



TUALATIN VALLEY
WATER DISTRICT

TVWD BOARD OF COMMISSIONERS

President Todd Sanders, PhD | Vice President Carl Fisher

Secretary Jim Doane, PE | Treasurer Elliot Lisac | Commissioner Jim Duggan, PE

Board Meeting Agenda

October 18, 2023

REGULAR SESSION – 6:00 PM – TVWD HEADQUARTERS

CALL TO ORDER

1. PUBLIC HEARING

- A. Consider the first reading of an ordinance amending System Development Charges. *Staff Report – Clark Balfour*

REPORTS BY THE CHIEF EXECUTIVE OFFICER AND MANAGEMENT STAFF

COMMISSIONER COMMUNICATIONS

- A. Reports of meetings attended
- B. Topics to be raised by the Commissioners

PUBLIC COMMENT

This time is set aside for persons wishing to address the Board on items on the Consent Agenda and matters not on the agenda. Additional public comment will be invited on agenda items as they are presented. Each person is limited to five minutes, unless an extension is granted by the Board. Should three or more people testify on the same topic, each person will be limited to three minutes.

2. CONSENT AGENDA

These items are considered to be routine and may be approved in one motion without separate discussion. Any Board members may request that an item be removed by motion for discussion and separate action. Any items requested to be removed from the Consent Agenda for separate discussion will be considered immediately after the Board has approved those items which do not require discussion.

- A. Approve the September 20, 2023, regular meeting minutes.
- B. Approve the October 3, 2023, work session meeting minutes.
- C. Approve the October 3, 2023, special meeting minutes.

ADJOURNMENT



If you wish to attend this meeting remotely or in person, please email sam.kaufmann@twwd.org or call 503-848-3094 by 4:30 p.m. on October 18, 2023.

The meeting is accessible to persons with disabilities and those who need qualified bilingual interpreters. A request for an interpreter for the hearing impaired, a bilingual interpreter or for other accommodations should be made at least 72 hours before the meeting to the contact listed above.

For online meeting information, Commissioner bios and more, visit twwd.org.





TUALATIN VALLEY

WATER DISTRICT

Date: October 18, 2023
To: Board of Commissioners
From: Clark Balfour, General Counsel
Subject: Proposed Amendments to System Development Charges Ordinance 01-12

Requested Board Action:

Conduct a first reading by title only of proposed Ordinance 02-23, amending Ordinance 01-12, and conduct a public hearing. Pending Board action, the second reading by title only and adoption will be at the regular meeting on November 15, 2023.

Key Concepts:

- House Bill 2984 was adopted during the 2023 Regular Session, signed by the Governor and now effective.
- It provides measures at the local government level to approve affordable housing including conversion of commercial structures to residential units.
- Additional System Development Charges (SDCs) may be collected upon conversion for these additional users and impacts if certain actions are taken by December 1, 2023.
- These amendments to Ordinance 01-12 accomplish that requirement.

Background:

To encourage affordable housing, House Bill 2984 was introduced and passed to streamline approvals and other impediments to creation of affordable housing. Affordable housing is specifically defined by median income requirements along with long-term covenants (30 years) to remain qualified. There are provisions for conversion of existing commercial structures to residential uses. In that case, provisions were included regarding water and wastewater SDCs resulting from the increased usage.

The new law says that the District may collect the additional SDC upon conversion from commercial to residential if the charge is calculated pursuant to a policy adopted prior to December 1, 2023, or the District's SDCs for water include an offset for 100% of the SDCs paid when the building was constructed.

The provisions currently in Ordinance 01-12 allow the redevelopment of property and assignment of new equivalent residential units (ERUs) and collection of SDCs with a 100% credit for the value of already paid SDCs so at first glance, Tualatin Valley Water District seems to comply without further action. However, the new statute creates questions and in staff's view the Board should take action to respond so there is no question. The attached modifications are included in the proposed Ordinance.

First, the statute says that these provisions apply in cities that have an urban growth boundary (UGB) with at least 10,000 people. That certainly applies to part of the District but leaves open the question of our much larger Metro and Washington County adopted UGB that contains the large bulk of our customer base. The proposed Ordinance provides this uniformly over District boundaries.

Second, a full credit for the existing SDC upon redevelopment is not a new concept for the District. It has been part of Ordinance 01-12. The proposed Ordinance clarifies that if there is redevelopment for affordable housing, as defined in the new Oregon law, the credit is based on the size of the meter currently in use at current value and that amount is deemed to have been paid for credit purposes. This continues the District's past practices.

Even though it appears that the District complies with the new law already, staff believes the proposed Ordinance should be adopted by the Board prior to December 1, 2023 to clearly fall within the provisions of the new statute.

Budget Impact:

The cost of preparing this presentation and complying with the requirements of House Bill 2984 are within the District's Adopted 2023-25 Biennial Budget. The potential changes to the District's SDC methodology are not anticipated to affect the District's SDC revenue.

Staff Contact Information:

Clark Balfour; General Counsel; 503-848-3061; clark.balfour@twwd.org

Paul L. Matthews; Interim Chief Executive Officer; 503-848-3017; paul.matthews@twwd.org

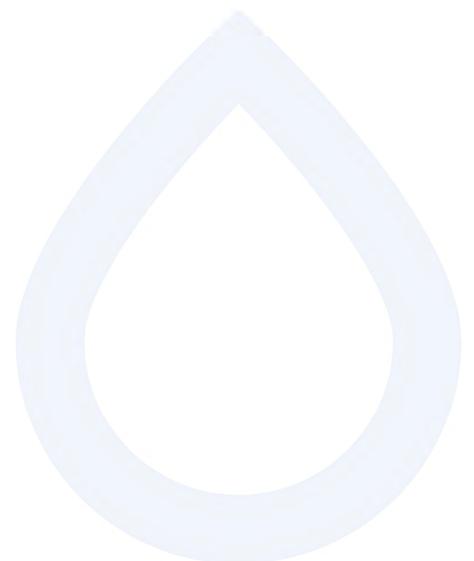
Attachments:

Proposed Ordinance 02-23

Ordinance 01-12

Leadership Team Initials:

Interim Chief Executive Officer		Customer Service Manager	N/A
Chief Operating Officer	N/A	IT Services Director	N/A
Interim Chief Financial Officer		Human Resources Director	N/A
General Counsel		Water Supply Program Director	N/A



Tualatin Valley Water District



ORDINANCE 01-12

AN ORDINANCE AMENDING AND RESTATING SYSTEM DEVELOPMENT CHARGES.

WHEREAS, through Resolution No. 1-91, the Board of Commissioners established a methodology to determine the amount of System Development Charges for the Tualatin Valley Water District pursuant to Oregon Revised Statutes (ORS) 223.297 to 223.314, and the charges therefore which have been amended from time to time by various Resolutions; and

WHEREAS, Oregon Revised Statutes 223.297 to 223.314 establish procedures to provide a uniform framework for the imposition of System Development Charges by governmental units for specified purposes and to establish that the charges may be used for Capital Improvements; and

WHEREAS, Oregon Revised Statutes, under 223.297 to 223.314 provides procedures for establishing a Methodology to determine System Development Charges; and

WHEREAS, by this Ordinance, the District intends to reconfirm the authorization for system development charges for capital improvements pursuant to ORS 223.297 to 223.314 for the purpose of creating a source of funds to pay for existing system capacity and/or the installation, construction and extension of capital improvements to accommodate new connections to the system; and

WHEREAS, this Ordinance is adopted to restate existing provisions of the previously adopted Resolution 1-91 as amended and to provide updated provisions consistent with the statutes, but without change to the methodology for calculations of charges; and

WHEREAS these charges shall be due and payable at the time of permitted increased usage of the capital improvements that generate a need for those facilities; and

WHEREAS, the system development charges imposed are separate from and in addition to any applicable tax, assessment, charge, or fee otherwise provided by law or imposed as a condition of development, and being fully advised

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TUALATIN VALLEY WATER DISTRICT THAT:

Section 1. Title

This Ordinance shall be known as "System Development Charge Ordinance" and may be so referred to.

Section 2. Definitions

- A. "Applicant" shall mean the owner or other person who applies for a residential, commercial, industrial or other connection to the District water system.
- B. "Board" means the Board of Commissioners of the Tualatin Valley Water District.
- C. "Building" shall mean any structure, either temporary or permanent, built for the support, shelter or enclosure of persons or property of any kind or for any public, commercial, industrial or other use. This term shall not include temporary construction sheds or trailers erected to assist in construction and maintained during the term of a building permit.
- D. "Capital Improvements" shall mean public facilities or assets used for water supply, treatment and distribution.
- E. "Capital Improvement Plan" shall mean any Plan, Public Facilities Plan, Master Plan, Capital Improvements Plan or similar plan that contains capital improvements upon which system development charges are calculated.
- F. "Citizen or Other Interested Person" shall mean any person whose legal residence is within the boundaries of the District, as evidenced by registration as a voter within the District or by other proof of residency; or a person who owns, occupies, or otherwise has an interest in real property which is located within District boundaries or is otherwise subject to the imposition of system development charges, as outlined in Section 3 of this ordinance.
- G. "Connection" or "Connection Permit" shall mean connection to, or a permit to connect to, the capital improvements of the District.
- H. "District" shall mean the Tualatin Valley Water District, a unit of local government under ORS 174.116.
- I. "Development" shall mean a building or other construction, or making a physical change in the use of a structure or land, in a manner which increases the usage of any capital improvements or which may contribute to the need for additional or enlarged capital improvements, as determined by the Board.
- J. "Dwelling Unit" shall mean a single building or a portion of a building designed for complete, independent residential occupancy, consisting of one or more rooms which are arranged, designed or used as quarters for living, sleeping, eating, cooking and sanitation by one or more persons.
- K. "Encumbered" shall mean monies committed by contract or purchase order in a manner that obligates the District to expend the encumbered amount upon delivery of goods, the rendering of services, or the conveyance of a real property provided by a vendor, supplier, contractor or owner.

- L. "Equivalent Residential Unit (ERU)" shall mean the base element of the formula by which system development charge rates are determined, for various buildings or developments.
- M. "Improvement Fee" shall mean a fee for costs associated with capital improvements to be constructed after the effective date of this ordinance.
- N. "Lot" shall mean a unit of land created by subdivision or partition in compliance with state statutes and applicable planning and zoning codes and regulations.
- O. "Manufactured Housing" shall mean a dwelling unit which is constructed primarily at one location and is then transported to another location for either permanent or temporary siting.
- P. "Methodology" shall mean the system development charge methodology required by ORS 223.304(1) and (2).
- Q. "Owner" shall mean the person holding legal title to the parcel upon which development is to occur, or a contract purchaser of such parcel.
- R. "Parcel" shall mean any unit of land, lot or real property created by subdivision or partition in compliance with any state statute or the applicable planning and zoning codes and regulations; or by deed or land sale contract if not created by subdivision or partition.
- S. "Person" shall mean an individual, corporation, partnership, incorporated association, or any other similar entity.
- T. "Qualified Public Improvement" shall be defined as provided in ORS 223.304(3).
- U. "Reimbursement Fee" shall mean fee for costs associated with capital improvements already constructed or under construction when the fee is established and for which capacity exists.
- V. "Single-family housing" shall mean a detached dwelling unit, constructed on-site, and located on an individual parcel.
- W. "System Development Charge" or "SDC" shall mean a reimbursement fee and/or an improvement fee assessed or collected at the time of increased usage of, or connection to a capital improvement.

Section 3. Assessment of Charge

- A. A System Development Charge is hereby imposed upon all new development within the District, which connects to a capital improvement or which increases the usage of any capital improvements, or which contributes to the need for additional or enlarged capital improvements. The system development charge shall apply to new development and alteration, expansion or replacement of an existing building, structure or development if such alteration, expansion or replacement results in an increase in the number of equivalent residential units (ERUs) compared to the present number of ERUs. For alterations, expansions and replacements, the amount of the system development charge to be paid shall be the difference between the SDC amount for the proposed development less a credit for the SDCs attributable to the existing ERUs.
- B. System development charge rates per ERU shall be established, and may be revised from time to time, by resolution of the District.
- C. The system development charges imposed by this ordinance are separate from and in addition to any applicable tax, assessment, charge, or fee otherwise provided by law or imposed as a condition of development.
- D. For any meter larger than 1 1/2 inches, the owner shall execute a SDC Agreement to pay an SDC for that meter, subject to adjustment for actual usage. The SDC Agreement will have a term of five years (60 months). If actual usage is greater than 110% of anticipated daily usage during any 12-month period of time, during the 5-year (60 month) term from the date of the agreement, an additional SDC may be charged by calculating peak day and storage ERUs and multiplying the peak day SDC cost per ERU and the storage cost per ERU then in effect. If the District finds a violation of the SDC Agreement or exceedance of the volume limitation by the Owner, then it may extend the SDC Agreement for an additional five years along with the recalculation of the SDC rate.
- E. The SDC paid for a parcel shall be deemed to run with the land and is not transferrable to another parcel except as specified herein.
- F. Where an existing meter is located on a parcel that is partitioned or subdivided, the owner may apply to the District to assign the meter and any existing system development charge payment to a lot or apportioned among the lots that comprised the original parcel. The existing credit shall apply to the first lot to develop.
- G. Where contiguous parcels under the same ownership with existing connections wish to combine and seek a credit for the value of existing connections, such credit may be granted if:
 - (1) The ownership is the same or by closely related parties;
 - (2) The separate contiguous parcels are combined into one tax lot by the Assessor;
and

- (3) All services and connections for the previous parcels are abandoned so that there will only be one connection for the consolidated parcel.

H. When a request or requirement for a larger meter is made to the District by an owner for parcels within the District, SDC credit for the existing meter at the parcel will be granted.

- (1) The credit for meters 1.5 inches or less will be based on the current SDC rate in effect at the time of the requested or required upsizing. For meters 2 inches and larger, the credit will be calculated based on anticipated water use as agreed to by the parcel owner at the time the original service connection was installed, or the most recent subsequent agreements between the parcel owners and the District when the connection was resized. If no anticipated water use agreement exists for the parcel, the Chief Engineer will determine, by examining information the Chief Engineer deems pertinent, an equivalent anticipated water use for the existing connection. In cases where the Chief Engineer makes such determination, the credit will be based on the SDC for customers with the determined anticipated water use using the SDC rate in effect at the time of the requested or required upsizing.
- (2) Credit shall be given for inactive or previously removed meters that can be verified by District records. The credit will be determined as stated in Section H (1) above.
- (3) Credits as computed will be subtracted from the determined SDC amount based on the District's current adopted SDC schedule. If an available credit exceeds the SDC amount, the balance shall remain with the parcel previously receiving water service for no more than two years from the date the credit is first used. No cash refunds shall be provided for the amount of this credit.
- (4) SDC credits are non-transferrable to other parcels within the District unless contiguous parcels under the same ownership within the District's service area are combined to facilitate development.
- (5) SDC credits will only apply to parcels with accounts with the District that are in good standing and have no unpaid charges.

The SDC paid for a residential ¾-inch or 1-inch water meter, in the circumstance where a larger meter is required only for the purpose of meeting a residential multi-purpose fire sprinkler system requirement, will consist of the SDC for the appropriate size meter that would be required without the multi-purpose fire sprinkler system plus a percentage of the difference between the price of the SDC for the meter size meeting the domestic water requirements and the SDC for the meter size meeting the fire sprinkler requirement. The percentage adjustment factor will be determined annually by the District's Chief Engineer and represent the approximate storage cost component of the SDC. Should the customer regularly use the capacity of the ¾" or 1" meter to meet their domestic needs, they will be required to pay the remainder of the SDC at the current rate in effect.

- J. If the customer has been charged by the District for an illegal connection and requests a contract for payment of the SDC, the District may withhold the option of providing a contract for said payment of SDC.
- K. If the SDC is financed as permitted by ORS 223.028, the financing charge established by the District shall be the maximum legal rate of interest as authorized in ORS 82.010.

Section 4. System Development Charge Methodology

- A. The methodology used to establish the reimbursement fee portion of the system development charge shall take into account the cost of then-existing facilities, prior contributions by then-existing users, the value of unused capacity, generally accepted rate-making principles employed to finance publicly owned capital improvements, and other relevant factors identified by the District. The methodology shall promote the objective that future systems users shall contribute no more than an equitable share of the cost of then-existing facilities.
- B. The methodology used to establish the improvement fee portion of the system development charge shall take into account the cost of projected capital improvements needed to increase the capacity of the systems to which the fee is related and other relevant factors identified by the Board.
- C. The methodology used to establish the improvement fee and the reimbursement fee was developed and previously adopted by the District. Amendments thereto or adoption of a new methodology may be adopted by ordinance or resolution of the District.

Section 5. System Development Charge Plan

- A. The Board has adopted the Capital Improvement Plan (CIP) which is periodically updated. This Plan
 - (1) Lists the planned capital improvements that may be funded with improvement fee revenues; and
 - (2) Lists the estimated cost and time of construction of each improvement.

In adopting this CIP, the Board may incorporate by reference all or a portion of any Public Facilities Plan, Master Plan, Capital Improvements Plan or similar plan that contains the information required by this Section. The Board may modify the projects listed in that Plan at any time through the adoption of a resolution.

Section 6. Collection

- A. The System Development Charge shall be due and payable at the time of issuance of a permit or approval by the District to connect to the District system or upon such connection or upon increased usage of the District's system. This ordinance shall apply to any building or development for which connection approval has not been given prior to the adoption hereof.
- B. If development is commenced or connection is made to the system provided by the District without an appropriate permit, the system development charge is immediately payable upon the earliest date that a permit was required or increased usage occurred.
- C. The District shall not issue such permit or allow connection or increased usage of the system(s) until the charge has been paid in full, unless an exemption is granted pursuant to Section 6E.
- D. In addition, each person making an application for connection shall pay an inspection charge and all other applicable fees and costs imposed by the District. The fees and charges shall be immediately due and payable.
- E. Notwithstanding Section 3A, the following developments shall be exempt from payment of the System Development Charges:
 - (1) Alterations, expansion or replacement of a building or development where no additional equivalent residential unit is created or plumbing fixtures added.
 - (2) The construction of accessory buildings or structures which will not create additional equivalent residential units or plumbing fixtures and which do not create additional demands on the District's capital facilities.
 - (3) The issuance of a permit for a manufactured housing unit on which applicable system development charges have previously been paid.
 - (4) Development with vested rights, determined as follows:
 - a. Any owner of a parcel which was the subject of a building permit or development permit issued prior to the effective date of Ordinance No. 01-12 may petition the District for a vested rights determination which would exempt the owner from the provisions of this ordinance. Such petition shall be evaluated by the Board and a decision made based on *all three* of the following criteria being met:
 - (1) The existence of a valid, unexpired building or development permit authorizing the specific development for which a determination is sought, and;

- (2) Substantial expenditures or obligations made or incurred in reliance upon such permit, and;
- (3) Other factors that demonstrate it is inequitable to deny the owner the opportunity to complete the previously approved development under the prior conditions of approval by requiring the owner to comply with the requirements of this ordinance. For the purposes of this paragraph, the following factors shall be considered in determining whether it is inequitable to deny the owner the opportunity to complete the previously approved development:
 - (a) Whether the injury suffered by the owner outweighs the public cost of allowing the development to go forward without payment of the system development charges required by this ordinance; and
 - (b) Whether the expenses or obligations for the development were made or incurred prior to the effective date of this ordinance.
- b. The Chief Executive Officer shall make a written determination as to whether the owner has established a vested right in the development and, if so, whether the development would be exempt from the provisions of this ordinance.
- (5) Fire only service connections.
- (6) Temporary connections for Irrigation Purposes.

Section 7. Credits for Developer Contributions of Qualified Public Improvements

- A. The District may grant a credit against the improvement fee component of system development charges imposed pursuant to Section 3 for the donation of land for, or for the actual cost of construction of, any qualified public water improvements set forth in the CIP.
- B. Prior to issuance of a building permit or development permit, the applicant shall submit to the District a proposed plan and estimate of cost for contributions of qualified public water improvements. The proposed plan and estimate shall include:
 - (1.) A designation of the development for which the proposed plan is being submitted;
 - (2.) A legal description of any land or interest in land such as an easement or right-of-way proposed to be donated and a written appraisal prepared in conformity with Section 7(C)(1).;

- (3.) A list of the contemplated capital improvements contained within the plan;
 - (4.) An estimate of proposed construction costs certified by a professional engineer; and
 - (5.) A proposed time schedule for completion of the proposed plan.
- C. The applicant shall have the burden of demonstrating that a particular improvement qualifies for credit. The amount of credit to be applied shall be tentatively determined according to the following standards of valuation:
- (1.) The value of donated lands shall be based upon a written appraisal of fair market value by a qualified and professional appraiser acceptable to the District. The appraisal will be based upon comparable sales of similar property between unrelated parties in a bargaining transaction; and
 - (2.) The cost of anticipated construction of qualified public improvements shall be based upon cost estimates certified by a professional engineer and relevant District data as determined by the Chief Engineer.
- D. Upon completion of construction and placement of the improvement in service the actual credit shall be calculated based upon the land value, if any, and the actual cost of the qualified public improvement based on a verified accounting of costs provided to the Chief Executive Officer. The District may require such documentation as it deems necessary to evaluate actual costs.
- E. This credit shall be only for the improvement fee charged for the type of improvement being constructed. Credit under this Section may be granted only for the cost of that portion of the improvement that exceeds the facility size or capacity needed to serve the development project and their oversizing provides capital usable by the District.
- F. If a donation or construction of a qualified public improvement gives rise to a credit amount greater than the amount of the system development charge that would otherwise be levied against the project receiving development approval, the excess credit may be applied against system development charges that accrue in subsequent phases of the original development project. Any excess credit must be used not later than ten years from the date it is given.
- G. The decision of the Chief Executive Officer as to whether to accept the proposed improvement and the value of such contribution shall be in writing and issued within fifteen (15) working days of the date all data is received for review. Notification shall be provided to the applicant via regular mail.
- H. After completion of a qualified public improvement, the applicant shall, within 30 days of completion, submit to the District an accounting of actual costs. Upon District verification of such costs, the credit shall be increased or reduced accordingly. If

reduced, the applicant shall pay to the District the amount of such reduction in cash within 20 days of notice of such reduction.

- I. Any applicant who submits a proposed plan pursuant to this Section and desires the immediate issuance of a building permit or development permit shall pay the applicable system development charges. Said payment shall not be construed as a waiver of any credit. Any difference between the amount paid and the amount due, as determined by the Board, shall be refunded to the applicant. In no event shall refund by the District under this subsection exceed the amount originally paid by the applicant.
- J. Credits shall be apportioned against the parcel, which was subject to the requirements to construct an improvement eligible for credit. Unless otherwise requested, apportionment against lots constituting the entire parcel shall be proportionate to the anticipated public facility service requirements generated by the respective lots or parcels. Upon written application to the District, however, credits shall be reapportioned from any lot or parcel to any other lot or parcel within the confines of the entire parcel originally eligible for the credit.

Section 8. Appeals and Review Hearings

- A. An applicant who is required to pay system development charges shall have the right to request a hearing before the Board to review the denial by the Chief Executive Officer of any of the following:
 - (1.) A petition for vested rights pursuant to Section 6(E)(4).
 - (2.) A proposed credit for contribution of qualified public improvements pursuant to Section 7.
 - (3.) A decision of the Chief Executive Officer interpreting the provisions of this Ordinance.
- B. Such hearing shall be requested by the applicant within thirty (30) days of the date of the Chief Executive Officer's written decision. Failure to request a hearing within the time provided shall be deemed a waiver of such right.
- C. The request for hearing shall be filed with the Chief Executive Officer and shall contain the following:
 - (I.) The name and address of the applicant;
 - (2.) The legal description of the parcel in question;
 - (3.) If issued, the date the building permit or development permit was issued;

- (4.) A brief description of the nature of the development being undertaken pursuant to the building or development permit;
 - (5.) If paid, the date the system development charges were paid; and
 - (6.) A statement of the reasons why the applicant is requesting review.
- D. Upon receipt of such request, the Chief Executive Officer shall schedule a hearing before the Board of Commissioners at a regularly scheduled meeting or a special meeting called for the purpose of conducting the hearing and shall provide the applicant written notice of the time and place of the hearing. Such hearing shall be held within forty-five (45) days of the date the request for hearing was filed.
- E. Such hearing shall be conducted in a manner designed to obtain all information and evidence relevant to the requested hearing as determined by the Board. Formal rules of civil procedure and evidence shall not be applicable; however, the hearing shall be conducted in a fair and impartial manner with each party having an opportunity to be heard and to present information and evidence.
- F. Any applicant who requests a hearing pursuant to this Section and desires the immediate issuance of a connection permit or dwelling shall pay prior to or at the time the request for hearing is filed the applicable system development charges. Said payment shall not be construed as a waiver of any review rights.
- G. An applicant may request review under this Section without paying the applicable system development charges as long as no connection permit or approval has been issued and no connection has occurred.
- H. The decision of the Board shall be subject to writ of review under ORS 34.010 to 34.100.

Section 9. Review of Methodology and Rates

- A. This ordinance, the system development charge methodology, and the capital improvement plan required by ORS 223.309 shall be reviewed by the Board of Commissioners at intervals it deems appropriate. The review shall consider new estimates of population and other socioeconomic data, changes in the cost of construction and land acquisition, and adjustments to the assumptions, conclusions or findings set forth in the methodology. The purpose of this review is to evaluate and revise, if necessary, the rates of the system development charges to ensure that they do not exceed the actual or reasonably anticipated costs of the District's capital improvements.
- B. Notwithstanding any adjustments made under Section 9.A. of this Ordinance, annually the District shall review the SDC methodology and rates in relation to the Engineering News Record (ENR) Construction Cost Index (CCI) for Seattle, Washington, or comparable index as adopted by the Board, for the geographical region for which such index is prepared that more appropriately reflects cost indexing for the Portland

Metropolitan Area. The Board may, by resolution, modify the District's SDC charges in keeping with such index. A change in an SDC under this subsection shall not be considered a modification to the SDC or methodology under ORS 223.297 through ORS 223.314.

- C. In the event the review of the ordinance or the methodology alters or changes the assumptions, conclusions and findings of the methodology, or alters or changes the amount of system development charges, the methodology shall be amended and updated to reflect the assumptions, conclusions and findings of such reviews. If changes in the methodology are undertaken by the District, the District shall comply with the requirements of ORS 223.297 through ORS 223.314, and coordinate such changes with other affected jurisdictions as necessary.

Section 10. Receipt and Expenditure of System Development Charges

- A. The District shall establish separate accounts for each type of system development charge, which shall be maintained apart from all other accounts of the District. All system development charge payments shall be deposited in the appropriate account immediately upon receipt.
- B. Reimbursement fees shall be applied only to capital improvements associated with the systems for which the fees are assessed, including expenditures relating to repayment of indebtedness.
- C. Improvement fees shall be applied only to capacity-increasing capital improvements, including expenditures relating to repayment of debt for the improvements. An increase in system capacity occurs if a capital improvement increases the level of performance or service provided by existing facilities or provides new facilities. The portion of the capital improvements funded by improvement fees shall be related to demands created by development. A capital improvement being funded wholly or in part from revenues derived from the improvement fee shall be included in the Capital Improvement Plan, Master Plan or other plan adopted by the District pursuant to ORS 223.309.
- D. Notwithstanding subsections B and C of this Section, system development charge revenues may also be expended on the direct costs of complying with the provisions of this ordinance, including, but not limited to, the costs of developing system development charge methodologies and providing an annual accounting system for development charge expenditures.
- E. The monies deposited in the above accounts shall be used solely as allowed by ORS 223.307, including, but not limited to:
 - (1.) Design and construction plan preparation;
 - (2.) Permitting and fees;

- (3.) Land and materials acquisition, including any costs of acquisition or condemnation;
- (4.) Construction of capital improvements;
- (5.) Design and construction of new water facilities required by the construction of capital improvements and structures;
- (6.) Relocating utilities required by the construction of improvements;
- (7.) Landscaping;
- (8.) Construction management and inspection;
- (9.) Surveying, soils and material testing;
- (10.) Acquisition of capital equipment;
- (11.) Repayment of monies transferred or borrowed from any budgetary fund of the District which were used to fund any of the capital improvements as herein provided;
- (12.) Payment of principal and interest, necessary reserves and costs of issuance under any bonds or other indebtedness issued by the District to fund capital improvements;
- (13.) Costs of complying with the provisions of ORS 223.297 to 223.314, including the consulting, legal, and administrative costs required for developing and updating the system development charges methodology report, resolution/ordinance, and capital improvements plan; and the costs of collecting and accounting for system development charges expenditures.

F. Funds on deposit in system development charge accounts shall not be used for:

- (1.) Any expenditure that would be classified as a maintenance expense; or
- (2.) Costs associated with the construction of administrative office facilities that are more than an incidental part of other capital improvements.

G. Any capital improvement being funded wholly or in part with improvement fee revenue shall be included in the District's capital improvement plan. The capital improvement plan may be modified at any time by the Board of Commissioners and shall:

- (1.) List the specific capital improvement projects that may be funded with improvement fee revenue;

- (2.) Provide the estimated cost of each capital improvement project,
 - (3.) Provide the estimated timing of each capital improvement project; and
- H. Any funds on deposit in system development charge accounts which are not immediately necessary for expenditure may be invested by the District. All income net of the cost of investment, derived from such investments shall be deposited in the system development charges accounts and used as provided herein.
- I. System development charges shall not be refunded.
- J. The District shall prepare an annual report accounting for system development charges, including the total amount of system development charge revenue collected in the accounts, and the capital improvement projects that were funded. The report shall be completed by January 1 of each year for projects that were funded in the previous fiscal year.
- K. Any citizen or other interested person may challenge an expenditure of system development charges revenues.
- (1.) Such challenge shall be submitted, in writing, to the Board for review within two years following the subject expenditure, and shall include the following information:
 - a. The name and address of the citizen or other interested person challenging the expenditures;
 - b. The amount of the expenditure, the project, payee or purpose, and the approximate date on which it was made; and
 - c. The reason why the expenditure is being challenged.
 - (2.) If the Board determines that the expenditure was not made in accordance with the purposes of this ordinance and other relevant laws, a reimbursement of system development charge account revenues from other revenue sources shall be made within one year following the determination that the expenditures were not appropriate.

- (3.) The Board shall make written notification of the results of the expenditure review to the citizen or other interested person who requested the review within ten (10) days of completion of the review.

Section 11. Severability

If any clause, section or provision of this ordinance shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said ordinance shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

Section 12. Implementing Regulations

The Board may adopt by Resolution any regulations or administrative procedures, to implement the provisions of this ordinance.

Section 13. ORS Chapter 198.

Pursuant to Oregon Revised Statutes, Chapter 198.540, the ordinance was read at two regular meetings of the Board of Commissioners on two different days, at least six (6) days apart and prior to the adoption thereof.

Section 14. Adoption.

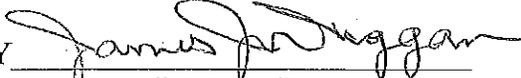
This ordinance was adopted by at least the affirmative vote of a majority of the members of the Board of Commissioners of Tualatin Valley Water District at a public meeting and was attested to by the Chief Executive Officer. The Secretary of the Tualatin Valley Water District is instructed to cause the ordinance to be filed in the records of Tualatin Valley Water District and file a certified copy of this ordinance with the County Clerk

Section 15.

Effective Date. This Ordinance shall take effect at 12:01 a.m., Pacific Daylight Time, on August 17, 2012, being at least thirty (30) days from the date of its adoption.

TUALATIN VALLEY WATER DISTRICT

BY 
Dick Schmidt, President

BY 
James Duggan, Secretary



TUALATIN VALLEY
WATER DISTRICT

ORDINANCE NO. 02-23

AN ORDINANCE AMENDING ORDINANCE 01-12 REGARDING SYSTEM DEVELOPMENT CHARGES

WHEREAS, Oregon Revised Statutes 223.297 to 223.314 establish procedures to provide a unified framework for the imposition of System Development Charges by governmental units for specified purposes and to establish that the charges may be made for Capital Improvements and for a Methodology to determine System Development Charges; and

WHEREAS, on August 17, 2012, the Board of Commissioners of Tualatin Valley Water District adopted Ordinance 01-12 Amending and Restating System Development Charges in accordance with Oregon Revised Statutes 223.297 through 223.314; and

WHEREAS, on May 21, 2014, the Board of Commissioners of Tualatin Valley Water District amended Ordinance 01-12 by adopting Ordinance 02-14 Amending Ordinance 01-12 Relating to System Development Charges and Declaring an Emergency; and

WHEREAS, pursuant to Ordinance 01-12, by resolution the Board of Commissioners has adopted the System Development Charges, separate from and in addition to any applicable tax, assessment, charge, or fee otherwise provided by law or imposed as a condition of development; and

WHEREAS, the Oregon Legislature recently adopted House Bill 2984, also known as 2023 Oregon Laws Chapter ___, to provide for conversion of commercial structures and uses to residential use with authorization to collect additional System Development Charges based upon the increased impact of such residential use; and

WHEREAS, this Ordinance amends Ordinance 01-12 to be in conformance with the new law and being advised.

NOW THEREFORE, IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TUALATIN VALLEY WATER DISTRICT:

Section 1. The following provisions of Ordinance 01-12 are amended and restated as follows:

A. Section 3 F shall read:

“Where an existing meter is located on a parcel that is *developed, redeveloped*, partitioned or subdivided, the owner may apply to the District to assign the meter and any existing system development charge credit to the *development, redevelopment*, lot or apportioned among the lots that comprised the original parcel. The credit shall apply to the *development, redevelopment or the lot designated by the owner.*”

B. New Section 3 H (6) is added:

“Credits will be valued at the cost of:

1. Where available, the current SDC based on the size of the existing meter; or
2. Where available, the number of ERUs purchased under the requirements Section 3 D of the District’s SDCs Ordinance 01-12 or as subsequently amended; or
3. A reasonable estimate of the number of ERUs calculated by the District using prudent engineering principles,

for developed or redeveloped properties that are converted from commercial uses to residential uses, including affordable housing as defined in 2023 House Bill 2984, 2023 Oregon Laws Chapter __. The credit will be applied to the total system development charges calculated for the number of ERUs and the owner shall pay the amount of system development charges remaining after application of the credit.”

Section 2. Severability

If any clause, section, or provision of this ordinance shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said ordinance shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

Section 3. Implementing Regulations

The Board of Commissioners may adopt by resolution any regulations or administrative procedures to implement the provisions of this Ordinance.

Section 4. Pursuant to Oregon Revised Statute Chapter 198, the ordinance was read at two regular meetings of the District Board of Commissioners on two different days, at least six days apart, prior to the adoption thereof, to wit: the 18th day of October 2023, and the 15th day of November 2023.

Section 5. This ordinance was adopted following a second reading by the affirmative vote of at least a majority of the members of the District Board of Commissioners at its regular meeting on the 15th day of November 2023, and was signed by the presiding officer and attested to by the secretary.

Section 6. This ordinance shall take effect on December 15, 2023, at 12:01 a.m., being at least 30 days from the date of its adoption.

Todd Sanders, President

Jim Doane, Secretary





TUALATIN VALLEY
WATER DISTRICT

Board Meeting Minutes

September 20, 2023

REGULAR SESSION – 6:00 PM

CALL TO ORDER

Commissioners Present: Jim Doane, PE; Jim Duggan, PE; Carl Fisher, Elliot Lisac, Todd Sanders, PhD

Staff Present: Clark Balfour, General Counsel; Paul Matthews, Interim Chief Executive Officer; Peter Boone, PE, Chief Operating Officer; Dave Kraska, PE, Water Supply Program Director; Andrew Carlstrom, Customer Service Manager; Justin Dyke, Interim Communications and Public Affairs Supervisor; Kylie Bayer, Human Resources Director; Tim Boylan, IT Services Director and Sam Kaufmann, District Recorder.

REPORTS BY THE CHIEF EXECUTIVE OFFICER AND MANAGEMENT STAFF

Paul Matthews presented the CEO report and Andrew Carlstrom presented his department update.

Mr. Matthews mentioned he would be presenting the board with an overview of district priorities in the near future.

COMMISSIONER COMMUNICATIONS

A. Reports of meetings attended.

Commissioners described and submitted a list of recently attended meetings (see attached forms).

B. Topics to be raised by the Commissioners.

None.

1. CONSENT AGENDA

A. Approve the August 16, 2023, regular meeting minutes.

Motion was made by Duggan, seconded by Lisac, to approve the Consent Agenda as presented. The motion passed unanimously with Doane, Duggan, Fisher, Lisac and Sanders voting in favor.

2. BUSINESS AGENDA

A. Consider a resolution establishing water rates and other charges for the Tualatin Valley Water District with an effective date of November 1, 2023. Staff Report – Paul Matthews

Paul Matthews presented his staff report on Resolution 14-23.

Motion was made by Doane, seconded by Duggan, to adopt Resolution 14-23, a resolution establishing water rates and other charges for the Tualatin Valley Water District with an effective date of November 1, 2023. The motion passed unanimously with Doane, Duggan, Fisher, Lisac and Sanders voting in favor.

B. Beaverton meter reading agreement. Staff Report – Clark Balfour

Clark Balfour presented his staff report on Resolution 15-23.

Motion was made by Lisac, seconded by Duggan, to adopt Resolution 15-23, a resolution approving the intergovernmental agreement between Tualatin Valley Water District and the City of Beaverton for meter reading services. The motion passed unanimously with Doane, Duggan, Fisher, Lisac and Sanders voting in favor.

C. Dick Schmidt facility naming. Staff Report – Peter Boone

Peter Boone presented his staff report on Resolution 16-23.

Motion was made by Doane, seconded by Duggan, to adopt Resolution 16-23, a resolution to name the 209th Avenue and Farmington Road facility in honor of Richard d. Schmidt. The motion passed unanimously with Doane, Duggan, Fisher, Lisac and Sanders voting in favor.

ADJOURNMENT

There being no further business, President Sanders adjourned the meeting at 7:02 p.m.

EXECUTIVE SESSION – FOLLOWING REGULAR MEETING

An executive session of the Board was called under ORS 192.660(2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed. Additionally, an executive session of the Board is called under ORS 192.660(2)(f) To consider information or records that are exempt by law from public inspection and ORS 40.225 attorney client privilege.

Todd Sanders, President

Jim Doane, Secretary



1

CAMP CREEK FIRE UPDATE

As of today, 9/20, the Camp Creek Fire in the Bull Run Watershed stands at 2,055 acres with 62% containment. Crews expect the fire to continue to smolder in heavy fuels until significant rains can extinguish it, but the risk of rapid fire growth is minimal. The response is starting to wind down and crews are removing equipment that is no longer needed.

2

TAYLORS FERRY RESERVOIRS AND SITE IMPROVEMENTS PROJECT

The District recently received notification that we've been awarded additional grant funding for the Taylors Ferry Reservoirs and Site Seismic Improvements project. Originally, this project had been awarded a FEMA hazard mitigation grant that covered 75% of the cost or about \$11.8 million, and now we have secured an additional \$3.9 million from a combination of state and federal grants that will cover the entire cost of the project. This project is scheduled to go to bid this fall with construction beginning soon after.

3 | CEO Announcements



3

DEPARTMENT REPORT

Customer Service Manager Andrew Carlstrom will present the department report this evening.

4 | CEO and Management Staff Report



4



The Meter-to-Cash Cycle

Customer Service Department Report

Andrew Carlstrom, Customer Service Manager
September 20, 2023



5

Meter-to-Cash Cycle - Summary

- **Water Utility Meter to Cash Cycle**
 - In aggregate, the processes of:
 - Enrolling customers and maintaining appropriate account data
 - Reading meters
 - Billing customers
 - Receiving payments
 - Addressing collections issues
 - Providing refunds
 - Applying the payments to the proper accounting ledger
 - People, process, technology
 - The meter-to-cash cycle strongly leverages highly trained staff, carefully designed business processes, and a wide array of technology solutions – many which interface to the CIS.

Sources

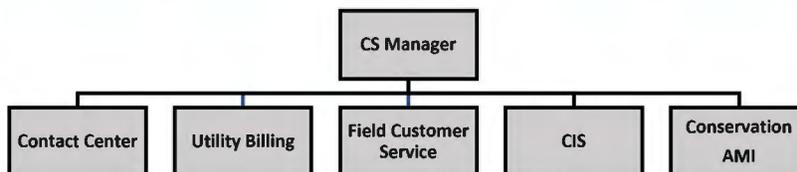
Water Research Foundation Report #4583

EMA, Inc.



6

TVWD Customer Service Department



- **Closely linked, customer-focused department functions**
 - One of several TVWD departments whose work is essential for the meter-to-cash cycle
- **Work closely with other TVWD work groups**
 - Especially Finance, IT Services, Communications, Engineering
- **Work directly with vendors**
 - Customer Information System (CIS), payment processor, lockbox, bill print, phone system, notification services, meter testing, outside collections agency
- **Work with partner agencies (IGAs)**
 - Clean Water Services (CIS co-owner), City of Beaverton

7

Water Utility Meter-to-Cash Cycle – Greater Detail



Manage Customer Accounts & Services	Read Meters	Calculate Consumption & Manage Rates	Prepare & Deliver Bills	Process & Record Payments	Manage Credit & Collections	Manage General Ledger & Analyze Revenue
-------------------------------------	-------------	--------------------------------------	-------------------------	---------------------------	-----------------------------	---

- | | | | | | | |
|---|--|---|--|---|---|---|
| <p>Process Examples</p> <ul style="list-style-type: none"> • Move in / move out • Start / stop service • Payment assurance • Create service orders • Customer data management | <p>Process Examples</p> <ul style="list-style-type: none"> • Record meter reads • Upload data to CIS • Pre-bill exception (high-low) management • Manage service orders | <p>Process Examples</p> <ul style="list-style-type: none"> • Calculate consumption based on meter reads • Estimate consumption • Apply rates • Manage rate updates | <p>Process Examples</p> <ul style="list-style-type: none"> • Bill cycle run • Print and mail • Electronic presentment • Adjustments • Cancel / rebill • Bill exceptions | <p>Process Examples</p> <ul style="list-style-type: none"> • Receive payments • Payment processing – payment card, ACH, cash, lockbox • Manage finalized accounts | <p>Process Examples</p> <ul style="list-style-type: none"> • Delinquency processing • Notices – reminder, urgent, shutoff • Returned payments • Payment arrangements • Bankruptcy process • Write off accounts • Refer accounts to outside collections agency | <p>Process Examples</p> <ul style="list-style-type: none"> • Updates to G/L for Accounts Receivable, cash, write offs • Updates to Payables • Support A/R sub-ledger detail • A/R analysis • Revenue analysis |
|---|--|---|--|---|---|---|

Sources
Water Research Foundation Report #4583
EMA, Inc.

8

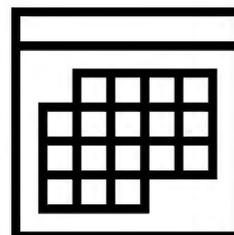
TVWD Priorities and the Meter-to-Cash Cycle

- **TVWD Priorities**
 - Maintain daily operations
 - Successfully complete the WWSP
 - Stabilize and maximize the new CIS
- **Meter-to-Cash Focus Areas Ahead**
 - CIS continuous improvement phase
 - Customer assistance program (20% bill discount recommended by RAC)
 - Monthly billing (pilot project)
 - New joint billing IGA with Clean Water Services
 - Supporting customers while reducing A/R
 - Contact center assessment study + recommendations
 - Advanced Metering Infrastructure (AMI)
- **Future Meter-to-Cash Board Presentations**
 - Updates on focus areas

9

Monthly Billing Pilot Project Update

- **Rate Advisory Committee Recommendation**
 - Recommended by first RAC
 - Deferred until new CIS implemented
- **Monthly Billing Considerations**
 - Range of monthly billing approaches to achieve
 - Interim versus long-term solutions
 - Customer experience needs to be weighed strongly
 - Manual reads, AMR, AMI provide meter data for conducting monthly billing without estimation or bill-splitting
- **Monthly Billing Pilot**
 - First monthly bills to pilot area in mid-September 2023
 - Metrics identified / being tracked for measuring pilot success



10

Questions?



TUALATIN VALLEY
WATER DISTRICT 11

11

CONSENT AGENDA

A. Approve the August 16, 2023, meeting minutes



TUALATIN VALLEY
WATER DISTRICT

12



13



PROPOSED INCREASES

- Increases for typical bill by:
 - \$15.53 per month (22.0%) on November 1, 2023
 - \$15.04 per month (17.5%) on November 1, 2024
- Includes increases to both fixed and volume rates

14 | Water Rate Proposal

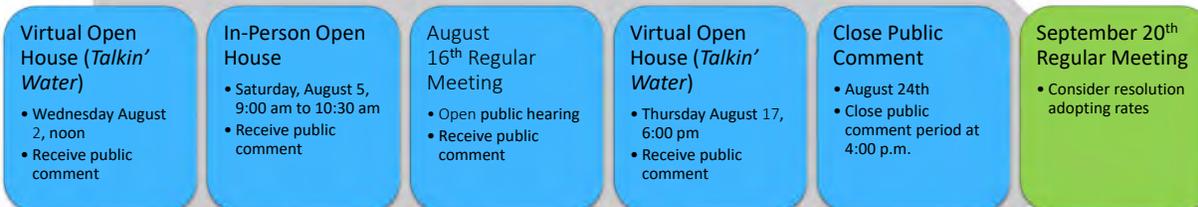


14

Concerns of Our Customers

- How will the community benefit from the current investments in the Willamette?
- Are you managing costs responsibly?
- Are all customers, including corporations, paying their fair share?
- Some of my neighbors can't afford these investments. What are you doing to help them?

Public Outreach Efforts



MAJOR RATE DRIVERS

How Your Money Is Used



Construction of the additional water supply



Maintenance and operations of the water system



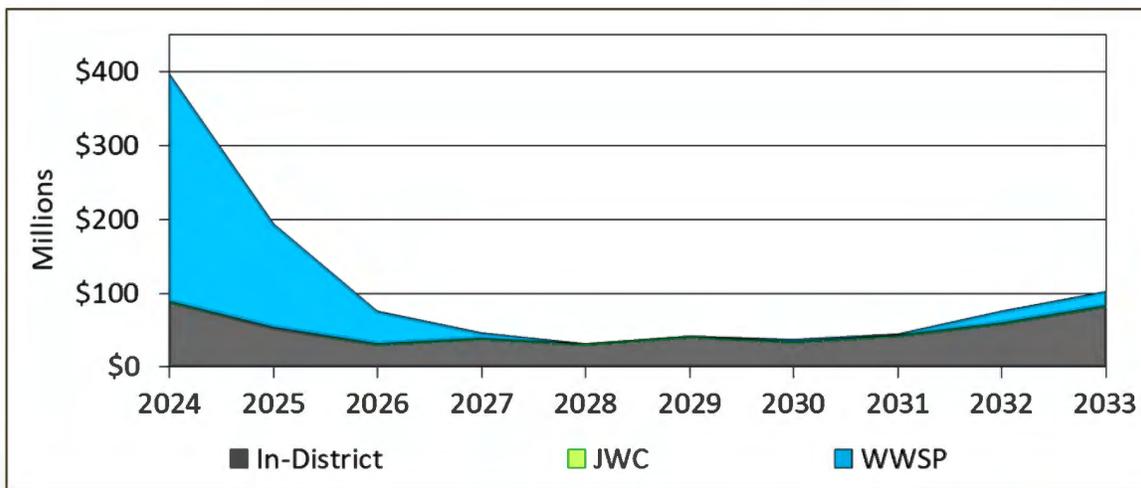
Purchased Water

17 | Water Rate Proposal



17

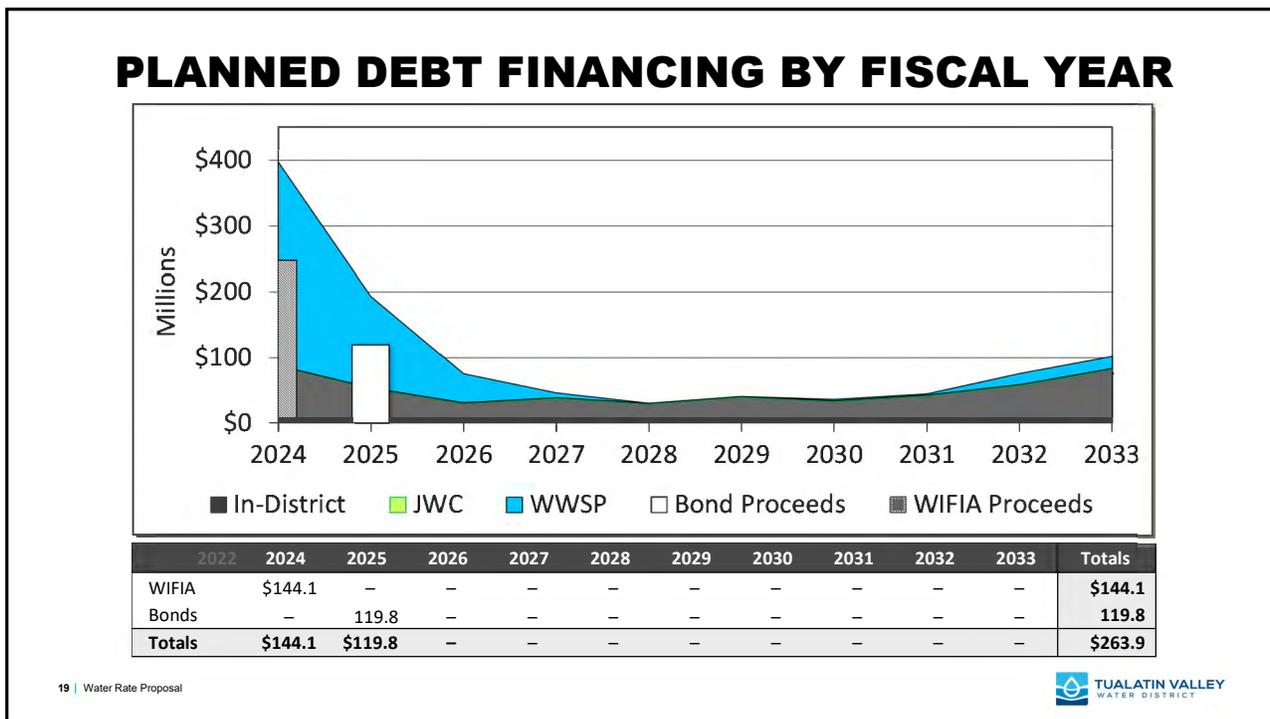
NEAR-TERM INFRASTRUCTURE INVESTMENTS



18 | Water Rate Proposal



18



19

PURSUING FEDERAL AND STATE ASSISTANCE

Helping our elected leaders understand TVWD's importance to Oregon

Accomplishments to Date

- \$4 million grant received for the treatment plant
- \$5 million grant received for Advanced Metering Infrastructure (AMI) project
- \$11 million grant received for Taylors Ferry Reservoir

20 | Water Rate Proposal TUALATIN VALLEY WATER DISTRICT

20

Seven Ways We Are Working to Control Costs



1. Cut more than \$50 million in project costs
2. Maximize competition
3. Negotiate the best price and quality for services and goods
4. Make cost effective engineering design decisions
5. Proactively manage risks early
6. Partner on projects
7. Rigorously manage all aspects of the Program to stay on schedule

How We Saved Customers Money

	<p>Managed Operating Expenses</p>	<ul style="list-style-type: none"> • Managed operating budgets to generate over \$12 million in savings during most recent biennium. • Reduced healthcare premiums by 4.5%
	<p>Deferred Capital Project</p>	<ul style="list-style-type: none"> • Delayed building pipelines and reservoir to better align with District's cashflow
	<p>Partnered with Others</p>	<ul style="list-style-type: none"> • Achieve economies of scale by partnering with other utilities and local governments
	<p>Finding Other Resources</p>	<ul style="list-style-type: none"> • Generated over \$6 million in interest earnings by changing WIFIA draw strategy • Approximately \$20 million in Federal grants

Willamette Water Supply Program Mission

Provide a cost-effective, reliable, and resilient water supply system by July 2026, that benefits current and future generations of the communities we serve and supports a vibrant local economy.



23

Willamette Water Supply Program Overview

1. Willamette River intake, located in Wilsonville
2. New state-of-the-art water treatment plant
3. 30+ miles of large diameter transmission pipeline
4. Water storage tanks



24

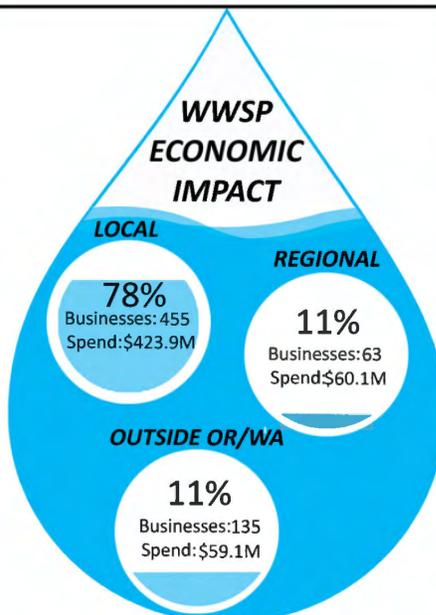
New Seismic Guidelines and Standards

- Pipeline, water tanks and state-of-the-art water treatment plant strengthened at key locations
- Additional investment made at the locations identified as higher risk



Business Utilization

- Notable Updates
 - Local spend down 6%
 - Regional spend increased 6%
 - Local and Regional spend over \$480 million or 89%



Data through Q4 2022



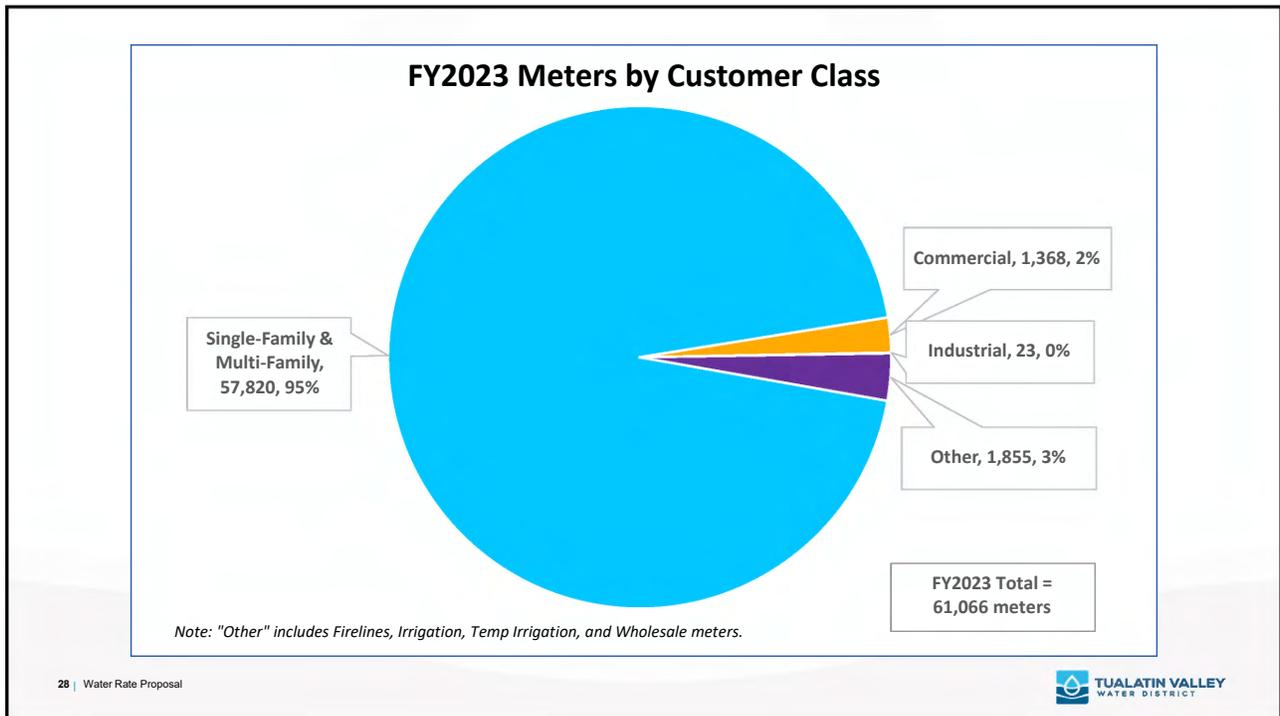
Are all customers, including corporations, paying their fair share?



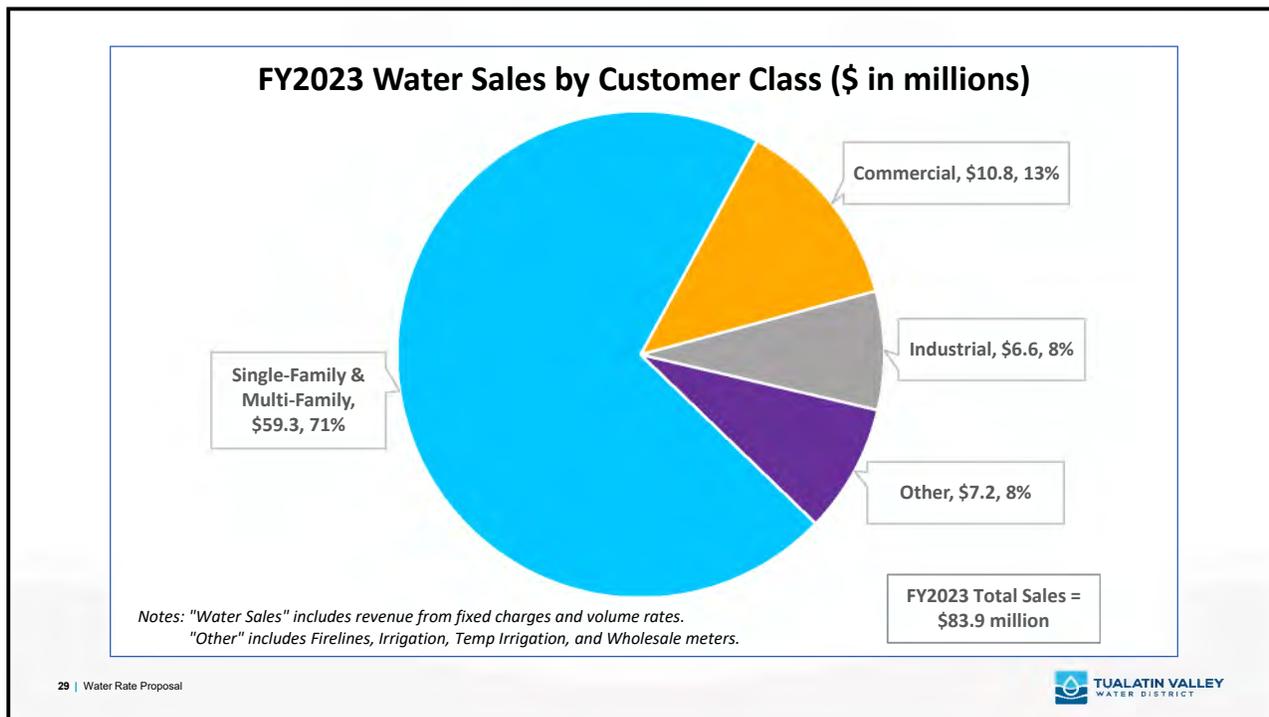
27 | Water Rate Proposal



27



28



29

EXAMPLE OF INDUSTRIAL CUSTOMER IMPACT

Industrial Customer Meter			
8-Inch Meter	Current	Nov 2023	Nov 2024
Fixed Charge	\$497	\$606	\$712
Volume Charge	\$199,837	\$243,801	\$286,467
Total	\$200,334	\$244,407	\$287,178
Monthly Increase		\$44,073	\$42,771

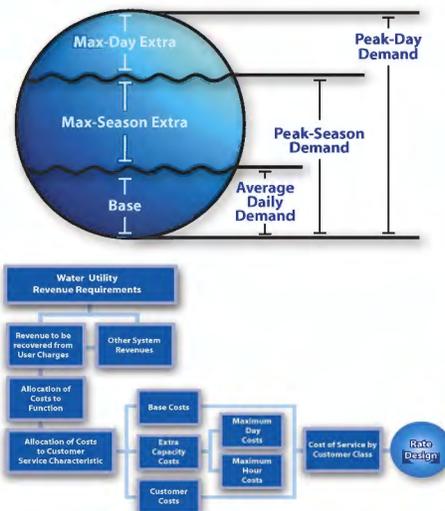
30 | Water Rate Proposal

30

Cost-of-Service Basis for Setting Water Rates

Guiding Principles

- Industry-standard approach to ensure customers pay in proportion to the cost imposed on the system
- Avoids subsidies among classes of customers
- Ensures new customers pay their fair share



Updates to Other Fees and Charges

Highlights of Changes

- Adjusted various fees to offset inflationary increases in costs
- Proposed new fee to replace lost bulk water placard
- Proposed new meter box installation charge for traffic-rated meter boxes
- Eliminated practice of lending meter keys and related deposits
- Eliminated the rebate for subdivisions where the District installs services before other utilities
- Added charge when developer requests multiple site visits for a meter installation
- Established flat meter fees for meters larger than 2-inches
- Updated various footnotes and language to increase clarity

Some of my neighbors can't afford these investments. What are you doing to help them?



33 | Water Rate Proposal



33

RATE ADVISORY COMMITTEE (RAC) ASSIGNMENT

Issue 1. Affordability for financially vulnerable TVWD customers

- Is there a need for a more reliable and permanent Customer Assistance Program in addition to emergency assistance?
- How should the program be funded?
- What eligibility qualifications are appropriate?
- How should the program be implemented?

Issue 2. Rate structure adjustments to reduce revenue volatility (fixed and volume charges)

- What impacts on the customer experience should be considered as the Board considers rate structure changes that?

34 | Water Rate Proposal



34

CONVENING THE 2022 – 2023 RAC

RAC members represent diverse backgrounds and expertise, multiple customer classifications and district-wide geographic coverage.

RAC Members

Allie Syes	June Boone
Carlos Romo	Kyle Walker
Chai Saecheo	Lisa Mentessana
Chris Brown	Long Tran
Daryl Manullang	Madi Hyde
Deanna Palm	Samantha Rico
*Erin Walsh	Steve Marks
Jessie Dhillon	Todd Speight
	*Zach Lindahl

*Members transitioned off the RAC

1 Why Now
2 Affordability
3 Learn More
4 Comment Card

twvd.org/2022RAC

Web Links

Info About Meeting #1: October 18, 2022, Return to RAC

35 Water Rate Proposal

35

CUSTOMER ASSISTANCE PROGRAM RECOMMENDATION

The RAC unanimously recommended the proposed Customer Assistance Program and keeping the District's current Emergency Program.

Who can qualify?
Single-family residential customers who qualify for the federal Low Income Home Energy Assistance Program (LIHEAP).

How much assistance is available?
20% discount to the customer's water bill, to be managed by the Board in the future to maintain the program objectives.

How is the Customer Assistance Program funded?
From all customers recovered proportionately from both fixed and volume charges.

36 Water Rate Proposal

36

Proposed Rate Adjustments

37 | Water Rate Proposal





37

PROPOSED FIXED MONTHLY CHARGES

Meter Size	Current	Proposed	
		Nov 2023	Nov 2024
5/8 Inch	\$21.25	\$25.93	\$30.47
3/4 Inch	23.41	28.56	33.56
1 Inch	28.85	35.20	41.36
1.5 Inch	38.77	47.30	55.58
2 Inch	57.18	69.76	81.97
3 Inch	159.22	194.25	228.24
4 Inch	213.34	260.27	305.82
6 Inch	343.82	419.46	492.87

38 | Water Rate Proposal



38

PROPOSED VOLUME RATES (\$/CCF)

Volumetric Rates (\$/CCF)	Current	Proposed	
		Nov 2023	Nov 2024
Block 1	\$7.03	\$8.58	\$10.08
Block 2	\$10.02	\$12.22	\$14.36

¹ One CCF is 100 cubic feet of water or about 748 gallons.

² Single-Family Residential Class: Block 1 = Water use up to 28 CCF every two months.
 Block 2 = All consumption over 28 CCF every two months.

³ All other classes: Block 1 = Water use up to 140% of 12-month moving avg.
 Block 2 = All consumption exceeding the Block 1 threshold.

CUSTOMER IMPACT (TYPICAL CUSTOMER USING 7 CCF¹ PER MONTH)

Typical Single-Family Residential Bill			
5/8-Inch Meter	Current	Nov 2023	Nov 2024
Fixed Charge	\$21.25	\$25.93	\$30.47
Volume Charge	\$49.21	\$60.06	\$70.56
Total	\$70.46	\$85.99	\$101.03
Monthly Increase		\$15.53	\$15.04

¹ One CCF is 100 cubic feet of water or about 748 gallons. Typical customer at TVWD uses 7 CCF per month.

CUSTOMER IMPACT
(ABOVE AVERAGE CUSTOMER USING 12 CCF¹ PER MONTH)

Above Average Single-Family Residential Bill			
5/8-Inch Meter	Current	Nov 2023	Nov 2024
Fixed Charge	\$21.25	\$25.93	\$30.47
Volume Charge	\$84.36	\$102.96	\$120.96
Total	\$105.61	\$128.89	\$151.43
Monthly Increase		\$23.28	\$22.54

¹ One CCF is 100 cubic feet of water or about 748 gallons.



CUSTOMER IMPACT
(HIGH-USE CUSTOMER USING 28 CCF¹ PER MONTH)

High-Use Single-Family Residential Bill			
5/8-Inch Meter	Current	Nov 2023	Nov 2024
Fixed Charge	\$21.25	\$25.93	\$30.47
Volume Charge	\$238.70	\$291.20	\$342.16
Total	\$259.95	\$317.13	\$372.63
Monthly Increase		\$57.18	\$55.50

¹ One CCF is 100 cubic feet of water or about 748 gallons.



Closing



43 | Water Rate Proposal



43

Concerns of Our Customers

- How will the community benefit from the current investments in the Willamette?
- Are you managing costs responsibly?
- Are all customers, including corporations, paying their fair share?
- Some of my neighbors can't afford these investments. What are you doing to help them?

44 | Water Rate Proposal



44

Staff Recommendation

Staff recommends the Board adopt Resolution 14-23, a resolution establishing rates and other service charges for the Tualatin Valley Water District with an effective date of November 1, 2023.



45 | Water Rate Proposal



45

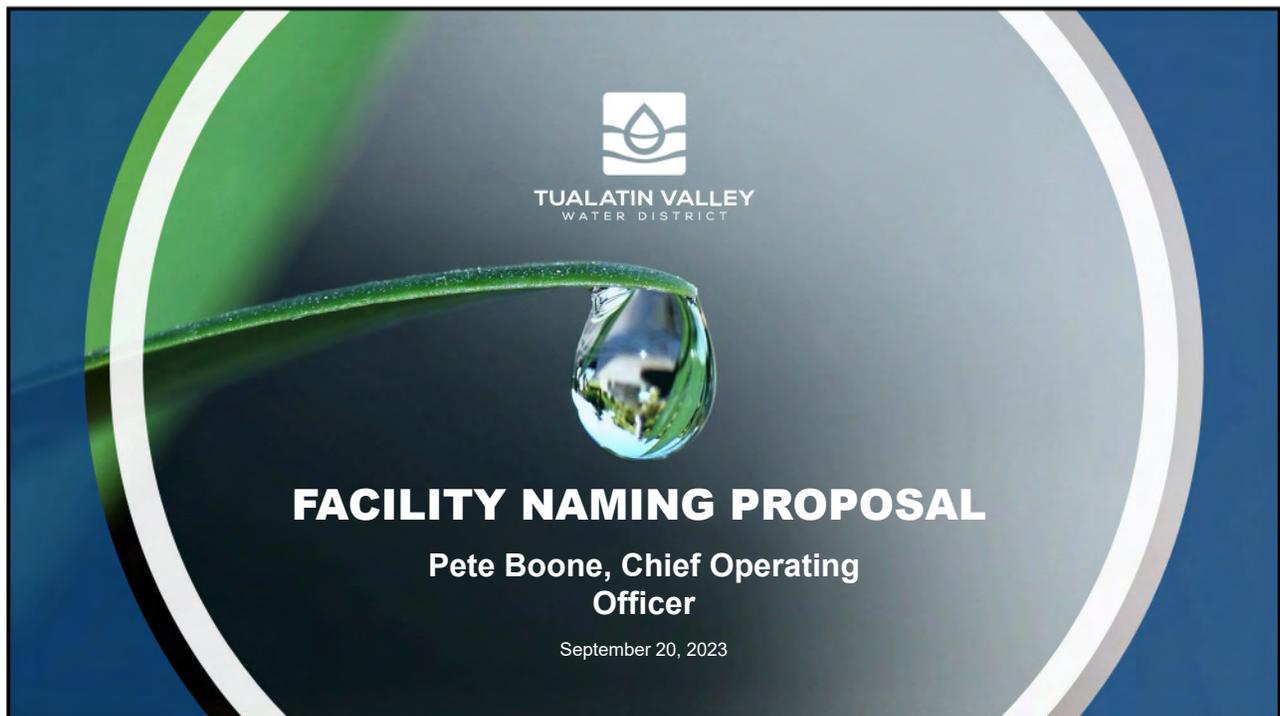


QUESTIONS AND ANSWERS

46



47



48

SCHMIDT FACILITY DEDICATION AND NAMING

Staff has been in communication with Commissioner Schmidt’s family about the concept of dedicating and naming the District’s new facility at 209th and Farmington in his honor.

The family supports this and suggested the name be: “Richard D. Schmidt Willamette Supply Facility”

This facility is under construction and nearly complete. It will be a WWSS supply turnout that will control flow, regulate pressure, and add fluoride.

SIGNAGE RENDERING



OPTION 8A | Font: Perpetua Titling MT Light (top); Arial Regular (bottom) | Letter height: approx. 10" (top); 6" (bottom)

STAFF RECOMMENDATION

Staff recommends adopting Resolution 16-23, dedicating and naming the Richard D. Schmidt Willamette Facility in honor of the late Commissioner Dick Schmidt.





TUALATIN VALLEY

WATER DISTRICT

Report of Meetings Attended

Commissioner: Carl Fisher

Date: 9/20/23

Date	Meeting or Function	Purpose	\$	Claimed
8/31/23	WEA Bonamici Forum	Hear update on Congress	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9/6/23	Andrea Salinas Town Hall	Meet with MOC and hear updates	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9/10/23	AWWA Conference Day 1	Tour of historic water works	50	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9/11/23	Board Agenda Setting Meeting with Commissioner Sanders and Pele Boone	Plan Sept. Board Meeting	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9/12/23	AWAA Conference Day 3	Attended Sessions on improving resiliency	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9/15/23	Phone meeting with Commissioner Sanders	hear updates on district	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9/20/23	TVWD Board Meeting	Regular Board meeting	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No

OK to pay \$300 - SK

Date: 9/20/23

Approved by



President



Secretary

ORS 198.190, "A member of the governing body of a district may receive, not to exceed \$50.00 for each day or portion thereof as compensation for services performed as a member of the governing body. Such compensation shall not be deemed lucrative. The governing body may provide for reimbursement of a member for actual and reasonable traveling and other expenses necessarily incurred by a member in performing official duties." *Please note that in accordance with ORS 294.331 (3), members of the budget committee shall receive no compensation for their services as members of such committee.*

In accordance with Board Policies, an amount equal to the unclaimed reimbursements for meetings will be transferred to the District's Customer Emergency Assistance Fund.



TUALATIN VALLEY WATER DISTRICT

Report of Meetings Attended

Commissioner USAAC

Date	Meeting or Function	Purpose	\$	Claimed
8/17/23	TALKIN' WATER	RATES VIRTUAL HOUSE - 2 PUBLIC PRES & Q&A	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8/21/23	CALL W/ PRES. SANDERS	DISCUSSION REGARDING REGIONAL PROVIDERS	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8/23/23	CALL W/ PRES. SANDERS	DISCUSSION OF TEMP LEGAL COUNSEL	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9/15/23	CALL W/ PRES. SANDERS	PLANNING FOR 9/20/23 EXECUTIVE SESSION	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9/20/23	TWWD BOARD MEETING	SEPTEMBER MEETING	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No

Date: 9/20/23

Requested by: ELLIOT USAAC

OK to pay \$250 - SK

Commissioner

Date: 9/20/23

Approved by: 

President

ORS 198.190, "A member of the governing body of a district may receive, not to exceed \$50.00 for each day or portion thereof as compensation for services performed as a member of the governing body. Such compensation shall not be deemed lucrative. The governing body may provide for reimbursement of a member for actual and reasonable traveling and other expenses necessarily incurred by a member in performing official duties." Please note that in accordance with ORS 294.331 (3), members of the budget committee shall receive no compensation for their services as members of such committee.

In accordance with Board Policies, an amount equal to the unclaimed reimbursements for meetings will be transferred to the District's Customer Emergency Assistance Fund.



TUALATIN VALLEY
WATER DISTRICT

Report of Meetings Attended

Commissioner Jim Duggan

Date	Meeting or Function	Purpose	\$	Claimed
8/17/2023	Talkin' Water: Rates	Virtual Open House	50	x Yes <input type="checkbox"/> No
9/12/2023	Wash. Co. CPO #1	Local Updates - WWSP	50	x Yes <input type="checkbox"/> No
9/13/2023	RWPC Executive Com.	Regular 1/3 Yr. Mtg.	50	x Yes <input type="checkbox"/> No
9/20/2023	TVWD Board Mtg. & Exec. Sess.	Regular Monthly Mtg.	50	x Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No

OK to pay \$200 - SK

Date: 9/20/2023

Requested by: James. J. Duggan

Commissioner

Date: 9/20/23

Approved by:



President

ORS 198.190, "A member of the governing body of a district may receive, not to exceed \$50.00 for each day or portion thereof as compensation for services performed as a member of the governing body. Such compensation shall not be deemed lucrative. The governing body may provide for reimbursement of a member for actual and reasonable traveling and other expenses necessarily incurred by a member in performing official duties." *Please note that in accordance with ORS 294.331 (3), members of the budget committee shall receive no compensation for their services as members of such committee.*

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TUALATIN VALLEY
WATER DISTRICT

Report of Meetings Attended

Commissioner: Todd Sanders

Date: 9/20/23

Date	Meeting or Function	Purpose	\$	Claimed
8/30	West Slope Board President	Meeting planning	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8/31	West Slope Board President	Agenda setting	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9/4	West Slope Board President	Agenda planning	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9/15	West Slope Board President	Meeting scheduling and date setting	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9/16	Legal, HR, Board phone calls	HR issues	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9/17	Legal, Hr, Board phone calls	HR issues	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9/18	Water supply committee mtg	Construction issues/ Fire in Bull Run	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9/19	Leadership team phone calls	Interim CEO	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9/20	Monthly Board meeting	Rate setting	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8/8	Meeting with contractor Norm Eder	Municipal relations	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Date: 9/20/23

Approved by:  President Secretary

ORS 198.190, "A member of the governing body of a district may receive, not to exceed \$50.00 for each day or portion thereof as compensation for services performed as a member of the governing body. Such compensation shall not be deemed lucrative. The governing body may provide for reimbursement of a member for actual and reasonable traveling and other expenses necessarily incurred by a member in performing official duties." *Please note that in accordance with ORS 294.331 (3), members of the budget committee shall receive no compensation for their services as members of such committee.*

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TUALATIN VALLEY
WATER DISTRICT

Report of Meetings Attended

Commissioner: Todd Sanders

Date: 9/2/23

Date	Meeting or Function	Purpose	\$	Claimed
8/18	Meet with CEO	Update on Legis. activities	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8/21	CFM, CEO and Board Chair	Lobbying Activities	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8/22	CEO, Jim Doane, Todd Sanders	Water Supply Committee	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8/24	CEO and Board Chair	West Slope communication update	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8/25	CEO and Board Chair	Pre vacation communication	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8/28	Water Supply Committee Meeting	Fire in Bull Run update	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8/29	West Slope Board Chair	agenda discussion	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8/30	E-Bike Tour: West Five District	Beaverton Council and Mayor tour	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9/7	COO and Board Chair	updates on municipal partners	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9/12	COO, Board Chair and Vice Chair	Agenda planning session	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Date: 9/20/2023

Approved by 

President

Secretary

ORS 198.190, "A member of the governing body of a district may receive, not to exceed \$50.00 for each day or portion thereof as compensation for services performed as a member of the governing body. Such compensation shall not be deemed lucrative. The governing body may provide for reimbursement of a member for actual and reasonable traveling and other expenses necessarily incurred by a member in performing official duties." *Please note that in accordance with ORS 294.331 (3), members of the budget committee shall receive no compensation for their services as members of such committee.*

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TUALATIN VALLEY
WATER DISTRICT

Report of Meetings Attended

Commissioner: Todd Sanders

Date: 9/20/23

Date	Meeting or Function	Purpose	\$	Claimed
9/11	Lobby consultant meeting	municipal relations	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9/13	Lobby consultant meeting	municipal relations	50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No

OK to pay \$1,100 - SK

Date: 9/20/23

Approved by:  President Secretary

ORS 198.190, "A member of the governing body of a district may receive, not to exceed \$50.00 for each day or portion thereof as compensation for services performed as a member of the governing body. Such compensation shall not be deemed lucrative. The governing body may provide for reimbursement of a member for actual and reasonable traveling and other expenses necessarily incurred by a member in performing official duties." *Please note that in accordance with ORS 294.331 (3), members of the budget committee shall receive no compensation for their services as members of such committee.*

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TUALATIN VALLEY
WATER DISTRICT

Board Work Session Minutes

October 3, 2023

WORK SESSION – 6:00 PM

CALL TO ORDER

Commissioners Present: Jim Doane, PE; Jim Duggan, PE; Carl Fisher, Elliot Lisac, Todd Sanders, PhD

Staff Present: Clark Balfour, General Counsel; Paul Matthews, Interim Chief Executive Officer; Justin Carlton, Interim Chief Finance Director; Dave Kraska, PE, Water Supply Program Director; Andrew Carlstrom, Customer Service Manager; Justin Dyke, Interim Communications and Public Affairs Supervisor; Kylie Bayer, Human Resources Director; and Sam Kaufmann, District Recorder.

ANNOUNCEMENTS

Paul Matthews presented the CEO announcements.

DISCUSSION ITEMS

- A. Willamette Water Supply System Commission Update. *Staff Report – David Kraska, P.E. Willamette Water Supply Program Director*

David Kraska presented his update on the Willamette Water Supply Commission.

Commissioner Doane requested a contingency plan if the water supply program is not completed by 2026. Mr. Matthews replied that TVWD will continue to supply safe, reliable water. Mr. Kraska added his team is committed to meeting the 2026 deadline.

- B. Supplemental Budget for the 2023-25 Biennium. *Staff Report – Justin Carlton, Interim Chief Financial Officer*

Justin Carlton presented his staff report on the proposed supplemental budget.

- C. System Development Charges for Affordable Housing. *Staff Report – Clark Balfour, General Counsel*

Clark Balfour presented his staff report on System Development Charges for affordable housing.

Commissioner Lisac asked staff to reach out to regional partners for their opinions on System Development Charges.

ADJOURNMENT

There being no further business, President Sanders adjourned the meeting at 6:45 p.m.

EXECUTIVE SESSION

An executive session of the Board is called under ORS 192.660(2)(f) To consider information or records that are exempt by law from public inspection and ORS 40.225 attorney client privilege.

Todd Sanders, President

Jim Doane, Secretary

DRAFT





1

CAMP CREEK FIRE UPDATE

As of Friday, September 29, the Camp Creek fire has burned approximately 2,055 acres and is 62% contained.

Fire risks to Portland Water Bureau's (PWB) headworks treatment facility are now considered low. Therefore, PWB is refocusing its contingency planning towards preparation for a potential future extended turbidity event. Water quality is closely monitored, and the water continues to be safe to drink.



2

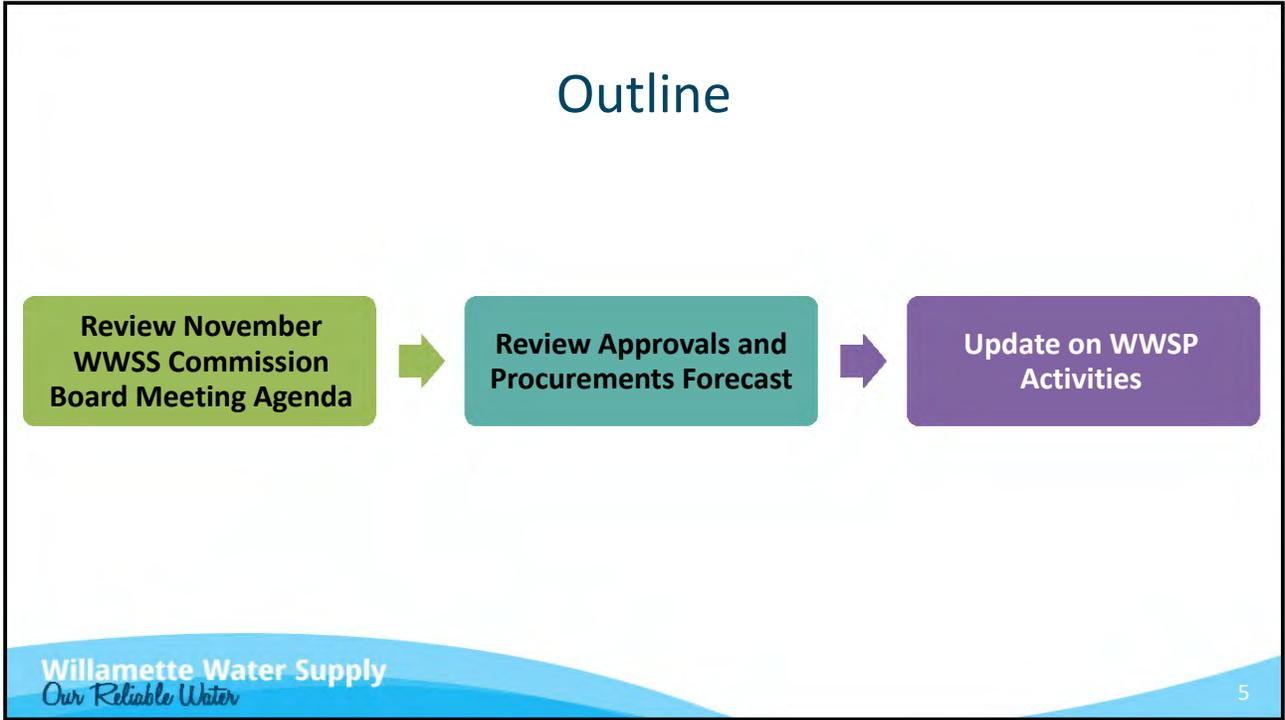
BOARD COMMUNICATIONS LOG

There were two updates to the Board Communications Log this month. Notes from the September 18th and August 28th Water Supply Committee meetings were transmitted to Commissioners.

Willamette Water Supply
Our Reliable Water

**Willamette Water Supply System Commission
Update**

**TVWD Board Work Session
October 3, 2023**



5

REVIEW NOVEMBER WWSS COMMISSION BOARD MEETING AGENDA

Willamette Water Supply
Our Reliable Water

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Willamette Water Supply System Commission November 2, 2023 Board Meeting Agenda

1. General Manager's Report
2. Public Comment
3. Consent Agenda
 - A. Approve the August 3, 2023 meeting minutes
4. Business Agenda
 - A. Approve Water Supply Integration Communications Plan, Toolkit, and Engagement Support
5. Information Items
 - A. Water Treatment Plant Schedule Update
 - B. Planned December Business Agenda items
 - C. The next Regular Board Meeting scheduled on December 7, 2023

REVIEW APPROVALS AND PROCUREMENTS FORECAST

Approvals and Procurement Forecast for August 2023 – February 2024 Program Baseline or Related Plans

Description	Program Director	WWSS Management Committee	WWSS Commission Board
WWSP 2024 Rebaseline Schedule and Budget and WWSS Fiscal Year 2024-2025 Work Plan and Budget	N/A	1/18/2024	2/2/2024

Approvals and Procurement Forecast for August 2023 – February 2024 Real Estate

Description	Program Director	WWSS Management Committee	WWSS Commission Board
None	--	--	--

Approvals and Procurement Forecast for August 2023 – February 2024

IGAs, MOUs, Permit Commitments

City of Sherwood

- *WTP_1.0 Financial Security Assurance for Sherwood Public Improvements (August)*

Washington County

- *PLM_4.2 Construction IGA Amendment (October)*

City of Tigard

- *PLM_4.3 Temporary Commissioning Discharge Facility IGA (February)*


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Approvals and Procurement Forecast for August 2023 – February 2024

Contracts

Title	Goal	Value	Key Dates
Water Supply Integration Communication Plan, Toolkit, and Engagement Support	Provide communications planning, materials, and public engagement support for Water Supply Integration	TBD	WWSS Board Approval: 11/2/2023


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Approvals and Procurement Forecast for August 2023 – February 2024 Contract Amendments and Change Orders*

Title	Goal	Value	Key Dates
Communications and Outreach Service Contract Amendment	Provide continuing public outreach during the term August 1, 2023 through June 30, 2024	\$531k	WWSS Board Approval: 8/3/2023
WTP_1.0 GMP2 for Construction	Construct GMP2 scope that covers landscaping, asphalt, curbs, sidewalks, striping, signage, fencing, and finished water system commissioning	\$15 - \$20M	WWSS Board Approval: 12/7/2023

*having values higher than the Program Director’s authority

Approvals and Procurement Forecast for August 2023 – February 2024 Local Contract Review Board Rule Exemption

Title	WWSS Management Committee Approval	WWSS Board Informational Item	WWSS Board Consider Approval
None	--	--	--

WWSP Schedule Recovery Progress Update
WWSP Construction Updates

UPDATE ON WWSP ACTIVITIES

Willamette Water Supply
Our Reliable Water

15

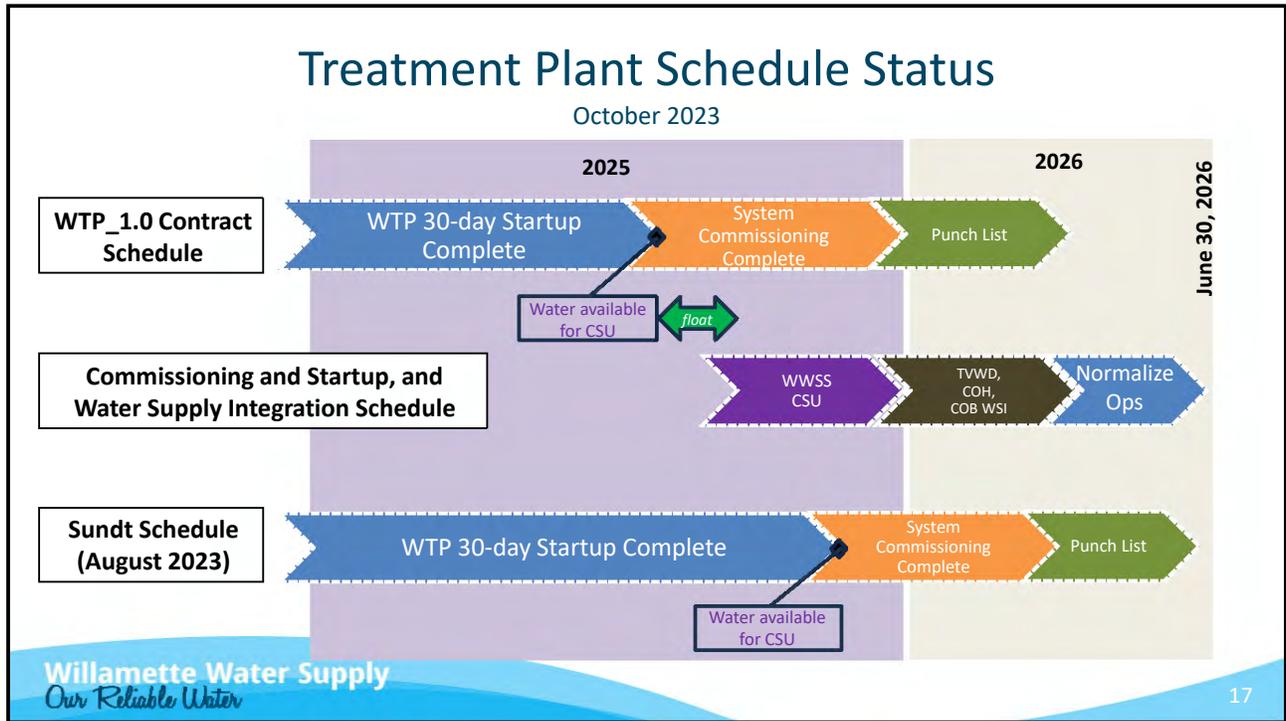
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WWSP SCHEDULE RECOVERY PROGRESS UPDATE

Willamette Water Supply
Our Reliable Water

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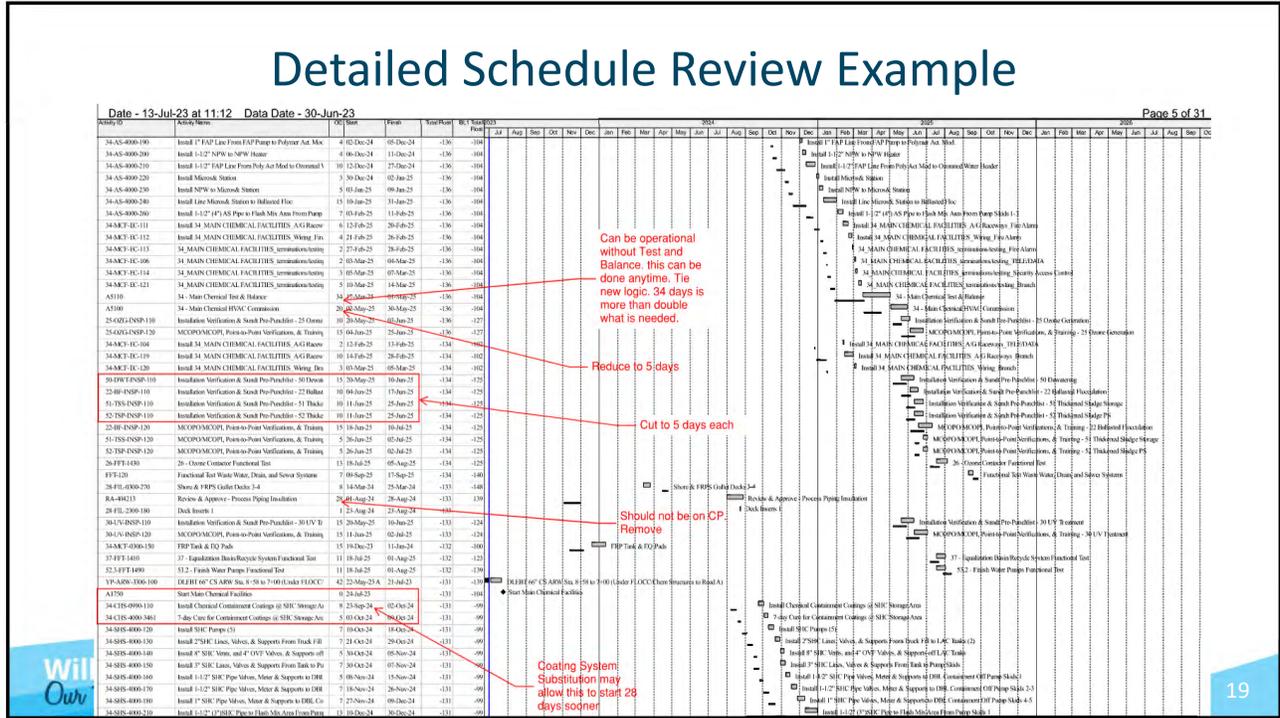
17

On-going Contractor Coordination

- Weekly schedule review meetings with the contractor
- Partnering meetings held on August 30
 - Primary topic was schedule recovery
- Several viable concepts being evaluated for schedule recovery
 - Construction technique changes
 - Detailed schedule review to find efficiencies
 - 6-day work week or second shifts for certain trades
- Work closely with the contractor to resolve issues in the field

18

Detailed Schedule Review Example



19

Other Progress Since August 1 Work Session

- 250 skilled staff now on site
- Good construction progress:
 - 10,500 cy of concrete placed
 - 70,000 LF of conduit installed
- Future TVWD Board updates:
 - November 7 Work Session – schedule recovery plan

20

20

10

WWSP CONSTRUCTION UPDATES

Willamette Water Supply
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Construction Progress

Projects currently in construction

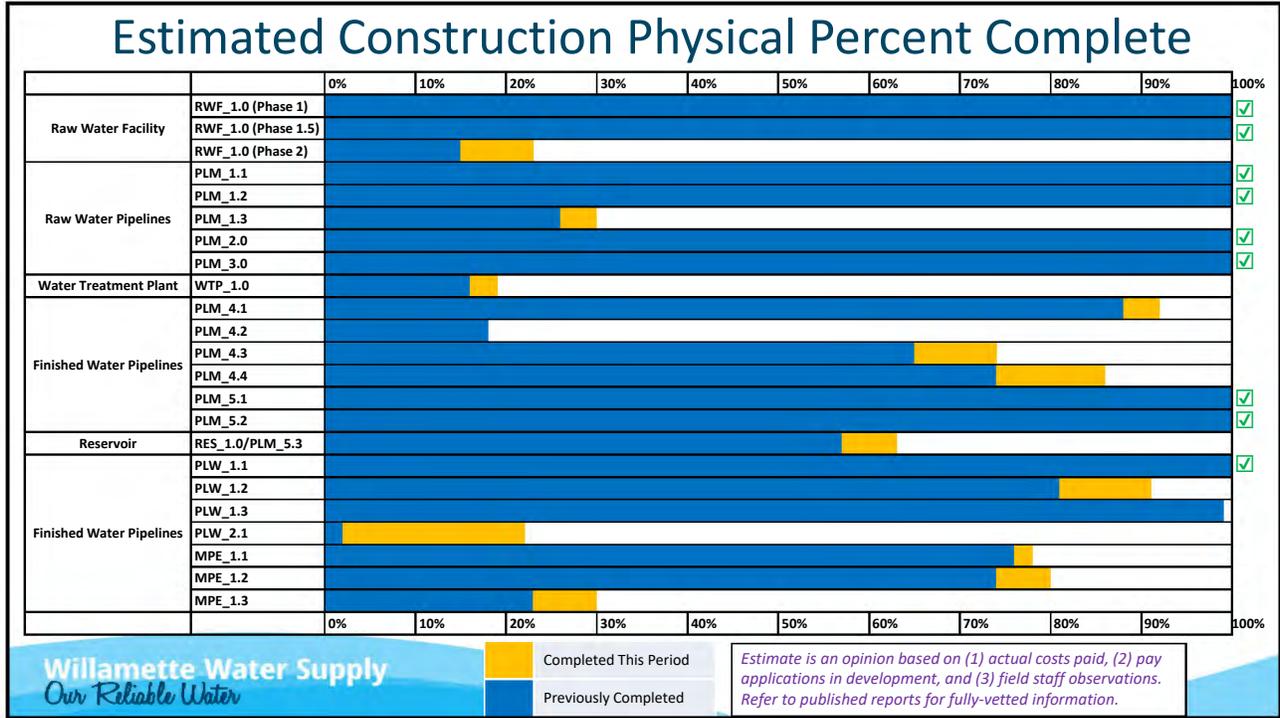
The map shows construction projects across the Willamette Valley, from Hillsboro in the north to Wilsonville in the south. Projects are color-coded and labeled with callout boxes:

- RES_1.0** (Storage Tanks) - Grey box
- PLW_2.1** (Orenco Woods) - Blue box
- PLW_1.2** (South Hillsboro) - Purple box
- PLM_5.3** (Grabhorn to Rosedale) - Green box
- PLM_4.3** (Roy Rogers) - Yellow box
- PLM_4.4** (Chicken Creek) - Yellow box
- PLM_4.1** (Hwy 99 Crossing) - Yellow box
- PLM_4.2** (Tualatin/Sherwood) - Yellow box
- PLW_1.3** (South Hillsboro) - Purple box
- MPE_1.1** (Metzger Pipeline) - Green box
- MPE_1.2** (Metzger Pipeline) - Green box
- MPE_1.3** (Metzger Pipeline) - Green box
- WTP_1.0** (Water Treatment) - Grey box
- PLM_1.3** (Wilsonville) - Red box
- RWF_1.0** (Phase 2) - Grey box

Willamette Water Supply
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23

RWF_GMP-2.0

Contractor: Kiewit Infrastructure West Co.
 Designer: Black & Veatch

Current and Planned Activities:

- Installing brick veneer at Electrical Bldg.
- Roof trusses at Electrical Bldg.
- Architectural system framing (doors, windows, louvers, etc.) at Electrical Bldg.
- Upper site perimeter wall
- Electrical duct banks and site lighting

24

24

Construction Photos – RWF_GMP-2.0



25

Construction Photos – RWF_GMP-2.0

Upper Site:
Electrical
Building brick
veneer



Willamette
Our Reliable U

26

Construction Photos – RWF_GMP-2.0

Upper Site electrical conduits / duct banks



Willamette Water Supply
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PLM_1.3

Contractor: Moore Excavation Inc.
Designer: HDR

Current and Planned Activities:

- Restoration and appurtenances on 95th Ave.
- Began 66" open cut waterline on Kinsman Rd.
- Approximately 5,100 LF (42%) of 66" waterline installed



Willamette Water Supply
Our Reliable Water

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Construction Photos - PLM_1.3

66-inch waterline installation on Kinsman Rd.



Willamette Water Supply
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Construction Photos - PLM_1.3

Temporary pavement restoration on Kinsman Rd.



Willamette Water Supply
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WTP_1.0

Contractor: Sundt Construction, Inc.
Designer: CDM Smith

Current and Planned Activities:

- PGE completed temporary power feed (discontinued generators for site power)
- Continued yard piping and concrete pipe encasements
- Began sumps and underslab conduits at Area 22 (Ballasted Floc)
- Completed walls and began elevated decks at Area 30 (UV building).
- Completed concrete slab and began wall construction at Area 35 (Clearwell)
- Continued wall and slab concrete at Area 37 (EQ Basin)
- Continued wall and elevated slab concrete placements at Area 53 (Finished Water Pump Station).



Construction Photos - WTP_1.0

8/1/23



Construction Photos - WTP_1.0

9/25/23



33

Construction Photos - WTP_1.0

Area 35 Clearwell wall
concrete placement



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Construction Photos - WTP_1.0

84" Overflow pipe to Equalization basin



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Construction Photos - WTP_1.0

Electrical conduit duct bank encasements



Willamette Water Supply
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Construction Photos - WTP_1.0

Equalization basin wall construction



Willamette Water
Our Reliable Water

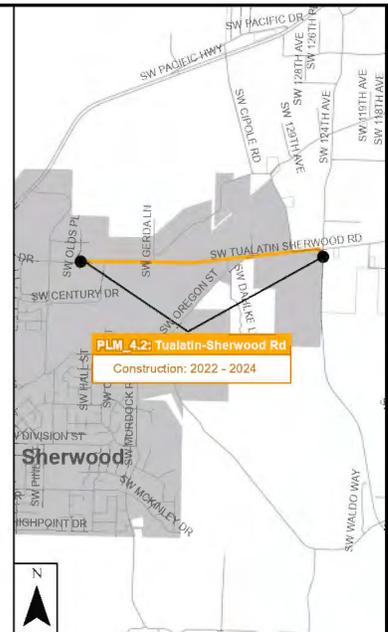
37

PLM_4.2

Partner: Washington County
Contractor: Kerr/Emery JV
Designer: Brown & Caldwell

Current and Planned Activities:

- Implemented traffic control for trenchless installation on SW 124th Ave.
- Began temporary relocation of 12" waterline at trenchless launch shaft.
- Traffic signals and light poles for County scope



Willamette Water Supply
Our Reliable Water

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38

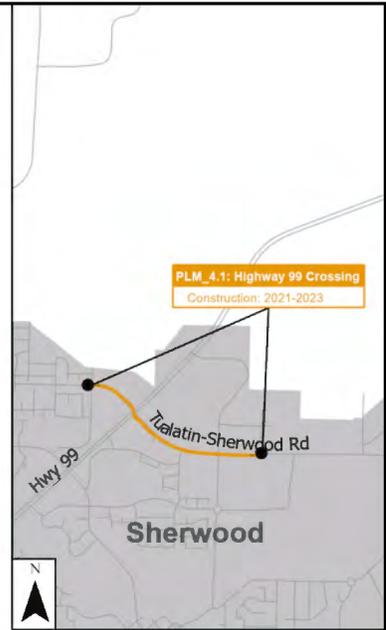
19

PLM_4.1

Partner: Washington County
Contractor: Moore Excavation Inc.
Designer: Brown & Caldwell

Current and Planned Activities:

- Appurtenance piping and vaults
- Cathodic protection system installation
- Continue road widening along the south side of Tualatin-Sherwood Rd.



Construction Photos – PLM_4.1

Setting precast concrete access vault.

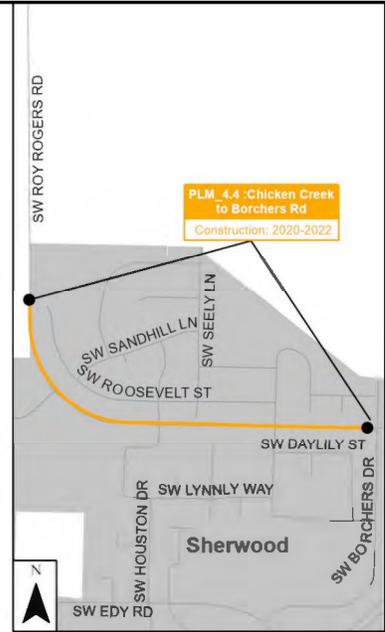


PLM_4.4

Partner: Washington County
 Contractor: Tapani Inc.
 Designer: Brown & Caldwell

Current and Planned Activities:

- Completed testing and disinfection for 66-inch waterline
- Surface appurtenance features to be completed

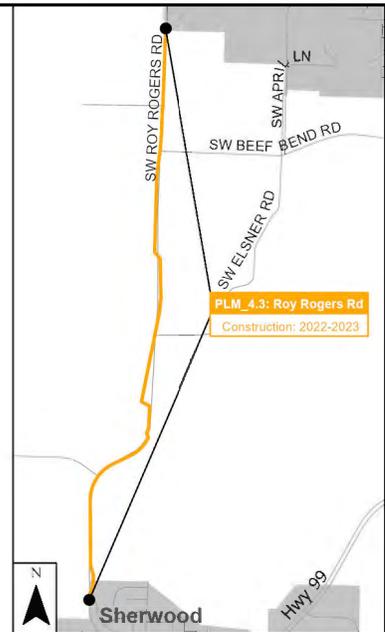


PLM_4.3

Contractor: Tapani Inc.
 Designer: Brown & Caldwell

Current and Planned Activities:

- Chicken Creek Crossing – completed microtunnel and installation of 66-inch carrier pipe
- Completed open cut crossing of Roy Rogers Rd. during weekend road closure
- Installing 66-inch waterline on east side of Roy Rogers Rd. Approximately 10,100 LF of pipe installed (76% of total)
- Constructing soldier pile and lagging wall with tie-backs at Tributary #4



Construction Photos – PLM_4.3

Installation of retaining wall at Tributary #4



Willamette Wa
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Construction Photos – PLM_4.3

Open cut waterline construction on east side of Roy Rogers Rd.



Willamette Water Supply
Our Reliable Water

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Construction Photos – PLM_4.3

Installation of 66-inch carrier pipe in Chicken Creek tunnel



RES_1.0 / PLM_5.3

Contractor: Hoffman-Fowler JV
Designer: Black & Veatch / Jacobs

Current and Planned Activities:

- RES_1.0
 - Reservoir walls more than 50% complete
 - Constructing concrete columns (more than 30% complete)
 - Began falsework installation for reservoir roof concrete placements
 - Began metal platforms and grating in valve vaults
 - Continued electrical duct bank and yard piping installation
 - Began Water Quality Building concrete footings
- PLM_5.3
 - Continued installation of 66" waterline – approximately 19,700 LF (98%) installed.
 - Continued restoration above pipeline in multiple locations including landscaping in creek and wetland crossings
 - Completed waterline installation across Farmington Gardens easement



Construction Photos – RES_1.0



47

Construction Photos – RES_1.0

Reservoir inlet pipe
(protection of
cement mortar
coating)



Willamette Water Supply
Our Reliable Water

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24

Construction Photos – PLM_5.3

66" waterline installation along Grabhorn Road

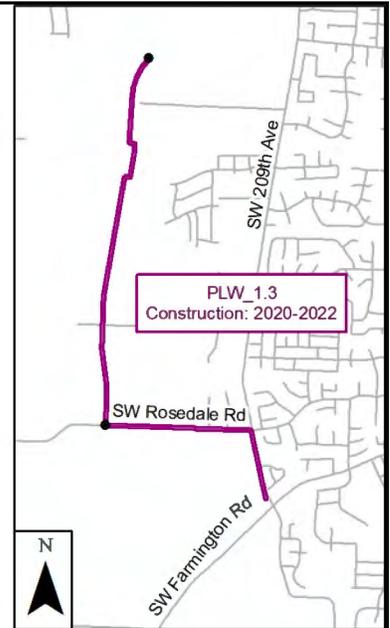


PLW_1.3

Contractor: Tapani, Inc.
Designer: Kennedy/Jenks

Current and Planned Activities:

- Punchlist – fiber conduit rework at Butternut Creek
- Add power to Butternut Creek turnout site
- Closeout



PLW_1.2

Partner: Washington County
Contractor: Tapani, Inc.
Designer: Kennedy/Jenks

Current and Planned Activities:

- Continuing Frances St. turnout vault and piping installation
- Completed pressure test and disinfection of 18" waterline on Frances St.
- Paving and striping completed on Cornelius Pass Rd.



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Construction Photos – PLW_1.2

Frances Street turnout vault and piping construction



52

Construction Photos – PLW_1.2

Flowmeter and pipe supports
inside Frances St. turnout
vault



Willamette Water Supply
Our Reliable Water

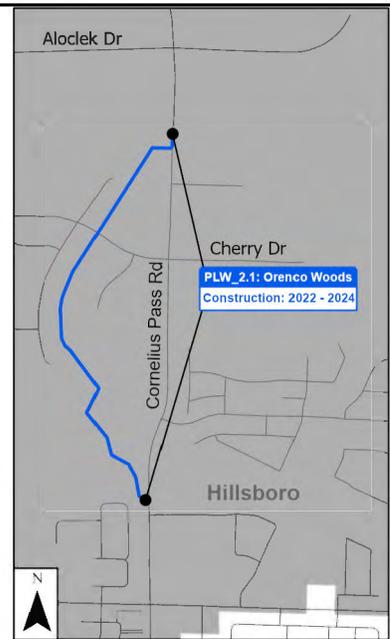
53

PLW_2.1

Contractor: Moore Excavation, Inc.
Designer: Kennedy/Jenks

Current and Planned Activities:

- Completed trenchless crossing below TriMet Light Rail
- Began 48-inch waterline installation within Orenco Woods Nature Park
- Completed waterline across Rock Creek and continuing to backfill within Ordinary High Water limits
- Began tree and brush clearing in remainder of alignment (berm alignment)



Willamette Water Supply
Our Reliable Water

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Construction Photos – PLW_2.1

Waterline installation on south side of Rock Creek



Willamette
Our Reliable W

55

Construction Photos – PLW_2.1

Rock Creek crossing and work in Orenco Woods Nature Park



Willamette
Our Reliable W

56

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Construction Photos – PLW_2.1

Tree and brush clearing completed along “berm” alignment



MPE_1.1

Partner: City of Beaverton
Contractor: Moore Excavation Inc.
Designer: Brown & Caldwell

Current and Planned Activities:

- Landscaping for Schedule A (Beaverton road work)
- Planning for Washington County Supply Line tie-in to take place in Winter 2023/24
- WWSP punch list and closeout for Western Ave. section of project



MPE_1.2

Contractor: Emery & Sons
 Designer: Brown & Caldwell

Current and Planned Activities:

- Continued 48-inch waterline and appurtenances on Allen Blvd. (91% complete to date)
- Continued PFC building roof architectural features
- Completed pavement restoration between Nimbus Ave and Denney Rd.
- Completed 24" and 16" waterlines on Hall Blvd.
- Partial pressure testing completed on 48-inch waterline



Construction Photos – MPE_1.2

TVWD
 Pressure and
 Flow Control
 (PFC) Facility



Construction Photos – MPE_1.2

Pavement restoration on Scholls Ferry Rd.



Willamette Water Supply
Our Reliable Water

2023/09/11 23:17⁶¹

61

Construction Photos – MPE_1.2

48-inch waterline installation on Allen Blvd.



Willamette Water Supply
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2023/09/18 11:16

62

62

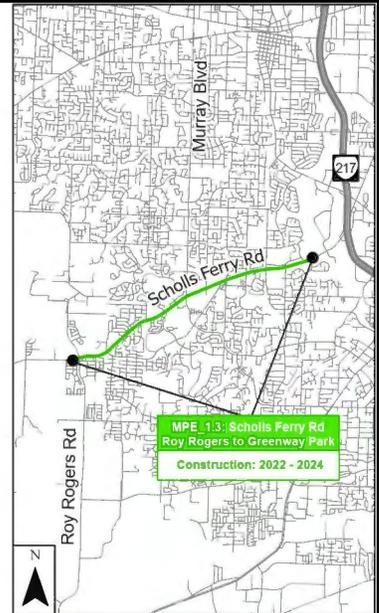
31

MPE_1.3

Contractor: Emery & Sons
Designer: Brown & Caldwell

Current and Planned Activities:

- 48" waterline installation on Scholls Ferry Rd. headed west near 130th Ave (night work, 29% complete to date)
- Pavement restoration continuous with waterline installation



Construction Photos – MPE_1.3

48" waterline installation on Scholls Ferry Rd. near 130th Ave. intersection



Construction Photos – MPE_1.3

Trench pavement restoration near 130th Ave.



Willamette Water Supply
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QUESTIONS?

Willamette Water Supply
Our Reliable Water

66

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Proposed Supplemental Budget

Staff Report

Board Work Session

October 3, 2023



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OVERVIEW

- Supplemental budget process
- Why a supplemental budget
- Flow of funds
- Budget impacts



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SUPPLEMENTAL BUDGET PROCESS

Legal Requirements

- Governed by Oregon Local Budget Law in ORS 294.305 to 294.565
- Requires balanced budget: Resources and requirements must balance
- If changes for a fund's expenditures exceed 10% and/or a new appropriation category is created, a public hearing required
- Requires specific public notifications

TVWD'S RECENT DEBT HISTORY

June 2015 – Series 2005 Bonds called

June 2022 – First draw on the WIFIA loan

May 2023 – Series 2023 Bonds issued

CAPITAL FUNDING SOURCES

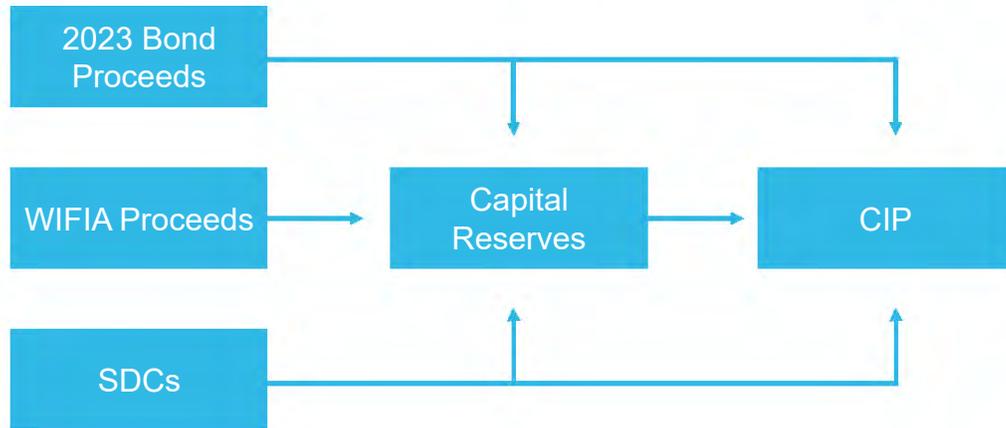
	<u>WIFIA</u>	<u>2023 Bonds</u>	<u>Capital Reserves</u>	<u>SDCs¹</u>
WWSS	✓	✓	✓	✓
MPE	✓	✓	✓	✓
WIF	✓	✓	✓	✓
JWC CIP		✓	✓	✓
Barney CIP		✓	✓	✓
In-District CIP		✓	✓	✓

1) Certain restrictions apply for SDC improvement fees related to growth projects

CURRENT FLOW OF FUNDS



PROPOSED FLOW OF FUNDS



BUDGET IMPACTS

- 2 new funds (2023 Bond Proceeds and SDCs)
- Rename Debt Proceeds Fund to WIFIA Proceeds
- Existing transfer appropriations in the Debt Proceeds Fund will be moved to the new funds based on the proportional balance of the funding source
- The proposed changes do not increase expenditures
- Additional changes may be needed in the future

NEXT STEPS

1. Public notice published with summary of changes
2. Public hearing during the November 15th regular board meeting
3. Board adopts a resolution establishing the new funds and revising the appropriations



Questions and Answers



System Development Charges for Affordable Housing

Staff Report

Board Work Session

October 3, 2023





TUALATIN VALLEY
WATER DISTRICT

Special Board Meeting Minutes

October 3, 2023

SPECIAL MEETING – 8:05 PM

CALL TO ORDER

Commissioners Present: Jim Doane, PE; Jim Duggan, PE; Carl Fisher, Elliot Lisac, Todd Sanders, PhD

Staff Present: Clark Balfour, General Counsel; Paul Matthews, Chief Financial Officer; Andrew Carlstrom, Customer Service Manager; Kylie Bayer, Human Resources Director; and Sam Kaufmann, District Recorder.

1. BUSINESS AGENDA

- A. Consider a resolution appointing Paul Matthews as the Interim Chief Executive Officer. *Staff Report – Kylie Bayer, Human Resources Director*

Kylie Bayer presented the staff report on Resolution 17-23.

Motion was made by Doane, seconded by Fisher, to adopt Resolution 17-23, a resolution appointing Paul Matthews as the Interim Chief Executive Officer. The motion passed unanimously with Doane, Duggan, Fisher, Lisac and Sanders voting in favor.

- B. Consider action on retirement agreement for former Chief Executive Officer

Motion was made by Doane that the Board approve the CEO retirement agreement as presented and authorize the Interim CEO to approve and sign modifications thereto, so long as the modified agreement substantially conforms to the agreement presented at this meeting and General Counsel approves such modifications. The motion was seconded by Lisac and passed unanimously with Doane, Duggan, Fisher, Lisac and Sanders voting in favor.

ADJOURNMENT

There being no further business, President Sanders adjourned the meeting at 8:10 p.m.

Todd Sanders, President

Jim Doane, Secretary