

A RESOLUTION REVISING SPECIAL CONNECTION 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 6251 (A RESOLUTION REVISING SPECIAL CONNECTION 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 6136).

WHEREAS, Ordinance 5355 provided authorization by resolution for the formation of a special in-lieu-of assessment area and allocation of in-lieu-of assessment rates for the unassessed portion of project costs related to the construction of the Columbus Street sanitary sewer lift station; and

WHEREAS, Resolution 3917 established this special in-lieu-of assessment on March 11, 1998; and

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 to 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, Resolution 5038 established that this special in-lieu-of assessment charge is actually a connection charge (as specified in Ordinance 5565) instead of an assessment, that is designed to recover the equivalent cost of constructing public facilities that benefit the connecting property; and

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

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

WHEREAS, the calculation of this special connection charge 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 connection charge will need to be recalculated by the City Engineer; and

WHEREAS, special connection 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 special connection charges in order to keep pace with the changing cost of public improvement projects; and

WHEREAS, the Seattle *Engineering News-Record* (ENR) index used in Resolution 6251 was 9431, and the April 2014 Seattle ENR Index to be applied for purposes of this Resolution is 10145 (Index Ratio =  $10145/9431 = 1.0757$ ); 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 6251 is hereby repealed as of the effective date of the revised charges; and

BE IT FURTHER RESOLVED that the Columbus Street Lift Station Special Connection Charge Benefited Area as shown in the map in Exhibit "A" attached hereto, and the special connection charge rates for each property within the benefited area as listed in Exhibit "B" attached hereto, are hereby reaffirmed; and

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


BE IT FURTHER RESOLVED that special connection charge payments received under this Resolution shall be directed to the Sewer Economic Development Budget (601-50-2506) and the Sewer System Capital Projects Budget (610-50-2500) in order to compensate for the initial expenditure from that fund for the lift station oversizing costs in the following manner:

Sewer Economic Development (601-50-2506)	\$344,683	\$370,776
Sewer System Capital Projects Budget (610-50-2500)	<u>\$126,868</u>	<u>\$136,471</u>
Total Reimbursement	\$471,551	\$507,247

BE IT FURTHER RESOLVED that it is the intent of the Albany City Council to annually adjust the special connection 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 connection charge; and

BE IT FURTHER RESOLVED that the effective date of these fees shall be **July 1, 2014**.

DATED THIS 25<sup>TH</sup> DAY OF JUNE 2014.

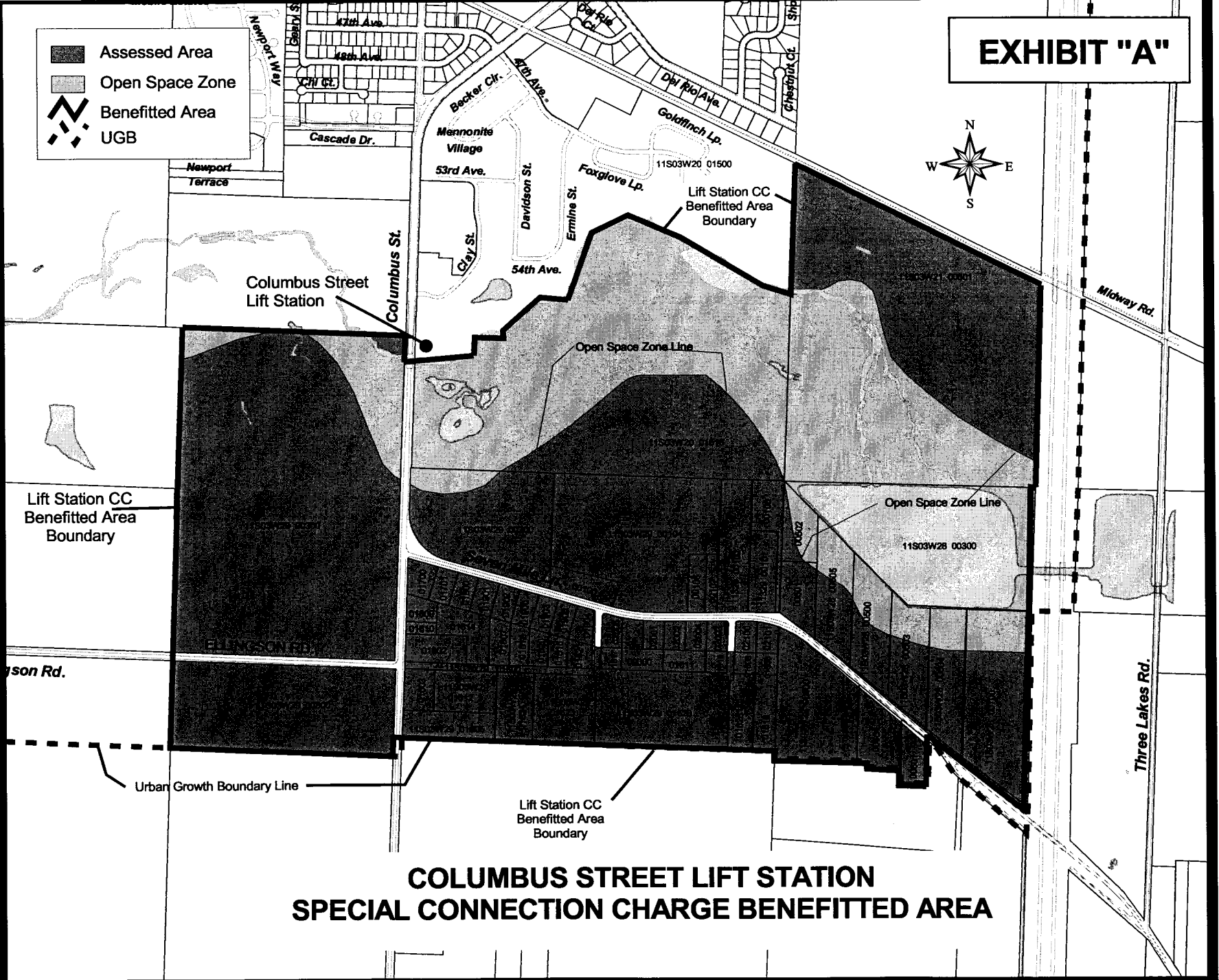
  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

# EXHIBIT "A"

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



## COLUMBUS STREET LIFT STATION SPECIAL CONNECTION CHARGE BENEFITTED AREA

