

### Wilsonville Sewer and Stormwater System Development Charges







- 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





Feedback / tweaks welcome









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.





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."













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





### **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





	2024	2043	CAGR	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%
					<u></u>

**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



Original Co	st of Fixed Assets
\$140,000,000	
\$120,000,000	
\$100,000,000	
\$80,000,000	
\$60,000,000	
\$40,000,000	\$63,600,0 00
\$20,000,000	
\$-	\$14,600,0
т	Project Costs

- 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





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### Sewer SDC



Calculated Cost Bases	Full SDC
Improvement Fee Cost Basis	\$ 98,744,256
Outstanding Improvement Fee Fund Balance	(550,583)
Reimbursement Fee Cost Basis	16,793,844
Compliance Costs	45,260
Total	\$ 115,032,777

Calculated SDC (MCE Method)	Full SDC
Improvement Fee per MCE	\$14,745.11
Reimbursement Fee per MCE	\$2,569.36
Compliance Fee per MCE	\$7.12
Total SDC per MCE	\$17,321.58

*MCE* = *meter-capacity equivalent* 





- 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





	Collection	Treatment	Treatment	Treatment
Loadings	(Flow)	(Flow)	(BOD)	(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 (High-Strength	Collection	Treatment	Treatment	Treatment
Connections)	(Flow)	(Flow)	(BOD)	(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





#### Project Costs by Category



- \$98.7 million (about 42%) of the City's sewer project list is allocable to growth
- The remainder (\$137.8 million) must be collected from other sources







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





Calculated Cost Bases	Full SDC
Improvement Fee Cost Basis	\$ 98,744,256
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Reimbursement Fee Cost Basis	16,793,844
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### **Calculated Sewer SDC (Flows and Loadings Method)**

Calculated Cost Bases	Collec	tion (Flow)	Tr	eatment (Flow)	Tr	eatment (BOD)	Tr	eatment (TSS)
Improvement Fee Cost Basis	\$5	5,012,026	\$	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	\$6	0,447,591	\$	6,232,541	\$	27,457,923	\$	20,894,722

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	\$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





Meter Size	MCEs	SDC
3/4"	1.00	\$17,322
1"	1.67	\$28,869
1 1/2"	3.33	\$57,739
2"	5.33	\$92,382
3"	10.67	\$184,764
4"	16.67	\$288,693
6"	33.33	\$577,386



## SDC Example (Flows and Loadings Method)

				Calculated
SDC Category	Unit	Unit Rate	Quantity	SDC
Collection (Flow)	PHF gpd	\$8.06	4,000 gpd	\$32,236
Treatment (Flow)	PHF gpd	\$0.83	4,000 gpd	\$3,324
Treatment (BOD)	MM ppd	\$2,767.37	5 ppd	\$13,837
Treatment (TSS)	MM ppd	\$2,661.41	5 ppd	\$13,307
Total				\$62,704





- System development charge scenarios?
- Cost-of-service analyses
- Rate design



# Thank you! Questions?

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