



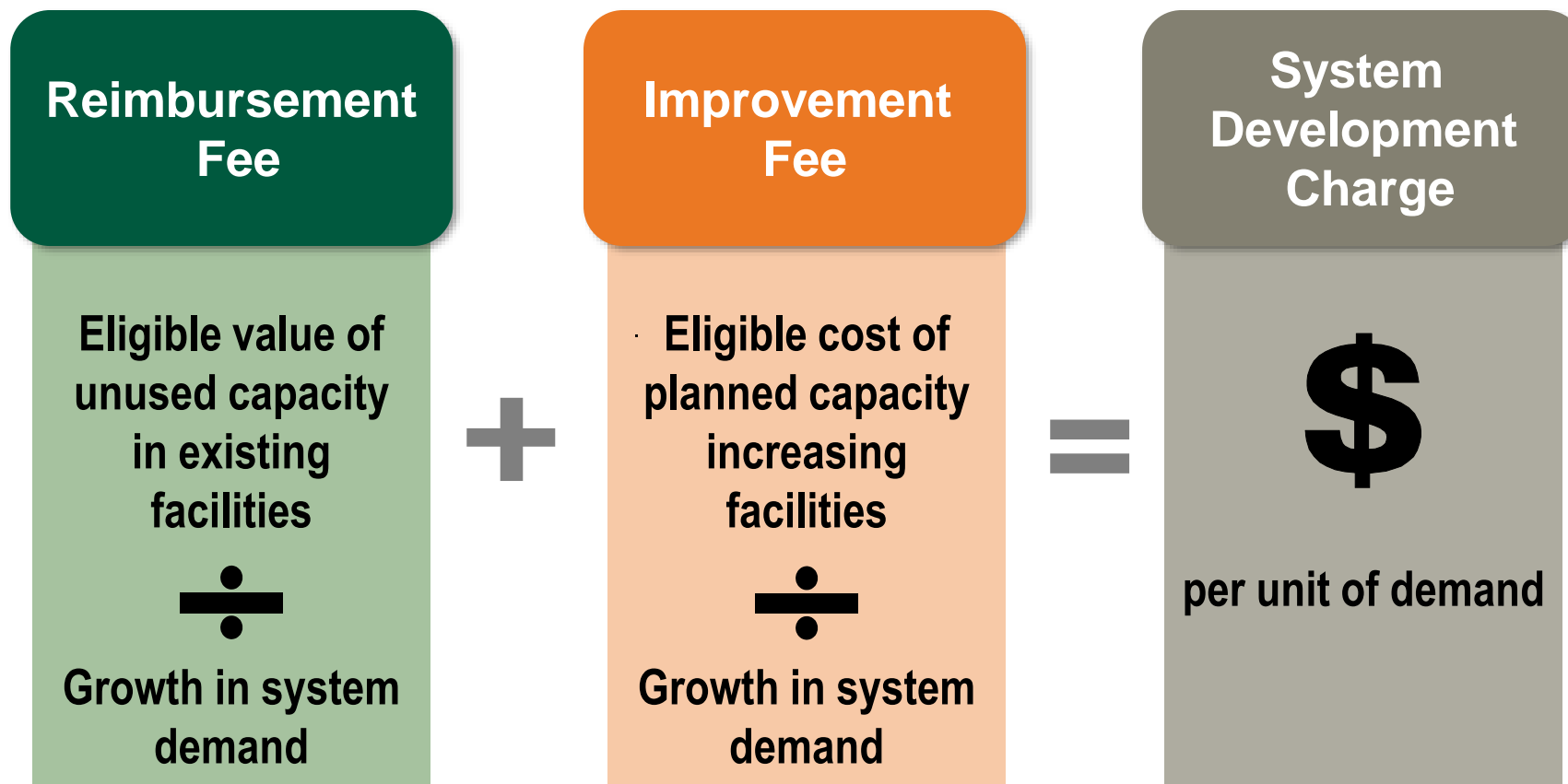
Wilsonville Sewer and Stormwater System Development Charges

September 4, 2025





The SDC Calculation





Methodology Goals

- Calculations are intended to set the maximum defensible SDCs
- Council can adopt anything up to that maximum for any reason

**Council's
Range of
Options**

**Current
SDCs**

**Max
Defensible
SDCs**



Stormwater SDC



Calculated Stormwater SDC

Calculated SDC	
Improvement Fee Cost Basis	\$ 14,979,904
Outstanding Improvement Fee Fund Balance	(2,309,441)
Reimbursement Fee Cost Basis	14,594,801
Compliance Costs	90,520
Total	\$ 27,355,784
Growth in EDUs	7,745
Improvement Fee per EDU	\$1,636
Reimbursement Fee per EDU	\$1,884
Compliance Fee per EDU	\$12
Total SDC per EDU (2,750 Sq. Ft.)	\$3,532

Sewer SDC





Calculated Sewer SDC (MCE Method)

Calculated Cost Bases	Collection (Flow)	Treatment (Flow)	Treatment (BOD)	Treatment (TSS)
Improvement Fee Cost Basis	\$ 55,012,026	\$ 3,973,884	\$ 18,831,716	\$ 20,926,630
Outstanding Improvement Fee Fund Balance	(137,646)	(137,646)	(137,646)	(137,646)
Reimbursement Fee Cost Basis	5,561,896	2,384,988	8,752,538	94,422
Compliance Costs	11,315	11,315	11,315	11,315
Total	\$ 60,447,591	\$ 6,232,541	\$ 27,457,923	\$ 20,894,722

Calculated SDC (Flows and Loadings Method)	Collection (Flow)	Treatment (Flow)	Treatment (BOD)	Treatment (TSS)
Units	PHF gpd	PHF gpd	MM ppd	MM ppd
Growth in Units	7,500,645	7,500,645	9,922	7,851
Improvement Fee per Unit	\$7.32	\$0.51	\$1,884.10	\$2,647.94
Reimbursement Fee per Unit	\$0.74	\$0.32	\$882.13	\$12.03
Compliance Fee per Unit	\$0.00	\$0.00	\$1.14	\$1.44
Total SDC per Unit	\$8.06	\$0.83	\$2,767.37	\$2,661.41



SDC Schedule (MCE Method)

Meter Size	MCEs	SDC
5/8"	1.00	\$15,352
1"	2.50	\$38,380
1 1/2"	5.00	\$76,761
2"	8.00	\$122,817
3"	16.00	\$245,634
4"	25.00	\$383,804
6"	50.00	\$767,607



Recommend Modifications

Remove Projects from Eligible Project List

- **Kahle West Neighborhood Lift Station & Force Main**
- **Kahle East Neighborhood Lift Station & Force Main**
- **Advance East Neighborhood Lift Station & Force Main**



Updated Calculated Sewer SDC (Flows and Loadings Method)

Calculated Cost Bases	Collection (Flow)	Treatment (Flow)	Treatment (BOD)	Treatment (TSS)
Improvement Fee Cost Basis	\$ 45,409,975	\$ 3,973,884	\$ 18,831,716	\$ 20,926,630
Outstanding Improvement Fee Fund Balance	(137,646)	(137,646)	(137,646)	(137,646)
Reimbursement Fee Cost Basis	5,561,896	2,384,988	8,752,538	94,422
Compliance Costs	22,630	22,630	22,630	22,630
Total	\$ 50,856,856	\$ 6,243,856	\$ 27,469,238	\$ 20,906,037

Calculated SDC (High Strength Customers)	Collection (Flow)	Treatment (Flow)	Treatment (BOD)	Treatment (TSS)
Units	PHF gpd	PHF gpd	MM ppd	MM ppd
Growth in Units	7,500,645	7,500,645	9,922	7,851
Improvement Fee per Unit	\$6.04	\$0.51	\$1,884.10	\$2,647.94
Reimbursement Fee per Unit	\$0.74	\$0.32	\$882.13	\$12.03
Compliance Fee per Unit	\$0.00	\$0.00	\$2.28	\$2.88
Total SDC per Unit	\$6.78	\$0.83	\$2,768.51	\$2,662.85

Change SDC (High Strength Customers)	-\$1.28	-\$0.00	+\$1.14	+\$1.44
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Updated SDC Schedule (MCE Method)

Meter Size	MCEs	SDC	Change
5/8"	1.00	\$14,149	-\$1,203
3/4"	1.50	\$21,224	-\$1,804
1"	2.50	\$35,373	-\$3,007
1 1/2"	5.00	\$70,746	-\$6,015
2"	8.00	\$113,194	-\$9,623
3"	16.00	\$226,387	-\$19,247
4"	25.00	\$353,730	-\$30,074
6"	50.00	\$707,460	-\$60,147



Public Engagement

- **June 2, 2025 – Council Work Session**
- **June 9, 2025 – 90 Day Public Notice**
- **June 24 2025 – HBA Meeting**
- **July 15, 2025 – 60 Day Public Notice**
- **August 5, 2025 – SDC Stakeholder Meeting**



Next Steps

- **SDC Methodology Public Hearing & Adoption for September 15, 2025.**
- **New SDC Rates begin January 1, 2026.**

Thank you! Questions?

www.fcsgroup.com



Agenda

- **System Development Charge:** A one-time fee paid at the time of development to collect the cost of capacity for growth.
- Results shown today will be the maximum defensible system development charges



Methodology



Existing and planned capacity of each system



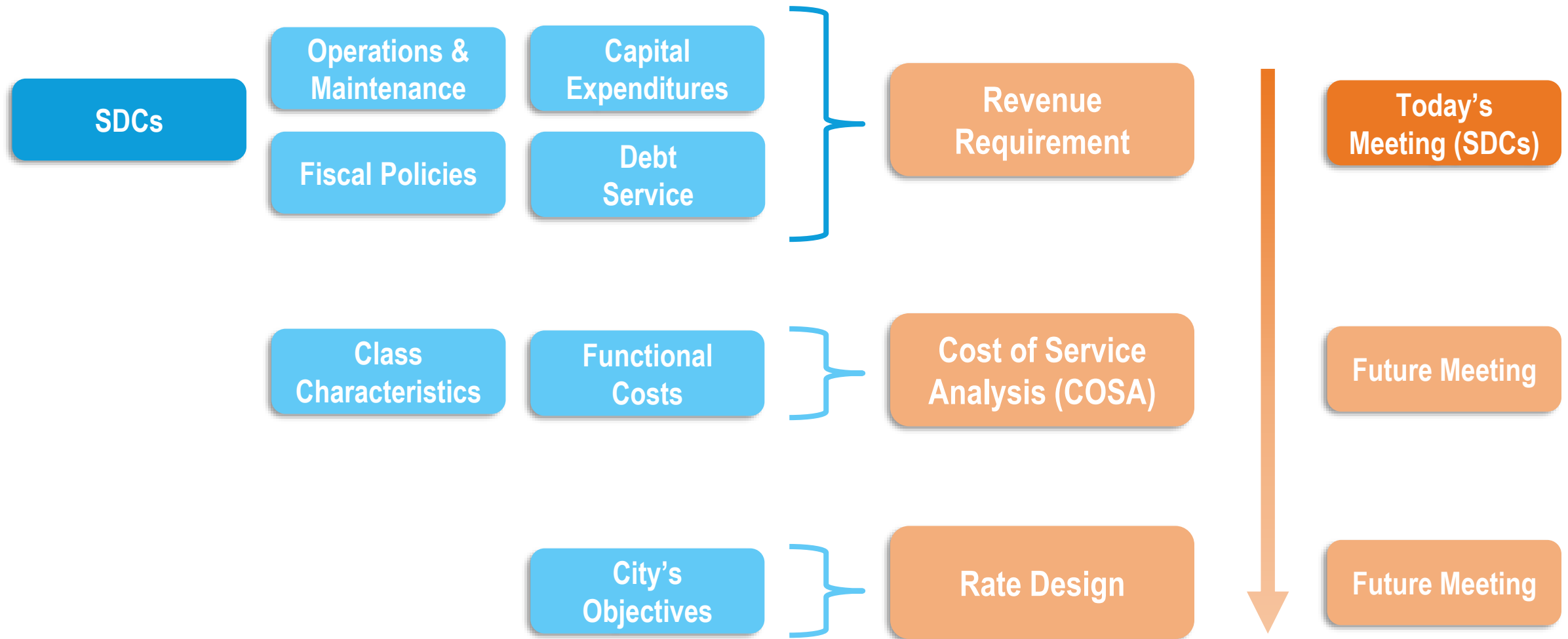
Eligible cost of the project lists and existing systems



Feedback / tweaks welcome



Rate Study Overview





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.



Legal Framework for SDCs

ORS 223.297 - 316, known as *the SDC Act*, provides “a uniform framework for the imposition of system development charges by governmental units” and establishes “that the charges may be used only for capital improvements.”





Stormwater SDC



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Growth in Stormwater EDUs

	2024	2043	CAGR	Growth (2024-2043)	Growth Share
Impervious Acres	2,881	3,785	1.45%	905	23.90%
Billable EDUs	24,663	32,408	1.45%	7,745	23.90%

Source: *Stormwater Master Plan, Appendix B, Attachment B (growth in impervious acres); City customer billing data (billable EDUs)*

- Based on the City's planned growth in impervious acres, the number of billable stormwater equivalent dwelling units (EDUs) will increase by 7,745



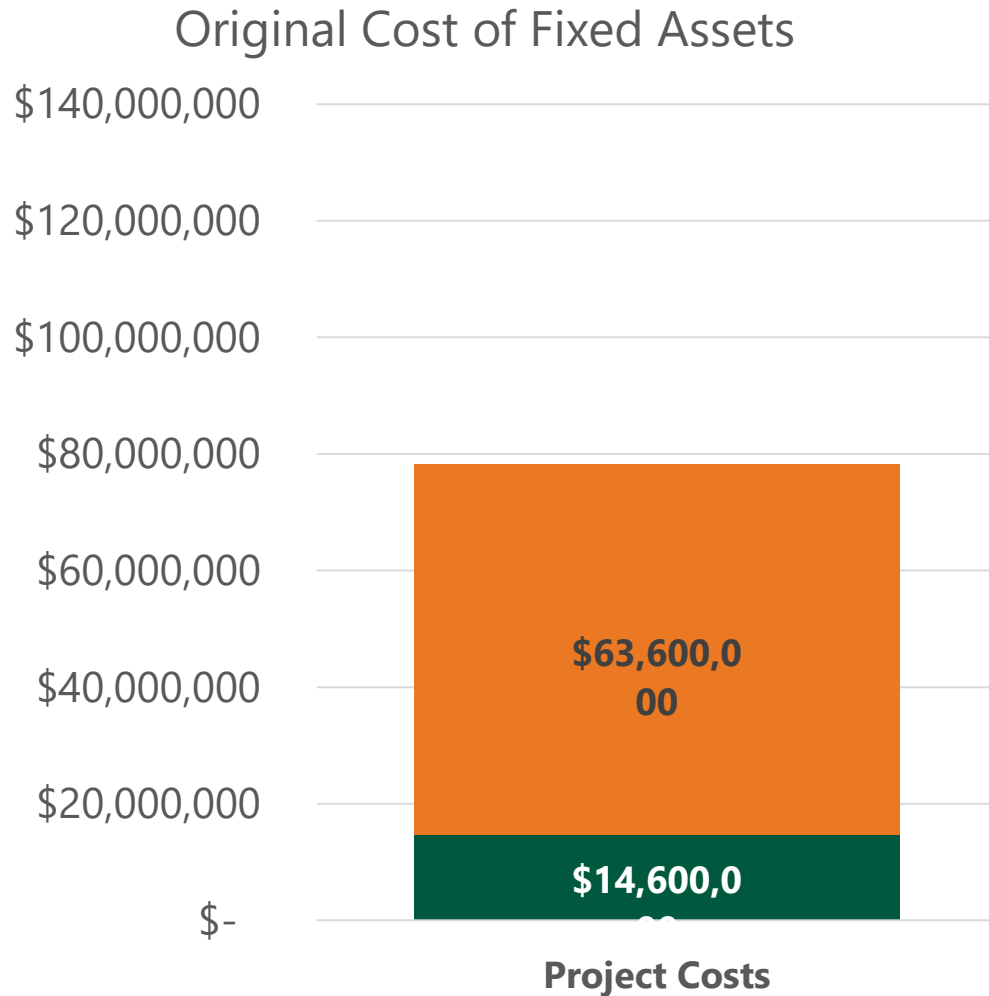
Stormwater Improvement Fee Cost Basis



- Most of the City's stormwater project list is for the rehabilitation and repair of deficient assets
- Only about \$15 million (13% of the project list total) is for capacity for growth



Stormwater Reimbursement Fee Cost Basis



- Most of the City's stormwater fixed asset list is not recoverable in the SDC
- Only about \$14.6 million (19% of the fixed asset list total) represents available capacity for growth

Sewer SDC





Calculated Sewer SDC (MCE Method)

Calculated Cost Bases	Full SDC
Improvement Fee Cost Basis	\$ 89,142,205
Outstanding Improvement Fee Fund Balance	(550,583)
Reimbursement Fee Cost Basis	16,793,844
Compliance Costs	90,520
Total	\$ 105,475,986

Calculated SDC (MCE Method)	Full SDC
Improvement Fee per MCE	\$11,859.36
Reimbursement Fee per MCE	\$2,277.22
Compliance Fee per MCE	\$12.62
Total SDC per MCE	\$14,149.20

MCE = meter-capacity equivalent



Sewer SDC Capacity

- Unlike stormwater, where capacity was measured in one metric (EDUs), sewer has four measures of capacity:
 - » **Collection (Flow)** – Measured in average dry weather flow
 - » **Treatment (Flow)** – Measured in peak hourly flow
 - » **Treatment (BOD)** – Measured in maximum month pounds per day
 - » **Treatment (TSS)** – Measured in maximum month pounds per day
- Measuring capacity in four different ways allows the City to charge high-strength customers



Sewer Capacity

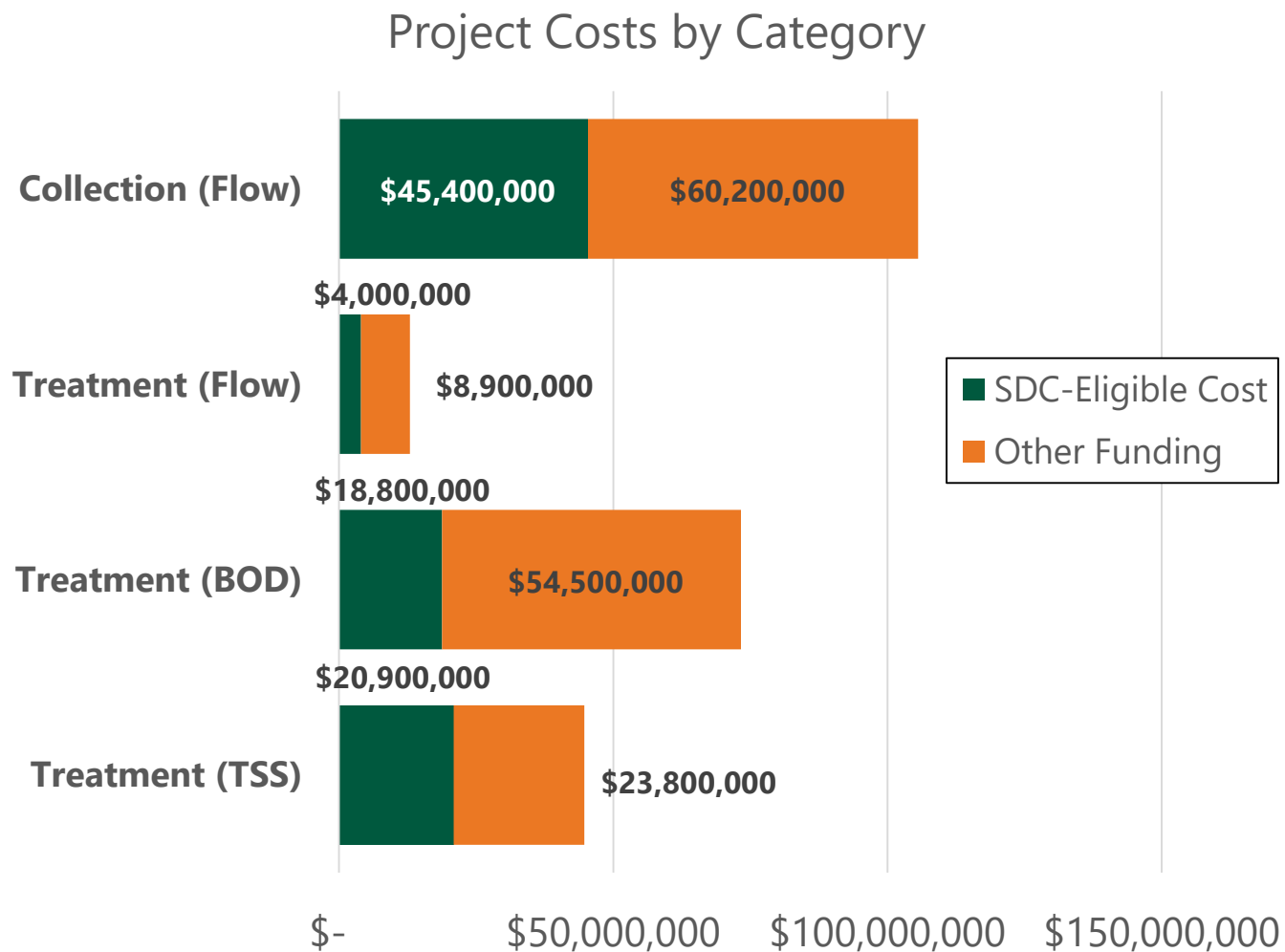
Flows and Loadings	Collection (Flow)	Treatment (Flow)	Treatment (BOD)	Treatment (TSS)
Units	ADWF mgd	PHF mgd	MM ppd	MM ppd
2020 Loadings	1.91	8.79	10,685	8,906
2025 Loadings (Estimated)	2.24	10.10	12,379	10,265
2045 Loadings	4.20	17.60	22,301	18,116
Growth Rate	3.20%	2.82%	2.99%	2.88%

Abbreviations: ADWF = average dry weather flow, mgd = million gallons per day, PHF = peak hour flow, ppd = pounds per day

Growth (Flows and Loadings Method)	Collection (Flow)	Treatment (Flow)	Treatment (BOD)	Treatment (TSS)
Units	PHF gpd	PHF gpd	MM ppd	MM ppd
2025	10,099,355	10,099,355	12,379	10,265
2045	17,600,000	17,600,000	22,301	18,116
Growth	7,500,645	7,500,645	9,922	7,851



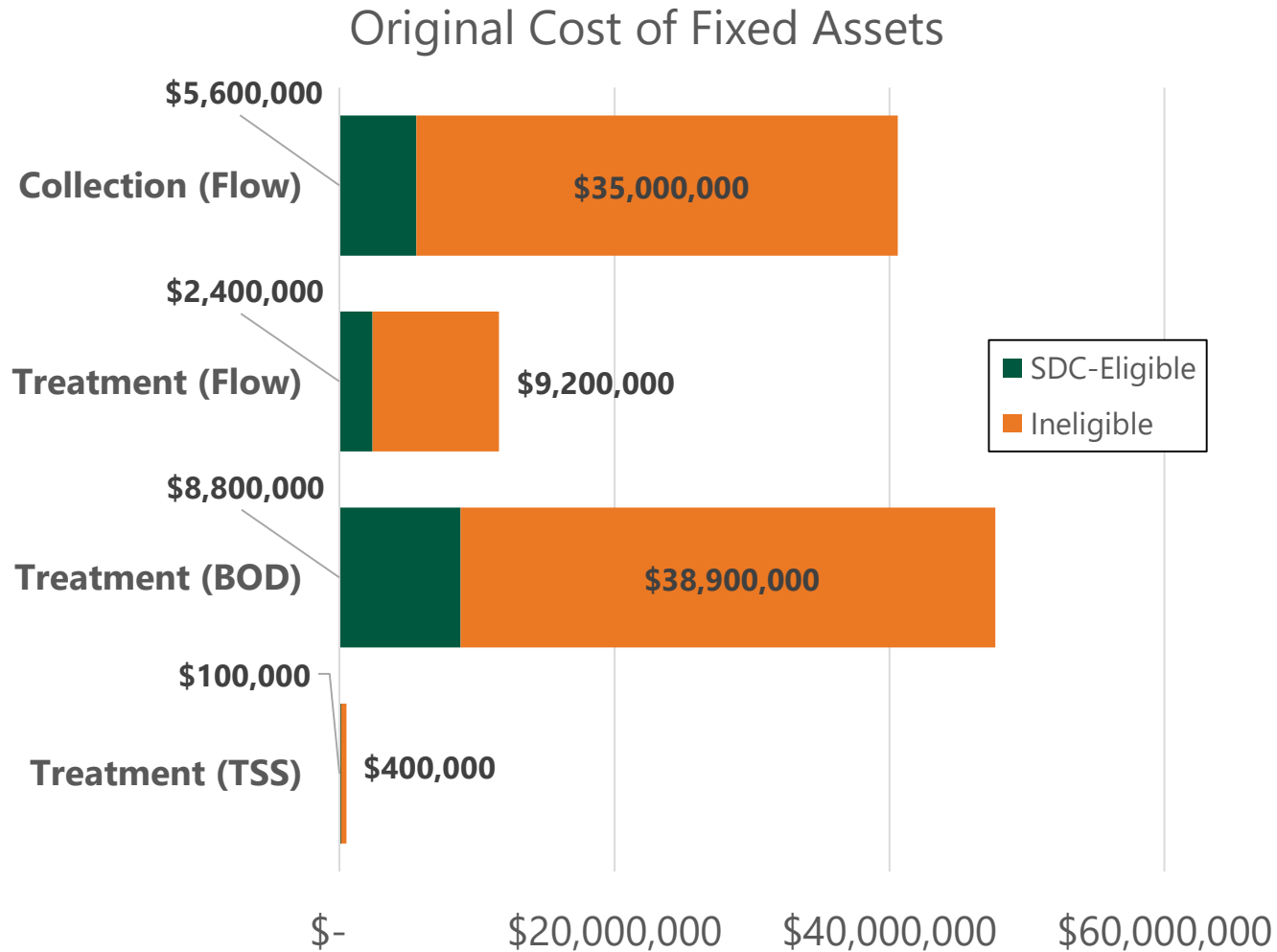
Sewer Improvement Fee Cost Basis



- \$89.1 million (about 38%) of the City's sewer project list is allocable to growth
- The remainder (\$147.4 million) must be collected from other sources



Sewer Reimbursement Fee Cost Basis



- \$16.8 million (about 17%) of the City's fixed assets represent capacity available for growth



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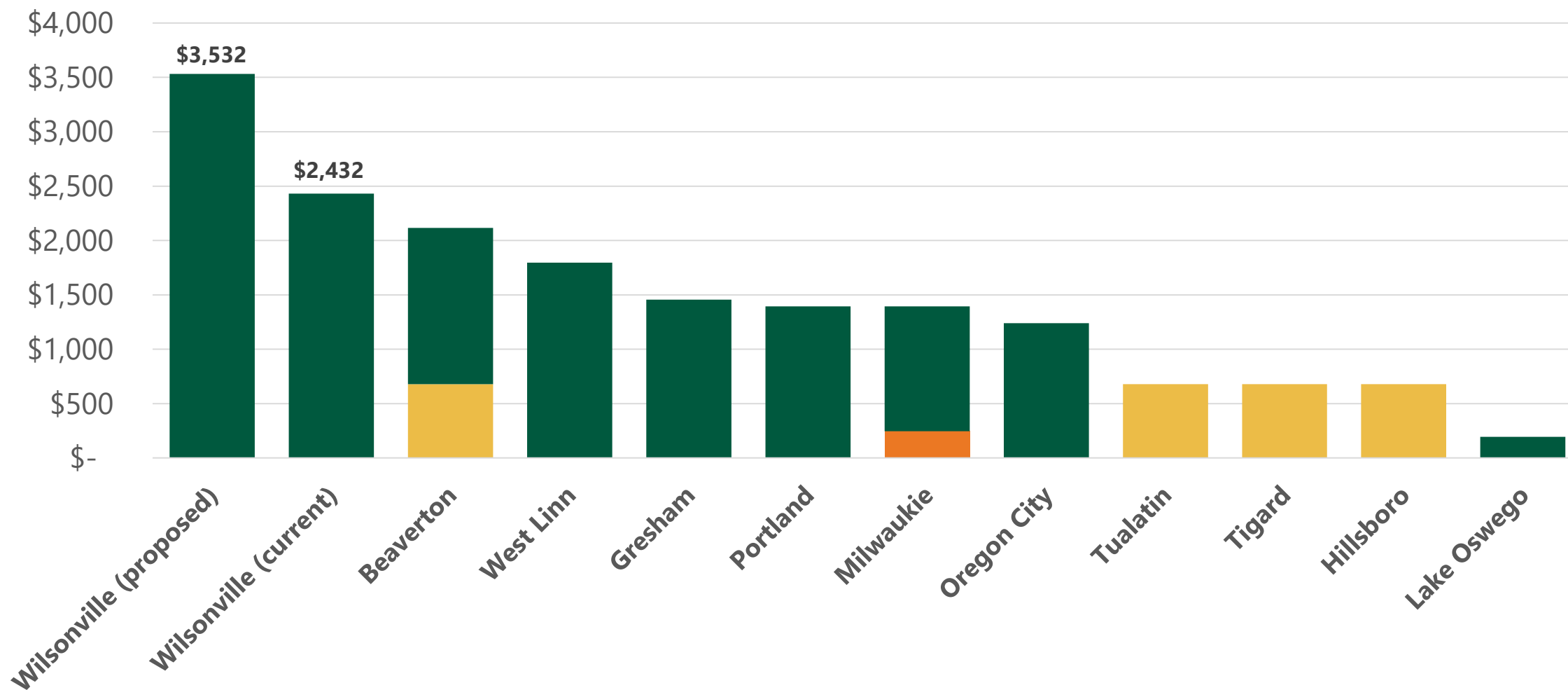
SDC Example (Flows and Loadings Method)

SDC Category	Unit	Unit Rate	Quantity	Calculated SDC
Collection (Flow)	PHF gpd	\$6.78	4,000 gpd	\$27,121
Treatment (Flow)	PHF gpd	\$0.83	4,000 gpd	\$3,330
Treatment (BOD)	MM ppd	\$2,768.51	5 ppd	\$13,843
Treatment (TSS)	MM ppd	\$2,662.85	5 ppd	\$13,314
Total				\$57,608



Stormwater SDC Survey

■ CWS SDC ■ WES SDC ■ City SDC





Sewer SDC Survey

■ CWS SDC ■ WES SDC ■ City SDC

