

Heceta Water People's Utility District Resolution 2022-05

A RESOLUTION ESTABLISHING A METHODOLOGY TO ANNUALLY ADJUST SYSTEM DEVELOPMENT CHARGES FOR INFLATION

WHEREAS, Heceta Water People's Utility District (PUD) is an Oregon special district formed under ORS Chapter 198 and existing and exercising legal authority under ORS Chapter 261; and,

WHEREAS, the PUD is governed by an elected board of Directors; and the Board of Directors want to maintain fiscal responsibility in repairing and preplacing aging infrastructure; and

WHEREAS, 223.297 ORS 223.297 to 223.314 provides a uniform framework for the imposition of system development charges by local governments, to provide equitable funding for orderly growth and development in Oregon's communities; and,

WHEREAS, ORS 223.304(8)(b) authorizes changes in the amount of a reimbursement fee or an improvement fee is not without imposing the procedural requirements applicable to a "modification" of the SDC methodology if the change in the amount is based on the periodic application of one or more specific cost indexes or other periodic data sources and incorporated as part of the established methodology or identified and adopted in a separate ordinance, resolution, or order; and,

WHEREAS, the Board of Directors has determined the most appropriate cost index for use in annually adjusting water SDCs is the Engineering News Record's (ENR) 20 city average Construction Cost Index (CCI); where the CCI is defined by ENR as:

200 hours of common labor at the 20-city average of common labor rates, plus 25 cwt of standard structural steel shapes at the mill price prior to 1996 and the fabricated 20-city price from 1996, plus 1.128 tons of Portland cement at the 20-city price, plus 1,088 board ft. of 2 x 4 lumber at the 20-city price.

WHEREAS, it is the desire and resolve of the Board of Directors to keep its schedule of SDCs current, consistent, and adequate to support the funding of critical municipal infrastructure improvements; and,

WHEREAS, the Board of Directors has determined the cost indexing methodology hereinafter specified and established is just, reasonable, and necessary.

THEREFORE, IT IS RESOLVED: the Board of Directors hereby adopts effective August 1, 2022.

Section 1: The methodology established via Resolution 2021-02 remains adopted and in effect unchanged.

Section 2: Policy. The Board of Directors hereby establishes a policy of reviewing its water SDCs every five years.

Section 3: Between the review dates, the PUD shall apply a cost adjustment index to adjust the SDCs annually to reflect changes in costs for land, materials, labor, and construction. The specific cost index to be used, and how the index is to be applied is as follows:

1. Notwithstanding any other provision, the dollar amounts of the SDC set forth in the SDC methodology report(s) shall on July 1st of each year be adjusted to account for changes in the costs of acquiring and constructing facilities. The adjustment factor shall be based on:
 - a. The annual change in construction costs according to the ENR 20 City Average CCI published in the ENR in December of each year.
 - b. The SDCs adjustment factor shall be used to adjust the SDCs, unless they are otherwise adjusted by the PUD based on a change in the costs of materials, labor, or real property; or adoption of an updated methodology.

ADOPTED by the Board of Directors this 19th day of July, 2022 and signed by the President and Vice President of the Board of Directors in authentication of its passage.



Wendy Rohner, President, Board of Directors



Debby Todd, Vice President, Board of Directors

**Rates and Fees
of
Heceta Water People's Utility District
Adopted July 19, 2022
Effective August 1, 2022**

The following rates and fees are set by the Board of Directors, and may be revised from time to time.

New Meter:

Meter (5/8 x 3/4)*	\$ 610.00
System Development Charge	2,785.48
	\$ 3,395.48

Water Service Rates:

Includes monthly base rate plus a per gallon usage rate

***Fee for larger meter available upon request; includes other related equipment**

Fees:

Service Turn-on Fee	23.10
Delinquent Fee	28.88
Late Charge Fee	5.78
After Hours Service Charge	34.65
Duplicate Billing per cycle	1.16
Backflow Test - In District	40.43
No Show Fee	34.65

Monthly Base Rates:

Inside District

101	Res/Comm - 5/8"	32.92
103	Res/Comm - 1"	57.46
105	Res/Comm - 2"	182.49
107	Res/Comm - 3"	390.14
109	Res/Comm - 4"	597.42

Outside District

102	Res/Comm - 5/8"	49.38
104	Res/Comm - 1"	85.93
106	Res/Comm - 2"	274.02
108	Res/Comm - 3"	585.20
110	Res/Comm - 4"	857.01

Bulk Rates:

Per 1,000 Gallons	Tiered
Up to 4,000 Gallons	2.89
4,001 to 8,000 Gallons	3.47
8,001 to 20,000 Gallons	4.33
Over 20,000 Gallons	5.49
Per Day Service Charge	11.55

Usage Rates:

Per 1,000 Gallons	Tiered
Up to 4,000 Gallons	2.89
4,001 to 8,000 Gallons	3.47
8,001 to 20,000 Gallons	4.33
Over 20,000 Gallons	5.49

Rates do not include a 5% Franchise Fee for City of Florence Residence

Billing:

Billing shall be on a monthly basis and payment is due by the 25th of the month for the previous period. Non-payment will be cause for termination of water service. If a meter fails to register the amount of water used for any period, the charge for that period will be calculated based on the average quantity of water used in the previous billing period. Any water user may request a meter check if the water usage records appear unreasonable. If the readings appear unreasonable to the General Manager, the General Manger will assist in determining the cause of the reading.

