

Water Usage / System Development Charges Related to the Imperial River Company RV Park Development and Lot Partition

The following is based on information received through public records requests to the City of Maupin and Wasco County.

Per Oregon state and Maupin Municipal Code, all new development must pay System Development Charges (SDCs) for water and sewer based on the type of development. These fees are to be collected by the city at the start of construction or at the time of connection. These fees are placed in a designated fund and are to be used for existing or planned infrastructure according to the Water System Master Plan and the Waste Water Facilities Plan. As an example, for a single family residence, SDCs may run about \$5000, with small size connections for water and sewer.

There is a pending SCD invoice for the RV park development for \$32,000 noting \$8,000 for a 2" water connection and \$24,000 for a 2" sewer connection.

Regarding the SDC Water Fund charge, one of the first activities of the development was installation of an 8" waterline on the Imperial River Company property. This is connected to the city's previously established line on the east side of the bridge. This new line ends at the new fire hydrant and has been in use by contractors during the construction. The city's SDC fee schedule for water connections only goes up to 6" and the charge is \$50,000. This should have been paid to the city at the time of connection. In addition to the new 8" watermain, a 2" loop of waterline for the RV park has been connected to the 8" line. Perhaps this is the 2" \$8,000 charge noted on the outstanding invoice. There is no invoice for the 8" waterline connection.

Regarding the SDC Sewer Fund charge, the outstanding invoice notes \$24,000 for a 2" sewer connection. According to the Imperial River Company signed plans and the Wasco County plumbing permit, the sewer line running through the RV park is 6", which has an SDC fee of \$150,000.

Will the city be amending the invoice for SDC charges to accurately reflect the development activities? Will there also be connection charges for each RV site? All connections for the RV park have been completed.

Additionally, there has been no charge to the Imperial River Company for water usage of the new 8" line which has been in use since it was connected by the contractors.

Maupin residents are concerned about the potential for rising water and sewer rates, in addition to strain on the current systems, because of this development. Transparency by the City and developer regarding this issue would go a long way.