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CITY OF STAYTON PUBLIC UTILITY RATE AND USER FEE COMPARISION

To
Bridge Economic Development

For
Stayton Economic Development Strategy

Dated
May 8, 2019

Project Number
2180517.00

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1. City of Stayton Resolution 982 Utility Charges
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3. City of Creswell Water and Sewer Rates
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5. City of Monmouth Resolution 1834 Sewer Rates
6. City of Monmouth Resolution 1868 Water Rates
7. City of Silverton Resolution 17-07 Water, Sewer, and Improvement Rates

I. INTRODUCTION

The Stayton Economic Development Strategy is developed through a collaboration led by the City of Stayton including the Stayton community and a consultant team led by Bridge Economic Development. The goals of the study include: (1) establish a vision and framework for long term economic gains, (2) offer a demographic, social and economic baseline of Stayton's assets and challenges, (3) detail Stayton's competitive advantages, investment needs and future strategies, (4) identify the region's talent clusters and workforce gaps, (5) outline a framework for growing and scaling startup and new enterprises, (6) promote the connections between downtown and the riverfront.

As part of this project, the City of Stayton requested a utility rate and user fee comparison to identify differences in the public utility rates and stormwater and transportation user fees of several cities that may inform the City of Stayton's future utility rate planning.

Mackenzie has compiled information on utility rates for the City of Stayton and four (4) other communities in the I-5 corridor. These four (4) cities were among ten "benchmark" communities for which demographic and economic profiles were prepared by Bridge Economic Development for comparison to Stayton. Table I-1 lists the four (4) other cities analyzed and their 2017 populations, while Figure 1 depicts the locations of each city.

TABLE I-1: CITY DATA FOR UTILITY RATE COMPARISON

City	2017 Population
Stayton, Oregon	7,927
Creswell, Oregon	5,202
Independence, Oregon	9,246
Monmouth, Oregon	9,983
Silverton, Oregon	9,757

Source: American Community Survey 2017, U.S. Census Bureau, *https://factfinder.census.gov*

After compiling the rate information, Mackenzie calculated the water and sanitary sewer rates, storm drainage and transportation user fees that would apply in each City based on typical user data provided by City of Stayton staff.[1] The Stayton Economic Development Strategy team will utilize this information to assess the impact of potential rate changes on economic development potential and the financial health of Stayton's utility operations.

[1] This analysis does not address electrical or gas utility rates as those rates are not established by the Cities (except in Monmouth, which operates the electrical utility). Electrical and gas rates can factor into business owners' decisions about where to locate.

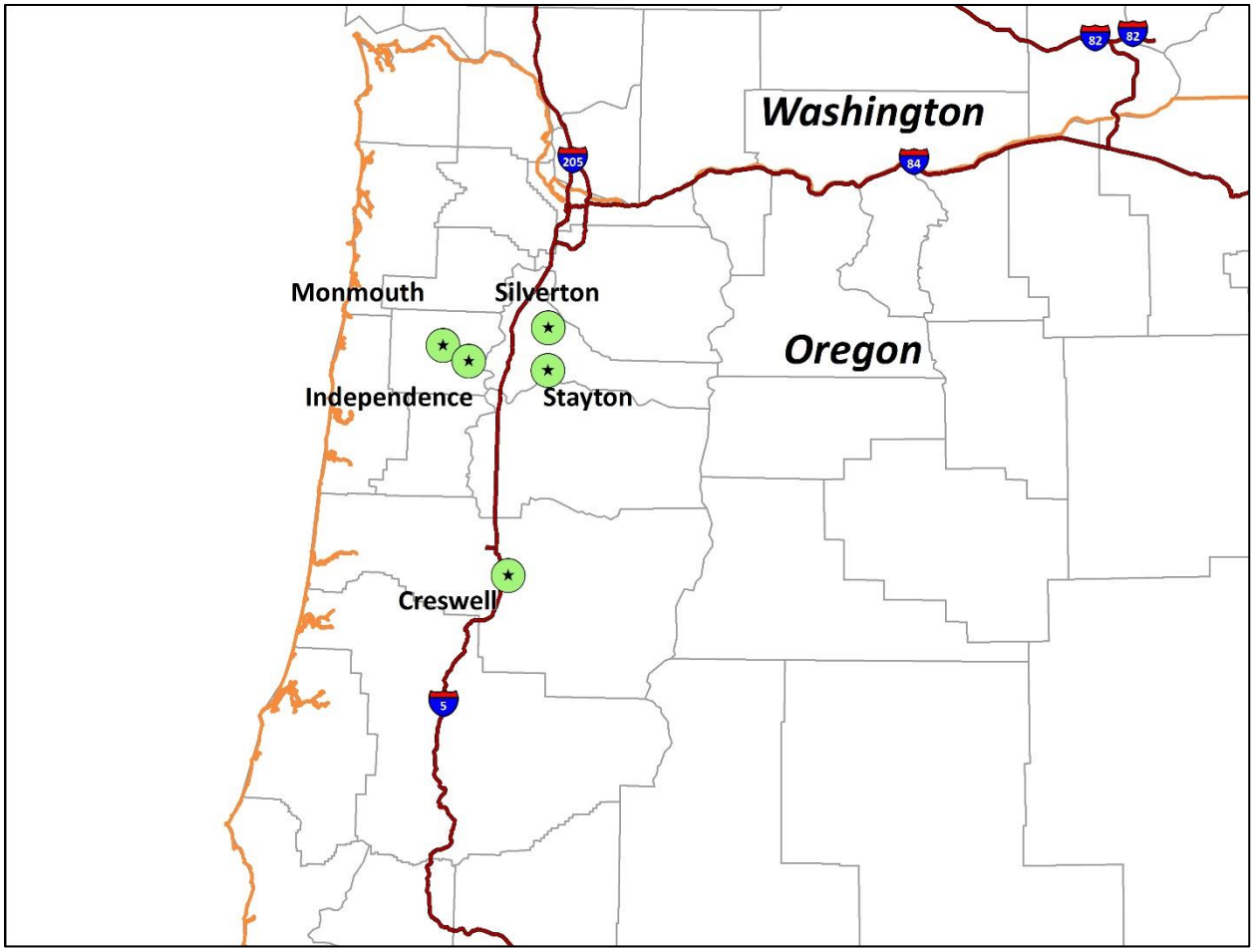


Figure 1: Benchmark Cities

II. PUBLIC UTILITY RATES AND USER FEES

This utility rate analysis compares typical water and sanitary sewer rates, storm and transportation user fees charged to users within the City of Stayton and four (4) "benchmark" communities of similar population size along the I-5 corridor: Creswell, Independence, Monmouth, and Silverton. Usage assumptions from sample users within commercial and industrial categories are used to determine the sample user's typical utility charges across all jurisdictions within this study. Total utility and user fee charges are determined using fee schedules and other information provided by City staff.

Compiled below are the utility rates and user fees for City of Stayton and the four "benchmark" communities.

A. City of Stayton

The City of Stayton has fees for water, sanitary sewer, storm drainage, and street maintenance.

City of Stayton Water Rates

The Stayton water rate is composed of four (4) components: the base charge, the commodity charge (which is based on consumption), a meter charge (which is based on meter size), and a fire standby charge (for customers with meter sizes of 3" or larger).

TABLE II-1: CITY OF STAYTON MONTHLY WATER RATES	
Base Rate	
$12.04	
Rate Per 1,000 Gallons of Water Use	
$1.18	
Water Meter Size	**Rate**
5/8" to 3/4"	$6.98
1"	$17.49
1.25"	$26.13
1.5"	$34.88
2"	$55.73
3"	$104.57
4"	$174.28
6"	$348.46
8"	$557.57
10"	$801.55

TABLE II-1: CITY OF STAYTON MONTHLY WATER RATES	
Fire Line Meter Size	**Rate**
3"	$14.45
4"	$16.32
6"	$31.65
8"	$51.63
Non-Residential Building Size	**Fire Standby Charge**
Up to 3,086 SF	$5.10
3,087 to 12,345 SF	$21.04
12,346 to 27,777 SF	$136.83
27,778 to 49,382 SF	$324.40
49,383 SF or more	$633.61

City of Stayton Sanitary Sewer Rates

The City of Stayton calculates sanitary sewer rates based on usage categories, as determined from water consumption for the months of October through March.

TABLE II-2: CITY OF STAYTON MONTHLY SANITARY SEWER RATES		
Class	**Loading**	**Rate**
A	Up to 4,000 gallons/month	$43.79
B	Up to 6,000 gallons/month	$58.59
C	Up to 10,000 gallons/month	$109.38
D	Over 10,000 gallons/month (cost per thousand gallons)	$10.94
E	Commercial Recreational Vehicles	$43.79
	Waste Disposal per gallon	$0.473

City of Stayton Storm Drainage User Fees

Storm drainage user fees in the City of Stayton are determined by the impervious area located on the user's site.

TABLE II-3: CITY OF STAYTON MONTHLY NON-RESIDENTIAL STORM DRAINAGE USER FEES		
Category	**Impervious Surface Area (square feet)**	**Rate**
1	Up to 2,500	$5.65
2	2,501 to 5,000	$8.48
3	5,001 to 10,000	$16.96
4	10,001 – 15,000	$28.27
5	15,001 to 20,000	$39.58
6	20,001 to 30,000	$56.54
7	30,001 – 40,000	$79.16
8	40,001 or more	$101.77

City of Stayton Street Maintenance Fee

The City of Stayton charges a street maintenance fee based on the land use category of the user. Sample users such as the Light Manufacturing user, the Industrial Agricultural user, and the Large Retail user fall within Category 7 - 11 and the Commercial Repair user and the Commercial Office user fall within Category 1 - 2.

TABLE II-4: CITY OF STAYTON MONTHLY NON-RESIDENTIAL STREET MAINTENANCE FEES		
Category	**Trips (per 1,000 SF of building area)**	**Rate**
1 - 2	Up to 15 trips per 1,000 SF	$5
3 - 6	16 – 799 trips per 1,000 SF	$10
7	800 or more trips per 1,000 SF	$20
8	4 trips per acre of land for State purposes	$20
9	160 trips per fueling station	$20
10	10 trips per rental room	$20
11	1.5 trips per student	$20

B. City of Creswell

The City of Creswell charges utility rates for water and sanitary sewer usage, with no street maintenance, fire protection, or storm system fees.

City of Creswell Water Rates

The City of Creswell water utility rates are charged based on location water meter size and water usage. The usage rate is calculated in a cumulative manner (e.g., the first 800 cubic feet are charged one rate, the subsequent 19,200 cubic feet are charged a different rate, etc.)

TABLE II-5: CITY OF CRESWELL MONTHLY WATER RATES	
Meter Size	**Rate**
5/8" to 3/4"	$36.64
1"	$56.73
1.5"	$94.12
2"	$152.06
3"	$415.14
4"	$645.62
6"	$1,258.66
8"	$2,033.02
Usage*	**Rate (per hundred cubic feet)**
0 to 800 Cubic Feet	$1.81
801 to 20,000 Cubic Feet	$3.94
Over 20,000 Cubic Feet	$4.21
Industrial Water Users	$2.09

*** One Cubic Foot is 7.483 gallons**

City of Creswell Sanitary Sewer Rates

Creswell's sanitary sewer charges include a base rate for the first 300 cubic feet of water usage October through April and an overage rate for each additional 100 cubic feet.

TABLE II-6: CITY OF CRESWELL MONTHLY SANITARY SEWER RATES INSIDE CITY LIMITS	
Usage	**Rate (per hundred cubic feet)**
Base Rate (from 0 to 300 Cubic Feet)	$41.75
Overage Rate (each additional 100 Cubic Feet)	$2.93

C. City of Independence

The City of Independence charges a water, fire protection, sanitary sewer, and stormwater utility fee. Independence does not charge a transportation maintenance fee.

City of Independence Water Rates

Water rates in the City of Independence are determined by a base rate based on user's meter size as well as a rate per 100 cubic feet of water usage.

TABLE II-7: CITY OF INDEPENDENCE MONTHLY WATER CHARGE PER SIZE OF METER	
Meter Size	**Rate**
5/8" to 3/4"	$33.93
1"	$71.26
1.25"	$105.23
1.5"	$149.34
2"	$257.94
3"	$570.19
4"	$1,001.22
6"	$2,243.40
Rate Per 100 Cubic Feet of Water Consumed	
$3.25	

City of Independence Fire Protection Fees

The City of Independence charges a fire protection fee based on the size of fire line connection of the user.

TABLE II-8: CITY OF INDEPENDENCE MONTHLY FIRE PROTECTION CHARGE	
Connection Size	**Rate**
2"	$7.64
4"	$10.17
6"	$17.81
Public Fire Protection	$130.50

City of Independence Sanitary Sewer Rates

The City of Independence calculates commercial sanitary sewer utility rates using a flat rate fee for the first 7,200 gallons of water usage. The City then charges users an overage rate for each 750 gallons used over the first 7,200 gallons.

TABLE II-9: CITY OF INDEPENDENCE MONTHLY SANITARY SEWER RATES	
Base Rate	**Per 750 gallons over 7,200 gallons**
$49.89 (up to 7,200 gallons)	$2.23

City of Independence Stormwater Utility Fees

The City of Independence charges a stormwater utility fee including a base rate and a usage rate per Equivalent Residential Unit (ERU). The City defines a stormwater ERU as 3,250 square feet of impervious area (rounded to the nearest whole number of ERU's).

TABLE II-10: CITY OF INDEPENDENCE MONTHLY STORMWATER UTILITY RATES	
Base Rate	**Per 3,250 SF of impervious area**
$1.46	$10.89

D. City of Monmouth

The City of Monmouth utility fees are composed of water and sanitary sewer rates. Monmouth does not assess fire or stormwater utility fees or street maintenance fees.

City of Monmouth Water Rates

The City of Monmouth charges water rates based on a user's meter size and water usage per 100 cubic feet.

TABLE II-11: CITY OF MONMOUTH MONTHLY WATER RATES	
Meter Size	**Rate**
5/8" to 3/4"	$18.23
1"	$25.52
1.5"	$32.79
2"	$52.79
3"	$200.33
4"	$251.22
6"	$382.48
Rate (per hundred cubic feet or portion thereof)	
$2.62	

City of Monmouth Sanitary Sewer Rates

The City of Monmouth calculates sanitary sewer rates using a flat-fee service charge and a usage rate per cubic foot. Monthly sewer volume for each sewer service shall be calculated by averaging the winter water consumption from the December, January, February, and March billing periods.

TABLE II-12: CITY OF MONMOUTH MONTHLY SANITARY SEWER RATES	
Rate (per cubic foot)	**Minimum Charge**
$0.04776	$37.81

E. City of Silverton

The City of Silverton charges fees for water and sanitary sewer service as well as stormwater and street maintenance fees. Silverton does not have a fire service fee.

City of Silverton Water Rates

The City of Silverton's water utility rate is composed of a monthly water charge based on a user's water meter size and water usage per 100 cubic feet.

TABLE II-13: CITY OF SILVERTON MONTHLY WATER RATES	
Meter Size	**Rate**
5/8" to 3/4"	$15.76
1"	$26.25
1.5"	$52.50
2"	$84.00
3"	$168.00
4"	$262.50
Rate Per 100 Cubic Feet of Water Consumed	
$2.67	

City of Silverton Sanitary Sewer Rates

In the City of Silverton, sanitary sewer rates are calculated using a base charge per business unit and usage rates dependent upon the class of commercial user. Monthly sewer volume for each sewer service are calculated by averaging the winter water consumption from the November, December, January, February, March, and April billing periods.

TABLE II-14: CITY OF SILVERTON MONTHLY SANITARY SEWER RATES	
Base Charge Per Business or Dwelling Unit	
$23.44	
Class of User	**Rate**
Commercial I	$6.67 per hundred cubic feet
Commercial II	$7.99 per hundred cubic feet
Commercial III	$9.47 per hundred cubic feet
Commercial IV & Industrial	$4.99448 per cubic feet of flow
	$0.5339 per pound of Biochemical Oxygen Demand
	$0.5339 per pound of Total Suspended Solids

City of Silverton Stormwater System Fee

The City of Silverton charges a stormwater system fee based on the amount of impervious surface as calculated per Equivalent Dwelling Unit (EDU). In Silverton, one stormwater EDU is equal to 3,121 square feet of impervious area.

TABLE II-15: CITY OF SILVERTON MONTHLY STORMWATER SYSTEM FEE
Per 3,121 SF of impervious area
$7.16

City of Silverton Street Maintenance Fee

The City of Silverton charges a street maintenance fee that is a monthly flat-fee per business user.

TABLE II-16: CITY OF SILVERTON MONTHLY STREET MAINTENANCE FEE
Per Business
$9.20

III. JURISDICATIONAL COMPARISON OF PUBLIC UTILITY RATES AND USER FEES

Table III-1 below compares all public utility rates and user fees across all benchmark communities. There are some variations in the methodology used by each jurisdiction to calculate the fee amounts. These variations are explicitly identified within the table. For reference, total gallons of water usage has also been converted and shown in cubic feet. If a jurisdiction does not charge for a specific fee the item is denoted with a dash "-".

TABLE III-1: JURISDICTIONAL COMPARISION OF PUBLIC UTILITY RATES AND USER FEES

Category	Stayton	Creswell	Independence	Monmouth	Silverton
Water Base Rate by Meter Size					
5/8" to 3/4"	$6.98	$36.64	$33.93	$18.23	$15.76
1"	$17.49	$56.73	$71.26	$25.52	$26.25
1.25"	$26.13	-	$105.23	-	-
1.5"	$34.88	$94.12	$149.34	$32.79	$52.50
2"	$55.73	$152.06	$257.94	$52.79	$84.00
3"	$104.57	$415.14	$570.19	$200.33	$168.00
4"	$174.28	$645.62	$1,001.22	$251.22	$262.50
6"	$348.46	$1,258.66	$2,243.10	$382.48	-
8"	$557.57	$2,033.02	-	-	-
10"	$801.55	-	-	-	-
Water Usage					
	$1.18 (per 1,000 gallons) $0.88 (per 100 cubic feet)	$1.81 per 100 cubic feet for first 800 cubic feet, $3.94 per 100 cubic feet for 801 to 20,000 cubic feet, and $4.21 per 100 cubic feet over 20,000 cubic feet. $2.09 per 100 cubic feet for industrial users.	$3.25 (per 100 cubic feet)	$2.62 (per 100 cubic feet)	$2.67 (per 100 cubic feet)
Fire Line Rate by Fire Line Meter Size					
2"	-	-	$7.64	-	-
3"	$14.45	-	-	-	-
4"	$16.32		$10.17		
6"	$31.65	-	$17.81	-	-
8"	$51.63	-	-	-	-

TABLE III-1: JURISDICTIONAL COMPARISION OF PUBLIC UTILITY RATES AND USER FEES					
Category	**Stayton**	**Creswell**	**Independence**	**Monmouth**	**Silverton**
Fire Standby Charge by Fire Standby Charge per Building Size					
Up to 3,086 SF	$5.10	-	-	-	-
3,087 to 12,345 SF	$21.04	-	-	-	-
12,346 to 27,777 SF	$136.83	-	-	-	-
27,778 to 49,382 SF	$324.40	-	-	-	-
49,383 SF or more	$633.61	-	-	-	-
Sanitary Sewer Rates[2]					
	$10.94 per 1,000 gallons ($8.18 per 100 cubic feet)	Base rate of $41.75 for first 300 cubic feet. $2.93 per each additional 100 cubic feet over 300 cubic feet.	Base rate of $49.89 for first 7,200 gallons. $2.23 per each additional 750 gallons over 7,200 gallons.	Base rate of $37.81. $4.78 per 100 cubic feet.	Base rate of $23.44 per business unit. $6.67 per 100 cubic feet for Commercial I Users. $9.47 per 100 cubic feet for Commercial III Users.

[2] Silverton sewer rates for Commercial II and Commercial IV users are not listed in this table as the sample users do not fit in these categories.

TABLE III-1: JURISDICTIONAL COMPARISION OF PUBLIC UTILITY RATES AND USER FEES					
Category	**Stayton**	**Creswell**	**Independence**	**Monmouth**	**Silverton**
Storm Drainage Rates					
	$5.65 for impervious area up to 2,500 SF	-	Base rate of $1.46. $10.89 per ERU (3,250 SF of impervious area)	-	$7.16 per EDU (3,121 SF of impervious area)
	$8.48 for impervious area 2,501 to 5,000 SF				
	$16.96 for impervious area 5,001 to 10,000 SF				
	$28.27 for impervious area 10,001 to 15,000 SF				
	$39.58 for impervious area 15,001 to 20,000 SF				
	$56.54 for impervious area 20,001 to 30,000 SF				
	$79.16 for impervious area 30,001 to 40,000 SF				
	$101.77 for impervious area 40,001 SF or more				
Street Maintenance					
	$5 for Categories 1-2 $10 for Categories 3-6 $20 for Categories 7-11	-	-	-	$9.20 per business unit

IV. SAMPLE USER COMPARISON

Prototypical utility charges are calculated using five (5) sample users with typical usage assumptions described in the tables below. The five (5) sample users include a light manufacturing user, an industrial agricultural user, a large retailer user, a commercial repair user, a retail office user, and are based on typical user data provided by City of Stayton staff. Residential users have been excluded from this study. The usage assumptions for each user type are the basis for estimating the total utility and user fees that would be assessed in each of the comparable jurisdictions. If a jurisdiction does not charge for a specific fee or does not include the fee in their fee schedule the item is identified with a "-". The tables below only provide the final fee; tables showing the calculation for each fee are provided in the Appendix.

TABLE IV-1: PUBLIC UTILITY RATE AND USER FEE COMPARISON
LIGHT MANUFACTURING USER

Typical User		Stayton	Creswell	Independence	Monmouth	Silverton
Light Manufacturing User	*Usage Assumptions*	*Fee*	*Fee*	*Fee*	*Fee*	*Fee*
Water	30,000 gallons (4,010 cubic feet), 1" water meter, 4" Fire Line, 45,000 SF building	$405.65	$142.42	$214.68	$132.94	$135.72
Sewer	30,000 gallons (4,010 cubic feet) of average winter water usage	$328.20	$153.09	$119.02	$191.52	$411.71
Storm	110,000 SF of Impervious Surface	$101.77	-	$371.72	-	$257.76
Street		$20.00	-	-	-	$9.20
TOTAL		**$855.62**	**$295.51**	**$705.42**	**$324.46**	**$814.39**

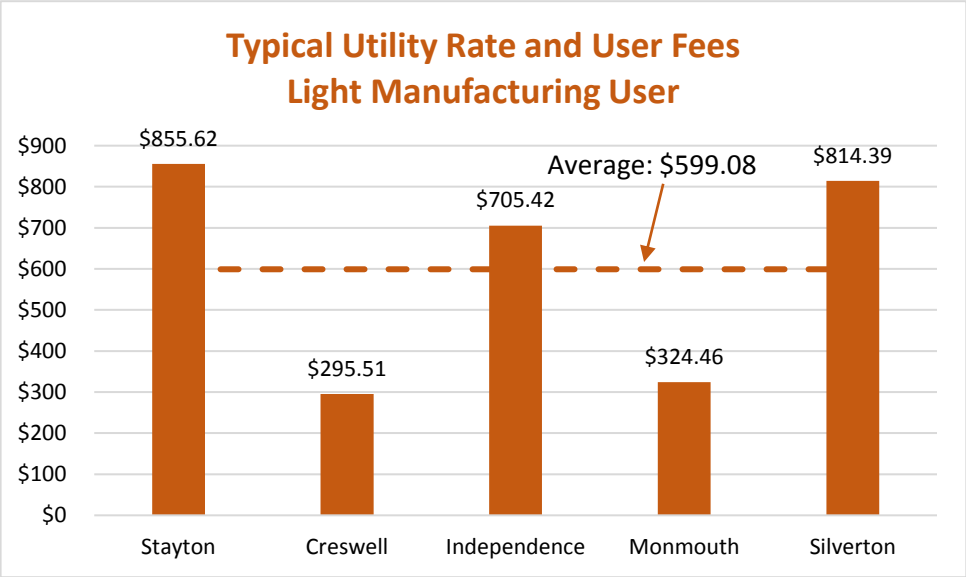


TABLE IV-2: PUBLIC UTILITY RATE AND USER FEE COMPARISON INDUSTRIAL AGRICULTURAL USER						
Typical User		**Stayton**	**Creswell**	**Independence**	**Monmouth**	**Silverton**
Industrial Agriculture User	***Usage Assumptions***	***Fee***	***Fee***	***Fee***	***Fee***	***Fee***
Water	45,000 gallons (6,016 cubic feet), 1" water meter, 4" Fire Line, 30,000 SF building	$423.35	$184.22	$279.68	$185.34	$189.12
Sewer	40,000 gallons (5,347 cubic feet) of average winter water usage	$437.60	$191.18	$148.01	$255.37	$534.82
Storm	75,000 SF of Impervious Surface	$101.77	-	$251.93	-	$179.00
Street		$20.00	-	-	-	$9.20
TOTAL		**$982.72**	**$375.40**	**$679.62**	**$440.71**	**$912.14**

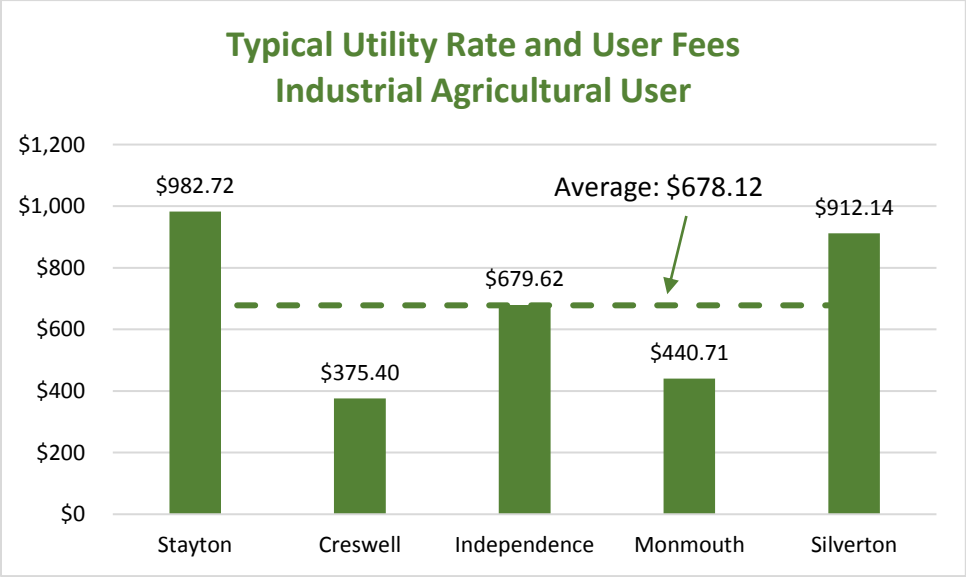


TABLE IV-3: PUBLIC UTILITY RATE AND USER FEE COMPARISON LARGE RETAIL USER						
Typical User		**Stayton**	**Creswell**	**Independence**	**Monmouth**	**Silverton**
Large Retailer	***Usage Assumptions***	***Fee***	***Fee***	***Fee***	***Fee***	***Fee***
Water	140,000 gallons (18,715 cubic feet), 2" water meter, 6" Fire Line, 30,000 SF building	$589.02	$875.74	$886.75	$545.35	$585.96
Sewer	125,000 gallons (16,710 cubic feet) of average winter water usage	$1,367.50	$525.20	$402.23	$798.07	$1,614.40
Storm	85,000 SF of Impervious Surface	$101.77	-	$284.60	-	$200.48
Street		$20.00	-	-	-	$9.20
TOTAL		**$2,078.29**	**$1,400.94**	**$1,573.58**	**$1,343.42**	**$2,410.04**

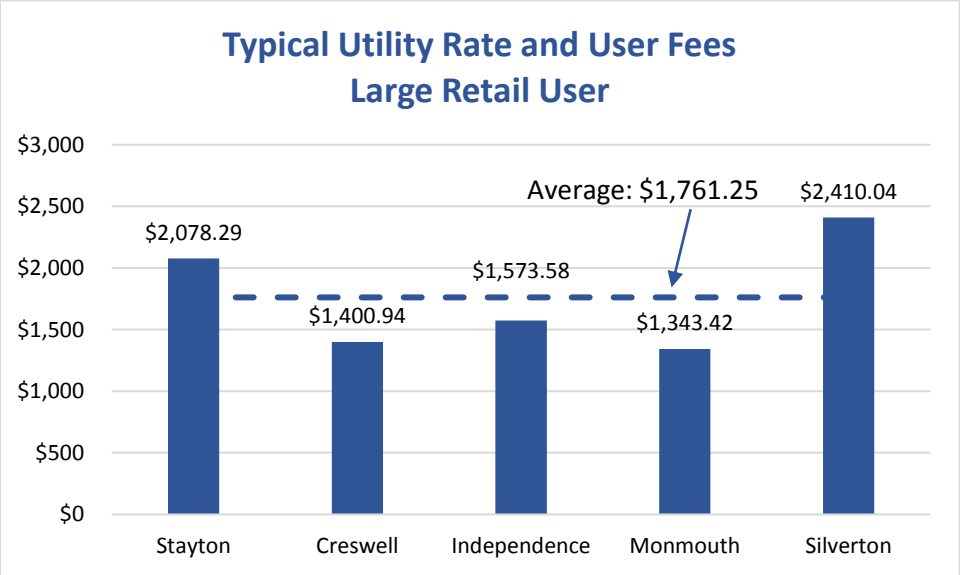


TABLE IV-4: PUBLIC UTILITY RATE AND USER FEE COMPARISON COMMERCIAL REPAIR USER						
Typical User		**Stayton**	**Creswell**	**Independence**	**Monmouth**	**Silverton**
Commercial Repair User	***Usage Assumptions***	***Fee***	***Fee***	***Fee***	***Fee***	***Fee***
Water	2,000 gallons (267 cubic feet), 1" water meter, 4" Fire Line, 3,000 SF building	$53.31	$62.16	$91.18	$33.38	$34.26
Sewer	2,000 gallons (267 cubic feet) of average winter water usage	$43.79	$41.75	$49.89	$37.81	$51.85
Storm	35,000 SF of impervious area	$79.16	-	$121.25	-	$85.92
Street		$5.00	-	-	-	$9.20
TOTAL		**$181.26**	**$103.91**	**$262.32**	**$71.19**	**$181.23**

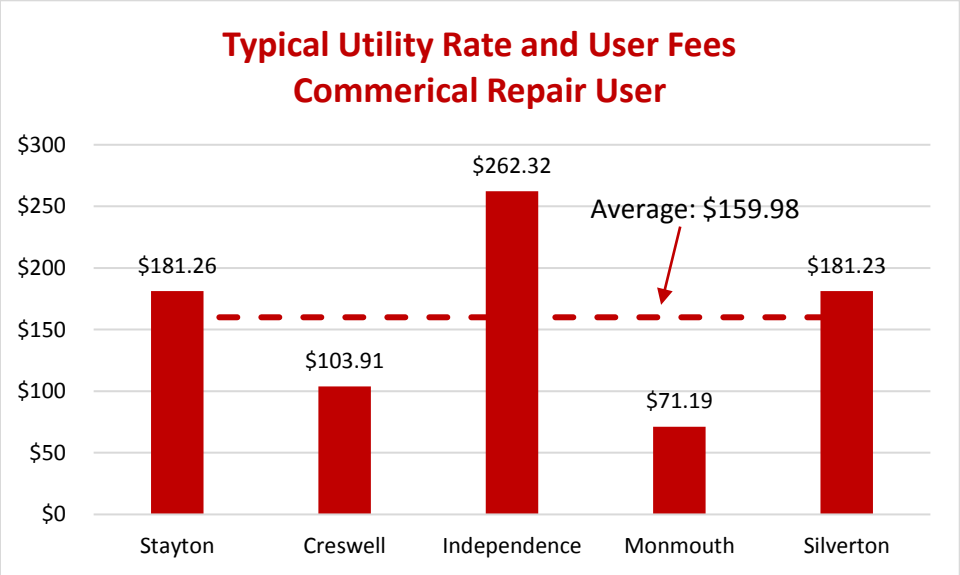
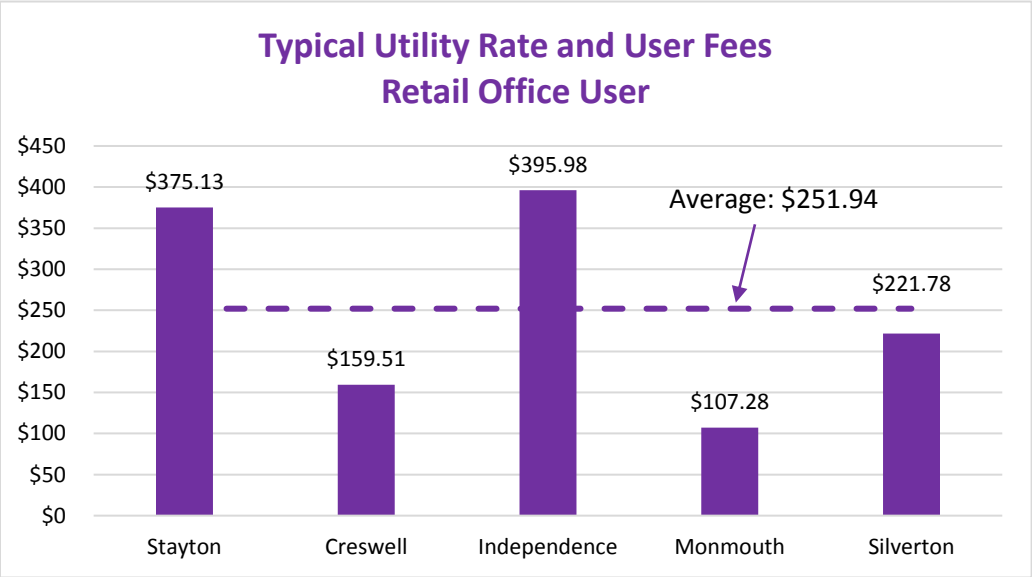


TABLE IV-5: PUBLIC UTILITY RATE AND USER FEE COMPARISON RETAIL OFFICE USER						
Typical User		**Stayton**	**Creswell**	**Independence**	**Monmouth**	**Silverton**
Retail Office User	***Usage Assumptions***	***Fee***	***Fee***	***Fee***	***Fee***	***Fee***
Water	10,000 gallons (1,337 cubic feet), 1.5" water meter, 8" Fire Line, 13,000 SF building	$247.18	$117.76	$224.84	$69.47	$89.88
Sewer	1,000 gallons (134 cubic feet) of average winter water usage	$43.79	$41.75	$49.89	$37.81	$36.78
Storm	35,000 SF of impervious area	$79.16	-	$121.25	-	$85.92
Street		$5.00	-	-	-	$9.20
TOTAL		**$375.13**	**$159.51**	**$395.98**	**$107.28**	**$221.78**



V. OBSERVATIONS

In Section IV of this report, utility rates and user fees are compared across all benchmark communities. This section summarizes the comparisons and provides observations and recommendations for next steps.

The City of Stayton water rate is the most complex of the benchmark communities. Generally, the City of Stayton charges less than other jurisdictions for water rates based on water meter size. For example, for a 4" water meter, the City of Stayton charges users $826.94 less each month than if the same user were located in the City of Independence (though differences vary by jurisdiction). See Table V-1.

TABLE V-1: WATER METER BASE RATES BY JURISDICATION

Category	Stayton	Creswell	Independence	Monmouth	Silverton
Water Base Rate by Meter Size					
5/8" to 3/4"	$6.98	$36.64	$33.93	$18.23	$15.76
1"	$17.49	$56.73	$71.26	$25.52	$26.25
1.25"	$26.13	-	$105.23	-	-
1.5"	$34.88	$94.12	$149.34	$32.79	$52.50
2"	$55.73	$152.06	$257.94	$52.79	$84.00
3"	$104.57	$415.14	$570.19	$200.33	$168.00
4"	$174.28	$645.62	$1,001.22	$251.22	$262.50
6"	$348.46	$1,258.66	$2,243.10	$382.48	-
8"	$557.57	$2,033.02	-	-	-
10"	$801.55	-	-	-	-

In spite of the City of Stayton having some of the lowest water meter charges, total charges for utility rates and user fees tend to be higher in the City of Stayton than in other study cities. This is especially true when comparing large-scale users with high-water usage. As outlined in Table V-2, the City of Stayton has the highest total charges in both industrial user scenarios and second highest total rate in the large retail user scenario.

TABLE V-2: SAMPLE USER TOTAL UTILITY RATES AND USER FEES BY JURISDICTION

Sample User	Stayton	Creswell	Independence	Monmouth	Silverton
Light Manufacturing	$855.62	$295.51	$705.42	$324.46	$814.39
Industrial Agricultural	$982.72	$375.40	$679.62	$440.71	$912.14
Large Retailer	$2,078.29	$1,400.94	$1,573.58	$1,343.42	$2,410.04
Commercial Repair	$181.26	$103.91	$262.32	$71.19	$181.23
Retail Office	$375.13	$159.51	$395.98	$107.28	$221.78

All comparable cities in this study charge a water and sanitary sewer utility fee. The City of Stayton, the City of Independence, and the City of Silverton charge fees for stormwater and only the City of Stayton and the City of Silverton charge a street maintenance fee. Additionally, as part of the water utility rate, the City of Stayton charges a fire protection fee which disproportionately impacts large water users. Only the City of Independence charges a fire protection fee. These fees can be costly for large-scale users and contribute to the finding that Stayton's total utility rates are higher than in comparable cities.

Base Rates vs. Usage Rates

Typically, utility rates are a combination of base fees for providing the service and usage fees (commodity rates) for delivering the service on a per unit basis. Depending on how a city balances these two factors, the city can structure the rate schedule to offer incentives for specific types of users, potentially sparking growth in certain economic sectors.

A comparatively high usage rate and a comparatively low base rate favors users who have a wider usage variation over the course of a year. An industrial agricultural user will typically use more services during the growing months in summer/fall and less in the winter months. Additionally, as base rates are generally calculated by meter size, these user types typically require large meters to accommodate peak water usage times. A high base rate calculated using water meter size may disproportionately impact this user type, as these users would incur high utility costs even as their actual water usage is low in off-season months.

In the case of a high seasonal user, a comparatively low base rate is beneficial during these winter months, as the user is able to recoup some of the costs they incurred during the high water usage months. The high usage rate/low base rate scenario is also ideal for many types of small-scale office users who have consistently low usage and small meter sizes.

Recommendations

Based on the sample user comparisons and the observations above, Mackenzie recommends considering the following in further policy decisions about the City of Stayton's utility rates.

1. The City of Stayton may wish to simplify the manner in which rates are calculated or communicated. Potential employers and businesses may find it difficult to determine which fees apply and in what manner since utility bills do not itemize the individual components, which could hamper the ability for employers to conduct research or feasibility studies in the due diligence phase of development. This City of Monmouth provides an example of a best practice in communicating utility rates. Additionally, most cities don't charge a fire protection or street fee. These fees may be unfamiliar to new users.

2. To encourage large-scale users to grow in the City, Stayton could restructure the utility rates to focus on charging users higher usage fees and lowering the monthly base service rates.

3. The City should periodically conduct an analysis of actual operation costs and capital improvement costs for water, sewer, storm, and transportation. This will determine if current rates are in alignment with the actual costs of system operations. The City could then take advantage of any differential to serve as the nexus for an overall reduction in utility rates.

4. Consider direct action to incentivize the growth of large-scale industrial users including reducing rates for certain users if they agree to, and execute, an agreement to increase employment opportunities for Stayton residents (by way of comparison, Creswell charges a special water rate for industrial users). The rate subsidies can be supplemented by General Fund dollars to cover any resulting loss in utility rate or user fee income to cover operating costs.

5. Consider also comparing property tax rates for the benchmark communities to identify differences that could affect economic development potential over and above utility rates and user fees (it's possible that other cities have lower utility rates if they have higher property taxes and subsidize their utilities from their General Funds).

In all instances, City Council would need to balance competing demands and may wish to seek the assistance of a financial consultant since rate/user fee changes that benefit users and stimulate jobs may have negative financial consequences for the utility funds and/or the General Fund.

VI. APPENDIX: UTILITY RATE COMPARISON CALCULATIONS

PUBLIC UTILITY RATE AND USER FEE COMPARISON LIGHT MANUFACTURING USER						
Typical User		**Stayton**	**Creswell**	**Independence**	**Monmouth**	**Silverton**
Light Manufacturing User	***Usage Assumptions***	***Calculation***	***Calculation***	***Calculation***	***Calculation***	***Calculation***
Water	30,000 gallons (4,010 cubic feet), 1" water meter, 4" Fire Line, 45,000 SF building	Base Water Rate = $12.04 Meter Charge for 1" Meter = $17.49 Base Rate for 4" Fire Line Size = $16.32 Fire Standby Charge for 30,000 SF building = $324.40 $1.18 per thousand gallons of usage = $35.40 Fee = $405.65	Base rate for 1" Water Meter = $56.73 $2.09 per hundred cubic feet of usage = $85.69 Fee = $142.42	Base rate for 1" Water Meter = $71.26 $3.25 per hundred cubic feet of usage = $133.25 Fire Protection for 4" fire line = $10.17 Fee = $214.68	Base rate for 1" Water Meter = $25.52 $2.62 per hundred cubic feet of usage or portion thereof = $107.42 Fee = $132.94	Base rate for 1" Water Meter = $26.25 $2.67 per hundred cubic feet of usage = $109.47 Fee = $135.72
Sewer	30,000 gallons (4,010 cubic feet) of average winter water usage	$10.94 per 1,000 gallons Fee = $328.20	First 300 Cubic Feet = $41.75 $2.93 for each additional 100 cubic feet = $111.34 Fee = $153.09	Base rate (up to 7,200 gallons) = $49.89 $2.23 per 750 gallons over 7,200 gallons = $69.13 Fee = $119.02	Minimum Monthly Charge = $37.81 $0.04776 per cubic foot = $191.52 Fee = $191.52	Per Business = $23.44 $9.47 per hundred cubic feet = $388.27 Fee = $411.71
Storm	110,000 SF of Impervious Surface	Flat Fee for 40,001 SF or more of impervious area Fee = $101.77	-	Base rate of $1.46 $10.89 per ERU (3,250 SF of impervious area) = $370.26 Fee = $371.72	-	$7.16 per EDU (3,121 SF of impervious area) = $257.76 Fee = $257.76
Street		Flat fee Fee = $20.00	-	-	-	Flat fee per business Fee = $9.20
TOTAL		**$855.62**	**$295.51**	**$705.42**	**$324.46**	**$814.39**

PUBLIC UTILITY RATE AND USER FEE COMPARISON INDUSTRIAL AGRICULTURAL USER						
Typical User		**Stayton**	**Creswell**	**Independence**	**Monmouth**	**Silverton**
Industrial Agriculture User	***Usage Assumptions***	***Calculation***	***Calculation***	***Calculation***	***Calculation***	***Calculation***
Water	45,000 gallons (6,016 cubic feet), 1" water meter, 4" Fire Line, 30,000 SF building	Base Water Rate = $12.04 Meter Charge for 1" Meter = $17.49 Base Rate for 4" Fire Line Size = $16.32 Fire Standby Charge for 30,000 SF building = $324.40 $1.18 per thousand gallons of usage = $53.10 Fee = $423.35	Base rate for 1" Water Meter = $56.73 $2.09 per hundred cubic feet of usage = $127.49 Fee = $184.22	Base rate for 1" Water Meter = $71.26 $3.25 per hundred cubic feet of usage = $198.25 Fire Protection for 4" fire line = $10.17 Fee = $279.68	Base rate for 1" Water Meter = $25.52 $2.62 per hundred cubic feet of usage or portion thereof = $159.82 Fee = $185.34	Base rate for 1" Water Meter = $26.25 $2.67 per hundred cubic feet of usage = $162.87 Fee = $189.12
Sewer	40,000 gallons (5,347 cubic feet) of average winter water usage	$10.94 per 1,000 gallons Fee = $437.60	First 300 Cubic Feet = $41.75 $2.93 for each additional 100 cubic feet = $149.43 Fee = $191.18	Base rate (up to 7,200 gallons) = $49.89 $2.23 per 750 gallons over 7,200 gallons = $98.12 Fee = $148.01	Minimum Monthly Charge = $37.81 $0.04776 per cubic foot = $255.37 Fee = $255.37	Per Business = $23.44 $9.47 per hundred cubic feet = $511.38 Fee = $534.82
Storm	75,000 SF of Impervious Surface	Flat Fee for 40,001 SF or more of impervious area Fee = $101.77	-	Base rate of $1.46 $10.89 per ERU (3,250 SF of impervious area) = $250.47 Fee = $251.93	-	$7.16 per EDU (3,121 SF of impervious area) = $179.00 Fee = $179.00
Street		Flat fee Fee = $20.00	-	-	-	Flat fee per business Fee = $9.20
TOTAL		**$982.72**	**$375.40**	**$679.62**	**$440.71**	**$912.14**

PUBLIC UTILITY RATE AND USER FEE COMPARISON LARGE RETAIL USER						
Typical User		**Stayton**	**Creswell**	**Independence**	**Monmouth**	**Silverton**
Large Retailer	***Usage Assumptions***	***Calculation***	***Calculation***	***Calculation***	***Calculation***	***Calculation***
Water	140,000 gallons (18,715 cubic feet), 2" water meter, 6" Fire Line, 30,000 SF building	Base Water Rate = $12.04 Meter Charge for 2" Meter = $55.73 Base Rate for 6" Fire Line Size = $31.65 Fire Standby Charge for 30,000 SF building = $324.40 $1.18 per thousand gallons of usage = $165.20 Fee = $589.02	Base rate for 2" Water Meter = $152.06 $1.81 per hundred cubic feet of usage for the first 800 cubic feet = $14.48 plus $3.94 per hundred cubic feet of usage from 801 to 20,000 cubic feet = $709.20 Fee = $875.74	Base rate for 2" Water Meter = $257.94 $3.25 per hundred cubic feet of usage = $611.00 Fire Protection for 6" fire line = $17.81 Fee = $886.75	Base rate for 2" Water Meter = $52.79 $2.62 per hundred cubic feet of usage or portion thereof = $ 492.56 Fee = $545.35	Base rate for 2" Water Meter = $84.00 $2.67 per hundred cubic feet of usage = $501.96 Fee = $585.96
Sewer	125,000 gallons (16,710 cubic feet) of average winter water usage	$10.94 per 1,000 gallons Fee = $1,367.50	First 300 Cubic Feet = $41.75 $2.93 for each additional 100 cubic feet = $483.45 Fee = $525.20	Base rate (up to 7,200 gallons) = $49.89 $2.23 per 750 gallons over 7,200 gallons = $352.34 Fee = $402.23	Minimum Monthly Charge = $37.81 $0.04776 per cubic foot = $798.07 Fee = $798.07	Per Business = $23.44 $9.47 per hundred cubic feet = $1,590.96 Fee = $1,614.40
Storm	85,000 SF of Impervious Surface	Flat Fee for 40,001 SF or more of impervious area Fee = $101.77	-	Base rate of $1.46 $10.89 per ERU (3,250 SF of impervious area) = $283.14 Fee = $284.60	-	$7.16 per EDU (3,121 SF of impervious area) = $200.48 Fee = $200.48
Street		Flat fee Fee = $20.00	-	-	-	Flat fee per business Fee = $9.20
TOTAL		**$2,078.29**	**$1,400.94**	**$1,573.58**	**$1,343.42**	**$2,410.04**

PUBLIC UTILITY RATE AND USER FEE COMPARISON COMMERCIAL REPAIR USER						
Typical User		Stayton	Creswell	Independence	Monmouth	Silverton
Commercial Repair User	*Usage Assumptions*	*Calculation*	*Calculation*	*Calculation*	*Calculation*	*Calculation*
Water	2,000 gallons (267 cubic feet), 1" water meter, 4" Fire Line, 3,000 SF building	Base Water Rate = $12.04 Meter Charge for 1" Meter = $17.49 Base Rate for 4" Fire Line Size = $16.32 Fire Standby Charge for 3,000 SF building = $5.10 $1.18 per thousand gallons of usage = $2.36 Fee = $53.31	Base rate for 1" Water Meter = $56.73 $1.81 per hundred cubic feet of usage for the first 800 cubic feet = 5.43 Fee = $62.16	Base rate for 1" Water Meter = $71.26 $3.25 per hundred cubic feet of usage = $9.75 Fire Protection for 4" fire line = $10.17 Fee = $91.18	Base rate for 1" Water Meter = $25.52 $2.62 per hundred cubic feet of usage or portion thereof = $7.86 Fee = $33.38	Base rate for 1" Water Meter = $26.25 $2.67 per hundred cubic feet of usage = $8.01 Fee = $34.26
Sewer	2,000 gallons (267 cubic feet) of average winter water usage	Flat fee for up to 4,000 gallons Fee = $43.79	First 300 Cubic Feet = $41.75 Fee = $41.75	Base rate (up to 7,200 gallons) = $49.89 Fee = $49.89	Minimum Monthly Charge = $37.81 $0.04776 per cubic foot = $12.76 Fee = $37.81	Per Business = $23.44 $9.47 per hundred cubic feet = $28.41 Fee = $51.85
Storm	35,000 SF of impervious area	Flat Fee for 30,001-40,000 SF impervious area Fee = $79.16	-	Base rate of $1.46 $10.89 per ERU (3,250 SF of impervious area) = $119.79 Fee = $121.25	-	$7.16 per EDU (3,121 SF of impervious area) = $85.92 Fee = $85.92
Street		Flat fee Fee = $5.00	-	-	-	Flat fee per business Fee = $9.20
TOTAL		**$181.26**	**$103.91**	**$262.32**	**$71.19**	**$181.23**

PUBLIC UTILITY RATE AND USER FEE COMPARISON RETAIL OFFICE USER						
Typical User		**Stayton**	**Creswell**	**Independence**	**Monmouth**	**Silverton**
Retail Office User	***Usage Assumptions***	***Calculation***	***Calculation***	***Calculation***	***Calculation***	***Calculation***
Water	10,000 gallons (1,337 cubic feet), 1.5" water meter, 8" Fire Line, 13,000 SF building	Base Water Rate = $12.04 Meter Charge for 1.5" Meter = $34.88 Base Rate for 8" Fire Line Size = $51.63 Fire Standby Charge for 13,000 SF building = $136.83 $1.18 per thousand gallons of usage = $11.80 Fee = $247.18	Base rate for 1.5" Water Meter = $94.12 $1.81 per hundred cubic feet of usage for the first 800 cubic feet = $14.48 plus $3.94 per hundred cubic feet of usage from 801 to 20,000 cubic feet = $23.64 Fee = $117.76	Base rate for 1.5" Water Meter = $149.34 $3.25 per hundred cubic feet of usage = $45.50 Fire Protection for 8" fire line = $30 (estimated) Fee = $224.84	Base rate for 1.5" Water Meter = $32.79 $2.62 per hundred cubic feet of usage or portion thereof = $36.68 Fee = $69.47	Base rate for 1.5" Water Meter = $52.50 $2.67 per hundred cubic feet of usage = $37.38 Fee = $89.88
Sewer	1,000 gallons (134 cubic feet) of average winter water usage	Flat fee for up to 4,000 gallons Fee = $43.79	First 300 Cubic Feet=$41.75 Fee = $41.75	Base rate (up to 7,200 gallons) = $49.89 Fee = $49.89	Minimum Monthly Charge = $37.81 $0.04776 per cubic foot = $6.40 Fee = $37.81	Per Business = $23.44 $6.67 per hundred cubic feet = $13.34 Fee = $36.78
Storm	35,000 SF of impervious area	Flat Fee for 30,001-40,000 SF impervious area Fee = $79.16	-	Base rate of $1.46 $10.89 per ERU (3,250 SF of impervious area) = $119.79 Fee = $121.25	-	$7.16 per EDU (3,121 SF of impervious area) = $85.92 Fee = $85.92
Street		Flat fee Fee = $5.00	-	-	-	Flat fee per business Fee = $9.20
TOTAL		**$375.13**	**$159.51**	**$395.98**	**$107.28**	**$221.78**

EXHIBIT 1

CITY OF STAYTON
RESOLUTION 982
UTILITY CHARGES

RESOLUTION NO. 982

A RESOLUTION APPROVING CHANGES TO UTILITY CHARGES

WHEREAS, Stayton Municipal Code (SMC) Titles 13.16.440; 13.32; and 13.24.1190 require rates be established to pay for the costs of operating the City's water, stormwater and sanitary sewer utilities;

WHEREAS, such rates are to be set in Resolution form by the Stayton City Council;

WHEREAS, operating costs and capital facilities costs have increased due to inflation, since rates for each utility were last increased;

WHEREAS, water rates have not been adjusted since July 2010; stormwater rates since April 2017, and wastewater rates since July 2014;

WHEREAS, the Budget Committee approved and the City Council adopted the fiscal year 2018-19 budget including rate adjustments of the percentage change in the consumer price index over the past year of 2.8%; and,

WHEREAS, the Stayton City Council deems it appropriate and timely that utility rates be adjusted to adequately provide resources to properly operate and maintain the City's utility systems in accordance with the adopted master plans.

NOW THEREFORE, BE IT RESOLVED that:

Effective October 1, 2018, the City of Stayton's utility rates are as follows:

SECTION 1. WATER RATES

		Present	10/1/18	Change	% Change
a.	**Base rate:**	$ 11.71	$ 12.04	$ 0.33	2.80%
b.	**Meter charge per size of meter:**				
	3/4" to 5/8"	6.79	6.98	0.19	2.80%
	1"	17.01	17.49	0.48	2.80%
	1.25"	25.42	26.13	0.71	2.80%
	1.5"	33.93	34.88	0.95	2.80%
	2"	54.21	55.73	1.52	2.80%
	3"	101.72	104.57	2.85	2.80%
	4"	169.53	174.28	4.75	2.80%
	6"	338.97	348.46	9.49	2.80%
	8"	542.38	557.57	15.19	2.80%
	10"	779.72	801.55	21.83	2.80%

c. Fire line schedule: Fire line charges shall be for the maintenance of the line only; Does not include any water usage.

Meter size:	Present	10/1/18	Change	% Change
3"	14.06	14.45	0.39	2.80%
4"	15.88	16.32	0.44	2.80%
6"	30.79	31.65	0.86	2.80%
8"	50.22	51.63	1.41	2.80%

d. Fire standby charge: A fire standby charge shall be levied on each occupancy served by City water. In occupancies that are served by more than one water service, the charge shall be levied only on one service.

Customer type	Present	10/1/18	Change	% Change
Residential				
1 to 3 units	4.96	5.10	0.14	2.80%
4 to 15 units	20.47	21.04	0.57	2.80%
16 to 34 units	133.10	136.83	3.73	2.80%
Other occupancies				
Square fee of building				
up to 3,086	4.96	5.10	0.14	2.80%
3,087 - 12,345	20.47	21.04	0.57	2.80%
12,346 - 27,777	133.10	136.83	3.73	2.80%
27,778 - 49,382	315.56	324.40	8.84	2.80%
49,383 and over	616.35	633.61	17.26	2.80%

e.

Commodity charge:	Present	10/1/18	Change	% Change
Rate per 1000 gallons of water use:	1.15	1.18	0.03	2.80%

SECTION 2 SANITARY SEWER RATES

Class	Loading	Present	10/1/18	Change	% Change
A	Up to 4,000 gallons/month	$ 42.60	$ 43.79	$ 1.19	2.80%
B	Up to 6,000 gallons/month	56.99	58.59	1.60	2.80%
C	Up to 10,000 gallons/month	106.40	109.38	2.98	2.80%

D	Over 10,000 gallons/month (cost per thousand gallons)	10.64	10.94	0.30	2.80%
E	Commercial Recreational Vehicles	42.60	43.79	1.19	2.80%
	Waste Disposal per gallon	0.46	0.473	0.013	2.80%

WINTER CONSUMPTION AND ASSIGNMENT OF USER CLASSES

Water consumption for the months of October through March shall be used to classify users except that the following classes are hereby established:

Single family units and manufactured homes	Class B
Duplexes with individual water meters, per unit	Class B
Apartments, per unit	Class B

New users to the system, other than houses and apartments, shall be billed based on actual water usage. Allowances for high summer water usage may be taken into account by the Finance Director for the City of Stayton. Accounts in which there is no correlation between water usage and sewerage discharge, as determind above, will be individually calculated by the Finance Director.

SECTION 3. STORM DRAINAGE USER FEES

Class	Category	Present	10/1/18	Change	% Change
Residential					
1	Single family residential dwelling unit	$ 5.50	$ 5.65	$ 0.15	2.80%
2	Duplexes (per dwelling unit)	5.50	5.65	0.15	2.80%
3	Mobile home or manufactured home park (per MH)	5.50	5.65	0.15	2.80%
4	Multi-famlily residential (per dwelling unit)	3.30	3.39	0.09	2.80%
Non-residential	Square feet of impervious surface area				
Category 1	Up to 2,500	5.50	5.65	0.15	2.80%
Category 2	2,501 - 5,000	8.25	8.48	0.23	2.80%
Category 3	5,001 -10,000	16.50	16.96	0.46	2.80%
Category 4	10,001 - 15,000	27.50	28.27	0.77	2.80%
Category 5	15,001 - 20,000	38.50	39.58	1.08	2.80%
Category 6	20,001 - 30,000	55.00	56.54	1.54	2.80%
Category 7	30,001 - 40,000	77.00	79.16	2.16	2.80%
Category 8	40,001 or more	99.00	101.77	2.77	2.80%

ASSIGNMENT OF USER CLASSES

In accordance with SMC Chapter 13.32 each residential and non-residential developed property in the City shall be assigned to a category of use in proportion to the amount of impervious surface on the property. The Finance Director may review and modify the category of use assignment, either upon request of the customer or as warranted, as permitted in SMC Chapter 13.32.

SECTION 4 APPEALS

In accordance with SMC Chapter 13.32, any utility customer who disputes any interpretation given by the City as to the category of use assigned to such owner's property may request a review and appeal such interpretation.

SECTION 5. REPEAL

Resolution numbers 858, 907, and 908 are hereby repealed effective October 1, 2018.

APPROVED BY THE STAYTON CITY COUNCIL THIS 20TH DAY OF AUGUST, 2018.

Date: 8/20/18 By: _____
Henry A. Porter, Mayor

Date: 8/20/18 Attest: _____
Keith D. Campbell, City Manager

EXHIBIT 2

CITY OF STAYTON RESOLUTION 864 TRANSPORTATION MAINTENANCE FEES

RESOLUTION NO. 864

A RESOLUTION APPROVING TRANSPORTATION MAINTENANCE FEES.

WHEREAS, the Stayton City Council has adopted Ordinance No. 932 which approves Chapter 3.30 of the Stayton Municipal Code "SMC" and establishes a Transportation Maintenance Program for the City of Stayton; and

WHEREAS, SMC 3.30.050 grants authority to the City Council to impose and levy a transportation maintenance fee upon all developed property within the City and that the fee shall be based on the direct and indirect use of or benefit derived from the use of public streets generated by the developed property; and

WHEREAS, SMC 3.30.060 states transportation maintenance fees are to be adopted by separate resolution; and

WHEREAS, the Stayton City Council deems it appropriate and timely for the City to enact a transportation maintenance fee to generate funds to perform routine maintenance and repair of the City's streets, sidewalks and transportation system.

WHEREAS, the fee authorized by this SMC Chapter 3.30 is not subject to the property tax limitations of Section 11(b), Article XI, of the Oregon Constitution.

NOW THEREFORE, BE IT RESOLVED by the Stayton City Council hereby adopts a transportation maintenance fee as follows:

SECTION 1. TRANSPORTATION MAINTENANCE FEE

Effective February 1, 2011 a transportation maintenance fee is imposed and levied upon the responsible party for all developed property within the City and will be collected with the monthly utility bills. The fee shall be based on the direct and indirect use of or benefit derived from the use of public streets generated by the developed property. The monthly transportation maintenance fee is hereby established and imposed for the following residential and non-residential use classifications as follows:

Class	Category	$/Month
Residential		
	Single family residential dwelling unit	2.00
	Multi-family residential (per dwelling unit)	1.12
	Mobile Home Parks (per MH)	1.04
	Assisted Living / Congregate Care (per living unit)	0.50

Non-Residential

Category 1:	5.00
Category 2:	5.00
Category 3:	10.00
Category 4:	10.00
Category 5:	10.00
Category 6:	10.00
Category 7:	20.00
Category 8:	20.00
Category 9:	20.00
Category 10:	20.00
Category 11:	20.00

SECTION 2. ASSIGNMENT OF USER CLASSES

In accordance with SMC 3.30.060 each non-residential developed property in the City shall be assigned to a category of use according to the land use type listed SMC Chapter 3.30. The Finance Director may review and modify the category of use assignment, either upon request of the customer or as warranted, based on the actual trip generation patterns of the property in question.

SECTION 3. APPEALS

In accordance with SMC 3.30.090 any utility customer who disputes any interpretation given by the City as to the category of use assigned to such owner's property pursuant to SMC Chapter 3.30 may request a review and appeal such interpretation. At the time of filing an appeal with the City, a responsible part shall pay the following fees:

A.	Review by the Finance Direction per SMC 3.30.090	No filing fee
B.	Appeal to City Administrator per SMC 3.30.090.3	$ 20

SECTION 4. EFFECTIVE DATE

A. This resolution will be effective February 1, 2011.

B. This resolution will cease to be effective if SMC Chapter 3.30 is repealed.

ADOPTED BY THE STAYTON CITY COUNCIL this 20th day of December 2010.

CITY OF STAYTON

Signed: 12/20, 2010

By: _____
GERRY ABOUD, Mayor

Signed: 12/20, 2010

ATTEST: _____
DON EUBANK, City Administrator

APPROVED AS TO FORM:

_____
David A. Rhoten, City Attorney

EXHIBIT 3

CITY OF CRESWELL WATER AND SEWER RATES

Water & Sewer Rates

Water and Sewer Rates are set by Council in the form of a resolution. Rates are structured in order to meet the needs of operations, maintenance and debt service requirements of our water and sewer treatment facilities.

The following rates are as of 7/1/2018:

Water Rates:

City water meters measure in cubic feet. One cubic foot is 7.483 gallons. Water rates have two components which are the base rate, and usage rate. The City also provides water to customers outside city limits. Outside City Users are billed at a higher rate than inside City Users, as outlined below. A typical home uses a 5/8" or 3/4" meter. The following billing example is based upon inside city rates using this size meter.

Inside City Residential Rates:

Base Rate	$36.64	
Usage	Usage Rate Charge	
0 to 800 cubic feet	$1.81	per hundred cubic feet
801 to 20,000 cubic feet	$3.94	per hundred cubic feet

over 20,000 cubic feet	$4.21	per hundred cubic feet

Outside City Residential Rates:

Base Rate	$52.67	
Usage	Usage Rate Charge	
0 to 800 cubic feet	$2.61	per hundred cubic feet
801 to 20,000 cubic feet	$5.57	per hundred cubic feet
over 20,000 cubic feet	$6.07	per hundred cubic feet

Example Rate Calculation (based on 1200 cu ft of consumption)

Base Rate	$36.64
Water usage (0 to 800 cu ft)	$14.48
Water usage (801 cu ft to 1200 cu ft)	$15.76
Total Water Bill	$66.88

An **industrial water rate** has been established at $2.09 per hundred cubic feet inside the city limits and $2.93 per hundred cubic feet outside the city limits.

Sewer Rates:

Sewer Rates are based on billing seasons. The Council determined that during the summer months, most additional water consumption above the winter average is irrigation and outdoor consumption which does not place an additional burden on the sewer collections system. Winter months are

from October through April, and summer months are May through September. During the winter months, sewer bills are calculated on actual water consumption, which is to say that if you consume 900 cu ft of water, you will be billed for 900 cu ft of consumption for sewer. During the summer months, sewer bills are a flat rate, which is a simple average of your winter months' consumption. Each customer's flat rate is individually calculated, so your flat rate may not be the same as your neighbor's. The following billing example is based upon a single family residence inside city limits.

Inside City Residential Rates:

Base Rate (from 0 to 300 cu ft)	$41.75
Overage Rate (each addt'l 100 cu ft)	$ 2.93

Example Rate Calculation for winter months (based on 1200 cu ft of consumption)

Base Rate (first 300 cu ft)	$41.75
Overage (301 cu ft to 1200 cu ft)	$26.37
Total Sewer Bill	$68.12

Example Rate Calculation for summer months (based on an average of 800 cu ft)

Base Rate (first 300 cu ft)	$41.75
Overage (301 cu ft to 800 cu ft)	$14.65
Total Sewer Bill	$56.40

Once your average for the summer months is established, your sewer bill will be calculated on the same average until winter months begin in October.

The Utility Bill Calculator below can be used to estimate the charges. When the Excel spreadsheet opens click on enable editing at the top of the page. Then enter the base rate and water usage in the correct boxes and the calculator will automatically calculate the water and sewer bill. The

estimate is for inside the city limits. For outside the city limits, users can multiply a factor of 1.44 to the inside the city limits bill to get an estimate.

Supporting Documents

Utility Bill Calculator FY 2018-2019 (12 KB)

FINANCE

- Finance Overview
- Airport Billing
- Utility Billing
  - Online Bill Payment
  - Billing & Payment Information
  - Payment Options
  - Service Requests
  - Water & Sewer Rates
    - New Water and Sewer Rates Adopted for Fiscal Year 2018-2019
- Finance Audits
- Finance Budget
- Budget Committee

Contact Information

Finance Staff

Finance Director James Piper 541-895-2531 x306 jpiper@creswell-or.us
Accounts Payable Clerk Carolyn Allen 541-895-2531 x302 callen@creswell-or.us
Accounts Receivable/Utility Clerk Michelle Furrer 541-895-2531 x301 mfurrer@creswell-or.us
Administrative Assistant Jennifer Gardiepy 541-895-2531 x300 jgardiepy@creswell-or.us or info@creswell-or.us

View Full Contact Details

13 South 1st Street P.O. Box 276 Creswell, Oregon 97426 | Phone: (541) 895-2531

EXHIBIT 4

CITY OF INDEPENDENCE RESOLUTION 19-1496 EXHIBIT A UTILITY RATE FEE SCHEDULE

CITY OF INDEPENDENCE
SCHEDULE OF FEES FOR CITY SERVICES and CITY UTILITIES
Effective: 02/01/2019
Stormwater fees: Effective: April, 2018 (automatic increase, Res. 05-1148)

DEPARTMENT	CHARGE/FEE
ADMINISTRATION	
A) Copies of Public Records:	
1. Research Fee: 10-30 minutes staff time	$ 25.00
2. Research Fee: in excess of 30 minutes	Employee personnel costs
3. Redaction Fee	Employee personnel costs and/or legal review costs
4. Hard copies:	
Standard documents, up to 11"x17", b&w/color	$ 0.25 per page
Nonstandard documents	Actual cost to reproduce
5. Digital copies	$ 0.25 per page
6. CD/DVD/Flash Drive (1 GB) (media only)	$ 5.00 CD/DVD/Flash Drive (1 GB)
7. Electronic search of city server	Actual costs (employee personnel costs or consultant fees)
B) Facsimile	
1. send	$ 2.00 per page
2. receive	$ 1.50 per page
C) Courtesy photocopies of non-city documents:	
8.5 X 11, B&W	$ 0.25 per page
8.5 X 11, Color	$ 0.50 per page
11 X 17, B&W	$ 0.50 per page
11 X 17, Color	$ 1.00 per page
D) Copy of Municipal Code	$ 75.00
E) Appeal Fee	$ 200.00 fee; refunded if appeal upheld
F) Lien Search Fee	$ 25.00 per search
G) Dog Hobby Kennel Application	
-Commercial	$ 125.00
-Private Hobby	$ 30.00
H) Backyard Chicken Permit	
-Application fee	$ 40.00 application + 3-year permit
-Renewal fee	$ 15.00 3-year renewal
I) Temporary RV Parking Permit	$25 per application
J) Business Licenses:	
Taxicab Businesses	
1. Application Fee: New Business	$ 100.00
Renewal	$ 35.00
2. Transport Rates:	
a. Minimum charge (meter drop)	$ 2.50
b. Base Mileage Rate	$ 2.50 per mile
c. Increments	$ 0.25 per 1/10
d. Wait time	$ 30.00 per hour
e. Fuel Surcharge*	$ 2.00

*If the average gasoline pump price rises above $2.50 per gallon in Oregon, the City Manager may authorize the fuel surcharge to be added to the base rate.

ADMINISTRATION (cont.)		
Business Licenses (cont.):		
Entertainment Business License Fees		
1. Amusement Device: 1- 4 devices	$ 50.00	per fiscal year per device
5-15 devices	$ 250.00	per fiscal year
16+ devices	$ 250.00	+ $25.00 per ea add'l device over 15
2. Dance Floor		
Closing Time at or before 1:00 a.m.	$ 150.00	per fiscal year
Closing Time after 1:00 a.m.	$ 200.00	per fiscal year
3. Cigarette Vending Machine	$ 30.00	per fiscal year per machine
Auction/Auctioneers		
1. Class 1, Regular Auction	$ 200.00	Annually
2. Class 2, Temporary Auction	$ 25.00	per day
3. Class 3, Closing Out Auction	$ 25.00	per day
4. Class 4, Storage or temporary auction	$ 200.00	Annually
5. Class 5, Temporary benefit auctions	$ 5.00	per day
Peddler/Solicitor		
1. Individual	$ 25.00	Annually
2. Crew license	$ 50.00	plus $5.00 each solicitor/peddler
Secondhand/Junk Dealer	$ 25.00	Annually
Mobile Vending		
1. Base Fee	$ 35.00	Annually
2. With Site Plan	$ 75.00	Annually
Social Games	$ 50.00	Annually
Public Dances	$ 50.00	Ten Dances; $5 ea additional dance
Marijuana Businesses		
1. Retailers	$500.00	Application Fee
	$300.00	Annual Renewal
2. Wholesalers/Manufacturers/Processors	Application Fee: Actual Costs, with $1,000 Deposit	
	$1,000.00	Annual Renewal
L) Business Registration		
1. Application Fee	$25.00	
2. Annual Renewal	$15.00	
M) NSF Fees	$ 35.00	per check or ACH returned for non-sufficient funds

DEPARTMENT	CHARGE/FEE
LIBRARY	
A) Overdue charges per day, all materials ***1 day grace period*** Overdue charges per hour - Laptop checkout	$ 0.25 per day $ 5.00 per hour, or fraction thereof
B) Printouts	$ 0.10 per page
C) Copies:B&W	$ 0.10 per page
Copies: Color	$ 1.00 per page
D) Lost items	$ 5.00 + Purchase Price
E) Processing Fee/Item	$ 5.00
F) Non-Resident Card:	
1. Within CCRLS region	$ 60.00 per family/year
2. Outside CCRLS region	$ 75.00 per family/year
3. Local Option Card	$ 35.00 per family/year
G) Replacement Library Card	$ 1.00
H) Key Chain Library Card	$ 1.00
I) Facility Fees	
1. Conference room, in excess of 4 hours	$ 50.00
2. Conference room, off-hours fee	$ 25.00
3. Coffee	$ 3.00 per small airpot

DEPARTMENT		CHARGE/FEE
MUSEUM		
A) Copy Fees:		
1. Photocopies		$ 0.25 each
B) Research Fees		$ 50.00 per hour
C) Shipping/Handling		postage cost, plust $3.95 handling
D) Use of Museum Photographs:		
1. Personal Use:		
Digital Image provided via email (if available)		$ 1.50
Digital Image provided on CD		$ 2.50
Digital Printed on Photo Papger (8"x10")		$ 5.00
Scan of Original (if not already available)		$ 10.00 (add to print charge)
Photocopy		$ 1.00
2. For Publication:		
Exhibition or Public Display:		
For Profit:	11" x 14" or smaller	$ 25.00
Non-Profit:	11" x 14" or smaller	$ 12.00
For Profit:	12" x 15" to 40" x 60"	$ 30.00
Non-Profit:	12" x 15" to 40" x 60"	$ 15.00
For Profit:	Larger than 40" x 60"	$ 50.00
Non-Profit:	Larger than 40" x 60"	$ 25.00
Books, Calendars, Filmstrip, Video, DVD, CD-ROM or other digital media:		
For Profit:	1-5000 copies	$ 20.00
Non-Profit:	1-5000 copies	$ 10.00
For Profit:	5001-10,000 copies	$ 50.00
Non-Profit:	5001-10,000 copies	$ 25.00
For Profit:	over 10,000 copies	$ 100.00
Non-Profit:	over 10,000 copies	$ 50.00
Serials (by circulation):		
For Profit:	Under 50,000	$ 25.00
Non-Profit:	Under 50,000	$ 12.00
For Profit:	50,001 – 100,000	$ 50.00
Non-Profit:	50,001 – 100,000	$ 25.00
For Profit:	over 100,000	$ 100.00
Non-Profit:	over 100,000	$ 50.00
Broadcast Television or Motion Picture Use:		
For Profit:		$ 65.00
Non-Profit:		$ 32.00
Advertising (television or print media)		
For Profit:		$ 100.00
Non-Profit:		$ 50.00
Internet/Website (only with credit line)		
For Profit:		$ 50.00
Non-Profit:		$ 25.00

POLICE DEPARTMENT		
A) Copy Fees		
1. Photocopies:	$ 1.00	per page
2. Audio/Video/CD/DVD	$ 20.00	per tape/CD/DVD
3. Electronic Search of City Server	$ 20.00	per CD/DVD + $100/hour (1 hr. minimum)
4. Test Score Transfer	$ 12.00	per test score result, per applicant, per request
5. Non Standard Documents	All costs associated with reproduction	
6. Police Video/Blurring/Electronic Redaction	$ 20.00	per CD/DVD or digital media + $100/hr (1/2 hr minimum)
B) Facsimile - send	$ 2.00	per page
C) Facsimile - receive	$ 1.50	per page
D) Fingerprinting	$ 20.00	first card
	$ 10.00	each additional card
E) Liquor License Applications		
1. New	$ 100.00	
2. Renewal	$ 35.00	
3. Change (ownership, location, privilege)	$ 75.00	
4. Compliance Plan	$ 250.00	
5. Temporary Permit	$ 35.00	
F) Photos	$ 8.00	
G) False Alarms		
1. Business and Residential (per calendar year)	No charge	1st two false alarms
	$ 25.00	3rd alarm
	$ 50.00	4th alarm
	$ 100.00	5th alarm and greater
2. Other (car alarms, etc.)	$ 25.00	per alarm, after 4th false alarm in calendar year
H) Vehicle Tows - Administrative Fee	$ 75.00	
I) Vehicle Impound (Daily Rate)	$ 35.00	per day
J) Dog Licenses:		
1. Spayed or Neutered One Year:	$ 10.00	
13-36 months:	$ 1.00	per month, $26.00 maximum
Three Years:	$ 26.00	
2. Non-Spayed or Non-Neutered One Year:	$ 25.00	
13-36 months:	$ 2.00	per month, $75.00 maximum
Three Years:	$ 75.00	
3. Late Fee	$ 15.00	if not renewed within 60 days from expiration
K) Dog Impound Fees: (per calendar year)		
1. Impound Fees	$ 35.00	first impound
	$ 55.00	second impound
	$ 100.00	each subsequent impound
2. Daily Boarding Fee	$ 20.00	day
L) Records Research		
1. Up to 10 minutes	$ 5.00	fee, plus $5.00/first 5 pages
2. 10 min - 2 hours	$ 25.00	per hour + related fees (per page, CD/DVD)
3. Over 2 hours	Employee personnel service cost + related fees	
M) Personnel Costs:		
1. Court issued subpoena for Defense	$ 35.00	per subpoena
2. Private police service contracting	$ 65.00	per hour, regular officers + deposit
	$ 35.00	per hour, reserve/cadet officers + deposit (deposit = 1/2 estimated cost)
N) Parking Violations - City Code, §10.20		
1. Time Violation	$ 10.00	
2. All other violations of IMC §10.20	$ 20.00	
3. Late Payment Fee		
a. After 7 days of issuance	$ 15.00	
b. After 30 days from issuance	$ 30.00	

DEPARTMENT		CHARGE/FEE
COMMUNITY DEVELOPMENT		Amended: Res #18-1491 / Effective 01/01/2019
Planning		Base Fee
LAND USE APPLICATION FEES*:		
A) Annexation Petition	(Type III)	$2,000.00
B) Comprehensive Plan Change Request	(Type IV)	$2,500.00
C) Conditional Use	(Type II)	$2,000.00
D) Manufactured Home Dwelling Park	(Type II)	$1,500.00 fee, plus $150.00/dwelling unit
E) Partitions:		
-Major (project includes creation of street)	(Type II)	$1,500.00 fee, plus $150.00 / lot
-Minor (project does NOT include creation of street)	(Type I)	$250.00 per lot, plus notice fee
F) Lot Line Adjustment	(Type I)	$400.00 fee, plus notice fee
G) Planned Unit Development	(Type II)	$1,500.00 fee, plus $150.00 / dwelling unit
H) Site Design Review	(Type I / II)	$2,500.00
I) Subdivisions:	(Type II)	
Tentative subdivision application filing fee		$2,500.00 fee, plus $150.00 / lot
Inspection Fee, per 90.60.075 (L)(1)		4% of an approved, stamped engineer's cost estimate
J) Urban Growth Boundary Change Request		$5,000.00
K) Variance	(Admin: Type I / Other: Type II)	$1,000.00
L) Zone Change	(Type III)	$2,500.00
M) Land Use Pre-Application Fee		$300.00 Where required
OTHER PLANNING FEES:		
N) Appeal		Decision without public hearing: $250 Decision with public hearing: Actual Costs, with $500 deposit
O) Certified Abutters List + 2 Address Labels Sets		$ 25.00
P) Copies:		
Comprehensive Plan		$ 75.00
Development Code		$ 35.00
Subdivision Ordinance		$ 15.00
Master Plans		$ 75.00 per plan document
Q) Floodplain Development Permit		$ 200.00
R) Administrative Fee		10% of all billable charges
S) Notice Fee		$ 60.00
T) Right-of-Way Utility Construction Permit		
-Major (Project costs greater than $15,000)		$ 200.00
-Minor (Project costs under $15,000)		$ 50.00
U) Vacation of Property		$ 500.00
V) Final Site Design Review		$ 500.00
W) Code Interpretation		$ 500.00
X) Code Text Amendment		$2,500.00
Y) Legal Lot Determination		$ 400.00
Z) Final Plat Review		$ 750.00
AA) Non-conforming Use/Zoning Confirmation		$ 250.00
BB) Historic Review		$ 150.00
CC) Willamette Greenway		$ 200.00

*All land use application fees are a base fee amount to be paid to the City. An Agreement for Payment of Land Use Application Fees in the form attached hereto, must be executed by the property owner and submitted to the City with the application Base Fee, as a component of the City's required application fees. The Agreement shall be recorded against the subject property and run with the land. If the City's costs for processing an application exceed the Base Fee, the full cost due and payable will be the City's actual cost, including but not limited to hourly rates for planning, public works, engineering, City administration, legal, wetland and other consultants.

NOTE: ALL FEES ARE NON-REFUNDABLE

DEPARTMENT	CHARGE/FEE
COMMUNITY DEVELOPMENT (continued)	
Building	
A) Sign Permits	$ 250.00 + building permit fee
B) Fence Permit	$ 35.00
C) Mobile Home Placement	$ 297.00
D) Building Moving Permit	$ 100.00 + building permit fee, if necessary
E) Business Occupancy Certification	$ 75.00
Park Use	
A) Neighborhood parks, Riverview Park picnic areas:	
1. Civic/Not for Profit	$ 20.00 non-refundable fee, + $50.00 refundable deposit
2. Private	$ 35.00 non-refundable fee, + $50.00 refundable deposit
3. Commercial	$ 60.00 non-refundable fee, + $500.00 refundable deposit
4. Additional weekends reserved	$ 50.00 per day
B) Riverview Park amphitheater (based on attendance):	
1. 0 - 74	$ 100.00 non-refundable fee, + $50.00 refundable deposit
2. 75 - 299	$ 150.00 non-refundable fee + $500.00 refundable deposit
3. 300 - 599	$ 300.00 non-refundable fee + $500.00 refundable deposit
4. 600 - 999	$ 450.00 non-refundable fee + $750.00 refundable deposit
5. 1,000 +	$ 600.00 non-refundable fee + $750.00 refundable deposit
Additional fee, if entry fee charged by organizer:	$ 1.00 per ticket sold or provided
C) Stage Rental:	
1. Basic Stage - Commercial or For-Profit	$ 400.00 per day; $200.00 deposit at time of reservation
2. Extended Stage - Commercial or For-Profit	$ 500.00 per day; $200.00 deposit at time of reservation
3. Basic Stage - Non-Profit or Civic	$ 250.00 per day; $100.00 deposit at time of reservation
4. Extended Stage - Non-Profit or Civic	$ 350.00 per day; $100.00 deposit at time of reservation
5. Transport	FEMA Schedule of Equipment, hourly rate + current Federal mileage rate
6. Stage Deployment Technician/On-Site Technician	$ 50.00 per hour
7. Sound Technicians (2 min.) & Equipment	$ 50.00 per hour, per technician
8. Removal/Storage/Return of Stage Equipment	$ 150.00
9. Spider Box for Stage use & when transported	$ 500.00 Refundable deposit; to be paid 7 days prior to event

DEPARTMENT		CHARGE/FEE
COMMUNITY DEVELOPMENT (continued)		
Public Works		
A) Fire Hydrant Flow Meter Rental		$ 100.00 per month, plus current water unit rate per unit used $ 100.00 deposit
B) Construction Base Water Rate		$31.33 base, plus current water unit rate per unit used
C) Driveway Curb Cut		$ 30.00
D) Sidewalk Permit		$ 30.00
E) Miscellaneous Equipment		
1. Backhoe		$ 60.00 per hour
2. Chain Saw		$ 20.00 per hour
3. Chop Saw		$ 20.00 per hour
4. Jackhammer		$ 45.00 per hour
5. Sweeper		$ 60.00 per hour
6. Trash Pump		$ 20.00 per hour
7. Truck, Dump		$ 45.00 per hour
8. Truck, Utility		$ 35.00 per hour
9. Vibra Plate		$ 20.00 per hour
F) Equipment Operator		Hourly Rate per Federal Public Works rate
G) Development Review and Inspections:		
Residential	Public Construction Plan Review	1% of an approved public improvement cost estimate
	Private Construction Plan Review	no fee
	Public Construction Inspection	4% of an approved public improvement cost estimate
	Private Construction Inspection	no fee
Commercial	Public Construction Plan Review	1% of an approved public improvement cost estimate
	Private Construction Plan Review	No base fee. City will invoice applicant for actual time spent.
	Public Construction Inspection	4% of an approved public improvement cost estimate
	Private Construction Inspection	No base fee. City will invoice applicant for actual time spent.

Notes:

- Non-refundable fee of $1,000 due at time of required pre-design meeting;
- Plan review fee deposit, less the $1,000 pre-design fee, due at submission of engineered plans for review;
- Monthly billing of any fees exceeding the plan review fee deposit, payable within 30 days;
- Final reconciliation of project review costs, including city engineer fees and public works staff expenses, to be completed at project completion, with any final balance due to be paid before City acceptance of project. If a refund is due, the City shall issue refund within 30 days of city acceptance.

DEPARTMENT	CHARGE/FEE	
ENTERPRISE OPERATIONS		
Utility Billing and Collection		
Deposits:	$ 150.00	Due at time of application
Miscellaneous:		
Posting fee	$ 15.00	
Late Charge	10%	($10 minimum)
Reinstatement Fee	$ 50.00	
Tampering Fee	$ 50.00	plus damage costs, if any

Stormwater Utility	Current: Effective 04/2018:	**(Res 05-1148 / + annual increase)**
All Users:	$ 1.46	monthly, base rate
	$ 10.89	per ERU, monthly

Water Utility	**Effective 02/01/2019:**
Rates - Residential, Commercial, Industrial:	
Meter Size	Monthly Minimum:
5/8" - 3/4"	33.93
1"	71.26
1-1/4"	105.23
1-1/2"	149.34
2"	257.94
3"	570.19
4"	1,001.22
6"	2,243.40
Usage Rate, $ per 100 cubic feet of water	3.25
Private fire protection: hydrants/sprinklers	
Connection Size	Monthly Rate:
2"	7.64
4"	10.17
6"	17.81
Public Fire Protection	
Annual Fee	1,566.03
Service Connection Fees:	
Service Size	
3/4"	$ 250.00
1"	$ 282.00
1-1/2"	$ 970.00
2"	$ 1,100.00
3"	$ 1,850.00
4"	$ 1,900.00
6"	$ 2,700.00

Sewer Utility	Effective 02/01/2019:	
User Fees:		
Residential - base (monthly, per ERU)	49.89	
Commercial - base (monthly, per ERU) plus	49.89	
- water usage over 1 ERU	2.23	
Service Connection Fees:		
1. Single-Family Residence	$ 400.00	
2. Multi-Unit Residential Buildings	$ 400.00	First Unit
	$ 200.00	Each additional unit
3. Mobile Home Court spaces	$ 150.00	per space
4. Commercial/Industrial Buildings	$ 10.00	per 100 square feet floor space
5. Buildings not previously connected to sewer:		
Single-Family Residence, Constructed prior to 7/22/76	$ 200.00	
Single-Family Residence, Constructed after 7/22/76	$ 400.00	
Multi-Unit Bldgs, Constructed prior to 7/22/76	$ 200.00	First unit
	$ 100.00	Each additional unit
Multi-Unit Bldgs, Constructed after 7/22/76	$ 400.00	First unit
	$ 200.00	Each additional unit

EXHIBIT 5

CITY OF MONMOUTH
RESOLUTION 1834
SEWER RATES

CITY OF MONMOUTH, COUNTY OF POLK

STATE OF OREGON

A Resolution Establishing New Rates)
For Sanitary Sewer Service and)
Repealing Resolution No. 1725)

RESOLUTION NO. 1834

WHEREAS, the City, in 2016, updated its Sewer System Capital Improvements Plan that identified $3.224 million (year 2016$) in necessary capital improvement projects to the City's sewer system which will be needed over the next 5 years; and

WHEREAS, the City developed a sewer system financial plan to identify rate levels needed to fund the capital improvements, along with the continued operation and maintenance of the system; and

WHEREAS, winter average water use is an accepted indicator of sewage volume for individual customers; and

WHEREAS, City staff has reviewed the financial plan and reports that there are no significant changes in the forecast of costs and revenues;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONMOUTH, OREGON, AS FOLLOWS:

Section 1. The following are hereby adopted as the sanitary sewer rates for the City:

Customer Class	Volume Rate Per Cubic Foot	Minimum Monthly Charge
Residential Service	$0.04776	$37.81
All Other Services	$0.04776	$37.81

Section 2. Monthly sewer volume for each sewer service shall be calculated by averaging the winter water consumption from the December, January, February, and March billing periods for each sewer service.

Section 3. Charges for sewer service shall be billed monthly. New connections shall be charged during the first year of the use on the basis of average water use for similar customers. New customers or customers discontinuing service shall be charged only for those billing periods in which water service is provided. Short-term discontinuance of water service shall not relieve a customer of the obligation to pay the rates set forth herein.

Section 4. Staff shall annually review the sewer system financial plan and report to the City Council any significant deviations between the forecasted costs and revenues and the actual costs and revenues.

Section 5. Resolution No. 1725, passed by the City Council and signed by the Mayor on June 7, 2011, is hereby repealed.

Section 6. This Resolution shall be effective on May 15, 2017.

Adopted and approved by the City Council and signed by the Mayor: April 18, 2017

_____

Steven V. Milligan, Mayor

ATTEST:

_____

Phyllis L. Bolman, City Recorder

EXHIBIT 6

CITY OF MONMOUTH
RESOLUTION 1868
WATER RATES

CITY OF MONMOUTH, COUNTY OF POLK

STATE OF OREGON

A Resolution Establishing New Rates)
For Water Service and Repealing)
Resolution No. 1845.)

RESOLUTION NO. 1868

WHEREAS, the City, in 2018, updated its Water System Capital Improvements Plan that identified $2,761,550 (year 2018 dollars) in necessary capital improvement projects to the City's water system which will be needed over the next 5 years; and

WHEREAS, the City maintains a water system financial plan to identify rate levels needed to fund the capital improvements, along with the continued operation and maintenance of the system; and

WHEREAS, the City previously conducted a cost of service analysis to establish equitable cost recovery through the fixed and variable components of the water rates; and

WHEREAS, City staff has reviewed the financial plan and reports that there are no significant changes in the forecast of costs and revenues;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONMOUTH, OREGON, AS FOLLOWS:

Section 1. The following are hereby adopted as the water rates for the City:

METER SIZE	**SERVICE CHARGE**
5/8" x 3/4"	$ 18.23
1"	$ 25.52
1-1/2"	$ 32.79
2"	$ 52.79
3"	$200.33
4"	$251.22
6"	$382.48

CUSTOMER CLASS	VOLUME RATE PER 100 CUBIC FEET (OR PORTION THEREOF)
Residential	$2.62
General Service	$2.62

Section 2. Staff shall annually review the water system financial plan and report to the City Council any significant deviations between the forecasted costs and revenues and the actual costs and revenues.

Section 3. Resolution No. 1845, passed by the City Council and signed by the Mayor on June 20, 2017, is hereby repealed.

Section 4. This Resolution shall be effective on May 15, 2018.

Adopted and approved by the City Council and signed by the Mayor: June 19, 2018

_____
Steven V. Milligan, Mayor

ATTEST:

_____
Phyllis L. Bolman, City Recorder

EXHIBIT 7

CITY OF SILVERTON RESOLUTION 17-07 WATER, SEWER, AND IMPROVEMENT RATES

WATER RATES

(RESOLUTION 17-07 EFFECTIVE 7/1/2017)

CALCULATING YOUR WATER CHARGES:

Your charge is made up of three parts, a **base** charge, a **fixed fee** and a **usage** charge. The following charges are for all Residential, Commercial and Industrial users **inside** the city limits. Customers outside of the city limits are charged at 1.5 times the residential rate for both water and sewer.

I. **Base Charge** - A monthly flat charge based on meter size.

All Multi-Family Residential, Commercial and Industrial inside the City:

Your Meter Size	**Base Charge** (monthly)
5/8 & 3/4 inch	$ 15.76
1 inch	$ 26.25
1 ½ inch	$ 52.50
2 inch	$ 84.00
3 inch	$ 168.00
4 inch	$ 262.50

All Single Family Residential inside the City:

Your Meter Size	**Base Charge** (monthly)
1 inch and smaller	$ 15.76
1 ½ inch	$ 52.50
2 inch	$ 84.00
3 inch	$ 168.00
4 inch	$ 262.50

II **Fixed Fee** - $4.09 per dwelling unit

III **Use Charge** - $2.67 per 100 cubic feet of water consumed

IV **How to calculate water portion of your bill.**

(_____)	+ (_____)	+ (_____)	= _____
Base Charge (Use table above)	Fixed Fee ($4.09 per dwelling unit)	Use Charge ($2.67 X your typical usage in hundreds of cubic ft)	Total Water Charge

SEWER RATES

(RESOLUTION 17-08 EFFECTIVE 7/1/2017)

CALCULATING YOUR SEWER CHARGES:

Your sewer charge is made up of two parts, a **base** charge and a **usage** charge. The following charges are for all users **inside** the city limits.

I. **Base Charge** A monthly flat charge based on fixed billing and administrative costs - $ 23.44 monthly per business or dwelling unit.

II. **Use Charge** A use charge to a residential user shall be based on said users average monthly water consumption for the previous months of November, December, January, February, March and April as read from the user's water meter. In the case where water service has been turned off for not more than one month during the six (6) winter months, the five (5) remaining months of record shall be used for calculating the average. Residential customers now have the option to "opt-out" of the averaging method and have the use charge based on actual usage. To do this the customer must complete the applicable form by April 30 and submit it to the Finance Department. The customer will remain on this method until requesting a change.

Commercial user charges shall be based on the user's actual monthly metered water consumption.

Class of User	**Base Rate Schedule**
Residential	$6.67 per 100 cubic feet of water consumption.
Commercial I	$6.67 per 100 cubic feet of water consumption.
Commercial II	$7.99 per 100 cubic feet of water consumption.
Commercial III	$9.47 per 100 cubic feet of water consumption.
Commercial IV & Industrial	$4.99448/Ccf of Flow $0.5339/lb of BOD $0.5339/lb of TSS

III **How to calculate the sewer portion of your bill**

(_____)	+	(_____)	=	_____
Base Charge ($23.44 times dwelling or business units)		**Use Charge** (Rate class from table above times your average usage for residential customers or **typical** monthly usage for commercial customers in hundreds of cubic feet)		**Total Sewer Charge**

All new and other residential customers who don't have sufficient usage for the averaging period will have their sewer charge based on actual usage up to a maximum $75.47 per month; this is based on 1.5 times the city wide average water consumption of 520 cf. Which means customers will be billed up to a maximum amount of 780 cf. Customers will remain on this billing method until they qualify for the averaging method. *(Updated: 5/30/18)*

IMPROVEMENT RATES

(Resolution 17-05/17-06 Effective 07/01/2017)

Storm Water System Fee - for planning, management, construction, preservation, maintenance and where necessary, alteration of the City's storm water system: $7.16 based on impervious surface.

Park Fee - for construction, operation and/or maintenance of park and marine properties owned or controlled by the City: $1.55 per unit.

Street Maintenance Fee - planning, management, construction, preservation, maintenance and where necessary, alteration of city owned or controlled streets as a way to supplement other sources of revenue for those purposes: $9.20 per unit.

ADMINISTRATIVE FEES

(RESOLUTION 14-35 EFFECTIVE 7/7/2014)

Processing Fee $10.00

Utility Deposit $75.00

Utility Payment Late Fee Accounts not paid by 5pm on the due date of the 16th of each month: $5.00

Delinquent Charge 1.5 percent monthly interest charge on the past due balance shall be added to the account if the utility bill is not paid by the last day of the month.

Administrative Fee Accounts not paid by 5pm on the day before shut-off day: $40.00

Returned Check Fee $25.00

After Hours Fee $45.00

Garden Meter Turn On $10.00

Leak Adjustment Service Fee Deducted from credit allowed per Ord 13.24.210: $10.00

Physical Verification of Units $20.00