

ORDINANCE NO. 4667

AN ORDINANCE TO AMEND ORDINANCE NO. 4584 AND TO ESTABLISH PROCEDURES FOR CALCULATING ASSESSMENTS AGAINST THE PROPERTIES SPECIFICALLY BENEFITTED BY SANITARY SEWER IMPROVEMENTS FOR SS-82-1 ALBANY-DRAPERVILLE SEWERAGE FACILITIES, AND DECLARING AN EMERGENCY.

THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: Ordinance No. 4584 is amended to correct errors in the method of assessment with regard to SS-82-1, Albany-Draperville Sewerage Facilities project.

Section 2: Revised property data, assessment data, and assessment information are listed on the attached sheets. To the extent that this data contradicts or departs from data attached to Ordinance No. 4584, this revised data shall supercede the previous data.

Section 3: Except as amended above, Ordinance No. 4584 shall remain in full force and effect.

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: January 9, 1985

Approved by the Mayor: January 10, 1985

Effective Date: January 9, 1985



Mayor

ATTEST:



City Recorder

Attachment to Ordinance No. 4667
Method of Assessment
SS-82-1 Albany-Draperville Sewerage Facilities
12/12/84

Because the Draperville-Century Drive area consists of extremely variable lot sizes and complex configurations, the standard front foot method of assessment is not applicable. The sewer assessments in the Draperville-Century Drive area were distributed on a "benefit" basis. Each dwelling unit or each parcel, regardless of its size, was assigned one benefit. Thus, there is a need for a special policy for this project to be used when parcels are split and additional dwelling units are constructed. It is proposed that any property owner that connects a new, unassessed unit to the sewer system will pay either the final project assessment cost (\$2,048.02 per unit) or the in-lieu-of-assessment charge (Ordinance No. 4169), whichever is greater. These assessments are to be recorded within the Improvement Fund.

As properties subdivide such that increased use of the sewer results during the ten year Bancroft Bonding period, the monies the City receives from these new assessments will be divided equally among the previously assessed units. Property owners will either be given a credit on their semi-annual bill or sent a refund if their assessment is paid in full. The City will annually, by October 1, review the number of additional units in the Draperville-Century Drive sewer service area, and if a cash balance of \$10.00 or more per unit is available, then property owners will be credited or sent refunds. These credits or refunds will run with the land. After the ten year period, all subsequent unit development will pay the in-lieu-of-assessment charge. A sample future assessment calculation follows.

Sample Calculation

Consider a lot that has 200 feet fronting an existing sewer line. Assume the property owner bancrofted his \$2,048 assessment for the project. In year number 3 of the Bancroft period, the property owner sells half of his lot (100 front feet) and the new owner erects a single-family house. What would the new owner's assessment be?

The final project assessment cost was \$2,048.02. Assuming the in-lieu-of-assessment charge was \$24.00/front foot, the charge would be \$2,400.00. The new property owner would pay \$2,400.00 for his benefitting use of the sewer system.

If for the above example, the lot sold had only 70 feet fronting the existing sewer, the in-lieu-of-assessment charge at \$24.00/front foot would be \$1,680.00. Under this method of assessment, the new property owner would pay the final project assessment cost of \$2,048.02.

Reimbursements to the current property owners resulting from new assessments would only be made up to ten years (the life of the Bancroft Bond). The last reimbursement of funds will be on October 1, 1992. After that time, all in-lieu-of-assessment fees would be held in a reserve account and applied to future development or maintenance expenses.