

RESOLUTION NO. 2380

A RESOLUTION ADJUSTING THE STORM SEWER UTILITY FEE AND RESCINDING RESOLUTION NO. 2324.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. That the storm sewer utility service provides key infrastructure vital and necessary to the livability and prosperity of the community by ensuring public health and safety and protection of the environment, through flood protection of private property, drainage of water from street surfaces, surface and ground water quality protection and monitoring, and natural habitat improvement.
2. That storm sewer user fees are the primary revenue source for providing these vital services which are necessary for the ongoing daily operating costs and reinvestment and replacement costs of critical capital infrastructure assets.
3. That costs for maintenance, upgrade, and replacement of the storm sewer system infrastructure continues to increase along with compliance costs with State Department of Environmental Quality and Federal regulatory requirements, including the City's National Pollutant Discharge Elimination System (NPDES) permit for surface water and the City's Underground Injection Control (UIC) permit for ground waters.
4. That during the recovery from 2008 economic downturn, and for a number of years prior, the user fees were held at a financially unsustainable low rate, resulting in significantly underfunding the needed system infrastructure reinvestment.
5. That the City retained FCS Group to provide independent and objective utility rate development supporting current operating costs and long-term capital replacement requirements.
6. That the Council has received a series of annual utility rate analysis presentations beginning with FCS in March 2014 and most recently with FCS's comprehensive rate analysis and forecast recommendation in March 2017.
7. That the Council consensus in March 2017 was to approach necessary recommended rate increase by smoothing the increase over a multi-year rate schedule rather than one year significant rate jump. And even with the below rate schedule increases the City's utility rates will be at or near the lowest in the region.
8. That the storm sewer utility fee must be increased over a sustained period of years to provide for both increasing costs of operation and maintenance, and provide a predictable source of funding for the needed capital projects associated with the system infrastructure reinvestment in the storm sewer system.

9. That the fee cap on large impervious surface square footage sites of large multimillion dollar businesses currently undermines the financial viability of the storm sewer utility fund, is no longer appropriate, and should be removed to provide a uniform, proportional and equitable cost sharing rate across all customers.
10. That Section 12.06.030 of the Troutdale Municipal Code establishes a storm sewer utility fee and authorizes the Council to adjust the amount of the fee by Resolution.
11. That the current storm sewer utility fee was set by Resolution No. 2324 dated February 23, 2016 and effective July 1, 2016.
12. That no adjustment is proposed for the average flow rate that is represented by an equivalent residential unit.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE

- Section 1. The storm sewer utility fee shall be increased to support system reliability, State Department of Environmental Quality NPDES and UIC permit compliance costs, operating cost recovery and necessary system infrastructure reinvestment.
- Section 2. The monthly storm sewer utility fee shall be per equivalent residential unit (ERU), and effective July 1, 2017 the charge per ERU shall be \$5.71, and effective July 1, 2018 the charge per ERU shall be \$6.40, and effective July 1, 2019 the charge per ERU shall be \$7.10, and effective July 1, 2020 the charge per ERU shall be \$7.88, and effective July 1, 2021 the charge per ERU shall be \$8.44.
- Section 3. Section 12.06.050 B. of the Troutdale Municipal Code establishes a storm sewer utility ERU is set as 2,700 square feet of impervious surface. All residential users are deemed to have an assumed average 2,700 square feet of impervious surface.
- Section 4. The storm sewer utility fee shall not be imposed for the impervious surface of a public street, road, or highway nor upon the runways or taxiways of a public airport.
- Section 5. Non-residential users shall be charged for their actual impervious surface at the ERU rate in Section 2 above.

Section 6. A limited exception to Section 5 above only for the specifically listed non-residential users for only the period of July 1, 2017 through June 30, 2018 shall not pay their proportional share of actual impervious surface but shall be subsidized by a \$165,000 transfer of general taxpayer revenue from the General Fund. The subsidized accounts are strictly limited to the utility accounts listed on Attachment A. No new accounts shall be added to the subsidized account list. Monthly the subsidized accounts shall pay one half of the fee due for their actual impervious surface plus \$50.00.

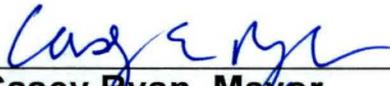
Section 7. Section 12.06.050 C. of the Troutdale Municipal Code establishes that the storm sewer utility fee may be reduced by individual mitigation efforts, which are authorized as follows:

- A. The responsible party must request, in writing, a reduction in the storm sewer utility fee based upon mitigation actions taken to reduce the effect of storm water flow from the property.
- B. The request must include the following minimum information:
 - (1) The calculated storm water run-off from the area in question prior to its development.
 - (2) The calculated additional storm water run-off from the area in question after its development without mitigation.
 - (3) The calculated additional storm water run-off from the area in question after its development with mitigation.
 - (4) Drawings or other suitable details of the mitigation method(s) employed.
- C. In determining storm water run-off, a 25-year event of 24-hour intensity shall be used.
- D. Upon review and approval of the user's request, the Public Works Director may grant a reduction in the storm sewer utility fee equal to the percent reduction in additional storm water run-off achieved by the mitigation effort but in no event shall the reduction be more than 70% of the fee without mitigation.
- E. The full amount of the storm sewer utility fee shall be charged until a request for reduction is received and approved.
- F. The decision of the Public Works Director may be appealed to the City Manager. Such appeal must be in writing and submitted within 30 days after the decision is made by the Director. The appeal must state the particular matter in dispute, the reason(s) for differing with the Director, and the specific relief sought.

Section 8. Resolution No. 2324 is rescinded effective July 1, 2017.

Section 9. This resolution is effective upon adoption.

YEAS: 5
NAYS: 2 White, Allen
ABSTAINED: 0



Casey Ryan, Mayor
5/24/2017

Date



Sarah Skroch, City Recorder
Adopted: May 23, 2017

Stormwater Utility Billing Summary					Resolution Attachment A.			
	Rate \$ per Square Foot							
	FY 2016-17	0.00171		This Year	NEXT Year			
	FY 2017-18	0.00212		FY 2016 - 2017	FY 2017 - 2018	FY 2017 - 2018	FY 2017 - 2018	
Non-Residential Accounts								
<i>61 Accounts Subsidized by the "Cap"</i>						0.00212		
Account #	Account Holder Name	Actual Square Footage	"Billed" Capped Square Footage	FY 2016-17 Monthly bill (\$)	FULL Fair Share Monthly Bill (\$)	Subsidized Half Share Monthly Bill (\$)	Monthly Subsidy Cost	
20570-01	FEDEX GROUND PACKAGE	2,444,655	58,479.53	\$100.00	\$ 5,182.67	\$ 2,641.34	\$ 2,541.34	
20470-01	PORT OF PORTLAND	1,377,758	58,479.53	\$100.00	\$ 2,920.85	\$ 1,510.43	\$ 1,410.43	
27180-01	TRAVEL AMERICA	675,000	58,479.53	\$100.00	\$ 1,431.00	\$ 765.50	\$ 665.50	
36250-01	ROGERS CONSTRUCTION INC.	645,534	58,479.53	\$100.00	\$ 1,368.53	\$ 734.27	\$ 634.27	
34590-02	NV TRANSPORT INC	523,950	58,479.53	\$100.00	\$ 1,110.77	\$ 605.39	\$ 505.39	
23080-02	LOVES TRAVEL STOPS #449	461,406	58,479.53	\$100.00	\$ 978.18	\$ 539.09	\$ 439.09	
27530-01	COLUMBIA GORGE OUTLETS	426,497	58,479.53	\$100.00	\$ 904.17	\$ 502.09	\$ 402.09	
20390-01	GSA FINANCE	392,627	58,479.53	\$100.00	\$ 832.37	\$ 466.19	\$ 366.19	
27710-02	SANDY RIVER RV RESORT	382,528	58,479.53	\$100.00	\$ 810.96	\$ 455.48	\$ 355.48	
33390-04	YOSHIDA REAL ESTATE HOLDINGS	375,115	58,479.53	\$100.00	\$ 795.24	\$ 447.62	\$ 347.62	
25300-01	COLUMBIA HEIGHTS MHC	352,366	58,479.53	\$100.00	\$ 747.02	\$ 423.51	\$ 323.51	
46490-01	TROUTDALE TERRACE APTS	342,948	58,479.53	\$100.00	\$ 727.05	\$ 413.53	\$ 313.53	
27200-01	DIEBOLD LUMBER	300,465	58,479.53	\$100.00	\$ 636.99	\$ 368.50	\$ 268.50	
35570-04	SWIFT TRANSPORTATION CO	296,779	58,479.53	\$100.00	\$ 629.17	\$ 364.59	\$ 264.59	
20360-06	COUCH STREET LLC	272,800	58,479.53	\$100.00	\$ 578.34	\$ 339.17	\$ 239.17	
20400-01	USDA-FOREST SER c/o AMERESCO	272,063	58,479.53	\$100.00	\$ 576.77	\$ 338.39	\$ 238.39	
23300-01	CITY OF TROUTDALE-WPCF	271,365	58,479.53	\$100.00	\$ 575.29	\$ 337.65	\$ 237.65	
42090-01	SAFEWAY #1542	239,713	58,479.53	\$100.00	\$ 508.19	\$ 304.10	\$ 204.10	
38360-01	TUBE SPECIALTIES	225,614	58,479.53	\$100.00	\$ 478.30	\$ 289.15	\$ 189.15	
27240-01	WALSH TRUCKING CO. LTD.	222,555	58,479.53	\$100.00	\$ 471.82	\$ 285.91	\$ 185.91	
45180-02	SILKRAFT OF OREGON	218,112	58,479.53	\$100.00	\$ 462.40	\$ 281.20	\$ 181.20	
35590-01	CHERRY RIDGE APARTMENTS	213,293	58,479.53	\$100.00	\$ 452.18	\$ 276.09	\$ 176.09	
27650-01	MCMENAMINS EDGEFIELD	211,737	58,479.53	\$100.00	\$ 448.88	\$ 274.44	\$ 174.44	
50760-01	CARL DIEBOLD KILN	196,456	58,479.53	\$100.00	\$ 416.49	\$ 258.25	\$ 158.25	
20420-03	PORT OF PORTLAND	195,534	58,479.53	\$100.00	\$ 414.53	\$ 257.27	\$ 157.27	
27140-02	COAST TRUCK CENTERS	195,180	58,479.53	\$100.00	\$ 413.78	\$ 256.89	\$ 156.89	
20560-02	SAFWAY SERVICES LLC	189,462	58,479.53	\$100.00	\$ 401.66	\$ 250.83	\$ 150.83	
27700-02	COLUMBIA VISTA - KAE HOWARD	189,000	58,479.53	\$100.00	\$ 400.68	\$ 250.34	\$ 150.34	
22980-01	LETOURNEAU TECHNOLOGIES	184,849	58,479.53	\$100.00	\$ 391.88	\$ 245.94	\$ 145.94	
35760-01	WASTE MGMT-TROUTDALE TRANSFER	181,300	58,479.53	\$100.00	\$ 384.36	\$ 242.18	\$ 142.18	
27690-03	KNAPHEIDE TRUCK EQUIP CO NW	143,185	58,479.53	\$100.00	\$ 303.55	\$ 201.78	\$ 101.78	
3570-01	REYNOLDS SCHOOL DIST #7	136,600	58,479.53	\$100.00	\$ 289.59	\$ 194.80	\$ 94.80	
27490-01	TOYO TANSO USA INC.	128,251	58,479.53	\$100.00	\$ 271.89	\$ 185.95	\$ 85.95	
23210-01	CITY OF TROUTDALE-OLD WWTP	125,000	58,479.53	\$100.00	\$ 265.00	\$ 182.50	\$ 82.50	
24370-03	ADVANCED AIRCRAFT SERVICES LLC	122,500	58,479.53	\$100.00	\$ 259.70	\$ 179.85	\$ 79.85	
11080-03	EASTWINDS DEVELOPMENT LLC	121,293	58,479.53	\$100.00	\$ 257.14	\$ 178.57	\$ 78.57	
20530-01	MOBILE MFG	119,217	58,479.53	\$100.00	\$ 252.74	\$ 176.37	\$ 76.37	
27550-01	STURGEON ELECTRIC COMPANY INC	109,125	58,479.53	\$100.00	\$ 231.35	\$ 165.68	\$ 65.68	
22970-01	HARVEST CHRISTIAN CHURCH	106,000	58,479.53	\$100.00	\$ 224.72	\$ 162.36	\$ 62.36	
23140-02	STERICYCLE & SHRED-IT MS#7	102,829	58,479.53	\$100.00	\$ 218.00	\$ 159.00	\$ 59.00	
20590-02	ODOT-OREGON DEPT OF TRANS.	99,068	58,479.53	\$100.00	\$ 210.02	\$ 155.01	\$ 55.01	
20690-02	REYNOLDS SCHOOL DIST #7	96,057	58,479.53	\$100.00	\$ 203.64	\$ 151.82	\$ 51.82	
45020-01	HALSEY HEIGHTS	94,459	58,479.53	\$100.00	\$ 200.25	\$ 150.13	\$ 50.13	
42170-02	MGP X REIT LLC	93,949	58,479.53	\$100.00	\$ 199.17	\$ 149.59	\$ 49.59	

39760-01	TWELVE MILE DISPOSAL SERVI	91,089	58,479.53	\$100.00	\$ 193.11	\$ 146.56	\$ 46.56
24320-01	LDS CHURCH	87,500	58,479.53	\$100.00	\$ 185.50	\$ 142.75	\$ 42.75
33870-01	OREGON INDUCTION CORP.	85,813	58,479.53	\$100.00	\$ 181.92	\$ 140.96	\$ 40.96
27670-02	COMFORT INN & SUITES	82,875	58,479.53	\$100.00	\$ 175.70	\$ 137.85	\$ 37.85
20500-02	S & W UNDERGROUND INC	82,550	58,479.53	\$100.00	\$ 175.01	\$ 137.51	\$ 37.51
35810-01	TROUTDALE MINI STORAGE	78,550	58,479.53	\$100.00	\$ 166.53	\$ 133.27	\$ 33.27
20600-01	MOTEL 6 - SITE: 000407	75,836	58,479.53	\$100.00	\$ 160.77	\$ 130.39	\$ 30.39
14400-03	CHGCXA TROUTDALE LLC	75,330	58,479.53	\$100.00	\$ 159.70	\$ 129.85	\$ 29.85
44640-02	BROOKDALE SENIOR LIVING INC	74,829	58,479.53	\$100.00	\$ 158.64	\$ 129.32	\$ 29.32
27380-02	GALLI STORAGE FACILITY	70,102	58,479.53	\$100.00	\$ 148.62	\$ 124.31	\$ 24.31
42560-02	MGP X REIT LLC	66,486	58,479.53	\$100.00	\$ 140.95	\$ 120.48	\$ 20.48
41080-03	HAMPTON HEIGHTS APTS/ED WEBB	62,885	58,479.53	\$100.00	\$ 133.32	\$ 116.66	\$ 16.66
37010-01	CITY OF TROUTDALE-POLICE BLDG	61,232	58,479.53	\$100.00	\$ 129.81	\$ 114.91	\$ 14.91
44550-01	AMCO INC.	60,655	58,479.53	\$100.00	\$ 128.59	\$ 114.30	\$ 14.30
44570-01	AMCO INC.	60,655	58,479.53	\$100.00	\$ 128.59	\$ 114.30	\$ 14.30
36160-02	KINGS MEADOWS APTS	59,780	58,479.53	\$100.00	\$ 126.73	\$ 113.37	\$ 13.37
20550-02	FAZZOLARI, DENISE A	59,728	58,479.53	\$100.00	\$ 126.62	\$ 113.31	\$ 13.31
	61 Accounts			\$6,100.00	\$32,457.39	\$19,278.70	\$13,178.70
				\$73,200.00	\$389,488.68	\$231,344.34	\$158,144.34