

**CITY OF TUALATIN**  
**WATER SYSTEM DEVELOPMENT CHARGE (SDC) REPORT**  
Annual Report for Fiscal Year 2021/22

**Introduction**

In 1991, the City of Tualatin adopted Ordinance 833-91, which established a System Development Charge (SDC) for connection to the City of Tualatin water system. This SDC fee was based on projected needs of the system and the portion of the system's projected needs that were attributable to growth in the City which placed an additional demand on the water system.

An update to the Water SDC Methodology was approved on December 8, 2003. Beginning February 1, 2005 and each February 1st thereafter, the water SDC automatically increased according to the Engineering News Record Construction Cost Index. These provisions are incorporated into the Tualatin Municipal Code Section 2-06.

In addition to the annual indexing in February 2018, in June 2018 an additional increase was approved by Council on Resolution 5374-18 to enact the recommendation included in the 2013 master plan. The rate increased from \$4,132 to \$4,428 per EDU.

**Purpose**

The purpose of this report is to fulfill the requirements of ORS 223.311, which requires an annual accounting of SDCs to be performed, and to recommend any changes in the Water SDC as adopted by the City of Tualatin.

**Revenue**

During the period of this report (July 1, 2021 to June 30, 2022) the City of Tualatin collected \$301,430.00 in Water SDC fees in accordance with Ordinance 833-91. Interest earned on the SDC fund balance was \$10,555.05.

**Credits**

No credits were used towards the payment of Water SDCs in fiscal year 2021/22.

**Expenditures**

The Water SDC fees were determined by the ordinance methodology and retained in the Water Development (Water SDC) Fund. Any unspent funds are available to be used on projects in the next fiscal year and will become part of the beginning fund balance.

Projects funded in fiscal year 2021/22 by the Water SDC revenues were as follows:

**Project Description**

**SDC Amount**

1. Transfer to General Fund (Costs associated with management of Water SDC)	\$11,070.00
2. Transfer to Building Fund (Costs associated with processing SDCs by Building Division)	\$26,250.00
3. Transfer to Water Operating	\$88,248.40
<hr/>	
Total Expenditures	\$125,568.40

**Recommendation**

Staff recommends that Council accept this report and have the City Engineer continue to monitor issues that may arise and review their impact on the Water SDCs. No change to methods, procedures or fees as outlined in Ordinance 833-91 is recommended at this time.

**CITY OF TUALATIN**  
**SEWER SYSTEM DEVELOPMENT CHARGE (SDC) REPORT**  
Annual Report for Fiscal Year 2021/22

**Introduction**

According to Tualatin Municipal Code, Chapter 2-6-060, System Development Charges (SDCs) for each type of capital improvement provided by the City may be created and shall be established by resolution of the Council. The Sewer SDC fee was established by intergovernmental agreement with Clean Water Services in which the City collects the revenue, remitting 96% to Clean Water Services and retaining 4%. The fee is based on projected needs of the system and the portion of the system's projected needs that were attributable to growth in the City which placed an additional demand on the sewer system.

**Purpose**

The purpose of this report is to fulfill the requirements of ORS 223.311, which requires an annual accounting of SDCs to be performed, and to recommend any changes in the Sewer SDC as adopted by the City of Tualatin.

**Revenue**

During the period of this report (July 1, 2021 to June 30, 2022) the City of Tualatin collected \$1,881,946.45 in Sewer SDC fees from development. The city collected \$76,840.40 in fees from Clean Water Services to fund capital projects. Interest earned on the SDC fund balance was \$26,884.01.

**Credits**

No credits were used towards the payment of Sewer SDC in fiscal year 2021/22.

**Expenditures**

The Sewer SDC fees are determined by the Clean Water Services methodology and retained in the Sewer Development (Sewer SDC) Fund. Any unspent funds are available to be used on projects in the next fiscal year and will become part of the beginning fund balance.

Projects funded in fiscal year 2021/22 by the Sewer SDC revenues were as follows:

- |                                       |             |
|---------------------------------------|-------------|
| 1. 105 <sup>th</sup> Ave Sewer Upsize | \$75,600.00 |
| 2. Martinazzi Sanitary Sewer Upsize   | \$32,604.70 |
| 3. Transfer to General Fund           |             |

(Costs associated with management of Sewer SDC) \$38,320.00

4. Transfer to Building Fund

(Costs associated with processing SDCs by Building Division) \$18,750.00

---

Total Expenditures \$165,274.70

**Recommendation**

It is recommended the Council accept this report and have the City Engineer continue to monitor issues that may arise and review their impact on the Sewer SDCs. No change to methods, procedures or fees as outlined in Tualatin Municipal Code is recommended at this time.

**CITY OF TUALATIN**  
**STORM SYSTEM DEVELOPMENT CHARGE (SDC) REPORT**  
Annual Report for Fiscal Year 2021/22

**Introduction**

According to Tualatin Municipal Code, Chapter 2-6-060, System Development Charges (SDCs) for each type of capital improvement provided by the City may be created and shall be established by resolution of the Council. In 1991, the Storm SDC fee was established in Resolution 2666-91, adopting the methodology used by Clean Water Services (then called United Sewerage Services). It is based on projected needs of the system and the portion of the system's projected needs that were attributable to growth in the City which placed an additional demand on the storm drain system.

**Purpose**

The purpose of this report is to fulfill the requirements of ORS 223.311, which requires an annual accounting of SDCs to be performed, and to recommend any changes in the Storm SDC as adopted by the City of Tualatin.

**Revenue**

During the period of this report (July 1, 2021 to June 30, 2022) the City of Tualatin collected \$0 in storm quantity fees and \$0 in storm quality fees for a total of \$0 in Storm SDC fees. Interest earned on the SDC fund balance was \$3,520.71.

**Credits**

No credits were used towards the payment of Storm SDCs in fiscal year 2021/22.

**Expenditures**

The Storm SDC fees were determined by the Clean Water Services methodology and retained in the Storm Development (Storm SDC) Fund. Any unspent funds are available to be used on projects in the next fiscal year and will become part of the beginning fund balance.

Projects funded in fiscal year 2021/22 by Storm SDC revenues were as follows:

<b>Project Description</b>	<b>SDC Amount</b>
1. Stormwater Master Plan	\$9,691.25
2. Transfer to General Fund (Costs associated with management of Storm SDC)	\$4,360.00
3. Transfer to Building Fund	

(Costs associated with processing SDCs by Building Division)	\$11,250.00
<hr/>	
Total Expenditures	\$25,301.25

**Recommendation**

Staff recommends that Council accept this report and have the City Engineer continue to monitor issues that may arise and review their impact on the Storm SDCs. No change to methods, procedures or fees as outlined in Municipal Code is recommended at this time.

**CITY OF TUALATIN**  
**TRANSPORTATION DEVELOPMENT TAX (TDT) REPORT**  
Annual Report for Fiscal Year 2021/22

**Introduction**

In 2010, the City of Tualatin adopted Ordinance 1301-10, which established a Transportation Development Tax (TDT) for which all development must pay to help fund transportation projects in the City of Tualatin. This is a direct adoption of Washington County's TDT and applies throughout the City, whether in Washington or Clackamas County. It is incorporated into the Tualatin Municipal Code in 2-8, Transportation Development Tax.

**Purpose**

The purpose of this report is to fulfill the requirements of ORS 223.311, which requires an annual accounting of system development charges to be performed (the TDT being a kind of system development charge), and to recommend any changes in the TDT as adopted by the City of Tualatin.

**Revenue**

During the period of this report (July 1, 2021 to June 30, 2022) the City of Tualatin collected \$1,887,285.06 in TDTs for Washington County and \$0 for Clackamas County for a total of \$1,887,285.06 in accordance with Ordinance 1301-10. Interest earned on the TDT fund balance was \$88,723.08.

**Credits**

Credits in the amount of \$1,303,756.11 were used toward the payment of TDTs in Fiscal Year 2021/2022

**Expenditures**

The TDTs were determined by the ordinance methodology and retained in the Transportation Development Tax Fund. Any unspent funds are available to be used on projects in the next fiscal year and will become part of the beginning fund balance.

Projects funded in fiscal year 2021/22 by TDT revenues were as follows:

<b><u>Project Description</u></b>	<b><u>SDC Amount</u></b>
1. Garden Corner Curves Construction	\$461,182.16
2. Tualatin-Sherwood Road Utility Relocation (County road-widening project requires relocation of utilities)	\$11,391.25
3. Martinazzi/Sagert	\$359,814.38

4. Transfer to General Fund (Costs associated with management of TDT)	\$35,600.00
4. Transfer to Building Fund (Costs associated with processing TDTs by Building Division)	\$18,750.00
<hr/>	
Total Expenditures	\$886,737.79

**Recommendation**

It is recommended the Council accept this report and have the City Engineer continue to monitor issues that may arise and review their impact on the TDT. No change to methods, procedures or fees as outlined in Ordinance 1301-10 is recommended at this time.

**CITY OF TUALATIN**  
**PARKS SYSTEM DEVELOPMENT CHARGE (SDC) REPORT**  
Annual Report for Fiscal Year 2021/22

**Introduction**

According to Tualatin Municipal Code, Chapter 2-6-060, System Development Charges (SDCs) for each type of capital improvement provided by the City may be created and shall be established by resolution of the Council. The Parks SDC fee was established in 1984, and updated as a part of the Parks and Recreation Master Plan and Park System Development Charge Methodology in 2019.

**Purpose**

The purpose of this report is to fulfill the requirements of ORS 223.311, which requires an annual accounting of SDCs to be performed, and to recommend any changes in the Parks SDC as adopted by the City of Tualatin.

**Revenue**

During the period of this report (July 1, 2021 to June 30, 2022) the City of Tualatin collected \$2,555,234.33 in Park SDC fees. Interest earned on the SDC fund balance was \$13,819.

**Credits**

There were no credits used towards the payment of Parks SDC in fiscal year 2021/22.

**Expenditures**

The Park SDC fees are determined by the ordinance methodology and retained in the Park Development (Parks SDC) Fund. Any unspent funds are available to be used on projects in the next fiscal year and will become part of the beginning fund balance.

**Project Description**

**SDC Amount**

1. Basalt Creek Parks & Recreation Plan	\$ 55,626.80
2. Basalt Creek Park Acquisition	\$ 21,550.00
3. Tualatin River Greenway Trail Expansion	\$ 40,185.78
4. Stoneridge Park Expansion	\$ 55.00
5. Jurgens Park Expansion	\$ 3,200.00
6. Bond Funding Research	\$112,624.50
7. Transfer to General Fund (Cost to Manage Parks SDC)	<u>\$ 77,050.00</u>
Total Expenditures	\$310,292.08

**Recommendation**

Staff recommends Council accept the report. The Parks and Recreation Director will continue to monitor issues that may arise and review any impact on Park SDCs. No proposed changes to methodology or procedures in the Tualatin Municipal Code are recommended at this time.