

RESOLUTION NO. 1167

A RESOLUTION ADJUSTING THE METHODOLOGY AND RATES FOR SANITARY SEWER SYSTEM DEVELOPMENT CHARGES AND REPEALING RESOLUTIONS 941, 1015, AND 1086.

WHEREAS, Section 12.02.020 of the Troutdale Municipal Code establishes system development charges to impose an equitable share of the public costs of capital improvements upon those developments that create the need for, or increase the demands on, capital improvements; and

WHEREAS, Resolution No. 941 established a methodology and rate for the sanitary sewer system development charge and Resolutions No. 1015 and 1086 adjusted that rate; and

WHEREAS, staff has updated the Capital Improvement Plan for the sanitary sewer system and made other minor adjustments to the implementing procedures.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE

Section 1. Purpose.

The purpose of the sanitary sewer system development charge is to require developments that create the need for sanitary sewer facilities or increase the demands on existing sanitary sewer facilities to pay for the cost of those improvements. System development charges for sanitary sewer shall be improvement fees rather than reimbursement fees.

Section 2. Definitions. Unless the context suggests otherwise, for this resolution these terms and phrases mean as follows:

Capital Improvement. The construction of, or an addition to, facilities or assets used to convey, treat, or store sanitary sewage.

Development. Any man-made change to improved or unimproved real property, including but not limited to construction, installation, or alteration of a building or other structure; condominium conversion; land division; establishment or termination of a right of access; storage on real property; tree cutting; drilling and site alteration such as that due to land surface mining; dredging, grading, paving, excavating, or clearing.

Director. The Public Works Director of the City of Troutdale or his/her designee.

Improvement Fee. A fee for costs associated with capital improvements constructed after the date the system development charge was initially adopted.

Equivalent Residential Unit. The unit of waste water which incurs the same costs for treatment as the average volume of domestic wastes discharged from a single-family residence in the waste water treatment service area.

Section 3. Methodology.

- A. The methodology used to establish the improvement fee is based on the estimated cost of projected capital improvements needed to increase the capacity of the sanitary sewer system, including costs of financing, over a designated period as reflected in the Capital Improvement Plan provided as Attachment A, and the impact the development has on the sanitary sewer system as measured in Equivalent Residential Units, as reflected in the estimate provided as Attachment B. This allows determination of a unit cost of system capacity.
- B. The number of Equivalent Residential Units (ERU) for certain common user classes is provided below:

| 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>First Unit</i> |
| | <i>.70</i> | <i>Each Additional Unit</i> |
| <i>Mobile Home Parks</i> | <i>1.00</i> | <i>First Unit</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> |
| <i>Other</i> | <i>.08</i> | <i>Per Employee</i> |

Where an appropriate number of ERU's for a particular development can not be determined from the above list, the Director shall make a determination as to the number of ERU's to be charged.

- C. The maximum allowable cost per ERU shall be computed by dividing the total cost of capacity increasing capital improvements (including financing costs) needed over a designated period by the estimated number of ERU's to be added to the system over that same period. The Council may choose to impose a cost per ERU lower than the maximum allowable cost.

Section 4. Cost.

Based upon an estimated cost of capacity-increasing capital improvements (including financing) of \$13,195,061, less a current balance of \$636,358, and an estimated increase of 3,624 ERU's, the maximum allowable cost per ERU is \$3,465. The Council establishes the rate to be charged as \$3,465 per ERU.

Section 5. Effective Date.

The effective date of this Resolution is May 1, 1995.

Section 6. Distribution of Funds.

The system development funds collected under authority of this Resolution shall be deposited in the Sewer Improvement Fund. These funds may only be expended for accomplishing the capacity-enhancing sanitary sewer projects as set forth in the Capital Improvement Plan in Attachment A, which may be amended from time to time by resolution of the Council.

Section 7. Applicability of Troutdale Municipal Code.

The provisions of Chapter 12.02 of the Troutdale Municipal Code govern exemptions, credits, collection, appeals, and other matters pertaining to the charge established in this resolution.

Section 8. Administration. The Director shall be responsible for the administration of this resolution.


Section 9. Previous Resolutions Repealed. Resolutions No. 941, 1015, and 1086 are repealed effective May 1, 1995.

YEAS:
NAYS:
ABSTAINED:

6
1 (BURGER-KIMBER)
0


Paul Thalhofer, Mayor

Dated: 4-27-95


George Martinez, City Recorder

Adopted: 4-25-95

ATTACHMENT A

| SANITARY SEWER SYSTEM DEVELOPMENT CHARGE | | |
|---|------------|--------------|
| CAPITAL IMPROVEMENT PLAN | | |
| AS OF MARCH 15, 1995 | | |
| PROJECT DESCRIPTION | COST | FUNDING YEAR |
| INSTALL UV DISINFECTION SYSTEM | 410,000 | 1994-95 |
| DESIGN BEAVER CREEK PUMP STATION UPGRADE | 40,000 | 1994-95 |
| CONSTRUCT BEAVER CREEK PUMP STATION UPGRADE | 250,000 | 1995-96 |
| REPLACE BRUSH AERATORS IN AERATION BASIN | 90,000 | 1995-96 |
| ADD BAFFLES TO SECONDARY CLARIFIER | 200,000 | 1995-96 |
| PREPARE FACILITIES PLAN | 100,000 | 1995-96 |
| DESIGN FY 1996-97 PROJECTS | 300,000 | 1995-96 |
| CONSTRUCT NEW PRIMARY CLARIFIER | 650,000 | 1996-97 |
| CONVERT EXISTING PRIMARY CLARIFIER TO SECONDARY CLARIFIER | 200,000 | 1996-97 |
| CONSTRUCT NEW AERATION BASIN AND BLOWER BUILDING | 1,144,000 | 1996-97 |
| DESIGN FY 2001-02 PROJECTS | 300,000 | 2000-01 |
| DEMOLISH EXISTING AERATION BASIN | 156,000 | 2001-02 |
| CONSTRUCT SECOND AERATION BASIN | 744,000 | 2001-02 |
| CONSTRUCT SECOND PRIMARY CLARIFIER | 800,000 | 2001-02 |
| BASIN "C" COLLECTION SYSTEM UPGRADES, PHASE I | 200,000 | 2001-02 |
| ADD A NEW INFLUENT BAR SCREEN TO EXISTING HEADWORKS | 75,000 | 2001-02 |
| ADD AN ADDITIONAL SCREW PUMP | 150,000 | 2001-02 |
| DESIGN FY 2006-07 PROJECTS | 165,000 | 2005-06 |
| EXPAND THE ULTRA-VIOLET DISINFECTION SYSTEM | 500,000 | 2006-07 |
| CONSTRUCT A NEW ADMINISTRATION / LABORATORY BUILDING | 270,000 | 2006-07 |
| BASIN "C" COLLECTION SYSTEM UPGRADE, PHASE II | 332,000 | 2006-07 |
| SUBTOTAL, CAPITAL IMPROVEMENT PROJECTS | 7,076,000 | |
| EXISTING DEBT PAYMENTS | 2,398,383 | THRU 2005-06 |
| NEW FINANCING CHARGES | 3,720,678 | THRU 2014-15 |
| GRAND TOTAL | 13,195,061 | |
| NOTE: THIS PLAN ASSUMES THAT A \$2,000,000 DEBT WILL BE INCURRED IN FY 1996-97 (TWENTY YEARS @ 7%), | | |
| A \$2,000,000 DEBT WILL BE INCURRED IN FY 2001-02 (TWENTY YEARS @ 7%), AND A \$1,000,000 DEBT WILL BE | | |
| INCURRED IN FY 2006-07 (TEN YEARS @ 7%). A DEBT PAYMENT OF \$520,000 WILL BE REQUIRED IN FY 2015-16 AND | | |
| \$331,200 ANNUALLY THRU FY 2020-21. | | |

ATTACHMENT B

| SANITARY SEWER SYSTEM DEVELOPMENT CHARGE | | | | | | | |
|---|------------|-----------------------|--------------|------------------------------|--------------|-------|-------|
| ESTIMATED EQUIVALENT RESIDENTIAL UNITS | | | | | | | |
| AS OF MARCH 15, 1995 | | | | | | | |
| DATE: | ESTIMATED | INCREASE IN DWELLINGS | | EQUIVALENT RESIDENTIAL UNITS | | | |
| JUNE 30, | POPULATION | SINGLE FAMILY | MULTI-FAMILY | SINGLE FAMILY | MULTI-FAMILY | OTHER | TOTAL |
| 1994 | 10,495 | | | | | | |
| 1995 | 11,400 | 213 | 101 | 213 | 70 | 10 | 293 |
| 1996 | 11,780 | 89 | 42 | 89 | 30 | 10 | 129 |
| 1997 | 12,160 | 89 | 42 | 89 | 30 | 10 | 129 |
| 1998 | 12,540 | 89 | 42 | 89 | 30 | 10 | 129 |
| 1999 | 12,920 | 89 | 42 | 89 | 30 | 10 | 129 |
| 2000 | 13,300 | 89 | 42 | 89 | 30 | 10 | 129 |
| 2001 | 13,800 | 118 | 56 | 118 | 39 | 10 | 167 |
| 2002 | 14,300 | 118 | 56 | 118 | 39 | 10 | 167 |
| 2003 | 14,800 | 118 | 56 | 118 | 39 | 10 | 167 |
| 2004 | 15,300 | 118 | 56 | 118 | 39 | 10 | 167 |
| 2005 | 15,800 | 118 | 56 | 118 | 39 | 10 | 167 |
| 2006 | 16,320 | 122 | 58 | 122 | 40 | 10 | 173 |
| 2007 | 16,840 | 122 | 58 | 122 | 40 | 10 | 173 |
| 2008 | 17,360 | 122 | 58 | 122 | 40 | 10 | 173 |
| 2009 | 17,880 | 122 | 58 | 122 | 40 | 10 | 173 |
| 2010 | 18,400 | 122 | 58 | 122 | 40 | 10 | 173 |
| 2011 | 19,000 | 141 | 67 | 141 | 47 | 10 | 198 |
| 2012 | 19,600 | 141 | 67 | 141 | 47 | 10 | 198 |
| 2013 | 20,200 | 141 | 67 | 141 | 47 | 10 | 198 |
| 2014 | 20,800 | 141 | 67 | 141 | 47 | 10 | 198 |
| 2015 | 21,400 | 141 | 67 | 141 | 47 | 10 | 198 |
| TOTAL | | 2566 | 1212 | 2566 | 848 | 210 | 3624 |
| NOTES | | | | | | | |
| 1. POPULATION ESTIMATES HAVE BEEN INTERPOLATED BASED ON FORECAST VALUES FOR 1995, 2000, 2005, AND 2010 AS SHOWN IN "WATER MASTER PLAN FOR TROUTDALE", FEBRUARY 1993, PREPARED BY ECONOMIC AND ENGINEERING SERVICES. | | | | | | | |
| 2. ASSUME 80% OF THE POPULATION INCREASE WILL LIVE IN SINGLE FAMILY HOMES WITH 3.4 OCCUPANTS PER HOME AND 20% OF THE POPULATION INCREASE WILL LIVE IN MULTI-FAMILY HOMES WITH 1.8 OCCUPANTS PER HOME. | | | | | | | |
| 3. ASSUME ONE EQUIVALENT RESIDENTIAL UNIT PER SINGLE FAMILY HOME AND 0.7 PER MULTI-FAMILY UNIT. | | | | | | | |
| 4. ASSUME TEN EQUIVALENT RESIDENTIAL UNITS OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT ANNUALLY. | | | | | | | |