

RESOLUTION NO. 09-R-914

A RESOLUTION ESTABLISHING METHODOLOGIES FOR SYSTEM DEVELOPMENT CHARGES FOR THE WATER SYSTEM, WASTEWATER SYSTEM, STORM DRAINAGE SYSTEM, TRANSPORTATION SYSTEM AND PARKS SYSTEM; AND REPEALING RESOLUTION 06-R-748.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Brookings, pursuant to Ordinance No. 91-0-477:

Section 1. GENERAL BACKGROUND

The City of Brookings, Oregon had year 2004 estimated Equivalent Dwelling Units (EDUs) service area demands as follows:

Transportation System	15,619
Parks System	2,599

and had updated year 2008 estimated Equivalent Dwelling Units (EDUs) service area demands as follows:

Water System	6,742
Wastewater System	4,562
Storm Drainage System	6,426

The study period for System Development Charges (SDC) calculations for Transportation System and Parks Systems remains as ten years (2004-2014). The year 2014 EDU count is projected to be as follows:

Transportation System	20,991
Parks System	3,493

The study period for System Development Charges (SDC) calculations for Water, Wastewater and Storm Drainage System has been updated as ten years (2008-2018). The year 2018 EDU count is projected to be as follows:

Water System	8,721
Wastewater System	6,120
Storm Drainage System	7,634

Therefore, during the respective study periods, there are estimated to be the following additional system EDUs:

Water System	1,979
Wastewater System	1,558
Storm Drainage System	1,208
Transportation System	5,372
Parks System	894

Because of the City's long standing investment in the water, wastewater, storm drainage, transportation and parks systems, which provide various amounts of reserve capacity for future development, it is reasonable for the City to recuperate those reserve capacity costs as the capacity is utilized and to take these costs into account when calculating the reimbursement fee portion of the system development charge to be imposed upon new development.

In addition, it is reasonable that the portion of costs for water, wastewater, storm drainage, transportation and parks system capital improvements which will be necessary to provide service for new development should be taken into account by the City when calculating the improvement fee portion of the system development charge to be imposed upon new development.

Section 2. DESIGNATION OF CAPITAL IMPROVEMENT PLAN

The capital improvement plan used in determining the improvement fee portion of the system development charges is comprised of the following documents. When there is conflicting information in the documents, unless the council directs otherwise, the document with the most recent date shall be used.

CITY OF BROOKINGS SYSTEM DEVELOPMENT CHARGES report of January 2006, by Dyer Partnership, hereafter referred to as the "SDC Report - 2006" .

CITY OF BROOKINGS SYSTEM DEVELOPMENT CHARGES UPDATE FOR WATER, WASTEWATER AND STORM DRINAGE report of May 19, 2009, by Dyer Partnership, hereafter referred to as the "SDC Report – 2009".

CAPITAL IMPROVEMENT PROJECTS listed in the approved and projected budgets for the current fiscal year and following years.

Section 3. DETERMINATION OF SYSTEM DEVELOPMENT CHARGE

The total system development charge for a proposed development shall be determined by totaling the charge for each capital improvement system for which the council has determined a methodology and rate and adding an administrative fee of 2% and then deducting any credit.

If the system development charge is not paid at the time of issuance of the permit it may be paid in equal semi-annual installments of principle and interest over a period of not to exceed 10 years. The interest on the unpaid principle balance shall be 10% per annum. Such installment payments shall be secured by a lien against the property upon which the development occurred or by some other collateral acceptable to the City.

Section 4. WATER SYSTEM CHARGE

4.1 Reimbursement Fee Calculation

- 4.1.1 The reimbursement fee portion of the City's water system is based on the following estimated depreciated values as determined from the City's records of municipal assets and the "SDC Report –2009":

Distribution system	\$ 7,421,248
Plant & Pump Stations	\$ 448,293
Storage	\$ 0
Land	\$ 277,713
Total	\$ 8,147,254

- 4.1.2 Remaining value after deduction of capacity already utilized by customers and portions paid by grant or gift or otherwise not eligible for reimbursement:

Distribution system	\$ 482,779
Plant & Pump Stations	\$ 72,908
Storage	\$ 0
Land	\$ 45,166
Total	\$ 600,853

- 4.1.5 The reimbursement portion of the water System Development Charge is calculated by dividing the eligible reimbursement value by the study period (10 years) number of projected new EDUs as follows:

$$\$600,853 / (1,979 \text{ EDUs}) = \$304/\text{EDU}$$

4.2 Improvement Fee Calculation

- 4.2.1 The improvement fee portion of the City's water system is based on the Capital Improvement Plan (CIP) as summarized in Table 2.4.2.1 of the "SDC Report –2009".

- 4.2.2 The values of the improvements listed in the water CIP total \$13,457,810 of which \$3,163,187 is estimated to be required to provide additional capacity necessary to serve future customers.

- 4.2.3 The improvement portion of the water System Development Charge is calculated by dividing the eligible improvement value by the study period (10 years) by the number of projected new EDUs as follows:

$$\$3,163,187 / (1,979 \text{ EDUs}) = \$1,598/\text{EDU}$$

4.3 **SDC Determination** The City Manager shall determine the potential peak demand upon the water system for development in terms of Equivalent Dwelling Units (EDUs). A single EDU is defined as the demand placed on the water system by a ¾" water meter and is typical of a single family residential unit. The average water usage associated

with 1 EDU is 162 gallons per day. Meters or meter capacity installed only for fire fighting capacity shall not assessed SDCs and an adjustment shall be made based on the meter size required were fire fighting capacity not provided.. The City Manager shall determine the water EDUs for nonresidential development in accordance with the following schedule which is incorporated in Sub-Table W1 in TABLE 5.2.2 - SYSTEM DEVELOPMENT CHARGE (SDC) CALCULATION SHEET FOR CITY OF BROOKINGS as contained in the "SDC Report -2009":

Meter Size	EDUs per Meter	Cost per Meter
3/4"	1	\$ 1,902
1"	1.7	\$ 3,233
1 1/2"	3.3	\$ 6,276
2"	5.3	\$10,080
3"	10	\$19,018
4"	16.7	\$31,760
6"	To be computed by City Staff based on analysis of projected water usage	
8"		

4.4 Total water System Development Charge (SDC) per EDU: The total Water SDC per EDU shall be based upon the sum of the reimbursement (\$304) and improvement (\$1,598) portions per EDU which equals \$1902 per EDU

Section 5. WASTEWATER SYSTEM CHARGE

5.1 Reimbursement Fee Calculation

5.1.1 The reimbursement fee portion of the City's wastewater system is based on the following estimated depreciated values and debts as determined from the City's records of municipal assets and the "SDC Report -2009":

Collection system	\$ 13,982,988
Wastewater Treatment Plant	\$ 14,089,056
Pump Stations	\$ 465,218
Debt Service	\$ 11,896,570
Total	\$ 40,433,833

5.1.2 Remaining value after deduction of capacity already utilized by customers and portions paid by grant or gift or otherwise not eligible for reimbursement:

Collection system	\$ 3,142,312
Wastewater Treatment Plant	\$ 1,544,933
Pump Stations	\$ 43,617
Debt Service	\$ 4,121,104
Total	\$ 8,851,966

5.1.5 The reimbursement portion of the wastewater System Development Charge is calculated by dividing the eligible reimbursement value by the study period (10 years) number of projected new EDUs as follows:

$$\text{\$ 8,851,966} / (1,558 \text{ EDUs}) = \text{\$5,681/EDU}$$

5.2 Improvement Fee Calculation

- 5.2.1 The improvement fee portion of the City's wastewater system is based on the Capital Improvement Plan (CIP) as summarized in Table 3.4.1-4 of the "SDC Report – 2009".
- 5.2.2 The values of the improvements listed in the wastewater CIP total \$12,444,800, of which \$4,271,960 is estimated to be required to provide additional capacity necessary to serve future customers.
- 5.2.3 The improvement portion of the Wastewater System Development Charge is calculated by dividing the eligible improvement value by the study period (10 years) by the number of projected new EDUs as follows:

$$\$4,271,960 / (1,558 \text{ EDUs}) = \$2,742/\text{EDU}$$

5.3 SDC Assessment: The City Manager shall determine the daily demand upon the wastewater system for new development in terms of Equivalent Dwelling Units (EDUs). A single EDU is defined as the demand placed on the sanitary sewer system by a typical single family residential unit. The wastewater flow associated with 1 EDU is 146 gallons per day: The City Manager shall take into account:

5.3.1 The daily demand figures published by DEQ and other local government jurisdictions for the development or similar developments;

5.3.2 The SDC historically charged the same or similar development;

5.3.3 TABLE 5.2.2 - SYSTEM DEVELOPMENT CHARGE (SDC) CALCULATION SHEET FOR CITY OF BROOKINGS as contained in the "SDC Report –2009".

5.4 Total Wastewater System Development Charge (SDC) per EDU: The total Wastewater SDC per EDU shall be based upon the sum of the reimbursement (\$ 5,681) and improvement (\$ 2,742) portions per EDU which equals \$ 8,423 per EDU.

Section 6. STORM DRAINAGE SYSTEM CHARGE

6.1 Reimbursement Fee Calculation

- 6.1.1 The reimbursement fee portion of the City's storm drainage system is based on the following estimated depreciated values and debts as determined from the City's records of municipal assets and the "SDC Report –2009":

Storm Drain	\$2,322,624
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- 6.1.2 Remaining value after deduction of capacity already utilized by customers and portions paid by grant or gift or otherwise not eligible for reimbursement:

Storm Drain	\$577,998
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- 6.1.5 The reimbursement portion of the Storm Drainage System Development Charge is calculated by dividing the eligible reimbursement value by the study period (10 years) number of projected new EDUs as follows:

$$\$577,998 / (1,208 \text{ EDUs}) = \$478/\text{EDU}$$

6.2 Improvement Fee Calculation

- 6.2.1 The improvement fee portion of the City's storm drainage system is based on the Capital Improvement Plan (CIP) as summarized in Table 4.4.1-4 of the "SDC Report – 2009".

- 6.2.2 The values of the improvements listed in the storm drainage CIP total \$1,339,000, of which \$414,400 is estimated to be required to provide additional capacity necessary to serve future customers.

- 6.2.3 The improvement portion of the Storm Drainage System Development Charge is calculated by dividing the eligible improvement value by the study period (10 years) by the number of projected new EDUs as follows:

$$\$414,400 / (1,208 \text{ EDUs}) = \$343/\text{EDU}$$

6.3 SDC Assessment The City Manager shall determine the potential peak demand upon the storm drainage system for development in terms of Equivalent Dwelling Units (EDUs). A single EDU is defined as the demand placed on the storm drainage system by an impervious area of 2,500 square feet and is typical of a single family residential unit. The City Manager shall determine the water EDUs for nonresidential development in accordance with the following schedule which is incorporated in Sub-Table D1 in TABLE 5.2.2 - SYSTEM DEVELOPMENT CHARGE (SDC) CALCULATION SHEET FOR CITY OF BROOKINGS as contained in the "SDC Report – 2009":

Assessment Item	Area SF	EDU
Single Family Dwelling	---	1.0
Commercial, Industrial, Institutional		
Impervious Areas, Roofs, Pavements, Sidewalks, Etc.	2500	1.0
Gravel Parking/Roadway/Storage	2500	0.6
Compacted Dirt Roadway/Parking/Storage	2500	0.4

6.4 Total Storm Drainage System Development Charge (SDC) per EDU: The total Storm Drainage SDC per EDU shall be based upon the sum of the reimbursement (\$478) and improvement (\$343) portions per EDU which equals \$821 per EDU.

Section 7. TRANSPORTATION SYSTEM CHARGE

7.1 Reimbursement Fee Calculation

- 7.1.1 The reimbursement fee portion of the City's transportation system is based on the following estimated depreciated values and debts as determined from the City's records of municipal assets and the "SDC Report – 2006":

Roads	\$ 3,230,594
Sidewalks	\$ 1,242,139
Total	\$ 4,472,733

- 7.1.2 Remaining value after deduction of capacity already utilized by customers and portions paid by grant or gift or otherwise not eligible for reimbursement:

Roads	\$ 872,260
Sidewalks	\$ 335,378
Total	\$ 1,207,638

- 7.1.5 The reimbursement portion of the Transportation System Development Charge is calculated by dividing the eligible reimbursement value by the study period (10 years) number of projected new EDUs as follows:

$$\$1,207,638 / (5,372 \text{ EDUs}) = \$225/\text{EDU}$$

7.2 Improvement Fee Calculation

- 7.2.1 The improvement fee portion of the City's transportation system is based on the Capital Improvement Plan (CIP) as summarized in Table 5.4.1 of the "SDC Report – 2006".

- 7.2.2 The values of the improvements listed in the transportation CIP total \$11,101,375 of which \$4,918,509 is estimated to be required to provide additional capacity necessary to serve future customers.

- 7.2.3 The improvement portion of the Transportation System Development Charge is calculated by dividing the eligible improvement value by the study period (10 years) by the number of projected new EDUs as follows:

$$\$4,918,509 / (5,372 \text{ EDUs}) = \$916/\text{EDU}$$

7.3 **SDC Assessment:** The City Manager shall determine the daily demand upon the transportation system for new development in terms of Equivalent Dwelling Units (EDUs). A single EDU is defined as the demand placed on the transportation system by a typical single family residential unit. The transportation demand unit associated with 1 EDU is 0.9 trip ends per peak hour. The City Manager shall take into account:

- 7.3.1 The peak hour trip end figures published in Volumes 1 through 3 of Trip Generation, 7th Edition by the Institute of Transportation Engineers and as

published by other local government jurisdictions for the development or similar developments;

7.3.2 The SDC historically charged the same or similar development;

7.3.3 TABLE 7.2.2 - SYSTEM DEVELOPMENT CHARGE (SDC) CALCULATION SHEET FOR CITY OF BROOKINGS as contained in the "SDC Report – 2006".

7.4 Total Transportation System Development Charge (SDC) per EDU: The total transportation SDC per EDU shall be based upon the sum of the reimbursement (\$ 225) and improvement (\$ 916) portions per EDU which equals \$ 1,141 per EDU.

Section 8. PARKS SYSTEM CHARGE

8.1 Reimbursement Fee Calculation

8.1.1 The reimbursement fee portion of the City's parks system is based on the following estimated depreciated values and debts as determined from the City's records of municipal assets and the "SDC Report – 2006":

Parks Assets	\$706,019
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8.1.2 Remaining value after deduction of capacity already utilized by customers and portions paid by grant or gift or otherwise not eligible for reimbursement:

Parks Assets	\$169,444
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8.1.5 The reimbursement portion of the Parks System Development Charge is calculated by dividing the eligible reimbursement value by the study period (10 years) number of projected new EDUs as follows:

$$\$169,444 / (894 \text{ EDUs}) = \$190/\text{EDU}$$

8.2 Improvement Fee Calculation

8.2.1 The improvement fee portion of the City's parks system is based on the Capital Improvement Plan (CIP) as summarized in Table 6.4.1 of the "SDC Report – 2006".

8.2.2 The values of the improvements listed in the parks CIP total \$16,568,130, of which \$970,081 is estimated to be required to provide additional capacity necessary to serve future residents.

8.2.3 The improvement portion of the Parks System Development Charge is calculated by dividing the eligible improvement value by the study period (10 years) by the number of projected new EDUs as follows:

$$\$970,081 / (894 \text{ EDUs}) = \$1,085/\text{EDU}$$

8.3 SDC Assessment The City Manager shall determine the demand upon the parks system for residential development in terms of Equivalent Dwelling Units (EDUs).

Nonresidential commercial development will not be assessed parks SDCs. A single EDU is defined as the demand placed on the parks system by a single family residential unit. The City Manager shall determine the park EDUs for residential development in accordance with TABLE 7.2.2 - SYSTEM DEVELOPMENT CHARGE (SDC) CALCULATION SHEET FOR CITY OF BROOKINGS as contained in the "SDC Report – 2006":

8.4 Total Park System Development Charge (SDC) per EDU: The total Parks SDC per EDU shall be based upon the sum of the reimbursement (\$190) and improvement (\$1,085) portions per EDU which equals \$1,275 per EDU.

Section 9. CREDITS

9.1 No credits shall be given to be applied to the system development charge imposed except:

9.1.1 As required by state law for a qualified public improvement; or

9.1.1 When the Council determines based upon clear and convincing evidence provided by the developer that the proposed development will not place on the capital improvement the level of demand projected by this resolution.

9.1.3 A full or partial credit may be given when the council determines the proposed development will make an identified, direct, substantial and sustained enhancement to the economic vitality of the city:

9.1.3.1 Which is not related to the construction of the development; and

9.1.3.2 Which would not have been realized but for the proposed development.

Before receiving the credit allowed by this paragraph 9.1.3, the developer shall enter into an agreement with the City which requires the payment of all or part of the SDC excused because of this paragraph 9.1.3 if the development, when constructed and operating, fails to perform as represented when the credit is granted.

9.2 Credits are not transferable from one development to another unless the development is being constructed in phases. Credits for one capital system of the system development charge may not be applied to the system development charge of another capital system.

9.3 If subsequent amendments to this Resolution delete or reduce a credit previously granted but not used, the amount of the credit given shall be set by the Resolution in affect at the time an applicant seeks to apply the credit to the system development charge being imposed.

Section 10. SDC COST ADJUSTMENTS

10.1 The SDC per EDU rate shall be increased or decreased annually at, July 1, in accordance with the ratio of the Engineering News Record (ENR) Construction Cost Index for the month of May of that year with respect to the May ENR index of the previous year. The cost adjustment calculation shall be as follows:

Adjusted SDC/EDU = [SDC per "SDC Report – 2006 (or 2009 as appropriate)" / EDU] x
[Current Year May ENR Index/Prior Year May ENR Index]

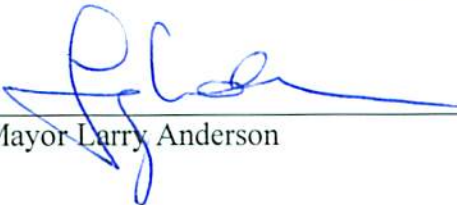
10.2 In accordance with ORS 223.307 (2), the City Manager may update, at any time, the Capital Improvement Plan (CIP) and increase the SDC charge as based on the addition of projects after provision of 30 days notice to persons who have requested written notice under ORS 223.304 (6). A public hearing is not required to adopt the modification if a written notice requesting a hearing is not received within 7 days of the notice.

Section 11. REPEALER

The following resolution is hereby repealed:

RESOLUTION 06-R-748, Adopted January 23, 2006.

Adopted by the City Council of the City of Brookings, County of Curry, State of Oregon,
this 26th day of May, 2009, and effective the same day.



Mayor Larry Anderson

Attest:



City Recorder Joyce Heffington