

# Public Works Fee Adjustments

Council Work Session

5-23-2022

# Public Works Fee Adjustments

- Inflationary increase 12%
- Based on the April '21 to April '22 Engineering News Record Construction Cost Index for the Northwest (Seattle) ENR CCI
  - Why do we use the ENR CCI for Seattle?
    - It measures the change in the cost of materials and labor for the Northwest
    - It does not measure the cost of construction for Seattle
- Two categories of fees.
  - Utility Connection Charges & Post-Construction Stormwater Quality fees
  - System Development Charges

## Connection Charges and PCSWQ - Inflationary Adjustments<sup>1</sup>

Connection Fees/PCSWQ Fee	Current Fees	Inflationary Adjusted Fees <sup>2</sup>
Water: Single Family Residential		
With Water Service	<b>\$65</b> (\$65.15) /ft of frontage	<b>\$73</b> (\$72.97) /ft of frontage
Without Water Service	<b>\$49</b> (\$65.15) /ft of frontage	<b>\$55</b> (\$55.35) /ft of frontage
Water: All other zones		
With Water Service	<b>\$83</b> (\$83.12) /ft of frontage	<b>\$93</b> (\$93.10) /ft of frontage
Without Water Service	<b>\$74</b> (\$74.14) /ft of frontage	<b>\$83</b> (\$83.03) /ft of frontage
Wastewater		
Property without Service Lateral	<b>\$71</b> (\$70.76) /ft of frontage	<b>\$79</b> (\$79.25) /ft of frontage
Property with Service Lateral	<b>\$85</b> (\$85.37) /ft of frontage	<b>\$96</b> (\$95.62) /ft of frontage
Transportation/Street	<b>\$165</b> (\$165.12) /ft of frontage	<b>\$185</b> (\$184.94) /ft of frontage
Storm Drainage	<b>\$91</b> (\$90.99) /ft of frontage	<b>\$102</b> (\$101.90) /ft of frontage
PCSWQ: Off-Site	<b>\$57</b> (\$57.33) /sf	<b>\$64</b> (\$64.21) /sf
PCSWQ: Transfer of Landscape Responsibility to City – First 1000 sf	<b>\$19</b> (\$19.11) /ft	<b>\$21</b> (\$21.41) /ft
PCSWQ: Transfer of Landscape Responsibility to City – Additional sf	<b>\$13</b> (\$12.73) /ft	<b>\$14</b> (\$14.26) /ft

<sup>1</sup> The numbers in parentheses are the calculated number. The bold numbers are the actual fees charged.

<sup>2</sup> Inflation increase of 12%

PCSWQ = Post-Construction Stormwater Quality

## SDC Inflationary and Phased Adjustment Summary<sup>1</sup>

SDC's	Current	Inflationary Adjusted <sup>2</sup>	Inflationary and Phased Adjustment <sup>3</sup>
Water SDC (SFR ¾" meter)	<b>\$3,207</b> (\$3,206.52)	<b>\$3,591</b> (\$3,591.30)	<b>\$3,801</b> (\$3,800.75)
Wastewater SDC (SFR)	<b>\$4,255</b> (\$4,254.71)	<b>\$4,765</b> (\$4,765.27)	<b>\$5,055</b> (\$5,054.68)
Transportation SDC (SFR)	<b>\$4,402</b> (\$4,401.71)	<b>\$4,928</b> (\$4,927.72)	N/A

SRF = Single Family Residential

<sup>1</sup>The numbers in parentheses are the calculated fees. The bold numbers are the actual fees charged.

<sup>2</sup> Inflationary increase is 12%.

<sup>3</sup> Water and Wastewater SDC shows 3<sup>rd</sup> phase in step.

## SDC Community Comparison

City	Total SDC	Median Home Value <sup>1</sup> (MHC)	Percentage SDC to MHC
Philomath	\$28,048	\$456,000	6.15%
Corvallis	\$19,931	\$502,000	3.97%
Millersburg	\$18,618	\$572,000	3.25%
Salem	\$17,794	\$424,000	4.20%
Lebanon	\$15,681	\$387,000	4.05%
Albany – Inflation & Phased Adjustment	<b>\$15,504</b>	<b>\$413,000</b>	<b>3.75%</b>
Albany – Inflation Adjusted Only	<b>\$15,004</b>	<b>\$413,000</b>	<b>3.63%</b>
Albany – Current Fees	<b>\$13,584</b>	<b>\$413,000</b>	<b>3.30%</b>
Sweet Home	\$1,839	\$348,000	0.53%

<sup>1</sup> March 2021 median home values as listed at <https://www.zillow.com/city-or/home-values/>

Water  
Missed SDC Revenue

	FY 2019	FY 2020	FY 2021	Totals
Current SDC - Revenue w/Phase-in	\$496,018	\$578,108	\$490,152	\$1,564,278
Max Allowable SDC - Revenue w/no Phase-in	\$590,262	\$687,949	\$559,754	\$1,837,965
Missed SDC Revenue	\$94,244	\$109,841	\$69,602	\$273,687

# Wastewater

## Missed SDC Revenue

	FY 2019	FY 2020	FY 2021	Totals
Current Reduced SDC - Revenue w/Phase-in	\$1,304,854	\$1,062,310	\$738,091	\$3,105,255
Reduced SDC - Revenue w/ no Phase-in	\$1,578,873	\$1,285,395	\$848,805	\$3,713,073
Max. Allowable SDC - Revenue w/ no Phase-in	\$1,962,733	\$1,597,892	\$1,086,532	\$4,647,157
	\$274,100	\$223,000	\$110,700	\$607,800
Missed SDC Revenue	\$657,900	\$535,600	\$348,400	\$1,541,900

## Potential SDC Inflationary and Phased Adjustment Summary<sup>1</sup>

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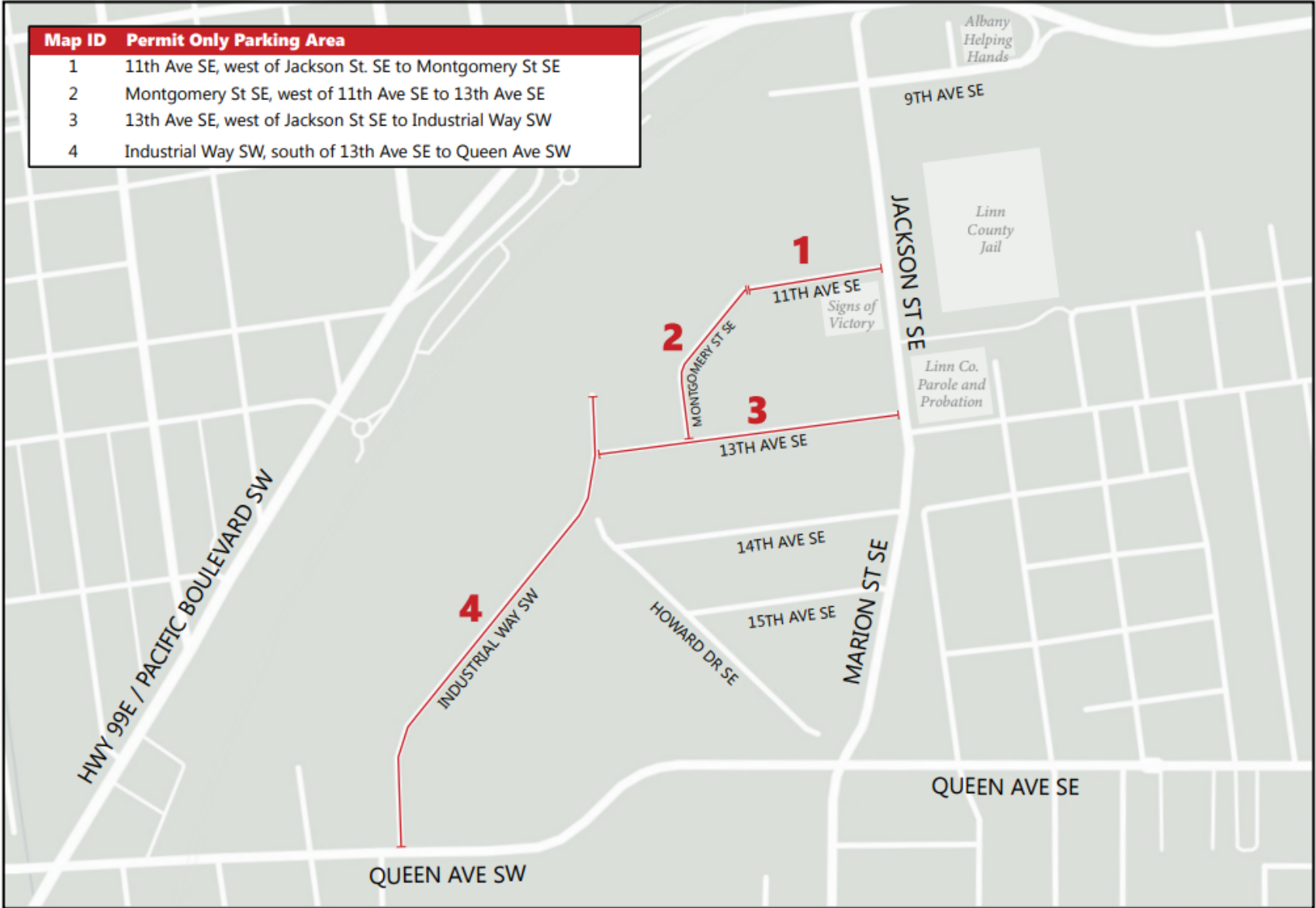




Central Albany Parking Area  
(Expansion)

Current Area

Map ID	Permit Only Parking Area
1	11th Ave SE, west of Jackson St. SE to Montgomery St SE
2	Montgomery St SE, west of 11th Ave SE to 13th Ave SE
3	13th Ave SE, west of Jackson St SE to Industrial Way SW
4	Industrial Way SW, south of 13th Ave SE to Queen Ave SW



0 250 500 1,000 Feet

Date: 03/05/2020

### Permit Only Parking Areas

Central Albany

# Current Area

- Supported by all businesses in area including Signs of Victory (now 2<sup>nd</sup> Chance Shelter).
- Total area of the zone is 4,149 feet of public street.
- 857 calls for service between August 11, 2019, and March 11, 2020.
- 475 calls for service between March 11, 2020, and October 11, 2020.
- Showing a 55.4% reduction in calls for service to the area.
- From May 3, 2021, through May 3, 2022, area accounted for 537 calls for service; showing that the positive impacts to the area have continued.

Proposed  
Addition



# Proposed Area

- Supported by all businesses in the area including Helping Hands.
- Aid in reducing crimes committed against surrounding people and properties.
- Help reduce access to drugs for those currently living at Helping Hands; therefore, helping them stay housed.
- Will help provide more parking for individuals choosing to engage with the shelter.
- Total area of the proposed zone is approximately 1,000 feet of public street.
- 278 calls for service between May 3, 2021, through May 3, 2022.