

RESOLUTION NO. 1155

A RESOLUTION ESTABLISHING AND IMPOSING JUST AND EQUITABLE USER FEES, SYSTEMS DEVELOPMENT CHARGES AND CHARGES FOR CONNECTION TO THE SEWAGE DISPOSAL SYSTEM OF THE CITY OF WILSONVILLE, AND A DEPOSIT SYSTEM FOR SEWER SERVICE; PROVIDING FOR THE MANNER OF PAYMENT COLLECTION, ENFORCEMENT AND DISBURSEMENT OF SUCH FEES AND CHARGES; PROVIDING RULES AND REGULATIONS FOR CONTROL OF THE SEWER SYSTEM; AND REPEALING RESOLUTIONS 959 and 1059.

WHEREAS, Oregon Revised Statutes 223.297, Policy, states:

"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, Oregon Revised Statutes 223.299 states:

"As used in ORS 223.297 to 223.314:

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

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

WHEREAS, the March 1994, City of Wilsonville Waste Water Collection System Master Plan, and the August 1994, City of Wilsonville Waste Water Facility Plan, provides a list of capital improvements needed to support continued growth in the City of Wilsonville; and

WHEREAS, CH2M Hill, is an expert consultant in this field, was hired by the City of Wilsonville, and prepared the sewer rate and systems development charge report, dated October 24, 1994, which provides a listing of reimbursable costs and a methodology for determining the systems developed reimbursement charge for sewer system capital improvements and which provides the cost of, and schedule for, the sewer 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 established a citizen Water and Sewer Rate and Systems Development Charge Task Force to review and make recommendations with regards to water and sewer rates together with water and sewer system development charges as prepared by CH2M Hill and the Task Force has presented its recommended actions including that the report of CH2M Hill be adopted and implemented as soon as possible; and

WHEREAS, the City has provided due notice of the proposed sewer system development charge methodology, has conducted a special public hearing for the development community to review the proposed methodology and charges on October 11, 1994, and has duly noticed the public hearing of November 1, 1994, and has heard testimony and received exhibits thereat, and has continued the public hearing to November 21, 1994, and on December 5, 1994, for any further comments regarding the contents of

this Resolution; and

WHEREAS, the City Council duly noticed and scheduled a separate public hearing for November 7, 1994 to consider the rates and fees prepared other than system development charges, heard testimony and received exhibits thereat and continued the hearing to November 21, 1994, and on December 5, 1994, for any further comment; and

WHEREAS, the size of the sewer bill is based on the volume of water used; and

WHEREAS, water leaks may go by undetected for up to sixty (60) days because water meters are only read on a bimonthly basis and such undetected leaks can affect sewer fees; and

WHEREAS, the sewer usage fee due to water leakage may create a hardship for users who also have to pay to have the leak repaired; and

WHEREAS, it is also in the community's interest to conserve water by encouraging the prompt repair of water leaks; and

WHEREAS, the City of Wilsonville sewer fund is not presently charged a franchise fee by the City; and

WHEREAS, non-municipal utilities that operate within the City are charged a franchise fee that is deposited in the general fund for administrative and maintenance expenses associated therewith; and

WHEREAS, the City's sewer utility only presently is only paying a pro rata share of general fund expenses based on general administrative costs incurred; and

WHEREAS, the City sewer utility presently also receives special administrative services from the general fund similar to that which is received by non-municipal utilities that operate within the City and a 4% franchise fee would equitably reflect those costs; and

WHEREAS, the City needs to adjust sewer rates to reflect the current cost of service.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WILSONVILLE AS FOLLOWS:

PART I	DETERMINATIONS & FINDINGS
PART II	ESTABLISHES USER FEES FOR SEWER SERVICE
ARTICLE I	DEFINITIONS
ARTICLE II	PERMIT AND PERMIT FEES
ARTICLE III	INDUSTRIAL PRETREATMENT WASTEWATER DISCHARGE PERMIT APPLICATION AND PERMIT TO DISCHARGE
ARTICLE IV	USER FEES FOR SEWER SERVICE
ARTICLE V	SEWER SDCs METHODOLOGY
ARTICLE VI	SYSTEM DEVELOPMENT CHARGES
ARTICLE VII	APPEALS, PAYMENT, COLLECTION, ENFORCEMENT AND DISBURSEMENT VALIDITY

Part I: DETERMINATIONS AND FINDINGS

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

B. The City has reviewed the sewer rate and systems development charge report by CH2M Hill and adopts the report and makes findings and conclusions therein a part of the record. More particularly, the City Council hereby finds that average dry weather flow, average dry weather biochemical oxygen demand (BOD) and average dry weather total suspended solids (TSS) are rational bases to allocate use of the City of Wilsonville sewer system, and provides valid proportional bases, 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 with regards to the reimbursable component of the sewer SDC:

	Collection System	Treatment Plant			Total Component
		Flow	BOD	TSS	
The net depreciated system investment for the city sewer system is	\$1,067,265	\$652,272	\$1,618,338	\$244,318	\$3,582,193
The existing user capacity in million gallons per day, flows and collection system and pounds per day for BOD and TSS is:	4,180,000	980,000	2,500	4,000	
The net investment per gallon/day of pound/day determined by dividing the net system investment by the existing user capacity and is:	\$0.2553	\$0.6656	\$647	\$61	
The average day sewer demand per equivalent dwelling unit is gallons per day or pounds per day is:	200	200	0.44	0.44	
The Reimbursement SDC per equivalent dwelling unit is determined by multiplying the net system investment in gallons per day or pounds per day by the average day sewer demand per equivalent dwelling unit and is:	\$51	\$133	\$285	\$27	\$496

D. The City Council hereby determines that the reimbursement SDC per equivalent dwelling unit is \$496.

E. The City Council hereby finds that with regard to the improvement component of the sewer SDC:

	Collection Systems	Treatment Plant			Total Components
		Flow	BOD	TSS	
The value of the Capital Improvements Program allocated to new users is:	\$1,062,490	\$1,956,255	\$2,379,815	\$89,846	\$5,488,406
The new user capacity in gallons per day for the collection system and flows and in pounds per day for BOD and TSS	980,000	1,020,000	2,198	276	
The unit cost of new capacity in gallons per day or pounds 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	\$1.08	\$1.92	\$1,083	\$326	
The average day sewer demand in gallons per day or pounds per day, per equivalent dwelling unit is equal to:	200	200	0.44	0.44	
The improvement SDC per equivalent dwelling unit is determined by multiplying the unit cost of new capacity by the average day sewer demand and is:	\$216	\$384	\$477	\$143	\$1,220
The debt service credit per equivalent dwelling unit is:	\$105	\$186	\$231	\$69	\$591
The net improvement Systems Development Charge per equivalent dwelling unit is:	\$111	\$198	\$246	\$74	\$629

F. The City Council hereby determines that the net improvement systems development charge per equivalent dwelling unit is equal to \$629.

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.

Part II. ESTABLISHES USER FEES FOR SEWER SERVICE; DEFINITIONS, PERMITS AND PERMIT FEES, USER FEES, METHODOLOGY FOR SEWER SYSTEMS DEVELOPMENT CHARGES, SEWER SYSTEMS DEVELOPMENT CHARGES, APPEALS, PAYMENT, COLLECTION, ENFORCEMENT, DISBURSEMENT, STATEMENT OF VALIDITY, AND REPEAL OF EXISTING RESOLUTIONS.

ARTICLE I
DEFINITIONS

Section 1 Unless otherwise defined herein, applicable definitions are set forth in Wilsonville Code, Chapter 3, Section 3.112 and Chapter 8, Section 8.104.

Section 2 "Bimonthly shall mean occurring every two months.

Section 3 "Convalescent or Nursing Facilities" shall mean the structures which are constructed for purposes of continuous care or convalescence of person(s) who may be ambulatory or handicapped but, in any event, are in need of continuous care. The structure must meet applicable codes as required by the State of Oregon, the City of Wilsonville and other appurtenant ordinances or resolutions; and as the structure is designed for the intended use thereof.

Section 4 "Director" for the purposes of Article IV, shall be defined as Community Development Director.

Section 5 "Dwelling Unit" shall mean a building, mobile or manufactured home, designed for residential occupancy.

Section 6 "Hotel and Motel" shall mean any building which is designed or used to offer lodging for rent or hire, with or without meals for four or more people or containing six or more guest rooms.

Section 7 "Individual Connections" shall mean a single building drain and building sewer from a structure which is connected to a service connection.

Section 8 "Manufactured Residential Unit" shall mean a structure which is intended for human occupancy by one or more persons, that has sleeping, eating, cooking and plumbing-sanitation facilities and which is constructed off-site in compliance with the Uniform Building Code (Oregon State Structural Specialty Code) and designed to be transported to a site for installation and/or assembly of modular components to form a permanent structure.

Section 9 "Meeting Halls" shall mean a structure which is constructed for the purpose of conducting meetings which may or may not be open for public use. The structure must meet applicable codes as required by the State of Oregon, the City of Wilsonville and other appurtenant ordinances or resolutions and as the structure is designed for the intended use.

Section 10 "Mobile Home Residential Unit" shall mean a structure which is intended for human occupancy by one or more persons, that has sleeping, eating, cooking and plumbing-sanitation facilities, and which is constructed off-site in compliance with the Oregon Department of Commerce standards for mobile homes, and designed to be transported to a site to be used as a permanent residence.

Section 11 "Multi-Family Residential Unit" shall mean a residential structure which is occupied by one or more persons of which there is more than one dwelling structure per lot, according to approved zoning requirements and which provides complete independent living facilities for each dwelling structure including, but not limited to, permanent provisions for living, sleeping, eating, cooking and sanitation.

Section 12 "Office Complexes" shall mean a structure in which more than one unit is constructed for commercial office use and is separate from each unit by intended use.

Section 13 "Residential Unit" - In cases where apartment complexes are involved, a residential unit is designated as one residential unit of a dwelling.

Section 14 "Restaurants" shall mean a structure which is constructed for the purpose of preparation and serving of food to one or more persons in return for payment by those persons. The structure must meet all applicable codes as required by the State of Oregon or the City of Wilsonville and other appurtenant ordinances or resolutions and as the structure is designed or occupied for the individual use thereof.

Section 15 "Single Family Dwelling Unit" shall mean a residential structure which is occupied by one or more persons of which there shall be only one dwelling structure per lot and which provides complete, independent living facilities for one or more persons including, but not limited to, permanent provisions for living, sleeping, eating, cooking and sanitation.

Section 16 "Upset" shall mean an exceptional incident in which there is unintentional and temporary noncompliance with permit effluent limitations because of factors beyond the reasonable control of the industrial user excluding such factors as operational error, improperly designed or inadequate treatment facilities or improper operation and maintenance or lack thereof.

Section 17 "NPDES" shall be defined as the National Pollution Discharge

Elimination System.

ARTICLE II
PERMIT AND PERMIT FEES

Section 1 SEWER PERMIT AND INDUSTRIAL PRETREATMENT
WASTEWATER DISCHARGE PERMIT FEES

To provide for the cost of processing a building sewer service connection permit, and a wastewater discharge permit, the following fees will be charged. The permit fees below shall be reviewed annually by the City Council. The 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 make such increase in permit fees any year it is deemed appropriate to do so.

A. Building Sewer Service Connections

<u>SERVICE CLASS</u>	<u>FEE</u>
(1) Residential	
(a) Single Family	\$ 50
(b) Multi-Family	75
(2) Commercial	360
(3) Industrial	360

B. Industrial Pretreatment Wastewater Discharge Permit

(1) The initial pretreatment wastewater discharge permit fee shall be \$383.

(2) The annual renewal fee for an industrial pretreatment wastewater discharge permit fee shall be \$383.

(3) Annual administrative costs for operating the industrial waste pretreatment program will be included in sewer rates with part of the expenses by volume and part by meter size. Adjustments for rates because of industrial waste pretreatment are listed in Table 1. The methodology for determining these adjustments is attached as Table 9.

(4) Costs of testing and inspecting specific categorical or significant industrial user discharges will be directly billed to the user.

Section 2 OWNER(S) RESPONSIBILITY

A. The owner(s) of a property in which a building sewer is then connected to

the public sewer shall be responsible for:

(1) Repair of all known sewer breaks, leaks, cracks, and similar problems in all pipes, manholes, clean-outs and appurtenances to the building sewer which would cause ground or surface water to infiltrate or to flow into the building sewer either directly or indirectly. All costs involved in making repairs shall be borne by the owner(s).

B. The City shall have the specific right to inspect and test all building sewers to determine compliance with City, State and Federal requirements and the owner shall cooperate and not hinder the City's right to inspect and test.

ARTICLE III
INDUSTRIAL PRETREATMENT WASTEWATER DISCHARGE PERMIT
APPLICATION AND PERMIT TO DISCHARGE

Section 1 GENERAL

Each nonresidential user discharging, proposing to discharge or having the potential to discharge contributions of wastewater into the city sewerage system which meet any of the following criteria shall secure an Industrial Pretreatment Wastewater Discharge Permit from the city:

- A. Is subject to national categorical pretreatment standards promulgated by EPA under Section 307(b) or (c) of the Clean Water Act (CWA);
- B. Has in its waste toxic pollutants as defined pursuant to Section 307 and Section 502 of the CWA;
- C. Has a non-domestic flow of 25,000 gallons or more per average work day;
- D. Contributes more than 5 per cent of the actual daily average dry weather hydraulic, organic or solids handling load to the city's wastewater treatment plant;
- E. Is determined by the state or city to have a significant impact or potential for significant impact to adversely affect the city sewerage system by either upset, inhibition, pass through of pollutants, sludge contamination or other means.

Section 2 APPLICATION

A. Existing nonresidential users shall apply for a Wastewater Discharge Permit within thirty (30) days after becoming subject to the requirements of Article III, Section 1. New nonresidential users subject to the requirements of Article III, Section 1 shall apply at least ninety (90) days prior to connecting to or discharging to the city sewerage system.

B. Wastewater discharge permits are governed by the provisions of the Wilsonville Code, Sections 8.100 et seq.

Section 3 SEVERABILITY

If any provision of this resolution or its application to any person or circumstances is held, in whole or in part, to be invalid, the remainder of this resolution or provision or its application to other persons or circumstances shall not be affected.

ARTICLE IV
USER FEES FOR SEWER SERVICE

Section 1 IMPLEMENTATION OF FEES

A sewer user fee is hereby imposed upon the user(s) of any of the City's wastewater collection, pumping, disposing and treating system.

Section 2 PUMPING UNITS

Buildings that are served by pumping units shall be subject to the user fees provided by this resolution.

Section 3 INITIAL SERVICE

When sewer service is initially provided to any building(s), a sewer user fee shall be charged for each month a building sewer is connected to or discharged into the public sewer.

Section 4 CHARGE TO USERS

Sewer user fees are hereby charged to the user(s) of the property connected to the sanitary sewer. Users of the property shall include owners as well as occupants. Such charges are to begin at the time the connection has been accepted by the Community Development Department according to standards set forth in the Construction Standards for the City of Wilsonville.

Section 5 BILLING TO OCCUPANT

Sewer user fees shall be billed to an occupant unless otherwise notified in writing by owner of the serviced property. However, in the event of a delinquent account, the sewer service may be discontinued under the provisions of Article VII, Section 4, of this Resolution.

Section 6 ANNUAL REVIEW OF FEES

Sewer 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 7 USER FEES WITHIN CITY

A. The sewer user fee effective January 1, 1995, is listed in Table 1.

**Table 1
CITY OF WILSONVILLE
SEWAGE DISPOSAL USER FEE SCHEDULE
Effective December 1, 1994**

Minimum Bills:

Customer Class	Bi-monthly Vol. Included in Min. Charge. hcf	Vol. Rate + Min Service Chg.		Adjusted Min. Chg.
		Minimum Charge	Adjust for Pretreatment Program	
Single-Family Residential	5.00	\$13.98	(\$.30)	\$13.68
Multi-Family Residential	5.00	13.98	(.30)	13.68
Commercial & Industrial by Meter Size				
5/8 X 3/4"	\$5.00	\$13.98	\$2.82	\$16.80
3/4"	5.00	13.98	4.38	18.36
1"	5.00	13.98	7.50	21.48
1-1/2"	5.00	13.98	15.31	29.29
2"	5.00	13.98	24.67	38.65
3"	5.00	13.98	46.52	60.50
4"	5.00	13.98	77.74	91.72
6"	5.00	13.98	155.78	169.76
8"	5.00	13.98	249.43	263.41
10"	5.00	13.98	448.59	462.57

Volume Charge:

Customer Class	Basic Volume Rate - \$/hcf	Adjustment for Pretreatment Program - \$/hcf	Adjusted Volume Charge - \$/hcf
Single-Family Residential	\$2.40	(\$.06)	\$2.34
Multi-family Residential	2.40	(.06)	\$2.34
Commercial	2.40	(.06)	\$2.34
Industrial	2.40	(.06)	\$2.34

High Strength surcharge

BOD \$.66/pound
TSS \$.09/pound

B. Volumes that are used with Table 1 for single family residential units are the average water volumes for the preceding winter four months. This will include November

through February for one billing cycle and December through March for the other billing cycle. For new, single-family residential customers, the City Manager or designee may use the average winter volume for the previous customer at the same residence, average winter volumes for other customers from the same vicinity, or may multiply five hundred cubic feet per resident times the number of residents to determine the initial volumes to be used with Table 1. For customers whose winter water volume exceeds the yearly average volume, the City Manager or designee may adjust volumes based on a request from the customer and valid information showing that the winter volume does not accurately reflect impact on the sewer system.

C. For multi-family, commercial and industrial customers the sewer volume will be based on the water volume as metered bimonthly for all non-irrigation meters. Since this is a substantial change in the method of billing for multi-family customers, the City Manager or designee may adjust to winter volumes for the period from January 1, 1995 through December 31, 1995 when requested by the customer and when information clearly reflects that bimonthly water readings do not reflect the impact on the sewer system.

D. For sewer customers that are not served by City water, the City Manager or designee will determine the sewer volumes that are to be billed in accordance with Table 1.

E. For commercial or industrial sewer users whose domestic water consumption (excluding metered irrigation) is a minimum of three times greater than the measured sanitary sewer discharge rate, the sewer volume charge shall be based on this flow measured from the discharge point of the building sewer into the public sanitary sewer and shall be based on the average hundred cubic feet discharged. The measurement period shall be one week or seven consecutive days. After three billing periods or six months, a new measurement shall be taken. Each measurement shall set the surcharge fee for the next six month period.

F. For any non-domestic pollutant discharger who is required to obtain a wastewater discharge permit and is required to measure discharge volumes, the sewer volume and BOD and TSS strengths shall be as established through the monitoring requirements as set forth within each individual discharge permit.

G. In addition to the volume charges, commercial or industrial sewer users who are required to obtain an industrial pretreatment wastewater permit and whose sewage exceeds either a BOD strength of 245 milligrams/liter (mg/l) or a TSS strength of 221 mg/l shall pay an additional fee for treatment of high strength sewer wastes. This fee is listed in Table 1. Calculation of the bimonthly, high-strength, sewage fees shall be as follows:

$$\text{BOD Fee} = \frac{Q (\text{BOD 5 monitored} - 245)}{1,000,000} \times \frac{62.4\#}{1 \text{ cf}} \times 100 \times \text{BOD rate}$$

$$\text{TSS Fee} = \frac{Q (\text{TSS monitored} - 221)}{1,000,000} \times 62.4 \times 100 \times \text{TSS rate}$$

where,

Q = Bimonthly volume in hundred cubic feet (hcf)

BOD 5 monitored = Average BOD 5 strength in milligrams per liter

TSS monitored = Average TSS strength in milligrams per liter

BOD rate = Rate for treatment of high strength BOD from Table 1 in dollars per pound

TSS rate = Rate for treatment of high strength TSS from Table 1 in dollars per pound.

For example: An industrial user that used 5,187 hcf of water per bimonthly period with a BOD 5 of 290 mg/l and a TSS of 500 mg/l would pay:

$$\text{For BOD} = 5,187 \frac{(290 - 245)}{1,000,000} \times 62.4 \times 100 \times .66 = \$961.30 \text{ bimonthly}$$

$$\text{For TSS} = 5,187 \frac{(500 - 221)}{1,000,000} \times 62.4 \times 100 \times .09 = \$812.73$$

= \$1,774.03 bimonthly

H. Other sewer use charges may be established through the issuance of an industrial pretreatment discharge permit in order to recover potential or actual costs incurred by the City due to wastes that adversely affect the sewer system or the environment.

Section 8 USER FEES OUTSIDE CITY

All sewer users whose sewer connection is outside the City shall be billed two (2) times the rates mentioned in Table 1 to recover costs that City users pay on general obligation bonds.

Section 9 FRANCHISE FEE

For the right to receive additional services from the general fund, a franchise fee is hereby imposed upon and shall be collected quarterly from the sewer fund of the City. The fee shall be in an amount equal to four percent (4%) of the net revenue of the sewer user charges collected within the City after deductions have been made by quarterly transferring the appropriate sum of money for the franchise fee from the sewer fund to the general fund.

Section 10 EXCEPTION FOR WATER LEAKS

A. Sewer users will not be required to pay that portion of their sewer 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 sewer 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 11 APPLICATIONS AND DEPOSITS

Applications for City sanitary sewer services shall be by such forms and in such manner as provided by the Department of Finance. The applicant shall designate the property to be served and the user thereof. If a deposit is deemed prudent and cost effective by the Finance Director, a deposit shall be required in a sum which shall not be greater than an amount equal to an estimated 3 months' bill as determined by the Finance Department. 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 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 12 REFUND OF DEPOSITS

A. A refund of the user sewer 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 sewer service is required by the customer. The remaining balance of the deposit not used to pay the outstanding bill 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 sewer users shall be credited by the Finance Department into a special account to be known as "Sewer Deposit Trust Account".

Section 13 LIABILITY FOR CHARGES AND SERVICE DISCONNECTION

All charges for sanitary sewer service furnished or rendered by the City of Wilsonville shall be chargeable to the current user of the property where sanitary sewer service is supplied and, in addition, all persons signing an application for the use of sanitary sewer 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 sanitary sewer service to the premises without further notice when charges for sanitary sewer 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 sewer service disconnection to the user and mail notice to the owner.

ARTICLE V
SEWER SYSTEMS DEVELOPMENT CHARGES
METHODOLOGY

Section 1 PURPOSE

The purpose of this Article is to impose the capital cost of sewage treatment facility improvements upon those developments that create the need for or increase the demands for

such capital improvements and prescribe the methodology for calculating the SDC.

The SDC 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.

The total fees required for connection to the sanitary sewer shall be a revenue source to the City and shall entitle the owner(s) of the structure or property or persons paying the fee to a service connection to the sanitary sewer system.

Section 2 DEDICATED FUNDS

The City shall maintain a dedicated fund entitled "Sewer Expansion and Capital Improvement Fund", herein "fund". All moneys derived from the Improvement portion of Sewer SDC shall be placed in the fund. The Improvement portion of Sewer SDC revenue, including interest earned on balances in the fund, shall be used for no purpose other than those activities described as, or for the benefit of, extra capacity facilities as designated in Table 1.

The City shall also maintain a dedicated fund entitled Sewer Reimbursement Systems Development Charge Fund. All moneys derived from the Reimbursement portion of the Sewer SDC shall be placed in the fund. Funds from this fund shall be spent on capital improvements of the sewer system including expenditure related to repayment of indebtedness.

In addition, the reasonable and customary costs of administering this fee and projects funded hereunder, including repayment of debt, may be paid from SDC revenues.

Section 3 DEFINITIONS

Oregon Revised Statutes (ORS 223.297 through 223.314) allow improvement fees and reimbursement fees to be included in Systems Development Charges. "Improvement fee" means a fee for cost associated with capital improvements to be constructed. "Reimbursement fee" means a fee for cost associated with capital improvements already constructed or under construction.

Section 4 IMPROVEMENT FEES

A. The staff updated and Council approved the Waste Water Collection System Master Plan dated March 1994.

B. The consulting firm of CH2M Hill prepared a Facilities Report for expansion of the Waste Water Treatment Plant.

C. Staff reviewed the Waste Water Collection System Master Plan and the Facilities Report for the Waste Water Treatment Plant and determined a schedule of capital improvements that are to be constructed over the five-year period beginning with Fiscal

Year 1994/95. Staff also determined which part of the Capital Improvements Plan is eligible for Systems Development Charges and which should be paid by existing customers. CH2M Hill took this list from staff and developed an adjusted five-year CIP in which the costs are inflated in accordance with anticipated changes in construction costs. A tabulation of the projects inflated costs and the percentage of costs allocated to new users is attached as Table 2 and is incorporated by reference as if fully set forth herein.

D. CH2M Hill further categorized the costs that were allocated to new users into collection system costs and the flow, bio-chemical oxygen demand, (BOD), and total suspended solids (TSS) components for the treatment plant. Staff determined the overall additional Systems Design Capacity in dry-weather, average daily flow for each of the components parts of the collection and treatment system. The infiltration inflow at 11.11% was subtracted from the dry-weather, average daily flow to give the projected new user capacity. The user capacity was divided into the CIP value allocated to new users to determine the unit cost of new capacity in million gallons per day or gallons per day. The average day sewer demand for each of the component parts was determined by different ways. For the Collection System and the Treatment Plant flows, the winter water use for residential customers was analyzed for a two-year period. The average day sewer demand for an equivalent dwelling unit is the winter water demand when customers are not watering landscaping and is 200 gallons per day. CH2M Hill determined the BOD and total suspended solids by an analysis of plant records and other historical data in the Facilities Report, the BOD and TSS are 0.44 pounds per equivalent dwelling unit. The improvement Systems Development Charge per equivalent dwelling unit is then determined by multiplying the average day sewer demand by the unit cost of new capacity to determine the Improvement Systems Development Charge per equivalent dwelling unit.

E. Since a major part of the construction of the Collection System and Treatment Plant improvements will be financed and the new customers that pay the Systems Development Charge will also be required to pay debt service on the improvements, the debt service costs have to be credited against the improvement SDC to obtain the net improvement SDC per equivalent dwelling unit. The calculation of the debt-service credits is attached at Table 3 and after prorating it, the credits against the components of Collection System and Treatment Plant improvements, the total recommended debt-service credit per equivalent dwelling unit is \$589. This is subtracted from the improvement SDC per equivalent dwelling unit to give a net improvement SDC per equivalent dwelling of \$631. The overall summary of the calculation of the net improvement SDC per equivalent dwelling unit is attached at Table 4 and is incorporated by

reference as if fully set forth herein.

Section 5 REIMBURSEMENT FEES

A. The Finance Department prepared a listing of fixed assets with the date purchased and the original cost. This list did not include grants or contributions which are not included in the reimbursement fee component of Systems Development Charges. CH2M Hill applied appropriate depreciation figures and determined the net book value of the Waste Water System. This listing of fixed assets and net book value is attached as Table 5 and is fully incorporated by reference as if fully set forth therein.

B. CH2M Hill prorated the fixed asset values against the collection system and against flow, bio-chemical oxygen demand and total suspended solids components of the treatment plant. The current outstanding debt principle was subtracted from the allocated costs using the same proportions of current fixed assets to determine the net system investment.

C. Staff used the Facilities Report prepared by CH2M Hill and the March 1994 Waste Water Collection System Master Plan to determine the current system design capacity in dry-weather, average, daily flow of million gallon per day or pounds per day. From this CH2M Hill subtracted infiltration/inflow at 11.11% which was a planning figure in the Facilities Report to determine the existing user capacity for the plant. This existing user capacity was divided into the net system investment to determine the net investment per MGD or pounds per day and also the net investment per gallons per day. The average day sewer demand that had been previously calculated for the improvement fee was also used for the reimbursement fee. The reimbursement SDC per equivalent dwelling unit was obtained by multiplying the net investment per gallon per day or pounds per day by the average day sewer demand to give the reimbursement SDC per equivalent dwelling unit. A summary of the calculation of the reimbursement fee is attached at Table 6 and is incorporated by reference as if fully set forth herein.

ARTICLE VI
SYSTEMS DEVELOPMENT CHARGES

Section 1 EQUIVALENT FIXTURE UNITS

An equivalent dwelling unit (EDU) is defined as a residential dwelling and is equivalent to a minimum of sixteen (16) fixture units.

For the purpose of determining equivalent fixture units, the following will be used:

<u>FIXTURE</u>	<u>EQUIVALENT FIXTURE UNIT</u>
1 toilet	6
1 urinal	5

1 lavatory, sink or laundry tray	2
1 floor drain 2" max outlet	4
3" max outlet	6
4" max outlet	8
1 dishwasher 2" max outlet	3
3" max outlet	9
4" max outlet	12
1 bathtub or shower	2
1 drinking fountain	1
1 garbage grinder	4
1 commercial washer	
0 to 5 pound capacity	2
over 5 to 10 pound capacity	4
over 10 to 15 pound capacity	6
over 15 to 20 pound capacity	7
over 20 to 25 pound capacity	8
over 25 to 35 pound capacity	9
over 35 pound capacity	1-1/2 EFU per 5 pounds capacity

All those equivalent fixture units not shown herein shall be as specified in the most recent issue of the Uniform Plumbing Code.

Section 2 **EFFECTIVE DATE AND PARTIAL EXEMPTION FROM PRIOR STAGE II APPROVALS**

A. The Sewer SDC's effective January 1, 1995, are listed in Table 7 as set forth below. Approved Stage II projects that have not received building permits and including those projects for which completed Stage II applications have been submitted and received prior to December 1, 1994, shall have one-fifth (1/5) of the sewer systems development charge set forth in Table 7 exempted until June 1, 1995.

Table 7
SEWER SDC SCHEDULE

<u>CLASS OF SERVICE</u>	<u>SDC</u>
<u>Residential</u>	
1. Single-family Dwelling Unit	\$1125 per each DU
2. Multi-family Residential Unit	\$855 per each DU

- 3. Mobile Home Residential Unit \$855 per each DU
- 4. Manufactured Residential Unit \$1125 per each DU

Commercial

Includes, but is not limited to: \$1125 per each EDU or 16 fixture units
hotels, motels, restaurants, drive-in
restaurants, commercial warehouses
meeting halls, churches, schools,
hospitals, convalescent and nursing
facilities, hardware stores and office
complexes

Hotels & Motels \$1125 per 25 fixture units

Industrial

Director shall make the determination \$1125 per each EDU or 16 fixture units
as to the industrial status of a sanitary
sewer user.

High strength BOD \$1208 per extra pound of BOD

High strength TSS \$ 230 per extra pound of TSS

Calculation of the high strength BOD and TSS surcharge shall be as follows:

$$\text{High Strength BOD Fee} = \left[\text{Pounds BOD} - \frac{\text{average dry weather gallons flow} \times 0.44}{200} \right]$$

$$\text{High Strength TSS Fee} = \left[\text{Pounds TSS} - \frac{\text{average dry weather gallons flow} \times 0.44}{200} \right]$$

For example consider an industrial user with following sewage characteristics:

- Flow: 60,000 gallons/day
- BOD: 250 pounds/day
- TSS: 100 pounds/day

The SDC would be calculated as follows:

$$\text{Basic SDC} \quad \frac{60,000}{200} \times 1125 = \$337,500$$

$$\text{BOD: } [250 - 300 \times 0.44] \times 1208 = \$142,544$$

$$\text{TSS: } [100 - 300 \times 0.44] \times 230 = 0$$

Total SDC	\$480,044
-----------	-----------

B. For industrial facilities where fixture units do not accurately reflect the impact of the facility on the sewer system the City Manager or designee may calculate the SDC based on water meter sizes as listed in Table 8, attached hereto and incorporated by reference as if fully set forth herein or by analysis of sewage flows and strength data as presented by the applicant.

Section 3 ANNUAL REVIEW

As set forth in Ordinance No. 386, Article IV, the City shall annually review the sewer SDC 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 sewer system improvements to meet mandates or requirements of other authorized governmental authorities.
- (4) Other changes or 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 Section 4 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 hundredths 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 4 DATE OF PAYMENT

Sewer SDC required by this resolution shall either be due and payable with the building permit fee and before connection to the public sewer, or the applicant may submit a bond or other acceptable financial reservation due and payable at the time of building occupancy.

Section 5 PREPAYMENT

To better allow industry to plan future expansions and better allow the City to plan for wastewater treatment plant 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 6 CHANGED USE OF PROPERTY

The sewer SDC 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 or use is increased by more than 10% , so as to increase the sewer SDC due for that property or structure, a sewer SDC shall be charged for the modified portion of the property or structure based on the sewer SDC schedule in effect at the time of the modification. For prior sewer customers this increased sewer SDC shall be based on an increase above usage in calendar year 1994. The sewer SDC paid for a specific sewer service for a residential, commercial or industrial unit shall be valid for a one (1) year period from the date of issuance of the sewer connection permit. After the one (1) year period, the sewer connection permit will have expired if there has been no connection. The Director will then, in writing, notify the permittee that the permit has expired. The written notification of sewer connection permit expiration shall state the permittee has ten (10) days from the receipt of the expiration notice to request an extension time of the sewer connection permit. If there has been no response within ten (10) days, the SDC shall be considered forfeited. The permittee shall then be required to re-apply for a sewer connection permit and pay the sewer SDC in effect at the time of re-application.

Section 7 PUMPING UNITS

Buildings that are serviced by pumping units shall be subject to the sewer SDC provided by this resolution.

Section 8 SEWERS OUTSIDE OF CITY

Sewer connections outside the city limits shall be charged at two (2) times the SDC provided herein.

Section 9 CHALLENGE OF EXPENDITURES

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 as provided by Ordinance No. 386, Article X.

ARTICLE VII
APPEALS, PAYMENT, COLLECTION, ENFORCEMENT
AND DISBURSEMENT VALIDITY

Section 1 APPEALS PROCEDURE

A. Any person aggrieved by a ruling under, or interpretation of the provisions of this resolution, may, within 30 days of the date or occurrence, submit a written appeal to the City Council of Wilsonville. The appeal shall set forth 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 the 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 sewer user fees and Systems Development Charge fees as provided for herein.

B. Sewer user fees and SDC, when collected, shall be paid into a fund designated as the "Sewer Fund".

C. Sewer system improvement SDC shall be deposited in, or credited to, the sewer 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.

D. Sewer reimbursement SDC funds shall be deposited to the sewer 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.

E. Sewer user fees, as herein before provided, shall be collected bimonthly and if not paid within the (10) days from billing date, said charges shall then be deemed delinquent.

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

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 suit or action is instituted to enjoin any unauthorized connection to or use of the sewage 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, without notice to the user and property owner, discontinue sewer service and disconnect buildings from the City's sewerage system if sewer service

charges and/or sewer impact fees, 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 sewer service and sewer connections to such delinquent sewer user until all such delinquencies and interest are fully paid or until such safety, health or welfare problem is abated or cured.

Section 5 DISBURSEMENT

A. The City Council, by resolution or motion duly adopted, shall from time to time and not less than once each fiscal year, direct the transfer of funds from the Sewer Fund to all or any of the following:

(1) The "Sewer Expansion and Capital Improvement Fund" from which funds have been collected in the form of sewer SDC.

(2) The account or accounts for the payment of principal and interest on maturing sewer bonds, from which funds have been collected in the form of sewer impact fees.

(3) The account or accounts established for the operation and maintenance of the sewerage system, which funds have been collected in the form of sewer user fees.

Section 6 STATEMENT OF VALIDITY

The invalidity of any section, clause, sentence or provision of this resolution shall not affect the validity of any part of this resolution which can be given effect without such invalid part or parts.

Section 7 REPEALING OF EXISTING RESOLUTIONS

By the adoption of this resolution, Resolution Nos. 959, and 1059 are hereby repealed.

CONSIDERED by the City Council of the City of Wilsonville at a special meeting thereof on the 1st day of November, 1994, and at a regular meeting thereof on November 7, 1994, and continued for further hearing to a regular meeting thereof on November 21, 1994 and then on December 5, 1994.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 19th day of December, 1994, and filed with the Wilsonville City Recorder this date.


GERALD A. KRUMMEL, Mayor

ATTEST:

Vera A Rojas

VERA A ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Hawkins	<u>AYE</u>
Councilor Benson	<u>AYE</u>
Councilor Lehan	<u>AYE</u>
Councilor Sempert	<u>AYE</u>

TABLE 2
CB-R-831-94

DEBT FINANCING OF WWTP ONLY

WILSONVILLE SEWER BDC

Table 2

Table 3-2
CITY OF WILSONVILLE
WASTEWATER SYSTEM DEVELOPMENT CHARGE MODEL
CAPITAL IMPROVEMENT PLAN NET OF CONTRIBUTIONS - INFLATED

PROJECT	PROJECTED					TOTAL 04/95 - 00/00	PERCENT ALLOCATED TO NEW USERS	TOTAL CIP ALLOCATED TO NEW USERS	ANNUAL RECALCULATION RATE
	1994/95	1995/96	1996/97	1997/98	1998/99				
Collection System:									
Reconstruct Charbonneau Lift Station With Electric Mod	\$114,000	\$3,120	\$0	\$0	\$0	\$117,120	0%	\$0	4.00%
Upgrade Telemetry System	172,000	2,800	0	0	0	174,800	100%	174,800	4.00%
Expand Memorial Park Lift Station (a)	49,210	25,402	0	0	0	74,612	100%	74,612	4.00%
Complete Update WWTP	0	0	0	0	0	0	0%	0	4.00%
Update Collection System Mapping	31,500	0	0	0	0	31,500	100%	31,500	4.00%
Construct 580' of 12" Sewer Along Parkway	0	0	0	87,323	0	87,323	100%	87,323	4.00%
Sewer Line - WWTP to Parkway & Trask (a)	0	209,724	0	0	0	209,724	100%	209,724	4.00%
Construct 2392' of 15" Sewer On TCLW & Wylie Road	0	234,780	0	0	0	234,780	100%	234,780	4.00%
Construct 2292' of 12" Sewer On TCL & Parkway	0	0	18,387	178,941	0	197,328	100%	197,328	4.00%
Construct 1900' of 10" Sewer On Canyon Creek	0	0	0	14,823	0	14,823	100%	14,823	4.00%
Unused	0	0	0	0	0	0	0%	0	4.00%
Unused	0	0	0	0	0	0	0%	0	4.00%
Unused	0	0	0	0	0	0	0%	0	4.00%
Subtotal	\$308,710	\$535,020	\$18,387	\$268,867	\$0	\$1,179,810		\$1,082,490	
Treatment System:									
Modify & Expand WWTP Capacity	287,500	2,571,400	3,482,752	1,034,875	0	\$7,376,527	80%	\$4,425,918	4.00%
WWTP Headworks	0	0	0	0	0	0	0%	0	4.00%
Acquire Additional Land for WWTP	0	0	0	0	0	0	0%	0	4.00%
WWTP Modular Building	0	0	0	0	0	0	0%	0	4.00%
WWTP Temporary Modification for RBC's	0	0	0	0	0	0	0%	0	4.00%
Unused	0	0	0	0	0	0	0%	0	4.00%
Unused	0	0	0	0	0	0	0%	0	4.00%
Unused	0	0	0	0	0	0	0%	0	4.00%
Subtotal	\$287,500	\$2,571,400	\$3,482,752	\$1,034,875	\$0	\$7,376,527		\$4,425,918	
TOTAL WASTEWATER CIP	\$596,210	\$3,107,020	\$3,501,139	\$1,203,782	\$0	\$8,556,137		\$5,488,408	
Allocation to New Users	\$425,210	\$2,075,348	\$2,108,038	\$879,812	\$0	\$5,488,408		64%	

Notes:

(a) Net project costs after deducting contributions of 81 percent of total project costs.

TABLE 3
 CB-R-831-94
 1 of 3

DEBT FINANCING OF WWTP ONLY

WILSONVILLE SEWER SDCs

Table 11
 CITY OF WILSONVILLE
 WASTEWATER SYSTEM DEVELOPMENT CHARGE MODEL
 CALCULATION OF SDC DEBT SERVICE CREDIT

ITEM	TOTAL	1994/95	1995/96	1996/97
			1	2
WWTP Debt Financed Costs (95/96 - 98/99)	\$7,089,000	\$0	\$2,571,400	\$3,482,752
WWTP Expansion Costs (95/96 - 98/99)	\$4,253,416	\$0	\$1,542,840	\$2,089,651
WWTP Exp Costs as % of Total Debt Issue (WWTP DS Costs + \$800,000)	55.00%			
Annual Debt Service Costs (Not Including Reserve)	\$15,978,000	N.A.	\$798,900	\$798,900
WWTP Expansion Debt Service Costs	\$8,787,900	N.A.	\$439,395	\$439,395
Estimated System Flows Net of I/I (gals)		449,915,060	471,442,030	492,969,000
Estimated System Flows Net of I/I (1,000 gals)		449,915	471,442	492,969
Expansion Debt Service Costs per gal		N.A.	\$0.000932	\$0.000891
Expansion Debt Service Costs per 1,000 gal		N.A.	\$0.93	\$0.89
Average Daily Flow per EDU (gals/year) (a)	73,000			
Expansion Debt Service Cost per EDU		N.A.	\$68	\$65
Discount Rate	8.50%			
SDC Debt Service Credit: Net Present Value per EDU	\$591			

Notes:
 (a) gals/year = 200 gpd X 365 days.

TABLE 3
 CB-R-831-94
 2 of 3

DEBT FINANCING OF WWTP ONLY

WILSONVILLE SEWER SDCs

Table 11
 CITY OF WILSONVILLE
 WASTEWATER SYSTEM DEVELOPMENT CHARGE MODEL
 CALCULATION OF SDC DEBT SERVICE CREDIT

1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06
3	4	5	6	7	8	9	10	11
\$1,034,875	\$0							
\$620,925	\$0							
\$798,900	\$798,900	\$798,900	\$798,900	\$798,900	\$798,900	\$798,900	\$798,900	\$798,900
\$439,395	\$439,395	\$439,395	\$439,395	\$439,395	\$439,395	\$439,395	\$439,395	\$439,395
515,572,355	538,175,710	555,887,853	573,559,996	591,252,139	608,944,283	626,636,426	644,328,569	662,020,712
515,572	538,178	555,868	573,560	591,252	608,944	626,636	644,329	662,021
\$0.000852	\$0.000816	\$0.000790	\$0.000766	\$0.000743	\$0.000722	\$0.000701	\$0.000682	\$0.000664
\$0.85	\$0.82	\$0.79	\$0.77	\$0.74	\$0.72	\$0.70	\$0.68	\$0.66
\$62	\$60	\$58	\$56	\$54	\$53	\$51	\$50	\$48

TABLE 3
 CB-R-831-94
 3 of 3

DEBT FINANCING OF WWTP ONLY

WILSONVILLE SEWER SDCs

Table 11
 CITY OF WILSONVILLE
 WASTEWATER SYSTEM DEVELOPMENT CHARGE MODEL
 CALCULATION OF SDC DEBT SERVICE CREDIT

2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
12	13	14	15	16	17	18	19	20
\$798,900	\$798,900	\$798,900	\$798,900	\$798,900	\$798,900	\$798,900	\$798,900	\$798,900
\$439,395	\$439,395	\$439,395	\$439,395	\$439,395	\$439,395	\$439,395	\$439,395	\$439,395
679,712,855	697,404,998	715,097,141	732,789,284	750,481,428	768,173,571	785,865,714	803,557,857	821,250,000
679,713	697,405	715,097	732,789	750,481	768,174	785,866	803,558	821,250
\$0.000646	\$0.000630	\$0.000614	\$0.000600	\$0.000585	\$0.000572	\$0.000559	\$0.000547	\$0.000535
\$0.65	\$0.63	\$0.61	\$0.60	\$0.59	\$0.57	\$0.56	\$0.55	\$0.54
\$47	\$46	\$45	\$44	\$43	\$42	\$41	\$40	\$39

**Table 4
CITY OF WILSONVILLE
WASTEWATER SYSTEM DEVELOPMENT CHARGE MODEL
IMPROVEMENT FEE**

ITEM	COLLECTION SYSTEM	TREATMENT PLANT			TOTAL COMPONENTS
		FLOW	BOD	TSS	
CIP Value Allocated to New Users	\$1,062,490	\$1,956,255	\$2,379,815	\$89,846	\$5,488,406
Additional System Design Capacity (mgd or lb/day)	1.10	1.15	2,198	276	
Less: Infiltration/Inflow @11.11% (mgd)	0.12	0.13	0	0	
Projected New User Capacity (mgd or lb/day)	0.98	1.02	2,198	276	
Unit Cost of New Capacity per mgd or lb/day	\$1,084,173	\$1,917,897	\$1,083	\$326	
Unit Cost of New Capacity per gpd	\$1.08	\$1.92			
Average Day Sewer Demand (gpd or lb/day) (a)	200	200	0.44	0.44	
Improvement SDC per EDU	\$216	\$384	\$477	\$143	\$1,220
Debt Service Credit per EDU (b)	\$105	\$186	\$231	\$69	\$591
Net Improvement SDC per EDU	\$111	\$198	\$246	\$74	\$629

Notes:

(a) Estimated Single-Family Residential winter water use.

(b) Total distributed to components using same proportions as the SDC.

04-Nov-94

CH2M HILL

SEWSDC.WK3

04-Nov-94

CH2M HILL

SEWSDC.WK3

TABLE 5
CB-R-831-94

DEBT FINANCING OF WWTP ONLY

WILSONVILLE SEWER SDCs

Table 3
CITY OF WILSONVILLE
WASTEWATER SYSTEM DEVELOPMENT CHARGE MODEL
FIXED ASSETS SCHEDULE (NET OF GRANTS & CONTRIBUTIONS)

DESCRIPTION	DATE	LIFE	ORIGINAL COST	ACCUMULATED DEPRECIATION (08/30/93)	NET BOOK VALUE
Pumping Stations	1972	40	52,884	28,425	24,459
Pumping Stations	1979	40	68,358	24,055	42,303
Pumping Stations	1984	40	87,213	20,713	66,500
Sewage Plant Phase I	1972	40	292,450	157,192	135,258
Sewage Plant Phase II	1979	40	485,402	175,958	309,444
Sewage Plant Phase III	1982	40	2,499,053	718,478	1,780,575
Subtotal			\$5,313,352	\$1,644,799	\$3,668,553
SEWER EQUIPMENT					
Equipment	1978	5	\$2,554	\$2,554	\$0
Equipment	1981	5	695	695	0
Equipment	1982	5	2,698	2,698	0
Equipment	1982	10	7,172	7,172	0
Equipment	1983	10	5,321	5,321	0
Equipment	1984	5	4,437	4,090	347
Equipment	1985	10	29,119	23,310	5,809
Equipment	1986	5	6,203	5,097	1,106
Equipment	1986	10	4,883	3,579	1,304
Equipment	1987	5	2,577	2,577	0
Equipment	1988	5	14,609	14,609	0
Equipment	1989	5	6,251	3,710	2,541
Equipment	1990	5	60,618	42,434	18,184
Equipment	1991	5	26,361	13,180	13,181
Equipment	1992	5	6,728	2,019	4,709
Equipment	1981	15	2,732	2,184	548
Equipment	1979	10	16,841	16,138	703
Equipment	1989	5	56,262	33,390	22,872
Equipment	1993	10	7,442	744	6,698
Subtotal			\$283,501	\$185,499	\$78,002
TOTAL SEWER SYSTEM FIXED ASSETS			\$5,653,334	\$1,841,029	\$3,811,705

TABLE 6
CB-R-831-94

DEBT FINANCING OF WWTP ONLY

WILSONVILLE SEWER SDCs

Table 5

Table 7-1
CITY OF WILSONVILLE
WASTEWATER SYSTEM DEVELOPMENT CHARGE MODEL:
REIMBURSEMENT FEE

ITEM	COLLECTION SYSTEM	TREATMENT PLANT			TOTAL COMPONENTS
		FLOW	BOD	TSS	
Current Fixed Asset Value	\$1,135,645	\$694,063	\$1,722,026	\$259,972	3,811,706
Less: Current Outstanding Debt Principal (a)	68,380	41,791	103,688	15,654	229,513
Plus: Current Cash Reserves (a)	0	0	0	0	0
Net System Investment	\$1,067,265	\$652,272	\$1,618,338	\$244,318	\$3,582,193
Current System Design Capacity (mgd or lb/day)	4.70	1.10	2,500	4,000	
Less: Infiltration/Inflow @11.11% (mgd)	0.52	0.12	N.A.	N.A.	
Existing User Capacity (mgd or lb/day)	4.18	0.98	2,500	4,000	
Net Investment per mgd or lb/day	\$255,327	\$665,584	\$647	\$61	
Net Investment per gpd	\$0.2553	\$0.6656			
Average Day Sewer Demand (gpd or lb/day) (b)	200	200	0.44	0.44	
Reimbursement SDC per EDU	\$51	\$133	\$285	\$27	\$496

Notes:

- (a) Total distributed to components using same proportions of current fixed assets.
- (b) Estimated Single-Family Residential winter water use.

DEBT FINANCING OF WWTP ONLY

WILSONVILLE SEWER SDCs

Table 10 = ES-4 and 7-4

Table 7-4

CITY OF WILSONVILLE
WASTEWATER SYSTEM DEVELOPMENT CHARGE MODEL
PROPOSED SYSTEM DEVELOPMENT CHARGES BY METER SIZE

METER SIZE	EQUIVALENT RATIOS	CAPACITY ALLOWANCE (gpd)	COMBINED SDCs
5/8" X 3/4"	1.0	200	\$1,125
3/4"	1.5	300	\$1,688
1"	2.5	500	\$2,813
1 1/2"	5.0	1,000	\$5,625
2"	8.0	1,600	\$9,000
3"	15.0	3,000	\$16,875
4"	25.0	5,000	\$28,125
6"	50.0	10,000	\$56,250
8"	80.0	16,000	\$90,000
10"	143.8	28,760	\$161,775

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TABLE 9 CB-R-831-94 (1 of 3)
 [Water & Sewer Rate Comparisons]Worksheet1

Pretreatment Program Cost Allocations					
Program Costs					
Item	Amount	Presently charged in User Study	Proposed Modification per Staff		
Direct Operating Costs	\$34,800	All Users by Volume	Commercial & Industrial Customers By Meter Size		
Interfund services	\$13,100	All Users by Volume	All Users by Volume		

TABLE 9 CB-R-831-94 (2 of 3)
 [Water & Sewer Rate Comparisons]Worksheet1

Adjustment to Volume Charges					
Customer Class	Rate Study Volume Charge (\$/hcf)	Annual Volume 94/95	Change in Charges for Direct Operating Costs	Change in Charges for Direct Operating Costs on Volume Basis (\$/hcf)	Adjusted Volume Charge
Single Family	\$2.40	247,200	(\$14,301.85)	(\$0.06)	\$2.34
Multi-Family	\$2.40	136,500	(\$7,897.26)	(\$0.06)	\$2.34
Commerical	\$2.40	105,100	(\$6,080.60)	(\$0.06)	\$2.34
Industrial	\$2.40	112,700	(\$6,520.30)	(\$0.06)	\$2.34
Total		601,500	(\$34,800.00)		

TABLE 9 CB-R-831-94 (3 of 3)

[Water & Sewer Rate Comparisons]Worksheet1

Adjustments to Minimum Bill									
Customer Class	MIn Bill From Rate Study	Adjustments for Pretreatment Volume Credit	Number of Commercial & Industrial Customers by DUE	Equiv Ratios	Increase in Minimum Bill for Transfer of Direct Costs per DUE	Increase in Minimum Bill for Transfer of Direct Costs per Meter Size	Adjusted Minimum Bill	Number of Commercial & Industrial Customers by Meter Size	Projected Income from Increase
All Single Family	13.98	(\$0.30)							
All Multi-Family	13.98	(\$0.30)							
Commercial & Industrial By Meter Size									
5/8x3/4 in	\$13.98	(\$0.30)	62	1	\$3.12	\$3.12	\$16.80	62	\$1,161
3/4 in	\$13.98	(\$0.30)	10	1.5	\$3.12	\$4.68	\$18.36	7	\$187
1 in	\$13.98	(\$0.30)	229	2.5	\$3.12	\$7.80	\$21.48	92	\$4,289
1.5 in	\$13.98	(\$0.30)	346	5	\$3.12	\$15.61	\$29.29	69	\$6,481
2 in	\$13.98	(\$0.30)	704	8	\$3.12	\$24.97	\$38.65	88	\$13,186
3 in	\$13.98	(\$0.30)	280	15	\$3.12	\$46.82	\$60.50	19	\$5,244
4 in	\$13.98	(\$0.30)	83	25	\$3.12	\$78.04	\$91.72	3	\$1,555
6 in	\$13.98	(\$0.30)	0	50	\$3.12	\$156.08	\$169.76	0	\$0
8 in	\$13.98	(\$0.30)	0	80	\$3.12	\$249.73	\$263.41	0	\$0
10 in	\$13.98	(\$0.30)	144	143.8	\$3.12	\$448.89	\$462.57	1	\$2,697
Total			1858					340	\$34,800
Notes									