

RESOLUTION NO. 1693

A RESOLUTION ADJUSTING THE RATE AND CAPITAL IMPROVEMENT PLAN FOR WATER SYSTEM DEVELOPMENT CHARGES AND RESCINDING RESOLUTION NO. 1652.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. 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.
2. Resolution No. 1652, which is currently in effect, established the current capital improvement plan and rate for the water system development charge.
3. 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.
4. Staff has updated the Capital Improvement Plan for the water 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 water system development charge is to require developments that create the need for water facilities or increase the demand on existing water facilities to pay an equitable share of the cost of those improvements. System development charges for water 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 for the production, storage, distribution, or treatment of water.

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.

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 water system, including costs of financing, until projected buildout, as reflected in the Capital Improvement Plan provided as Attachment A, and the impact the development has on the water system as measured in hydraulic equivalents, as reflected in the estimate provided as Attachment B. This allows determination of a unit cost of system capacity.
- B. Hydraulic equivalents are utilized as a measure of capacity because they represent the potential demand a customer may place on the system. In the "City of Troutdale Water System SDC Study" prepared in February, 1992, by Public Financial Management, Inc., hydraulic equivalents are applied to water meter size as follows:

<u>Water Meter Size</u>	<u>Hydraulic Equivalents</u>
3/4"	1.0
1"	1.7
1 1/2"	3.3
2"	5.3
3"	10.0
4"	16.7
6"	33.3
8"	53.3

- C. The maximum allowable cost per hydraulic equivalent shall be computed by dividing the total cost, including finance charges, of needed capacity-increasing capital improvements (less cash on hand and anticipated interest income) by the estimated number of hydraulic equivalents to be added to the system. The Council may choose to impose a cost per hydraulic equivalent less than the maximum allowable cost.
- D. No water system development charge will be assessed for a water meter used solely for fire standby purposes, including the larger meter in a fire service meter assembly, provided that the appropriate monthly fire standby fee is paid.

Section 4. Cost.

Based upon an estimated cost of capacity-increasing capital improvements (including financing) of \$2,198,000, less cash on hand on June 30, 2003 of \$557,794 less projected interest earnings of \$167,373 and an estimated increase of 1,291 hydraulic equivalents, the maximum allowable cost is \$1,148 per hydraulic equivalent. The Council establishes the rate to be charged as \$1,148 per hydraulic equivalent, which is reflected in the following costs per meter size:

<u>Water Meter Size</u>	<u>Hydraulic Equivalents</u>	<u>SDC Cost</u>
3/4"	1.0	\$1,148
1"	1.7	1,952
1 1/2"	3.3	3,788
2"	5.3	6,084
3"	10.0	11,480
4"	16.7	19,172
6"	33.3	38,228
8"	53.3	61,188

Section 5. Effective Date.

The effective date of this resolution is July 1, 2004.

Section 6. Distribution of Funds.

The system development funds collected under authority of this Resolution shall be deposited in the Water Improvement Fund. These funds may only be expended for accomplishing the capacity-enhancing water 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.

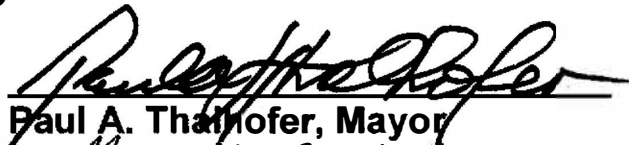
Section 8. Administration.

The Director shall be responsible for the administration of this Resolution.


Section 9. Previous Resolution Rescinded.

Resolution No. 1652 is rescinded effective July 1, 2004.

**YEAS: 5
NAYS: 0
ABSTAINED: 0**


 Paul A. Tharhofer, Mayor
 May 12, 2004

 Date


 Debbie Stickney, City Recorder

Adopted: May 11, 2004

WATER SYSTEM DEVELOPMENT CHARGE		
CAPITAL IMPROVEMENT PLAN		
PREPARED ON FEBRUARY 4, 2004		
PROJECT DESCRIPTION	ESTIMATED COST	FUNDING YEAR
CONSTRUCT ADDITIONAL WELL(1/2)	312,000	2004-05
UPSIZE WATER LINE AND ADJUST PRV VAULT ON 257TH	182,000	2004-05
INSTALL PRV AND VAULT ON CORBETH LANE	26,000	2005-06
UPSIZE WATER LINE ON COLUMBIA RIVER HIGHWAY FROM KIBLING TO PARK	88,000	2006-07
CONSTRUCT WATER LINE ON SW 21ST STREET/HENSLEY ROAD CONNECTION	22,000	2007-08
UPSIZE 244TH AVENUE WATER LINE	88,000	2007-08
EXTEND WATER LINE ACROSS RAILROAD BETWEEN SPECTRO AND RMAC	55,000	2008-09
CONSTRUCT ZONE II INTERCONNECT TO JACKSON PARK ROAD	55,000	2008-09
UPDATE WATER MASTER PLAN	88,000	2010-11
CONSTRUCT 1.0 MG STANDPIPE AND RELATED FACILITIES	1,282,000	2015-16
GRAND TOTAL	2,198,000	

Attachment A

**WATER SYSTEM DEVELOPMENT CHARGE
ESTIMATE OF HYDRAULIC EQUIVALENTS (HE)
PREPARED ON FEBRUARY 4, 2004**

FISCAL YEAR	SINGLE OR DUPLEX UNITS	TRIPLEX OR LARGER UNITS	SINGLE OR DUPLEX HE	TRIPLEX OR LARGER HE	COMMERCIAL HE	INDUSTRIAL HE	TOTAL HE
2003-04	66	81	66	16	9	9	100
2004-05	68	83	68	17	9	9	103
2005-06	62	76	62	15	9	9	95
2006-07	64	78	64	16	9	9	98
2007-08	65	80	65	16	9	9	99
2008-09	67	82	67	16	8	9	100
2009-10	69	84	69	17	8	9	103
2010-11	68	83	68	17	8	8	101
2011-12	69	85	69	17	8	8	102
2012-13	71	87	71	17	8	8	104
2013-14	73	89	73	18	8	8	107
2014-15	75	91	75	18	8	8	109
2015-16	43	53	43	11	8	8	70
TOTAL	860	1,052	860	211	109	111	1,291

NOTES

- "SINGLE OR DUPLEX UNITS" AND "TRIPLEX OR LARGER UNITS" BASED ON COMMUNITY DEVELOPMENT DEPARTMENT "FUTURE HOUSING UNITS" REPORT, JULY 2001.
- "SINGLE OR DUPLEX HE" IS BASED ON 1 HYDRAULIC EQUIVALENT PER UNIT.
- "TRIPLEX OR LARGER HE" IS BASED ON 0.2 HYDRAULIC EQUIVALENTS PER UNIT.
- "COMMERCIAL HE " ASSUMES EXISTING RATIO OF 1.40 HYDRAULIC EQUIVALENTS PER ACRE FOR THE 78.05 UNBUILT COMMERCIAL ACRES PROJECTED ABOUT EQUALLY FOR EACH YEAR UNTIL BUILDOUT.
- "INDUSTRIAL HE" ASSUMES EXISTING RATIO OF 0.22 HYDRAULIC EQUIVALENTS PER ACRE FOR THE 505.77 UNBUILT INDUSTRIAL ACRES PROJECTED ABOUT EQUALLY FOR EACH YEAR UNTIL BUILDOUT.
- UNBUILT COMMERCIAL AND INDUSTRIAL LAND PROVIDED BY COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM "FY 2002-2003 BUILDABLE COMMERCIAL AND INDUSTRIAL LANDS INVENTORY FOR THE PERIOD JULY 1, 2002 THROUGH JUNE 30, 2003" DATED DECEMBER 17, 2003.