

Wednesday, 7 P.M.

December 1, 1999

**UTILITY RATE REVIEW COMMITTEE
MINUTES**

Public Safety Building

Newberg, Oregon

Members Present:

Kelli Highley, Secretary
Debbie Sumner

Barry Babin
Dan Schutter

Members Absent: Matson Haug Rebecka Radcliffe Debbie Sumner

Others Present: Mike Soderquist, Community Development Director
Katherine Tri, Finance Director
Duane Cole, City Manager

1. Call to Order

The meeting was called to order at 7:15 p.m. by Secretary Kelli Highley.

2. Roll Call

Roll call was noted by Kathy Tri.

3. Approval of Minutes

Schutter/Sumner moved to approve the minutes of the March 9, 1999 meeting.
Motion passed unanimously.

4. Update on Water SDC Lawsuit

Mike Soderquist reported on the status of the water SDC lawsuit (writ of review). The challenge is based on two conditions, both of which apply to the sewer SDC calculation. The City responded that the conditions were not acceptable. In July the attorneys were to arrange a meeting; however, the Portland Homebuilders Association attorney has not returned phone calls from the City's attorney. Kelli Highley heard through the grapevine that the Homebuilders wanted to mediate. Duane Cole reported that the judge can order mediation. Mr. Soderquist will check with the City's attorney on what action the City can take to dismiss the lawsuit.

5. Water Irrigation Rates

Kathy Tri presented a paper on irrigation rate issues. The issue primarily affects commercial, industrial and institutional users. It was suggested that a separate meter only be required if more than one zone is required to be watered. Kelli Highley suggested the requirements be based on percent of landscape area or percent of lot. Barry Babin noted the City needs to be sensitive to zeroscape landscaping.

MOTION: Babin/Schutter moved to have no water systems development charge

on irrigation meters. Passed 3to 1 (Sumner).

6. Sewer Systems Development Charge Review

Kathy Tri noted that she had updated the sewer systems development charge tables provided by the consultant.

Cap2-5: Mike Soderquist reviewed the list of capital projects. New projects were highlighted.

The property purchase included 20 acres adjacent to the WWTP. The property owner is interested in selling. The land would be used for expansion, particularly the oxidation ditches.

The gray water study would evaluate the feasibility of a secondary water system for new large irrigators. It would not affect current peaking factors. The study would estimate the cost of treatment and distribution.

The WWTP Maintenance Building would be a new structure, replacing the grossly undersized facilities currently in use. It would be approximately 4,000 sq. feet. The committee asked Mike Soderquist to review the cost of this building.

The pump stations are in the Capital Improvement Plan and are set to deal with failed septic systems in the area. The estimated costs are based on other recently built pump stations. The Chehalem Pump Station will be moved to 2003-04.

SDC 3: This table calculates the SDC. The reimbursement charge changed from \$949 to \$1,014 and the improvement charge changed from \$1,156 to \$1787 based on original costs, which amounted to a \$696 change.

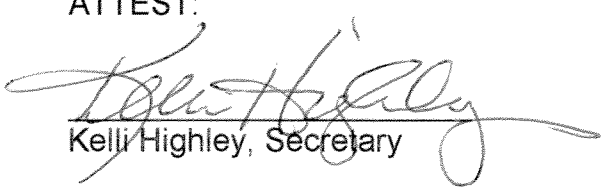
Dan Schutter pointed out a problem with EDU's in that insitutions are required to install appliances that are not standard and consequently equal different EDU's.

7. Adjournment

The meeting was adjourned at approximately 8:30 p.m. until the next meeting December 14, 1999.

Approved by the Utility Rate Review Committee on this 13th day of December, 1999.

ATTEST:


Kelli Highley, Secretary