



Staff Report

October 17, 2022 Council Workshop Meeting

Sewer System Development Charge Update Presentation

Presenter: Steve Wall, Public Works Director

Time Estimate: 30 min

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BACKGROUND: In 2017, the City hired FCS Group to complete a System Development Charge Update; among other things. In 2018, at staff's recommendation, the City Council elected not to move forward with any updates to the Sewer System Development Charge since the General Sewer Plan was anticipated to be updated in 2020. The updated plan would include a new Capital Improvement Plan and should be the basis for a new Sewer System Development Charge. Unfortunately, due to COVID and other factors, the updated General Sewer Plan is not anticipated to be adopted until November 2022.

SUMMARY: Staff and the City's consultant, FCS Group, have updated the System Development Charge calculations based on the final draft of the General Sewer Plan Update. A summary of the calculations and discussion regarding the various policy related decisions will be presented to Council at the October 17 Work Session.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item?

Provide information to the City Council regarding the calculated maximum defensible Sewer System Development Charge.

What's the data? What does the data tell us?

The draft Capital Improvement Plan identified in the General Sewer Plan update provides for an approximate maximum allowable sewer system development charge of \$7,900.

How have communities been engaged? Are there opportunities to expand engagement?

Staff will engage the development community and a public hearing will be held prior to presenting a proposed ordinance to the City Council for consideration.

Who will benefit from, or be burdened by this agenda item?

The City and citizens will benefit from ultimate adoption of an updated system development charge. Collecting the charge will provide revenue to support the capital improvements necessary to serve the City into the future. Developers, or new homeowners, may be slightly impacted by the increase.

What are the strategies to mitigate any unintended consequences?

Discussion with Council, outreach to the development community and a public hearing will all help to mitigate any unintended consequences.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact.

No

Will this agenda item improve ADA accessibilities for people with disabilities?

N/A

What potential hurdles exist in implementing this proposal (include both operational and political)?

Adoption of a new Sewer System Development Charge could result in an increase to the total amount of Impact Fees and System Development Charges that are paid at the time of building permit issuance for a new home (note – existing homes do not pay these fees).

How will you ensure accountabilities, communicate, and evaluate results?

N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution?

This item supports multiple comprehensive plan and financial and sewer system related goals and policies.

BUDGET IMPACT: There is no budget impact relevant to this specific agenda item. However, if a new system development charge is not implemented, it will put an additional burden on the Sewer Rates to pay for the necessary infrastructure to serve the community.

RECOMMENDATION: This item is for Council's information only.