

CITY OF TUALATIN
WATER SYSTEM DEVELOPMENT CHARGE (SDC) REPORT
Annual Report for Fiscal Year 2018/19

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, 2018 to June 30, 2019) the City of Tualatin collected \$354,880.00 in Water SDC fees in accordance with Ordinance 833-91. Interest earned on the SDC fees was \$33,407.89.

Credits

No credits were used towards the payment of Water SDCs in fiscal year 2018/19.

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.

Attachment A

Projects funded in fiscal year 2018/19 by the Water SDC revenues were as follows:

Project Description	SDC Amount
1. Myslony St. Waterline (36% of project costs)	\$47,209.35
2. Water Master Plan Update (36% of project costs- project continues into FY 2019/20)	\$11,859.90
3. C1 Water Reservoir (36% of project costs)	\$314,889.59
4. Transfer to General Fund (Costs associated with management of Water SDC)	\$8,990.00
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Total Expenditures	\$382,948.84

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 Water SDCs. No change to methods, procedures or fees as outlined in Ordinance 833-91 is recommended at this time; however, the City is conducting a SDC rate review as part of the Water Master Plan update and may have further recommendations in the next year.

CITY OF TUALATIN
STORM SYSTEM DEVELOPMENT CHARGE (SDC) REPORT
Annual Report for Fiscal Year 2018/19

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, 2018 to June 30, 2019) the City of Tualatin collected \$111,390.27 in storm quantity fees and \$13,976.80 in storm quality fees for a total of \$125,367.07 in Storm SDC fees. Interest earned on the SDC fees was \$13,794.22.

Credits

Credits in the amount of \$77,722.18 for water quality and \$291.50 for water quantity were used towards the payment of Storm SDCs in fiscal year 2018/19.

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 2018/19 by Storm SDC revenues were as follows:

Project Description	SDC Amount
1. Stormwater Master Plan Update	\$96,672.92
2. Transfer to General Fund (Costs associated with management of Storm SDC)	\$2,150.00
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Total Expenditures	\$98,822.92

Attachment A

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 Storm SDCs. No change to methods, procedures or fees as outlined in Municipal Code is recommended at this time; however, the City is conducting a SDC rate review as part of the Stormwater Master Plan update and may have further recommendations in the next year.

CITY OF TUALATIN
SEWER SYSTEM DEVELOPMENT CHARGE (SDC) REPORT
Annual Report for Fiscal Year 2018/19

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, 2018 to June 30, 2019) the City of Tualatin collected \$475,008.62 in Sewer SDC fees. Interest earned on the SDC fees was \$95,818.96.

Credits

\$440,650.00 in credits were used towards the payment of Sewer SDC in fiscal year 2018/19.

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 2018/19 by the Sewer SDC revenues were as follows:

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| 1. Sewer Master Plan Update/SDC Rate Study | \$3,237.49 |
| 2. Transfer to General Fund
(Costs associated with management of Sewer SDC) | \$15,220.00 |

Total Expenditures	\$18,457.49
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Attachment A

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; however, the City is conducting a SDC rate review as part of the Sewer Master Plan update and may have further recommendations in the next year.

CITY OF TUALATIN
TRANSPORTATION DEVELOPMENT TAX (TDT) REPORT
Annual Report for Fiscal Year 2018/19

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, 2018 to June 30, 2019) the City of Tualatin collected \$868,600.64 in TDTs for Washington County and \$771,740.38 for Clackamas County for a total of \$1,640,341.02 in accordance with Ordinance 1301-10. Interest earned on the TDTs was \$246,655.59.

Credits

\$548,797.50 in TDT credits in Clackamas County were used towards the payment of TDTs in Fiscal Year 2018/19.

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 2018/19 by TDT revenues were as follows:

<u>Project Description</u>	<u>SDC Amount</u>
1. Lou Ogden Bridge (formerly Myslony Bridge)	\$1,306,610.58
Total Expenditures	\$1,306,610.58

Attachment A

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 2018/19

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, with fees to be implemented in fiscal year 2019/20.

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, 2018 to June 30, 2019) the City of Tualatin collected (\$70,240.47) in Park SDC fees. The negative SDC revenue is due to refunds for completed SDC projects. Interest earned on the SDC fees was \$12,350.53.

Credits

\$1,145,248.47 in credits were used towards the payment of Parks SDC in fiscal year 2018/19.

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.

<u>Project Description</u>	<u>SDC Amount</u>
1. Parks Master Plan Update/SDC Methodology	\$84,656.39
2. Transfer to General Fund (Costs associated with management of Parks SDC)	\$42,780.00
3. Jurgens Property Expansion Acquisition	\$313,628.34
4. Tualatin River Greenway Trail	\$62,318.51

Attachment A

5. Saum Creek Greenway Trail	\$3,250.00
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Total Expenditures	\$506,633.24
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Recommendation

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