

RESOLUTION NO. 4701

A RESOLUTION REVISING IN-LIEU-OF ASSESSMENT CHARGES FOR A PORTION OF THE COLUMBUS STREET SANITARY SEWER LIFT STATION PROJECT COSTS, WHICH ARE ALLOCATED TO UNASSESSED PROPERTIES WITHIN THE LIFT STATION SERVICE AREA AND REPEALING RESOLUTION 4434 (A RESOLUTION REVISING IN-LIEU-OF ASSESSMENT CHARGES FOR A PORTION OF THE COLUMBUS STREET SANITARY SEWER LIFT STATION PROJECT COSTS, WHICH WILL BE ALLOCATED TO UNASSESSED PROPERTIES WITHIN THE LIFT STATION SERVICE AREA AND REPEALING RESOLUTION 3917).

WHEREAS, the Council of the City of Albany authorized expenditures from the Sewer Economic Development Budget (02-952) and from the Sewer System Capital Projects Budget (02-454) for oversizing participation be paid to the Mennonite Home of Albany, Inc. for construction of the Columbus Street lift station, and

WHEREAS, the Columbus Street lift station is designed to provide service to approximately 316 acres of assessable land within the designated City of Albany Urban Growth Boundary, in addition to approximately 40 acres of the Mennonite Home property; and

WHEREAS, the lift station assessable area as shown in Exhibit "A" does not include the portions of several properties within the lift station service area that the City of Albany Comprehensive Plan designates as Open Space (OS); and

WHEREAS, the Council desires to recover the expenditure of these oversizing costs through the implementation of a special in-lieu-of assessment (ILA) to be levied on the unassessed properties within the lift station service area as shown on the map in Exhibit "A;" and

WHEREAS, the ILA rate for each property within the lift station service area shall be based on the ratio of the assessable area of each property to the total benefited area applied to the total non-assessed City contribution; and

WHEREAS, this special ILA shall apply to unassessed properties within the lift station service area and is considered to be in addition to other sanitary sewer ILAs that may otherwise be levied; and

WHEREAS, the calculation of this special ILA assumes that land designated as Open Space (OS) will not be developed and that the allowable density will not be transferred; and

WHEREAS, if a parcel with Open Space (OS) is allowed to transfer density, then this special ILA will need to be recalculated by the City Engineer; and

WHEREAS, in-lieu-of assessment charges are designed to recover the equivalent cost of constructing that portion of the sewer system that benefits the connecting property; and

WHEREAS, it is important to annually adjust in-lieu-of assessment charges in order to keep pace with the changing cost of public improvement projects; and

WHEREAS, the Seattle ENR Index used in Resolution 4434 was 7327, and the April 2002 ENR Index to be applied for purposes of this Resolution is 7540 (Index Ratio = $7540/7327 = 1.0291$); and

WHEREAS, the fee has been calculated and rounded to the nearest dollar.

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that Resolution 4434 is hereby repealed as of the effective date of the revised charges; and

BE IT FURTHER RESOLVED that the Columbus Street Lift Station In-Lieu-of Assessment Benefited Area is hereby reaffirmed as shown in the map in Exhibit "A" attached hereto, and the in-lieu-of assessment rates for each property within the benefited area are hereby reaffirmed as listed in Exhibit "B" attached hereto; and

BE IT FURTHER RESOLVED that this special ILA shall apply to unassessed properties within the lift station service area and is considered to be in addition to other sanitary sewer ILA's that may otherwise be levied; and

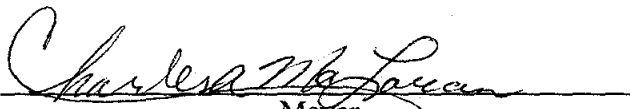
BE IT FURTHER RESOLVED that ILA payments received under this Resolution shall be directed to the Sewer Economic Development Budget (02-952) and the Sewer System Capital Projects Budget (02-454) in order to compensate for the initial expenditure from that fund for the lift station oversizing costs in the following manner:

Sewer Economic Development (02-952)	\$267,819	\$275,605
Sewer System Capital Projects Budget (02-454)	\$ 98,576	\$101,442
Total Reimbursement	\$366,395	\$377,047

BE IT FURTHER RESOLVED that it is the intent of the Albany City Council to annually adjust the in-lieu-of assessment charges outlined in this Resolution on the first day of July each calendar year in proportion to the change in the Seattle Construction Cost Index as published in the *Engineering News-Record* (ENR). The adjustment shall be made by calculating the percentage increase/decrease in the index from the last adjustment, and then applying that percentage to the previous year's in-lieu-of assessment charge; and

BE IT FURTHER RESOLVED that the fees herein established become effective July 1, 2002.

DATED THIS 12TH DAY OF JUNE 2002.



Mayor

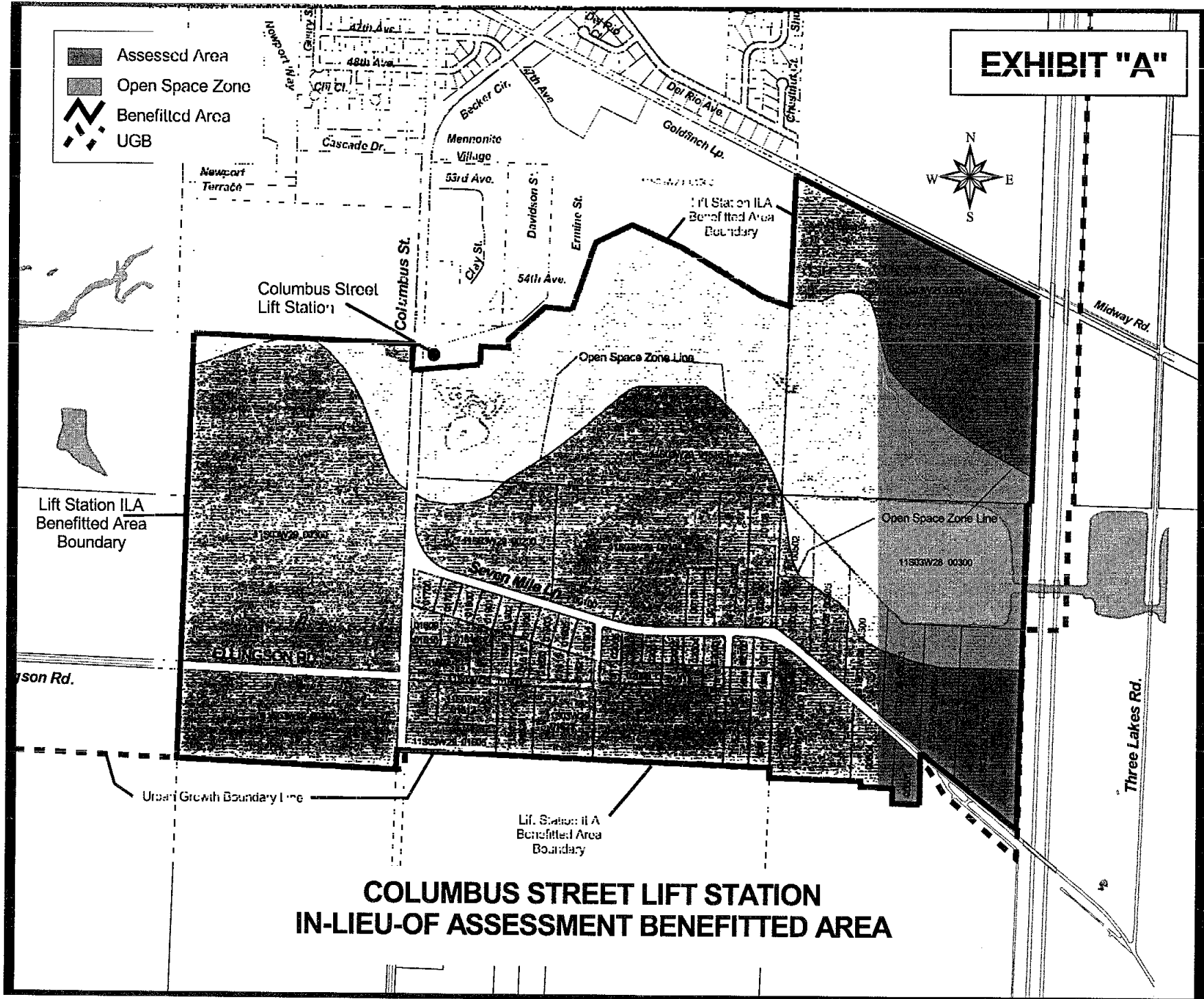
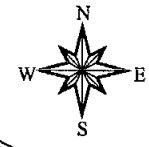
ATTEST:



City Recorder

EXHIBIT "A"

- Assessed Area
- Open Space Zone
- Benefitted Area
- UGB



COLUMBUS STREET LIFT STATION IN-LIEU-OF ASSESSMENT BENEFITTED AREA

EXHIBIT "B"

Columbus Street Lift Station: In - Lieu - of Assessment Allocation (Area Basis)

	ENR = 7540	Tax Lot Number	Area Sq Ft	Assessed	
				Area Acres	ILA Apportionment
Total Project Cost (a)	\$454,238	11S03W21 00501	1815229.746	41.67	\$49,785.73
		11S03W20 01516	997225.457	22.89	\$27,350.59
Less Mennonite Home Contribution (a)	\$87,855	11S03W28 00500	124230.827	2.85	\$3,407.24
		11S03W28 00501	113713.589	2.61	\$3,118.79
Total City Participation (a)	\$366,383	11S03W28 00502	37171.585	0.85	\$1,019.49
		11S03W28 00503	146298.683	3.36	\$4,012.49
Benefitted Area, Acres	315.60	11S03W28 00504	180050.738	4.13	\$4,938.19
		11S03W28 00505	136071.310	3.12	\$3,731.98
In-Lieu-of \$ per Acre (a)	\$1,151	11S03W28 00506	449423.502	10.32	\$12,328.21
		11S03W28 00507	2820.831	0.07	\$1,151.14
Seattle ENR Index Ratio (April 2002)	1.0291	11S03W28 00604	139578.819	3.20	\$3,828.18
		11S03W28 00700	442946.410	10.17	\$12,148.55
Adjusted In-Lieu-of \$ per Acre	\$1,195	11S03W29 00100	82956.775	1.90	\$2,275.23
		11S03W29 00101	112908.855	2.59	\$3,096.72
		11S03W29 00102	210942.359	4.84	\$5,785.45
Check:		11S03W29 00104	941521.340	21.61	\$25,822.81
Total City Participation (a)	\$366,383	11S03W29 00108	51214.703	1.17	\$1,399.10
Seattle ENR Index Ratio (April 2002)	1.0291	11S03W29 00107	35443.923	0.82	\$953.00
Adjusted Total City Participation (b)	\$377,045	11S03W29 00108	51214.703	1.17	\$1,399.10
		11S03W29 00200	613591.787	14.09	\$16,828.79
In-Lieu-of Assessment Allocation (b)		11S03W29 00300	4282476.948	98.31	\$117,454.13
Sewer Economic Development (02-952)	\$101,441	11S03W29 01600	66763.792	1.53	\$1,831.11
Sewer System Capital Projects (02-454)	\$275,604	11S03W29 01602	87056.308	2.00	\$2,387.67
Adjusted Total City Participation	\$377,045	11S03W29 01603	64608.089	1.48	\$1,771.99
		11S03W29 01605	130413.640	2.99	\$3,576.81
		11S03W29 01606	23945.177	0.55	\$656.74
(a) Current Value		11S03W29 01607	46885.434	1.08	\$1,285.91
(b) Adjusted Value		11S03W29 01608	23761.415	0.55	\$651.70
		11S03W29 01609	37159.615	0.85	\$1,019.16
		11S03W29 01610	19129.101	0.44	\$524.65
		11S03W29 01611	46177.128	1.06	\$1,266.49
		11S03W29 01612	129169.574	2.97	\$3,542.69
		11S03W29 01614	100217.654	2.30	\$2,748.64
		11S03W29 01615	29946.897	0.69	\$821.34
		11S03W29 01616	84755.426	1.95	\$2,324.56
		11S03W29 01617	22250.243	0.51	\$610.25
		11S03W29 01618	39046.378	0.90	\$1,070.91
		11S03W29 01619	23119.279	0.53	\$634.09
		11S03W29 01620	34496.638	0.79	\$946.13
		11S03W29 01621	32277.363	0.74	\$885.26
		11S03W29 01623	217207.078	4.99	\$5,957.27
		11S03W29 01624	130346.897	2.99	\$3,574.98
		11S03W29 01625	96603.904	2.22	\$2,649.52
		11S03W29 01626	535633.790	12.30	\$14,690.66
		11S03W29 01700	47230.250	1.08	\$1,295.37
		11S03W29 01701	37469.972	0.86	\$1,027.68
		11S03W29 01800	37458.947	0.86	\$1,027.37
		11S03W29 01900	34944.218	0.80	\$958.40
		11S03W29 01901	37452.639	0.86	\$1,027.20
		11S03W29 01902	37446.331	0.86	\$1,027.03
		11S03W29 01903	34938.723	0.80	\$958.25
		11S03W29 01904	37803.144	0.87	\$1,036.81
		11S03W29 01905	34933.228	0.80	\$958.10
		11S03W29 02000	77295.617	1.77	\$2,119.96
		11S03W29 02001	30341.944	0.70	\$832.18
		11S03W29 02002	31038.806	0.71	\$851.29
		11S03W29 02003	32506.844	0.75	\$891.55
		11S03W29 02004	31819.496	0.73	\$872.70
		11S03W29 02005	33514.342	0.77	\$919.19
		11S03W29 02100	34311.683	0.79	\$941.06
		11S03W29 02101	32387.842	0.74	\$888.29
Totals			13747378.663	315.60	\$377,045