



City of Sandy

Water and Wastewater SDCs



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Agenda

- **System Development Charges (SDCs)**
 - » Water
 - » Wastewater
- **Next Steps**



Key Characteristics of SDCs

SDCs are one-time charges, not ongoing rates. Paid at the time of development.

SDCs are available for water, wastewater, stormwater, transportation, and parks.

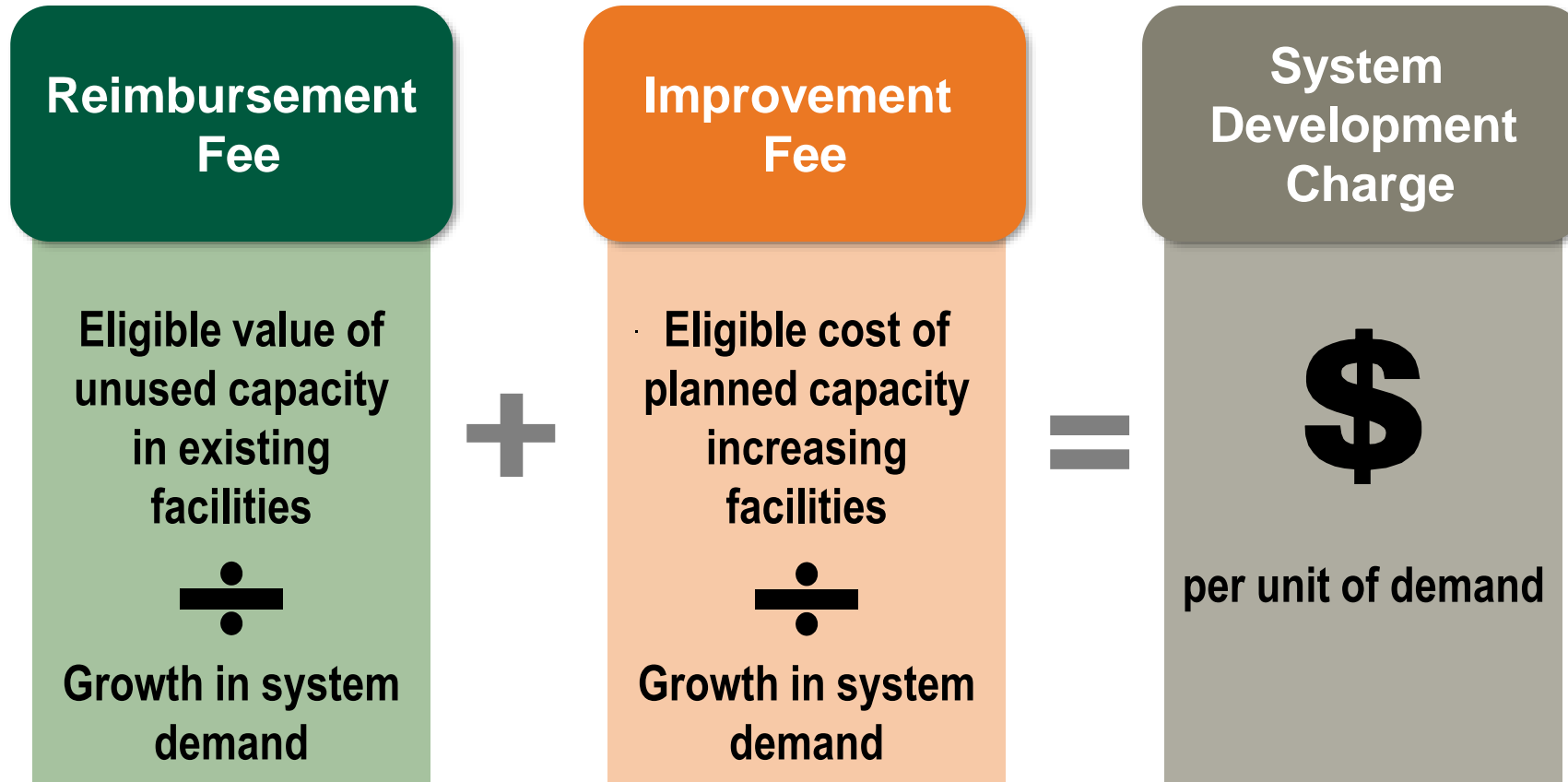
SDCs are for capital only, in both their calculation and in their use.

SDCs include both existing and future (planned) infrastructure cost components.

SDCs are for “system” facilities, not “local” facilities.



The SDC Calculation





Growth in Water Demand

	2023	2043	2050	Growth		
				CAGR	(2023-2050)	Growth Share
Peak Season Maximum Day Demand (MGD)	2.30	3.46	3.92	1.99%	1.62	41.33%
Total MCEs	5,195	7,815	8,854	1.99%	3,659	41.33%

Source: 2022 Water System Master Plan, (maximum day demand projections); previous tables (total MCEs)

- **MCEs = meter capacity equivalents**
- **This growth projection assumes the City uses a 5/8" meter as its smallest meter size**
- **Growth is based on projected increases in peak season maximum day demand**
 - » Projection includes a 0.29 MGD leak adjustment that decreased maximum day demands from the 2022 Water System Plan Estimates



Water Improvement Fee Cost Basis

#	Category	Description	Timing	2022 Cost	2024 Cost	SDC Eligibility	Outside Funding	SDC-Eligible Cost
R.1	Storage	5.0 MG Additional Storage	2029-2043	\$ 34,580,000	\$ 35,743,412	38.80%	\$ -	\$ 13,868,444
R.2	Storage	Storage Siting Study	2028	180,000	186,056	38.80%	-	72,190
R.3	Storage	Reservoir Seismic and Condition Assessment	2029-2033	375,000	387,617	38.80%	-	150,395
PS.1	Pump Station	Terra Fern Pump Station Upgrades	2026-2030	780,000	806,242	41.33%	-	333,192
PS.2	Pump Station	Vista Loop Pump Station	2026-2030	1,420,000	1,467,775	41.33%	-	606,580
D.1	Distribution	Bluff Rd. Fire Flow Improvements	2032-2036	5,580,000	5,767,734	41.33%	-	2,383,604
D.2	Distribution	Hood St. Fire Flow Improvements	2032-2036	540,000	558,168	41.33%	-	230,671
D.3	Distribution	Mitchell Ct. Fire Flow Improvements	2028	260,000	268,747	41.33%	-	111,064
D.4	Distribution	Seaman Ave Fire Flow Improvements	2028	550,000	568,504	41.33%	-	234,943
S.1	Supply	Near-Term Alder Creek WTP Improvements	2024-2025	1,050,000	1,085,326	0.00%	-	-
S.2	Supply	Short-Term Alder Creek WTP Assessment	2025	240,000	248,075	41.33%	-	102,521
S.3	Supply	Alder Creek WTP Improvements	2026-2028	42,080,000	43,495,742	41.33%	180,000	17,975,281
S.4	Supply	PWB Filtered Water Supply Connection	2024-2028	39,416,000	40,742,115	41.33%	-	16,837,302
S.5	Supply	Long-Term Supply Study	2026	240,000	248,075	41.33%	-	102,521
M.1	Other	Water System Master Plan Update	2029-2030	220,000	227,402	41.33%	-	93,977
M.2	Other	Water Management and Conservation Plan	2026	110,000	113,701	41.33%	-	46,989
M.3	Other	Annual Replacement Budget	2034-2043	30,000,000	31,009,322	41.33%	-	12,815,077
M.4	Other	Water Service Meter Replacement	2034-2043	7,920,000	8,186,461	0.00%	-	-
M.5	Other	SCADA Master Plan	2026	150,000	155,047	41.33%	-	64,075
M.6	Other	SCADA Upgrades (Pelim. Budget Placeholder)	2026-2030	760,000	785,569	41.33%	-	324,649
Total				\$ 166,451,000	\$ 172,051,089		\$ 180,000	\$ 66,353,476

Source: 2022 Water System Master Plan, city staff

- **These calculations assume the City will use SDCs to pay for related debt**



Water Reimbursement Fee Cost Basis

Function	Estimated Capacity for Growth	Original Cost Estimate	Reimbursable Cost
Storage	0.00%	\$ -	\$ -
Supply	0.00%	15,683,754	-
Transmission & Distribution	41.33%	2,101,530	868,489
Pumping	34.62%	49,554	17,153
Other	41.33%	682,570	282,082
Total		\$ 18,517,408	\$ 1,167,725

Source: 2022 Water System Master Plan, City's fixed asset schedules



Calculated Water SDC

Calculated SDC	
Improvement Fee Cost Basis	\$ 66,353,476
Reimbursement Fee Cost Basis	1,167,725
Compliance Costs	89,193
Total	\$ 67,610,394
Growth in MCEs	3,659
Improvement Fee per MCE	\$ 18,134
Reimbursement Fee per MCE	319
Compliance Fee per MCE	24
Total SDC per MCE	\$ 18,477

Source: Previous tables



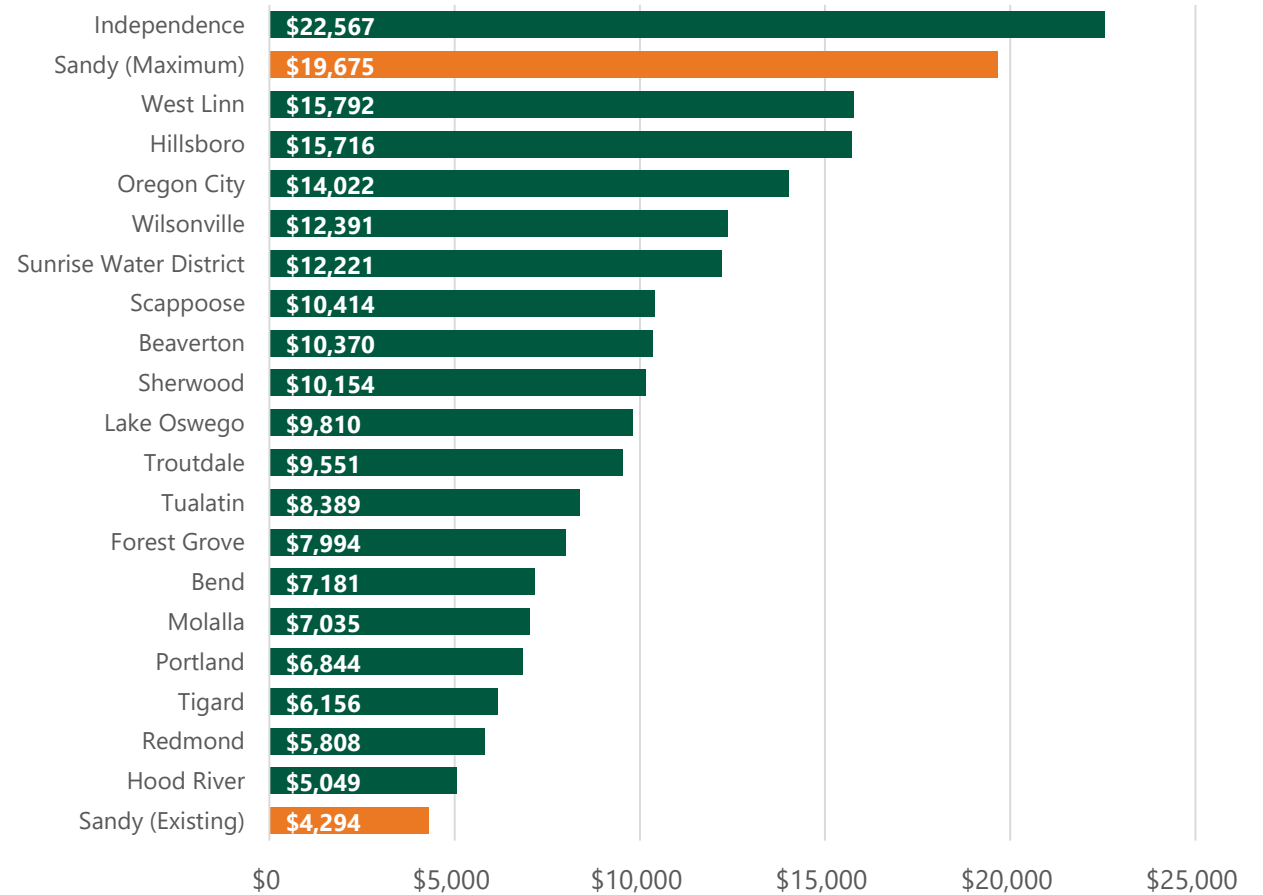
Water SDC Schedule

Meter Size (Inches)	MCEs	Calculated SDC
5/8	1.00	\$ 18,477
3/4	1.50	27,716
1	2.50	46,193
1.5	5.00	92,387
2	8.00	147,819
3	16.00	295,638
4	25.00	461,935
6	50.00	923,870



Water SDC Comparisons

Single Family Residence		
#	Jurisdiction	Total
1	Independence	\$22,567
2	Sandy (Maximum)	\$19,675
3	West Linn	\$15,792
4	Hillsboro	\$15,716
5	Oregon City	\$14,022
6	Wilsonville	\$12,391
7	Sunrise Water District	\$12,221
8	Scappoose	\$10,414
9	Beaverton	\$10,370
10	Sherwood	\$10,154
11	Lake Oswego	\$9,810
12	Troutdale	\$9,551
13	Tualatin	\$8,389
14	Forest Grove	\$7,994
15	Bend	\$7,181
16	Molalla	\$7,035
17	Portland	\$6,844
18	Tigard	\$6,156
19	Redmond	\$5,808
20	Hood River	\$5,049
21	Sandy (Existing)	\$4,294





Growth in Wastewater Demand

	2024	2040	CAGR	Growth	Growth Share
Population	22,600	35,156	2.80%	12,556	35.71%
Water MCEs	5,195	8,081	2.80%	2,886	35.71%
Water Accounts	4,184	6,509	2.80%	2,325	35.71%
Sewer Accounts	4,118	6,406	2.80%	2,288	35.71%
Assumed Sewer MCEs	5,113	7,954	2.80%	2,841	35.71%

Source: City staff, previous tables (total MCEs)

- **MCEs = meter capacity equivalents**
- **This growth projection assumes the City uses a 5/8" meter as its smallest meter size**
- **Growth is based on projected population increases**



Wastewater Improvement Fee Cost Basis

Project ID	Completion Year	Adjusted Costs (2024 Dollars)	SDC Eligibility	Outside Funding	SDC-Eligible Cost
Outfall to Sandy River	2031	\$ 66,553,303	35.71%	\$ 3,327,389	\$ 23,769,461
Existing WWT Facility Upgrades	2030	93,372,635	17.83%	4,685,660	16,647,324
Collection System Improvements	2031	5,603,778	35.71%	286,951	2,001,385
Total		\$ 165,529,716		\$ 8,300,000	\$ 42,418,170

Source: City staff

- **These calculations assume the City will use SDCs to pay for related debt**



Calculated Wastewater SDC

Calculated SDC	
Improvement Fee Cost Basis	\$ 42,418,170
Reimbursement Fee Cost Basis	-
Compliance Costs	54,888
Total	\$ 42,473,058
Growth in MCEs	2,841
Improvement Fee per MCE	\$ 14,932
Reimbursement Fee per MCE	-
Compliance Fee per MCE	19
Total SDC per MCE	\$ 14,952

Source: Previous tables



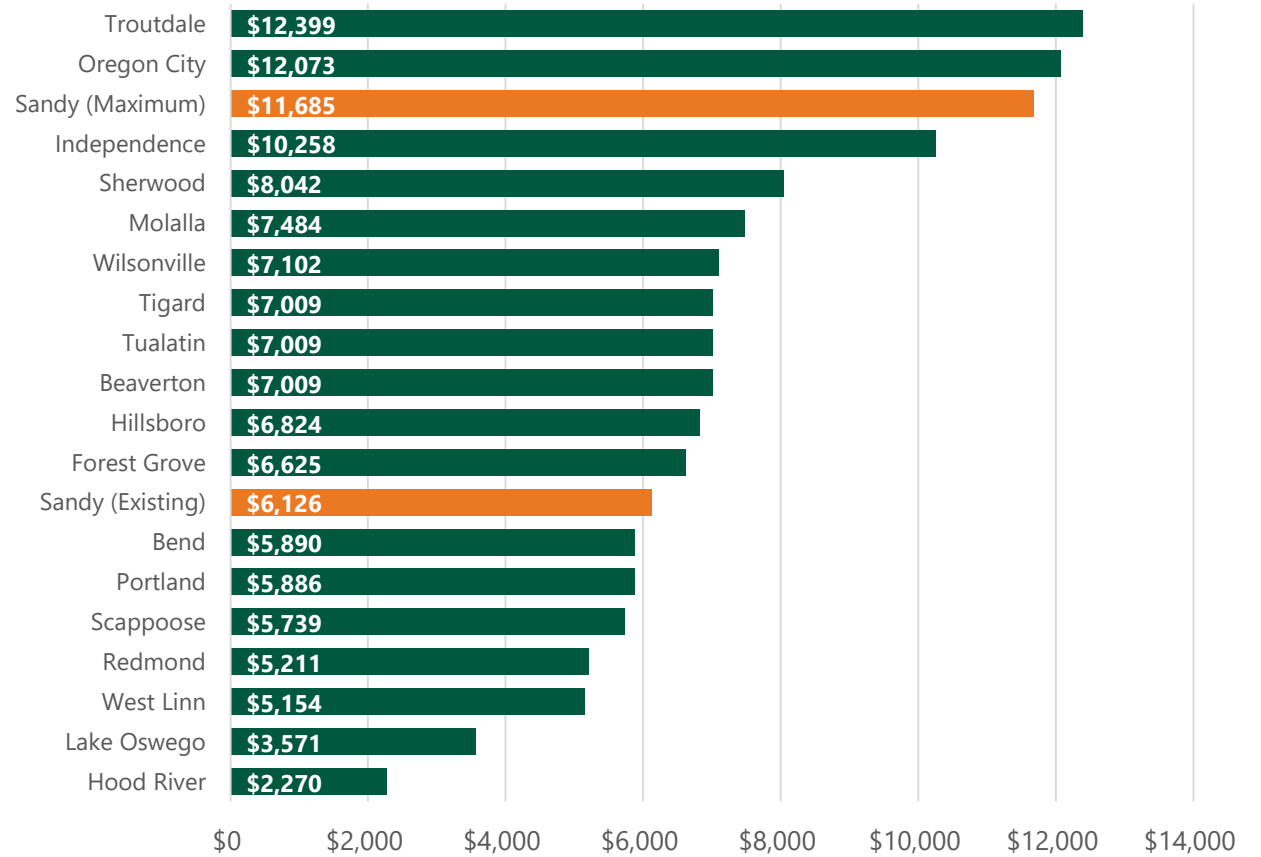
Wastewater SDC Schedule

Meter Size (Inches)	MCEs	Calculated SDC
5/8	1.00	\$ 14,952
3/4	1.50	22,428
1	2.50	37,380
1.5	5.00	74,759
2	8.00	119,614
3	16.00	239,229
4	25.00	373,795
6	50.00	747,590



Sewer SDC Comparisons

Single Family Residence		
#	Jurisdiction	Total
1	Troutdale	\$12,399
2	Oregon City	\$12,073
3	Sandy (Maximum)	\$11,685
4	Independence	\$10,258
5	Sherwood	\$8,042
6	Molalla	\$7,484
7	Wilsonville	\$7,102
8	Beaverton	\$7,009
9	Tualatin	\$7,009
10	Tigard	\$7,009
11	Hillsboro	\$6,824
12	Forest Grove	\$6,625
13	Sandy (Existing)	\$6,126
14	Bend	\$5,890
15	Portland	\$5,886
16	Scappoose	\$5,739
17	Redmond	\$5,211
18	West Linn	\$5,154
19	Lake Oswego	\$3,571
20	Hood River	\$2,270





Next Steps

- **Provide feedback on SDCs**
- **If desired, issue 90-day notice for adoption of SDCs**

Thank you! Questions?

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