

AGENDA  
SCAPPOOSE CITY COUNCIL  
COUNCIL CHAMBERS  
33568 E. COLUMBIA AVE  
SCAPPOOSE, OREGON 97056



MONDAY JANUARY 4, 2010  
SCAPPOOSE CITY COUNCIL  
WORKSHOP  
AT 7:00 P.M.



**THE SCAPPOOSE CITY COUNCIL WILL BE HAVING A WORKSHOP**

**REGARDING STORM WATER UTILITY FEE**

**ON JANUARY 4, 2010 AT 7:00 P.M. IN THE COUNCIL CHAMBERS**

**LOCATED AT SCAPPOOSE CITY HALL, 33568 EAST COLUMBIA AVENUE.**

**TTY 1-503-378-5938**

This meeting will be conducted in a handicap accessible room. If special accommodations are needed, please contact City Recorder, Susan Reeves, at (503) 543-7146, ext 224 in advance.



\* Workshop \*

CITY OF SCAPPOOSE

Council Action & Status Report

Date Submitted: December 2, 2009

To: Scappoose City Council

Through: Direct to Council

From: Jon Hanken, City Manager

Subject: Discussion of Storm Water Utility Fee

TYPE OF ACTION REQUESTED:

☐ Resolution ☐ Ordinance

☐ Formal Action ☒ Report Only

ISSUE: Council needs to have a discussion about creating a storm water utility fee.

ANALYSIS: A little over a year ago, Council had a storm water discussion related to state requirements and the need to impose a storm water utility fee. At the time, our City Engineer recommended a monthly fee of \$9 per water/sewer customer cover the costs associated with running the utility.

Over the past year, staff has discussed the state requirements, as well as the City's own maintenance requirements, and we believe that a monthly storm water fee of \$5 per Equivalent Dwelling Unit (EDU) would allow the City to move forward with implementing a viable maintenance program. An EDU is equal to approximately 2,750 sq. ft. of impervious surface or one average house footprint size (including garage, driveway, and sidewalks).

This \$5 per EDU would allow the City to perform the basic state reporting requirements and would allow the City to perform basic maintenance operations, which are currently being paid for by other City Departments. Activities that staff views as priorities include: the development of a Storm Water Management Plan (\$75,000), monitoring lab fees (\$10,000), DEQ report and fees (\$8,000), street sweeping (\$22,500), modifying one Underground Injection Control (UIC) unit (\$75,000), and regular storm water maintenance activities (\$40,500). The development of the Storm Water Management Plan will better identify the extent of work that the City needs to do and will assist in laying out a timeline to

**Request for Council Action**

accomplish projects.

The City has approximately 57 UICs and we would like to get below 50 to avoid the storm water monitoring requirements. Every subdivision has some sort of storm water retention or detention system that requires funding to maintain. In addition, there is a City owned storm water detention pipe in the Fred Meyers parking lot that is eight (8) feet in diameter and five hundred (500) feet in length. No maintenance has been done to that facility since it was installed in 1996. Council needs to create a dedicated funding source to address the City's maintenance issues.

Staff has provided the following analysis of how the storm water utility fees would be broken out by property classification. Commercial (which includes industrial property) is estimated to have 80 percent of their tax lots in impervious surfaces. Staff will visit each site to get more accurate information as we get closer to implementing a storm water utility fee.

	Number Count	EDUs	Percentage of Total EDUs	Estimated Monthly Revenue (\$5 per EDU)
Residential -	2,159	2,159	56%	\$10,795
Multi-family -	72	470	12%	\$ 2,350
Commercial -	113	1,258	32%	\$ 6,290
Total Count -	2,344	3,887	100%	\$19,435

**FINANCIAL IMPACT:** The creation of the storm water utility fee at \$5 per EDU would generate approximately \$233,000 per year. However, Council will need to hold a public hearing on any proposed rate increase before approving the enabling resolution.

**RECOMMENDATION:** None. Report Only.

**SUGGESTED MOTION:** None Report Only.

Request for Council Action

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Commercial Property EDU Count			1 acre = 43,560 SQ FT = 34,848 SQ FT = 12.672 EDU'S = \$63.36		
PLACE	LOT SQ FT	IMPERVIOUS	EDU'S	COST	
	ACRES = SQ FT	SQ FT X .80	IMPERV / 2,750	EDU X 5.00	
PIZZA VENDER	.37 = 16,170	12,936	4.704	23.52	
COLUMBIA HEATING 52760	.15 = 6,422	5,137.60	1.86	9.3	
COLUMBIA HEATING 33454	.31 = 13,578	10,862.40	3.949	19.75	
ROYAL BLUE ENTERPRISE	.23 = 10,000	8,000	2.909	14.55	
*SOUTH COUNTY SPOTLIGHT / ROADRUNNER	.61 = 26,578	21,262	7.73	38.65	
WILLEMSE GLASS	.08 = 3,297	2,637.60	0.959	4.77	
HAIR CLINIQUE	.18 = 8,000	6,400	2.327	11.64	
COMFORT	.2 = 8,470	6,776	2.464	12.32	
COLUMBIA FEED AND SEED	.3 = 12,896	10,316.80	3.751	18.76	
CENTURYTEL	.51 = 22,193	17,754.40	6.456	32.28	
SCAPPOOSE LIBRARY	.62 = 27,095	21,676	7.88	39.9	
SCAPPOOSE FOUR SQUARE	.42 = 18,295	14,636	5.322	26.61	
ANDREOTTI AND KENDALL	.23 = 10,019	8,015.20	2.91	14.55	
HAYES	.33 = 14,290	11,432	4.157	20.79	
COLUMBIA CARE CENTER	.8 = 34,848	27,878.40	10.13	50.65	
COMMUNITY ACCESS SERVICE	.23 = 10,019	8,015.20	2.91	14.55	
ENDICOTT ENTERPRISES	.43 = 18,731	14,984.80	5.44	27.2	
CLARK	.53 = 23,280	18,624	6.77	33.85	
O.S. SYSTEMS INC	.52 = 22,720	18,176	6.609	33.05	
U.S. FEDERAL BUILDING	.9 = 39,304	31,443.20	11.43	57.15	
LUNG FUNG RESTAURANT	.33 = 10,987	8,789.60	3.196	15.98	
LONGFELLOWS INN	.11 = 4,700	3,760.00	1.367	6.84	
SCAPPOOSE FIRE	1.44 = 62,726	50,180.80	18.247	91.24	
ST. HELENS CREDIT UNION	1.26 = 54,886	43,908.80	15.966	79.83	
SCAPPOOSE LAUNDROMAT	.22 = 9,100	7,280	2.647	13.24	
WILLEMSE	.16 = 7,050	5,640	2.05	10.25	
LARRY'S 76	.37 = 16,000	12,800	4.654	23.27	
*BRANCHES CHURCH / CHRISTIAN CHURCH	.72 = 31,535	25,228	9.17	45.85	
SCAPPOOSE CHIRO	.14 = 6,098	4,878.40	1.77	8.85	
*MORNING STAR WORSHIP / SOUND VIDEO	.28 = 12,000	9,600	3.49	17.45	
*A CHRISTIAN CHURCH / BRANCHES CHURCH	.72 = 31,535	25,228	9.17	45.85	
SCAPPOOSE MIDDLE SCHOOL	2.9 = 128,861	103,088.80	37.49	187.45	
SCAPPOOSE PETERSON SCHOOL	5.8 = 256,281	205,024.80	74.55	372.75	
*HI-SCHOOL PHARMACY / DAIRY / FIGARO'S	2.28 = 99,317	79,453.60	28.89	144.45	

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*DAIRY QUEEN / FIDARO'S / HI-SCHOOL PHARM	2.28 = 99,317	79,453.60	28.89	144.45
SCAPPOOSE SENIOR CETER	.83 = 36,435	29,148	10.59	52.95
RIVERSIDE TRAINING	.18 = 7,841	6,272.80	2.28	11.4
US BANK	.54 = 23,364	18,691.20	6.79	33.95
SCAPPOOSE GRANT WATTS SCHOOL	3.1 = 135,041	108,032.80	39.28	199.00
SCAPPOOSE DISTRICT OFFICE	.67 = 29,410	23,528.00	8.55	42.75
SCAPPOOSE HIGH SCHOOL	7.2 = 314,497	251,597.60	91.49	457.45
FRED MEYER	11.2 = 480,031	384,024.80	139.645	698.23
*ICHABODS RESTAURANT / COYOTE	.6 = 26,136	20,908.80	7.6	38
*COYOTE DRYCLEANERS / ICHABOD'S	.6 = 26,136	20,908.80	7.6	38
*ROADRUNNER GAS AND DELI / SPOTLIGHT	.61 = 26,578	21,262	7.73	38.65
WINDEMERE REAL ESTATE	.4 = 17,450	13,960	5.076	25.38
SCAPPOOSE AUTO PARTS	.75 = 32,670	26,136	9.504	47.52
GRACE LUTHERAN CHURCH	.75 = 32,670	26,136	9.504	47.52
BOLEN-CONGROVE LLC	1.22 = 53,144	42,515.20	15.46	77.3
WHITE	1.13 = 49,222	39,377.60	14.31	71.55
SENIOR CITIZENS	.67 = 29,185	23,348	8.49	42.45
WEST COAST SHOE COMP.	1.06 = 46,426	37,140.80	13.5	67.5
STILL	1.6 = 70,722	56,577.00	20.57	102.85
CLARK	.6 = 26,202	20,961.60	7.62	38.1
HACKENBERG	.87 = 38215	30,572.00	11.11	55.55
PROPERTIES INC 51377	.17 = 7,405	5,924	2.154	10.77
PROPERTIES INC 51385	.72 = 31,647	25,317.60	9.2	46
O'BRIEN	.39 = 16,920	13,536	4.92	24.6
EXPRESS LANE EXPRESS	.11 = 4,587	3,669.60	1.33	6.65
TAFT	2.1 = 95,431	76,344.80	27.76	138.8
COLUMBIA RIVER SUBWAY	.4 = 17,461	13,968.80	5.07	25.35
BURRITO USA	.06 = 2,538	2,030.40	0.73	3.65
ROSE VALLEY ALF	2.09 = 91,171	72,936.80	26.52	132.6
ROSE VALLEY COTTAGES	1.44 = 62,855	50,284.00	18.281	91.4
*CHARS THIRD AVE. / ALL ABOVE ACCOUNT	.18 = 8,030	6,424	2.34	11.7
JACKPOT FOOD MARKET	.6 = 26,136	20,908.80	7.6	38
KJ TOWER ENTERPRISE	1.36 = 59,242	47,393.60	17.23	86.15
FRED MEYER FUEL	.57 = 24,829	19,863.20	7.22	36.1
WESTON COLUMBIA LLC	3.03 = 131,987	105,589.60	38.39	191.95
*SOUND VIDEO AND GIFT / MORNING STAR	.28 = 12,000	9,600	3.49	17.45
FENTER	.55 = 23,958	19,166.40	6.96	34.8
FAST LUBE	.3 = 13,068	10,454.40	3.8	19
AUTOMOBILA INC	.77 = 33,541	26,832.80	9.75	48.75
*FIGARO'S / HI-SCHOOL PHARM / DAIRY	2.28 = 99,317	79,453.60	28.89	144.45
ROSENTHAL 52490	.41 = 17,926	14,340	5.21	26.05
ROSENTHAL 33608	.29 = 12,720	10,176	3.7	18.5
ROSENTHAL 52610	.23 = 10,072	8,057.60	2.93	14.65

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SCAPPOOSE FITNESS	.46 = 20,000	16,000	5.81	29.05
WIGWAM	.16 = 7,031	5,624.80	2.045	10.23
LOCK AND GO MINI STORAGE / ALDERCREEK	1.18 = 51,401	41,120.80	14.95	74.75
*ABOVE ALL ACCOUNTING / CHARS THIRD	.18 = 8,030	6,424	2.34	11.7
ROSE VALLEY MARKET	.24 = 10,400	8,320	3.025	15.13
LOVELY NAILS	.07 = 3,102	2,481.60	0.9	4.5
FIRST STREET BUILDING	.17 = 7,303	5,842.40	2.12	10.6
GROCERY OUTLET	1.72 = 74,924	59,939.20	21.79	108.95
ACCENT ON HAIR	.23 = 10,000	8,000	2.9	14.5
CGR, INC	.26 = 11,761	9,408	3.42	17.1
HAFEMAN COMMERCIAL	.29 = 12,784	10,227.20	3.72	18.6
ACE HARDWARE	1.21 = 53,143	42,514.40	15.46	77.3
OHM EQUITY PARTNERS	.25 = 10,890	8,712	3.17	15.85
SMITH	.45 = 19,602	15,681.60	5.7	28.5
WINSTON	.07 = 3,102	2,481.60	0.9	4.5
RIVERWIND ENTERPRISE	.23 = 10,019	8,015.20	2.91	14.55
JJ AUTO	.13 = 6,000	4,800	1.75	8.75
SCAPPOOSE CAR WASH	.21 = 9,287	7,429.60	2.7	13.5
BURGER KING	.66 = 28,750	23,000	8.36	41.8
HYEJA LLC	.48 = 21,164	16,931.20	6.16	30.8
ALL ABOUT PETS	.20 = 9,100	7,280	2.65	13.25
SCAPPOOSE SMOKE SHOP	.05 = 2,256	1,804.80	0.66	3.3
HSIEH	.36 = 15,682	12,545.60	4.56	22.8
SCAPPOOSE CINEMA 7	2.1 = 91,875	73,500	26.72	133.6
OREGON FIRST	.53 = 23,522	18,817.60	6.84	34.2
ADDITIONAL SITES				
WHITES OUTBACK CURVES	.84 = 36,590	29,272	10.64	53.2
HOBIZAL 51635 S COLUMBIA HWY	1.14 = 49,658	39,726.40	14.44	72.2
CREEKSIDE BAPTIST	1.09 = 47,485	37,968.00	13.81	69.05
JDL AUTO	1.06 = 46,299	37,039.20	13.46	67.3
33405 FIR LANE MINI STORAGE	1 = 43,560	34,848	12.67	63.35
VARSITY GILL & BAR	.55 = 23,958	19,166.40	6.96	34.8
CAFE 30	.23 = 10,019	8,015.20	2.91	14.55
WATTS HOUSE	.49 = 21,651	17,320.80	6.29	31.45
CITY HALL / POLICE	.92 = 40,477	32,381.60	11.77	58.85
TOTAL REVENUE				
				6287.62
* SHARED PROPERTY LOT				

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