

RESOLUTION No. 285

A RESOLUTION TO CREATE A LOCAL IMPROVEMENT DISTRICT TO IMPROVE OAK AVENUE, CITY OF STAYTON

WHEREAS, the City of Stayton received a request to institute Local Improvement District (hereinafter L.I.D.) proceedings to improve Oak Ave. between W. Ida St. and W. Washington St.; and,

WHEREAS, the Council of the City of Stayton recognized the request and directed the City Engineering Department to prepare an Engineers Report on the project and conduct an informal survey of the affected property owners to determine the extent of support; and,

THERE APPEARING support for the project, and the Council having approved the Engineer's Report as submitted,

NOW THEREFORE,

The Common Council of the City of Stayton hereby resolves to create a Local Improvement District and directs the City Administrator to set a public hearing on the matter and give legal notice of same.

The nature and scope, boundaries and proposed assessment formula for the L.I.D. are as follows:

1. Nature and Scope of the Improvement

The proposed improvement consists of the construction of Oak Ave. between Ida St. and Washington St., including curbs with curblin sidewalks, standard 34-foot asphalt street with minimum standard rock and crushed rock base, replacement of a storm drain cleanout structure in Washington St. and miscellaneous catch basin assemblies and private water and sewer services. Detailed particulars of the proposed improvement may be found in the attached Engineer's Report, incorporated by reference as Exhibit "A".

2. Boundaries

The boundaries of the L.I.D., delimited by the properties of affected owners, are defined in the map portion of the attached Exhibit "A".

3. Assessment Formula

The proposed assessment formula consists of a pro rata sharing of assessable improvement costs, based on front footage of the lots abutting the public improvement. The cost of items benefitting particular properties (eg., driveway approaches, private services, etc.) are assessed directly to that property in addition to the basic assessment. The Engineer's estimated cost of the project amounts to \$23,963.94, of which \$20,917.94 is assessable, and spread over the 547.25 front feet in the district

yields a basic per front-foot cost of \$38.22. The remaining \$3,046.00 covers the special items unique to the specific properties and will be addressed accordingly. Exhibit "A" includes a definitive breakdown of assessable and non-assessable costs attributable to each affected property owner.

BIE IT FURTHER RESOLVED

That for purposes of expediting the project, the City Administrator is hereby directed to advertise for bids for construction of all or the improvement project as detailed in the Engineer's Report and plans and specifications associated therewith.

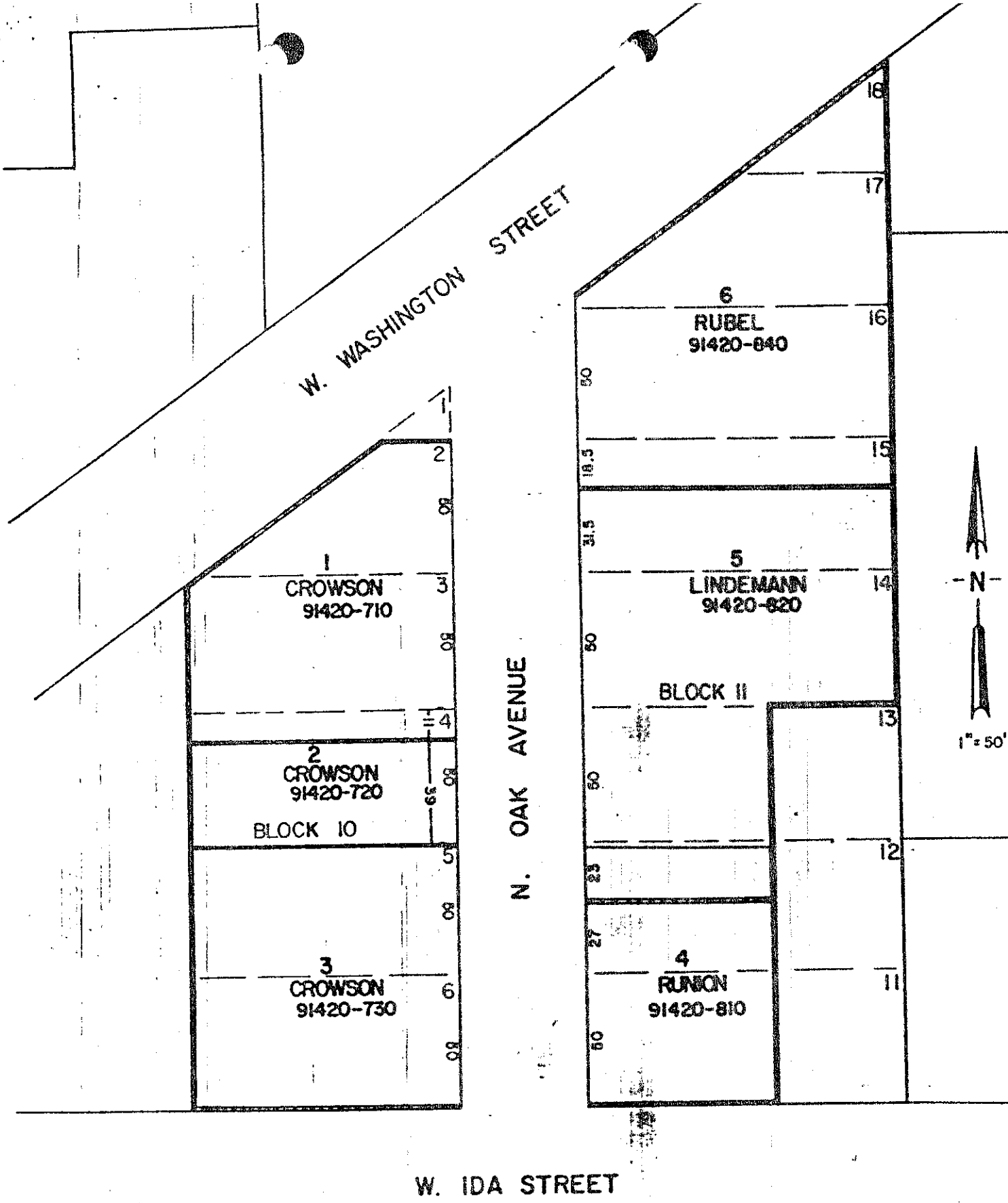
PASSED BY THE COMMON COUNCIL THIS 20th DAY OF July, 1981.

Signed by the Mayor this 27th day of July, 1981.

x Henry A. Patten
Mayor

ATTEST:

Eileen Vandenberg
City Administrator



PROPERTY
TO BE
ASSESSED

ENGINEER'S REPORT FOR THE
PROPOSED LOCAL IMPROVEMENT DISTRICT PROJECT
For The Construction Of
OAK AVENUE IMPROVEMENT
Between Ida Street and W. Washington Street

The City of Stayton, by and through its Engineering Department, has received a formal request from the dominant fronting property owner to initiate Local Improvement District proceedings to improve Oak Ave., between W. Ida St. and W. Washington St. The request was for paving the nearly 300-foot street for the primary purpose of dust control and maintenance.

The proposed improvement includes the construction of curbs with curblin sidewalks, standard 34-foot asphalt street with minimum standard rock and crushed rock base. Sanitary and storm sewer sytem mains presently exist within the 50-foot right-of-way and are available and adequate for use. There are no water mains in Oak Ave. between Ida dn Washington Streets, and there is no anticipated need for any.

It is the opinion of the Engineering Dept. that the storm drain cleanout structure located in Washington St. be replaced with a manhole structure. This replacement cost, we feel, should not be borne by the property owners of this L.I.D. project. We are recommending the City absorb this cost along with the cost of removal of the existing catch basin which is mislocated. The City's cost for both these items is estimated to be around \$1,000.00.

We are recommending the water service to the Lindemann property (the only interior parcel) to be a 2" PVC line off Ida St. which should satisfy most allowed uses in the Commercial-General zoned property. The vacant portion of the lot should also have a sanitary sewer service installed prior to the street construction to eliminate future utility cuts in the new street. The cost of these services could be deferred until beneficial use is made (this means the City would carry the cost until paid) or directly assessed along with the project.

The Engineer's estimated cost of the project amounts to \$23,963.94, of which \$3,046.00 covers special items unique to specific properties such as driveway approaches, special services, etc., which will be assessed directly to the specifically benefitted property. The remaining \$20,917.94, spread over the 547.25 assessable front footage yields a front foot cost of \$38.22. (For individual break-downs, refer to the assessment sheet attached to this report.)

The attached assessment sheet shows the item quantities and their respective estimated unit prices. Similar figures were presented to the benefitted property owners during the May 27, 1981, informal (survey) meeting. Those attending the meeting were agreeable to the price and the proposed method of assessment.

The proposed method of assessment for this project is the standard method of pro rata sharing of the basic improvement costs, based on the front footage of the lots abutting the improvement. The cost of items benefitting specific properties are assessed directly to the property in addition to the basic assessment.

This study has been filed with the City Administrator as indicated below. Based on the results of this study, the Engineer will present the written report to the City Council. If the report is accepted by the City Council, a public hearing should be conducted. If all goes well, the earliest construction week appears to be August 3, 1981.

This report has been filed with the City Administrator on the _____ day of _____, 1981, respectfully submitted by the Engineering Department, George Hall, City Engineer.

City Administrator

GH:bj
Attachments Encl.

Engineer's Estimate

OAK AVENUE L.I.D. - COST BREAKDOWN

<u>Item</u>	<u>Quantity</u>	<u>Unit of Measure</u>	<u>Unit Price or Lump Sum</u>	<u>Total Amount</u>
1. <u>General Excavation</u> All Est. 590	590	yd. ³	\$ 5.00	\$ 2,950.00
2. <u>Curbs</u> Type C	630	ft.	3.75	2,362.50
3. <u>Driveways</u> Curblin Approach	712	sq.ft.	1.75	1,246.00
4. <u>Sidewalks</u> 4 ft. curblin	1612.5	sq.ft.	1.50	2,418.75
5. <u>Catch Basin Assemblies</u> Type 1 Std. 1 w/8" stub 1	1 1	ea. ea.	500.00 500.00	500.00 500.00
*6. <u>Removal of Catch Basin</u> 1	1	ea.	Lump Sum	100.00
*7. <u>Replace Cleanout with Manhole</u> 1	1	ea.	Lump Sum	900.00
8. <u>Manhole Lid Adjustment</u> Std. Adj. 2	2	ea.	75.00	150.00
**9. <u>4" Sanitary Sewer Service Line</u> Construct 1	1	ea.	500.00	500.00
**10. <u>2" Domestic Water Line</u> Sch. 40 PVC 90	90	ft.	Lump Sum	300.00
11. <u>Aggregate Base Rock</u> 1½" Minus 282.5	282.5	ton	9.00	2,542.50
12. <u>Aggregate Leveling Course</u> ¾" Minus 70.5	70.5	ton	9.50	671.65
13. <u>Asphalt Concrete Pavement</u> Class B 220	220	ton	29.00	6,380.00
14. <u>Asphalt Cutting</u> All 176	176	ft.	1.50	264.00
				<u>21,785.40</u>
Administration, Engineering, etc.			10%	<u>2,178.54</u>
TOTAL				\$23,963.94

*Non-Assessable Cost
**Deferrable Cost

Engineer's Estimate

ASSESSMENT COST BREAKDOWN

OAK AVENUE L.I.D.

Assessment No. 1

Crowson, Utah C. & Frances M.
432 E. Cedar
Stayton, OR 97383

General Description: Lots 2 & 3, and north 11.00 feet of Lot 4, Block 10,
Cramer's Addition to Stayton, Marion County, Oregon.

Tax Lot #91420-710
Deed Reference #60-1446
Frontage: 111.00'

Proposed Assessment:

Basic Street Assessment	\$ 3,752.23
Sidewalk (79.5')	477.00
Driveway (16' + 24')	<u>297.50</u>
Total	\$ 4,526.73

Assessment No.2

Crowson, Utah C. & Frances M.
432 E. Cedar
Stayton, OR 97383

General Description: The southerly 39.00' of Lot 4, Block 10, Cramer's
Addition to Stayton, Marion County, Oregon.

Tax Lot #91420-720
Deed Reference #696-303
Frontage: 39.00'

Proposed Assessment:

Basic Street Assessment	\$ 1,318.35
Sidewalk (39')	234.00
Driveway (none)	<u>-0-</u>
Total	\$ 1,552.35

Assessment No. 3

Crowson, Utah C. & Frances M.
432 E. Cedar
Stayton, OR 97383

General Description: Lots 5 & 6, Block 10, Cramer's Addition to Stayton,
Marion County, Oregon.

Tax Lot #91420-730
Deed Reference #77-1402
Frontage: 100.00'

Proposed Assessment:

Basic Street Assessment	\$ 3,380.39
Sidewalk (52.3')	313.80
Driveway (24' + 32')	<u>409.50</u>
Total	\$ 4,103.69

(Note: Total of Tax Lots 1, 2, and 3 =
\$10,182.77)

Assessment No. 4

Runion, Floyd C. & Valeria A.
P.O. Box 92
Turner, OR 97392

General Description: The westerly 75' of Lots 11 and the southerly 27'
of Lot 12, Block 11, Cramer's Addition to Stayton, Marion County, Oregon.

Tax Lot #91420-810
Deed Reference #233-0468
Frontage: 77.00'

Proposed Assessment:

Basic Street Assessment	\$ 2,602.90
Sidewalk (69.3')	416.40
Driveway (16')	<u>129.50</u>
Total	\$ 3,148.80

Assessment No. 5
Lindemann, Fred A., et al
(Schmidt, B. A.)
207 E. Washington St.
Stayton, OR 97383

General Description: The westerly 75' of the north 23' of Lot 12, the westerly 75' of Lot 13, all of Lot 14, and the southerly 31.50' of Lot 15, all in Block 11, Cramer's Addition to Stayton, Marion County, Oregon.

Tax Lot #91420-820
Deed Reference #241-490
Frontage: 154.50'

Proposed Assessment:

Basic Street Assessment	\$ 5,222.79
Sidewalk (122')	732.00
Driveway (12' + 18')	227.50
	<hr/>
	6,182.20
Special Services: Water	300.00
Sewer	500.00
	<hr/>
Total	\$ 6,982.20

Assessment No. 6
Rubel, Dale E. & Kathleen M.
1680 W. Washington
Stayton, Or 97383

General Description: The northerly 18.5' of Lot 15, all of Lots 16, 17, and 18, Block 11, Cramer's Addition to Stayton, Marion County, Oregon

Tax Lot #91420-840
Deed Reference #740-732
Frontage: 65.75'

Proposed Assessment:

Basic Street Assessment:	\$ 2,222.61
Sidewalk (51.2')	307.20
Driveway (16')	129.50
	<hr/>
Total	\$ 2,659.31

Engineer's Estimate

SYNOPSIS OF ASSESSMENTS

<u>Assessment No.</u>	<u>Basic Street</u>	<u>Sidewalk</u>	<u>Driveway</u>	<u>Special</u>	<u>Total</u>
Cost:	\$33.8039/ft.	\$1.50/ft. ²	\$1.75/ft. ²	each	
1	\$ 3,752.23	\$ 477.00	\$ 297.50	\$ -0-	\$ 4,526.73
2	1,318.35	234.00	-0-	-0-	1,552.35
3	3,380.30	313.80	409.50	-0-	4,103.69
4	2,602.90	416.40	129.50	-0-	3,148.80
5	5,222.70	732.00	227.50	800.00	6,982.20
6	<u>2,222.61</u>	<u>307.20</u>	<u>129.50</u>	<u>-0-</u>	<u>2,659.31</u>
TOTALS	\$18,499.18	\$2,480.40	\$1,193.50	\$800.00	\$23,973.08

Note: Actual sidewalk and driveway square footages rounded to nearest tenth, yielding discrepancy in these totals to the cost breakdown. This is only the Engineer's Estimate for the benefit of the public hearing only.

NOTICE OF PRIOR ASSESSMENTS:

All parcels within the proposed Local Improvement District are free and clear of any prior municipal liens or assessments.

Also attached to this report is a copy of the construction plans showing the scope and limits of the proposed project. The contract documents and specifications to be used for this project will be the "Standard Specifications for Public Works Construction" as adopted by Council through Ordinances No. 446 and 466 in 1975 and 1976 respectively.

RN:bj

438

436

434

432



CONSTRUCTION PLANS FOR
OAK AVENUE
FROM IDA ST. TO WASHINGTON ST.

W.O. # 80 ST 07