO: Albany City Council

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

FROM: Public Works Committee, Tom Nelson, Chairperson
by Mark W. Shepard, P.E., Civil Engineer II *MOS*

DATE: December 11, 1996, for December 18, 1996, City Council Meeting

SUBJECT: ST-94-11, 6th Avenue LID
Final Engineer's Report and Assessments

Action Requested

Public Works Committee recommends Council accept this Final Engineer's Report and Financial Investigation Report regarding the distribution of final assessments for this Local Improvement District (LID) and that Council set a Public Hearing for January 8, 1997, to hear any objections, support, or other comments about the final assessments.

Discussion

The project improved the gravel portion of 6th Avenue from the intersection of Pine Street East toward Periwinkle Creek approximately 160 feet. The street was improved to meet the City's Development Code Standards for a mini-subdivision street.

The street improvement is 28 feet in width with a 25-foot radius cul-de-sac. The improvements included the construction of curb and gutter, sidewalks, driveway approaches, pavement, storm drainage, and planter strip with street trees. All were constructed in conformance with City of Albany Standard Construction Specifications.

No right-of-way acquisition was required.

Summary of Final Costs

Work Item	Estimated in Engineer's Report	Actual Cost
Construction	\$ 45,000.00	\$ 49,488.37
Engineer's Report	1,060.00	1,060.00
Contingency	6,750.00	0.00
Subtotal	\$ 52,810.00	\$ 50,548.37
Engineering, Legal, & Administrative	\$ 10,560.00	\$ 13,115.33
Total	\$ 63,370.00	\$ 63,663.70

Proposed Method of Assessment

The proposed method of assessment is to distribute the total project costs proportionally on a benefitted lot unit basis. There are eight equivalent benefitted lots.

Lot equivalencies are proposed to be assigned as follows:

- ▲ Single family residences on a corner lot with potential access to either 6th Avenue or the intersecting street, assigned a lot equivalency of 0.5.
- ▲ Single family residences on a lot with access only to 6th Avenue, assigned a lot equivalency of 1.0.
- ▲ The Housing Authority multiple family residence on a lot with access only to 6th Avenue, assigned a lot equivalency of 0.5 per residential unit. The units are planned as studio apartments for the elderly. Since these units will generate less traffic than single family units, they are only counted as 0.5 per unit. Therefore, the eight unit multiple family residence has a lot equivalency of four.

The assessment for each lot is calculated by multiplying its lot equivalency by the unit assessment amount.

Total cost (\$63,663.70)/total number of equivalent lot units (8) = lot unit assessment (\$7,957.96).

Although the total project cost was slightly higher than estimated, all but the Linn-Benton Housing Authority's assessments are lower than originally estimated by 24%. This is due to the Housing Authority changing their development plans. They will have more units accessing 6th Avenue than were anticipated in the original engineer's report. Therefore, a larger share of the project cost is proposed to be assessed to the Housing Authority.

The accompanying table shows the proposed assessment by lot using the above formula.

Budget Impact

The project is 100% funded from assessments to the benefitted properties.

MS:cmr

Attachments 2

City of Albany
 ST-94-11, 6th Avenue LID
 Proposed Assessments

Owner Address	Map Tax Lot	Benefitted Lot Unit Value	Percent Of Total	Total Assessment
Foy McKinney 1121 37th Avenue SW Albany, OR 97321	11-3W-8BB 500	1.0	12.5%	\$ 7,957.96
Linn-Benton Housing Authority 1250 Queen Avenue SE Albany, OR 97321	11-3W-8BB 5500	1.0	12.5%	\$ 7,957.96
Linn-Benton Housing Authority 1250 Queen Avenue SE Albany, OR 97321	11-3W-8BB 5600	(0.5 x 4 residential units) 2.0	25%	\$15,915.93
Linn-Benton Housing Authority 1250 Queen Avenue SE Albany, OR 97321	11-3W-8BB 5700	(0.5 x 4 residential units) 2.0	25%	\$15,915.93
Christopher E. Murphy 613 38th Avenue SE Albany, OR 97321	11-3W-8BB 800	0.5	6.25%	\$ 3,978.98
Robert L. & Betty A. Alexander 1426 6th Avenue SE Albany, OR 97321	11-3W-8BB 1001	1.0	12.5%	\$ 7,957.96
Richard & Joan Welker PO Box 1032 Albany, OR 97321	11-3W-8BB 400	0.5	6.25%	\$ 3,978.98
Totals		8.0	100%	\$ 63,663.70

Unit Cost = \$63,663.70/8 units = \$7,957.96/unit

FINANCIAL INVESTIGATION REPORT - SECTIONS 1 & 2
ST-94-11, 6th Avenue LID
Pine Street East to Periwinkle Creek

11-Dec-96
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OWNER OF RECORD	PROPERTY DESCRIPTION	% OF PROJECT	TOTAL ASSESSMENT	BOND MAXIMUM	Assessed Valuation as of Sept. 1996 *****TRUE CASH VALUE 1996/1997*****			OTHER ASMNTS	ASMNT % TO TCV	10 YEAR SEMANNUAL PAYMENT AT 9%	10 YEAR MONTHLY PAYMT AT 9%
					LAND	IMPRVMTS	TOTAL				
McKinney, Foy 1121 37th Avenue SW Albany, OR 97321	11-3W-06BB-00500 Site: 1412 8th Ave SE	12.50%	\$7,957.96	\$59,380	\$12,740	\$16,850	\$29,690	\$0	26.60%	\$611.78	\$100.81
Linn Benton Housing Authority 1250 Queen Avenue SE Albany, OR 97321	11-3W-06BB-05500 Site: Land only Parcel 2 of Tax Lot 700	12.50%	7,957.96	33,840	16,920	0	16,920	0	47.03%	611.78	100.81
Linn Benton Housing Authority 1250 Queen Avenue SE Albany, OR 97321	11-3W-06BB-05800 Site: Land only Parcel 3 of Tax Lot 700	25.00%	15,915.93	42,560	21,280	0	21,280	0	74.79%	1,223.56	201.62
Linn Benton Housing Authority 1250 Queen Avenue SE Albany, OR 97321	11-3W-06BB-05700 Site: Land only Parcel 4 of Tax Lot 700	25.00%	15,915.93	45,600	22,800	0	22,800	0	69.61%	1,223.56	201.62
Murphy, Christopher E. 613 30th Avenue SE Albany, OR 97321	11-3W-06BB-00600 Site: 1406 8th Ave SE	6.25%	3,978.98	101,360	24,540	26,150	50,690	0	7.85%	305.89	50.40
Alexander, Robert L. Alexander, Betty A. 1426 8th Avenue SE Albany, OR 97321	11-3W-06BB-01001 Site: 1426 8th Ave SE	12.50%	7,957.96	174,880	32,050	55,290	87,340	0	9.11%	611.78	100.81
Welker, Richard Welker, Joan PO Box 1032 Albany, OR 97321	11-3W-06BB-00400 Site: 525 Pine St SE	6.25%	3,978.98	110,260	26,500	28,630	55,130	0	7.22%	305.89	50.40
TOTALS.....		100.00%	\$63,663.70	\$567,700	\$156,630	\$127,020	\$283,650	\$0	242.61%	\$4,894.24	\$806.47

\$63,663.70

\$97,884.80

\$96,776.40

Project assesses for street improvements only.

Name/Address	Description	
STOGSDILL, ALBERT & FRAN MCKIMNEY, FOY AGT 1121 37TH AVENUE SW ALBANY OR 97321	HACK'S HEIRS 06/14/95 0104568 7,957.96 ST94110001x	11-03W-08BB-00500 RES 3519 07845
LIHN BENTON HOUSING AUTH 1250 QUEEN AVENUE SE ALBANY OR 97321	HACK'S HEIRS 06/14/95 0104592 0.00 ST94110002x	11-03W-08BB-00700 RES 3519, M1-03-94, WAS HACK'S HEIRS, NOTES 07846
LIHN BENTON HOUSING AUTH 1250 QUEEN AVENUE SE ALBANY OR 97321	CABINS PERMKLE 06/14/95 0830165 7,957.96 ST94110002A	11-03W-08BB-05500 RES 3519, M1-03-94, WAS HACK'S HEIRS, 08213
LIHN BENTON HOUSING AUTH 1250 QUEEN AVENUE SE ALBANY OR 97321	HACK'S HEIRS 06/14/95 0104592 0.00 ST94110003x	11-03W-08BB-00700 RES 3519, M1-03-94, WAS HACK'S HEIRS, NOTES 07847
LIHN BENTON HOUSING AUTH 1250 QUEEN AVENUE SE ALBANY OR 97321	CABINS PERMKLE 06/14/95 0830173 15,915.93 ST94110003A	11-03W-08BB-05600 RES 3519, M1-03-94, WAS HACK'S HEIRS, 08214
LIHN BENTON HOUSING AUTH 1250 QUEEN AVENUE SE ALBANY OR 97321	HACK'S HEIRS 06/14/95 0104592 0.00 ST94110004x	11-03W-08BB-00700 RES 3519, M1-03-94, WAS HACK'S HEIRS, NOTES 07848
LIHN BENTON HOUSING AUTH 1250 QUEEN AVENUE SE ALBANY OR 97321	CABINS PERMKLE 06/14/95 0830181 15,915.93 ST94110004A	11-03W-08BB-05700 RES 3519, M1-03-94, WAS HACK'S HEIRS, 08215
MURPHY, CHRISTOPHER E 1406 6TH AVENUE SE ALBANY OR 97321	HACK'S HEIRS 06/14/95 0104600 3,978.98 ST94110005x	11-03W-08BB-00800 RES 3519 07849
ALEXANDER, ROBERT L ALEXANDER, BETTY A 1426 6TH AVENUE SE ALBANY OR 97321	HACK'S HEIRS 06/14/95 0104634 7,957.96 ST94110006x	11-03W-08BB-01001 RES 3519 07850
WELKER, RICHARD WELKER, JOAN PO BOX 1032 ALBANY OR 97321	HACK'S HEIRS 06/14/95 0104550 3,978.98 ST94110007x	11-03W-08BB-00400 RES 3519 07851

Report total...

63,663.70