



Sanitary and Stormwater Rules and Standards Update Task Force Meeting #4 - Thursday, January 17, 2019 Meeting Notes

Participants

- Alex Simpson, HHRP
- Cedomir Jesic, Cardno
- Monty Hurley, AKS Engineering
- Josh Wheeler, City of Oregon City
- Justin Poyser, City of Gladstone
- Erich Lais, City of West Linn
- Amy Pepper, City of West Linn
- Sally Curran, City of Happy Valley
- Deana Mulder, Clackamas County
- Marcus Mead, Oak Lodge Water Services
- Jennifer Garbely, City of Milwaukie
- James Adkins, HBA Metro Portland

Staff and Consultant Team

- Don Kemp, WES Development Review Supervisor
- Leah Johanson, WES Senior Civil Engineer
- Ron Wierenga, WES Environmental Services Manager
- Alissa Maxwell, Brown and Caldwell
- Michael Glass, Brown and Caldwell
- Libby Barg Bakke, Barney & Worth, Inc.
- Kimi Sloop, Barney & Worth, Inc.

Agenda Items

Fiscal Policies Background and Definitions: Alissa Maxwell, Brown and Caldwell, gave a summary of the guiding objectives of WES fiscal policies: to provide consistency among the jurisdictions, equity, regional alignment and clear interpretation and application. She identified and defined the fiscal policy categories that are in review with this process.

Collection Sewer Charges: The Task Force discussed whether WES should pursue changes to allow the establishment of reimbursement districts. The group agreed that reimbursement districts seem fairer and that WES should have the option to provide a way to partner with developers for improvements. It was also noted that SDCs are not part of reimbursement districts and that the SDC methodology should ensure that developers aren't paying twice if there is a reimbursement district. The Task Force members discussed which jurisdictions use reimbursement districts and how they are being used.

- **Happy Valley** is implementing its first reimbursement district. The reimbursement district is for a 10-year period, with the ability to renew for another 10 years.
- **Oregon City** provides for reimbursement districts in the code but does not have any currently and has not used it in the recent past.
- **Clackamas County** uses a reimbursement district for transportation improvements. The timeline is 10 years, but that has proven to not be long enough.
- **Oak Lodge Water Services** allows reimbursement districts for water projects only (a holdover from Oak Lodge Water District). It has a five-year timeframe and is not currently used.
- **Milwaukie** implemented their first reimbursement district this year for road and water projects on a developer site. The developer initiated the work and the City reimbursed the developer.

Installment Payments: The Task Force discussed where installment payments are available as an option for SDC and connection sewer charges, and whether WES should change its eligibility requirements. It was mentioned that state law may require cities to have installment programs for SDC fees.

- **West Linn** has various installment payment options for residential and commercial projects. Implementation is challenging because of legal agreements on properties like liens, tracking, etc. Commercial projects are easier to track than residential projects. West Linn collects SDCs for the city, Tri-Cities and South Fork, but they are only allowed to provide an installment payment plan for the city SDCs.
- **Oak Lodge Water Services** also has an installment plan option.
- **Milwaukie** can provide an installment payment plan, but it is not preferred. The installments would be included in the water bill and interest rates are negotiable.
- **Happy Valley** has the option but rarely sees it asked for.

It was noted that the option of installment payments is rarely used because SDCs are a small piece of the cost of development. It was suggested that not requiring the developers to pay at the developer permit stage might be a bigger benefit. It could reduce the cost of the initial construction and not require the development to include the SDCs in the construction loan. The Medford/Roseburg area was given as an example where the developer pays when the house sells, not when the building permit is given.

Sewer EDU Calculation Options: The Task Force discussed the current policy and agreed that there should be a change to the current method used by WES. It was noted by WES that if a change is proposed, a rate study would be the first step. The Task Force members also noted what each jurisdiction uses for the EDU calculations.

- **Oak Lodge Water Services and Milwaukie** use fixture units.
- **West Linn** uses the water meter and building official uses plumbing fixtures.
- **Milwaukie** uses EDU for residential and fixture count for commercial and industrial.
- **Oregon City** uses water meters.
- **Gladstone** uses fixture unit.

Sanitary Pump Stations: The Task Force discussed the concept of allowing for privately constructed, local pump stations for subdivisions. The group suggested that private sanitary pump stations should be allowed when gravity sewer is not possible but concluded there were not many buildable areas where

that issue exists. There was also a suggestion to allow temporary local pump stations, that would be decommissioned when regional sewer lines and pump stations were built to better serve the areas.

Wrap Up: The Task Force was thanked for their time and input. Rule adoptions is planned for mid-2019 and the group will be given the opportunity to review drafts of the updated rules and standards as they are developed. Input will likely be via email rather than additional meetings. SDC review needs to be done at the same time.

The group then provide a list of other topics not discussed in the meetings that WES should considering updating:

- Simplify the stormwater facility planting plans and requirements to provide for ease of maintenance.
- Clarify the standards to provide that if you are bonded, you can record the plat.
- Modify the stormwater quality for mechanical devices regulations to make them more in line with other jurisdictions.

It was mentioned that community briefings will occur after the rules and standards are drafted and reviewed. It was suggested that presentations be made to the Oregon City Business Alliance and Clackamas County Development Liaison Committee in addition to other groups previously identified.

The meeting was adjourned at 1:00 p.m.