

RESOLUTION No. 569-23

A RESOLUTION AMENDING WATER, SEWER, PARK, STORMWATER AND TRANSPORTATION SYSTEMS DEVELOPMENT CHARGE FEES.

WHEREAS, the Donald City Council adopted Ordinance No. 108-97, creating Donald Municipal Code Section 152 *Financing Public Improvements* establishing system development charges and fees for water and sewer and later updated by acceptance of Ordinance No. 166-2016; and,

WHEREAS, the Donald City Council on May 10, 2016 approved Resolution No. 403-16 establishing system development charges and fees for transportation, park and storm sewer systems; and,

WHEREAS, the Donald City Council on July 13, 2021 approved Resolution No. 534-21, which modified the system development charges and methodology and improvement plans for the water, sewer, transportation, park and storm sewer systems and set fees for all system development funds; and,

WHEREAS, a change in the amount of a reimbursement fee or an improvement fee is not a modification of the system development charge methodology if the change is based on the requirements set forth in ORS 223.304(8)(b); and

WHEREAS, pursuant to ORS 223.304(8)(b)(B) the City of Donald uses the Engineering News Record Construction Cost Index; and,

WHEREAS, for January 2023 the Engineering News Record Construction Cost Index was 13,175.03 which is an increase of 4.93% from the ENR CCI of 12,555.55 from January 2022, attached as Exhibit B.

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

Section 1. That the fees listed in Exhibit A are hereby adopted.

Section 2. The ENR CCI is attached and incorporated as Exhibit B demonstrating the 4.93% increase, effective July 1, 2023.

PASSED and ADOPTED by the City Council of the City of Donald at their Regular meeting on this 14th day of February 2023 by the vote of 4 ayes and 0 nays.

DATE: February 14, 2023



Rick Olmsted, Mayor

ATTEST by City Manager this 14th day of February 2023



Eric Underwood, City Manager

WATER SDC Fee Schedule					
METER SIZE	EDU FACTOR	REIMBURSEMENT FEE	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
5/8" or 3/4"	1	\$782	\$2,069	\$143	\$2,993
1"	1.66	\$1,303	\$3,448	\$238	\$4,988
1 ½ "	3.33	\$2,606	\$6,897	\$475	\$9,978
2"	5.33	\$4,170	\$11,035	\$760	\$15,964
3"	11.67	\$7,818	\$20,689	\$1,425	\$29,932
4"	20	\$13,030	\$34,482	\$2,376	\$49,887
6"	33.33	\$26,060	\$68,964	\$4,751	\$99,775
8"	53.33	\$41,696	\$110,343	\$7,602	\$159,640

SEWER SDC Fee Schedule					
METER SIZE	EDU FACTOR	REIMBURSEMENT FEE	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
5/8" or 3/4"	1	\$783	\$21,618	\$1,120	\$23,521
1"	1.67	\$1,297	\$35,804	\$1,855	\$38,956
1.5"	3.33	\$2,593	\$71,607	\$3,710	\$77,910
2"	5.33	\$4,149	\$114,571	\$5,936	\$124,656
3"	10.00	\$7,780	\$214,822	\$11,130	\$233,732
4"	16.67	\$12,967	\$358,036	\$18,550	\$389,553
6"	33.33	\$25,933	\$716,072	\$37,100	\$779,105
8"	53.33	\$41,493	\$1,145,715	\$59,360	\$1,246,568

PARK SDC Fee Schedule			
TYPE OF UNIT	IMPROVEMENT FEE per EDU	ADMINISTRATION FEE (5%)	TOTAL SDC FEE per EDU
Single & Multi-Family Residential	\$1,517	\$76	\$1,593

STORMWATER SDC Fee Schedule				
LAND USE	UNITS	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
Residential	EDU	\$811	\$41	\$852/EDU
Commercial/Industrial	KSF*	\$324	\$16	\$340/KSF

*Units are per 1,000 square feet of impervious area on the development site.

TRANSPORTATION SDC Fee Schedule						
	ITE CATEGORY, UNITS	ELNDT/ UNIT	TRIP FACTOR	FEE per ELNDT	ADMIN FEE (5%)	SDC COST
-	Per ELNDT Improvement Fee	-	-	\$304	\$15	\$319
-	Per ELNDT Reimbursement Fee	-	-	\$19	\$1	\$20
-	Total Fee per ELNDT	-	-	\$323	\$16	\$339
Residential (example only – see ITE table in resolution for more detail)						
210	Single Family, per unit	9.44	100%	\$3,048	\$152	\$3,201
Commercial/Industrial (example only – see ITE table in resolution for more detail)						
110	Light Industrial, per KSF*	4.96	100%	\$1,602	\$80	\$1,682

*Units are per 1,000 square feet of gross building area.

System Development Charges for Harvest Gardens, Phases 3 and beyond

WATER SDC Fee Schedule					
METER SIZE	EDU FACTOR	REIMBURSEMENT FEE	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
5/8" or 3/4"	1	\$782	\$0	\$0	\$782

SEWER SDC Fee Schedule					
METER SIZE	EDU FACTOR	REIMBURSEMENT FEE	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
5/8" or 3/4"	1	\$783	\$0	\$0	\$783

PARK SDC Fee Schedule			
TYPE OF UNIT	IMPROVEMENT FEE per EDU	ADMINISTRATION FEE (5%)	TOTAL SDC FEE per EDU
Single Family Residential	\$1,517	\$76	\$1,593

STORMWATER SDC Fee Schedule				
LAND USE	UNITS	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
Residential	EDU	\$881	\$41	\$852/EDU

TRANSPORTATION SDC Fee Schedule						
	ITE CATEGORY, UNITS	ELNDT/ UNIT	TRIP FACTOR	FEE per ELNDT	ADMIN FEE (5%)	SDC COST
-	Per ELNDT Improvement Fee	-	-	\$304	\$15	\$319
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-	Total Fee per ELNDT	-	-	\$323	\$16	\$339
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210	Single Family, per unit	9.44	100%	\$3,048	\$152	\$3,201

CONSTRUCTION ECONOMICS

ENR's 20-city average cost indexes, wages and materials prices. Historical data for ENR's 20 cities can be found at ENR.com/economics

Construction Cost Index

+4.9%

ANNUAL INFLATION RATE

JAN. 2023

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	13175.03	0.0%	+4.9%
COMMON LABOR	24634.46	0.0%	+1.1%
WAGE \$/HR.	47.36	0.0%	+1.1%

The Construction Cost Index's annual escalation rose 4.9%, while the monthly component stayed flat.

Building Cost Index

+8.4%

ANNUAL INFLATION RATE

JAN. 2023

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	7976.68	+0.1%	+8.4%
SKILLED LABOR	11331.53	+0.1%	+2.5%
WAGE \$/HR.	62.55	+0.1%	+2.5%

The Building Cost Index was up 8.4% on an annual basis, while the monthly component rose 0.1%.

Materials Cost Index

0.0%

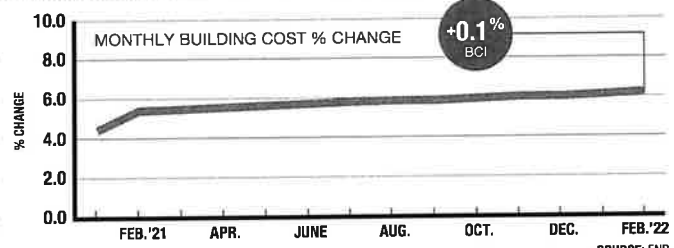
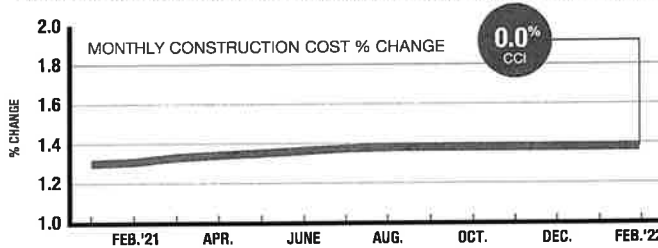
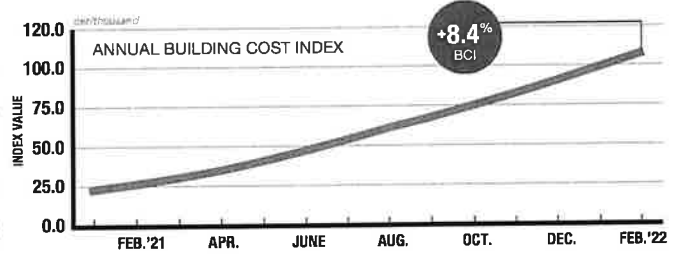
MONTHLY INFLATION RATE

JAN. 2023

1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	5887.55	0.0%	+16.0%
CEMENT \$/TON	180.40	+3.6%	+19.1%
STEEL \$/CWT	92.24	+0.3%	+16.1%
LUMBER \$/MBF	1046.55	-4.4%	+10.2%

The MCI stayed flat last month, while the annual escalation rate increased 16%.

Inflation's Pulse Year-to-year and monthly percent changes for ENR's cost indexes



SOURCE: ENR

Cost Index Review

BASE YEAR		CONSTRUCTION		BUILDING		SKILLED WAGES		COMMON WAGES	
		1913	1967	1913	1967	1913	1967	1913	1967
2021	Dec.	12481.82	1162.00	7289.50	1078.98	11055.72	1083.53	24355.78	1175.39
2022	Jan.	12555.55	1168.87	7359.09	1089.28	11055.72	1083.53	24365.52	1175.83
	Feb.	12683.97	1180.82	7457.68	1103.87	11112.05	1090.40	24511.71	1182.52
	Mar.	12791.43	1190.83	7565.14	1119.78	11112.05	1090.40	24511.71	1182.52
	Apr.	12898.96	1200.84	7677.45	1136.40	11114.27	1091.62	24511.71	1182.52
	May	13004.47	1210.66	7785.64	1152.41	11125.38	1092.34	24511.71	1182.52
	June	13110.50	1220.53	7889.98	1167.86	11169.88	1096.27	24560.73	1184.44
	July	13167.84	1225.87	7950.39	1176.80	11181.05	1097.10	24560.73	1184.44
	Aug.	13171.07	1226.17	7952.50	1177.11	11214.59	1100.06	24585.29	1186.04
	Sept.	13173.43	1226.39	7958.27	1177.97	11293.09	1107.33	24634.46	1188.53
	Oct.	13174.92	1226.53	7965.04	1178.97	11304.38	1108.85	24634.46	1188.53
	Nov.	13174.98	1226.53	7966.96	1179.25	11308.90	1109.30	24634.46	1188.53
	Dec.	13175.00	1226.54	7971.26	1179.89	11320.21	1110.36	24634.46	1188.53
	Jan.	13175.03	1226.54	7976.68	1180.69	11331.53	1111.95	24634.46	1188.53

Resolution No. 569-23

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Approved: February 14, 2023

INFLATION

+1.1%

Common Labor Index

ANNUAL ESCALATION FOR COMMON LABOR REACHED 1.1% IN JANUARY WHILE SKILLED LABOR EXPERIENCED A 2.5% ESCALATION IN THE SAME PERIOD.

