

RESOLUTION NO. 941-R

RESOLUTION ESTABLISHING AND ADOPTING METHODOLOGY
FOR SANITARY SEWER SYSTEM DEVELOPMENT CHARGES,
IMPOSING SANITARY SEWER SYSTEM DEVELOPMENT
CHARGES AND DEFINING FISCAL ACCOUNTABILITY.

WHEREAS, the City of Troutdale's sanitary sewer system development charges after July 1, 1991, must meet certain requirements incorporated in the state law; and

WHEREAS, the City has undertaken a complete review of its sanitary sewer system development charges in order to ensure its compliance with state law; and

WHEREAS, the City Council has authorized sanitary sewer system development charges pursuant to Ordinance No. 574-0;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:

ARTICLE I

PURPOSE

SECTION 1.

The purpose of this resolution is to provide a uniform framework for the imposition of a system development charge (SDC) for the City's sanitary sewer system.

SECTION 2.

This SDC charge is adopted to ensure that new development contributes to extra capacity needed within our sanitary sewer collection system to accommodate such development.

ARTICLE II

DEFINITIONS

SECTION 1.

Unless the context dictates otherwise, the meaning of terms used in this resolution shall be those defined in Troutdale Municipal Code 13.16.030, 13.28.030 and Ordinance No. 574-0.

ARTICLE III

ADMINISTRATION AND ADMINISTRATIVE REVIEW

SECTION 1.

The City Administrator shall employ a qualified person as Public Works Director. In addition to such other duties and responsibilities as may be assigned to this person, the Director shall be responsible for the administration of this ordinance. The Director shall be responsible for developing administrative procedures for calculation and collection of fees.

- A. Discretionary decision of the director shall be in writing and mailed by regular mail to the last known address of the applicant.
- B. Any person aggrieved by a discretionary decision of the director may appeal the decision to the Troutdale City Council. The appeal shall be in writing and must be filed with the director with ten (10) working days of the date the directors' decision was mailed.
- C. The appeal shall state all relevant facts, identify the applicable ordinance provisions and specify the type and amount of relief sought. The City shall by resolution establish a reasonable appeal fee.
- D. The appellant shall bear the burden of proving that an error was committed resulting in substantial prejudice.

ARTICLE IV

AUTHORITY AND AFFIRMATION

SECTION 1.

Acquire, own, construct, equip, operate and maintain a comprehensive sanitary sewer supply and storage system,; to expand and extend the existing sanitary sewer supply system of the City; and to reconstruct such existing portions of the system as may be deemed proper by the City Council, Oregon Department of Environmental Quality, or the Federal Environmental Protection Agency and the State Sanitary sewer Resource Department; and, to collect sanitary sewer system development charges appropriate to the capital needs of the system.

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ARTICLE V

METHODOLOGY

SECTION 1.

The purpose of this Article is to establish the methodology for the imposition of sanitary sewer system development charges. In developing the methodology, certain cost concepts are commonly included in the charge-setting process. The methodology basis for sanitary sewer system development charges is set forth in EXHIBIT "A", and is hereby incorporated herein.

ARTICLE VI

SANITARY SEWER SYSTEM DEVELOPMENT CHARGES

SECTION 1.

The purpose of this Article is to impose the capital cost of municipal sanitary sewer service improvements upon those developments that create the need for or increase the demands for such improvements. The fee imposed by this Article is separate from and in addition to any applicable taxes, assessments, fees, charges, including but not limited to system development charges, or fees otherwise provided by or imposed as a condition of development. Fees for connection to the sanitary sewer system shall be charges to the permit applicant or owner(s) of any building(s) in which a sanitary sewer connection is made. Said connection fees shall be a revenue source to the City and shall entitle the applicant or owner(s) to a service connection to the sanitary sewer system.

SECTION 2.

The sanitary sewer system development charge set forth in EXHIBIT "A" is hereby imposed to be effective on March 1, 1992. Such charge based on an equivalent residential unit (ERU) shall be implemented on a prorated daily factor until such daily charges are equal to total charge established in EXHIBIT "A". Total calculated SDC charge of \$2295 (financing costs included) will be fully implemented by January 1, 1993.

SECTION 3.

The establishment and review of an equivalent residential unit will be as follows:

1. The director shall assign each user an ERU as defined in Ordinance No. 574-0 for the purpose of establishing wastewater user fees and wastewater system development and improvement charges.

The following equivalent residential units are established for the following use classes:

| USER CLASS | ERU | UNIT |
|--|-------------|--|
| RESIDENTIAL: | | |
| <i>Single-family</i> | <i>1.00</i> | <i>Per Household</i> |
| <i>Multi-family</i> | <i>1.00</i> | <i>Per Household</i> |
| | <i>.70</i> | <i>Each Additional Unit</i> |
| <i>Mobile Home Parks</i> | <i>1.00</i> | <i>Per Household</i> |
| | <i>.88</i> | <i>Each Additional Unit</i> |
| <i>Trailer/RV Parks</i> | <i>1.00</i> | <i>For Each Permanent or Separate Caretaker or Other Living Facility</i> |
| | <i>.30</i> | <i>Per Space</i> |
| COMMERCIAL: | | |
| <i>Cocktail Lounges, Bars, Taverns</i> | <i>.06</i> | <i>Per Seat</i> |
| <i>Laundromat</i> | <i>1.52</i> | <i>Per Washer</i> |
| <i>Motel/Hotel</i> | <i>1.00</i> | <i>Per Management Quarters</i> |
| | <i>.36</i> | <i>Per Each Additional Unit</i> |
| <i>Office</i> | <i>.08</i> | <i>Per Employee</i> |
| <i>Retail</i> | <i>.09</i> | <i>Per Employee</i> |
| <i>Pizza Parlors</i> | <i>.09</i> | <i>Per Seat</i> |
| <i>Restaurants</i> | <i>.12</i> | <i>Per Seat</i> |
| COMMUNITY SERVICE: | | |
| <i>Churches</i> | <i>.02</i> | <i>Per Seat</i> |
| <i>School/Elementary</i> | <i>.06</i> | <i>Per Occupant</i> |
| <i>School/High School</i> | <i>.09</i> | <i>Per Occupant</i> |
| Open | <i>.08</i> | <i>Per Employee</i> |

Additional equivalent residential units will be established for those facilities such as office, factories, et cetera, that provide kitchen facilities, shower facilities or other amenities that can add to the quantity and quality of wastewater discharges.

Hotels, motels and other facilities utilizing laundry facilities will be assessed the additional loading that those facilities place on the system.

2. Should any user believe that he has been incorrectly assigned to a particular user class or incorrectly assigned a number of ERU's or should any user believe that a portion of his metered water flow is not discharged into the sewerage system, that user may apply for a review of his wastewater system development charge.

3. Should the director determine that a user was incorrectly assigned to a user class or incorrectly assigned a number of ERU's, he shall reassign a more appropriate user class or number of ERU's to that user and shall notify that user of such reassignment.

4. Records for all assigned rates and any assigned wastewater volumes and strengths to users or user classes as well as the wastewater characteristics forming the basis of the ERU shall be kept on file with the city recorder and shall be opened for public inspection.

5. Any user which cannot be classified by virtue of the volume and/or strength of his waste in any of the above user classes shall be considered a special user. If the strength of such waste is not significantly different from that of normal household waste, such user shall be placed in the open class and assigned the appropriate wastewater volume. If the wastewater strength is significantly different from that of normal household wastes, a special charge based on both volume and strength shall be assigned to that user by the director. Significant difference shall be assigned to that user by the director. Significant wastewater component(s) (i.e. flow, BOD, SS, etc.) deviation from "normal domestic wastewater" is greater than ten percent on a monthly average or sludge discharge.

SECTION 4.

As set forth in Ordinance No. 574-0, the City shall annually review the fee schedules presented in EXHIBIT "A" to determine whether additional fee revenues should be generated to provide extra-capacity improvements needed to address new development or to ensure that revenues do not exceed identified demands. Upon completion of this review, the City shall consider such amendments, including adjustment to the fee imposed herein, as are necessary to address changing conditions.

Notwithstanding any other provision, the dollar amounts set forth in EXHIBIT "A" shall, on March 1st of each year, be computed to increase automatically by the Engineering News Record Northwest (Seattle, WA) construction cost index. Notwithstanding the foregoing, all calculations shall be carried out to the hundredths place. A final product ending in .49 or less shall be rounded down to the nearest dollar, .50 or more up to the next dollar.

SECTION 5.

The sanitary sewer SDC fee is based upon existing or intended use of the property at the time of application for connection. If the property is improved, expanded, subdivided or otherwise modified so as to increase the sanitary sewer SDC due for that property or structure, a sanitary sewer SDC shall be charged for the modified portion of the property or structure based on the sanitary sewer SDC schedule in effect at the time of the modification.

SECTION 6.

As provided by Ordinance No. 574-0, Article X, any citizen or other interested person may challenge an expenditure of SDC revenues as being in violation of this resolution provided a written petition for review is filed with the Troutdale City Council within two years of expenditure.

ARTICLE VII

PAYMENT

SECTION 1.

The SDC imposed hereby is due and payable at the time of issuance of a building permit by the City. Except as otherwise provided in Ordinance NO. 574-0, no building permit shall be issued for a development subject to the SDC unless the SDC is first paid in full.

ARTICLE VIII

CREDIT

SECTION 1.

As provided in Ordinance 574-0, an applicant for a building permit is eligible for credit against the SDC for constructing a qualified capital improvement,

ARTICLE IX

FISCAL ACCOUNTABILITY

SECTION 1.

The City shall maintain a dedicated fund entitled Sanitary Improvement Fund, herein "fund". All moneys derived from the SDC shall be placed in the fund. SDC revenue, including interest on the fund, shall be used for no purpose other than those activities described as, or for the benefit of, extra capacity facilities.

SECTION 2.

SDC revenues may be spent to provide new capacity to our collection system and the treatment plant facility expansions shown in Table of EXHIBIT "A". In addition, the reasonable and customary costs of administering this SDC and projects funded hereunder, including repayment of debt, may be paid from SDC revenues.

ARTICLE X

REFUNDS

SECTION 1.

Refunds of SDC's may be made upon initiation of the Director or upon written application filed with the Director. Refunds shall only be allowed upon a finding by the director that there was an actual clerical error in the calculation of the SDC. Refunds shall be allowed for failure to claim a credit provided the claim for refund is in writing and actually received by the City within thirty (30) days of the date of issuance of the building permit. No refund shall be granted for any reason other than those expressly provided for herein.

ARTICLE XI

COLLECTION

SECTION 1.

The SDC's are payable upon and as a condition of issuance of development or building permit pursuant to Ordinance 574-0, Article VII, Section.

SECTION 2.

For purposes of this section, delinquent party shall include any person controlling a delinquent corporate permittee and, conversely, any corporation controlled by a delinquent individual permittee.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS
25th DAY OF FEBRUARY, 1992.

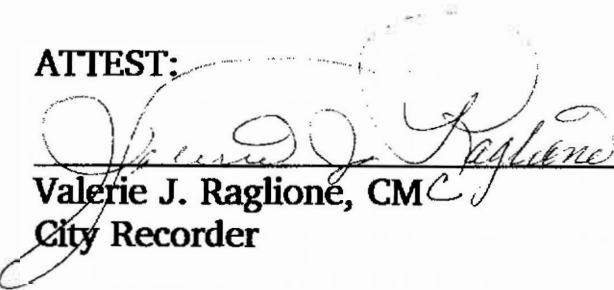
YEAS: 4
NAYS: 1 (Fowler)
ABSTAINED: 0



Sam K. Cox, Mayor

Dated: February 26, 1992

ATTEST:



Valerie J. Raglione, CMC
City Recorder

D:\SEWER.SDC

SYSTEM DEVELOPMENT CHARGES
PRORATED DAILY CHANGES

| | | | |
|---------|------------|----------|----------|
| SEWER | \$1,250.00 | INCREASE | \$3.418 |
| STREETS | \$130.00 | PER | \$1.3105 |
| PARKS | \$0.00 | DAY | \$1.222 |
| WATER | N/A | | N/A |

| | | SEWER | STREETS | PARKS |
|--------|----|------------|----------|---------|
| MAR 1 | 1 | \$1,253.42 | \$131.31 | \$1.22 |
| MAR 2 | 2 | \$1,256.84 | \$132.62 | \$2.44 |
| MAR 3 | 3 | \$1,260.25 | \$133.93 | \$3.67 |
| MAR 4 | 4 | \$1,263.67 | \$135.24 | \$4.89 |
| MAR 5 | 5 | \$1,267.09 | \$136.55 | \$6.11 |
| MAR 6 | 6 | \$1,270.51 | \$137.86 | \$7.33 |
| MAR 7 | 7 | \$1,273.93 | \$139.17 | \$8.55 |
| MAR 8 | 8 | \$1,277.34 | \$140.48 | \$9.78 |
| MAR 9 | 9 | \$1,280.76 | \$141.79 | \$11.00 |
| MAR 10 | 10 | \$1,284.18 | \$143.10 | \$12.22 |
| MAR 11 | 11 | \$1,287.60 | \$144.42 | \$13.44 |
| MAR 12 | 12 | \$1,291.02 | \$145.73 | \$14.66 |
| MAR 13 | 13 | \$1,294.43 | \$147.04 | \$15.89 |
| MAR 14 | 14 | \$1,297.85 | \$148.35 | \$17.11 |
| MAR 15 | 15 | \$1,301.27 | \$149.66 | \$18.33 |
| MAR 16 | 16 | \$1,304.69 | \$150.97 | \$19.55 |
| MAR 17 | 17 | \$1,308.11 | \$152.28 | \$20.77 |
| MAR 18 | 18 | \$1,311.52 | \$153.59 | \$22.00 |
| MAR 19 | 19 | \$1,314.94 | \$154.90 | \$23.22 |
| MAR 20 | 20 | \$1,318.36 | \$156.21 | \$24.44 |
| MAR 21 | 21 | \$1,321.78 | \$157.52 | \$25.66 |
| MAR 22 | 22 | \$1,325.20 | \$158.83 | \$26.88 |
| MAR 23 | 23 | \$1,328.61 | \$160.14 | \$28.11 |
| MAR 24 | 24 | \$1,332.03 | \$161.45 | \$29.33 |
| MAR 25 | 25 | \$1,335.45 | \$162.76 | \$30.55 |
| MAR 26 | 26 | \$1,338.87 | \$164.07 | \$31.77 |
| MAR 27 | 27 | \$1,342.29 | \$165.38 | \$32.99 |
| MAR 28 | 28 | \$1,345.70 | \$166.69 | \$34.22 |
| MAR 29 | 29 | \$1,349.12 | \$168.00 | \$35.44 |
| MAR 30 | 30 | \$1,352.54 | \$169.31 | \$36.66 |
| MAR 31 | 31 | \$1,355.96 | \$170.63 | \$37.88 |

| | | | | |
|--------|----|------------|----------|---------|
| APR 1 | 32 | \$1,359.38 | \$171.94 | \$39.10 |
| APR 2 | 33 | \$1,362.79 | \$173.25 | \$40.33 |
| APR 3 | 34 | \$1,366.21 | \$174.56 | \$41.55 |
| APR 4 | 35 | \$1,369.63 | \$175.87 | \$42.77 |
| APR 5 | 36 | \$1,373.05 | \$177.18 | \$43.99 |
| APR 6 | 37 | \$1,376.47 | \$178.49 | \$45.21 |
| APR 7 | 38 | \$1,379.88 | \$179.80 | \$46.44 |
| APR 8 | 39 | \$1,383.30 | \$181.11 | \$47.66 |
| APR 9 | 40 | \$1,386.72 | \$182.42 | \$48.88 |
| APR 10 | 41 | \$1,390.14 | \$183.73 | \$50.10 |
| APR 11 | 42 | \$1,393.56 | \$185.04 | \$51.32 |
| APR 12 | 43 | \$1,396.97 | \$186.35 | \$52.55 |
| APR 13 | 44 | \$1,400.39 | \$187.66 | \$53.77 |
| APR 14 | 45 | \$1,403.81 | \$188.97 | \$54.99 |
| APR 15 | 46 | \$1,407.23 | \$190.28 | \$56.21 |
| APR 16 | 47 | \$1,410.65 | \$191.59 | \$57.43 |
| APR 17 | 48 | \$1,414.06 | \$192.90 | \$58.66 |
| APR 18 | 49 | \$1,417.48 | \$194.21 | \$59.88 |
| APR 19 | 50 | \$1,420.90 | \$195.52 | \$61.10 |
| APR 20 | 51 | \$1,424.32 | \$196.84 | \$62.32 |
| APR 21 | 52 | \$1,427.74 | \$198.15 | \$63.54 |
| APR 22 | 53 | \$1,431.15 | \$199.46 | \$64.77 |
| APR 23 | 54 | \$1,434.57 | \$200.77 | \$65.99 |
| APR 24 | 55 | \$1,437.99 | \$202.08 | \$67.21 |
| APR 25 | 56 | \$1,441.41 | \$203.39 | \$68.43 |
| APR 26 | 57 | \$1,444.83 | \$204.70 | \$69.65 |
| APR 27 | 58 | \$1,448.24 | \$206.01 | \$70.88 |
| APR 28 | 59 | \$1,451.66 | \$207.32 | \$72.10 |
| APR 29 | 60 | \$1,455.08 | \$208.63 | \$73.32 |
| APR 30 | 61 | \$1,458.50 | \$209.94 | \$74.54 |

| | | | | |
|--------|----|------------|----------|----------|
| MAY 1 | 62 | \$1,461.92 | \$211.25 | \$75.76 |
| MAY 2 | 63 | \$1,465.33 | \$212.56 | \$76.99 |
| MAY 3 | 64 | \$1,468.75 | \$213.87 | \$78.21 |
| MAY 4 | 65 | \$1,472.17 | \$215.18 | \$79.43 |
| MAY 5 | 66 | \$1,475.59 | \$216.49 | \$80.65 |
| MAY 6 | 67 | \$1,479.01 | \$217.80 | \$81.87 |
| MAY 7 | 68 | \$1,482.42 | \$219.11 | \$83.10 |
| MAY 8 | 69 | \$1,485.84 | \$220.42 | \$84.32 |
| MAY 9 | 70 | \$1,489.26 | \$221.73 | \$85.54 |
| MAY 10 | 71 | \$1,492.68 | \$223.05 | \$86.76 |
| MAY 11 | 72 | \$1,496.10 | \$224.36 | \$87.98 |
| MAY 12 | 73 | \$1,499.51 | \$225.67 | \$89.21 |
| MAY 13 | 74 | \$1,502.93 | \$226.98 | \$90.43 |
| MAY 14 | 75 | \$1,506.35 | \$228.29 | \$91.65 |
| MAY 15 | 76 | \$1,509.77 | \$229.60 | \$92.87 |
| MAY 16 | 77 | \$1,513.19 | \$230.91 | \$94.09 |
| MAY 17 | 78 | \$1,516.60 | \$232.22 | \$95.32 |
| MAY 18 | 79 | \$1,520.02 | \$233.53 | \$96.54 |
| MAY 19 | 80 | \$1,523.44 | \$234.84 | \$97.76 |
| MAY 20 | 81 | \$1,526.86 | \$236.15 | \$98.98 |
| MAY 21 | 82 | \$1,530.28 | \$237.46 | \$100.20 |
| MAY 22 | 83 | \$1,533.69 | \$238.77 | \$101.43 |
| MAY 23 | 84 | \$1,537.11 | \$240.08 | \$102.65 |
| MAY 24 | 85 | \$1,540.53 | \$241.39 | \$103.87 |
| MAY 25 | 86 | \$1,543.95 | \$242.70 | \$105.09 |
| MAY 26 | 87 | \$1,547.37 | \$244.01 | \$106.31 |
| MAY 27 | 88 | \$1,550.78 | \$245.32 | \$107.54 |
| MAY 28 | 89 | \$1,554.20 | \$246.63 | \$108.76 |
| MAY 29 | 90 | \$1,557.62 | \$247.94 | \$109.98 |
| MAY 30 | 91 | \$1,561.04 | \$249.26 | \$111.20 |
| MAY 31 | 92 | \$1,564.46 | \$250.57 | \$112.42 |

| | | | | |
|--------|-----|------------|----------|----------|
| JUN 1 | 93 | \$1,567.87 | \$251.88 | \$113.65 |
| JUN 2 | 94 | \$1,571.29 | \$253.19 | \$114.87 |
| JUN 3 | 95 | \$1,574.71 | \$254.50 | \$116.09 |
| JUN 4 | 96 | \$1,578.13 | \$255.81 | \$117.31 |
| JUN 5 | 97 | \$1,581.55 | \$257.12 | \$118.53 |
| JUN 6 | 98 | \$1,584.96 | \$258.43 | \$119.76 |
| JUN 7 | 99 | \$1,588.38 | \$259.74 | \$120.98 |
| JUN 8 | 100 | \$1,591.80 | \$261.05 | \$122.20 |
| JUN 9 | 101 | \$1,595.22 | \$262.36 | \$123.42 |
| JUN 10 | 102 | \$1,598.64 | \$263.67 | \$124.64 |
| JUN 11 | 102 | \$1,602.05 | \$264.98 | \$125.87 |
| JUN 12 | 103 | \$1,605.47 | \$266.29 | \$127.09 |
| JUN 13 | 105 | \$1,608.89 | \$267.60 | \$128.31 |
| JUN 14 | 106 | \$1,612.31 | \$268.91 | \$129.53 |
| JUN 15 | 107 | \$1,615.73 | \$270.22 | \$130.75 |
| JUN 16 | 108 | \$1,619.14 | \$271.53 | \$131.98 |
| JUN 17 | 109 | \$1,622.56 | \$272.84 | \$133.20 |
| JUN 18 | 110 | \$1,625.98 | \$274.15 | \$134.42 |
| JUN 19 | 111 | \$1,629.40 | \$275.47 | \$135.64 |
| JUN 20 | 112 | \$1,632.82 | \$276.78 | \$136.86 |
| JUN 21 | 113 | \$1,636.23 | \$278.09 | \$138.09 |
| JUN 22 | 114 | \$1,639.65 | \$279.40 | \$139.31 |
| JUN 23 | 115 | \$1,643.07 | \$280.71 | \$140.53 |
| JUN 24 | 116 | \$1,646.49 | \$282.02 | \$141.75 |
| JUN 25 | 117 | \$1,649.91 | \$283.33 | \$142.97 |
| JUN 26 | 118 | \$1,653.32 | \$284.64 | \$144.20 |
| JUN 27 | 119 | \$1,656.74 | \$285.95 | \$145.42 |
| JUN 28 | 120 | \$1,660.16 | \$287.26 | \$146.64 |
| JUN 29 | 121 | \$1,663.58 | \$288.57 | \$147.86 |
| JUN 30 | 122 | \$1,667.00 | \$289.88 | \$149.08 |

| | | | | |
|--------|-----|------------|----------|----------|
| JUL 1 | 123 | \$1,670.41 | \$291.19 | \$150.31 |
| JUL 2 | 124 | \$1,673.83 | \$292.50 | \$151.53 |
| JUL 3 | 125 | \$1,677.25 | \$293.81 | \$152.75 |
| JUL 4 | 126 | \$1,680.67 | \$295.12 | \$153.97 |
| JUL 5 | 127 | \$1,684.09 | \$296.43 | \$155.19 |
| JUL 6 | 128 | \$1,687.50 | \$297.74 | \$156.42 |
| JUL 7 | 129 | \$1,690.92 | \$299.05 | \$157.64 |
| JUL 8 | 130 | \$1,694.34 | \$300.36 | \$158.86 |
| JUL 9 | 131 | \$1,697.76 | \$301.68 | \$160.08 |
| JUL 10 | 132 | \$1,701.18 | \$302.99 | \$161.30 |
| JUL 11 | 133 | \$1,704.59 | \$304.30 | \$162.53 |
| JUL 12 | 134 | \$1,708.01 | \$305.61 | \$163.75 |
| JUL 13 | 135 | \$1,711.43 | \$306.92 | \$164.97 |
| JUL 14 | 136 | \$1,714.85 | \$308.23 | \$166.19 |
| JUL 15 | 137 | \$1,718.27 | \$309.54 | \$167.41 |
| JUL 16 | 138 | \$1,721.68 | \$310.85 | \$168.64 |
| JUL 17 | 139 | \$1,725.10 | \$312.16 | \$169.86 |
| JUL 18 | 140 | \$1,728.52 | \$313.47 | \$171.08 |
| JUL 19 | 141 | \$1,731.94 | \$314.78 | \$172.30 |
| JUL 20 | 142 | \$1,735.36 | \$316.09 | \$173.52 |
| JUL 21 | 143 | \$1,738.77 | \$317.40 | \$174.75 |
| JUL 22 | 144 | \$1,742.19 | \$318.71 | \$175.97 |
| JUL 23 | 145 | \$1,745.61 | \$320.02 | \$177.19 |
| JUL 24 | 146 | \$1,749.03 | \$321.33 | \$178.41 |
| JUL 25 | 147 | \$1,752.45 | \$322.64 | \$179.63 |
| JUL 26 | 148 | \$1,755.86 | \$323.95 | \$180.86 |
| JUL 27 | 149 | \$1,759.28 | \$325.26 | \$182.08 |
| JUL 28 | 150 | \$1,762.70 | \$326.57 | \$183.30 |
| JUL 29 | 151 | \$1,766.12 | \$327.89 | \$184.52 |
| JUL 30 | 152 | \$1,769.54 | \$329.20 | \$185.74 |
| JUL 31 | 153 | \$1,772.95 | \$330.51 | \$186.97 |

| | | | | |
|--------|-----|------------|----------|----------|
| AUG 1 | 154 | \$1,776.37 | \$331.82 | \$188.19 |
| AUG 2 | 155 | \$1,779.79 | \$333.13 | \$189.41 |
| AUG 3 | 156 | \$1,783.21 | \$334.44 | \$190.63 |
| AUG 4 | 157 | \$1,786.63 | \$335.75 | \$191.85 |
| AUG 5 | 158 | \$1,790.04 | \$337.06 | \$193.08 |
| AUG 6 | 159 | \$1,793.46 | \$338.37 | \$194.30 |
| AUG 7 | 160 | \$1,796.88 | \$339.68 | \$195.52 |
| AUG 8 | 161 | \$1,800.30 | \$340.99 | \$196.74 |
| AUG 9 | 162 | \$1,803.72 | \$342.30 | \$197.96 |
| AUG 10 | 163 | \$1,807.13 | \$343.61 | \$199.19 |
| AUG 11 | 164 | \$1,810.55 | \$344.92 | \$200.41 |
| AUG 12 | 165 | \$1,813.97 | \$346.23 | \$201.63 |
| AUG 13 | 166 | \$1,817.39 | \$347.54 | \$202.85 |
| AUG 14 | 167 | \$1,820.81 | \$348.85 | \$204.07 |
| AUG 15 | 168 | \$1,824.22 | \$350.16 | \$205.30 |
| AUG 16 | 169 | \$1,827.64 | \$351.47 | \$206.52 |
| AUG 17 | 170 | \$1,831.06 | \$352.78 | \$207.74 |
| AUG 18 | 171 | \$1,834.48 | \$354.10 | \$208.96 |
| AUG 19 | 172 | \$1,837.90 | \$355.41 | \$210.18 |
| AUG 20 | 173 | \$1,841.31 | \$356.72 | \$211.41 |
| AUG 21 | 174 | \$1,844.73 | \$358.03 | \$212.63 |
| AUG 22 | 175 | \$1,848.15 | \$359.34 | \$213.85 |
| AUG 23 | 176 | \$1,851.57 | \$360.65 | \$215.07 |
| AUG 24 | 177 | \$1,854.99 | \$361.96 | \$216.29 |
| AUG 25 | 178 | \$1,858.40 | \$363.27 | \$217.52 |
| AUG 26 | 179 | \$1,861.82 | \$364.58 | \$218.74 |
| AUG 27 | 180 | \$1,865.24 | \$365.89 | \$219.96 |
| AUG 28 | 181 | \$1,868.66 | \$367.20 | \$221.18 |
| AUG 29 | 182 | \$1,872.08 | \$368.51 | \$222.40 |
| AUG 30 | 183 | \$1,875.49 | \$369.82 | \$223.63 |
| AUG 31 | 184 | \$1,878.91 | \$371.13 | \$224.85 |

| | | | | |
|--------|-----|------------|----------|----------|
| SEP 1 | 185 | \$1,882.33 | \$372.44 | \$226.07 |
| SEP 2 | 186 | \$1,885.75 | \$373.75 | \$227.29 |
| SEP 3 | 187 | \$1,889.17 | \$375.06 | \$228.51 |
| SEP 4 | 188 | \$1,892.58 | \$376.37 | \$229.74 |
| SEP 5 | 189 | \$1,896.00 | \$377.68 | \$230.96 |
| SEP 6 | 190 | \$1,899.42 | \$378.99 | \$232.18 |
| SEP 7 | 191 | \$1,902.84 | \$380.31 | \$233.40 |
| SEP 8 | 192 | \$1,906.26 | \$381.62 | \$234.62 |
| SEP 9 | 193 | \$1,909.67 | \$382.93 | \$235.85 |
| SEP 10 | 194 | \$1,913.09 | \$384.24 | \$237.07 |
| SEP 11 | 195 | \$1,916.51 | \$385.55 | \$238.29 |
| SEP 12 | 196 | \$1,919.93 | \$386.86 | \$239.51 |
| SEP 13 | 197 | \$1,923.35 | \$388.17 | \$240.73 |
| SEP 14 | 198 | \$1,926.76 | \$389.48 | \$241.96 |
| SEP 15 | 199 | \$1,930.18 | \$390.79 | \$243.18 |
| SEP 16 | 200 | \$1,933.60 | \$392.10 | \$244.40 |
| SEP 17 | 201 | \$1,937.02 | \$393.41 | \$245.62 |
| SEP 18 | 202 | \$1,940.44 | \$394.72 | \$246.84 |
| SEP 19 | 203 | \$1,943.85 | \$396.03 | \$248.07 |
| SEP 20 | 204 | \$1,947.27 | \$397.34 | \$249.29 |
| SEP 21 | 205 | \$1,950.69 | \$398.65 | \$250.51 |
| SEP 22 | 206 | \$1,954.11 | \$399.96 | \$251.73 |
| SEP 23 | 207 | \$1,957.53 | \$401.27 | \$252.95 |
| SEP 24 | 208 | \$1,960.94 | \$402.58 | \$254.18 |
| SEP 25 | 209 | \$1,964.36 | \$403.89 | \$255.40 |
| SEP 26 | 210 | \$1,967.78 | \$405.20 | \$256.62 |
| SEP 27 | 211 | \$1,971.20 | \$406.52 | \$257.84 |
| SEP 28 | 212 | \$1,974.62 | \$407.83 | \$259.06 |
| SEP 29 | 213 | \$1,978.03 | \$409.14 | \$260.29 |
| SEP 30 | 214 | \$1,981.45 | \$410.45 | \$261.51 |

| | | | | |
|--------|-----|------------|----------|----------|
| OCT 1 | 215 | \$1,984.87 | \$411.76 | \$262.73 |
| OCT 2 | 216 | \$1,988.29 | \$413.07 | \$263.95 |
| OCT 3 | 217 | \$1,991.71 | \$414.38 | \$265.17 |
| COT 4 | 218 | \$1,995.12 | \$415.69 | \$266.40 |
| OCT 5 | 219 | \$1,998.54 | \$417.00 | \$267.62 |
| OCT 6 | 220 | \$2,001.96 | \$418.31 | \$268.84 |
| OCT 7 | 221 | \$2,005.38 | \$419.62 | \$270.06 |
| OCT 8 | 222 | \$2,008.80 | \$420.93 | \$271.28 |
| OCT 9 | 223 | \$2,012.21 | \$422.24 | \$272.51 |
| OCT 10 | 224 | \$2,015.63 | \$423.55 | \$273.73 |
| OCT 11 | 225 | \$2,019.05 | \$424.86 | \$274.95 |
| OCT 12 | 226 | \$2,022.47 | \$426.17 | \$276.17 |
| OCT 13 | 227 | \$2,025.89 | \$427.48 | \$277.39 |
| OCT 14 | 228 | \$2,029.30 | \$428.79 | \$278.62 |
| OCT 15 | 229 | \$2,032.72 | \$430.10 | \$279.84 |
| OCT 16 | 230 | \$2,036.14 | \$431.41 | \$281.06 |
| OCT 17 | 231 | \$2,039.56 | \$432.73 | \$282.28 |
| OCT 18 | 232 | \$2,042.98 | \$434.04 | \$283.50 |
| OCT 19 | 233 | \$2,046.39 | \$435.35 | \$284.73 |
| OCT 20 | 234 | \$2,049.81 | \$436.66 | \$285.95 |
| OCT 21 | 235 | \$2,053.23 | \$437.97 | \$287.17 |
| OCT 22 | 236 | \$2,056.65 | \$439.28 | \$288.39 |
| OCT 23 | 237 | \$2,060.07 | \$440.59 | \$289.61 |
| OCT 24 | 238 | \$2,063.48 | \$441.90 | \$290.84 |
| OCT 25 | 239 | \$2,066.90 | \$443.21 | \$292.06 |
| OCT 26 | 240 | \$2,070.32 | \$444.52 | \$293.28 |
| OCT 27 | 241 | \$2,073.74 | \$445.83 | \$294.50 |
| OCT 28 | 242 | \$2,077.16 | \$447.14 | \$295.72 |
| OCT 29 | 243 | \$2,080.57 | \$448.45 | \$296.95 |
| OCT 30 | 244 | \$2,083.99 | \$449.76 | \$298.17 |
| OCT 31 | 245 | \$2,087.41 | \$451.07 | \$299.39 |

| | | | | |
|--------|-----|------------|----------|----------|
| NOV 1 | 246 | \$2,090.83 | \$452.38 | \$300.61 |
| NOV 2 | 247 | \$2,094.25 | \$453.69 | \$301.83 |
| NOV 3 | 248 | \$2,097.66 | \$455.00 | \$303.06 |
| NOV 4 | 249 | \$2,101.08 | \$456.31 | \$304.28 |
| NOV 5 | 250 | \$2,104.50 | \$457.62 | \$305.50 |
| NOV 6 | 251 | \$2,107.92 | \$458.94 | \$306.72 |
| NOV 7 | 252 | \$2,111.34 | \$460.25 | \$307.94 |
| NOV 8 | 253 | \$2,114.75 | \$461.56 | \$309.17 |
| NOV 9 | 254 | \$2,118.17 | \$462.87 | \$310.39 |
| NOV 10 | 255 | \$2,121.59 | \$464.18 | \$311.61 |
| NOV 11 | 256 | \$2,125.01 | \$465.49 | \$312.83 |
| NOV 12 | 257 | \$2,128.43 | \$466.80 | \$314.05 |
| NOV 13 | 258 | \$2,131.84 | \$468.11 | \$315.28 |
| NOV 14 | 259 | \$2,135.26 | \$469.42 | \$316.50 |
| NOV 15 | 260 | \$2,138.68 | \$470.73 | \$317.72 |
| NOV 16 | 261 | \$2,142.10 | \$472.04 | \$318.94 |
| NOV 17 | 262 | \$2,145.52 | \$473.35 | \$320.16 |
| NOV 18 | 263 | \$2,148.93 | \$474.66 | \$321.39 |
| NOV 19 | 264 | \$2,152.35 | \$475.97 | \$322.61 |
| NOV 20 | 265 | \$2,155.77 | \$477.28 | \$323.83 |
| NOV 21 | 266 | \$2,159.19 | \$478.59 | \$325.05 |
| NOV 22 | 267 | \$2,162.61 | \$479.90 | \$326.27 |
| NOV 23 | 268 | \$2,166.02 | \$481.21 | \$327.50 |
| NOV 24 | 269 | \$2,169.44 | \$482.52 | \$328.72 |
| NOV 25 | 270 | \$2,172.86 | \$483.83 | \$329.94 |
| NOV 26 | 271 | \$2,176.28 | \$485.15 | \$331.16 |
| NOV 27 | 272 | \$2,179.70 | \$486.46 | \$332.38 |
| NOV 28 | 273 | \$2,183.11 | \$487.77 | \$333.61 |
| NOV 29 | 274 | \$2,186.53 | \$489.08 | \$334.83 |
| NOV 30 | 275 | \$2,189.95 | \$490.39 | \$336.05 |

| | | | | |
|--------|-----|------------|----------|----------|
| DEC 1 | 276 | \$2,193.37 | \$491.70 | \$337.27 |
| DEC 2 | 277 | \$2,196.79 | \$493.01 | \$338.49 |
| DEC 3 | 278 | \$2,200.20 | \$494.32 | \$339.72 |
| DEC 4 | 279 | \$2,203.62 | \$495.63 | \$340.94 |
| DEC 5 | 280 | \$2,207.04 | \$496.94 | \$342.16 |
| DEC 6 | 281 | \$2,210.46 | \$498.25 | \$343.38 |
| DEC 7 | 282 | \$2,213.88 | \$499.56 | \$344.60 |
| DEC 8 | 283 | \$2,217.29 | \$500.87 | \$345.83 |
| DEC 9 | 284 | \$2,220.71 | \$502.18 | \$347.05 |
| DEC 10 | 285 | \$2,224.13 | \$503.49 | \$348.27 |
| DEC 11 | 286 | \$2,227.55 | \$504.80 | \$349.49 |
| DEC 12 | 287 | \$2,230.97 | \$506.11 | \$350.71 |
| DEC 13 | 288 | \$2,234.38 | \$507.42 | \$351.94 |
| DEC 14 | 289 | \$2,237.80 | \$508.73 | \$353.16 |
| DEC 15 | 290 | \$2,241.22 | \$510.04 | \$354.38 |
| DEC 16 | 291 | \$2,244.64 | \$511.36 | \$355.60 |
| DEC 17 | 292 | \$2,248.06 | \$512.67 | \$356.82 |
| DEC 18 | 293 | \$2,251.47 | \$513.98 | \$358.05 |
| DEC 19 | 294 | \$2,254.89 | \$515.29 | \$359.27 |
| DEC 20 | 295 | \$2,258.31 | \$516.60 | \$360.49 |
| DEC 21 | 296 | \$2,261.73 | \$517.91 | \$361.71 |
| DEC 22 | 297 | \$2,265.15 | \$519.22 | \$362.93 |
| DEC 23 | 298 | \$2,268.56 | \$520.53 | \$364.16 |
| DEC 24 | 299 | \$2,271.98 | \$521.84 | \$365.38 |
| DEC 25 | 300 | \$2,275.40 | \$523.15 | \$366.60 |
| DEC 26 | 301 | \$2,278.82 | \$524.46 | \$367.82 |
| DEC 27 | 302 | \$2,282.24 | \$525.77 | \$369.04 |
| DEC 28 | 303 | \$2,285.65 | \$527.08 | \$370.27 |
| DEC 29 | 304 | \$2,289.07 | \$528.39 | \$371.49 |
| DEC 30 | 305 | \$2,292.49 | \$529.70 | \$372.71 |
| DEC 31 | 306 | \$2,295.91 | \$531.01 | \$373.93 |

CITY OF TROUTDALE
SEWER SYSTEM SDC STUDY

FEBRUARY 1992

Prepared by:
Public Financial Management, Inc.

TABLE OF CONTENTS

| | SECTION |
|---|------------|
| INTRODUCTION AND SCOPE | I |
| STATUTORY REQUIREMENTS | |
| IMPACTS ON THE CITY | |
| REPORT FORMAT | |
| ACKNOWLEDGEMENTS | |
| PROPOSED METHODOLOGY | II |
| SEWER SYSTEM SDC | III |
| IMPROVEMENT FEE COST BASIS | |
| Future Capital Costs | |
| Future Financing Costs | |
| Table 1: Sewer Fund Capital Improvements | |
| SYSTEM CAPACITY | |
| CALCULATING THE SYSTEM DEVELOPMENT CHARGE | |
| IMPLEMENTATION OF | |
| SYSTEM DEVELOPMENT CHARGES | IV |
| ACCOUNTING REQUIREMENTS | |
| SDC UPDATE PROCESS | |
| LEGISLATIVE CHANGES | |
| APPENDIX - SDC CASHFLOW ANALYSIS | |

INTRODUCTION AND SCOPE

In early 1991, Public Financial Management, Inc. (PFM), was retained by the City of Troutdale (the City) to conduct an analysis of system development charges (SDCs) that are authorized under state law for various public facilities. These public facilities include:

- Water
- Sewer
- Transportation
- Parks
- Storm Drainage

In conducting this analysis, PFM's primary focus has been to develop and document a SDC methodology that is consistent with state law and that helps ensure equity between current and future users.

STATUTORY REQUIREMENTS

The Oregon legislature in its 1989 legislative session passed into law requirements for the establishment of system development charges collected in the state by local governments. Specific elements of the law (Oregon Revised Statutes Chapter 223.297 through 223.314) include:

1. Preparing the system development charge based on a reimbursement for the costs associated with capital improvements already constructed or under construction, the costs of capital improvements to be constructed, or a combination of a capital improvement costs.
2. Making the methodology for establishing the system development charge available for public inspection.
3. Limiting the use of monies received from system development charges to capacity increasing capital improvements associated with the systems for which they are assessed, including the repayment of debt issued to finance such improvements.
4. Preparing a capital improvements plan which sets forth improvements to be funded with the system development charges, including their estimated cost and timing.
5. Depositing system development charges into a separate account and providing an annual accounting showing the receipt of revenues and the projects that were funded.

The effective date of the legislation is July 1, 1991. The results of PFM's analysis will enable the City to update existing SDCs and implement new charges that comply with state law.

IMPACTS ON THE CITY

The City has a long-standing practice of collecting SDCs from new connections to its water and sewer systems. These charges have enabled the City to help fund expansion of and improvements to its water and sewer systems, and to increase the equity of its cost recovery system. Expanding SDCs to include transportation, parks, and storm drainage will augment the City's ability to fund the expansion of these facilities to meet current and future growth needs.

REPORT FORMAT

The next section of this report provides a discussion of the methodology that PFM has utilized to calculate the sewer SDC. Following the methodology discussion is a summary of capital costs, capacity units, and charges for the City's sewer system. Following the discussion of the sewer SDC is a summary of SDC implementation issues that the City will need to address.

ACKNOWLEDGEMENTS

Development of the sewer SDC presented in this report represent a collaborative effort between PFM and City staff. Throughout the course of this study PFM has worked closely with public works, planning, finance, and administrative staff to develop cost and demographic data, review alternative methodologies, discuss implementation issues, and review initial findings and recommendations. PFM appreciates the assistance and efforts of all City staff that have been involved in this project.

PROPOSED METHODOLOGY

In developing a methodology for determining an SDC, many factors are involved and the selected approach can choose to incorporate some or all of the "cost concepts" that are commonly considered in the charge-setting process. Factors that are typically considered in arriving at a SDC methodology include:

1. Historical cost of capital facilities.
2. Inclusion or exclusion of accumulated "accounting" depreciation.
3. Adjustments to historical cost to reflect price changes since the date of acquisition or construction.
4. Interest costs or opportunity costs incurred by the utility since facilities have been built or acquired.
5. Customer contributions, grants, etc.
6. Outstanding long-term debt.
7. Cost of future facilities as expressed in nominal or real dollars, inclusive or exclusive of expected financing costs.

PFM has considered all of these concepts and the requirements of state law in developing the water SDC for the City. The methodology utilized by PFM is based on the cost of capacity-increasing capital improvements that the City expects to incur over a specified planning period, either 20 or 30 years. As such, the methodology represents an "improvement fee" as described in state law in determining the system development charge. The major steps involved in calculating the proposed system development charge include:

1. Determining the improvement fee cost basis.
2. Estimating the future capacity of the system.
3. Calculating the system development charge per equivalent unit of demand or usage.

Based on the approach outlined above, a system development charge can be determined based on the estimated average cost of system capacity. The following sections of this report will discuss in detail the specific cost and demand elements associated with the sewer system, along with the resulting charge.

SEWER SYSTEM SDC

Although the City currently collects a system development charge from new connections to its sewer system, the charge is based on existing facilities which are already close to their design capacity. Consequently, a revised sewer SDC which considers future sewer system costs has been developed by PFM based on the improvement fee methodology.

IMPROVEMENT FEE COST BASIS

Future Capital Costs

The City's public works engineers have prepared a capital improvements program for the sewer system that will provide sufficient capacity to meet the demand requirements of the City's planned build-out population of 30,000 in the year 2020. These capital improvement costs have been adopted by the City as part of its public facilities plan. Table 1 summarizes capacity-increasing sewer system capital costs that the City expects to incur during the forecast period. Sewer system capital improvements include the construction of treatment plant expansions (the first two phases of which are currently in progress), trunk and interceptor extensions and improvements, pump station improvements, and the acquisition of major capital equipment. Sewer system capital costs, in current dollars, total \$8,541,785 over the forecast period.

Future Financing Costs

In addition to the actual costs of construction, City's often incur financing costs in conjunction with capital improvements if SDC revenues during a given year are insufficient to fully fund capital outlays. For analysis purposes PFM developed a forecast model for the City's sewer system for the period 1992-2020. During this period capital improvement cash flow requirements were compared with annual sewer SDC revenues that were expected to be collected. If revenues were less than expenditures it was assumed that the City would borrow for the difference and that the additional financing costs would be included in the SDC cost basis. Interest and financing costs for the Phase I and II plant expansion are based on the actual costs that will be paid based on the terms and conditions of a Special Public Works Fund loan entered into with the State of Oregon. For subsequent borrowings, the following assumptions were used to calculate estimated financing costs:

- Issuance costs equal 2 percent of the borrowed amount.
- Interest rate on borrowed funds equals 7.5 percent.
- Amortization period equals 20 years.

A summary of the financing cost cashflow analysis is shown in the Appendix to this report. Based on the timing of sewer system capital expenditures and growth in system

TABLE 1
CITY OF TROUTDALE
SYSTEM DEVELOPMENT CHARGE ANALYSIS
SEWER FUND CAPITAL IMPROVEMENTS

| ITEM | SCHEDULED CONSTRUCTION | AMOUNT |
|-------------------------------------|---------------------------|------------------|
| Treatment Plant Expansion: | | |
| Phase I & II | 1992 | \$3,589,285 |
| Phase III | 2004 | <u>4,192,500</u> |
| Subtotal | | 7,781,785 |
| Trunks/Interceptors/Pumping: | | |
| West Columbia River Hwy. | 1996 | 130,000 |
| South Troutdale | 1994 | 320,000 |
| Jackson Park | 1995 | 100,000 |
| Beaver Creek | 1995 | <u>120,000</u> |
| Subtotal | | 670,000 |
| Capital Equipment | 1992 | <u>90,000</u> |
| Total--All Improvements | | \$8,541,785 |
| Financing Costs | | <u>2,822,733</u> |
| Total Costs | | \$11,364,518 |

Source: City of Troutdale and Public Financial Management, Inc.

connections over the forecast period, the City could expect to incur an additional \$2,822,733 in financing costs. Combined improvement fee costs would then total \$11,364,518.

SYSTEM CAPACITY

An important aspect in computing a system development charge is the determination of system capacity and the units of service that such capacity will provide. According to City public works staff, the City's sewer system currently serves 4,085 equivalent residential units (ERUs), inclusive of those property owners that have prepaid for capacity. This represents the design capacity of the current treatment plant. Based on the City's build-out population of 30,000, the City expects that it will be required to provide ultimate capacity for 9,036 ERUs. Consequently, incremental capacity over the next 30 years is estimated to total 4,951 ERUs.

CALCULATING THE SYSTEM DEVELOPMENT CHARGE

After the cost basis and capacity units have been developed, the City's sewer system development charge can be calculated based on the following formula:

$$\frac{\text{Future Improvement Costs} + \text{Financing Costs}}{\text{Equivalent Residential Units}}$$

Based on this approach the sewer SDC per ERU would total \$1,725 if financing costs are excluded from the cost basis. If financing costs are included, the sewer SDC per ERU would increase to \$2,295. While these figures represent the charge for an ERU, the actual charge collected would be based on the City's calculation of potential sewage flow and loadings for a new development at the time a building permit is issued, based on a combination of factors such as plumbing fixture units, water usage, sewage strength, etc.

The preceding methodology is designed to produce a system development charge that considers ratemaking principles, is fair and equitable and reflects the cost of future system capacity. Although the sewer SDCs presented above can be justified based on the foregoing methodology, state statutes do not require that the maximum amount be implemented. The City may choose to initially establish the charge at a lower level, with annual increases aimed at bringing the charge up to its maximum level over a defined time period.

IMPLEMENTATION OF SYSTEM DEVELOPMENT CHARGES

As the City moves forward with the implementation of its sewer system development charge it needs to recognize that certain procedures must be followed in conjunction with the imposition and collection of such charges. Key elements of the state law authorizing and regulating the collection of SDCs include the uses of SDC monies and accounting for their annual receipt and expenditure. This section of the report outlines the reporting requirements that the City will need to follow in order to fully comply with SDC statutory provisions.

ACCOUNTING REQUIREMENTS

ORS 223.311 requires that SDCs be deposited in accounts designated for such monies, and an annual accounting be provided showing revenues collected and projects that were funded. The City will need to create accounts for the deposit of SDC monies. Although the statutes are unclear as to whether creation of a single account for all SDCs would satisfy this requirement, it may make sense to establish a unique account for each separate SDC adopted by the City.

SDC UPDATE PROCESS

The sewer SDCs presented in this report are based on the City's adopted capital facilities plans and population and employment projections that are consistent with adopted land use plans. Adopted SDCs will need to be updated by the City at the time it updates or revises its capital and land use plans. Furthermore, capital costs are based on current cost estimates that have not been adjusted to reflect inflation that may occur over the forecast period. Consequently, the City may want to index the sewer SDC to reflect price changes in the Portland area.

With the exception of Phase I and II of the sewer treatment plant expansion, financing costs are estimated based on the timing of expenditures and the City's need to finance facilities. If a sewer SDC option that includes financing costs is implemented, the City may want to update the charge periodically to reflect actual borrowing costs and/or changes in project timing or future borrowing costs.

LEGISLATIVE CHANGES

Because the SDC legislation is very new and is just now taking effect, changes in the law could occur in the future that may impact the methodology proposed by PFM and outlined in this report. Furthermore, implementation of Ballot Measure No. 5 may also have some impacts on the City's SDCs, although this appears unlikely at this time. Given these factors, the City should monitor the legal and legislative environment for developments which may affect its SDCs, and make any changes that may be required to maintain compliance.

**APPENDIX:
SDC CASHFLOW ANALYSIS**

CITY OF TROUTDALE

SYSTEM DEVELOPMENT CHARGE ANALYSIS--INCLUDING ESTIMATED FINANCING COSTS

SEWER FUND IMPROVEMENTS FOR IMPROVEMENT FEE COST BASIS

| Year | Annual CIP Outlays | Projected SDC Revenues | Annual Surplus/(Deficit) | Interim Balance | Cash Funding | Borrowing | Balance | Financing Cost | Total Cost | Annual Debt Service | Net User Charge Reqmts. |
|--------|--------------------|------------------------|--------------------------|-----------------|--------------|-------------|-----------|----------------|--------------|---------------------|-------------------------|
| 1992 | \$3,679,285 | \$391,983 | (\$3,287,302) | (\$3,287,302) | \$290,000 | \$3,389,285 | \$101,983 | \$2,782,934 | \$6,462,219 | \$63,263 | (\$38,720) |
| 1993 | | 391,983 | 391,983 | 493,965 | 0 | 0 | 493,965 | 0 | 0 | \$223,280 | (168,703) |
| 1994 | 0 | 391,983 | 391,983 | 885,948 | 0 | 0 | 885,948 | 0 | 0 | 326,982 | (65,001) |
| 1995 | 220,000 | 391,983 | 171,983 | 1,057,930 | 220,000 | 0 | 1,057,930 | 0 | 220,000 | 326,982 | 154,999 |
| 1996 | 450,000 | 391,983 | (58,017) | 999,913 | 450,000 | 0 | 999,913 | 0 | 450,000 | 326,982 | 384,999 |
| 1997 | | 391,983 | 391,983 | 1,391,896 | 0 | 0 | 1,391,896 | 0 | 0 | 326,982 | (65,001) |
| 1998 | | 391,983 | 391,983 | 1,783,878 | 0 | 0 | 1,783,878 | 0 | 0 | 326,982 | (65,001) |
| 1999 | | 391,983 | 391,983 | 2,175,861 | 0 | 0 | 2,175,861 | 0 | 0 | 326,982 | (65,001) |
| 2000 | | 391,983 | 391,983 | 2,567,844 | 0 | 0 | 2,567,844 | 0 | 0 | 326,982 | (65,001) |
| 2001 | | 391,983 | 391,983 | 2,959,826 | 0 | 0 | 2,959,826 | 0 | 0 | 326,982 | (65,001) |
| 2002 | | 391,983 | 391,983 | 3,351,809 | 0 | 0 | 3,351,809 | 0 | 0 | 326,982 | (65,001) |
| 2003 | | 391,983 | 391,983 | 3,743,791 | 0 | 0 | 3,743,791 | 0 | 0 | 326,982 | (65,001) |
| 2004 | 4,192,500 | 391,983 | (3,800,517) | (56,726) | 4,135,774 | 56,726 | 0 | 55,675 | 4,248,175 | 332,660 | 4,076,451 |
| 2005 | | 391,983 | 391,983 | 391,983 | 0 | 0 | 391,983 | 0 | 0 | 332,660 | (59,323) |
| 2006 | | 391,983 | 391,983 | 783,965 | 0 | 0 | 783,965 | 0 | 0 | 332,660 | (59,323) |
| 2007 | | 391,983 | 391,983 | 1,175,948 | 0 | 0 | 1,175,948 | 0 | 0 | 332,660 | (59,323) |
| 2008 | | 391,983 | 391,983 | 1,567,930 | 0 | 0 | 1,567,930 | 0 | 0 | 332,660 | (59,323) |
| 2009 | | 391,983 | 391,983 | 1,959,913 | 0 | 0 | 1,959,913 | 0 | 0 | 332,660 | (59,323) |
| 2010 | | 391,983 | 391,983 | 2,351,896 | 0 | 0 | 2,351,896 | 0 | 0 | 332,660 | (59,323) |
| 2011 | | 391,983 | 391,983 | 2,743,878 | 0 | 0 | 2,743,878 | 0 | 0 | 332,660 | (59,323) |
| 2012 | | 391,983 | 391,983 | 3,135,861 | 0 | 0 | 3,135,861 | 0 | 0 | 5,678 | (386,305) |
| 2013 | | 391,983 | 391,983 | 3,527,844 | 0 | 0 | 3,527,844 | 0 | 0 | 5,678 | (386,305) |
| 2014 | | 391,983 | 391,983 | 3,919,826 | 0 | 0 | 3,919,826 | 0 | 0 | 5,678 | (386,305) |
| 2015 | | 391,983 | 391,983 | 4,311,809 | 0 | 0 | 4,311,809 | 0 | 0 | 5,678 | (386,305) |
| 2016 | | 391,983 | 391,983 | 4,703,791 | 0 | 0 | 4,703,791 | 0 | 0 | 5,678 | (386,305) |
| 2017 | | 391,983 | 391,983 | 5,095,774 | 0 | 0 | 5,095,774 | 0 | 0 | 5,678 | (386,305) |
| 2018 | | 391,983 | 391,983 | 5,487,757 | 0 | 0 | 5,487,757 | 0 | 0 | 5,678 | (386,305) |
| 2019 | | 391,983 | 391,983 | 5,879,739 | 0 | 0 | 5,879,739 | 0 | 0 | 5,678 | (386,305) |
| 2020 | | 391,983 | 391,983 | 6,271,722 | 0 | 0 | 6,271,722 | 0 | 0 | 5,678 | (386,305) |
| Totals | \$8,541,785 | \$11,367,496 | | | \$5,095,774 | \$3,446,011 | | \$2,838,609 | \$11,380,394 | \$6,268,744 | (\$2,978) |

| | | | |
|--|---------------------|----------------------|---------|
| Future Capacity Costs | \$8,541,785 | Connections Per Year | 171 |
| Projected Financing Costs | \$2,822,733 | Initial SDC per ERU | \$2,296 |
| TOTAL COSTS | \$11,364,518 | | |
| Projected Equivalent Residential Units | 4,951 | | |
| Required SDC With Financing Costs | \$2,295 | | |

CITY OF TROUTDALE

SYSTEM DEVELOPMENT CHARGE ANALYSIS—EXCLUDING ESTIMATED FINANCING COSTS

SEWER FUND IMPROVEMENTS FOR IMPROVEMENT FEE COST BASIS

| Year | Annual CIP Outlays | Projected SDC Revenues | Annual Surplus/(Deficit) | Interim Balance | Cash Funding | Borrowing | Balance | Financing Cost | Total Cost | Annual Debt Service | Net User Charge Reqmts. |
|--------|--------------------|------------------------|--------------------------|-----------------|--------------|-----------|---------------|----------------|-------------|---------------------|-------------------------|
| 1992 | \$3,679,285 | \$294,499 | (\$3,384,786) | (\$3,384,786) | \$290,000 | \$0 | (\$3,384,786) | \$0 | \$3,679,285 | \$0 | (\$4,499) |
| 1993 | | 294,499 | 294,499 | (3,090,287) | 0 | 0 | (3,090,287) | 0 | 0 | 0 | (294,499) |
| 1994 | 0 | 294,499 | 294,499 | (2,795,788) | 0 | 0 | (2,795,788) | 0 | 0 | 0 | (294,499) |
| 1995 | 220,000 | 294,499 | 74,499 | (2,721,288) | 220,000 | 0 | (2,721,288) | 0 | 220,000 | 0 | (74,499) |
| 1996 | 450,000 | 294,499 | (155,501) | (2,876,789) | 450,000 | 0 | (2,876,789) | 0 | 450,000 | 0 | 155,501 |
| 1997 | | 294,499 | 294,499 | (2,582,290) | 0 | 0 | (2,582,290) | 0 | 0 | 0 | (294,499) |
| 1998 | | 294,499 | 294,499 | (2,287,791) | 0 | 0 | (2,287,791) | 0 | 0 | 0 | (294,499) |
| 1999 | | 294,499 | 294,499 | (1,993,292) | 0 | 0 | (1,993,292) | 0 | 0 | 0 | (294,499) |
| 2000 | | 294,499 | 294,499 | (1,698,793) | 0 | 0 | (1,698,793) | 0 | 0 | 0 | (294,499) |
| 2001 | | 294,499 | 294,499 | (1,404,294) | 0 | 0 | (1,404,294) | 0 | 0 | 0 | (294,499) |
| 2002 | | 294,499 | 294,499 | (1,109,794) | 0 | 0 | (1,109,794) | 0 | 0 | 0 | (294,499) |
| 2003 | | 294,499 | 294,499 | (815,295) | 0 | 0 | (815,295) | 0 | 0 | 0 | (294,499) |
| 2004 | 4,192,500 | 294,499 | (3,898,001) | (4,713,296) | 4,192,500 | 0 | (4,713,296) | 0 | 4,192,500 | 0 | 3,898,001 |
| 2005 | | 294,499 | 294,499 | (4,418,797) | 0 | 0 | (4,418,797) | 0 | 0 | 0 | (294,499) |
| 2006 | | 294,499 | 294,499 | (4,124,298) | 0 | 0 | (4,124,298) | 0 | 0 | 0 | (294,499) |
| 2007 | | 294,499 | 294,499 | (3,829,799) | 0 | 0 | (3,829,799) | 0 | 0 | 0 | (294,499) |
| 2008 | | 294,499 | 294,499 | (3,535,300) | 0 | 0 | (3,535,300) | 0 | 0 | 0 | (294,499) |
| 2009 | | 294,499 | 294,499 | (3,240,801) | 0 | 0 | (3,240,801) | 0 | 0 | 0 | (294,499) |
| 2010 | | 294,499 | 294,499 | (2,946,301) | 0 | 0 | (2,946,301) | 0 | 0 | 0 | (294,499) |
| 2011 | | 294,499 | 294,499 | (2,651,802) | 0 | 0 | (2,651,802) | 0 | 0 | 0 | (294,499) |
| 2012 | | 294,499 | 294,499 | (2,357,303) | 0 | 0 | (2,357,303) | 0 | 0 | 0 | (294,499) |
| 2013 | | 294,499 | 294,499 | (2,062,804) | 0 | 0 | (2,062,804) | 0 | 0 | 0 | (294,499) |
| 2014 | | 294,499 | 294,499 | (1,768,305) | 0 | 0 | (1,768,305) | 0 | 0 | 0 | (294,499) |
| 2015 | | 294,499 | 294,499 | (1,473,806) | 0 | 0 | (1,473,806) | 0 | 0 | 0 | (294,499) |
| 2016 | | 294,499 | 294,499 | (1,179,307) | 0 | 0 | (1,179,307) | 0 | 0 | 0 | (294,499) |
| 2017 | | 294,499 | 294,499 | (884,807) | 0 | 0 | (884,807) | 0 | 0 | 0 | (294,499) |
| 2018 | | 294,499 | 294,499 | (590,308) | 0 | 0 | (590,308) | 0 | 0 | 0 | (294,499) |
| 2019 | | 294,499 | 294,499 | (295,809) | 0 | 0 | (295,809) | 0 | 0 | 0 | (294,499) |
| 2020 | | 294,499 | 294,499 | (1,310) | 0 | 0 | (1,310) | 0 | 0 | 0 | (294,499) |
| Totals | \$8,541,785 | \$8,540,475 | | | \$5,152,500 | \$0 | | \$0 | \$8,541,785 | \$0 | (\$3,387,975) |

| | | | |
|--|--------------------|----------------------|---------|
| Future Capacity Costs | \$8,541,785 | Connections Per Year | 171 |
| Projected Financing Costs | \$0 | Initial SDC per ERU | \$1,725 |
| TOTAL COSTS | \$8,541,785 | | |
| Projected Equivalent Residential Units | 4,951 | | |
| Required SDC Without Financing Costs | \$1,725 | | |