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03-8-20-8

AGENDA COVER MEMO

DATE: July 29, 2003

TO: Lane County Board of Commissioners

DEPT.: Public Works

PRESENTED BY: Frank Simas
Right of Way Manager

AGENDA ITEM TITLE: In the Matter of Certification of Final Assessments for Improvements to Pearl Street (County Road Number 254) Between Mile Post 0.25 and Mile Post 0.58 and Setting Lien Values Against Adjacent Properties.

I. MOTION

THAT THE ORDER BE ADOPTED CERTIFYING ASSESSMENTS AND SETTING LIEN VALUES AGAINST ADJACENT PROPERTIES FOR IMPROVEMENTS TO PEARL STREET BETWEEN MILE POST 0.25 AND MILE POST 0.58 AS REPORTED BY THE COUNTY PUBLIC WORKS DIRECTOR, AS PROPER AND CORRECT AND THAT THE ASSESSMENTS AGAINST EACH INDIVIDUAL PARCEL OF LAND BE ESTABLISHED AS THE FINAL COMPLETE AND CORRECT ASSESSMENT WITH PAYMENT TO BE MADE IN ACCORDANCE WITH ORS 371.655.

II. ISSUE OR PROBLEM

To hear objections to assessments for improvements to Pearl Street between Mile Post 0.25 and Mile Post 0.58.

III. DISCUSSION

A. Background

The construction of improvements has now been completed and inspected and was approved as constructed solely for the purpose of levying final assessments by the County Engineer on January 30, 2003. In accordance with Lane Manual Chapter 21.149(2), the Public Works

Director accepted the project solely for the purpose of levying final assessments on January 31, 2003.

Properties were made subject to a pending lien by Order No. 02-5-8-16 as required by ORS 371.635 in an amount to be determined later by the Board. As required by ORS 371.645, the Board through Board Order No. 03-7-23-2 set a public hearing for August 20, 2003 at 1:30 p.m. in Harris Hall, Eugene, Oregon for the purpose of hearing objections to assessments for improvements to Pearl Street between Mile Post 0.25 and Mile Post 0.58.

B. Analysis

The total cost of the improvements for Pearl Street is \$701,547.92 based on the estimated contract bid, of which \$42,814.36 may be assessed to benefiting properties. Of this amount \$28,129.40 shall be deferred. The assessable items to benefiting properties include curb, gutter sidewalk and driveways.

C. Alternatives/Options

1. Certify final assessments as shown on Exhibit "A".
2. Waive assessments and forego the assessment costs.

D. Recommendations

It is recommended that the Board approve the Order.

IV. IMPLEMENTATION/FOLLOW-UP

Upon certification by the Board, property owners will be notified to pay the final assessment in full within 30 days or to make arrangements for installment payments. Collection of assessments will be handled by the Department of Assessment and Taxation. As required by ORS 371.650 the County Clerk will record the Order and enter the assessments into the County Lien Docket.

V. ATTACHMENTS

Exhibit "A" – Final Property Assessment Summary and Schedule.

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY
STATE OF OREGON

ORDER NO.

(IN THE MATTER OF CERTIFICATION OF FINAL
(ASSESSMENTS FOR IMPROVEMENTS TO
(PEARL STREET (COUNTY ROAD NUMBER 254)
(BETWEEN MILE POST 0.25 AND MILE POST 0.58
(AND SETTING LIEN VALUES AGAINST ADJACENT
(PROPERTIES.

WHEREAS, the Director's Report for Pearl Street, MP 0.25 to MP 0.58 (County Road Number 254), including the estimated assessments for improvements, was accepted by Board Order No. 01-11-20-11 and certain adjacent properties were ordered subject to a lien by Board Order No. 02-5-8-16; and

WHEREAS, construction of improvements to said Pearl Street, MP 0.25 to MP 0.58, began in the spring of 2002 and the assessable items have now been completed and inspected and, in accordance with ORS 371.640, the project was approved as constructed solely for the purpose of levying final assessments by the County Engineer on January 30, 2003, and, in accordance with Lane Manual Chapter 21.149(2), the Public Works Director accepted the project solely for the purpose of levying final assessments on January 31, 2003; and

WHEREAS, in accordance with ORS 371.645, a Public Hearing for objections to the assessments was set by Board Order No. 03-7-23-2 for August 20, 2003 at 1:30 P.M. in Harris Hall, Eugene, Oregon, and notice was given, as required by ORS 371.645(3), to property owners against which assessments are being levied; and

WHEREAS, the amount of the assessments against each parcel of land reported by the Lane County Public Works Director and submitted as his report are listed on the attached "Exhibit A" for the Pearl Street, MP 0.25 to MP 0.58, road improvement project. **NOW THEREFORE**

BE IT ORDERED that the Board, having heard the objections and evidence presented, finds the assessments for improvements to said Pearl Street, MP 0.25 to MP 0.58, are hereby established and certified as the final amount assessed against each parcel benefiting by the improvement as shown on said "Exhibit A" attached herein. **ALSO**

BE IT ORDERED that the owners of the property so assessed shall have the option to apply for installment payments being available at an interest rate of 7.00 percent, which equals the prime rate of 4.00 percent as of August 19, 2003, plus 3 percent per annum. Said interest rate of 7.00 percent shall also apply to all assessments that become delinquent. **AND ALSO**

BE IT ORDERED, in accordance with ORS 371.650(1), that this order shall be recorded and filed with the County Clerk and entered into the appropriate County lien docket.

Dated this _____ day of _____, 2003.

Peter Sorenson, Chair
Lane County Board of Commissioners

APPROVED AS TO FORM

Date 8-5-03 lane county;


OFFICE OF LEGAL COUNSEL

Lane County Department of Public Works Final Property Assessment - Summary Sheet

	No. of Units	Credited Units	Assessed Units	Subtotal	Eng Cost @ 28.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
Conc. Curb & Gutter (8" Base)	1,808.47 LF		1808.47 @ \$07.87/LF	\$14,232.66	\$3,985.14	\$18,217.80	\$0.00	\$0.00	\$18,217.80
Concrete Walks (4" Thick)	957.76 SY		957.76 @ \$17.43/SY	\$16,693.76	\$4,674.25	\$21,368.01	\$0.00	\$0.00	\$21,368.01
Concrete Driveway (6" Thick)			0 @ \$00.00/SY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Concrete Driveway (8" Thick)	89.38 SY		89.38 @ \$28.22/SY	\$2,522.30	\$706.25	\$3,228.55	\$0.00	\$0.00	\$3,228.55

Totals:	\$33,448.72	\$9,365.64	\$42,814.36	\$0.00	\$0.00	\$42,814.36
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Total discounts applied to this project: \$0.00

Total deferments for Pearl Street (MP 0.25 - 0.58): \$28,129.40

For a total Final Assessment of: \$42,814.36

Lane County Department of Public Works Final Property Assessment Schedule

	No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 28.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1304-01	STEVENSON, MARY JEAN TE MARY JEAN STEVENSON FAM TR		1840 RIVERWOOD DR EUGENE, OR 97401-0000			Reel 2408 R.R.# 9827581			TRS: 16-03-33-00 TL #100
	Conc. Curb & Gutter (8" Base)	966.88 LF	966.88 @ \$7.87/LF	\$7,609.35	\$2,130.62	\$9,739.96	-\$0.00	\$0.00	\$9,739.96
	Concrete Walks (4" Thick)	528.56 SY	528.56 @ \$17.43/SY	\$9,212.80	\$2,579.58	\$11,792.39	-\$0.00	\$0.00	\$11,792.39
	Concrete Driveway (6" Thick)		0.00 @ \$0.00/SY	\$0.00	\$0.00	\$0.00	-\$0.00	\$0.00	\$0.00
	Concrete Driveway (8" Thick)		0.00 @ \$28.22/SY	\$0.00	\$0.00	\$0.00	-\$0.00	\$0.00	\$0.00
Totals:				\$16,822.15	\$4,710.20	\$21,532.35	-\$0.00	\$0.00	\$21,532.35

Assessment Eligible for Deferral: \$21,532.35

Total: \$21,532.35

1304-02	COBURG 5, LLC		32910 E PEARL ST COBURG, OR 97408-0000			Reel 1587 R.R.# 8935437 Recorder's Reception # 2002-0453213			TRS: 16-03-33-24 TL #2800
	Conc. Curb & Gutter (8" Base)	296.23 LF	296.23 @ \$7.87/LF	\$2,331.33	\$652.77	\$2,984.10	-\$0.00	\$0.00	\$2,984.10
	Concrete Walks (4" Thick)	161.94 SY	161.94 @ \$17.43/SY	\$2,822.61	\$790.33	\$3,612.95	-\$0.00	\$0.00	\$3,612.95
	Concrete Driveway (6" Thick)		0.00 @ \$0.00/SY	\$0.00	\$0.00	\$0.00	-\$0.00	\$0.00	\$0.00
	Concrete Driveway (8" Thick)		0.00 @ \$28.22/SY	\$0.00	\$0.00	\$0.00	-\$0.00	\$0.00	\$0.00
Totals:				\$5,153.94	\$1,443.10	\$6,597.05	-\$0.00	\$0.00	\$6,597.05

Assessment Eligible for Deferral: \$6,597.05

Total: \$6,597.05

1304-03	COBURG 5, LLC		32910 E PEARL ST COBURG, OR 97408-0000			Reel 1521 R.R.# 8825874 Reel 1587 R.R.# 8935437 Recorder's Reception # 2002-042312			TRS: 16-03-33-24 TL #2900
	Conc. Curb & Gutter (8" Base)	194.05 LF	194.05 @ \$7.87/LF	\$1,527.17	\$427.61	\$1,954.78	-\$0.00	\$0.00	\$1,954.78
	Concrete Walks (4" Thick)	112.78 SY	112.78 @ \$17.43/SY	\$1,965.76	\$550.41	\$2,516.17	-\$0.00	\$0.00	\$2,516.17
	Concrete Driveway (6" Thick)		0.00 @ \$0.00/SY	\$0.00	\$0.00	\$0.00	-\$0.00	\$0.00	\$0.00
	Concrete Driveway (8" Thick)		0.00 @ \$28.22/SY	\$0.00	\$0.00	\$0.00	-\$0.00	\$0.00	\$0.00
Totals:				\$3,492.93	\$978.02	\$4,470.95	-\$0.00	\$0.00	\$4,470.95

Total: \$4,470.95

1304-04	COBURG 5, LLC		32910 E PEARL ST COBURG, OR 97408-0000			Reel 1521 R.R.# 8825874 Reel 1587 R.R.# 8935437 Recorder's Reception # 2002-042311			TRS: 16-03-33-00 TL #501
	Conc. Curb & Gutter (8" Base)	128.71 LF	128.71 @ \$7.87/LF	\$1,012.95	\$283.63	\$1,296.57	-\$0.00	\$0.00	\$1,296.57
	Concrete Walks (4" Thick)	78.31 SY	78.31 @ \$17.43/SY	\$1,364.94	\$382.18	\$1,747.13	-\$0.00	\$0.00	\$1,747.13
	Concrete Driveway (6" Thick)		0.00 @ \$0.00/SY	\$0.00	\$0.00	\$0.00	-\$0.00	\$0.00	\$0.00
	Concrete Driveway (8" Thick)		0.00 @ \$28.22/SY	\$0.00	\$0.00	\$0.00	-\$0.00	\$0.00	\$0.00
Totals:				\$2,377.89	\$665.81	\$3,043.70	-\$0.00	\$0.00	\$3,043.70

Total: \$3,043.70

Pearl Street (MP 0.25 - 0.58)

Lane County Department of Public Works Final Property Assessment Schedule

Exhibit A - Page 3
Run: 7/30/03

	No. of Units Placed	Credited Units	Assessed Units	Subtotal	Eng Cost @ 28.00%	SubTot w/ Eng Costs	Credit @ 0.00%	Line Items Waived	Line Total
1304-07 LAMONT, GEORGE L.			845 SAND AVE EUGENE, OR 97401-0000			Reel 1683 R.R.# 9110825		TRS: 16-03-33-24 TL #2700	
Conc. Curb & Gutter (8" Base)	222.60 LF		222.60 @ \$7.87/LF	\$1,751.86	\$490.52	\$2,242.38	-\$0.00	\$0.00	\$2,242.38
Concrete Walks (4" Thick)	76.17 SY		76.17 @ \$17.43/SY	\$1,327.64	\$371.74	\$1,699.38	-\$0.00	\$0.00	\$1,699.38
Concrete Driveway (6" Thick)			0.00 @ \$0.00/SY	\$0.00	\$0.00	\$0.00	-\$0.00	\$0.00	\$0.00
Concrete Driveway (8" Thick)	89.38 SY		89.38 @ \$28.22/SY	\$2,522.30	\$706.25	\$3,228.55	-\$0.00	\$0.00	\$3,228.55
Totals:				\$5,601.81	\$1,568.51	\$7,170.32	-\$0.00	\$0.00	\$7,170.32

Total: \$7,170.32