

RESOLUTION NO. 3209

A RESOLUTION OF THE CITY OF WILSONVILLE ADOPTING THE SEWER SYSTEM DEVELOPMENT CHARGE METHODOLOGY REPORT AND ESTABLISHING THE CHARGE RATE AND AMENDING RESOLUTION NO. 1987

WHEREAS, the City has enacted Ordinance No. 816, which provides the overall City implementing policy and procedures for System Development Charges (SDC's); and

WHEREAS, the City has established administrative procedures, methodology, definitions, rate and fees for sewer services Resolution No. 1987; and

WHEREAS, by this Resolution No. 3209 the City hereby amends only the system development charge methodology and charge rate established by Resolution No. 1987, but leaves in place the user fees; and

WHEREAS, in 2015 the City has adopted a Wastewater Collection System Master Plan (Ordinance No. 766), including the list of sewer collection system improvement projects to address the City's need through the 20 year planning horizon; and

WHEREAS, in 2023 the City has adopted a Wastewater Treatment Plant Master Plan (Ordinance No. 888), including the list of sewer treatment improvement projects to address the City's need through the 20 year planning horizon; and

WHEREAS, as the City continues to grow there is an increased demand on the sewer system that requires additional capacity be planned and constructed in a timely manner; and

WHEREAS, the City desires to have growth-related development pay for sewer improvements, commensurate with what is needed to mitigate the associated new impacts on the City's sewer system; and

WHEREAS, ORS 223.302 establishes the process for establishing and modifying system development charges and was used to complete this sewer SDC update; and

WHEREAS, the City contracted with FCS Group to update the sewer SDC methodology and determine a reasonable sewer system development charge, using standard practices; and

WHEREAS, the attached **Exhibit A** draft August 2025 Wastewater and Stormwater System Development Charge (Report), presents FCS Group's methodology and sewer SDC analysis; and

WHEREAS, a 90-day notice was issued pursuant to ORS 223.304 to interested parties (**Exhibit B**) on June 9, 2025; and

WHEREAS, a 60-day notice was issued to interested parties (**Exhibit C**) on July 15, 2025 and the draft Report made available for public review and comment; and

WHEREAS, City staff engaged with interested parties through a SDC stakeholder meeting held on August 5, 2025, resulting in a collaborative process in development of the Report; and

WHEREAS, the draft Report will be renamed as “Adopted” after City Council adoption of this Resolution.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

ARTICLE I

Section 1. Purpose

- A. The purpose of this resolution is to provide a uniform framework for the imposition of a Sewer System Development Charge for wastewater collection and treatment facilities, including but not limited to administrative review procedures, credits and capital improvements providing added capacity which may be funded with Sewer SDC revenues.
- B. This Sewer SDC is adopted to impose an equitable share of the public costs of wastewater Capital Improvements upon those parties undertaking developments and redevelopments that add to the need for or increase the demands on the wastewater system.

Section 2. Determinations and Findings

- A. The City adopts the above recitals as findings of the City Council and in particular the findings, methodology, calculations, and tables recommended in the Report, **Exhibit A**, and incorporates them by reference herein and hereby approved and adopted.
- B. The City Council has reviewed the proposed system development charge and finds the proposed SDC to be rationally based and financially prudent. More

particularly, the City Council hereby finds that treatment and collection system peak hourly flow, maximum month pounds per day biochemical demand (BOD) and maximum month pounds per day total suspended solids (TSS) are rational bases for allocating use of the City of Wilsonville wastewater system, and provide valid proportional bases for allocating the reimbursement, improvement, and compliance costs for needed wastewater treatment plan and collection system capital improvements.

ARTICLE II

ADMINISTRATION

Section 1. Administration of SDCs, including calculation and collection, credits and refunds, exemptions, authorized expenditures, segregation and use of revenue, appeals, and related activities, are subject to Wilsonville Code (WC) Sections 11.000 – 11.190.

ARTICLE III

METHODOLOGY

Section 1. Sewer SDC Methodology

- A. The sewer SDC methodology is based on maximum water meter flow rates, measured by Meter Capacity Equivalent (MCE) based on the American Water Works Association meter size capacity factor with a 5/8" water meter as the basis.
- B. For high-strength wastewater customers as determined through completion of the Industrial Commercial Environmental Survey as part of the Wilsonville Industrial Pretreatment Program, the sewer SDC methodology is based on the Peak Hourly Flow (PHF) in gallons per day (gpd), maximum month pounds per day (MM ppd) of Biochemical Oxygen Demand (BOD), and MM ppd of Total Suspended Solids (MM ppd) as indicated on the application for industrial and commercial discharge permit. Upon receipt of the industrial and commercial discharge compliance report, the SDC will be adjusted based on volumes and

strengths listed in the compliance report whenever the compliance report exceeds the values provided in the application.

- C. The Community Development Director may authorize assessment of sewer SDCs of a non-high strength wastewater customer using the high-strength wastewater methodology upon finding that MCE is not an accurate measurement of wastewater discharge for the specific customer. For example, an industrial customer that uses water in a manufacturing process that is not fully discharged to the sewer system, the MCE methodology may not be representative of actual wastewater discharge. If authorized, the Community Development Director may require the customer to perform regular wastewater discharge measurements and reporting to verify reported wastewater flow and strength and pay an adjusted SDC, consistent with reporting requirements for high strength customers.
- D. Irrigation water meters are not subject to Sewer SDCs.

Section 2. Sewer SDC Rate

- A. The sewer SDC are set forth below:

Meter Size	MCE	SDC Cost Bases			
		Improve. Fee	Reimburse. Fee	Compliance Fee	Total SDC
5/8"	1.00	\$11,860	\$2,277	\$12	\$14,149
3/4"	1.50	\$17,789	\$3,416	\$19	\$21,224
1"	2.50	\$29,648	\$5,693	\$32	\$35,373
1 ½"	5.00	\$59,297	\$11,386	\$63	\$70,746
2"	8.00	\$94,875	\$18,218	\$101	\$113,194
3"	16.00	\$189,750	\$36,435	\$202	\$226,387
4"	25.00	\$296,484	\$56,931	\$315	\$353,730
6"	50.00	\$592,968	\$113,862	\$630	\$707,460

For water meter sizes larger than 6-inch, the MCE is applied as provided by the American Water Works Association meter size capacity factor using a 5/8-inch meter as the basis.

B. For high-strength wastewater customers, the sewer SDC are set forth below:

Wastewater Function	Unit	SDC Cost Bases			
		Improve. Fee	Reimburse. Fee	Compliance Fee	Total SDC
Collection Flow	PHF gpd	\$7.32	\$0.74	\$0.00	\$8.06
Treatment Flow	PHF gpd	\$0.51	\$0.32	\$0.00	\$0.83
Treatment BOD	MM ppd	\$1,884.10	\$882.13	\$2.28	\$2,768.51
Treatment TSS	MM ppd	\$2,647.94	\$12.03	\$2.88	\$2,662.85

BOD – Biochemical Oxygen Demand

TSS – Total Suspended Solids

PHF – Peak Hourly Flow

gpd – gallons per day

MM – Maximum Month

ppd – pounds per day

Section 3. Sewer SDC Effective Date and Inflation Index

The sewer SDCs are effective beginning January 1, 2026 and are to indexed for inflation on an annual basis in accordance with WC 11.030(1), beginning July 1, 2026.

Section 4. Annual Review

The City shall annually review the sewer SDC to determine whether additional fee revenues should be generated to provide extra-capacity improvements needed to address new development or to ensure that revenues do not exceed identified demands. In doing so, the City shall consider:

- A. Construction of facilities by federal, state, or other revenue sources;
- B. Receipt of unanticipated funds from other sources for construction of facilities;
- C. Additional wastewater collection and treatment system improvements needed to meet mandates or requirements of other authorized governmental authorities;
- D. Other changes or conditions as may be deemed necessary or prudent.

Upon completion of this review, the City shall consider such amendments, including adjustment to the fee imposed herein, as are necessary to address changing conditions.

ARTICLE IV

AMENDMENT OF EXISTING RESOLUTIONS

Section 1. Upon adoption of this resolution by the City Council, Resolution No. 1987 is amended as set forth herein.

ARTICLE V

SEVERABILITY

Section 1. The invalidity of any section, clause, subsection, paragraph, sentence, phrase, provision, or exhibit of this Resolution which is incorporated herein, shall not affect the validity of the remaining portions thereof.

ARTICLE VI

EFFECTIVE DATE

Section 1. This Resolution is effective January 1, 2026.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 15th day of September, 2025, and filed with the Wilsonville City Recorder this date.

Shawn O'Neil, Mayor

ATTEST:

Kimberly Veliz, MMC, City Recorder

SUMMARY OF VOTES:

Mayor O'Neil

Council President Berry

Councilor Cunningham

Councilor Dunwell

Councilor Shevlin

EXHIBITS:

- A. Wilsonville Wastewater and Stormwater SDC Methodology Report
- B. 90-Day Notice of System Development Charge Methodology
- C. 60-Day Notice of System Development Charge Methodology