

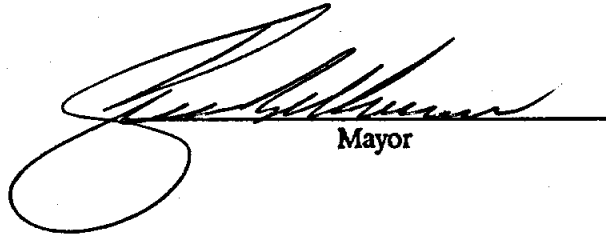
RESOLUTION NO. 3241

WHEREAS, the final costs for the projects SS-90-7, North Albany Sanitary Sewer, and SS-92-1, Riverview Heights Sanitary Sewer Rehabilitation, have been calculated; and

WHEREAS, the Final Engineer's Report has been received by the Albany City Council;

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council hereby directs that a public hearing be scheduled for April 14, 1993, at 7:15 p.m. to consider the proposed final assessments for projects SS-90-7, North Albany Sanitary Sewer, and SS-92-1, Riverview Heights Sanitary Sewer Rehabilitation, and that notices of the public hearing be in compliance with AMC Section 15.04.110.

DATED THIS 31st DAY OF MARCH, 1993.

  
Mayor

ATTEST:

  
Deputy City Recorder



**INTERDEPARTMENTAL MEMORANDUM**  
**Public Works Department**

**TO:** Albany City Council  
**VIA:** Steve Bryant, City Manager  
**FROM:** Mark A. Yeager, P.E., Public Works Director  
**DATE:** March 24, 1993, for March 31, 1993, City Council Meeting  
**SUBJECT:** SS-90-7, North Albany Sanitary Sewer and  
SS-92-1, Riverview Heights Sanitary Sewer Rehabilitation  
Final Engineer's Report

Action Requested:

It is requested that the City Council accept this Final Engineer's Report for the North Albany and Riverview Heights LID sewer projects and set a public hearing for April 14, 1993, at 7:15 p.m. to hear any objections to or support for the final assessments by adopting the attached resolution.

Description of Project:

The North Albany Sanitary Sewer project (SS-90-07) consists of the construction of nearly 16 miles of 8-inch to 24-inch diameter interceptor and collector sanitary sewers necessary to provide service to the North Albany Health Hazard area and additional adjacent areas as shown on the Assessment Boundary Map (attached). Smaller 4-inch or 6-inch service laterals have also been constructed to each property. This project also includes the abandonment of the existing Riverview Heights Wastewater Treatment Plant (RVH WWTP).

The Riverview Heights (RVH) Sanitary Sewer Rehabilitation project (SS-92-01) consists of the replacement/repair of significant portions of the existing RVH and RVH 1st Addition sewer collection system within the right-of-way and abandonment of the treatment plant. Additionally, the project includes the replacement of eighteen (18) sewer service laterals on private property at the request of the property owners.

Final project costs have been calculated, and the final assessment amounts have been established. Most assessments for the North Albany Sanitary Sewer project will increase by approximately ten (10) percent and assessments for the RVH and RVH 1st Addition project will decrease by approximately \$900 from the preliminary assessment figures released in February 1992. After adoption of the Final Engineer's Report, property owners can pay their assessments in full or sign up to pay their assessments over 20 years at a maximum 6.05 percent interest. If owners sign to pay over time, they can pay monthly or semiannually.

Project Costs and Funding:

The total cost for the North Albany and RVH sewer projects is \$8,762,399.94, including 19.54 percent for engineering, legal, and administrative costs. The construction cost includes \$200,000 of an estimated \$350,000 of street repair work to be completed in North Albany in the summer of 1993.

Construction Cost	\$7,330,300.00
ELA (19.5%)	<u>1,432,099.94</u>
Total Project Cost	\$8,762,399.94

Funding for this project has been identified from a combination of assessments against benefitted properties, EPA grant monies, a transfer of funds from the RVH WWTP operations account and City utility funding of portions of the interceptor sewer costs. The City funding is anticipated to be recovered by the City at a later date through in-lieu-of assessments from properties within the drainage basin of the interceptor sewer. The project costs, excluding RVH system development charges (SDC), and the funding amounts from each funding source are as follows:

EPA Grant	\$1,550,000.00
City Contribution	1,245,636.60
RVH WWTP Operations Fund	31,181.58
Assessments	<u>5,935,581.76</u>
Total Project Funding	\$8,762,399.94

**Summary of Estimated Assessment Costs:**

The \$5,935,581.76 assessment cost can be divided into an interceptor sewer assessment cost, a collector sewer assessment cost, a RVH and RVH 1st Addition collector sewer system replacement/repair and wastewater treatment plant abandonment assessment cost, and extra requested work (private service laterals). These assessment costs are itemized as follows:

Interceptor Sewer Assessment	\$1,170,089.88
Collector Sewer Assessment	4,374,780.53
RVH & RVH 1st Addition Collectors/Plant	366,430.16
Extra Work (Non RVH)	5,000.00
Extra Work (RVH)	<u>19,281.19</u>
Total Estimated Assessments	\$5,935,581.76

The 123 parcels within RVH (excluding the Park) were considered to have connected to the public sewer system when the RVH WWTP was abandoned and the collection system was connected to the interceptor. These parcels are being assessed a systems development charge (SDC) of \$1,000 per dwelling unit in addition to their project assessment. The RVH systems development charges total \$123,000 and are listed on the attached final assessment parcel report. All other parcels within the assessment districts are charged a systems development charge when a plumbing permit is obtained to connect to the public sewer system.

**Method of Assessment:**

Each property's assessment consists of the sum of at least two separate components, and each assessment will have a portion that is the interceptor sewer assessment amount. In addition, each property's assessment will have a portion that is:

- a) either a collector sewer assessment, or
- b) a collector sewer system replacement/repair, a treatment plant abandonment assessment, and a SDC assessment (for RVH), or
- c) a collector sewer system replacement/repair assessment (for RVH 1st Addition)

Some properties also have assessments for requested extra work. These assessment components are discussed below:

**1. Interceptor Sewer Assessment**

The interceptor sewers are those larger-sized sewers which are designed to include capacity for a drainage area that extends beyond the limits of the adjacent properties directly connecting to the sewer with this project. The cost of the interceptor sewer is \$3,848,012.48. Deducting the \$1,432,286.00 portion of the EPA grant allocated to interceptor sewers, \$2,415,726.48 is the total eventual interceptor sewer assessment amount (including future in-lieu-of assessments).

The total area of all of the properties that are within the ultimate drainage basin of the interceptor is 1,557.26 acres. Of this amount, 754.28 acres, which represent 48.44 percent of the ultimate interceptor drainage area, are within the area to be provided sewers and assessed at this time. The amount to be assessed for the interceptor at this time is \$1,170,089.88, which is 48.44 percent of the non-grant funded interceptor cost. The remaining cost (\$1,245,636.60) will be funded by the City and collected through in-lieu-of assessments from properties within the interceptor drainage basin at a later time when they are provided with sewer service or take additional benefit from the existing sewers.

The method of assessment for interceptor costs is based upon gross area for the total gross acres of all the parcels within the area to be assessed on this project. The interceptor assessment cost of \$1,170,089.88 spread equally over 754.28 gross acres results in a per-unit interceptor cost of \$1,551.27 per gross acre for all parcels, including RVH and RVH 1st Addition. Lake bottom and dedicated right-of-ways were removed from the gross parcel area prior to calculating the interceptor sewer assessment.

## 2. Collector Sewer Assessment

The cost of all new collector sewers within the project area excluding RVH and RVH 1st Addition is \$4,491,542.69. Deducting the \$116,762.16 portion of the EPA grant allocated to collector sewers, \$4,374,780.53 is the collector sewer assessment to be apportioned a benefitted area method. This excludes the \$5,000 of extra work (non-RVH) requested by individual property owners.

The collector sewers are intended to provide for direct connections to a sewer for adjacent property. As the distance away from a collector sewer increases, the potential for direct connection decreases due to the limits of gravity service. In addition, the potential need to construct a perpendicular sewer to serve the interior of a property some distance away from the collector sewer increases. The distance away from a collector sewer thus has some relationship to the benefit received. In addition, because access to a collector sewer provides for sewer service to at least one structure, there is some benefit accrued to each developable parcel due to sewer access, independent of parcel size.

The method of assessment for collector sewer costs is based upon benefits provided to each parcel. The benefits for each parcel are based upon the net area for each parcel within 150 feet of a sewer. Those areas within the 150-foot net area that lie within a the BPA easement were removed from the net area prior to calculating the collector assessments. The net area for those parcels with a narrow flag access to the sewer was calculated using the 150-foot net area immediately beyond the flag access strip.

For each parcel, the first one-quarter acre or portion thereof within the 150-foot net area receives one benefit; for each additional acre or portion thereof beyond the first one-quarter acre (and within the 150-foot net area), an additional benefit or comparable portion thereof is received. For this project (excluding RVH and RVH 1st Addition), the total collector sewer net area equals 332.34 acres, which results in 728.99 benefits. The collector sewer assessment cost of \$4,374,780.53 spread equally over 728.99 benefits results in a per-unit collector cost of \$6,001.15 per benefit.

There are three identified parcels that are situated such that no portion of the parcel benefitted area can be served by a gravity collector sewer. Property owners for these parcels have been provided pumps as a part of the project. The pumps will be privately installed by the property owners in conjunction with the connection of their private service lines to the public sanitary sewer. The parcels that were provided pumps are identified by assessor map numbers 10S-3W-31CC-01100, 10S-04W-36BC-00701, and 10S-4W-36DA-03600. These parcels are identified with a star and the word "PUMP" on the attached benefitted areas map.

The \$5,000 in non-RVH extra work is for extra service laterals which are assessed at \$1,000 each against the properties whose owners requested the extra laterals. The extra work cost per lot is shown on the attached Final Assessment Report.

3. RVH and RVH 1st Addition Collector System Assessment

The cost to repair and/or replace defective collector mainline sewers within RVH and RVH 1st Addition is \$138,093.74. The method of assessment for this work is on a per-lot basis and, when spread equally over 137 lots, (including RVH Park) is \$1,007.98 per lot.

Defective collector service laterals within the public right-of-way in RVH (excluding RVH Park) were repaired or replaced at a cost of \$213,791.57. The cost to abandon the existing RVH WWTP that had been used by RVH parcels (excluding RVH Park) was \$36,614.73. Deducting the \$951.84 portion of the EPA grant allocated to the treatment plant abandonment results in a final cost of the treatment plant abandonment and service lateral work of \$249,454.46. The funds that remained in the RVH WWTP operations account after the RVH treatment plant was abandoned was \$31,181.58. After deducting this amount, the remaining \$218,272.88 is apportioned equally to the 123 RVH lots that had previously made payments to this account (excludes RVH Park) at \$1,774.58 per lot.

For the 13 lots in RVH 1st Addition which are adjacent to an existing sanitary sewer, the cost to repair the existing service laterals and/or install new service laterals was \$10,063.54. The method of assessment for these 13 lots is on a per-lot basis and results in a per-lot cost of \$774.12.

The cost to replace 18 defective private service laterals from the right-of-way to the house is \$19,281.19. This requested extra work in RVH will be paid by the individual parcels requesting the extra work based upon the actual cost per lot. The extra work cost per lot is shown on the attached Final Assessment Report.

These assessments are itemized as follows:

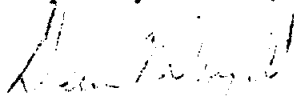
RVH & RVH 1st Addition Mainline Sewers	\$138,093.74
RVH Public Laterals & RVH WWTP	218,272.88
RVH 1st Addition Service Laterals	10,063.54
RVH Extra Work	<u>19,281.19</u>
Subtotal	\$385,711.35

In addition, those parcels within RVH that had previously been connected to the RVH sewer system and RVH WWTP (excludes Park, 123 lots) are assessed a separate additional \$1,000 per-lot SDC. These lots and assessments are identified in the attached Final Assessment Report.

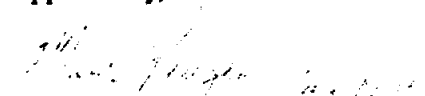
Listing of Benefitted Properties, Property Owners, and Estimated Assessments:

Properties to be assessed for this project are shown on the attached Assessment Boundary Map. Two lots (Assessor map numbers 10S-4W-36CB-00900 and 10S-4W-25-00901) were added to the North Albany Sanitary Sewer assessment district after its formation at the request of the owners of these lots. The Benton County assessor's map and tax lot number of each property to be assessed, the names of the owner(s) of each property as listed by the assessor, the total gross acres for each property, the net 150-foot net collector area for each applicable property, the applicable collector benefits for each property, the additional requested work and/or systems development charge (where applicable) and the total assessment for each property are delineated on the attached Final Assessment Report.

Respectfully submitted,

  
Dean Nebergall, P.E.  
Engineering Supervisor

Approved by,

  
Mark A. Yeager, P.E.  
Public Works Director

Attachments