

**RESOLUTION NO. 1624**

**A RESOLUTION ADOPTING A REVISED WATER CAPITAL IMPROVEMENTS PLAN AND ESTABLISHING AND IMPOSING JUST AND EQUITABLE USER FEES, SYSTEMS DEVELOPMENT CHARGES, METER INSTALLATION CHARGES, AND DEPOSITS FOR WATER SERVICE FOR THE WATER SYSTEM OF THE CITY OF WILSONVILLE; PROVIDING FOR THE MANNER OF PAYMENT, COLLECTION, ENFORCEMENT AND DISBURSEMENT OF SUCH FEES; PROVIDING RULES AND REGULATIONS FOR CONTROL OF CITY WATER SERVICE, CHANGING THE WATER UTILITY BILLING CYCLE FROM BIMONTHLY TO MONTHLY; AND REPEALING RESOLUTION 1502.**

WHEREAS, ORS 223.297, states the policy underlying systems development charges:

"The purpose of ORS 223.297 to 223.314 is to provide a uniform framework for the imposition of system development charges by governmental units for specified purposes and to establish that the charges may be used only for capital improvements."; and

WHEREAS, ORS 223.299 states:

"As used in ORS 223.297 to 223.314:

(2) "Improvement fee" means a fee for costs associated with capital improvements to be constructed.

(3) "Reimbursement fee" means a fee for costs associated with capital improvements already constructed or under construction.

(4)(a) "System development charge" means a reimbursement fee, an improvement fee or a combination thereof assessed or collected at the time of increased usage of a capital improvement or issuance of a development permit, building permit or connection to the capital improvement. System development charge includes that portion of a sewer or water system connection charge that is greater than the amount necessary to reimburse the governmental unit for its average cost of inspecting and installing connections with water and sewer facilities."; and

WHEREAS, the City of Wilsonville pursuant to authority set for in ORS 223.297 et. seq. has enacted Ordinance No. 386, as modified by Ordinances No. 430 and 432, which provides the overall city implementing policy and procedures for system development charges (SDCs); and

WHEREAS, it is part of the purpose of this Resolution to provide a uniform and equitable methodology for imposition of systems development charges for specific water system capital improvements upon those developments that create the need for or increase the demands for further capital improvements; and

WHEREAS, the 1986 Water System Plan, provides that the capacity of the City's water distribution system, storage facilities and supply source must be increased to satisfy future water demands, including Uniform Fire Code fire flow demands and to preserve compliance with Oregon State Health Division water quality standards; and

WHEREAS, on June 21, 1999, following extensive analysis of various alternatives for delivery of Portland Bull Run water and construction of a Willamette River water treatment plant, either alone or in conjunction with other water providers, the City Council adopted Resolution No. 1557 selecting the Willamette River as the long-term source of water for the City of Wilsonville, authorizing the sale of up to \$25 million in water revenue bonds and referring the authorization to issue \$25 million in revenue bonds to treat and use the Willamette River as a long term water supply to the September ballot for voter approval; and

WHEREAS, on September 21, 1999, the voters approved authorization of the sale of up to \$25 million in water revenue bonds to treat and use the Willamette River as a long-term water supply and the vote was duly received by the City Council in Resolution No. 1601, adopted October 4, 1999; and

WHEREAS, staff has prepared a revised water capital improvements plan for the City's Capital Improvement Program. Debbie Galardi of Galardi Consulting, a sub-consultant of CH2M Hill and an expert in the development of SDCs, prepared for the City the water rate and water SDC calculations contained in her report dated March 13, 2000. The report provides a listing of reimbursable costs and a methodology for determining the systems developed reimbursement charge for water system capital improvements. It also provides costs for the water system capital improvements and the methodology for determining the cost of the system development improvements charges on new development, which supports continued customer growth in the City of Wilsonville; and

WHEREAS, the City has provided due notice of the proposed water system development charge methodology on February 4, 2000, and has distributed methodology for the calculations of proposed methodology on February 17, 2000.

WHEREAS, lower debt service credits have increased the systems development charge by \$194 per equivalent dwelling unit since the draft resolution was distributed on February 17, 2000, the methodology has not changed.

WHEREAS, the City has duly noticed the public hearing of March 20, 2000, and has heard testimony and comments regarding the contents of this Resolution; and

WHEREAS, based upon the reports, testimony and comments received, the City Council finds additional water rate increases are required to provide debt service for the bond sales necessary to pay for water treatment plant construction and that it is feasible to support the bonded indebtedness and to lessen the financial impact on rate payers by spreading the rate increase over three fiscal years; and

WHEREAS, the structure of the water utility rate and the water SDC's are intended to be a charges for services and capital improvements respectively, they are not charges imposed upon property or upon a property owner as a direct consequence of ownership of that property. Although the water utility rate structure and the water SDC's are intended to constitute charges for service and capital improvements respectively; even if either were a tax on property, both allow the owner to have the ability to control the amount of the charge. Similarly the water utility rate structure and the SDC's reflect the actual cost for providing the service and capital improvements respectively and only imposes charges on persons receiving a service or benefit of the capital improvements. Actual costs include all direct and indirect costs the utility might incur as set forth in ORS 310.140(13).

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES THAT:

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**PART I: DETERMINATIONS & FINDINGS**

A. The City Council adopts above recitals as findings and incorporates them by reference in support of this resolution.

B. The City Council has reviewed the proposed water user fee (water rates) and finds the proposed water rates to be rationally based. The City Council hereby finds that maximum day demand (peak day) use of the City of Wilsonville water system is rationally based and proportionally based, for allocating the reimbursable and improvements costs for the production, storage and distribution of needed water system capital improvements.

C. The City Council hereby finds that for the reimbursement component of the water SDC, which is subsequently described in Article IV may be easily followed as set forth in the following chart form:

	<b>Water Supply</b>	<b>Reservoirs and Storage</b>	<b>Transmission, Distribution &amp; Pump Station</b>
The net depreciated system investment for the city water system is:	\$1,502,314	\$259,141	\$1,740,443
The existing capacity in million gallons per day (MGD) is the existing demand in MGD:	0	0	6.65
The existing capacity available:	5.4	5.4	5.4
For new growth in MGD:	0	0	1.25
The percent of available capacity for new growth:	0	0	19%
The value of capacity available from new growth is:	0	0	\$327,151
Additional growth related capacity in MGD is:	10.2	2.0	9.0
The net investment per gallon per day is:	0*	0*	\$.04
The maximum day demand in gallons per day per equivalent dwelling unit (EDU) is:	891	891	891
The reimbursement fee per EDU:	0	0	\$36

\*NOTE: The zero figure used here indicates that there is no existing capacity available for new development beyond a de minimus levels defined in the City’s current Public Facilities Water Strategy, Ordinance No. 514.

D. The City Council hereby determines that the reimbursement SDC per equivalent dwelling unit is \$36.

E. The City Council hereby finds that for the improvement component of the water SDC which is also subsequently described in Article IV, may be easier to follow as set forth in the following chart form:

	Water Supply	Reservoirs and Storage	Transmission, Distribution & Pump Station
The value of the Capital Improvements Program allocated to new users less contributions is:	\$19,516,208	\$2,802,500	\$11,235,376
The new user capacity in million gallons per day is:	10.2	2.0	9.0
The unit cost of new capacity in gallons per day is determined by dividing the CIP value allocated to new users by the unit cost of the new capacity in million gallons per day divided by 1 million.	\$1.91	\$1.40	\$1.25
The maximum day water demand in gallons per day, per equivalent dwelling unit is equal to:	891	891	891
The improvement SDC per equivalent dwelling unit before debt service credit is determined by multiplying the unit cost of new capacity by the maximum day water demand and is as follows:	\$1,702	\$1,247	\$1,114
Debt service credit/EDU	\$167	\$123	\$110
Net improvement SDC/EDU	\$1,535	\$1,124	\$1,004

F. The City Council hereby determines that the net improvement systems development charge per equivalent dwelling unit is equal to \$3,663.

G. The City Council hereby finds that the fees and charges herein are not taxes subject to the property tax limitations of Article XI, Section 11(b) of the Oregon Constitution and further meets the definition of incurred charges set forth in Article XI, Section 11(b)(2). For services provided by the general fund a franchise fee of 4% of the gross annual revenue from water user charges will continue to be collected and remitted quarterly to the general fund.

**PART II: ESTABLISHES USER FEES FOR WATER SERVICE, BULK WATER RATES, WATER SYSTEMS DEVELOPMENT CHARGE, METHODOLOGY FOR WATER SYSTEMS DEVELOPMENT CHARGES, WATER SYSTEMS DEVELOPMENT CHARGES, DISCONNECTION PROCEDURE, DISBURSEMENT OF FUNDS, WATER CONSERVATION PROGRAM, STATEMENT OF VALIDITY APPROVES THE WATER CAPITAL IMPROVEMENTS PROGRAM, AND REPEALS EXISTING RESOLUTION.**

**ARTICLE I**  
**USER FEES FOR WATER SERVICE**

**Section 1. USER FEES WITHIN CITY.**

The October 1, 1998 rates for domestic water consumption, whether it be for residential, commercial or industrial, shall be increased and charged on the effective dates and at the rates set forth in the respective corresponding columns in Table II below:

**TABLE II  
CITY OF WILSONVILLE  
WATER USER FEES**

<b>Date effective</b>		<b>10/1/98</b>	<b>4/1/00</b>	<b>10/1/00</b>	<b>4/1/01</b>	<b>10/1/01</b>	<b>4/1/02</b>
<b>Minimum charge and volume percent increase</b>			<b>22%</b>	<b>22%</b>	<b>22%</b>	<b>10%</b>	<b>9%</b>

**MINIMUM CHARGES FOR ALL CUSTOMERS**

<b>Meter Size</b>	<b>Monthly Quantity Allowance (hcf)</b>	<b>MONTHLY MINIMUM CHARGE</b>					
5/8" X 3/4"	4	\$7.80	\$9.52	\$11.61	\$14.16	\$15.58	\$16.98
3/4"	4	\$7.80	\$9.52	\$11.61	\$14.16	\$15.58	\$16.98
1"	4	\$8.60	\$10.49	\$12.80	\$15.62	\$17.18	\$18.72
1-1/2"	5	\$9.43	\$11.50	\$14.04	\$17.12	\$18.84	\$20.53
2"	6	\$11.05	\$13.48	\$16.45	\$20.07	\$22.07	\$24.06
3"	7	\$12.68	\$15.47	\$18.87	\$23.02	\$25.33	\$27.61
4"	8	\$14.30	\$17.45	\$21.28	\$25.97	\$28.56	\$31.13
6"	10	\$17.58	\$21.45	\$26.17	\$31.92	\$35.11	\$38.28
8"	12	\$21.83	\$26.63	\$32.49	\$39.64	\$43.60	\$47.53
10"	17	\$29.78	\$36.33	\$44.32	\$54.08	\$59.48	\$64.84
Bulk water	6	\$11.05	\$13.48	\$16.45	\$20.07	\$22.07	\$24.06

**VOLUME CHARGES**

<b>Customer Class</b>	<b>Volume Rate (\$/HCF)</b>					
S-F Residential Block 1	\$1.45	\$1.77	\$2.16	\$2.63	\$2.90	\$3.16
S-F Residential Block 2	\$1.64	\$2.00	\$2.44	\$2.98	\$3.28	\$3.57
S-F Residential Block 3	\$2.32	\$2.83	\$3.45	\$4.21	\$4.63	\$5.05
Multifamily	\$1.49	\$1.82	\$2.22	\$2.71	\$2.98	\$3.24
Commercial	\$1.43	\$1.74	\$2.13	\$2.60	\$2.86	\$3.11
Industrial	\$1.54	\$1.88	\$2.29	\$2.80	\$3.08	\$3.35
Combined Irrigation	\$2.32	\$2.83	\$3.45	\$4.21	\$4.63	\$5.05
Bulk water	\$1.66	\$2.03	\$2.47	\$3.01	\$3.32	\$3.61

**FIRE SERVICE CHARGES**

<b>All Customers per inch diameter of pipe</b>	<b>\$5.80</b>	<b>\$5.95</b>	<b>\$6.09</b>	<b>\$6.25</b>	<b>\$6.40</b>	<b>\$6.56</b>
<b>Notes:</b>	S-F Residential Block 1	5 to 8 hcf				
	S-F Residential Block 2	9 & 10 hcf				
	S-F Residential Block 3	over 10 hcf				

Fire service charges increase by changes in costs estimated at 2.5% every six months

Section 2. USER FEES OUTSIDE CITY

Monthly services outside the City limits shall be billed at double the normal rate indicated in Table I. This is to off-set reduction for debt service financing otherwise paid by property within the city.

Section 3. FRANCHISE FEE

For the right to receive additional services from the general fund, a franchise fee has been previously imposed and shall continue to be imposed upon the water fund of the City in an amount equal to four percent (4%) of the gross annual revenue from water user charges. This fee shall be collected from the water users and remitted quarterly to the general fund.

Section 4. EXCEPTION FOR WATER LEAKS

A. Water users will not be required to pay that portion of their water bill attributable to water leakage provided that:

1. The leak is repaired at the water user's expense within 48 hours of notification by the city that a leak has occurred;
2. The city, upon rechecking the water meter, concurs that the leak has been fully repaired;
3. Exceptions from the 48 hour repair requirement may be granted in writing by the City Manager or designee when extenuating circumstances are recognized.

B. The water user's bill during the period of time when undetected leakage occurred shall be based on the prior year's bill, adjusted for any approval of subsequent rate increases for the same period of time. When prior year billing information is not available, the City Manager or designee will determine the approximate billing based on bills for comparable properties.

C. This policy shall not apply to leaks that are reoccurring problems or those that are apparent as opposed to undetected leaks.

Section 5. BILLING

Billing shall be every month and shall be due ten (10) days after billing is sent, and shall be considered past due after the tenth (10th) day. User fees shall be billed and due as payable to the water service user.

Section 6. WATER SERVICES AGREEMENT

In accordance with water meter purchasing procedures, all services two (2) inches and larger shall be covered by specific written agreement with the City, but in no case shall the rate and charges be less than those set forth in this Article.

Section 7. FIRE PROTECTION SERVICE CHARGES

Standpipe services for fire protection shall be charged monthly at the rate as indicated in Table II.

Section 8. ANNUAL REVENUE

Water user fees shall be reviewed annually by the City Council. The City Council may, from time to time, including but not limited to its annual review, increase fees giving due consideration to the increase in the consumers price index (CPI) for the Portland metropolitan tri-county area from the month of the last increase to the month preceding the date of the review. The Council may take action not to increase fees in any year it is deemed appropriate to do so.

Section 9. APPLICATION FOR WATER SERVICES AND REPORTS

Application for City water service, other than connection and meter installation service, shall be by written application on forms provided at the Finance Director's office. Each application will designate the property to be served and the user thereof. If a deposit is deemed necessary and cost effective by the Finance Director, the application must be accompanied by a deposit in the sum of not less than \$40.00 or an amount equal to an estimated 3 months bill as determined by the City. However, any resident of Wilsonville (a person who has established credit with the City of Wilsonville by having water and/or sewer service in his/her own name) will be allowed to move from one location within the City limits without having to pay a deposit if that resident has lived in Wilsonville for at least three (3) years, has had City of Wilsonville water and/or sewer service in his/her name and has not been delinquent in paying for water and/or sewer service within the past three years.

Section 10. REFUND OF DEPOSITS

A. A refund of the water service deposit will occur when a customer shows a satisfactory credit performance for three years. If it becomes necessary to make one or more visits to enforce collection and/or shut-off for non-payment during the three year period, the City shall retain the deposit. The deposit will be held for an additional three years from the date of the last visit to the customer's premise for collection for non-payment of a bill. (Definition of visit - hand delivery of shut-off notice to the customer's premise. Definition of satisfactory credit - no water shut-off notices hand delivered and/or temporary shut-off of service for non-payment during a three year period.)

B. A refund of the deposit will occur upon the applicant's requesting discontinuance of service provided that all outstanding bills are paid in full. The deposit may be applied to the final bill.

C. If an account is shut-off for non-payment, the deposit shall be held as security until the outstanding balance is paid. The deposit will only be applied to the outstanding balance when the account is closed and no further water service is required by the customer. The remaining balance of the deposit not used to pay outstanding bills will be refunded to the customer.

D. Upon refund of the cash deposit to the applicant for satisfactory credit performance or upon termination of service, the deposit shall be refunded together with interest thereon at the rate of one-half percent (1/2%) below the average annual interest rate received by the City. However, no interest shall be allowed or paid by the City of Wilsonville on deposits which have been deposited with the City for less than 30 days. All cash deposits so paid to the City of Wilsonville by water users shall be credited by the Finance Department into a special account to be known as "Water Deposit Trust Account".

Section 11. CHARGES MADE TO CURRENT USERS AND APPLICANTS

All charges for water service furnished or rendered by the City of Wilsonville shall be chargeable to the current user of the property where water service is supplied and, in addition, all persons signing an application for the use of water service shall be personally liable for all charges accrued against the property designated within the application. The City reserves the right to cut off and disconnect water service to the premises without further notice when charges for water service have not been paid within 30 days after the due date, and the expense thereof shall be borne by the user to which such service has been supplied. The City shall provide a minimum of 3 days notice by a door hanger or by mail prior to water service disconnection. Water service disconnection procedures are specified in Article VI of this resolution.

ARTICLE II  
BULK WATER RATE

Section 1. RATES

All bulk water sold after the effective date of this resolution shall be at the rate indicated in Table II, and full payment for all water purchased shall be made on a monthly basis or until portable meter(s) are returned, and said payment will be due within seventy-two (72) hours of receipt of bill. Deposit checks will not be returned until final billing is paid.

Section 2. DEPOSITS

Table III set forth below identifies the deposits required for the use of portable water meter(s), fire hydrant wrenches and fire hydrant valves(s), by the applicant. The only item which is mandatory for completion of the application is the portable water meter(s).

TABLE III

Fire Hydrant Wrenches	\$ 20
Fire Hydrant Valve(s)	200
Portable Water Meter(s)	500
Hose Adapter	35 deposit
Temporary Meter Connection	Shall be dependent on the size of meter requested.

Section 3. REFUND OF DEPOSITS

If the above items mentioned in Table III are returned in good condition, a portion or all of the deposit shall be returned to the applicant. The City Manager or designated staff shall inspect the item(s) at time of return. The City Manager or designated staff shall determine the condition of the equipment and shall make the determination as to the amount of the deposit to be returned based on the estimated cost of repairing or replacing the item(s). If the applicant wishes to renew the deposit for another ninety (90) day period, the applicant may do so by using a portion or all of the previous deposit as designated by the City Manager or designated staff person to be used as part of or all of the new deposit to be returned.

Section 4. PERMIT FEE

In addition to the bulk water rate and equipment deposit, a bulk water permit fee shall be paid. A copy of the permit shall be kept onsite. The permit may be renewed at the completion of the permit period, after the inspection of all portable meter(s), fire hydrant valve(s), and hydrant wrench. Permit fees are listed in Table IV below.

TABLE IV

90 Day Permit <u>Fees</u>	\$45
60 Day Permit <u>Fees</u>	35
30 Day Permit <u>Fees</u>	25

ARTICLE III  
WATER SYSTEM DEVELOPMENT CHARGES  
METHODOLOGY

Section 1.     PURPOSE

The purpose of this Article is to establish the methodology for capital cost of municipal water service improvements upon those developments that create the need for or increase the demands for such capital improvements.

The methodology for charges imposed by this Article is separate from and in addition to any applicable taxes, assessments, charges, or fees otherwise provided by or imposed as a condition of development. It is not intended to establish a methodology for a tax under Article XI, Oregon Constitution. It is intended to establish the methodology for a rationally based regulatory charge.

Fees for connection to the water system shall be charged to the permit applicant or owner(s) of any building(s) in which a water connection is made. Said connection fees shall be a revenue source to the City and shall entitle the applicant or owner(s) to a service connection to the water system.

Section 2.     STATUTORY AUTHORITY

ORS 223.297 through 223.314 allow improvement fees and reimbursement fees to be included in Systems Development Charges.

Section 3.     CAPITAL IMPROVEMENTS PLAN AND IMPROVEMENT FEES

A.     The Community Development Department reviewed past growth records and future projections and determined that growth is reasonably estimated to be at two and one half (2.5%) per year for the next ten years.

B.     The Community Development Department reviewed the 1986 Water System Plan and the City's current Capital Improvements Plan as it pertains to water. Additionally, the Preliminary Engineering Report for the Willamette River Water Treatment Plant by Murray Smith and Associates, Montgomery Watson and FCSG and supplemental reports by Montgomery Watson were reviewed and the logical components that would be required in the next ten years to accommodate growth were determined. Debbie Galardi calculated an inflation factor for the capital improvements inclusive of the treatment plan construction.. The city staff reviewed the water projects listed on the current Capital Improvements Program (CIP) and determined the percent of the project that should be allocated to new users. The summary of the projects cost and the percent allocations are set forth in Table I attached hereto and by this reference fully incorporated herein. Table I and the project list and their costs set forth therein is hereby adopted as a water capital improvements plan as described in ORS 223.309 and shall be considered the

water capital improvement plan component of the City Capital Improvement Program which program shall be updated in accordance herewith.

C. Staff reviewed the increased capacities and determined that the water treatment plant would increase water production for new users by 10.2 mgd, added reservoirs would increase storage by 2.0 mgd and the increased transmission distribution and pumping stations would increase the capacity by 9.0 mgd. Peak day demands were reviewed by staff and the peak day water demands for an equivalent meter were determined to be 891 gallons per day. The respective production, storage and transmission component of the improvement SDC was determined by dividing cost by capacity to obtain unit cost per gallon. The unit cost was multiplied by 891 gallons a day to determine the component part of the improvement SDC. It is contemplated that water system improvements will be financed by revenue bonds and that new customers will pay for part of the debt service charges through their utility bills. Improvement systems development charges have been reduced by projected debt service interest payments as indicated in Table V. The improvement fees were separately calculated for production, storage, and transmission and the calculations are in Table VI, attached hereto and by this reference fully incorporated herein. The equivalent meter ratios were used to determine the improvement portion of the SDC for the water system. A summary of these calculations is in Table VII, attached hereto and by this reference fully incorporated herein.

#### Section 4. REIMBURSEMENT FEES

A. The Finance department reviewed the water systems capital improvements records and provided a copy of these records including the year of construction/acquisition and construction/acquisition cost to Debbie Galardi. A depreciation factor was determined, using generally accepted principles for such determination. The listed improvements were separated into production, storage and transmission facilities components and the depreciated cost of the existing improvements was calculated. The list of the improvements and net value provided in Table VIII, attached hereto and by reference fully incorporated herein. The maximum day water demand of 891 GPD which was separately calculated for the improvement fee, was also used as the maximum day demand for the reimbursement fee.

B. Staff reviewed the existing 1986 Master Plan and system operational characteristics set forth therein and flow tests from the Tualatin Valley Fire and Rescue District, on file with the City of Wilsonville, Community Development Department, to determine production, storage and distribution system capacity.

C. The reimbursement fees were separately calculated for production, storage, and transmission. Calculation of the respective component production, storage and distribution cost was determined by dividing total cost by system capacity to get unit cost per gallon per day. This was multiplied by 891 gallons per day to determine the component part of the

reimbursement fee. A summary of the calculations is in Table IX, attached hereto and by reference fully incorporated herein. The equivalent meter ratios were used to determine the reimbursement portion of the SDC for the water System. A summary of the calculations is in Table X.

ARTICLE IV  
WATER SYSTEMS DEVELOPMENT CHARGES

Section 1. CHARGES INSIDE CITY

The Water SDC is obtained by adding the improvement fee to the reimbursement fee. The Water SDC is based upon application of the foregoing methodologies are effective April 1, 2000, and are listed in Table XI, attached hereto and by reference fully incorporated herein. The combined water SDC based on meter size is listed in Table XII, attached hereto and by reference fully incorporated herein.

Section 2. ANNUAL REVIEW

As set forth in Ordinance No. 386 the City shall annually review the fee schedules presented in Table XII to determine whether additional fee revenues should be generated to provide extra-capacity improvements needed to address new development or to ensure that revenues do not exceed identified demands. In so doing, the City shall consider:

1. Construction of facilities by federal, state or other revenue sources;
2. Receipt of unanticipated funds from other sources for construction of facilities.
3. Additional needed water system improvements to meet mandates or requirements of other authorized governmental authorities.
4. Other charges of conditions as may be deemed necessary or prudent.

Upon completion of this review the City shall consider such amendments, including adjustment to the fee imposed herein, as are necessary to address changing conditions.

Notwithstanding any other provision, the dollar amounts set forth in Table XII of this Article shall on March 1st of each year be computed to increase automatically by the Engineering News Record Northwest (Seattle, WA.) construction cost index. Notwithstanding the foregoing, all calculations shall be carried out to the hundredth place. A final product ending in .49 or less shall be rounded down to the nearest dollar, .50 or more up to the next dollar.

Section 3. PAYMENT OF SDC's AND CONNECTION FEES

The SDC and connection fees required by this resolution to be paid as provided for in Table XII shall be paid in full to the City of Wilsonville Finance Director or designated staff person prior to the scheduling for installation of the service connection. Water SDC credit eligibility and application procedures are specified in Ordinance No. 386, Article IX.

Section 4. PREPAYMENT

To better allow industry to plan future expansions and better allow the City to plan for water system capacity requirements, the City may enter into development agreements which provide defined capacity in the future at specific time intervals. Any deferral of payment for future capacity will be subject to a bond or other guarantee of future payments.

Section 5. INCREASED WATER USAGE CREATING FUTURE SDC

The water SDC fee is based upon existing or intended use of the property at the time of application for connection. If the property is improved, expanded, subdivided or otherwise modified so as to increase the water usage, a water SDC shall be charged for the modified portion of the property or structure based on the water SDC schedule in effect at the time of modification.

Section 6. SDC FOR WATER CONNECTION OUTSIDE CITY LIMITS

Water connections outside the City limits shall be charged at two (2) times the impact fees provided herein. This is to offset reduction for debt service financing otherwise paid for by development within the City.

Section 7. CHALLENGES TO SDC EXPENDITURE

As provided by Ordinance No. 386, Article X, any citizen or other interested person may challenge an expenditure of SDC revenues as being in violation of this resolution provided a written petition for review is filed with the Wilsonville City Council within two years of the expenditure.

ARTICLE V  
APPEALS, PAYMENT COLLECTION, ENFORCEMENT AND  
DISCONNECTION PROCEDURE

Section 1. APPEALS PROCEDURE

A. Any person aggrieved by a ruling under, or interpretation of the provisions of this resolution, may submit within 30 days of the occurrence, a written appeal to the City Council of Wilsonville. The appeal shall set for the events and circumstances leading to the appeal, the nature of the ruling or interpretation from which relief is sought, and the nature of the impact of the ruling on appellant's property or business together with any other reasons for appeal.

B. The City Council will set a date at the next regularly scheduled Council meeting to hear the appeal within thirty (30) days thereafter at a regularly scheduled Council meeting and hear testimony if deemed necessary. The decision of the Council will be final.

Section 2. PAYMENT

Every person subject to a charge hereunder shall pay the same, when due, to the

Finance Director of the City of Wilsonville.

Section 3. COLLECTION

A. The Finance Director of the City is hereby directed to collect the water user fees and systems development charge fees as provided for herein. In doing so, the services of other City departments may be utilized.

B. Water user fees, as herein before provided, shall be collected monthly and if not paid within the ten (10) days from billing date, said charges should then be deemed delinquent.

C. Delinquent water service and service connection accounts shall bear interest from the day of delinquency at a rate of fifteen percent (15%) per annum.

D. Checks returned by the bank for insufficient funds or closed accounts shall be subject to a \$20 handling fee.

Section 4. ENFORCEMENT

A. The Finance Director of the City may use such means of collection as may be provided by the laws of the State of Oregon or permitted by the Charter and ordinances of the City of Wilsonville.

B. If a court or suit action is instituted to enjoin any unauthorized connection to or use of the water system, or for the collection of accounts, the City shall be entitled to collect, in addition to costs and disbursements provided by statute, such sum as any court, including any appellate court, may adjudge reasonable as attorney's fees in such suit of action.

C. The City may, upon notice to the user and property owner, discontinue water service and disconnect buildings from the City's water system if water service charges and/or water systems development charges, or other fees under this resolution, become delinquent; or if the safety, health or welfare of the citizens of Wilsonville may be jeopardized, or, without notice in the case of emergency affecting safety, health or welfare of its citizens; and the City may continue thereafter to refuse water service and water connections to such delinquent water user until all such delinquencies and interest are fully paid until a payment plan is established satisfactory to the Finance Director or until such safety, health or welfare problem is abated or cured.

Section 5. NON-PAYMENT TURN-ON CHARGES

After the City water services have been disconnected for non-payment, it shall not be restored unless the bill has been paid in full. The charges for turn-on for non-payment of water bill shall be \$27.50 during 8:00 am to 4:00 PM and \$44.00 during 4:00 PM and 8:00 am on a regular workday. On any holiday, Saturday, or Sunday, a similar charge of \$44.00 will be made for the turn-on service.

Service 6. OTHER TURN-ON/TURN-OFF CHARGES

The charges for turn-off and/or turn-on for reasons other than non-payment of water bill shall be \$27.50. No charge shall be made for water turn-on service for a new customer with a deposit or an established three year credit, and for the turn-on and/or turn-off services necessitated by an emergency such as waterline or equipment breakage.

Section 7.      SATISFACTION OF CURRENT BILLINGS

A utility user shall not be allowed to have City utility services at a new location unless the current billings have been satisfied. The non-delinquent bills after deposit deduction remains the responsibility of the service user.

Section 8.      DISCONNECT NOTICE

The disconnect notice shall be sent to the user as well as the property owner at the time of termination of service for non-payment of bill.

Section 9.      NOTICE TO CITY FOR TURN OFF

Notice to the City of the desire of any person to have the water turned off or on at any premises shall be given to the Finance Director or designee at least 24 hours before the water is to be so turned on or off. In no event shall any person, other than the duly authorized employees of the City, turn on the supply of City water after the same has been shut off by the City due to discontinuance of service for any reason.

Section 10.     PERMIT

No person supplied with water service shall be permitted to supply or furnish such services in any way to other persons or premises without a permit from the City Council.

Section 11.     REPAIRS

The City reserves the right to shut off water from the mains, without notice, for repairs or other necessary purposes. For normal, routine repairs, the City shall take reasonable precaution to notify occupants of affected premises of the intention to shut off the water supply. In no event shall the City, its officers, employees or agents be responsible for any damages resulting from shutting off the City water supply. Water for steam boilers for power purposes shall not be furnished by direct pressure from the City water main. Owners of steam boilers shall maintain tanks for holding an ample reserve of water.

Section 12.     ALTERATIONS

No person, other than an employee or agent of the City, shall tap the City water mains, or make alterations to any conduit, pipe, or other fixture connected therewith, between the main and the property line.

Section 13. ACCESS

The City shall have free access to all parts of the building or premises which are served by City water service for the purpose of inspecting the pipes and fixtures.

ARTICLE VI  
DISBURSEMENT OF FUNDS

Section 1. DISBURSEMENT TO FUNDS AND ACCOUNTS

All payments received by the City under the provisions of this resolution shall be deposited in, and or credited to, the Water Fund of the City of Wilsonville, as follows:

A. Water System Improvement SDC shall be deposited in, or credited to, the water systems development charges improvement account. Use of these funds shall only be for capacity increasing capital improvements including repayment of indebtedness as authorized by ORS 223.307.

B. Water reimbursement SDC funds shall be deposited to the water systems development charge reimbursement account. Funds from this account shall only be spent on capital improvements associated with the water system including expenditures related to repayment of indebtedness as authorized by ORS 223.307.

C. The account(s) for the payment of principal and interest on maturing bonds, from which funds have been collected in the form of Water Connection Fees, and as directed by the City council.

D. The account(s) established for the operation and maintenance of the Water System from which funds have been collected in the form of Water User Fees. Operations and maintenance costs may include system replacement and Capital Outlay. Capital Outlay includes those items, which are not Capital Improvements to the water system.

E. The "Water Deposit Trust Account" established for maintaining a deposit fund to ensure payment for services.

ARTICLE VII  
STATEMENT OF VALIDITY

Section 1. The invalidity of any section clause, sentence or provision of this resolution shall not affect the validity of any other part or section of this resolution, which can be given effect without such invalid part(s).

ARTICLE VIII  
REPEAL OF EXISTING RESOLUTION

Upon adoption of this resolution by the City Council, Resolutions No. 1502 enacted by the City Council is hereby repealed.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 20<sup>th</sup> day of March 2000, and filed with the Wilsonville City Recorder this same date.

  
\_\_\_\_\_  
CHARLOTTE LEHAN, Mayor

ATTEST:

  
\_\_\_\_\_  
SANDRA C. KING, CMC City Recorder

Mayor Lehan	Yes
Councilor Helser	Yes
Councilor Kirk	Yes
Councilor Holt	Yes
Councilor Barton	Yes

Attachments to Resolution No. 1624

Table I – Table CAP-2 of rate & SDC study  
Tables II, III, and IV are included in the body of the Resolution.  
Table V – Table DEBT-2 of rate & SDC study  
Table VI – Table SDC-3 of rate & SDC study  
Table VII – Table SDC-4 of rate & SDC study  
Table VIII – Table CAP-5 of rate & SDC study  
Table IX – Table SDC-1 of rate & SDC study  
Table X – Table SDC-2 of rate & SDC study  
Table XI – Table SDC-5 of rate & SDC study  
Chart Showing A Comparison of Water SDCs for a Single Family Home

**Table 1 of Resolution 1624**

Table CAP-2 of rate & SDC study  
 City of Wilsonville  
 Water Rate and SDC Model  
 Capital Improvement Plan - Adjusted for Inflation

PROJECT	1998/99	PROJECTED									
		1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
<b>Water Supply</b>											
1 10 MGD Water Treatment Plant (322& 338)	\$2,136,643	\$2,000,000	\$12,600,000	\$11,348,033	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2 Well renovation (329)	50,000	60,000	63,000	71,663	75,246	85,085	76,577	80,406	84,426	88,647	93,080
3 Water quality improvement (334)	45,000	30,000	0	0	0	0	0	0	0	0	0
4 Troutdale aquifer analysis	275,000	0	0	0	0	0	0	0	0	0	0
5 Secondary power supply for all wells	0	140,000	73,500	82,688	86,822	97,241	0	0	0	0	0
6 Updt telemetry for chlorine monitoring & add chlorine rooms	0	50,000	31,500	33,075	34,729	42,543	0	0	0	0	0
7	0	0	0	0	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal</b>	<b>\$2,506,643</b>	<b>\$2,280,000</b>	<b>\$12,768,000</b>	<b>\$11,535,458</b>	<b>\$196,796</b>	<b>\$224,869</b>	<b>\$76,577</b>	<b>\$80,406</b>	<b>\$84,426</b>	<b>\$88,647</b>	<b>\$93,080</b>
<b>Reservoirs &amp; Storage:</b>											
1 New reservoir "B"	\$888,500	\$1,880,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2 Elligsen reservoir earthquake & cathodic protection	0	170,000	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal</b>	<b>\$888,500</b>	<b>\$2,050,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Transmission, Distribution, &amp; Pump Stations:</b>											
1 Willamette Rvr crossing repair & isolation valves (323&324)	\$60,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2 WV Rd waterline, Phase I (333)	90,000	50,000	0	0	0	0	0	0	0	0	0
3 TCP-OATC extension (336)	39,000	0	0	0	0	0	0	0	0	0	0
4 Prison waterline (337)	0	1,629,370	0	0	0	0	0	0	0	0	0
5 WV Rd waterline, RR tracks to Willamette Way West	0	145,000	761,250	0	0	0	0	0	0	0	0
6 Model water system & update MP	0	40,000	89,250	0	0	0	0	0	0	0	0
7 Waterline from WV Rd to Dammasch	0	0	0	0	98,398	686,761	0	0	264,535	1,846,819	0
8 Canyon Creek Rd waterline, Boeckman to Vlahos	0	0	63,000	452,025	0	0	0	0	0	0	0
9 Boeckman Rd waterline, Kinsman alignment to 95th Ave	0	0	0	55,125	231,525	0	0	0	0	0	0
10 Second Willamette River waterline crossing	0	0	0	0	115,763	1,245,894	0	0	0	0	0
11 Kinsman Rd waterline (from WV Rd to Day Rd)	0	0	262,500	2,205,000	0	0	0	335,024	2,690,376	0	0
12 Brown Rd WL ext from WTP to Boones Ferry Rd.	0	0	0	0	0	0	0	38,863	412,280	0	0
13 Boeckman Rd. WL ext. from 95th Ave to I10th Ave.	0	0	0	0	0	0	0	0	0	147,746	1,555,982
14 WL ext from Evergm & Brown to Will Way West & WV Rd	0	0	0	0	0	0	0	0	37,992	401,868	0
15	0	0	0	0	0	0	0	0	0	0	0
<b>Subtotal</b>	<b>\$189,000</b>	<b>\$1,964,370</b>	<b>\$1,176,000</b>	<b>\$2,712,150</b>	<b>\$445,686</b>	<b>\$1,932,655</b>	<b>\$0</b>	<b>\$373,887</b>	<b>\$3,405,183</b>	<b>\$2,396,433</b>	<b>\$1,555,982</b>
<b>TOTAL WATER CIP</b>	<b>\$3,584,143</b>	<b>\$6,294,370</b>	<b>\$13,944,000</b>	<b>\$14,247,608</b>	<b>\$642,482</b>	<b>\$2,157,524</b>	<b>\$76,577</b>	<b>\$454,292</b>	<b>\$3,489,609</b>	<b>\$2,485,080</b>	<b>\$1,649,062</b>
<b>Allocation to New Users</b>											

**Table 1 of Resolution 1624**

Table CAP-2 of Rate & SDC study  
 City of Wilsonville  
 Water Rate and SDC Model  
 Capital Improvement Plan - Adjusted for Inflation

PROJECT	TOTAL	Percent Allocated to New Users	CIP Allocated to New Users	Annual Escalation Rate
<b>Water Supply</b>				
1 10 MGD Water Treatment Plant (322& 338)	\$28,084,676	90%	\$25,276,208	5.00%
2 Well renovation (329)	828,129	0%	0	5.00%
3 Water quality improvement (334)	75,000	0%	0	5.00%
4 Troutdale aquifer analysis	275,000	0%	0	5.00%
5 Secondary power supply for all wells	480,250	0%	0	5.00%
6 Updt telemetry for chlorine monitoring & add chlorine rooms	191,846	0%	0	5.00%
7	0	0%	0	5.00%
8	0	0%	0	5.00%
9	0	0%	0	5.00%
10	0	0%	0	5.00%
11	0	0%	0	5.00%
	0	0%	0	5.00%
<b>Subtotal</b>	<b>\$29,934,901</b>		<b>\$25,276,208</b>	
<b>Reservoirs &amp; Storage:</b>				
1 New reservoir "B"	\$2,768,500	100%	\$2,768,500	5.00%
2 Elligsen reservoir earthquake & cathodic protection	170,000	20%	34,000	5.00%
3	0	0%	0	5.00%
4	0	0%	0	5.00%
	0	0%	0	5.00%
<b>Subtotal</b>	<b>\$2,938,500</b>		<b>\$2,802,500</b>	
<b>Transmission, Distribution, &amp; Pump Stations:</b>				
1 Willamette Rvr crossing repair & isolation valves (323&324)	\$160,000	0%	\$0	5.00%
2 WV Rd waterline, Phase 1 (333)	140,000	40%	56,000	5.00%
3 TCP-OATC extension (336)	39,000	100%	39,000	5.00%
4 Prison waterline (337)	1,629,370	20%	325,874	5.00%
5 WV Rd waterline, RR tracks to Willamette Way West	906,250	80%	725,000	5.00%
6 Model water system & update MP	129,250	80%	103,400	5.00%
7 Waterline from WV Rd to Dammasch	2,896,513	100%	2,896,513	5.00%
8 Canyon Creek Rd waterline, Boeckman to Vlahos	515,025	100%	515,025	5.00%
9 Boeckman Rd waterline, Kinsman alignment to 95th Ave	286,650	100%	286,650	5.00%
10 Second Willamette River waterline crossing	1,361,656	5%	68,083	5.00%
11 Kinsman Rd waterline (from WV Rd to Day Rd)	5,492,900	70%	3,845,030	5.00%
12 Brown Rd WL ext from WTP to Boones Ferry Rd.	451,143	100%	451,143	5.00%
13 Boeckman Rd. WL ext. from 95th Ave to 110th Ave.	1,703,728	100%	1,703,728	5.00%
14 WL ext from Evergm & Brown to Will Way West & WV Rd	439,860	50%	219,930	5.00%
15	0	0%	0	5.00%
<b>Subtotal</b>	<b>\$16,151,345</b>		<b>\$11,235,376</b>	
<b>TOTAL WATER CIP Allocation to New Users</b>	<b>\$49,024,746</b>		<b>\$39,314,084</b> 80.2%	

**Table V of Resolution 1624**  
 Table DEBT-2 of rate & SDC study  
 City of Wilsonville  
 Water Rate and SDC Model  
 Calculation of Debt Service Credit

Item	Fiscal Year Ending.....									
	1998/99	2000	2001	2002	2003	2004	2005	2006	2007	2008
<b>Annual Debt Principal Costs</b>										
1998/99	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1999/00		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2000/01			\$264,623	\$281,162	\$591,495	\$629,195	\$669,299	\$711,961	\$757,342	\$805,618
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$264,623</b>	<b>\$281,162</b>	<b>\$591,495</b>	<b>\$629,195</b>	<b>\$669,299</b>	<b>\$711,961</b>	<b>\$757,342</b>	<b>\$805,618</b>
<b>Growth Principal</b>										
1998/99	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1999/00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2000/01	\$0	\$0	\$238,160	\$253,045	\$532,345	\$566,276	\$602,370	\$640,765	\$681,608	\$725,056
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Growth Principal</b>	<b>\$0</b>	<b>\$0</b>	<b>\$238,160</b>	<b>\$253,045</b>	<b>\$532,345</b>	<b>\$566,276</b>	<b>\$602,370</b>	<b>\$640,765</b>	<b>\$681,608</b>	<b>\$725,056</b>
Less: Debt Funded with SDCs	-	-	-	-	-	-	600,000	600,000	600,000	600,000
Rate Funded Growth Principal	-	-	238,160	253,045	532,345	566,276	2,370	40,765	81,608	125,056
Plus: Existing Customers' Principal	-	-	26,462	28,116	59,149	62,920	66,930	71,196	75,734	80,562
<b>Credit Principal</b>	<b>-</b>	<b>-</b>	<b>264,623</b>	<b>281,162</b>	<b>591,495</b>	<b>629,195</b>	<b>69,299</b>	<b>111,961</b>	<b>157,342</b>	<b>205,618</b>
Projected Equivalent Meters	7,255	7,437	7,623	7,813	8,008	8,209	8,414	8,624	8,840	9,061
Annual New EDUs		181	186	191	195	200	205	210	216	221
Credit Principal Cost per EDU	\$0	\$0	\$35	\$36	\$74	\$77	\$8	\$13	\$18	\$23
Discount Rate	6.5%									
Impact Fee Debt Service Credit:										
Net Present Value per EDU	\$376	\$400	\$426	\$419	\$411	\$363	\$310	\$322	\$330	\$334

**Table V of Resolution 1624**  
 Table DEBT-2 of rate & SDC study  
 City of Wilsonville  
 Water Rate and SDC Model  
 Calculation of Debt Service Credit

Item	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Annual Debt Principal Costs</b>										
1998/99	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1999/00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2000/01	\$856,972	\$911,601	\$969,713	\$1,031,531	\$1,097,292	\$1,167,247	\$1,241,663	\$1,320,825	\$1,405,036	\$1,494,618
<b>Total</b>	<b>\$856,972</b>	<b>\$911,601</b>	<b>\$969,713</b>	<b>\$1,031,531</b>	<b>\$1,097,292</b>	<b>\$1,167,247</b>	<b>\$1,241,663</b>	<b>\$1,320,825</b>	<b>\$1,405,036</b>	<b>\$1,494,618</b>
<b>Growth Principal</b>										
1998/99	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1999/00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2000/01	\$771,275	\$820,440	\$872,742	\$928,378	\$987,563	\$1,050,522	\$1,117,496	\$1,188,742	\$1,264,532	\$1,345,156
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Growth Principal</b>	<b>\$771,275</b>	<b>\$820,440</b>	<b>\$872,742</b>	<b>\$928,378</b>	<b>\$987,563</b>	<b>\$1,050,522</b>	<b>\$1,117,496</b>	<b>\$1,188,742</b>	<b>\$1,264,532</b>	<b>\$1,345,156</b>
Less: Debt Funded with SDCs	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000
Rate Funded Growth Principal	(28,725)	20,440	72,742	128,378	187,563	250,522	317,496	388,742	464,532	545,156
Plus: Existing Customers' Principal	85,697	91,160	96,971	103,153	109,729	116,725	124,166	132,082	140,504	149,462
<b>Credit Principal</b>	<b>56,972</b>	<b>111,601</b>	<b>169,713</b>	<b>231,531</b>	<b>297,292</b>	<b>367,247</b>	<b>441,663</b>	<b>520,825</b>	<b>605,036</b>	<b>694,618</b>
Projected Equivalent Meters	9,287	9,520	9,758	10,002	10,252	10,508	10,771	11,040	11,316	11,599
Annual New EDUs	227	232	238	244	250	256	263	269	276	283
Credit Principal Cost per EDU	\$6	\$12	\$17	\$23	\$29	\$35	\$41	\$47	\$53	\$60
Discount Rate										
Impact Fee Debt Service Credit:										
Net Present Value per EDU	\$333	\$348	\$359	\$365	\$366	\$361	\$349	\$331	\$305	\$272

**Table V of Resolution 1624**

Table DEBT-2 of rate & SDC study  
 City of Wilsonville  
 Water Rate and SDC Model  
 Calculation of Debt Service Credit

Item	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
<b>Annual Debt Principal Costs</b>										
1998/99										
1999/00	\$0									
2000/01	\$1,589,914	\$1,691,289	\$909,506	\$968,624	\$1,031,585	\$1,098,638	\$1,170,049	\$1,246,103	\$1,327,099	
<b>Total</b>	<b>\$1,589,914</b>	<b>\$1,691,289</b>	<b>\$909,506</b>	<b>\$968,624</b>	<b>\$1,031,585</b>	<b>\$1,098,638</b>	<b>\$1,170,049</b>	<b>\$1,246,103</b>	<b>\$1,327,099</b>	<b>\$0</b>
<b>Growth Principal</b>										
1998/99	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1999/00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2000/01	\$1,430,923	\$1,522,160	\$818,556	\$871,762	\$928,426	\$988,774	\$1,053,044	\$1,121,492	\$1,194,389	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Growth Principal</b>	<b>\$1,430,923</b>	<b>\$1,522,160</b>	<b>\$818,556</b>	<b>\$871,762</b>	<b>\$928,426</b>	<b>\$988,774</b>	<b>\$1,053,044</b>	<b>\$1,121,492</b>	<b>\$1,194,389</b>	<b>\$0</b>
Less: Debt Funded with SDCs	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	
Rate Funded Growth Principal	630,923	722,160	18,556	71,762	128,426	188,774	253,044	321,492	394,389	-
Plus: Existing Customers' Principal	158,991	169,129	90,951	96,862	103,158	109,864	117,005	124,610	132,710	-
<b>Credit Principal</b>	<b>789,914</b>	<b>891,289</b>	<b>109,506</b>	<b>168,624</b>	<b>231,585</b>	<b>298,638</b>	<b>370,049</b>	<b>446,103</b>	<b>527,099</b>	<b>-</b>
<b>Projected Equivalent Meters</b>	<b>11,889</b>	<b>12,186</b>	<b>12,491</b>	<b>12,803</b>	<b>13,123</b>	<b>13,451</b>	<b>13,787</b>	<b>14,132</b>	<b>14,485</b>	<b>14,847</b>
<b>Annual New EDUs</b>	<b>290</b>	<b>297</b>	<b>305</b>	<b>312</b>	<b>320</b>	<b>328</b>	<b>336</b>	<b>345</b>	<b>353</b>	<b>362</b>
<b>Credit Principal Cost per EDU</b>	<b>\$66</b>	<b>\$73</b>	<b>\$9</b>	<b>\$13</b>	<b>\$18</b>	<b>\$22</b>	<b>\$27</b>	<b>\$32</b>	<b>\$36</b>	<b>\$0</b>
<b>Discount Rate</b>										
<b>Impact Fee Debt Service Credit:</b>										
<b>Net Present Value per EDU</b>	<b>\$229</b>	<b>\$178</b>	<b>\$116</b>	<b>\$115</b>	<b>\$109</b>	<b>\$99</b>	<b>\$83</b>	<b>\$62</b>	<b>\$34</b>	<b>\$0</b>

**Table V of Resolution 1624**

Table DEBT-2 of rate & SDC study

City of Wilsonville

Water Rate and SDC Model

Calculation of Debt Service Credit

Item	Total	Growth %
Annual Debt Principal Costs		
1998/99	\$0	0.0%
1999/00	\$0	0.0%
2000/01	\$27,240,000	90.0%
	\$0	0.0%
	\$0	0.0%
	\$0	0.0%
<b>Total</b>	<b>\$27,240,000</b>	

Growth Principal

1998/99	\$0
1999/00	\$0
2000/01	\$24,516,000
	\$0
	\$0
	\$0
<b>Total Growth Principal</b>	<b>\$24,516,000</b>
Less: Debt Funded with SDCs	
Rate Funded Growth Principal	\$6,916,000
Plus: Existing Customers' Principal	\$2,724,000
<b>Credit Principal</b>	<b>\$9,640,000</b>

Projected Equivalent Meters 15,218  
Annual New EDUs 371

Credit Principal Cost per EDU \$1,611  
Discount Rate

Impact Fee Debt Service Credit:  
Net Present Value per EDU

**Table VI of Resolution 1624**  
 Table SDC-3 of rate & SDC study  
 City of Wilsonville  
 Water Rate and SDC Model  
 Improvement Fee Calculation

Item	Water Supply	Reservoirs and Storage	Transmission, Dist. & Pump	Total
CIP Value Allocated to New Users	\$25,276,208	\$2,802,500	\$11,235,376	\$39,314,084
Less Contributions	5,760,000			
Improvement Fee Cost Basis	\$19,516,208	\$2,802,500	\$11,235,376	\$33,554,084
Percent	58.2%	8.4%	33.5%	100.0%
Additional Growth-Related Capacity (mgd)	10.2	2.0	9.0	
Unit Cost of Growth Capacity per mgd	\$1,913,354	\$1,401,250	\$1,248,375	
Unit Cost of Growth Capacity per gpd	\$1.91	\$1.40	\$1.25	
Maximum Day Water Demand (gpd) (a)	891	891	891	
Improvement SDC per EDU	\$1,702	\$1,247	\$1,114	\$4,063
Debt Service Credit per EDU	\$168	\$123	\$110	\$400
<b>Net Improvement SDC per EDU</b>	<b>\$1,534</b>	<b>\$1,124</b>	<b>\$1,004</b>	<b>\$3,663</b>

Notes:

(a) Estimated system total maximum day demand divided by total equivalent meters.

**Table VII of Resolution 1624**

Table SIDC-4 of rate & SDC study

City of Wilsonville

Water Rate and SDC Model

Improvement Fee by Meter Size

Meter Size	Equivalent Meter Ratios	Capacity Allowance	Improvement SDCs
		(gpd)	
5/8" x 3/4"	1.0	891	\$3,663
3/4"	1.5	1,337	\$5,495
1"	2.5	2,228	\$9,158
1 1/2"	3.6	3,208	\$13,187
2"	8.0	7,128	\$29,304
3"	15.0	13,365	\$54,945
4"	25.0	22,275	\$91,575
6"	50.0	44,550	\$183,150
8"	80.0	71,280	\$293,040
10"	143.8	128,126	\$526,739

**Table VIII of Resolution 1624**  
 Table CAP-5 of rate & SDC study  
 City of Wilsonville  
 Water Rate and SDC Model  
 Fixed Assets Schedule

As of June 30, FY1998/99

Description	Date	Life	Original Cost	Accumulated Depreciation	Net Book Value
<b>LAND</b>					
Land for Public Utility Facility Clack Co. 34.1W.195.2900	1996	N.A.	\$4,100	\$0	\$4,100
Land for Beckman Well	1996	N.A.	\$99,000	0	99,000
<b>Subtotal</b>			<b>\$103,100</b>	<b>\$0</b>	<b>\$103,100</b>
<b>BUILDINGS</b>					
Public Works Storage Bldg	1983	30	\$18,662	\$9,642	\$9,020
Storage Bldg Addition	1986	30	\$1,100	\$495	\$605
Charbonneau Res Pump House	1974		\$6,350	\$5,398	\$952
Stafford Pump House	1990		\$10,688	\$3,384	\$7,304
Weideman Pump House	1983		\$10,784	\$5,931	\$4,853
Canyon Creek Pump House	1992		\$20,660	\$5,165	\$15,495
Oxelshead Pump House	1985		\$16,769	\$8,105	\$8,664
Nike Pump House	1989		\$19,823	\$6,938	\$12,885
<b>Subtotal</b>			<b>\$104,836</b>	<b>\$45,058</b>	<b>\$59,778</b>
<b>LAND IMPROVEMENT</b>					
Chain Link Fence	1978	25	\$5,765	\$4,958	\$807
Fence Enclosure	1983	25	1,910	1,261	649
Yard Improvements	1986	25	17,649	9,530	8,119
Yard Improvements	1985	25	4,580	2,656	1,924
Yard Improvements	1989	25	1,690	710	980
Nike Well	1993	15	3,769	1,733	4,038
Improve Water Nike Well	1995	15	2,175	653	1,522
Improve Quality Nike Well	1996	15	11,333	2,691	8,842
Beckman Well	1998		\$64,543	\$6,454	\$58,089
<b>Subtotal</b>			<b>\$615,614</b>	<b>\$80,644</b>	<b>\$534,970</b>
<b>WATER SYSTEM</b>					
Total Water System			\$7,811,183	\$2,159,316	\$5,651,867
<b>Subtotal</b>			<b>\$7,811,183</b>	<b>\$2,159,316</b>	<b>\$5,651,867</b>
<b>MACHINERY &amp; EQUIPMENT</b>					
Total Machinery & Equipment			\$511,390	\$171,826	\$339,564
<b>Subtotal</b>			<b>\$511,390</b>	<b>\$171,826</b>	<b>\$339,564</b>
<b>TOTAL WATER SYSTEM FIXED ASSETS</b>					
			\$9,146,123	\$2,456,844	\$6,689,279
<b>DEVELOPER CONTRIBUTIONS</b>					
92/93 and Prior Years			\$797,371	\$327,105	\$466,472
1994			\$176,066	\$5,602	\$169,464
1995			\$206,303	\$29,362	\$177,936
1996			\$396,080	\$44,331	\$351,521
1997			\$52,458	\$20,476	\$318,863
1998			\$11,333	\$1,872	\$673,082
<b>Subtotal</b>			<b>\$2,639,419</b>	<b>\$482,081</b>	<b>\$2,157,338</b>
<b>Total Fixed Assets Net of Contributions</b>					
					\$4,531,940

**Table IX of Resolution 1624**

Table SDC-1 of rate & SDC study

City of Wilsonville

Water Rate and SDC Model

Reimbursement Fee Calculation

Item	Water Supply	Reservoirs and Storage	Transmission, Dist. & Pump	Total
Current Fixed Asset Value	\$1,944,202	\$335,364	\$2,252,374	\$4,531,940
Percent	42.9%	7.4%	49.7%	100.0%
Less: Current Outstanding Debt Principal (a)	671,385	115,810	777,805	\$1,565,000
Plus: Current Cash Reserves (a)	229,497	39,587	265,874	\$534,957
<b>Net System Investment</b>	<b>\$1,502,314</b>	<b>\$259,141</b>	<b>\$1,740,443</b>	<b>\$3,501,897</b>
Current Water System Design Capacity (mgd)	5.4	5.4	6.65	
Current Water System Demand (mgd)	5.4	5.4	5.4	
Available Capacity (mgd)	0	0	1.25	
% Available	0%	0%	19%	
Value of Available Capacity	\$0	\$0	\$327,151	
Additional Growth-Related Capacity	10.20	2.00	9.00	
Net Investment per mgd	\$0	\$0	\$36,350	
Net Investment per gpd	\$0	\$0.00	\$0.04	
Maximum Day Water Demand (gpd) (b)	891	891	891	
<b>Reimbursement SDC per EDU</b>	<b>\$0</b>	<b>\$0</b>	<b>\$36</b>	<b>\$36</b>

Notes:

(a) Total distributed to components using same proportions of current fixed assets.

(b) Estimated system total maximum day demand divided by total equivalent meters.

**Table 10 of Resolution 1624**  
 Table SDC-2 of rate & SDC study  
 City of Wilsonville  
 Water Rate and SDC Model  
 Reimbursement Fee by Meter Size

Meter Size	Equivalent Meter Ratios	Capacity Allowance (gpd)	Reimbursement SDCs
5/8" x 3/4"	1.0	891	\$36
3/4"	1.5	1,337	\$54
1"	2.5	2,228	\$90
1 1/2"	3.6	3,208	\$130
2"	8.0	7,128	\$288
3"	15.0	13,365	\$540
4"	25.0	22,275	\$900
6"	50.0	44,550	\$1,800
8"	80.0	71,280	\$2,880
10"	143.8	128,126	\$5,177

**Table X1 of Resolution 1624**  
Table SDC-5 of rate & SDC study  
City of Wilsonville  
Water Rate and SDC Model  
Combined Fee Calculation

Reimbursement SDC per EDU	\$36
Improvement SDC per EDU	\$3,663
<u>Combined SDC per EDU</u>	<u>\$3,699</u>
Current SDC per EDU	\$2,681

March 2000

Comparison of Water SDCs for a Single Family Home

City of	Water
Wilsonville existing	\$ 2,681
Wilsonville proposed	\$ 3,699
Tigard	\$ 1,311
Tigard Bull Run Area	\$ 1,832
Sherwood	\$ 3,040
Canby	\$ 1,800
Oregon City	\$ 2,723
Beaverton	\$ 2,400
West Linn (not annexed)	\$ 2,641
West Linn (annexed)	\$ 1,528
Milwaukie	\$ 1,095
Tualatin	\$ 1,040
Gresham	\$ 2,200