

CITY COUNCIL STUDY SESSION
DRAFT MINUTES

Monday, May 3, 2021

Held Electronically

View on Channel 9 or Channels 180 and 181 (for Charter Communications customers)
or live stream via rvtv.sou.edu select RVTV Prime.

Councilor President Graham called the meeting to order 5:30 p.m.

Councilors' Seffinger, Jensen, Moran, Hyatt and DuQuenne were present. Mayor Akins was absent.

1. 2021 Water Supply Update and Drought Management Plan

City Manager Pro Tem introduced Public Works Director Scott Fleury and gave a brief Staff Report.

Fleury introduced Deb Galardi from the Galardi Rothstein Group.

Galardi presented Council with a PowerPoint Presentation (*see attached*). Item discussed were:

- SDC Background.
- SDC Program.
- Update process
 - One-time charge.
 - SDC's & Infrastructure Funding.
 - Rates.
 - Planning & Paying for Growth.
- SDC Program Elements.
- Project List/Methodology/Schedule.
- Future Improvements.
- Basis for changing.
- SDC design factors.
- SDC Schedule for Residential.
- SDC Schedule for Commercial.
- SDC Policy & Procedure.
- Balancing Objectives.
- SDC Updating.
- Current Updating Process.

2. Presentation on the Water and Storm Drain System Development Charges Project

Hanks gave a brief Staff Report.

Fleury presented Council with a Water Supply Update (*see attached*).

Items discussed were:

- Water Supply Sources.
- TID
- TAP
- Current Water Supply.
- Water Supply Strategy.
- Water Curtailment.

Council discussed water bills.

Council discussed water storage.

The Study Session was adjourned at 7:10 PM.

Respectfully submitted by:

City Recorder Melissa Huhtala

Attest:

Mayor Akins

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at (541) 488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title I).



SYSTEM DEVELOPMENT CHARGES

CITY COUNCIL MEETING
MAY 3, 2021



Galardi Rothstein Group

DISCUSSION ITEMS

- Background
- SDC Program
 - Elements
 - SDC Design
 - Updating Requirements
- Current Update

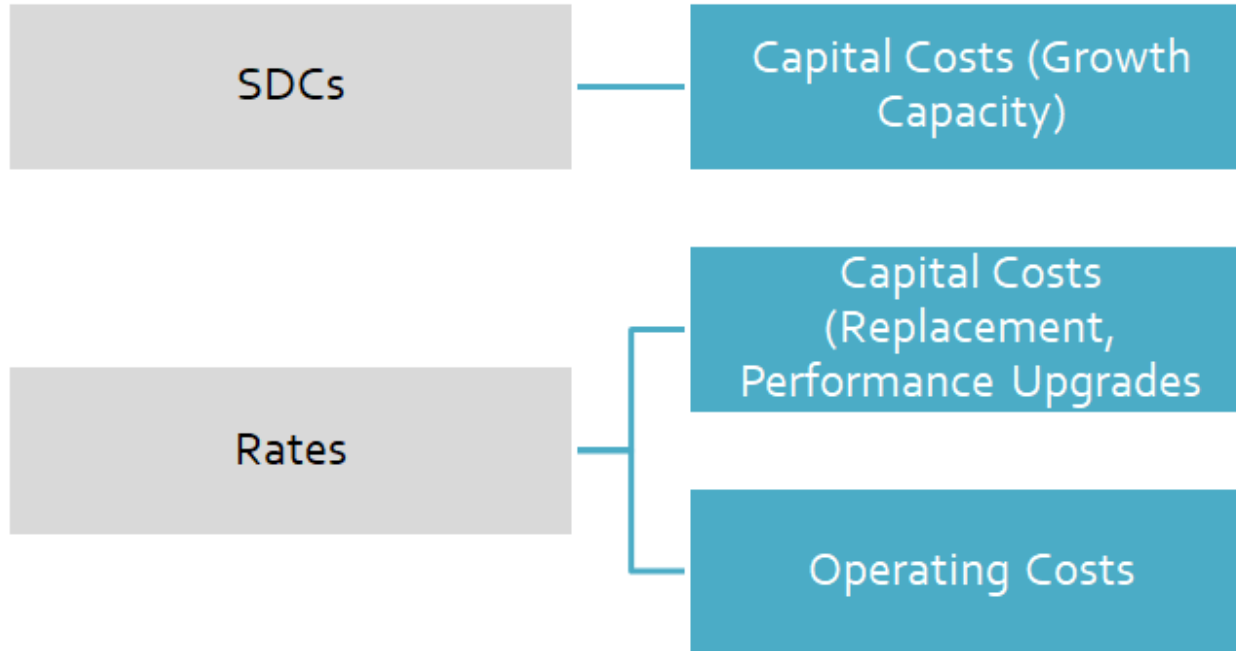


BACKGROUND

SYSTEM DEVELOPMENT CHARGES

- One-time charge:
 - At time of connection to water system
 - When building permit is issued
- Oregon Revised Statutes 223.297-223.314
 - Determination of System Development Charges (SDCs)
 - Authorized expenditures
 - Adoption procedures
 - Developer credits
 - Administrative requirements

SDCS & INFRASTRUCTURE FUNDING



PLANNING FOR GROWTH

- Master Plans
 - Existing system facility capacity
 - Projections of growth
 - System capital improvements



CITY OF ASHLAND
WATER MASTER PLAN UPDATE

TAP TALENT ASHLAND-PRIDEMEX
WATER MASTER PLAN

PREPARED BY RH2 ENGINEERING, INC.
WITH ASSISTANCE FROM
HANSFORD ECONOMIC CONSULTING
SUMMER 2020

PREPARED BY RH2 ENGINEERING, INC.
WITH ASSISTANCE FROM
HANSFORD ECONOMIC CONSULTING
SUMMER 2020

RH2 CITY OF ASHLAND CITY OF PHOENIX

KJ Kennedy Jenks

421 SW 6th Avenue, Suite 1000
Portland, Oregon 97204
503-423-4000

In Coordination with:
Barney & Worth, Inc.
FCS Group

**Stormwater and Drainage
Master Plan**

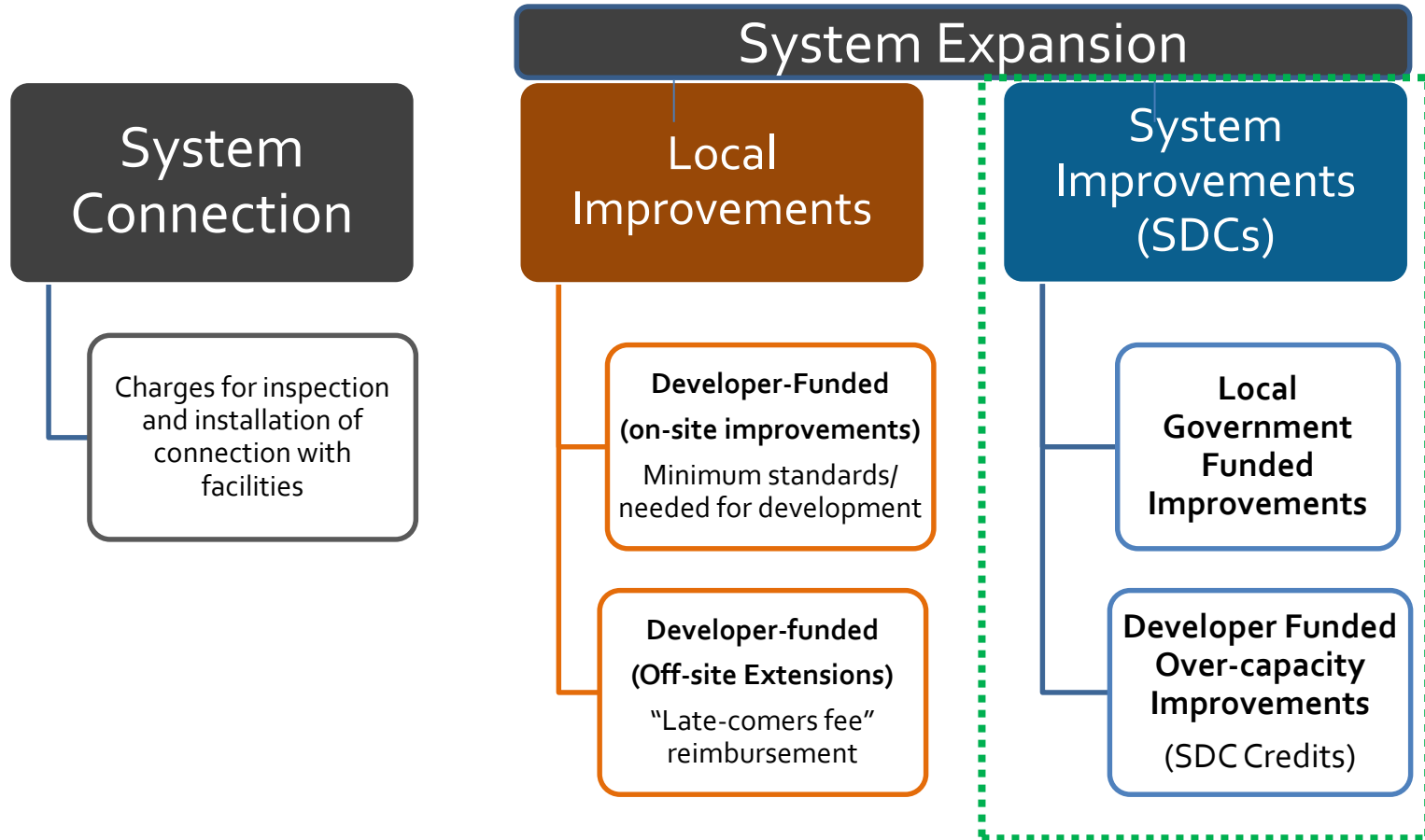
19 November 2020

Prepared for
The City of Ashland
20 East Main Street
Ashland, Oregon 97520

KJ Project No. 1796053100

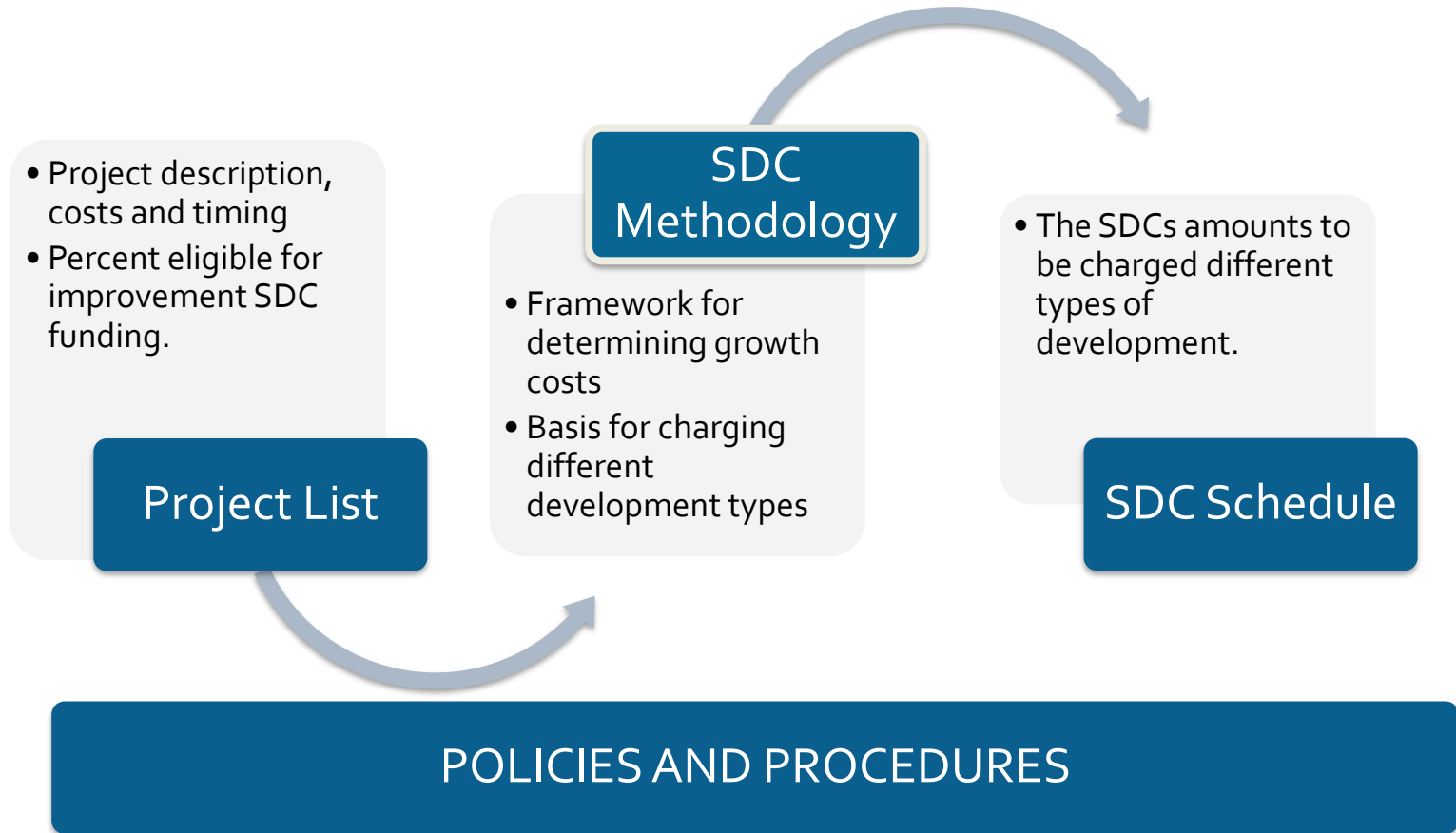
Galardi Rothstein Group

PAYING FOR GROWTH

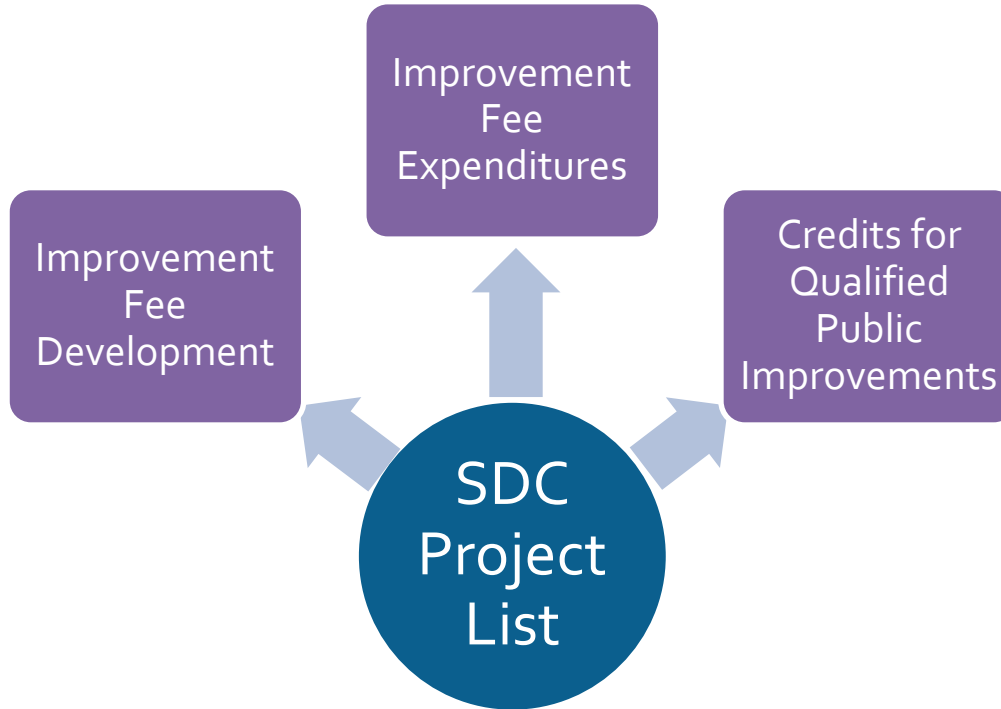


SDC PROGRAM ELEMENTS

SDC PROGRAM ELEMENTS



PROJECT LIST



Credits for Qualified Public Improvements

Improvements required as a condition of development approval and on Project List

Built offsite or onsite and required to be built larger than development needs

Credit for improvement portion of SDC

SDC METHODOLOGY – FRAMEWORK FOR GROWTH COSTS

Existing Facilities

- Costs incurred by the City
- Available capacity for Growth

Future Improvements

- Projects included on an adopted list
- Increased capacity for growth

Compliance Costs

- SDC methodology
- Master planning
- SDC accounting

METHODOLOGY – BASIS FOR CHARGING

- SDC is a charge for system capacity, not a usage fee.
- Charge occurs before individual impact is established or system use occurs.
- Intensity of use may change over time within same class or type of use (business cycle, occupancy changes, etc.)

SDC DESIGN FACTORS

Scaling Measures

- Development characteristics (dwelling units, building size, lot size)
- Plumbing or Drainage Fixtures
- Water Meter Size
- Impervious area

Intensity of Use/Impact by Development Type

- Trip generation rates
- Water demand or wastewater flow factors
- Wastewater or stormwater quality
- Employee density

Geographical Differences

- Infrastructure cost
- Development characteristics
 - Density
 - Proximity to transit
 - Level of service

SDC SCHEDULE - RESIDENTIAL

WATER AND SEWER SDC

If you are adding additional habitable space (any heated space), water and sanitary sewer SDCs will be charged.

To calculate water SDC, multiply **\$2.6069** by the total of the additional habitable space being created (any heated space). To calculate sewer SDC, multiply **\$2.0787** by the total of the additional habitable space being created (any heated space)

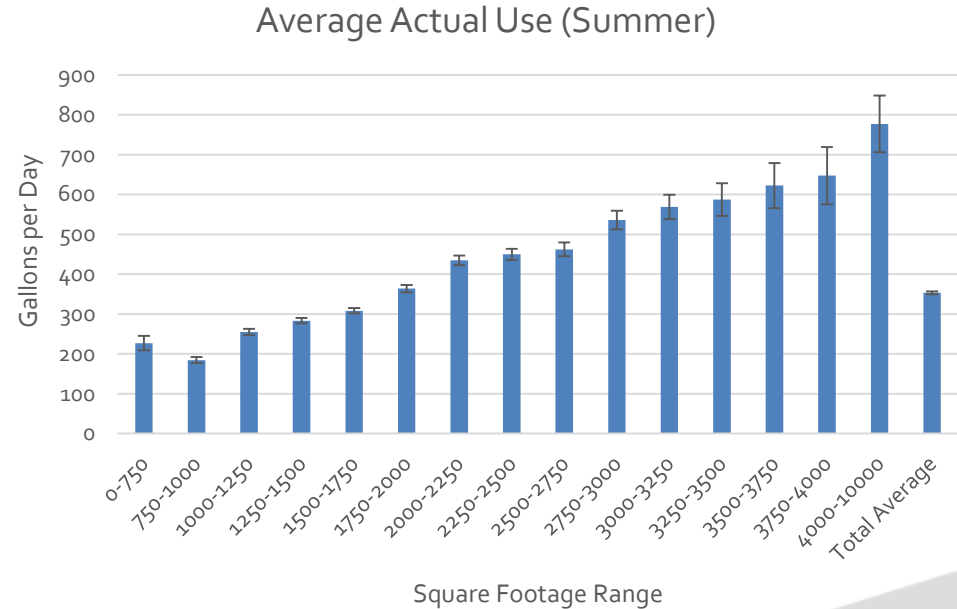
STORM SEWER SDC

If you are adding roof area, driveway or any other impervious surface (concrete walkways/decks, swimming pools, etc, you will be assessed for storm water collection.

To calculate, multiply **\$0.1689** by the total square footage of the impervious surfaces.

RESIDENTIAL SCALING CONSIDERATIONS

- Relationship between house size and SDC impact measure (e.g., water use, trip).
- Adjustments at lower/upper ends of spectrum



SDC SCHEDULE - COMMERCIAL

WATER SDC

The water SDC is based on required water meter size. The meter fee schedule is as follows:

.625 x .75 inch	\$4,877	2 inch	\$ 56,901
.75 inch	\$ 8,129	3 inch	\$ 97,543
1 inch	\$ 16,257	4 inch	\$ 203,213
1.5 inch	\$ 26,010	6 inch	\$ 292,627

STORM SEWER SDC

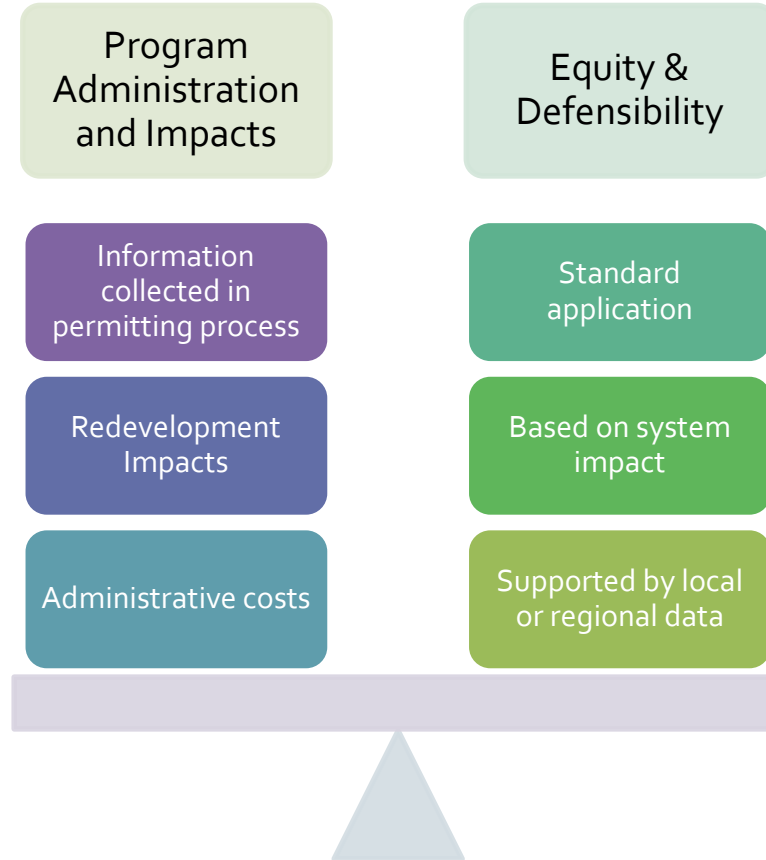
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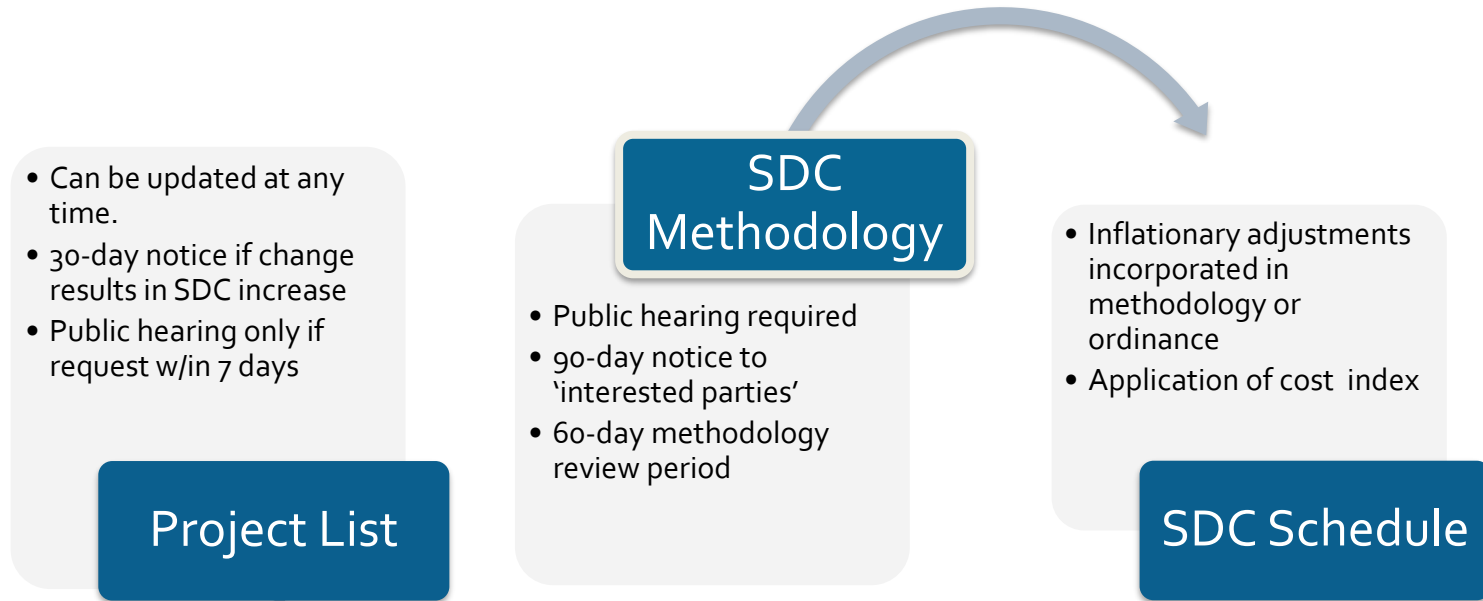
SDC POLICIES & PROCEDURES

- Timing of payments
- Waivers for affordable housing
- Credits
 - Transferability
 - Excess credits
- Appeals procedures

BALANCING OBJECTIVES



SDC UPDATING



POLICIES AND PROCEDURES: Ordinance updates

CURRENT UPDATE PROCESS

UPDATE PROCESS

- Review and update all SDC elements
- Incorporate information from Master Plans
- Meetings with SDC Advisory Committee (3-4)
 - Project list/costs
 - SDC design
 - Affordable housing
- Additional meetings with Council
 - Work session
 - Public hearing



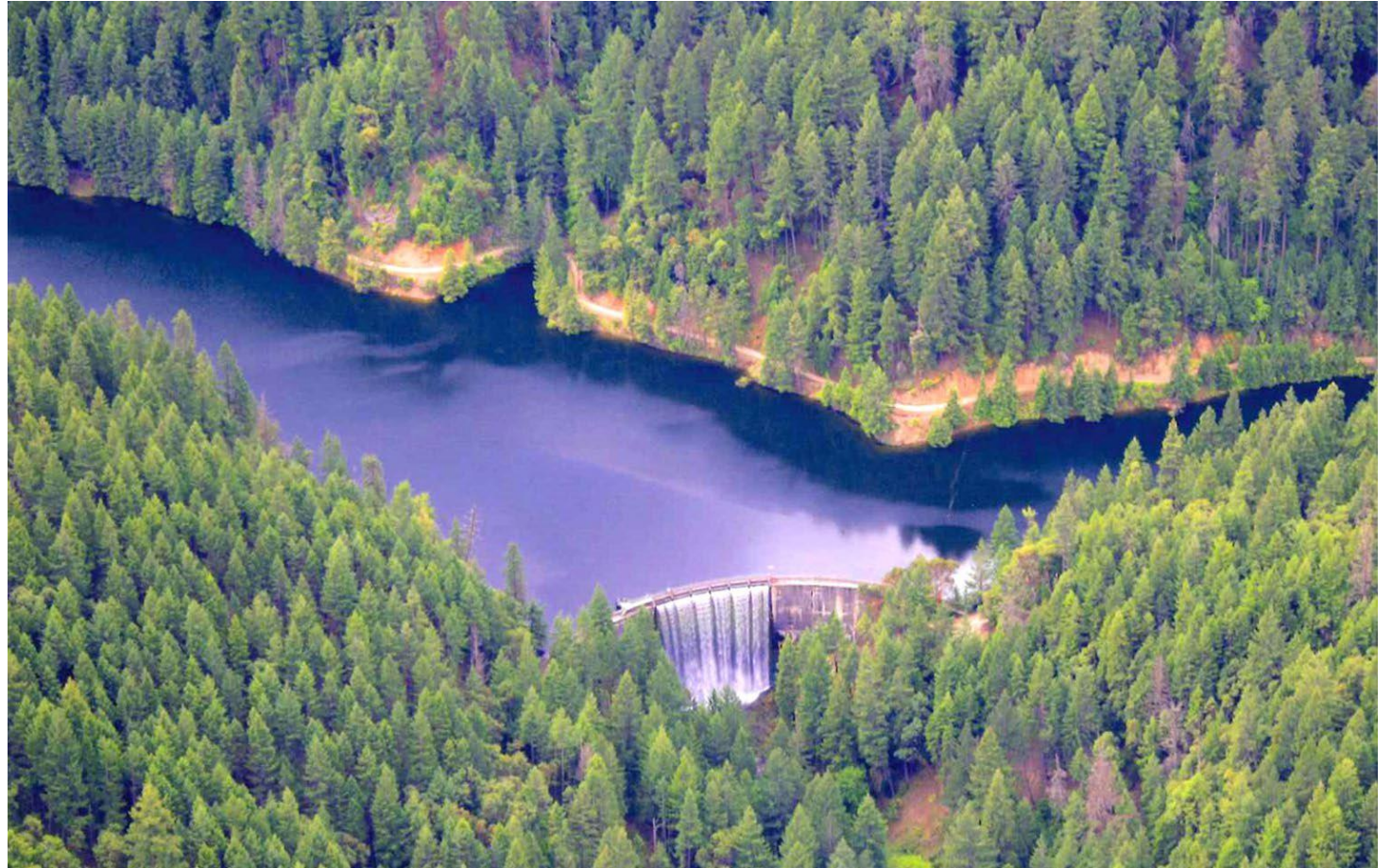
DISCUSSION

City of Ashland Water Supply Update 2021



Water Supply 2021 – Sources

- Reeder Reservoir
 - Snowpack Fed
 - East & West Forks
 - 260 MG Storage
- Demands
 - Summer Use
 - 4.5 - 6.0 MGD
 - Winter Use
 - 1.5 - 2.0 MGD



Water Supply 2021 – Sources

- Talent Irrigation District (TID)
 - 1369 Acre-Feet Municipal Right
 - 769 Acre-Feet
 - 600 Acre-Feet
 - Delivery via Ashland Canal
 - Supplement Reeder Supply
 - Residential Irrigation
- Availability
 - May-October (typical year)
 - June-August (anticipated 2021)
 - 60% or 462 acre-feet
 - Not available for supplement this year



Water Supply 2021 – Sources

- Talent – Ashland – Phoenix Intertie (TAP)
 - 1000 Acre-Feet Stored Water Right – Lost Creek Reservoir
 - Delivery of Treated Water from Medford Water Commission
 - 2.13 MGD
 - Supplement Reeder Supply
- Availability
 - Year-round

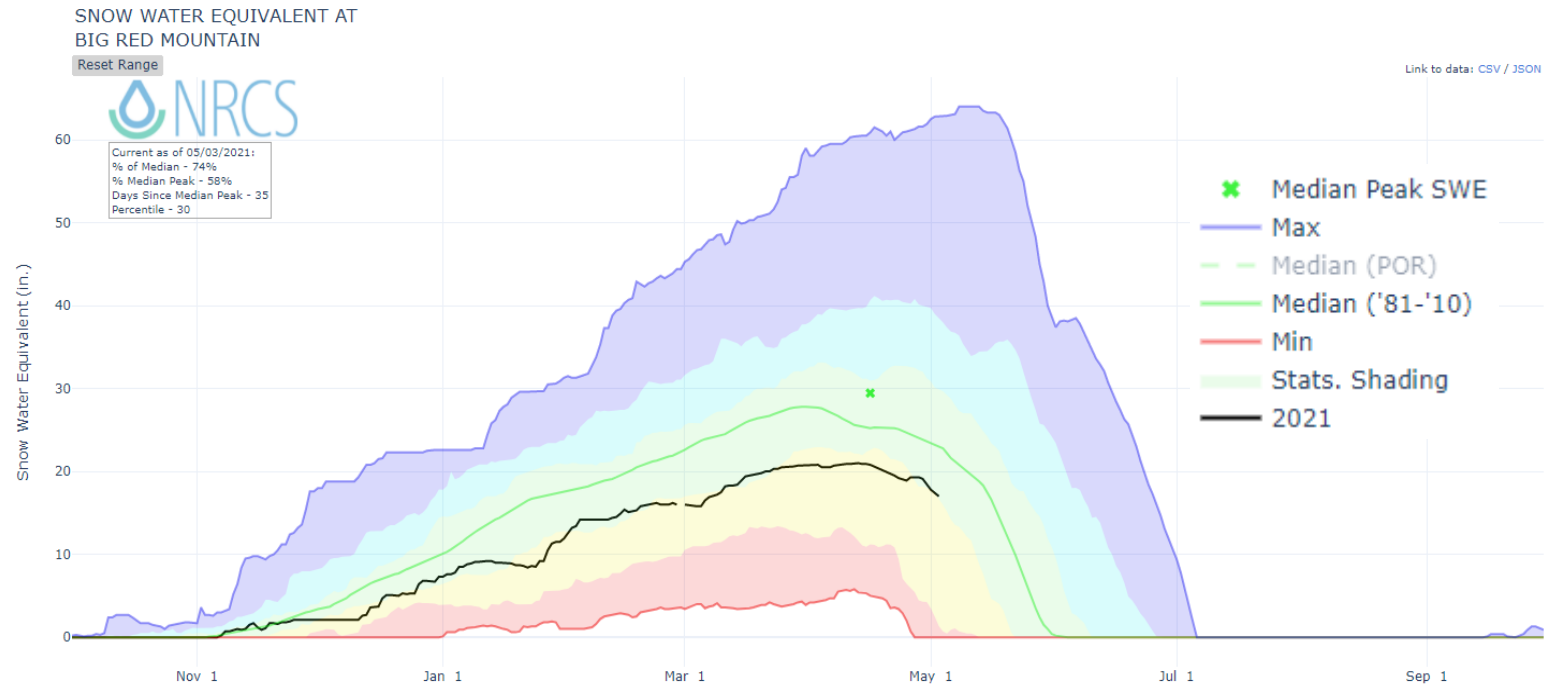


Water Supply 2021 – Supply

- Reeder Reservoir
 - 85.6% full
 - Filling 1-2%/day
 - 3.02 MGD Production
 - East & West Forks
 - 8 MGD/Day

- Spill until June/July
 - Drawdown Begins

- Big Red SNOTEL Site
 - 74% of 30-year average



Date	Snow Water Equivalent (in) Start of Day Values	Median Snow Water Equivalent (1981-2010) (in) Start of Day Values	Snow Water Equivalent % of Median (1981-2010)
2021-05-03	17.0	23.1	74

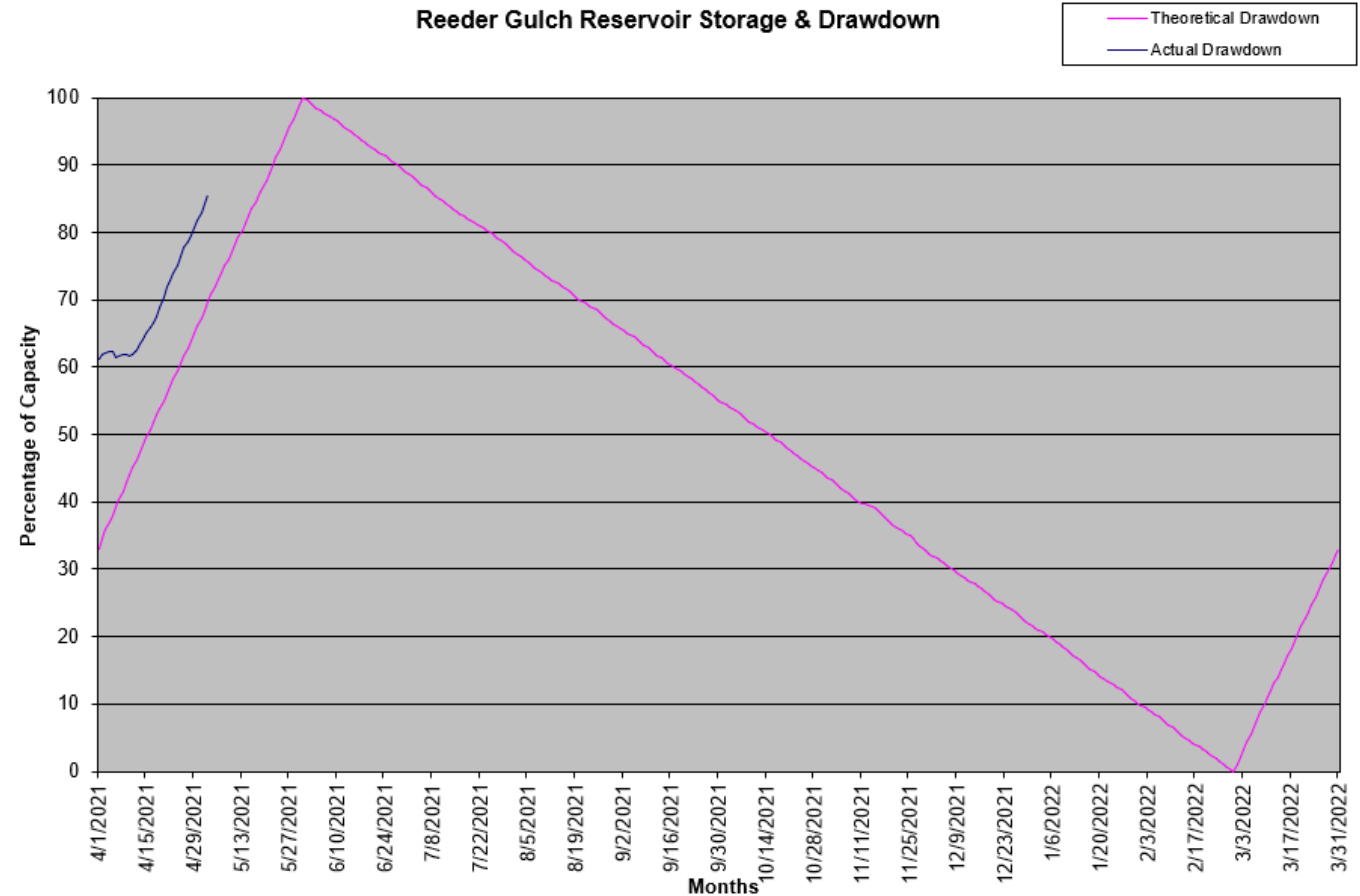
Water Supply 2021 – Supply Strategy

- Reeder Reservoir
 - Drawdown Begins
 - Supplement with TAP
 - Weather and Use Dependent
 - Follow Drawdown
 - Certify Lost Creek Water Rights

- Conservation & Efficiency
 - Ashland.or.us/conservation



- Curtailment – If Needed



Water Supply 2021 – Dashboard

- Comprehensive Water Supply Dashboard
 - In Development





Questions and Discussion?

- Raw Water Prioritization?
- TAP Supplemental Use and Certification?