

RESOLUTION No. 568-23

A RESOLUTION AMENDING RESOLUTION 547-22 REGARDING 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 2022 the Engineering News Record Construction Cost Index was misstated in Resolution 547-22 at a value of 12,482 resulting in an increase of 7.3% from the ENR CCI of 11,628 from January 2021; and,

WHEREAS, the correct value for the January 2022 Engineering News Record Construction cost index should have been 12,556 which is an increase of 7.98% from ENR CCI of 11,628 from January 2021; and,

WHEREAS, the percentage increase amount for 2022 will therefore be calculated based on the 7.98% increase from the 2022 ENR CCI as amended.

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

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

Section 2. The ENR CCI is attached and incorporated as Exhibit B demonstrating the 7.98% increase, effective immediately.

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	\$745	\$1,972	\$136	\$2,853
1"	1.66	\$1,242	\$3,286	\$226	\$4,754
1 1/2 "	3.33	\$2,484	\$6,573	\$453	\$9,509
2"	5.33	\$3,974	\$10,516	\$724	\$15,214
3"	11.67	\$7,451	\$19,717	\$1,358	\$28,526
4"	20	\$12,418	\$32,862	\$2,264	\$47,543
6"	33.33	\$24,835	\$65,724	\$4,528	\$95,088
8"	53.33	\$39,737	\$105,158	\$7,245	\$152,140

SEWER SDC Fee Schedule					
METER SIZE	EDU FACTOR	REIMBURSEMENT FEE	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
5/8" or 3/4"	1	\$746	\$20,603	\$1,067	\$22,416
1"	1.67	\$1,244	\$34,338	\$1,779	\$37,361
1.5"	3.33	\$2,487	\$68,675	\$3,558	\$74,720
2"	5.33	\$3,979	\$109,880	\$5,693	\$119,552
3"	10.00	\$7,461	\$206,026	\$10,674	\$224,162
4"	16.67	\$12,436	\$343,376	\$17,791	\$373,603
6"	33.33	\$24,871	\$686,753	\$35,581	\$747,205
8"	53.33	\$39,794	\$1,098,804	\$56,930	\$1,195,528

PARK SDC Fee Schedule			
TYPE OF UNIT	IMPROVEMENT FEE per EDU	ADMINISTRATION FEE (5%)	TOTAL SDC FEE per EDU
Single & Multi-Family Residential	\$1,446	\$72	\$1,518

STORMWATER SDC Fee Schedule				
LAND USE	UNITS	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
Residential	EDU	\$773	\$39	\$812/EDU
Commercial/Industrial	KSF*	\$309	\$15	\$324/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	-	-	\$289	\$14	\$304
-	Per ELNDT Reimbursement Fee	-	-	\$18	\$1	\$19
-	Total Fee per ELNDT	-	-	\$308	\$15	\$323
Residential (example only – see ITE table in resolution for more detail)						
210	Single Family, per unit	9.44	100%	\$2,905	\$145	\$3,050
Commercial/Industrial (example only – see ITE table in resolution for more detail)						
110	Light Industrial, per KSF*	4.96	100%	\$1,526	\$76	\$1,603

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

System Development Charges for Harvest Gardens

WATER SDC Fee Schedule					
METER SIZE	EDU FACTOR	REIMBURSEMENT FEE	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
5/8" or 3/4"	1	\$745	\$0	\$0	\$745

SEWER SDC Fee Schedule					
METER SIZE	EDU FACTOR	REIMBURSEMENT FEE	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
5/8" or 3/4"	1	\$746	\$0	\$0	\$746

PARK SDC Fee Schedule			
TYPE OF UNIT	IMPROVEMENT FEE per EDU	ADMINISTRATION FEE (5%)	TOTAL SDC FEE per EDU
Single Family Residential	\$1,446	\$72	\$1,518

STORMWATER SDC Fee Schedule				
LAND USE	UNITS	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
Residential	EDU	\$773	\$39	\$812/EDU

TRANSPORTATION SDC Fee Schedule						
	ITE CATEGORY, UNITS	ELNDT/ UNIT	TRIP FACTOR	FEE per ELNDT	ADMIN FEE (5%)	SDC COST
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CONSTRUCTION ECONOMICS

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

Construction Cost Index

+8.0%

ANNUAL INFLATION RATE

JAN. 2022

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	12555.55	+0.6%	+8.0%
COMMON LABOR	24365.52	0.0%	+1.4%
WAGE \$/HR.	46.82	0.0%	+1.4%

The Construction Cost Index's annual escalation rose 8%, while the monthly component rose 0.6%.

Building Cost Index

+13.9%

ANNUAL INFLATION RATE

JAN. 2022

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	7359.09	+1.0%	+13.9%
SKILLED LABOR	11055.72	0.0%	+2.6%
WAGE \$/HR.	60.99	0.0%	+2.6%

The Building Cost Index was up 13.9% on an annual basis, while the monthly component increased 1%.

Materials Cost Index

+2.2%

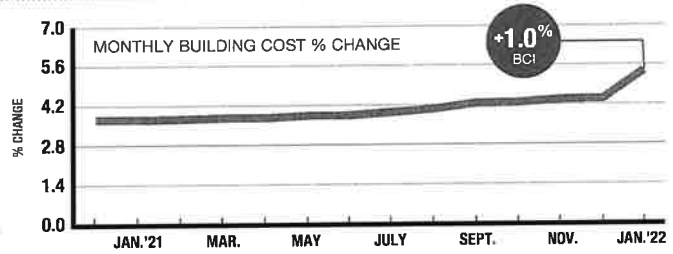
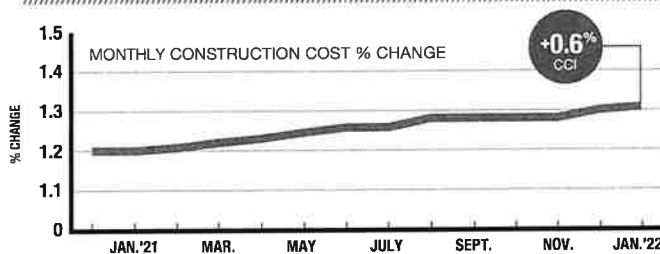
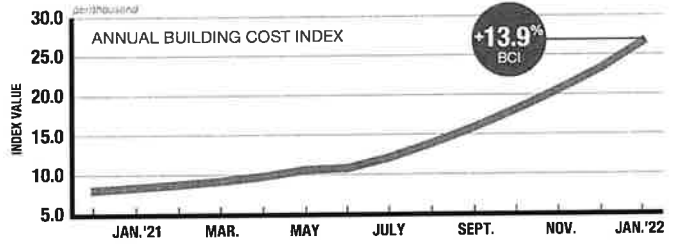
MONTHLY INFLATION RATE

JAN. 2022

1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	5073.87	+2.2%	+33.7%
CEMENT \$/TON	151.44	-0.5%	+3.1%
STEEL \$/CWT	79.47	+3.8%	+41.2%
LUMBER \$/MBF	949.70	-0.3%	+26.9%

The MCI rose 2.2% since last month, while the annual escalation rate increased 33.7%.

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



SOURCE: ENR

Cost Index Review

		CONSTRUCTION		BUILDING		SKILLED WAGES		COMMON WAGES	
		1913	1967	1913	1967	1913	1967	1913	1967
BASE YEAR									
2020	Dec.	11625.95	1082.33	6445.14	954.00	10743.67	1053.78	24037.06	1160.17
2021	Jan.	11627.94	1082.51	6459.83	956.17	10775.90	1057.04	24037.06	1160.17
	Feb.	11698.80	1089.11	6493.19	961.11	10797.45	1058.78	24157.25	1165.88
	Mar.	11749.75	1093.85	6545.22	968.81	10800.69	1059.05	24157.25	1165.88
	Apr.	11849.31	1103.12	6612.50	978.77	10805.01	1059.49	24253.88	1170.25
	May	11989.91	1116.21	6754.51	999.79	10805.01	1059.49	24253.88	1170.25
	June	12112.05	1127.58	6876.96	1017.91	10815.82	1060.41	24256.31	1170.40
	July	12237.69	1139.28	7006.95	1037.15	10826.64	1061.48	24256.31	1170.40
	Aug.	12463.13	1160.26	7201.88	1066.01	10848.29	1063.55	24353.34	1175.33
	Sept.	12464.55	1160.40	7214.29	1067.84	10880.83	1066.67	24355.78	1175.39
	Oct.	12464.94	1160.43	7244.90	1072.38	10978.76	1075.78	24355.78	1175.39
	Nov.	12467.32	1160.65	7255.67	1073.97	11000.72	1078.06	24355.78	1175.39
	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

Resolution No. 568-23

5 of 5

Approved: February 14, 2023

INFLATION

+1.3%

Common Labor Index

ANNUAL ESCALATION FOR COMMON LABOR REACHED 1.4% IN JANUARY, WHILE SKILLED LABOR EXPERIENCED A 2.6% ESCALATION IN THE SAME PERIOD.

