

ORDINANCE 1675

AN ORDINANCE OF THE CITY OF NORTH BEND, WASHINGTON, AMENDING THE CITY'S SEWER GENERAL FACILITY CHARGES; AMENDING THE TAXES, RATES AND FEES SCHEDULE ACCORDINGLY; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of North Bend ("City") owns and operates a municipal sewer utility; and

WHEREAS, the City has developed a Wastewater System Facilities Plan ("Plan"), which describes improvements necessary for the City's Wastewater Treatment Plant ("WWTP") and in the sewer collection system, in order to increase reliability and redundancy for the utility; and

WHEREAS, the City recently added several projects to the Plan in the most recent update, approved in December of 2017, which are necessary as a result of the tremendous growth currently occurring within the City; and

WHEREAS, the City charges a general facilities charge ("GFC") for connection to the City's sewer utility; and

WHEREAS, the City Council adopted Ordinance 1084, the Taxes, Rates and Fees Schedule, effective November 2, 1999; and

WHEREAS, the Taxes, Rates and Fees Schedule, which includes sewer rates and GFCs, was last amended by Ordinance 1663, effective August 1, 2018; and

WHEREAS, the sewer GFC was last updated in July of 2016, and since that time, construction costs and construction materials particularly costs for concrete and steel, have increased significantly for a number of reasons including tariffs on construction materials; and

WHEREAS, due to such increases in construction costs, there is a projected shortfall in the funding available to timely design and construct the projects identified in the Plan; and

WHEREAS, the City performed a revenue study to identify resources necessary to construct the Plan's projects, as well as other critical projects necessary to accommodate growth within the City; and

WHEREAS, pursuant to the Growth Management Act, the City has a duty to provide a balance between employment and housing; and

WHEREAS, the City Council wishes to promote affordable housing and work force housing, based upon a City survey that revealed that lack of work force housing is one of the largest impediments to either locating a new business within the City or expanding an existing business within the City; and

WHEREAS, the City has not experienced commercial development commensurate with the amount of single-family residential development; and

WHEREAS, revenues from commercial businesses within the City comprise approximately 70% of the City’s general fund revenues and therefore City Council has a strong interest in retaining the City’s existing businesses and recruiting new commercial businesses; and

WHEREAS, the City Council desires to fill vacant storefronts of underused buildings in order to encourage economic development and a vibrant downtown; and

WHEREAS, the City Council has established economic development measures to encourage commercial development, such as reduced fees and rates; and

WHEREAS, the City Council does not wish to increase existing GFCs for commercial growth in order to further incentivize such growth;

WHEREAS, the City’s revenue study revealed that in order to serve the City’s growth, it is necessary to adjust the sewer GFCs in the amounts shown in Section 1 below; and

WHEREAS, the City’s Transportation and Public Works Committee considered raising the sewer GFCs at its meetings on September 12, 2018, and October 23, 2018; and

WHEREAS, the City wishes to amend the sewer GFCs, and to amend the City’s Taxes, Rates, and Fees Schedule accordingly; and

WHEREAS, the City held a public hearing on the proposed change to the sewer GFCs at the November 6, 2018 City Council Meeting;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Sewer General Facilities Charges Updated: The Taxes, Rates and Fees Schedule as adopted by Ordinance 1084 and last amended by Ordinance 1663, is amended in part by repealing Section 13.20.080 and replacing it with a new Section 13.20.080 to read as follows:

Effective 01/01/19*						
13.20.080	Equivalent Residential Unit (ERU) Based on water meter size:	ERUs	Charge Non-ULID #6	Charge ULID #6	Commercial Non-ULID #6	Commercial ULID #6

5/8" or 3/4"	1	\$ 14,560.00	\$ 12,020.00	\$ 11,150.00	\$ 8,400.00
1"	2.5	\$ 36,400.00	\$ 30,050.00	\$ 27,860.00	\$ 20,990.00
1-1/2"	5	\$ 72,800.00	\$ 60,100.00	\$ 55,720.00	\$ 41,960.00
2"	8	\$ 116,480.00	\$ 96,160.00	\$ 89,130.00	\$ 67,140.00
3"	16	\$ 232,960.00	\$ 192,320.00	\$ 178,260.00	\$ 134,270.00
4"	25	\$ 364,000.00	\$ 300,500.00	\$ 278,540.00	\$ 209,790.00

*The charges in this table will be automatically increased each year on January 1st, compared to the prior year, by the percentage reflected in the Seattle ENR Construction Cost Index (CCI).

Section 2. Taxes, Rates and Fees Schedule, Amended: The City Clerk is directed to update the City's Taxes, Rates and Fees Schedule, as set forth in Section 1, above.

Section 3. Severability: Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 4. Effective Date: This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force on January 1, 2019.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 20TH DAY OF NOVEMBER, 2018.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Published: November 30, 2018
Effective: December 5, 2018

Susie Oppedal, City Clerk