

RESOLUTION NO. 1492

A RESOLUTION ADJUSTING THE RATE AND CAPITAL IMPROVEMENT PLAN FOR SANITARY SEWER SYSTEM DEVELOPMENT CHARGES AND RESCINDING RESOLUTION NO. 1436.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

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.

Resolution No. 1436, which is currently in effect, adjusted the capital improvement plan and rate for the sanitary sewer system development charge.

Section 12.02.030 of the Troutdale Municipal Code requires staff to annually review the rate and bring proposed changes to the Council for consideration.

Staff has updated the Capital Improvement Plan for the sanitary sewer system, adjusted the cost estimates, and proposed a revision of the rate.

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 addition to, facilities or assets used to collect, 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:

<i>USER CLASS</i>	<i>ERU</i>	<i>UNIT</i>
RESIDENTIAL:		
<i>Single and duplex units</i>	<i>1.00</i>	<i>Each dwelling unit</i>
<i>Tri-plex and larger units, and apartments in conjunction with commercial use</i>	<i>.70</i>	<i>Each dwelling unit</i>
<i>Manufactured or Mobile Home Units</i>	<i>.88</i>	<i>Each dwelling 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>.06</i>	<i>Per Thousand Square Feet</i>
<i>Retail (Dry Goods)</i>	<i>.08</i>	<i>Per Thousand Square Feet</i>
<i>Retail (with wet areas such as grocery, market, etc.)</i>	<i>.18</i>	<i>Per Thousand Square Feet</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>
Other	<i>N/A</i>	<i>ERUs assigned based on estimated water consumption</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. No development may have a fractional number of ERU's less than one.

- C. Based upon previous partial pre-payment of sanitary sewer SDC's, 299 ERU's can be utilized by a payment of only \$675 each.

D. The maximum allowable cost per ERU shall be computed by dividing the total cost, including finance charges, of needed capacity-increasing capital improvements (less cash on hand and anticipated revenue from partially pre-paid sanitary sewer SDC's) by the estimated remaining number of ERU's to be added to the system. 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 \$14,162,500, less cash on hand on June 30, 1999 of \$3,407,978, less 299 ERU's which are limited to a value of \$201,825, less projected interest earnings of \$700,000, and an estimated remaining increase of 2,375 ERU's, the maximum allowable cost is \$4,148 per ERU. The Council establishes the rate to be charged as \$4,148 per ERU.

Section 5. Effective Date.

The effective date of this Resolution is July 1, 2000.

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. 1436 is rescinded effective July 1, 2000.

YEAS: 7
NAYS: 0
ABSTAINED: 0


Paul Thalhofer, Mayor

Dated: 6-15-00


Debbie Stickney, City Recorder

Adopted: 6-13-00

C:\RESOL00

SANITARY SEWER SYSTEM DEVELOPMENT CHARGE		
CAPITAL IMPROVEMENT PLAN		
PREPARED ON APRIL 20, 2000		
PROJECT DESCRIPTION	ESTIMATED COST	FUNDING YEAR
CONSTRUCT NEW TREATMENT PLANT	2,000,000	2000-01
UPGRADE WEST COLUMBIA PUMP STATION	75,000	2002-03
BASIN "C" COLLECTION SYSTEM UPGRADES	642,900	2008-09
SEWER LINE ON SW 21ST STREET	22,500	2008-09
SUBTOTAL, CAPITAL IMPROVEMENT PROJECTS	2,740,400	
REMAINING OEDD DEBT PRINCIPAL	1,910,388	THRU 2006-07
39 % OF REMAINING GO BOND DEBT SERVICE	9,511,712	THRU 2017-18
GRAND TOTAL	14,162,500	
NOTES		
1. SINCE 1.4 MGD OF THE PROPOSED 3.0 MGD NEW PLANT IS ADDITIONAL CAPACITY, THIS RATIO (1.4/3.0 or 47%) IS THE PORTION OF COSTS ALLOWABLE FOR SDC IMPROVEMENT REVENUE.		
2. THE ACTUAL AMOUNT ASSESSED TO SDC'S IS 39% OF THE ANNUAL DEBT SERVICE PAYMENT AS STIPULATED IN THE VOTERS' PAMPHLET, PLUS THE \$2 MILLION DIFFERENCE BETWEEN THE ORIGINAL PROJECT COST AND THE BOND AMOUNT.		

SANITARY SEWER SYSTEM DEVELOPMENT CHARGE

ESTIMATE OF EQUIVALENT RESIDENTIAL UNITS

PREPARED ON APRIL 20, 2000

FISCAL YEAR	BEGINNING POPULATION	ENDING POPULATION	INCREASE IN POPULATION	INCREASE IN DWELLINGS		EQUIVALENT RESIDENTIAL UNITS			TOTAL
				SINGLE FAMILY	MULTI-FAMILY	SINGLE FAMILY	MULTI-FAMILY	OTHER	
1999-00	14,175	14,317	142	38	10	38	7	50	95
2000-01	14,317	14,385	68	18	5	18	3	50	72
2001-02	14,385	14,791	406	109	27	109	19	50	178
2002-03	14,791	15,207	416	112	28	112	20	50	182
2003-04	15,207	15,635	428	115	29	115	20	50	185
2004-05	15,635	15,962	327	88	22	88	15	50	153
2005-06	15,962	16,016	54	15	4	15	3	50	67
2006-07	16,016	16,416	400	108	27	108	19	50	177
2007-08	16,416	16,829	413	111	28	111	19	50	181
2008-09	16,829	17,250	421	113	28	113	20	50	183
2009-10	17,250	17,587	337	91	23	91	16	50	157
2010-11	17,587	17,692	105	28	7	28	5	50	83
2011-12	17,692	18,117	425	114	29	114	20	50	185
2012-13	18,117	18,552	435	117	29	117	21	50	188
2013-14	18,552	18,998	446	120	30	120	21	50	191
2014-15	18,998	19,150	152	41	10	41	7	50	98
2015-16	19,150	19,150	0	0	0	0	0	0	0
2016-17	19,150	19,150	0	0	0	0	0	0	0
2017-18	19,150	19,150	0	0	0	0	0	0	0
TOTAL			4,975	1,340	335	1,340	235	800	2,375

NOTES

1. ASSUME 80% OF THE POPULATION INCREASE WILL LIVE IN SINGLE FAMILY HOMES AND 20% OF THE POPULATION INCREASE WILL LIVE IN MULTI-FAMILY HOMES.
2. ASSUME 2.97 PERSONS PER HOUSEHOLD.
3. ASSUME ONE EQUIVALENT RESIDENTIAL UNIT (ERU) PER SINGLE FAMILY UNIT AND 0.7 ERU PER MULTI-FAMILY UNIT.
4. ASSUME COMMERCIAL AND INDUSTRIAL DEMAND WILL BE 50 ERU'S PER YEAR.