

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 5038 (A RESOLUTION REVISING SPECIAL 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 RENAMING THESE SPECIAL IN-LIEU-OF ASSESSMENT CHARGES HEREAFTER AS SPECIAL CONNECTION CHARGES AND REPEALING RESOLUTION 4842).

WHEREAS, Ordinance 5355 provided authorization by resolution 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 5038 was 7951, and the April 2005 Seattle ENR Index to be applied for purposes of this Resolution is 8194 (Index Ratio = 8194/7951 = 1.0306); 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 5038 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 (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)	\$290,609	\$299,502
Sewer System Capital Projects Budget (02-454)	\$106,964	\$110,238
Total Reimbursement	\$397,573	\$409,739

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 fees herein established become effective **July 1, 2005**; and

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon passage by the Council and approval by the Mayor.

DATED AND EFFECTIVE THIS 8TH DAY OF JUNE 2005.



Mayor

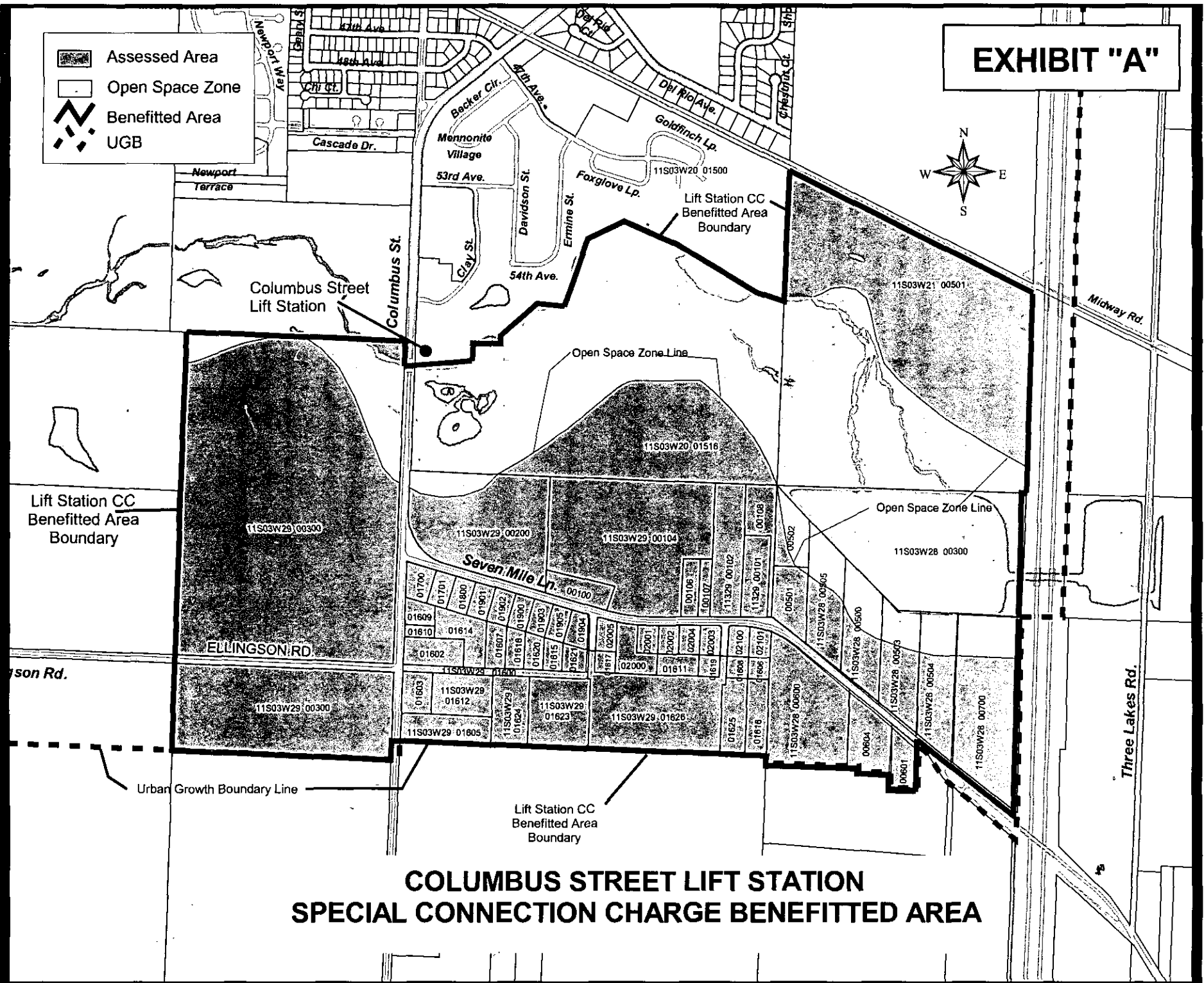
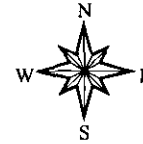
ATTEST:



City Clerk

EXHIBIT "A"

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



COLUMBUS STREET LIFT STATION SPECIAL CONNECTION CHARGE BENEFITTED AREA

EXHIBIT "B"

Columbus Street Lift Station: Special Connection Charge Allocation (Area Basis)

	July 2005			Assessed	Connection Charge
ENR = 8194		Tax Lot Number	Area Sq Ft	Area Acres	Apportionment
Total Project Cost (a)	\$492,907	11S03W21 00501	1815229.746	41.67	\$54,102.72
		11S03W20 01516	997225.457	22.89	\$29,722.19
Less Mennonite Home Contribution (a)	\$95,334	11S03W28 00500	124230.827	2.85	\$3,702.69
		11S03W28 00501	113713.589	2.61	\$3,389.22
Total City Participation (a)	\$397,573	11S03W28 00502	37171.585	0.85	\$1,107.89
		11S03W28 00503	146298.683	3.36	\$4,360.42
Benefitted Area, Acres	315.60	11S03W28 00504	180050.738	4.13	\$5,366.39
		11S03W28 00505	136071.310	3.12	\$4,055.59
Connection Charge \$ per Acre (a)	\$1,260	11S03W28 00600	449423.502	10.32	\$13,395.02
		11S03W28 00601	72620.631	1.67	\$2,164.45
Seattle ENR Index Ratio (April 2005)	1.0306	11S03W28 00604	139578.819	3.20	\$4,160.13
		11S03W28 00700	442946.410	10.17	\$13,201.97
Adjusted Connection Charge \$ per Acre	\$1,298	11S03W29 00100	82956.775	1.90	\$2,472.52
		11S03W29 00101	112908.855	2.59	\$3,365.24
		11S03W29 00102	210942.359	4.84	\$6,287.11
Check:		11S03W29 00104	941521.340	21.61	\$28,061.94
Total City Participation (a)	\$397,573	11S03W29 00106	51014.203	1.17	\$1,520.47
Seattle ENR Index Ratio (April 2004)	1.0306	11S03W29 00107	35840.923	0.82	\$1,068.23
Adjusted Total City Participation (b)	\$409,739	11S03W29 00108	97699.330	2.24	\$2,911.92
		11S03W29 00200	613591.787	14.09	\$18,288.03
Connection Charge Allocation (b)		11S03W29 00300	4282476.948	98.31	\$127,638.75
Sewer Economic Development (02-952)	\$110,238	11S03W29 01600	66763.792	1.53	\$1,989.89
Sewer System Capital Projects (02-454)	\$299,502	11S03W29 01602	87056.308	2.00	\$2,594.70
Adjusted Total City Participation	\$409,739	11S03W29 01603	64608.089	1.48	\$1,925.64
		11S03W29 01605	130413.640	2.99	\$3,886.96
		11S03W29 01606	23945.177	0.55	\$713.68
(a) Current Value		11S03W29 01607	46885.434	1.08	\$1,397.42
(b) Adjusted Value		11S03W29 01608	23761.415	0.55	\$708.21
		11S03W29 01609	37159.615	0.85	\$1,107.54
		11S03W29 01610	19129.101	0.44	\$570.14
		11S03W29 01611	46177.128	1.06	\$1,376.30
		11S03W29 01612	129169.574	2.97	\$3,849.88
		11S03W29 01614	100217.654	2.30	\$2,986.98
		11S03W29 01615	29946.897	0.69	\$892.56
		11S03W29 01616	84755.426	1.95	\$2,526.13
		11S03W29 01617	22250.243	0.51	\$663.17
		11S03W29 01618	39046.378	0.90	\$1,163.77
		11S03W29 01619	23119.279	0.53	\$689.07
		11S03W29 01620	34496.638	0.79	\$1,028.17
		11S03W29 01621	32277.363	0.74	\$962.02
		11S03W29 01623	217207.078	4.99	\$6,473.83
		11S03W29 01624	130346.897	2.99	\$3,884.97
		11S03W29 01625	96603.904	2.22	\$2,879.27
		11S03W29 01626	535633.790	12.30	\$15,964.51
		11S03W29 01700	47230.250	1.08	\$1,407.69
		11S03W29 01701	37469.972	0.86	\$1,116.79
		11S03W29 01800	37458.947	0.86	\$1,116.46
		11S03W29 01900	34944.218	0.80	\$1,041.51
		11S03W29 01901	37452.639	0.86	\$1,116.27
		11S03W29 01902	37446.331	0.86	\$1,116.08
		11S03W29 01903	34938.723	0.80	\$1,041.34
		11S03W29 01904	37803.144	0.87	\$1,126.72
		11S03W29 01905	34933.228	0.80	\$1,041.18
		11S03W29 02000	77295.617	1.77	\$2,303.79
		11S03W29 02001	30341.944	0.70	\$904.34
		11S03W29 02002	31038.806	0.71	\$925.11
		11S03W29 02003	32506.844	0.75	\$968.86
		11S03W29 02004	31819.496	0.73	\$948.38
		11S03W29 02005	33514.342	0.77	\$998.89
		11S03W29 02100	34311.683	0.79	\$1,022.66
		11S03W29 02101	32387.842	0.74	\$965.32
Totals			13747378.663	315.60	\$409,739