RESOLUTION NO. 4842

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 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).

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 4701 was 7540, and the April 2003 ENR Index to be applied for purposes of this Resolution is 7642 (Index Ratio = 7642/7540 = 1.0135); 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 4701 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)	\$275,605	\$279,324
Sewer System Capital Projects Budget (02-454)	\$101,442	\$102,811
Total Reimbursement	\$377,047	\$382,135

BE IT FURTHER RESOLVED that it is the intent of the Albany City Council to annually adjust the inlieu-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 New-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

Charles Mayor Jaxan

BE IT FURTHER RESOLVED that the fees herein established become effective July 1, 2003.

DATED AND EFFECTIVE THIS 11TH DAY OF JUNE 2003.

ATTEST:

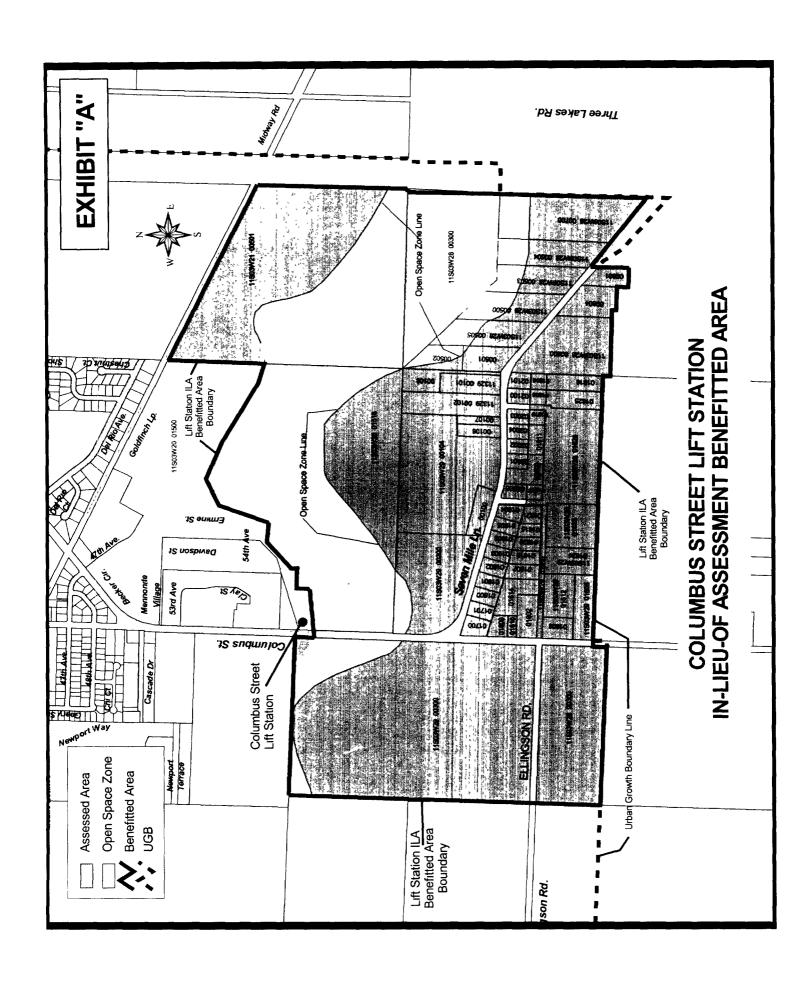


EXHIBIT "B"						
Columbus Street Lift Station: In - Lieu - of Assessment Allocation (Area Basis)						
ENR =	July 2003	Tay Lat Number	Aron Ca Ft	Assessed	II A Ammontonoment	
Total Project Cost (a)		Tax Lot Number 11S03W21 00501	Area Sq Ft 1815229 746	Area Acres 41 67	ILA Apportionment \$50,457 84	
Total Froject Cost (a)	\$ 107, 107	11S03W20 01516	997225 457	22 89		
Less Mennonite Home Contribution (a)	\$90,412	11S03W28 00500	124230 827	2 85		
		11S03W28 00501	113713 589	2 61	\$3,160 89	
Total City Participation (a)	\$377,045	11S03W28 00502	37171 585	0 85		
Danishad Arra Arra	245.00	11S03W28 00503	146298 683	3 36		
Benefitted Area, Acres	315 60	11S03W28 00504 11S03W28 00505	180050 738 136071 310	4 13 3 12		
In-Lieu-of \$ per Acre (a)	\$1 195	11S03W28 00600	449423 502	10 32		
The Lieu of a per Noice (a)	Ψ1,100	11S03W28 00601	72620 631	1 67		
Seattle ENR Index Ratio (April 2003)	1 0135	11S03W28 00604	139578 819	3 20		
		11S03W28 00700	442946 410	10 17	\$12,312 56	
Adjusted In-Lieu-of \$ per Acre	\$1,211	11S03W29 00100	82956 775	1 90		
		11S03W29 00101	112908 855	2 59	\$3,138 52	
Chaple		11S03W29 00102	210942 359	4 84	\$5,863 55	
Check Total City Participation (a)	\$377 NAF	11S03W29 00104 11S03W29 00106	941521 340 51014 203	21 61 1 17	\$26,171 41 \$1,418 04	
Seattle ENR Index Ratio (April 2003)		11S03W29 00100	35840 923	0 82		
Adjusted Total City Participation (b)		11S03W29 00108	97699 330	2 24	\$2,715 74	
, (232-11 (27	, , . 	11S03W29 00200	613591 787	14 09	\$17,055 98	
In-Lieu-of Assessment Allocation (b)		11S03W29 00300	4282476 948	98 31	\$119,039 76	
Sewer Economic Development (02-952)		11S03W29 01600	66763 792	1 53		
Sewer System Capital Projects (02-454)		11S03W29 01602	87056 308	2 00	\$2,419 90	
Adjusted Total City Participation	\$382,135	11S03W29 01603	64608 089	1 48 2 99	\$1,795 91 \$2,635 10	
		11S03W29 01605 11S03W29 01606	130413 640 23945 177	0 55	\$3,625 10 \$665 60	
(a) Current Value		11S03W29 01607	46885 434	1 08	\$1,303 27	
(b) Adjusted Value		11S03W29 01608	23761 415	0 55	\$660 49	
		11S03W29 01609	37159 615	0 85	\$1,032 92	
		11S03W29 01610	19129 101	0 44		
		11S03W29 01611	46177 128	1 06	\$1,283 58	
-		11S03W29 01612	129169 574	2 97	\$3,590 52	
		11S03W29 01614	100217 654	2 30 0 69	\$2,785 74	
		11S03W29 01615 11S03W29 01616	29946 897 84755 426	1 95	\$832 43 \$2,355 94	
		11S03W29 01617	22250 243	0.51	\$618 49	
		11S03W29 01618	39046 378	0 90	\$1,085 37	
		11S03W29 01619	23119 279	0 53	\$642 65	
		11S03W29 01620	34496 638	0 79	\$958 90	
		11S03W29 01621	32277 363	0 74	\$897 21	
		11S03W29 01623	217207 078	4 99	\$6,037 69	
		11S03W29 01624 11S03W29 01625	130346 897	2 99	\$3,623 25 \$2,685 20	
		11S03W29 01625	96603 904 535633 790	2 22 12 30	\$2,685 29 \$14,888 98	
		11S03W29 01700	47230 250	1 08	\$1,312 86	
		11S03W29 01701	37469 972	0 86	\$1,041 55	
		11S03W29 01800	37458 947	0 86	\$1,041 24	
		11S03W29 01900	34944 218	0 80	\$971 34	
-		11S03W29 01901	37452 639	0 86	\$1,041 07	
		11S03W29 01902	37446 331	0 86	\$1,040 89 \$071 10	
		11S03W29 01903 11S03W29 01904	34938 723 37803 144	0 80 0 87	\$971 19 \$1,050 81	
		11S03W29 01904	34933 228	080	\$1,030 61	
		11S03W29 02000	77295 617	1 77	\$2,148 58	
		11S03W29 02001	30341 944	0 70	\$843 41	
		11S03W29 02002	31038 806	0 71	\$862 78	
		11S03W29 02003	32506 844	0 75	\$903 59	
		11S03W29 02004	31819 496	0 73	\$884 48	
		11S03W29 02005	33514 342	0 77	\$931 60	
		11S03W29 02100	34311 683	0 79	\$953.76	
	Total-	11S03W29 02101	32387 842	0 74	\$900 28	
	Totals		13747378 663	315 60	\$382,135	