

RESOLUTION No. 611-26

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 2026 the Engineering News Record Construction Cost Index, attached as Exhibit B, was 14118.53 which is an increase of 2.8% from the ENR CCI of 13731.60 from January 2025;

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 2.8 percent increase, effective July 1, 2026.

PASSED and ADOPTED by the City Council of the City of Donald at their Regular meeting on this 10th day of February 2026 by the vote of 6 ayes and 0 nays.

DATE: February 10, 2026


James Houdyshell, Mayor

ATTEST by City Manager this 10th day of February 2026

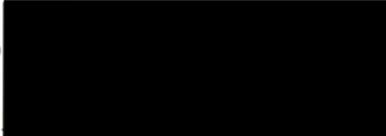

Eric Underwood, City Manager

Exhibit A

WATER SDC Fee Schedule					
METER SIZE	EDU FACTOR	REIMBURSEMENT FEE	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
5/8" or 3/4"	1	\$838	\$2,217	\$153	\$3,208
1"	1.66	\$1,396	\$3,695	\$255	\$5,346
1.5 "	3.33	\$2,793	\$7,391	\$509	\$10,693
2"	5.33	\$4,468	\$11,825	\$815	\$17,108
3"	11.67	\$8,378	\$22,171	\$1,527	\$32,076
4"	20.00	\$13,963	\$36,951	\$2,546	\$53,460
6"	33.33	\$27,926	\$73,902	\$5,091	\$106,919
8"	53.33	\$44,681	\$118,244	\$8,146	\$171,071

SEWER SDC Fee Schedule					
METER SIZE	EDU FACTOR	REIMBURSEMENT FEE	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
5/8" or 3/4"	1	\$839	\$23,166	\$1,200	\$25,205
1"	1.67	\$1,390	\$38,367	\$1,988	\$41,745
1.5"	3.33	\$2,779	\$76,735	\$3,976	\$83,490
2"	5.33	\$4,446	\$122,775	\$6,361	\$133,582
3"	10.00	\$8,337	\$230,204	\$11,927	\$250,468
4"	16.67	\$13,895	\$383,673	\$19,878	\$417,446
6"	33.33	\$27,790	\$767,345	\$39,757	\$834,892
8"	53.33	\$44,464	\$1,227,752	\$63,611	\$1,335,827

PARK SDC Fee Schedule			
TYPE OF UNIT	IMPROVEMENT FEE per EDU	ADMINISTRATION FEE (5%)	TOTAL SDC FEE per EDU
Single & Multi-Family Residential	\$1,626	\$81	\$1,707

STORMWATER SDC Fee Schedule				
LAND USE	UNITS	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
Residential	EDU	\$869	\$44	\$913/EDU
Commercial/Industrial	KSF*	\$347	\$18	\$365/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	-	-	\$325	\$16	\$341
-	Per ELNDT Reimbursement Fee	-	-	\$21	\$1	\$22
-	Total Fee per ELNDT	-	-	\$346	\$17	\$363
Residential (example only – see ITE table in resolution for more detail)						
210	Single Family, per unit	9.44	100%	\$3,267	\$163	\$3,430
Commercial/Industrial (example only – see ITE table in resolution for more detail)						
110	Light Industrial, per KSF*	4.96	100%	\$1,716	\$86	\$1,802

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

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

+2.8%

ANNUAL INFLATION RATE

JAN. 2026

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	14118.53	0.0%	+2.8%
COMMON LABOR	26554.74	0.0%	+2.7%
WAGE \$/HR.	50.45	0.0%	+2.7%

The Construction Cost Index annual escalation rose 2.8%, while the monthly component showed no change.

Building Cost Index

+4.2%

ANNUAL INFLATION RATE

JAN. 2026

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	8764.76	0.0%	+4.2%
SKILLED LABOR	12489.85	+0.1%	+5.2%
WAGE \$/HR.	69.32	+0.1%	+5.2%

The Building Cost Index was up 4.2% on an annual basis, while the monthly component held steady.

Materials Cost Index

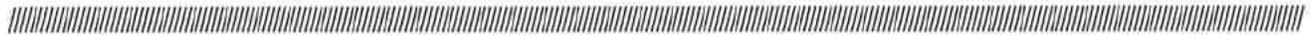
0.0%

MONTHLY INFLATION RATE

JAN. 2026

1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	6496.34	0.0%	+3.1%
CEMENT \$/TON	302.47	-1.8%	+10.2%
STEEL \$/CWT	121.47	-1.5%	+8.6%
LUMBER \$/MBF	865.26	+3.4%	+1.7%

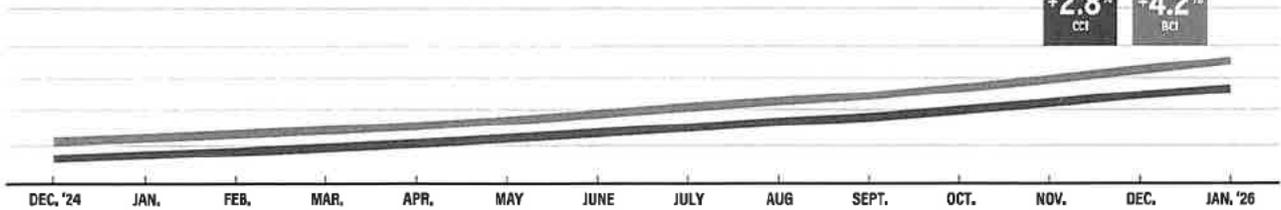
The Materials Cost Index showed no change in January.



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

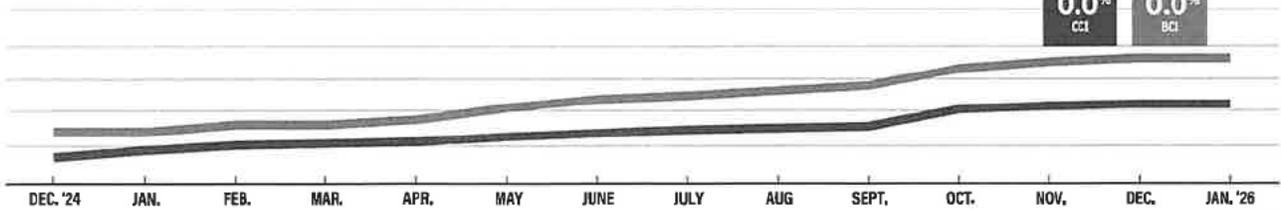
ANNUAL

CONSTRUCTION COST INDEX BUILDING COST INDEX



MONTHLY

CONSTRUCTION COST INDEX BUILDING COST INDEX



SOURCE: ENR

Cost Index Review

	CONSTRUCTION		BUILDING		SKILLED WAGES		COMMON WAGES	
	1913	1967	1913	1967	1913	1967	1913	1967
2024 Dec.	13632.41	1269.12	8407.35	1244.44	11811.41	1163.09	25538.95	1216.08
2025 Jan.	13731.60	1278.35	8407.47	1244.46	11869.97	1169.43	25858.16	1231.06
Feb.	13766.30	1281.58	8436.93	1248.82	11996.70	1181.31	25998.42	1237.49
Mar.	13782.50	1283.09	8437.01	1248.83	12108.92	1192.42	26152.89	1244.50
Apr.	13798.28	1284.56	8463.02	1252.68	12190.72	1200.92	26207.63	1246.36
May	13838.59	1288.31	8520.44	1261.18	12235.95	1205.22	26207.63	1246.36
June	13871.21	1291.35	8563.30	1267.52	12266.76	1208.07	26211.45	1246.54
July	13892.84	1293.36	8577.82	1269.67	12266.76	1208.07	26230.13	1247.32
Aug.	13913.52	1295.29	8601.54	1273.18	12326.79	1214.25	26281.97	1249.42
Sept.	13927.75	1296.61	8616.58	1275.41	12365.59	1217.99	26318.55	1250.92
Oct.	14073.99	1310.23	8704.99	1288.50	12449.73	1226.39	26554.74	1261.43
Nov.	14097.71	1312.44	8740.51	1293.75	12480.84	1229.60	26554.74	1261.43
Dec.	14118.46	1314.37	8761.25	1296.82	12480.84	1229.60	26554.74	1261.43
2026 Jan.	14118.53	1314.37	8764.76	1297.34	12489.85	1230.46	26554.74	1261.43

INFLATION

+2.7%

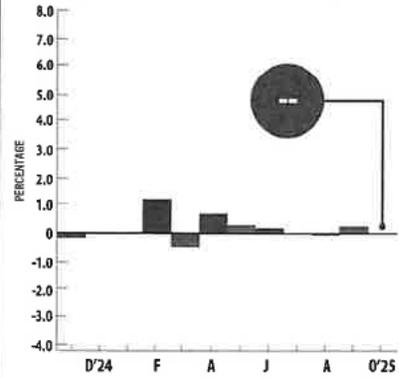
Common Labor Index

ANNUAL ESCALATION FOR COMMON LABOR INCREASED 2.7% IN JANUARY, WHILE SKILLED LABOR EXPERIENCED A 5.2% ESCALATION OVER THE SAME TIME PERIOD.

CONSTRUCTION ECONOMICS

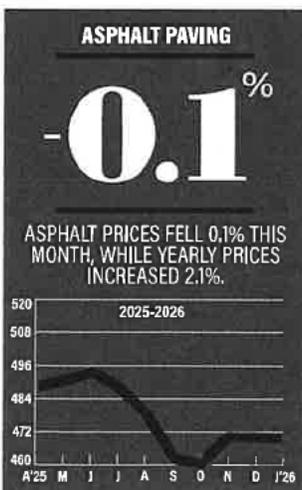
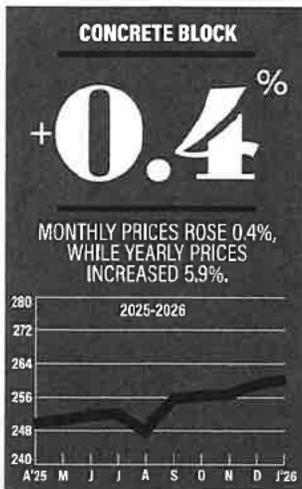
Cement prices were not updated in October after increasing 0.7% in September, according to the Bureau of Labor Statistics' producer price index. Annual escalation for the index sits at 2.2% as of September. ENR's 20-city average monthly price for masonry cement decreased 0.5%, while yearly prices are up 9.3% since January 2025. All types of concrete block experienced both monthly and yearly increases in January, according to ENR's data. Monthly prices for concrete sand fell 0.2%, while yearly prices experienced a 3.7% increase.

**PRODUCER PRICE INDEX
CEMENT**
Monthly Percent Change



SOURCE: BUREAU OF LABOR STATISTICS

ENR's Materials Prices For January 2026



20-CITY AVERAGE

ITEM	UNIT	\$PRICE	%MONTH	%YEAR
ASPHALT PAVING				
PG 58	TON	620.63	-0.1	+2.1
Cutback, MC800	TON	773.89	+0.1	+22.9
Emulsion, RAPID SET	TON	590.41	+0.1	+4.4
Emulsion, SLOW SET	TON	594.18	+0.1	+1.7
PORTLAND CEMENT				
Type one	TON	304.53	+0.7	+11.1
MASONRY CEMENT				
70-lb bag	TON	15.34	-0.5	+9.3
CRUSHED STONE				
Base course	TON	34.87	+0.9	+5.3
Concrete course	TON	38.77	+1.1	-2.2
Asphalt course	TON	36.17	+0.3	-6.2
SAND				
Concrete	TON	37.89	-0.2	+3.7
Masonry	TON	41.51	+0.3	+2.4
READY-MIX CONCRETE				
3,000 psi	CY	183.60	+0.5	-1.2
4,000 psi	CY	200.71	+0.1	+1.7
5,000 psi	CY	223.17	+0.1	+1.5
CONCRETE BLOCK				
Normal weight: 8" x 8" x 16"	C	248.74	+0.4	+5.9
Lightweight: 8" x 8" x 16"	C	245.49	+1.7	+14.4
12" x 8" x 16"	C	379.00	+0.5	+5.1

SOURCE: ENR

CONSTRUCTION ECONOMICS

Asphalt, Cement, Aggregate, Concrete, Block For January 2026

City prices reflect quotes from single sources and can be volatile. They are not meant to be the prevailing price for a city. Data are a mix of list and transaction prices and may include ENR estimates. Do not compare prices between locations. Use city information to analyze national trends.

ITEM	UNIT	ATLANTA	BALTIMORE	BIRMINGHAM	BOSTON	CHICAGO	CINCINNATI	CLEVELAND	DALLAS	DENVER	DETROIT
ASPHALT PAVING											
PG 58	TON	550	-630	725	637.50	---	591	795	---	---	700
CUTBACK, MC800	TON	450	983.93	750	1500	---	---	---	+714	850	795
EMULSION, RAPID SET	TON	843.5	694.62	602.5	750	---	---	---	+550.8	720	360
EMULSION, SLOW SET	TON	807.35	726.24	650.7	891.70	302.23	---	---	+550.8	720	350
PORTLAND CEMENT											
TYPE ONE	TON	380.35	-228	403.62	425.13	+376.17	375	380	378.72	355.7	-287.87
TYPE IL	TON	380.43	189.3	420.64	429.79	---	---	---	480	---	---
MASONRY CEMENT											
70-LB BAG	TON	16.65	14.23	16.48	15	+14.54	17.2	-17.00	+14.28	20.5	+14.75
CRUSHED STONE											
BASE COURSE	TON	50	+47	23	22.5	-25	17	+27.56	+25.75	60	28.5
CONCRETE COURSE	TON	60	50	26	39.29	29.56	15	+28.5	+31.2	43.5	27
ASPHALT COURSE	TON	54	50	23	22.5	44.69	15	+25.6	25.99	43.5	26.66
SAND											
CONCRETE	TON	30.25	49	50	24.5	52.59	18.5	-22.15	45	48	30
MASONRY	TON	36	48	50	32.5	50.84	18.5	+34.75	64.99	48	38
READY-MIX CONCRETE											
3,000 PSI	CY	195	180	185	215	198	156	+185	110	190	184.54
4,000 PSI	CY	205	195	195	219	205	161	275	120	200	190.9
5,000 PSI	CY	215	200	205	227	210	180	325	125	245	199.37
CONCRETE BLOCK											
NORMAL WEIGHT: 8" x 8" x 16"	C	236	234	237	261	192	+270	-249	325	225	209.86
LIGHTWEIGHT: 8" x 8" x 16"	C	240	237	186	240	229	+207.36	+240	370	215	245.69
12" x 8" x 16"	C	365	325	418	421	405	-238.8	+550	490	445	281.52
ITEM											
		KANSAS CITY	LOS ANGELES	MINNEAPOLIS	NEW ORLEANS	NEW YORK	PHILADELPHIA	PITTSBURGH	ST. LOUIS	SAN FRANCISCO	SEATTLE
ASPHALT PAVING											
PG 58	TON	513.75	552	---	659.52	---	---	640	620	525	550
CUTBACK, MC800	TON	1152	564	---	521.1	563.72	552.51	983.93	850	700	452
EMULSION, RAPID SET	TON	924	558	328	455.5	454.66	393.74	694.62	820	475	412
EMULSION, SLOW SET	TON	924	558	312.7	503.98	446.82	391.45	726.24	820	575	438
PORTLAND CEMENT											
TYPE ONE	TON	197.28	452.98	285	292.55	280.64	215.27	-228	240	145	135.55
TYPE IL	TON	194.28	---	---	509.34	252.45	198.63	219.7	240	---	---
MASONRY CEMENT											
70-LB BAG	TON	8.59	7.3	22	23.45	15.81	16.29	-14.23	13	11.61	-12.89
CRUSHED STONE											
BASE COURSE	TON	15.08	48.46	20.58	26.2	58.19	52.68	47	22.22	44	36.67
CONCRETE COURSE	TON	40	59.34	38.71	30.49	38.68	37.17	51	35.35	43	46.67
ASPHALT COURSE	TON	21.45	59.34	38.71	23.65	38.23	21.97	53	40.42	43	46.67
SAND											
CONCRETE	TON	26.5	48.4	26.33	59	36.29	31.21	49	30	45	36.11
MASONRY	TON	30.4	44.37	26.33	97.85	23.34	20.15	48	40	42	36.11
READY-MIX CONCRETE											
3,000 PSI	CY	210	222.47	161	176.64	185.49	+181.01	180	191.9	195	170
4,000 PSI	CY	224.55	228.66	168	177.3	196.76	+190.65	195	232.3	202	188
5,000 PSI	CY	449.55	244.78	175	183.6	212.14	+189.41	200	247.45	208	222
CONCRETE BLOCK											
NORMAL WEIGHT: 8" x 8" x 16"	C	198	213	265	194.6	283.39	270.9	234	190.95	268	418
LIGHTWEIGHT: 8" x 8" x 16"	C	198	150	380	227.4	300.78	241.47	237	221.1	264	280
12" x 8" x 16"	C	385	390	350	295	458.87	349.96	426	351.75	401	233

DUO TO GROWING POPULARITY AND APPROVAL FOR USE BY SEVERAL STATE DOT'S, ENR IS BEGINNING TO TRACK PORTLAND CEMENT TYPE 1L.

+ OR - DENOTES PRICE HAS RISEN OR FALLEN SINCE PREVIOUS REPORT. QUOTES ARE DELIVERED PRICES FOR PORTLAND AND MASONRY CEMENT, CONCRETE BLOCK AND READY-MIX CONCRETE. PRICES FOR CRUSHED STONE AND SAND ARE FOB PLANT, SOME PRICES MAY INCLUDE TAXES OR DISCOUNTS. FURTHER PRODUCT SPECIFICATIONS INCLUDE RAPID-SET EMULSION, CRS2; SLOW-SET EMULSION, CCSIH; BASE COURSE, 1/4" DOWN TO DUST, UNWASHED; CONCRETE COURSE, 1/4" THROUGH #4, WASHED; ASPHALT COURSE, 1/2" THROUGH #4, UNWASHED; CONCRETE SAND, 2NS MEDIUM CLEAN; MASONRY SAND, 2NS FINE CLEAN; CONCRETE BLOCK, 2 CORE. QUANTITIES ARE GENERALLY TRUCKLOADS.

