

RESOLUTION NO. 1251

A RESOLUTION ADJUSTING THE RATE AND CAPITAL IMPROVEMENT PLAN FOR SANITARY SEWER SYSTEM DEVELOPMENT CHARGES AND RESCINDING RESOLUTION NO. 1167.

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. 1167, which is currently in effect, adjusted the methodology and rate for the sanitary sewer system development charge; and

WHEREAS, Section 12.02.030 of the Troutdale Municipal Code requires staff to annually review the rate based on changes in construction costs and bring such changes to the Council for consideration; and

WHEREAS, staff has updated the Capital Improvement Plan for the sanitary sewer system and adjusted the cost estimates based upon the Construction Cost Index as published in the January 15, 1996, edition of Engineering News Record.

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 demand on existing sanitary sewer facilities to pay an equitable share of 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>Hotel/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>Elementary Schools</i>	<i>.06</i>	<i>Per Occupant</i>
<i>Middle and High Schools</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 less than the maximum allowable cost.

Section 4. Cost.

Based upon an estimated cost of capacity-increasing capital improvements (including financing) of \$16,709,815, less a projected ending balance on June 30, 1996 of \$1,150,000, and an estimated increase of 4,389 ERU's, the maximum allowable cost is \$3,545 per ERU. The Council establishes the rate to be charged as \$3,545 per ERU.

Section 5. Effective Date.

The effective date of this Resolution is July 1, 1996.

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 Resolution Rescinded.

Resolution No. 1167 is rescinded effective July 1, 1996.

YEAS:	<u>7</u>
NAYS:	<u>0</u>
ABSTAINED:	<u>0</u>


Paul Jbalboler, Mayor

Dated: 5/30/96


George Martinez, City Recorder

Adopted: 5-28-96

ATTACHMENT A

SANITARY SEWER SYSTEM DEVELOPMENT CHARGE		
CAPITAL IMPROVEMENT PLAN		
PREPARED ON APRIL 22, 1996		
PROJECT DESCRIPTION	ESTIMATED COST	FUNDING YEAR
PREPARE FACILITIES PLAN	100,000	1996-97
DESIGN FY 1997-98 PROJECTS	200,000	1996-97
CONSTRUCT NEW PRIMARY CLARIFIER	650,000	1996-97
ADD NEW PRIMARY CLARIFIER	816,000	1997-98
ADD TWO NEW SECONDARY CLARIFIERS	2,407,200	1997-98
CONSTRUCT A NEW SLUDGE PUMP STATION	918,000	1997-98
ADD TWO NEW AERATION BASINS	1,830,900	1997-98
CONSTRUCT A NEW BLOWER BUILDING	255,000	1997-98
CONSTRUCT A NEW ADMINISTRATION / LABORATORY BUILDING	275,400	1997-98
BASIN "C" COLLECTION SYSTEM UPGRADES, PHASE I	204,000	2000-01
ADD AN ADDITIONAL SCREW PUMP	153,000	2000-01
EXPAND THE UV DISINFECTION SYSTEM	510,000	2004-05
BASIN "C" COLLECTION SYSTEM UPGRADE, PHASE II	338,640	2006-07
PROVIDE ADDITIONAL DIGESTER CAPACITY	367,200	2012-13
ADD NEW INFLUENT BAR SCREEN TO EXISTING HEADWORKS	76,500	2015-16
SUBTOTAL, CAPITAL IMPROVEMENT PROJECTS	9,101,840	
EXISTING DEBT PRINCIPAL	2,114,644	THRU 2005-06
NEW FINANCING CHARGES	5,493,331	THRU 2016-17
GRAND TOTAL	16,709,815	
NOTE: THIS PLAN ASSUMES THAT WE WILL INCUR DEBT OF \$6,500,000 IN FY 1997-98, TO BE REPAID AT 6.5% INTEREST IN TWENTY YEARS. THE FINANCING CHARGES INCLUDE \$195,000 FOR BOND CLOSING COSTS AND \$5,298,331 IN INTEREST.		

ATTACHMENT B

SANITARY SEWER SYSTEM DEVELOPMENT CHARGE									
ESTIMATE OF EQUIVALENT RESIDENTIAL UNITS									
PREPARED ON APRIL 22, 1996									
DATE:	BEGINNING	ENDING	INCREASE IN	INCREASE IN DWELLINGS		EQUIVALENT RESIDENTIAL UNITS			
JUNE 30,	POPULATION	POPULATION	POPULATION	SINGLE FAMILY	MULTI-FAMILY	SINGLE FAMILY	MULTI-FAMILY	OTHER	TOTAL
1996	11,780	12,160	380	89	42	89	30	10	129
1997	12,160	12,540	380	89	42	89	30	10	129
1998	12,540	12,920	380	89	42	89	30	10	129
1999	12,920	13,300	380	89	42	89	30	10	129
2000	13,300	13,800	500	118	56	118	39	10	167
2001	13,800	14,300	500	118	56	118	39	10	167
2002	14,300	14,800	500	118	56	118	39	10	167
2003	14,800	15,300	500	118	56	118	39	10	167
2004	15,300	15,800	500	118	56	118	39	10	167
2005	15,800	16,320	520	122	58	122	40	10	173
2006	16,320	16,840	520	122	58	122	40	10	173
2007	16,840	17,360	520	122	58	122	40	10	173
2008	17,360	17,880	520	122	58	122	40	10	173
2009	17,880	18,400	520	122	58	122	40	10	173
2010	18,400	19,000	600	141	67	141	47	10	198
2011	19,000	19,600	600	141	67	141	47	10	198
2012	19,600	20,200	600	141	67	141	47	10	198
2013	20,200	20,800	600	141	67	141	47	10	198
2014	20,800	21,400	600	141	67	141	47	10	198
2015	21,400	22,000	600	141	67	141	47	10	198
2016	22,000	22,600	600	141	67	141	47	10	198
2017	22,600	23,200	600	141	67	141	47	10	198
2018	23,200	23,800	600	141	67	141	47	10	198
2019	23,800	24,400	600	141	67	141	47	10	198
2020	24,400	25,000	600	141	67	141	47	10	198
2021	25,000								
TOTAL			13,220	3,111	1,469	3,111	1,028	250	4,389

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 UNIT AND 0.7 PER MULTI-FAMILY UNIT.
4. ASSUME TEN EQUIVALENT RESIDENTIAL UNITS OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT ANNUALLY.