



CITY OF SWEET HOME CITY COUNCIL AGENDA

July 28, 2020, 5:30 PM
Sweet Home City Hall, 3225 Main Street
Sweet Home, OR 97386

WIFI Passcode: guestwifi

PLEASE silence all cell phones – Anyone who wishes to speak, please sign in.

Mission Statement

The City of Sweet Home will work to build an economically strong community with an efficient and effective local government that will provide infrastructure and essential services to the citizens we serve. As efficient stewards of the valuable assets available, we will be responsive to the community while planning and preparing for the future.

Meeting Information

The City Council will hold a Work Session at 5:30 p.m. in the City Council Chambers at City Hall, 3225 Main Street. In order to protect residents, staff, and elected officials due to the novel COVID-19 virus, the frequency and length of public meetings, including the City Council, boards and commissions, will be minimized. Non-urgent and non-essential City business with expected public feedback will be postponed whenever possible. Individuals attending public meetings in person will be limited to the first six people, required to maintain appropriate social distancing, (6-ft.) and be free of symptoms related to COVID-19. The City of Sweet Home City Council is streaming the meeting via the Microsoft Teams platform and asks the public to consider this option. To view the City Council meeting live, visit [live.sweethomeor.gov](https://www.sweethomeor.gov). If you don't have access to the internet you can call in to 541-367-5128 and you'll be asked to choose option #1 to be logged in to the call.

This video stream and call in options are allowed under Council Rules, meet the requirements for Oregon public meeting law, and has been approved by the Mayor as Chairperson of the meeting.

Call to Order

Roll Call

Old Business:

New Business:

- a) [Information Only - System Development Charges Update](#)

Adjournment

SDC Update Project City Council Information

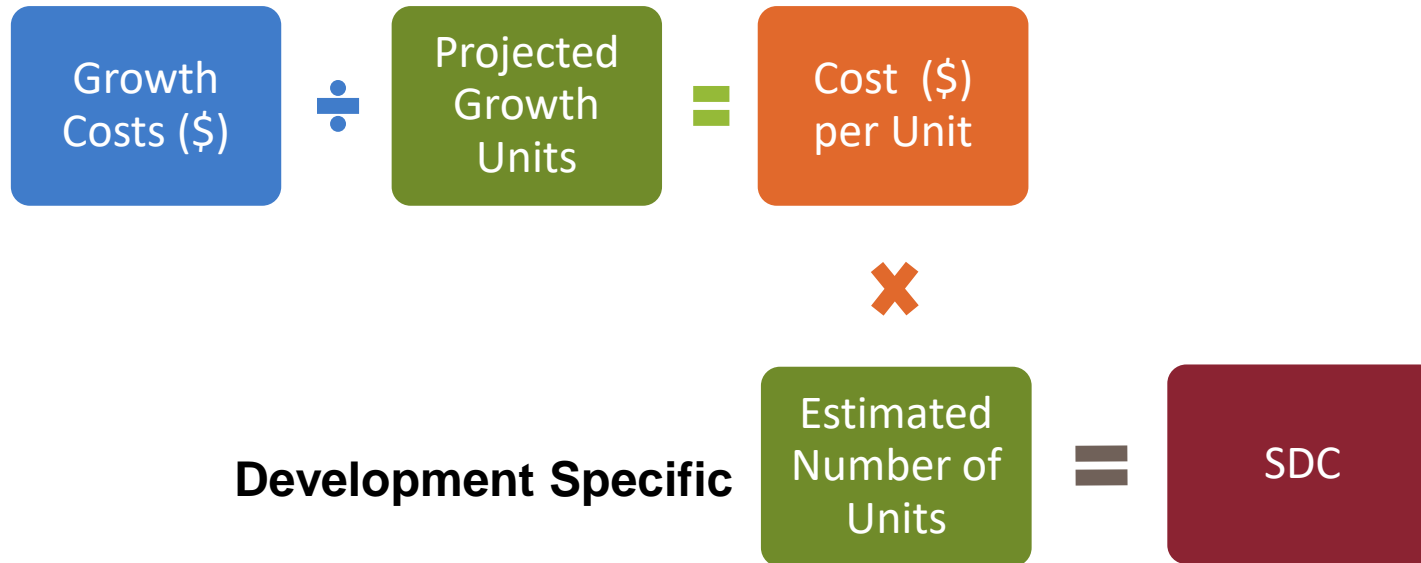
murraysmith



July 22, 2020

Basic Methodology Equation

System Specific (water, wastewater, etc.)



Preliminary SDCs by System

Single-Family Residential Dwelling Unit

SDCs	Current	Updated			Total
		Reimbursement	Improvement	Compliance	
Water	\$1,215	\$3,189	\$1,693	\$66	\$4,948
Wastewater	\$624	\$156	\$5,584	\$66	\$5,806
Stormwater	\$0	\$779	\$468	\$55	\$1,302
Parks	\$0	\$1,407	\$528	\$68	\$2,003
Transportation	\$0	\$0	\$3,879	\$15	\$3,894
Total					\$17,953

Policy Considerations: Methodology

Cost Basis

- Basis for existing system valuation (original cost, **replacement cost**, *replacement cost less depreciation*)
- Planning horizon for future improvements (5, 10, **20 years**)

Assessment Basis

- Parks: **residential only** or include commercial
- Transportation: peak or **average weekday trips**
- Stormwater: credits for on-site detention

*Preliminary calculation basis

Policy Considerations: Ordinance

Exemptions and Discounts

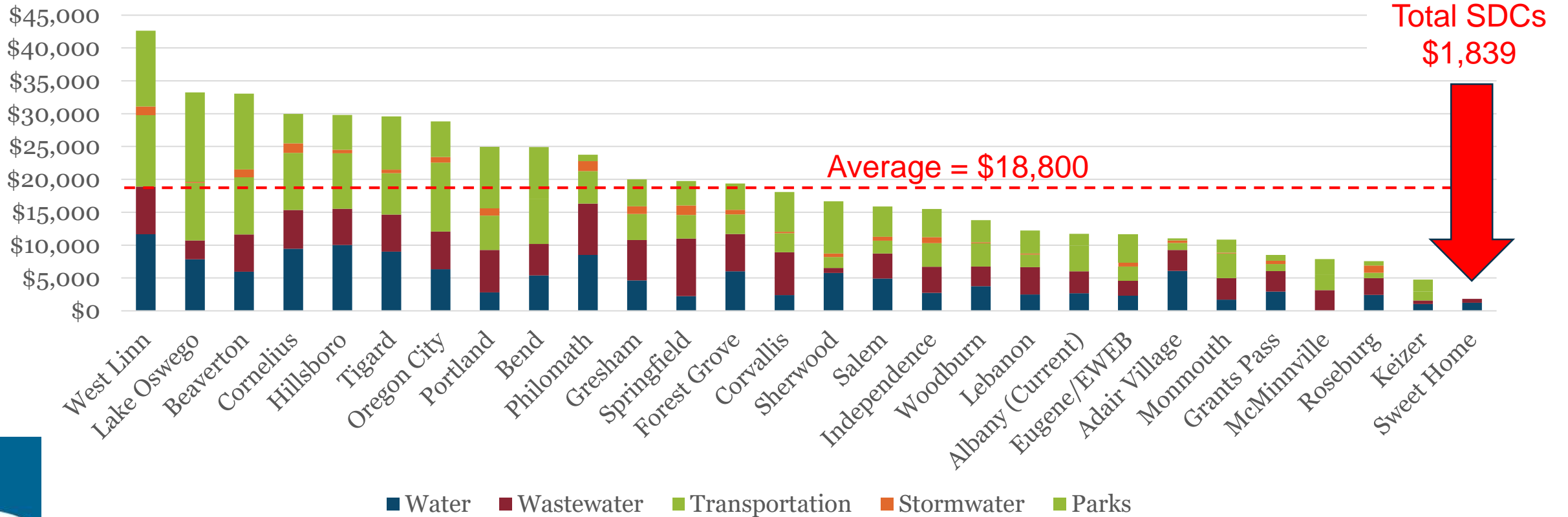
- Affordable housing exemptions (amount, cap, eligibility)
- Fee discounts (phasing in or discounting from maximum allowable)

Developer Credits for Construction of Improvements

- Value of credit (improvement fee vs. total fee)
- Transferability

SDC Fee Levels

2018 ERU All SDC Community Comparison



Policy/Adoption Process

- City Council policy discussion(s)
- Modifications to ordinance
 - Expend authority for new SDCs
- Stakeholder Engagement (e.g., Home Builders Association)
- City Council hearing



Q&A

murraysmith



Thank you!

Preliminary SDC Summary

SDCs	Current	Updated			Total	Notes
		Reimbursement	Improvement	Compliance		
Water	\$1,215	\$3,189	\$1,693	\$66	\$4,948	CIP does not include any projects associated with Mill property development or Quarry Park
Wastewater	\$624	\$156	\$5,584	\$66	\$5,806	CIP is limited to treatment only; no collection associated with Mill property development or Quarry Park
Stormwater	\$0	\$779	\$468	\$55	\$1,302	CIP includes stormwater portion of road projects from transportation project list
Parks	\$0	\$1,407	\$528	\$68	\$2,003	Assumes assessed to residential development only; CIP includes a portion of Quarry Park improvements (trails, fields, structure, and environ & design)
Transportation	\$0	\$0	\$3,879	\$15	\$3,894	CIP excludes road-related stormwater and water/sewer costs; grant funding for Clark Mill and Mountain View Rd Improvements; 50% developer funding assumed for Mill property improvements
Total					\$17,953	

City	SDCs							Median Home Cost (MHC)	SDC to MHC
	effective	Sewer SDC	Water SDC	Trans SDC	Storm SDC	Parks SDC	Total SDC		
Sweet Home	2/25/2005	\$624	\$1,215				\$1,839	\$206,800	0.9%
Albany ¹	7/1/2019	\$3,560	\$2,857	\$4,085		\$1,745	\$12,247	\$275,200	4.5%
Lebanon ²	7/1/2019	\$4,251	\$2,543	\$1,936	\$170	\$3,545	\$12,445	\$220,500	5.6%
Jefferson	7/1/2019	\$3,971	\$4,794		\$105	\$4,262	\$13,132	\$243,300	5.4%
Millersburg	7/1/2020	\$4,655	\$3,293	\$6,381	\$660	\$1,200	\$16,189	\$384,700	4.2%
Salem	7/1/2019	\$3,975	\$5,064	\$2,873	\$613	\$4,438	\$16,963	\$282,600	6.0%
Corvallis	4/1/2020	\$4,968	\$1,980	\$3,025	\$247	\$6,804	\$17,024	\$378,300	4.5%
Sweet Home	Preliminary	\$5,806	\$4,948	\$3,894	\$1,302	\$2,003	\$17,953	\$206,800	8.7%
Philomath	1/1/2019						\$26,172	\$311,200	8.4%

¹ City chose to implement less than 100% of the maximum allowable SDCs.

² City currently updating transportation SDCs.

City of Sweet Home Wastewater SDC Analysis

SDC Project List

Project Description	Total Cost	SDC-Eligible %	SDC-Eligible \$
Treatment			
Solids			
Sludge handling building	\$889,380	12%	\$103,729
RAS/WAS building	\$2,320,440	12%	\$270,634
Aerobic Digester (new secondary digester)	\$775,920	12%	\$90,496
NEW Sludge Thickening	\$808,860	12%	\$94,338
NEW Dewatering equipment	\$1,194,990	12%	\$139,372
NEW Anaerobic Digester	\$1,152,900	12%	\$134,463
NEW Dewatered Sludge Storage Bulding	\$4,311,480	12%	\$502,851
Liquids			
Influent Pump Station	\$1,866,600	46%	\$861,137
NEW Headworks	\$2,658,990	24%	\$633,134
NEW Primary Clarifier	\$1,571,970	46%	\$725,212
NEW Secondary Clarifier #4	\$2,206,980	58%	\$1,277,700
Aeration Basin	\$3,435,585	55%	\$1,878,485
NEW Tertiary Filters	\$1,626,870	24%	\$387,375
NEW UV System (replacing chlorine disinfection)	\$1,169,370	24%	\$278,440
NEW Utility Water	\$296,460	24%	\$70,590
			\$0
Subtotal	\$26,286,795		\$7,447,957
	\$26,286,795	28%	\$7,447,957

City of Sweet Home Water SDC Analysis

SDC Project List

Project Description	Cost	SDC-Eligible	
		%	\$
Storage			
Additional reservoir at WTP (0.75 mg) ¹	\$2,800,000	39%	\$1,078,936
Subtotal	\$2,800,000		\$1,078,936
Distribution			
Northern Transmission Main (Phase 1)	\$780,000	100%	\$780,000
Northern Transmission Main (Phase 2)	\$1,650,000	24%	\$391,959
Subtotal	\$2,430,000		\$1,171,959
	\$5,230,000	43%	\$2,250,895

City of Sweet Home Stormwater SDC Analysis
SDC Project List

Project Description	Year	Total Cost ¹	Capacity Portion	Other Funding (City) ¹	Grant Funding ²	Developer Funding	Net Capacity Portion	SDC-Eligible	
								%	\$
Road Related Infrastructure									
Harding St	2026	\$80,000	\$80,000				\$80,000	100%	\$80,000
11th Ave & Redwood	+5	\$40,000	\$40,000				\$40,000	100%	\$40,000
46th Ave from Airport Lane to Main St, and Airport Lane from 46th to 47th	+5	\$70,000	\$70,000				\$70,000	100%	\$70,000
Clark Mill Rd from Main St to Zerkova St	+5	\$160,000	\$160,000		\$128,000		\$32,000	100%	\$32,000
Mountain View Rd from Ames Creek Rd to Long St	+5	\$60,000	\$60,000		\$48,000		\$12,000	100%	\$12,000
Long St from 35th Ave to 43rd Ave	+5	\$50,000	\$50,000				\$50,000	100%	\$50,000
44th Ave from Main St to Airport Rd	+5	\$70,000	\$70,000				\$70,000	100%	\$70,000
Tamarack St from 12th Ave to 18th Ave	+5	\$70,000	\$70,000				\$70,000	100%	\$70,000
43rd Ave from Main St to Osage St	+5	\$0	\$0				\$0	100%	\$0
18th Ave from Mountain View Rd to bus barn	+5	\$30,000	\$30,000				\$30,000	100%	\$30,000
18th Ave from Main St to Tamarack (one side) and from Tamarack to Yucca (both sides)	+5	\$25,000	\$25,000				\$25,000	100%	\$25,000
Hwy 228 from Oak Terrace to Long St	+5	\$0	\$0				\$0	100%	\$0
24th Ave from Main St to railroad	+5	\$0	\$0				\$0	100%	\$0
Main St to Quarry Park, and 18th Ave to Clark Mill Rd; includes new sidewalk on Yucca, Ulex, Tamarack. New streets 24th Ave, Mill Pond Dr, etc.	+5	\$525,000	\$525,000			\$262,500	\$262,500	100%	\$262,500
									\$0
Subtotal		\$1,180,000	\$1,180,000	\$0	\$176,000	\$262,500	\$741,500		\$741,500
Other									
Stormwater Master Plan Update		\$100,000							\$0
Subtotal		\$100,000							\$0
		\$1,280,000						58%	\$741,500

City of Sweet Home Parks SDC Analysis
SDC Project List

	Fiscal Year	Total Cost	Other Funding	Net Cost	Future Growth %	\$
Name						
Ashbrook						
Design and construct curb & sidewalk and pave parking lane on Juniper St	2022-23	\$20,000		\$20,000	23.8%	\$4,762
Subtotal		\$20,000	\$0	\$20,000		\$4,762
Clover Memorial						
Design & construct play structure, gardens, trees and creek plants, drainage, trash cans, pet stations, BBQ, picnic tables and benches. Remove portion of Fountain Hill to improve visibility	5 +	\$50,000		\$50,000	23.8%	\$11,906
Subtotal		\$50,000	\$0	\$50,000		\$11,906
Hobart Natural Area						
Design & construct parking area primary loop. Add signage, trash cans, pet stations, BBQ, picnic tables and benches	5 +	\$60,000		\$60,000	23.8%	\$14,287
Design & construct approach roadway from 35th Ave. Add gardens, trees and creek plants	5 +	\$20,000		\$20,000	23.8%	\$4,762
Design & construct parking area secondary loop and parking area off Foothills Dr	2023-24	\$25,000		\$25,000	23.8%	\$5,953
Subtotal		\$105,000	\$0	\$105,000		\$25,002
Northside						
Design & construct playground and river access trail. Install ramp/stairs/railing, signage, tables, benches, pet stations, trash cans, BBQ, gardens, trees and creek plants	2023-2025	\$55,000		\$55,000	23.8%	\$13,096
Subtotal		\$55,000	\$0	\$55,000		\$13,096
Sankey						
Construct plaza, paths, lighting, playground improvements, bike racks, tables, benches	2020-21	\$440,000	\$278,200	\$161,800	23.8%	\$104,769
Construct bathroom, tables & benches	2021-2023	\$40,000		\$40,000	23.8%	\$9,524
Design & construct path connection to 16th Ave & Fir St.	2022-23	\$60,000		\$60,000	23.8%	\$14,287
Design & construct pedestrian bridge or route from Sankey Park to the Jim Riggs Community Center	2023-24	\$200,000		\$200,000	23.8%	\$47,622
Subtotal		\$740,000	\$278,200	\$461,800		\$176,202
Strawbery Hills						
Design & construct loop trail Phase 2 and either pavilion or second play structure	2022-23	\$65,000		\$65,000	23.8%	\$15,477
Design & construct parking lot, loop trail and restroom; upgrade irrigation system; add garden space, trees and creek plants	2020-21	\$159,000		\$159,000	23.8%	\$37,860
Subtotal		\$224,000	\$0	\$224,000		\$53,337
Quarry Park						
Trails		\$332,111		\$332,111	23.8%	\$79,079
Pavillions/Structures		\$560,000		\$560,000	23.8%	\$133,342
Activity Fields		\$241,037		\$241,037	23.8%	\$57,394
Environmental & Design		\$220,000		\$220,000	23.8%	\$52,384
Subtotal		\$1,353,148	\$0	\$1,353,148		\$322,199
Total		\$2,547,148	\$278,200	\$2,268,948		\$606,503

Transportation SDC Project List

Title	Street	Description	Centerline Length (ft)	Sidewalk Total Length (ft)	Bike Lane Total Length (ft)	Year	Total Cost	Capacity Portion	Other Funding (City) ¹	Grant Funding ²	Developer Funding ³	Net Capacity Portion	% Growth Share	SDC Cost
Street Improvements	Harding St	Full street overlay and half street improvement on south side of Harding Street including sidewalk, curb, gutter, and catch basins.	1,060	1,060		2026	\$450,000	\$140,000	\$80,000	\$0		\$60,000	100%	\$60,000
Street Improvements	11th Ave & Redwood	Identify & install road drainage, connect sidewalk from Northside Park to 12th Ave, and pave street in poor condition.	2,150	2,150		+5	\$300,000	\$160,000	\$40,000	\$0		\$120,000	100%	\$120,000
Growth Sidewalk	46th Ave from Airport Lane to Main St, and Airport Lane from 46th to 47th	Sidewalk on both sides of local street	1,240	2,480		+5	\$300,000	\$82,000	\$70,000	\$0		\$12,000	100%	\$12,000
Growth Sidewalk	Clark Mill Rd from Long St to Main St	Sidewalk and bike lane on both sides of collector street				+5								
Growth Sidewalk	Clark Mill Rd from Main St to Zelkova St	Sidewalk and bike lane on both sides of collector street	3,100	6,200	6,200	+5	\$2,300,000	\$2,300,000	\$32,000	\$1,840,000		\$428,000	77%	\$327,879
Growth Sidewalk	Mountain View Rd from Ames Creek Rd to Long St	Sidewalk on both sides of collector street	3,000	6,000		+5	\$1,800,000	\$1,800,000	\$12,000	\$1,440,000		\$348,000	100%	\$348,000
Growth Sidewalk	Long St from 35th Ave to 43rd Ave	Sidewalk on both sides of arterial street	4,000	8,000		+5	\$500,000	\$500,000	\$50,000	\$0		\$450,000	100%	\$450,000
Growth Sidewalk	44th Ave from Main St to Airport Rd	Sidewalk on both sides of local street	1,400	2,800		+5	\$400,000	\$400,000	\$70,000	\$0		\$330,000	100%	\$330,000
Growth Sidewalk	Tamarack St from 12th Ave to 18th Ave	Sidewalk on both sides of local street	1,900	3,800		+5	\$1,400,000	\$1,400,000	\$70,000	\$0		\$1,330,000	100%	\$1,330,000
Growth Sidewalk	43rd Ave from Main St to Osage St	Sidewalk on both sides of local street	700	1,400		+5	\$350,000	\$350,000		\$0		\$350,000	100%	\$350,000
Growth Sidewalk	18th Ave from Mountain View Rd to bus barn	Sidewalk infill on both sides of collector street (mostly east side, a little on west side too)	1,800	3,600		+5	\$60,000	\$60,000	\$30,000	\$0		\$30,000	100%	\$30,000
Growth Sidewalk	18th Ave from Main St to Tamarack (one side) and from Tamarack to Yucca (both sides)	Sidewalk on both sides of collector/local street	2,800	5,600		+5	\$320,000	\$320,000	\$25,000	\$0		\$295,000	100%	\$295,000
Growth Sidewalk	Hwy 228 from Oak Terrace to Long St	Sidewalk on one side of arterial street	940	1,880		+5	\$130,000	\$130,000		\$0		\$130,000	100%	\$130,000
Growth Street	24th Ave from Main St to railroad	Widen street (add a lane)				+5	\$1,100,000	\$1,100,000				\$1,100,000	100%	\$1,100,000
Growth Street	Main St to Quarry Park, and 18th Ave to Clark Mill Rd; includes new sidewalk on Yucca, Ulex, Tamarack. New streets 24th Ave, Mill Pond Dr, etc.	New street development for mill property development	7,780	15,560		+5	\$7,500,000	\$7,500,000	\$862,500		\$3,750,000	\$2,887,500	100%	\$2,887,500
Total			28,660	57,320	6,200		\$17,210,000	\$16,542,000	\$1,341,500	\$3,280,000	\$3,750,000	\$7,870,500		\$7,770,379