

RESOLUTION No. 584-24

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 2024 the Engineering News Record Construction Cost Index was 13,515.02 which is an increase of 2.6% from the ENR CCI of 13,175.03 from January 2023, 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 2.6% increase, effective July 1, 2024.

PASSED and ADOPTED by the City Council of the City of Donald at their regular meeting on this 13th day of February 2024 by the vote of 1 ayes and 0 nays.

DATE: February 13, 2024

REDACTED FOR SECURITY
REDACTED FOR SECURITY
PURPOSES

Rick Olmsted, Mayor

ATTEST by City Manager this 13th day of February 2024

REDACTED FOR SECURITY
PURPOSES

Eric Underwood, City Manager

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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	\$802	\$2,123	\$146	\$3,071
1"	1.66	\$1,337	\$3,537	\$244	\$5,118
1.5 "	3.33	\$2,674	\$7,076	\$487	\$10,237
2"	5.33	\$4,278	\$11,322	\$780	\$16,380
3"	11.67	\$8,021	\$21,227	\$1,462	\$30,710
4"	20.00	\$13,369	\$35,378	\$2,437	\$51,184
6"	33.33	\$26,737	\$70,757	\$4,875	\$102,369
8"	53.33	\$42,780	\$113,212	\$7,800	\$163,792

SEWER SDC Fee Schedule					
METER SIZE	EDU FACTOR	REIMBURSEMENT FEE	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
5/8" or 3/4"	1	\$803	\$22,180	\$1,149	\$24,132
1"	1.67	\$1,331	\$36,734	\$1,903	\$39,968
1.5"	3.33	\$2,660	\$73,469	\$3,806	\$79,935
2"	5.33	\$4,257	\$117,550	\$6,090	\$127,897
3"	10.00	\$7,982	\$220,407	\$11,419	\$239,808
4"	16.67	\$13,304	\$367,345	\$19,032	\$399,681
6"	33.33	\$26,607	\$734,690	\$38,065	\$799,362
8"	53.33	\$42,572	\$1,175,503	\$60,904	\$1,278,979

PARK SDC Fee Schedule			
TYPE OF UNIT	IMPROVEMENT FEE per EDU	ADMINISTRATION FEE (5%)	TOTAL SDC FEE per EDU
Single & Multi-Family Residential	\$1,557	\$78	\$1,635

STORMWATER SDC Fee Schedule				
LAND USE	UNITS	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
Residential	EDU	\$832	\$42	\$874/EDU
Commercial/Industrial	KSF*	\$332	\$17	\$349/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	-	-	\$312	\$16	\$328
-	Per ELNDT Reimbursement Fee	-	-	\$20	\$1	\$21
-	Total Fee per ELNDT	-	-	\$332	\$17	\$349
Residential (example only – see ITE table in resolution for more detail)						
210	Single Family, per unit	9.44	100%	\$3,134	\$157	\$3,291
Commercial/Industrial (example only – see ITE table in resolution for more detail)						
110	Light Industrial, per KSF*	4.96	100%	\$1,643	\$82	\$1,725

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

Exhibit A

WATER SDC Fee Schedule for Harvest Gardens					
METER SIZE	EDU FACTOR	REIMBURSEMENT FEE	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
5/8" or 3/4"	1	\$802	\$0	\$0	\$802

SEWER SDC Fee Schedule for Harvest Gardens					
METER SIZE	EDU FACTOR	REIMBURSEMENT FEE	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
5/8" or 3/4"	1	\$803	\$0	\$0	\$803

PARK SDC Fee Schedule for Harvest Gardens			
TYPE OF UNIT	IMPROVEMENT FEE per EDU	ADMINISTRATION FEE (5%)	TOTAL SDC FEE per EDU
Single & Multi-Family Residential	\$1,557	\$78	\$1,635

STORMWATER SDC Fee Schedule for Harvest Gardens				
LAND USE	UNITS	IMPROVEMENT FEE	ADMINISTRATION FEE (5%)	TOTAL SDC FEE
Residential	EDU	\$832	\$42	\$874/EDU
Commercial/Industrial	KSF*	\$332	\$17	\$349/KSF

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

TRANSPORTATION SDC Fee Schedule for Harvest Gardens						
	ITE CATEGORY, UNITS	ELNDT/UNIT	TRIP FACTOR	FEE per ELNDT	ADMIN FEE (5%)	SDC COST
-	Per ELNDT Improvement Fee	-	-	\$312	\$16	\$328
-	Per ELNDT Reimbursement Fee	-	-	\$20	\$1	\$21
-	Total Fee per ELNDT	-	-	\$332	\$17	\$349
Residential (example only – see ITE table in resolution for more detail)						
210	Single Family, per unit	9.44	100%	\$3,134	\$157	\$3,291
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*Units are per 1,000 square feet of gross building area.

Exhibit B
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

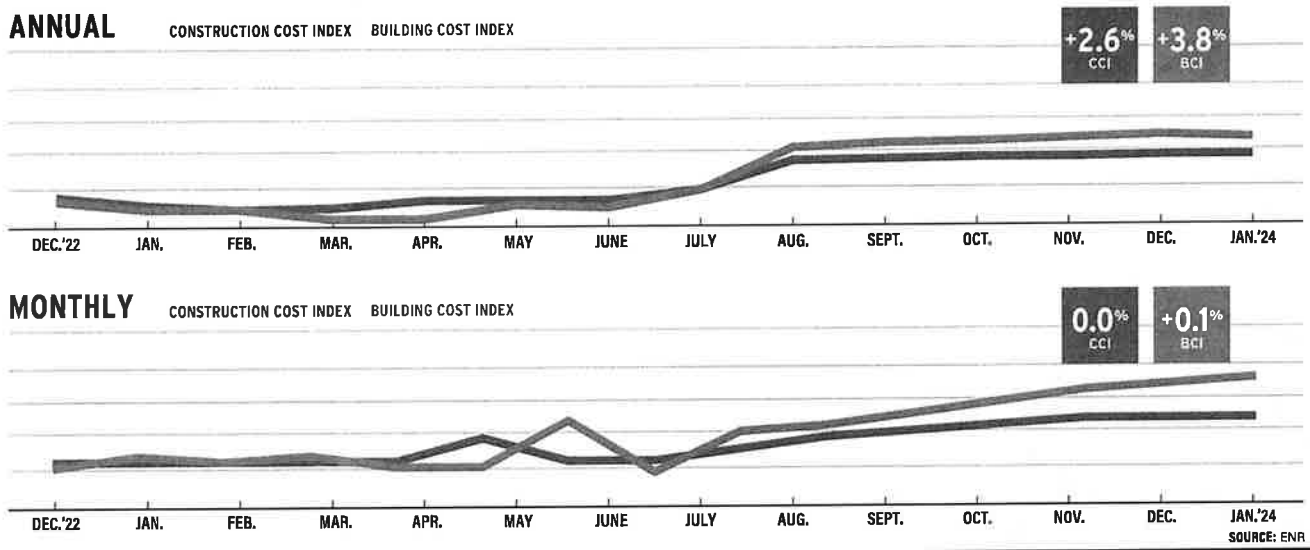
Construction Cost Index		+2.6%		Building Cost Index		+3.8%		Materials Cost Index		0.0%	
ANNUAL INFLATION RATE		JAN. 2024		ANNUAL INFLATION RATE		JAN. 2024		MONTHLY INFLATION RATE		JAN. 2024	
1913=100	INDEX VALUE	MONTH	YEAR	1913=100	INDEX VALUE	MONTH	YEAR	1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	13515.02	0.0%	+2.6%	BUILDING COST	8277.69	+0.1%	+3.8%	MATERIALS COST	6150.97	0.0%	+4.5%
COMMON LABOR	25080.22	0.0%	+1.8%	SKILLED LABOR	11709.40	+0.1%	+3.3%	CEMENT \$/TON	223.03	+5.3%	+23.6%
WAGE \$/HR.	48.30	0.0%	+1.8%	WAGE \$/HR.	64.67	+0.1%	+3.3%	STEEL \$/CWT	100.50	+1.3%	+9.0%
								LUMBER \$/MBF	1030.83	-3.9%	-1.5%

The Construction Cost Index's annual escalation rose 2.6%, while the monthly component held steady.

The Building Cost Index was up 3.8% on an annual basis, while the monthly component rose 0.1%.

The Materials Cost Index held steady this month, while the annual escalation rate increased 4.5%.

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



Cost Index Review

BASE YEAR	CONSTRUCTION		BUILDING		SKILLED WAGES		COMMON WAGES	
	1913	1967	1913	1967	1913	1967	1913	1967
2022 Dec.	13175.00	1226.54	7971.26	1179.89	11320.21	1110.36	24634.46	1188.53
2023 Jan.	13175.03	1226.54	7976.68	1180.69	11331.53	1111.95	24634.46	1188.53
Feb.	13175.93	1226.62	7989.84	1182.64	11365.52	1114.75	24634.46	1188.53
Mar.	13176.30	1226.66	8000.61	1184.24	11399.62	1117.73	24634.46	1188.53
Apr.	13229.57	1231.62	8000.86	1184.27	11445.22	1122.58	24806.90	1196.96
May	13288.27	1237.08	8054.43	1192.20	11662.68	1143.61	25030.16	1207.25
June	13345.00	1242.36	8095.33	1198.25	11674.34	1144.23	25080.22	1209.74
July	13424.98	1249.81	8179.87	1210.77	11686.01	1145.40	25080.22	1209.74
Aug.	13472.56	1254.24	8227.44	1217.81	11686.01	1145.40	25080.22	1209.74
Sept.	13485.67	1255.46	8240.55	1219.75	11686.01	1145.40	25080.22	1209.74
Oct.	13497.97	1256.60	8255.58	1221.97	11697.70	1146.11	25080.22	1209.74
Nov.	13510.57	1257.79	8268.19	1223.84	11697.70	1146.11	25080.22	1209.74
Dec.	13514.76	1258.17	8272.36	1224.46	11697.70	1146.11	25080.22	1209.74
2024 Jan.	13515.02	1258.19	8277.69	1225.25	11709.40	1147.56	25080.22	1209.74

INFLATION

+1.8%

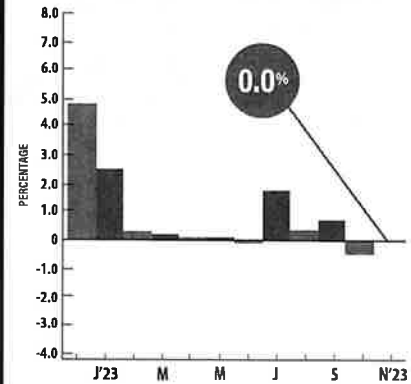
Common Labor Index

ANNUAL ESCALATION FOR COMMON LABOR REACHED 1.8% IN JANUARY WHILE SKILLED LABOR EXPERIENCED A 3.3% ESCALATION OVER THE SAME TIME PERIOD.

Exhibit B
CONSTRUCTION ECONOMICS

Cement prices showed no change in November, following a 0.5% decrease in October, according to the Bureau of Labor Statistics' producer price index. Annual escalation for the index sits at 8.3%, down from 8.7% the previous month. ENR's 20-city average monthly price for masonry cement declined 0.7% in January, while yearly prices increased 4.1%. All types of ready-mix concrete and all types of concrete block experienced both monthly and yearly increases in January. Prices for portland cement rose 2% since December, while yearly prices have increased 23.9%.

**PRODUCER PRICE INDEX
CEMENT**
Monthly Percent Change



SOURCE: BUREAU OF LABOR STATISTICS

ENR's Materials Prices For January 2024



20-CITY AVERAGE

ITEM	UNIT	\$PRICE	%MONTH	%YEAR
ASPHALT PAVING				
PG 58	TON	611.23	0.0	+2.6
Cutback, MC800	TON	466.78	-0.3	+14.1
Emulsion, RAPID SET	TON	400.43	-0.4	+6.7
Emulsion, SLOW SET	TON	435.02	-0.4	+8.4
PORTLAND CEMENT				
Type one	TON	227.60	+2.0	+23.9
MASONRY CEMENT				
70-lb bag	TON	14.58	-0.7	+4.1
CRUSHED STONE				
Base course	TON	25.12	+4.1	+35.8
Concrete course	TON	29.57	+2.0	+56.1
Asphalt course	TON	28.46	-0.1	+44.9
SAND				
Concrete	TON	24.86	-2.1	+30.0
Masonry	TON	25.95	-4.9	+38.0
READY-MIX CONCRETE				
3,000 psi	CY	169.46	+0.2	+19.3
4,000 psi	CY	180.35	+1.0	+18.4
5,000 psi	CY	194.21	+0.7	+6.7
CONCRETE BLOCK				
Normal weight: 8" x 8" x 16"	C	233.26	+0.1	+11.8
Lightweight: 8" x 8" x 16"	C	204.07	-5.5	+11.2
12" x 8" x 16"	C	348.81	+1.3	+21.1

SOURCE: ENR

Exhibit B
CONSTRUCTION ECONOMICS

Asphalt, Cement, Aggregate, Concrete, Block For January 2024

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	615	725	635.70	770	591	795	645	603.12	601
CUTBACK, MC800	TON	450	--	750	422.61	415.46	--	378	519	468.89	388
EMULSION, RAPID SET	TON	373.90	--	602.5	402.00	382.77	--	369	-410	357	355.5
EMULSION, SLOW SET	TON	409.15	--	380.97	419.32	475.48	--	388	-395	824	411
PORTLAND CEMENT											
TYPE ONE	TON	176.50	185.5	157.21	181.15	363.4	382.34	194.46	+290.41	189.31	192
MASONRY CEMENT											
70-LB BAG	TON	14.76	13.27	14.97	-15	13.65	-11.54	11.54	13.5	21.25	15
CRUSHED STONE											
BASE COURSE	TON	45	30	+25	19.5	16.5	14.5	14.5	17	15.80	37
CONCRETE COURSE	TON	+57	32	+27.66	36.25	38.6	15.5	15.5	17.5	17.74	27
ASPHALT COURSE	TON	+50	32	+25	19.5	43	14.5	14.5	-23	19	28
SAND											
CONCRETE	TON	+30.25	42.5	20.55	24	29.28	15	15	18	17.25	16.2
MASONRY	TON	-34	42.5	21.25	37.99	32.5	12.5	12.5	17.1	19.17	17
READY-MIX CONCRETE											
3,000 PSI	CY	210	142.25	131	177	200	157	144	162	165	165.46
4,000 PSI	CY	225	150	139	181	210	160	150	183	165	170.58
5,000 PSI	CY	235	155	147	218.19	172	168	155	203	160	198.57
CONCRETE BLOCK											
NORMAL WEIGHT: 8" x 8" x 16"	C	225	259	228	284	245	157	151	300	350	214
LIGHTWEIGHT: 8" x 8" x 16"	C	205	160	186	127	275	140	139	285	300	253
12" x 8" x 16"	C	350	340	+419	415	325	221	212	+450	550	370

ITEM	UNIT	KANSAS CITY	LOS ANGELES	MINNEAPOLIS	NEW ORLEANS	NEW YORK	PHILADELPHIA	PITTSBURGH	ST. LOUIS	SAN FRANCISCO	SEATTLE
ASPHALT PAVING											
PG 58	TON	598.75	460	605	575	569.58	536.20	594	594	--	550
CUTBACK, MC800	TON	342	470	378	445	514.06	-543.55	377.04	388.5	700	452
EMULSION, RAPID SET	TON	322	465	328	415	458.53	-387.39	314.2	378	475	412
EMULSION, SLOW SET	TON	338	465	312.7	445	447.27	-388.24	314.2	404	575	438
PORTLAND CEMENT											
TYPE ONE	TON	190.21	297.45	+388.33	155	251.6	-197.66	170.2	239.77	150	135.55
MASONRY CEMENT											
70-LB BAG	TON	11.65	6.29	+18.33	-16.99	17.8	-17.09	13.12	16.97	12.97	15.12
CRUSHED STONE											
BASE COURSE	TON	+32	39.2	9.06	16	1714	18.26	38	-34.07	44	19.77
CONCRETE COURSE	TON	+32	48	24	15	35.73	18.57	31.12	22.97	43	36.3
ASPHALT COURSE	TON	-10	48	24	20	24.93	-21.65	31.12	41.71	43	36.3
SAND											
CONCRETE	TON	-26.5	44	28.95	20	25.85	-26.15	16.35	16.4	45	20
MASONRY	TON	-26.5	48.80	28.95	31.67	23.2	19.2	16.2	15.9	42	20
READY-MIX CONCRETE											
3,000 PSI	CY	+206	19710	215.82	134	144.67	147.89	140	177.04	190	170
4,000 PSI	CY	+209	202.58	+263.34	138	164.89	156.92	146	197.85	197	188
5,000 PSI	CY	+212	216.86	+345.84	144	186.57	171.64	155	202.59	203	222
CONCRETE BLOCK											
NORMAL WEIGHT: 8" x 8" x 16"	C	+209	187	300	196	257	278	182.65	173.87	247	196
LIGHTWEIGHT: 8" x 8" x 16"	C	-191	138	-157	225	267	248	162.33	211.05	268	178
12" x 8" x 16"	C	+386	365	400	289	349	338	238.6	330.65	400	228

+ 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, CSS1H; BASE COURSE, 1 1/2" DOWN TO DUST, UNWASHED; CONCRETE COURSE, 1 1/2" THROUGH #4, WASHED; ASPHALT COURSE, 1/2" THROUGH #4, UNWASHED; CONCRETE SAND, 2NS MEDIUM CLEAN; MASONRY SAND, 2NS FINE CLEAN; CONCRETE BLOCK, 2 COBE. QUANTITIES ARE GENERALLY TRUCKLOADS.

