

Tuesday, 7 P.M.

May 28, 2002

**UTILITY RATE REVIEW COMMITTEE  
MINUTES**

**City Hall**

**Newberg, Oregon**

**Members Present:**

Matson Haug  
David Maben

Rebecka Ratcliffe  
Dan Schutter

Ernie Amundson  
Barry Babin

**Others Present:**

Mike Soderquist, Community Development Director  
Elaina Canutt, Assistant Finance Director  
Shaun Pigott, Consultant  
Debbie Galardi, Consultant

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**1. Call to Order**

The meeting was called to order at 7:00 p.m. by Chair Dan Schutter.

**2. Roll Call**

Roll call was noted by Elaina Canutt.

**3. Minutes**

Minutes of the March 25, 2002 and April 22, 2002 meeting were approved by those present.

**3. Public Hearing**

Chair Dan Schutter opened the public hearing on the proposed sewer rates. No members of the public were present. Matson Haug moved to submit the new sewer rates to council for review. Rebecka Ratcliffe seconded the motion. The motion was approved unanimously. The public hearing on sewer rates was closed at 7:10 pm.

**4. Continued Business**

The meeting was turned over to Shaun Pigott who presented the following information.

Packet 1 This report presented what the typical residential household would be charged for storm sewer. The \$4.13 estimate was based upon an estimated EDU size of 3,000 square feet. The committee requested that statistics to be gathered to arrive at an average calculated EDU size for Newberg instead of an estimate.

Packet 2 Mr. Pigott explained one issue that would have to be addressed in the storm sewer policy is the treatment of private roads. Shaun Pigott pointed out that the City is not going to charge itself storm sewer fees for City-owned properties. Therefore, it might make sense to not charge private roads if they meet the City's storm sewer standards. The committee discussed what the standard criteria should be. The fact that there are a limited number of private streets was also pointed out. Members



concurred that in order to receive an exemption, the private road storm sewer must be compliant with current City standards.

Packet 3 Shaun Pigott handed out new storm sewer SDC projections. The growth rate was changed from 1.5% to 2% to match the rate assumed in the water and sewer studies. This resulted in the cost per EDU to decrease from \$ 303 to \$217. This growth rate is considered to be slightly on the "aggressive" side. Committee members questioned if the estimated additional 5,200 EDUs was even feasible, given the current land area of the City. Staff responded that the growth would be feasible with the expected annexations that may take place in the next 20 years.

Packet 4 The issue of allowing credits was presented. Some jurisdictions allow credits for non-single family residential land users if they have storm sewer systems which exceed the jurisdiction's standards. Committee members discussed at length how to define "exceeding the standards." It was determined that it is extremely difficult to quantify what type of benchmark would be used to measure "exceeding the standard." The issue of what to do with land users that are below the standard was also discussed. The committee requested that consultant and staff brainstorm some type of guidelines that could be used to evaluate the condition of a given storm sewer system.

The next meeting date will be June 10, 2002. The meeting was adjourned at approximately 8:45 p.m.

Approved by the Utility Rate Review Committee on this 10th day of June, 2002.

ATTEST:

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Barry Babin, Secretary

