

APPENDIX I - A

WATER SDC

SPREADSHEET MODEL OUTPUT

City of Cottage Grove

Water Utility

Customer Base

Meter Size	Flow Factor	Est. Avg. Fixture Units [1]	Number of Customers			No of Meter Equivalentents	No of Fixture Units
			Inside City	Outside City	Total		
5/8"X3/4"	1	30	3,240	155	3,395	3,395	101,850
1"	2.5	39	115	6	121	303	4,719
1 1/2"	5	151	51	1	52	260	7,852
2"	8	370	52	3	55	440	20,350
3"	16	500	4	1	5	80	2,500
4"	25	750	5	1	6	150	4,500
6"	50	1,000	-	1	1	50	1,000
8"	80	1,250	-	-	-	-	-
TOTAL			3,467	168	3,635	4,678	142,771
Projected Customers Base at the End of Study Period [2]					4,772	6,140	187,426
Projected Growth During the Study Period					1,137	1,463	44,655

NOTES:

[1] Source: Uniform Plumbing Code; Table 6-5 Fixture Unit Table for Determining Water Pipe and Meter Sizes.

[2] Projected Annual Growth Rate (between 2000 & 2025): 1.37% Per 2005 Buildable Lands Analysis Update.
 Study period is assumed to be 20 years (i.e. 2008 - 2027).

City of Cottage Grove
Water Utility
Plant-in-Service

Assets as of FY Ending 6/30/	2007
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with FY2009 and FY2010 Updates

Fx	Description	Purchase Date	Original Cost	Unused Capacity (%) [1]	Original Cost of Unused Capacity	Original Cost of Used Capacity
	<u>ASSET A/C#: 20 - UTILITY PLANTS & SYSTEMS</u>					
1	1956-57 PIPE LINES	06/30/57	\$ 10,500.00	0.0%	\$ -	\$ 10,500.00
2	1957-58 PIPE LINES	06/30/58	\$ 13,500.00	0.0%	\$ -	\$ 13,500.00
3	1958-59 PIPE LINES	06/30/59	\$ 4,387.50	0.0%	\$ -	\$ 4,387.50
4	1959-60 PIPE LINES	06/30/60	\$ 51,109.49	0.0%	\$ -	\$ 51,109.49
5	1960-61 PIPE LINES	06/30/61	\$ 30,156.50	0.0%	\$ -	\$ 30,156.50
6	1961-62 PIPE LINES	06/30/62	\$ 16,688.00	0.0%	\$ -	\$ 16,688.00
7	1962-63 PIPE LINES	06/30/63	\$ 15,000.00	0.0%	\$ -	\$ 15,000.00
8	1963-64 PIPE LINES	06/30/64	\$ 8,844.54	0.0%	\$ -	\$ 8,844.54
9	1964-65 PIPE LINES	06/30/65	\$ 17,587.73	0.0%	\$ -	\$ 17,587.73
10	1965-66 PIPE LINES/MAINS	06/30/66	\$ 37,450.00	0.0%	\$ -	\$ 37,450.00
11	1966-67 PIPE,MAINS,HYDR/E	06/30/67	\$ 37,137.33	0.0%	\$ -	\$ 37,137.33
12	1967-68 HYDRANTS/WATER LI	06/30/68	\$ 3,920.00	0.0%	\$ -	\$ 3,920.00
13	1971 PIPE LINES,MAINS HYD	06/30/71	\$ 6,000.00	0.0%	\$ -	\$ 6,000.00
14	70-71 WATER SYS. IMPROVEM	06/30/71	\$ 35,783.35	0.0%	\$ -	\$ 35,783.35
15	1971-72 PIPE.MAINS,HYDR &	06/30/72	\$ 12,547.25	0.0%	\$ -	\$ 12,547.25
16	WATER WELL & OLSEN PROPER	06/30/73	\$ 58,568.03	0.0%	\$ -	\$ 58,568.03
17	1973-74 PIPE LINES,MAINS,	06/30/74	\$ 14,159.32	0.0%	\$ -	\$ 14,159.32
18	1973-74 RESER/DISTRIB. LI	06/30/74	\$ 23,969.89	0.0%	\$ -	\$ 23,969.89
19	1974-75 PIPELINES,MAINS,H	06/30/75	\$ 15,216.02	0.0%	\$ -	\$ 15,216.02
20	1974-75 RESERVOIR & DISTR	06/30/75	\$ 24,775.13	0.0%	\$ -	\$ 24,775.13
21	1975-76 PIPE LINES,MAINS,	06/30/76	\$ 7,170.14	0.0%	\$ -	\$ 7,170.14
22	1977 PIPELINES,MAINS,HYD/	06/30/77	\$ 135,554.00	0.0%	\$ -	\$ 135,554.00
23	1977 RESVR.&DISTRIBUTION	06/30/77	\$ 205,155.00	0.0%	\$ -	\$ 205,155.00
24	1978 FILTRATION PLANT	06/30/78	\$ 199,112.00	0.0%	\$ -	\$ 199,112.00
25	1978 PIPELINES,MAINS,HYD/	06/30/78	\$ 34,031.00	0.0%	\$ -	\$ 34,031.00
26	1978 RSRVR & DISTRIBUTION	06/30/78	\$ 196,993.00	0.0%	\$ -	\$ 196,993.00
27	1979 WATER FILTRATION PLA	06/30/79	\$ 22,860.00	0.0%	\$ -	\$ 22,860.00
28	1979 WATER PIPELINE,MAINS	06/30/79	\$ 4,505.00	0.0%	\$ -	\$ 4,505.00
29	1979 WATER DISTRIB. LINES	06/30/79	\$ 154,281.00	0.0%	\$ -	\$ 154,281.00
30	79-80 WATER FILTRATION PL	06/30/80	\$ 42,967.00	0.0%	\$ -	\$ 42,967.00
31	'80 WATER PIPELINES,MAINS	06/30/80	\$ 12,929.00	0.0%	\$ -	\$ 12,929.00
32	'80 WATER RESERVOIR & MAI	06/30/80	\$ 85,197.00	0.0%	\$ -	\$ 85,197.00
33	'81 WATER PIPELINES,MAINS	06/30/81	\$ 25,178.00	0.0%	\$ -	\$ 25,178.00
34	'81 WATER DISTRIBUTION LI	06/30/81	\$ 18,118.00	0.0%	\$ -	\$ 18,118.00
35	'81 WATER RESERVOIRS & MA	06/30/81	\$ 9,590.00	0.0%	\$ -	\$ 9,590.00
36	1981 WATER CENTRAL FACILI	06/30/81	\$ 128,467.00	0.0%	\$ -	\$ 128,467.00
37	'82 WATER RESERVOIR & MAI	06/30/82	\$ 122,396.00	0.0%	\$ -	\$ 122,396.00
38	H LOMBARD PROPERTY NEAR W	06/30/83	\$ 2,961.08	0.0%	\$ -	\$ 2,961.08
39	83 WATER FILTRATION PLANT	06/30/83	\$ 10,000.00	0.0%	\$ -	\$ 10,000.00

City of Cottage Grove
Water Utility
Plant-in-Service

Assets as of FY Ending 6/30/	2007
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with FY2009 and FY2010 Updates

Fx	Description	Purchase Date	Original Cost	Unused Capacity (%) [1]	Original Cost of Unused Capacity	Original Cost of Used Capacity
40	83 WATER PIPE,MAINS,HYDRA	06/30/83	\$ 11,677.00	0.0%	\$ -	\$ 11,677.00
41	1983 WATER RESERVOIR & MA	06/30/83	\$ 2,591.00	0.0%	\$ -	\$ 2,591.00
42	1983 WATER CENTRAL FACILI	06/30/83	\$ 5,153.00	0.0%	\$ -	\$ 5,153.00
43	H LOMBARD PROPERTY NEAR W	06/30/83	\$ 10,406.97	0.0%	\$ -	\$ 10,406.97
44	1984 PIPES, MAINS, HYDRAN	06/30/84	\$ 31,434.00	0.0%	\$ -	\$ 31,434.00
45	RESERVOIR & MAINS 1984	06/30/84	\$ 7,231.00	0.0%	\$ -	\$ 7,231.00
46	WATER CENTRAL FACILITIES	06/30/84	\$ 9,117.00	0.0%	\$ -	\$ 9,117.00
47	CENTRAL FACILITIES	06/30/85	\$ 71,373.00	0.0%	\$ -	\$ 71,373.00
48	LAYNG CRK WATER TREATMENT	06/30/86	\$ 418,247.00	0.0%	\$ -	\$ 418,247.00
49	LAYNG CREEK FILTER PLANT	06/30/87	\$ 49,064.00	0.0%	\$ -	\$ 49,064.00
50	HYDRANTS, PIPELINES, MAIN	06/30/88	\$ 11,058.00	0.0%	\$ -	\$ 11,058.00
51	6 HYDRANTS	06/30/88	\$ 3,029.00	0.0%	\$ -	\$ 3,029.00
52	IMPROVEMENTS LAYNG CREEK	06/30/88	\$ 45,949.00	0.0%	\$ -	\$ 45,949.00
53	LID 181 CLARK AVE EXTENSI	10/16/90	\$ 19,563.06	0.0%	\$ -	\$ 19,563.06
54	WATER SYSTEMS IMPROVEMEN	06/12/92	\$ 260,109.93	0.0%	\$ -	\$ 260,109.93
55	JEFFERSON/MONROE IMPROVEM	10/30/92	\$ 4,330.99	0.0%	\$ -	\$ 4,330.99
56	BOHEMIA WEST SUBDIVISION	06/07/93	\$ 63,285.02	0.0%	\$ -	\$ 63,285.02
57	92-93 WATER SYSTEM IMPROV	06/30/93	\$ 2,317,230.10	0.0%	\$ -	\$ 2,317,230.10
58	SDC PATEL WATER DISTRIB	09/01/93	\$ 21,602.08	0.0%	\$ -	\$ 21,602.08
59	LID192 CLARK AVENUE EXTEN	06/30/94	\$ 19,469.81	0.0%	\$ -	\$ 19,469.81
60	16TH & GATEWAY,RESERVOIR	06/30/94	\$ 6,050.11	0.0%	\$ -	\$ 6,050.11
61	WATER SYSTEM IMPROVEMEN	06/30/94	\$ 308,493.48	0.0%	\$ -	\$ 308,493.48
62	WATERLINE CONNECTOR ROAD	09/15/95	\$ 167,263.27	0.0%	\$ -	\$ 167,263.27
63	ROW RIVER WATER & SEWER	09/18/95	\$ 62,511.98	0.0%	\$ -	\$ 62,511.98
64	SOUTH 6TH STREET IMPROVEM	06/30/97	\$ 50,542.89	0.0%	\$ -	\$ 50,542.89
65	WTP DIESEL EMERGENCY GENE	03/09/98	\$ 18,635.51	0.0%	\$ -	\$ 18,635.51
66	HARRISON & HUDSON WATERLI	06/30/99	\$ 33,600.00	0.0%	\$ -	\$ 33,600.00
67	MAPLE HILL SUBDIVISION	01/17/01	\$ 8,179.20	0.0%	\$ -	\$ 8,179.20
68	MAPLE HILL SUBDIVISION	01/17/01	\$ 4,441.52	0.0%	\$ -	\$ 4,441.52
69	S 10TH-LINCOLN-JOHNSON IM	01/31/01	\$ 10,375.00	0.0%	\$ -	\$ 10,375.00
70	6' CHAIN LINK FENCE KNOX	06/29/01	\$ 3,731.00	0.0%	\$ -	\$ 3,731.00
71	LAYNG CREEK BLDG ADDITION	06/30/01	\$ 12,819.14	0.0%	\$ -	\$ 12,819.14
72	2" WATER MAIN ON "I" STREET	06/30/05	\$ 9,415.90	0.0%	\$ -	\$ 9,415.90
73	KNOXHILL RESERVOIR COVER	06/30/05	\$ 487,991.31	0.0%	\$ -	\$ 487,991.31
74	KIMWOOD WEYERHAEUSER WATERLINE	04/28/06	\$ 467,682.36	0.0%	\$ -	\$ 467,682.36
75	WATERLINE UPGRADE 2" CURRIN BLVD	06/29/07	\$ 40,973.00	0.0%	\$ -	\$ 40,973.00

City of Cottage Grove
Water Utility
Plant-in-Service

Assets as of FY Ending 6/30/	2007
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with FY2009 and FY2010 Updates

Fx	Description	Purchase Date	Original Cost	Unused Capacity (%) [1]	Original Cost of Unused Capacity	Original Cost of Used Capacity
76	<u>FY 2009-10 Budgeted Capital Expenditures</u>					
77	Materials & Services	7/1/2009	\$ 59,000.00	6.8%	\$ 4,000.00	\$ 55,000.00
78	71000 Contractual Services	7/1/2009	\$ 75,140.00	2.1%	\$ 1,580.00	\$ 73,560.00
79	79900 Administrative Fee	7/1/2009	\$ 11,928.00	2.2%	\$ 266.00	\$ 11,662.00
80	79910 Engineering Service Fees	7/1/2009	\$ -	0.0%		
81	Capital Outlay	7/1/2009	\$ 212,629.00	4.4%	\$ 9,300.00	\$ 203,329.00
82	83000 Buildings & Improvements	7/1/2009	\$ -	0.0%	\$ -	\$ -
83	83040 Infrastructure Replacement	7/1/2009	\$ 9,913.00	0.0%	\$ -	\$ 9,913.00
84	84000 Motor Vehicles	7/1/2009	\$ 3,881.00	0.0%	\$ -	\$ 3,881.00
85	84010 Work Equipment	7/1/2009	\$ -	0.0%	\$ -	\$ -
86	84030 Computer Equipment	7/1/2009	\$ -	0.0%		
87			\$ -	0.0%		
88	<u>FY 2008-09 Budgeted Capital Expenditures</u>		\$ -	0.0%		
89	Materials & Services	7/1/2008	\$ 60,845.00	25.5%	\$ 15,506.00	\$ 45,339.00
90	71000 Contractual Services	7/1/2008	\$ 76,525.00	8.8%	\$ 6,705.00	\$ 69,820.00
91	79900 Administrative Fee	7/1/2008	\$ 23,943.00	6.0%	\$ 1,443.00	\$ 22,500.00
92	79910 Engineering Service Fees	7/1/2008	\$ -	0.0%		
93	Capital Outlay	7/1/2008	\$ 1,587,798.00	3.6%	\$ 57,142.00	\$ 1,530,656.00
94	83000 Buildings & Improvements	7/1/2008	\$ 33,537.00	0.0%	\$ -	\$ 33,537.00
95	83040 Infrastructure Replacement	7/1/2008	\$ 5,708.00	0.0%	\$ -	\$ 5,708.00
96	84000 Motor Vehicles	7/1/2008	\$ 22,565.00	0.0%	\$ -	\$ 22,565.00
97	84010 Work Equipment	7/1/2008	\$ 22,565.00	0.0%	\$ -	\$ -
98	84030 Computer Equipment	7/1/2008	\$ -	0.0%		
99					\$ -	\$ -
	Row River Water Treatment Plant [2]	6/30/2009	\$ 9,597,276	50.0%	\$ 4,798,638.00	\$ 4,798,638.00
	Row River Water TP Upgrade [2]	6/30/2009	\$ 905,000	50.0%	\$ 452,500.00	\$ 452,500.00
	Total Plant-in-Service		\$ 19,637,643.93		\$ 5,347,080.00	\$ 14,267,998.93

[1] Per Murray, Smith & Associated, Inc. (Email dated August 25, 2008)

[2] Total plant capacity reached to 6 MGD, existing summer peak usage is 3 MGD.

City of Cottage Grove
Water Utility
Capital Improvement Program

Escalate Project Costs to Base Year: **2010**

No	Description	Total	Existing	SDC Eligible	Year
1	<u>CIP: FY 2020/2011 - FY 2029/2030</u>				
2	EX-5: 12 inch on "M" Street from Main to Bryant	\$ 54,808	\$ 31,835	\$ 22,972	2011
3	EX-6: 12 inch on "N" Street from Bryant to Clark	2,919	1,696	1,224	2011
4	EX-10: 12 inch on Cottage Grove Connector from Highway 99 to Row River Road	154,718	89,868	64,849	2019
5	EX-11: 12 inch on 16th Street from Cottage Grove Connector to Washington Avenue	143,041	83,086	59,955	2017
6	EX-11: 12 inch on 16th Street from Cottage Grove Connector to Washington Avenue	143,041	83,086	59,955	2018
7	EX-12: 12 inch on Washinton Avenue from 3rd to 5th St.	43,788	25,434	18,354	2018
8	EX-14: 12 inch on Taylor Avenue from 8th to 10th St.	38,679	22,467	16,212	2012
9	EX-15: 12 inch on Taylor Avenue from 4th to 6th St.	36,490	21,195	15,295	2012
10	EX-3: 12 inch on Bryant from "R" to "M" Streets	91,955	63,048	28,907	2011
11	EX-4: 12 inch on Main from "R" to "M" Streets	100,058	68,604	31,454	2020
12	EX-13: 12 inch on 10th Street Washington Ave to Main St.	5,834	4,475	1,360	2011
13	EX-13: 13 inch on 10th Street Washington Ave to Main St.	5,834	4,475	1,360	2012
14	EX-16: 12 inch on 6th Street from Taylor to Grant Ave.	82,467	56,543	25,924	2019
15	EX-17: 8 inch on 10th Street from Hwy. 99 to Villard Ave.	83,270	68,000	15,270	2012
16	EX-18: 8 inch on Main Street from 12th to Gateway Blvd.	90,933	74,258	16,675	2021
17	EX-19: 8 inch on 3rd Street from Harrison to Jefferson Ave.	86,335	59,195	27,140	2024
18	EX-20: 8 inch on 12th Street from Jefferson to Adams Ave.	9,433	6,467	2,965	2024
19	8" Valves	17,059	9,909	7,150	2024
20	12" Valves	87,576	50,869	36,707	2024
21	EX: New 3.1 MG Reservoir (West Side)	706,994	126,575	580,419	2013
22	EX: New 3.1 MG Reservoir (West Side)	706,994	126,575	580,419	2014
23	EX: New 3.1 MG Reservoir (West Side)	706,994	126,575	580,419	2015
24	EX: New 3.1 MG Reservoir (West Side)	706,994	126,575	580,419	2016
25	EX: New Taylor Ave. Pump Station	261,000	151,603	109,397	2012
26	FUT-B: 12 inch on Blue Sky Drive from Harrison to Sweet Lane	155,447	90,292	65,155	2017
27	FUT-C: 12 inch on Sweet Lane from Highway 99 to Blue Sky Drive	209,458	121,667	87,791	2011
28	FUT-D: 12 inch on Cleveland Ave. from Highway 99 to I-5	289,001	167,867	121,133	2028
29	FUT-E: 12 inch along Gateway Blvd. from Taylor to Cleveland	259,809	150,911	108,898	2028
30	FUT-F: 12 inch on South 6th from Grant to Cleveland	132,094	76,727	55,366	2019
31	FUT: McFarland Butte, 1.25 MG Reservoir	570,156	-	570,156	2029
32	FUT: McFarland Butte, 1.25 MG Reservoir	570,156	-	570,156	2030
33	FUT: Knox Hill, 1.05 MG Reservoir	319,287	-	319,287	2025
34	FUT: Knox Hill, 1.05 MG Reservoir	319,287	-	319,287	2026
35	FUT: Knox Hill, 1.05 MG Reservoir	319,287	-	319,287	2027
36	8 inch under Hwy. 99 near Jim's Tire	19,903	11,561	8,342	2024
37	12 inch on Highway 99 from S. River Road to Riverwalk Subdivision	61,667	35,820	25,847	2021
38	8 inch on South 10th Street & Johnson Avenue	5,395	3,134	2,261	2021
39	8 inch on North "O" Street from Ash to Birch	10,425	6,055	4,370	2024
40	8 inch on Ash Avenue from "O" to "Q"	35,802	20,796	15,006	2024
41	8 inch on Daugherty from end to S. River Road	13,758	7,991	5,767	2021
42	12 inch from intersection of N. River Rod/Main St. to insection of 5th St./Washington Ave	188,869	109,705	79,164	2018
43	8 inch to loop City Hall	26,050	15,131	10,919	2018
44	8 inch on Row River Road from Bryson-Sears Rd. to Schwartz Park	345,100	200,453	144,647	2022
45	8 inch on Row River Road from Bryson-Sears Rd. to Schwartz Park	345,100	200,453	144,647	2023
46	12 inch on South 4th Street from Harrison to Hayes	294,756	171,210	123,546	2020
47	12 inch on South River Road from Nellis Harrison Avenue	222,488	129,233	93,255	2021
48	Backup generator at Holly Pump Station	34,628	20,114	14,514	2017
49	Backup generator at Landess Pump Station	36,435	21,163	15,272	2017

City of Cottage Grove
Water Utility
Capital Improvement Program

Escalate Project Costs to Base Year: **2010**

No	Description	Total	Existing	SDC Eligible	Year
50		-			
51	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2011
52	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2012
53	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2013
54	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2014
55	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2015
56	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2016
57	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2017
58	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2018
59	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2019
60	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2020
61	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2021
62	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2022
63	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2023
64	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2024
65	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2025
66	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2026
67	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2027
68	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2028
69	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2029
70	Yearly Program to upsize all water lines less than 8" in diameter to 8" pipe that are not lis	450,000	367,481	82,519	2030
71		-			
72	FY 2010-11 Budgeted Capital Expenditures	-			
73	Materials & Services	-			
74	71000 Contractual Services	81,000	81,000	-	2011
75	79900 Administrative Fee	75,237	68,773	6,464	2011
76	79910 Engineering Service Fees	19,820	17,100	2,720	2011
77	Capital Outlay	-			
78	83000 Buildings & Improvements	146,267	128,400	17,867	2011
79	83040 Infrastructure Replacement	-	-	-	2011
80	84000 Motor Vehicles	7,000	7,000	-	2011
81	84010 Work Equipment	5,850	5,850	-	2011
82	84030 Computer Equipment	-	-	-	2011
83		-			
95		-			
Total Capital Projects		\$ 18,486,746	\$ 10,700,436	\$ 7,786,309	

**City of Cottage Grove
Water Utility
SDC Calculation**

	Cost Basis	Unit Basis	
		Meter Equivalents	Fixture Units
Reimbursement Fee			
Original Cost of Plant-in-Service	\$ 19,637,644		
Unused Capacity	27.2%		
Cost of Unused Capacity	\$ 5,347,080		
less: Outstanding Debt Principal (11,241,850)	(3,061,012)		
Net Reimbursement Fee Cost Basis	\$ 2,286,068		
Growth to End of Planning Period		1,463	44,655
Reimbursement Fee		\$ 1,563	\$ 51
Improvement Fee			
Total Capital Improvement Projects	\$ 18,486,746		
less: Cost of Existing Deficiencies	(10,700,436)		
Capacity Expanding CIP	\$ 7,786,309		
less: Existing SDC Fund Balance	(80,118)		
Net Cost Basis for Improvement Fee	\$ 7,706,191		
Growth to End of Planning Period (20 years; 2008-2027)		1,463	44,655
Improvement Fee		\$ 5,267	\$ 173
Total System Development Charge			
Reimbursement Fee		\$ 1,563	\$ 51
Improvement Fee (Base)		\$ 5,267	\$ 173
SDC Subtotal		\$ 6,830	\$ 224
plus: Administrative Cost Recovery	1.61%	\$ 110	\$ 4
Total Base SDC		\$6,940	\$228
		per Meter Equivalent	per Fixture Unit

Example SDCs

Meter Size	Flow Factors	SDC
3/4" x 5/8"	1	\$ 6,940
1"	2.5	17,350
1-1/2"	5	34,700
2"	8	55,520
3"	16	111,040
4"	25	173,500
6"	50	347,000
8"	80	555,200
10"	125	867,500

CURRENT SDC
\$ 30.39 per fixture unit

**City of Cottage Grove
SDC Study
Administrative Cost Recovery**

Net Annual Administrative Cost related to SDCs (1)	\$ 10,000
Amortization of SDC Analysis Cost over 5 years (2):	<u>\$ 10,132</u>
Net Annual SDC Administrative Cost:	\$ 20,132

Estimated Annual Proposed SDC Revenues before Admin. Cost:

Water SDC	\$ 499,610
Wastewater SDC	74,677
Stormwater SDC	87,851
Street SDC	589,218
Parks SDC	<u>-</u>
 Estimated Annual Revenue	 \$ 1,251,356

Admin. Cost/Total Annual SDC Revenues **1.61%** on all SDCs

NOTES:

- (1) Placeholder
- (2) Cost of:

\$43,865

at:

5.0%

over:

5

 years
- (3) Study Period

20

 years

APPENDIX I - B

WASTEWATER SDC SPREADSHEET MODEL OUTPUT

City of Cottage Grove

Wastewater Utility

Customer Base

Meter Size	Flow Factor	Est. Avg. Fixture Units [1,2]	Number of Customers			No of Meter Equivalents	No of Fixture Units
			Inside City	Outside City	Total		
5/8"X3/4"	1	23	3,199	21	3,220	3,220	72,450
1"	2.5	39	99	1	100	250	3,900
1 1/2"	5	151	50	-	50	250	7,550
2"	8	370	35	-	35	280	12,950
3"	16	500	6	-	6	96	3,000
4"	25	750	5	-	5	125	3,750
6"	50	1,000	-	-	-	-	-
8"	80	1,250	-	-	-	-	-
sewer only	1	30	45	9	54	54	1,620
TOTAL			3,439	31	3,470	4,275	105,220
Projected Customers Base at the End of Study Period [3]					4,555	5,612	138,130
Projected Growth During the Study Period					1,085	1,337	32,910
Growth's Share					23.8%	23.8%	23.8%

NOTES:

[1] Source: Uniform Plumbing Code; Table 6-5 Fixture Unit Table for Determining Water Pipe and Meter Sizes.

[2] Sewer SFR Unit Reduction Ratio = Since number of SFR accounts by meter size is unknown at this stage, this ratio is applied to 5/8"X3/4" meters.

[3] Projected Annual Growth Rate (between 2000 & 2025): Per 2005 Buildable Lands Analysis Update. Study period is assumed to be years (i.e. 2008 - 2027).

City of Cottage Grove
Wastewater Utility
Plant-in-Service

Assets as of FY Ending 6/30/	2007
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with FY2009 and FY2010 Updates

Fx	Description	Purchase Date	Original Cost	Unused Capacity (%) [1]	Original Cost of Unused Capacity	Original Cost of Used Capacity
ASSET A/C#: 20 - UTILITY PLANTS & SYSTEMS						
1	1963-64 SEWER SYS/TREAT P	06/30/64	\$ 14,637.59	0.0%	\$ -	\$ 14,637.59
2	1966-67 SEWER SYS/TREAT P	06/30/67	\$ 327,892.18	0.0%	\$ -	\$ 327,892.18
3	1969-70 SEW.SYS. & TREAT.	06/30/70	\$ 3,196.24	0.0%	\$ -	\$ 3,196.24
4	1971-72 SERWER SYS & TREA	06/30/72	\$ 89,268.42	0.0%	\$ -	\$ 89,268.42
5	1973-74 SEW/SYS & TREAT.P	06/30/74	\$ 18,709.37	0.0%	\$ -	\$ 18,709.37
6	1974-75 SEW/SYS & TREAT/P	06/30/75	\$ 64,774.96	0.0%	\$ -	\$ 64,774.96
7	1975-76 SEW/SYS & TREAT/P	06/30/76	\$ 83,454.95	0.0%	\$ -	\$ 83,454.95
8	1977 SEW/SYS.& TREAT.PLAN	06/30/77	\$ 110,067.00	0.0%	\$ -	\$ 110,067.00
9	1978 SEWER TREATMENT PLAN	06/30/78	\$ 139,739.00	0.0%	\$ -	\$ 139,739.00
10	1980 SEWER COLLECTION SYS	06/30/80	\$ 101,946.00	0.0%	\$ -	\$ 101,946.00
11	82 SEWAGE DISPOSAL PLANT	06/30/82	\$ 3,144.00	0.0%	\$ -	\$ 3,144.00
12	1983 SEWAGE DISPOSAL PLAN	06/30/83	\$ 313,465.00	0.0%	\$ -	\$ 313,465.00
13	1984 SEWAGE DISPOSAL PLAN	06/30/84	\$ 2,024,455.00	0.0%	\$ -	\$ 2,024,455.00
14	1984-85 SEWAGE DISPOSAL P	06/30/85	\$ 242,232.00	0.0%	\$ -	\$ 242,232.00
15	JEFFERSON/MONROE IMPROVEM	10/30/92	\$ 28,984.33	0.0%	\$ -	\$ 28,984.33
16	SOUTH 6TH STREET IMPROVEM	06/30/97	\$ 142,958.00	0.0%	\$ -	\$ 142,958.00
17	ANTHONY AVE SEWER LIFT ST	06/30/99	\$ 93,705.52	0.0%	\$ -	\$ 93,705.52
18	MAPLE HILL SUBDIVISION	01/17/01	\$ 7,641.65	0.0%	\$ -	\$ 7,641.65
19	S 10TH-LINCOLN-JOHNSON IM	01/31/01	\$ 1,877.04	0.0%	\$ -	\$ 1,877.04
20	SOUTH 6TH SANITARY SEWER	06/30/01	\$ 120,558.85	0.0%	\$ -	\$ 120,558.85
21	SWEET LANE SANITARY SEWER	08/30/02	\$ 77,678.44	0.0%	\$ -	\$ 77,678.44
22	JOHNSON AVE SANITARY SEWER-LEE	08/23/03	\$ 6,399.00	0.0%	\$ -	\$ 6,399.00
23	WASTEWATER TREATMENT PLANT [2]	09/29/06	\$ 11,065,515.81	23.8%	\$ 2,636,386.17	\$ 8,429,129.64
24	SEWER RELOCATION "I" 5 & E WHITEAKE	06/29/07	\$ 26,206.44	0.0%	\$ -	\$ 26,206.44
FY 2009-10 Budgeted Capital Expenditures				0.0%		\$ -
	Materials & Services	7/1/2009	\$ -	0.0%		\$ -
	71000 Contractual Services	7/1/2009	\$ 11,500.00	34.8%	\$ 4,000.00	\$ 7,500.00
	79900 Administrative Fee	7/1/2009	\$ 13,265.00	38.8%	\$ 5,150.00	\$ 8,115.00
	79910 Engineering Service Fees	7/1/2009	\$ 188.00	100.0%	\$ 188.00	\$ -
	Capital Outlay	7/1/2009	\$ -	0.0%		\$ -
	83000 Buildings & Improvements	7/1/2009	\$ 13,379.00	40.2%	\$ 5,379.00	\$ 8,000.00
	84000 Motor Vehicles	7/1/2009	\$ 119,077.00	0.0%	\$ -	\$ 119,077.00
	84010 Work Equipment	7/1/2009	\$ 24,112.00	0.0%	\$ -	\$ 24,112.00
	84030 Computer Equipment	7/1/2009	\$ -	0.0%	\$ -	\$ -

City of Cottage Grove

Wastewater Utility

Plant-in-Service

Assets as of FY Ending 6/30/	2007
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with FY2009 and FY2010 Updates

Fx	Description	Purchase Date	Original Cost	Unused Capacity (%) [1]	Original Cost of Unused Capacity	Original Cost of Used Capacity
	<u>FY 2008-09 Budgeted Capital Expenditures</u>		\$ -	0.0%		\$ -
	Materials & Services	7/1/2008	\$ -	0.0%		\$ -
	71000 Contractual Services	7/1/2008	\$ 32,666.00	50.5%	\$ 16,506.00	\$ 16,160.00
	79900 Administrative Fee	7/1/2008	\$ 70,890.00	20.3%	\$ 14,385.00	\$ 56,505.00
	79910 Engineering Service Fees	7/1/2008	\$ 4,907.00	100.0%	\$ 4,907.00	\$ -
	Capital Outlay	7/1/2008	\$ -	0.0%		\$ -
	83000 Buildings & Improvements	7/1/2008	\$ 257,255.00	16.6%	\$ 42,585.00	\$ 214,670.00
	83040 Infrastructure Replacement	7/1/2008	\$ -	0.0%	\$ -	\$ -
	84000 Motor Vehicles	7/1/2008	\$ 5,708.00	0.0%	\$ -	\$ 5,708.00
	84010 Work Equipment	7/1/2008	\$ 6,452.00	0.0%	\$ -	\$ 6,452.00
	84030 Computer Equipment	7/1/2008	\$ -	0.0%	\$ -	\$ -
					\$ -	\$ -
	Total Plant-in-Service		\$ 15,667,906		\$ 2,729,486	\$ 12,938,420

[1] Per Murray, Smith & Associated, Inc. (Email dated August 25, 2008)

[2] Per City staff, there is available capacity for 20-year growth.

City of Cottage Grove
Wastewater Utility
Capital Improvement Program

Escalate Project Costs to Base Year: **2010**

No	Description	Total	Existing	SDC Eligible	Year
1	<u>CIP: FY 2020/2011 - FY 2029/2030</u>	\$ -			
2	CI-A-2: Intersection at Grover/8th to Intersection at Chadwick/10th	171,529	\$ 162,147	\$ 9,382	2011
3	CI-A-2: Intersection at Grover/8th to Intersection at Chadwick/10th	171,529	162,147	9,382	2012
4	CI-A-4: Intersection at Chamberlain/11th to Intersection at N. Goshen Highway	66,605	62,962	3,643	2013
5	CI-C-1: 10th Street from Jefferson to Main Street Intersection at N. Goshen Highway	277,854	246,175	31,680	2016
6	CI-C-1: 10th Street from Jefferson to Main Street Intersection at N. Goshen Highway	277,854	246,175	31,680	2017
7	CI-C-1: 10th Street from Jefferson to Main Street Intersection at N. Goshen Highway	277,854	246,175	31,680	2018
8	CI-D-3: 6th Street from Taylor to Harrison Drive and South "S" Street	266,275	245,072	21,203	2019
9	Rehabilitation/Replacement of Structurally Deficient Pipes in Basin A	34,531	34,531	-	2027
10	Rehabilitation/Replacement of Structurally Deficient Pipes in Basin A	34,531	34,531	-	2028
11	Rehabilitation/Replacement of Structurally Deficient Pipes in Basin B	210,729	199,415	11,315	2025
12	Rehabilitation/Replacement of Structurally Deficient Pipes in Basin B	210,729	199,415	11,315	2026
13	Rehabilitation/Replacement of Structurally Deficient Pipes in Basin B	210,729	199,415	11,315	2027
14	Rehabilitation/Replacement of Structurally Deficient Pipes in Basin C	242,178	223,759	18,419	2020
15	Rehabilitation/Replacement of Structurally Deficient Pipes in Basin C	242,178	223,759	18,419	2021
16	Rehabilitation/Replacement of Structurally Deficient Pipes in Basin C	242,178	223,759	18,419	2022
17	Rehabilitation/Replacement of Structurally Deficient Pipes in Basin D	250,861	250,861	-	2023
18	Rehabilitation/Replacement of Structurally Deficient Pipes in Basin E	244,041	234,345	9,696	2028
19	Rehabilitation/Replacement of Structurally Deficient Pipes in Basin F	24,186	21,784	2,402	2024
20	Inflow/Infiltration Corrective Work	290,000	214,424	75,576	2015
21	Digester Modification	250,000	250,000	-	2014
22	South 3rd from Madison to Harrison	132,000	97,600	34,400	2024
23	Alley (Main/Ash) from "M" to "Q"	123,691	91,456	32,235	2029
24	Alley (Main/Washington) from South 10th to Coiner Park	111,251	82,258	28,993	2029
25	Alley (Washington & Adams) from 3rd to 5th	86,440	63,913	22,527	2024
26	Alley (East Main to Washington)	87,000	64,327	22,673	2011
27	Exit 174 irrigation for reuse effluent	40,800	30,167	10,633	2025
28	Lane Street and 10th Street	156,468	115,691	40,777	2013
29	Backup reuse effluent pump with vault	110,000	81,333	28,667	2030
30	Trailhead Park Sewer Relocation	36,500	26,988	9,512	2012
31	Drainage Projects at Golf Course	6,000	4,436	1,564	2011
32	N. River Road from Main to Holly	138,000	102,036	35,964	2030
33	N. River Road from Holly to Woodson	40,600	30,019	10,581	2026
34	704 Quincy	15,786	11,672	4,114	2012
35	635 South 1st	23,679	17,508	6,171	2012
36		-			

**City of Cottage Grove
Wastewater Utility
Capital Improvement Program**

Escalate Project Costs to Base Year: **2010**

No	Description	Total	Existing	SDC Eligible	Year
37	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2011
38	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2012
39	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2013
40	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2014
41	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2015
42	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2016
43	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2017
44	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2018
45	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2019
46	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2020
47	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2021
48	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2022
49	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2023
50	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2024
51	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2025
52	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2026
53	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2027
54	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2028
55	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2029
56	Miscellaneous Projects including CCTV inspections	60,000	44,364	15,636	2030
57		-			
58	<u>FY 2010-11 Budgeted Capital Expenditures</u>	-			
59	Materials & Services	-			
60	71000 Contractual Services	18,500	18,500	-	2011
61	79900 Administrative Fee	-	-	-	2011
62	79910 Engineering Service Fees	-	-	-	2011
63	Capital Outlay	-			
64	83000 Buildings & Improvements	-	-	-	2011
65	84000 Motor Vehicles	-	-	-	2011
66	84010 Work Equipment	-	-	-	2011
67	84030 Computer Equipment	-	-	-	2011
68		-	-	-	2011
80		-			
Total Capital Projects		\$ 6,323,087	\$ 5,406,028	\$ 917,059	

**City of Cottage Grove
Wastewater Utility
SDC Calculation**

	Cost Basis	Unit Basis	
		Meter Equivalents	Fixture Units
Reimbursement Fee			
Original Cost of Plant-in-Service	\$ 15,667,906		
Unused Capacity	17.4%		
Cost of Unused Capacity	\$ 2,729,486		
less: Outstanding Debt Principal (10,386,741)	(1,809,461)		
Net Reimbursement Fee Cost Basis	\$ 920,025		
Growth to End of Planning Period		1,337	32,910
Reimbursement Fee		\$ 688	\$ 28
Improvement Fee			
Total Capital Improvement Projects	\$ 6,323,087		
less: Cost of Existing Deficiencies	(5,406,028)		
Capacity Expanding CIP	\$ 917,059		
less: Existing SDC Fund Balance	(343,340)		
Net Cost Basis for Improvement Fee	\$ 573,719		
Growth to End of Planning Period (20 years; 2008-2027)		1,337	32,910
Improvement Fee		\$ 429	\$ 17
Total System Development Charge			
Reimbursement Fee		\$ 688	\$ 28
Improvement Fee		\$ 429	\$ 17
SDC Subtotal		\$ 1,117	\$ 45
plus: Administrative Cost Recovery	1.61%	\$ 18	\$ 1
Total SDC		\$1,135	\$46
		per Meter Equivalent	per Fixture Unit

Example SDCs

Meter Size	Flow Factors	SDC
3/4" x 5/8"	1	\$ 1,135
1"	2.5	2,838
1-1/2"	5	5,675
2"	8	9,080
3"	16	18,160
4"	25	28,375
6"	50	56,750
8"	80	90,800
10"	125	141,875

CURRENT SDC
\$ 45.61 per fixture unit

**City of Cottage Grove
SDC Study
Administrative Cost Recovery**

Net Annual Administrative Cost related to SDCs (1)	\$ 10,000
Amortization of SDC Analysis Cost over 5 years (2):	<u>\$ 10,132</u>

Net Annual SDC Administrative Cost: \$ 20,132

Estimated Annual Proposed SDC Revenues before Admin. Cost:

Water SDC	\$ 499,610
Wastewater SDC	74,677
Stormwater SDC	87,851
Street SDC	589,218
Parks SDC	<u>-</u>

Estimated Annual Revenue \$ 1,251,356

Admin. Cost/Total Annual SDC Revenues 1.61% on all SDCs

NOTES:

(1) Placeholder

(2) Cost of:	\$43,865
at:	5.0%
over:	5 years

(3) Study Period **20** years

APPENDIX I - C

STORMWATER SDC SPREADSHEET MODEL OUTPUT

City of Cottage Grove

Stormwater Utility

Customer Base

Land Use Summary

Category	% Impervious Area ²	Existing Area (acres)	Existing Impervious (acres)	Future Area (acres)	Future Impervious (acres)	Type of Development
Agriculture & Forest	2%	20.38	0.41			3 Non-residential
Commercial & Business	75%	351.19	263.39	481.41	361.06	3 Non-residential
Golf & Sports	2%	64.86	1.30			3 Non-residential
Health Care & Residential Professional	35%	17.42	6.10	32.50	11.38	3 Non-residential
Industrial	75%	34.37	25.78	80.64	60.48	3 Non-residential
Institution	35%	161.22	56.43			3 Non-residential
Mixed	35%	1.12	0.39			3 Non-residential
Parks, Rec & Playground	2%	85.66	1.71	150.47	3.01	4 Other
Public	35%	21.62	7.57	0.10	0.04	3 Non-residential
Residential High (existing)	35%	4.82	1.69	4.82	1.69	2 Multi Family Residential
Residential High (new)	60%			4.48	2.69	2 Multi Family Residential
Residential Medium & General ² (existing)	30%	31.99	9.60	31.99	9.60	2 Multi Family Residential
Residential Medium & General ² (new)	47%			1200.11	564.05	2 Multi Family Residential
Residential Low (existing)	25%	588.04	147.01			1 Single Family Residential
Right-of-Way	75%	425.32	318.99			4 Other
Vacant	2%	169.31	3.39			4 Other
Water	0%	9.19	0.00			4 Other
TOTALS		1986.51	843.74	1986.52	1013.98	

		Existing Impervious (acres)	Existing Impervious (sq. ft)	Number of Accounts	Number of ESUs
1	Single Family Residential	147.01	6,403,756		2,417
2	Multi Family Residential	11.28	491,531		185
3	Non-residential	361.36	15,740,746		5,940
4	Other	324.09	14,117,334		N/A
TOTAL		843.74	36,753,367	-	8,542

1 ESU = **2650** sq.ft.

Existing Number of ESUs	8,542
Projected Customers Base at the End of Study Period [1]	11,214
Projected Growth During the Study Period	2,672

NOTES:

[1] Projected Annual Growth Rate (between 2000 & 2025)= **1.37%** Per 2005 Buildable Lands Analysis Update.
Study period is assumed to be **20** years (i.e. 2008 - 2027).

City of Cottage Grove
Stormwater Utility
Plant-in-Service

Assets as of FY Ending 6/30/	2007
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with FY2009 and FY2010 Updates

Fx	Description	Purchase Date	Original Cost	Unused Capacity (%) [1]	Original Cost of Unused Capacity	Original Cost of Used Capacity
<u>ASSET A/C#: 20 - UTILITY PLANTS & SYSTEMS</u>						
1	1959-60 SEWER SYSTEM	06/30/60	\$ 23,364.75	0.0%	\$ -	\$ 23,364.75
2	1960-61 SEWER SYSTEM	06/30/61	\$ 54,280.60	0.0%	\$ -	\$ 54,280.60
3	1962-63 SEWER SYSTEM	06/30/63	\$ 6,000.00	0.0%	\$ -	\$ 6,000.00
4	LOCAL IMPROVEMENT DIST. A	06/30/66	\$ 16,056.10	0.0%	\$ -	\$ 16,056.10
5	1967-68 E HARRISON/ANTHON	06/30/68	\$ 18,914.65	0.0%	\$ -	\$ 18,914.65
6	1970-71 EAST MAIN URBAN R	06/30/71	\$ 140,481.65	0.0%	\$ -	\$ 140,481.65
7	1979 SEWER COLLECTION SYS	06/30/79	\$ 132,770.00	0.0%	\$ -	\$ 132,770.00
8	'81 SEWER COLLECTION SYST	06/30/81	\$ 7,673.00	0.0%	\$ -	\$ 7,673.00
9	1983 SEWER COLLECTION SYS	06/30/83	\$ 549,026.00	0.0%	\$ -	\$ 549,026.00
10	LID 181 CLARK AVE EXTENSI	10/16/90	\$ 10,077.94	0.0%	\$ -	\$ 10,077.94
11	POST OFFICE AREA IMPROVEM	11/05/91	\$ 7,584.66	0.0%	\$ -	\$ 7,584.66
12	BOHEMIA WEST SUBDIVISION	06/07/93	\$ 180,118.91	0.0%	\$ -	\$ 180,118.91
13	LID188 VAN BUREN	06/30/94	\$ 12,637.21	0.0%	\$ -	\$ 12,637.21
14	LID192 CLARK AVENUE EXTEN	06/30/94	\$ 15,297.71	0.0%	\$ -	\$ 15,297.71
15	ROW RIVER WATER & SEWER	09/18/95	\$ 101,993.22	0.0%	\$ -	\$ 101,993.22
16	THOMAS LANE PROJECT	02/02/96	\$ 7,575.96	0.0%	\$ -	\$ 7,575.96
17	ROW RIVER RD STORM DRAIN	06/30/97	\$ 76,459.30	0.0%	\$ -	\$ 76,459.30
18	MAPLE HILL SUBDIVISION	01/17/01	\$ 8,317.93	0.0%	\$ -	\$ 8,317.93
					\$ -	\$ -
	<u>FY 2009-10 Budgeted Capital Expenditures</u>		\$ -	0.0%		\$ -
	Materials & Services	7/1/2009	\$ -	0.0%		\$ -
	71000 Contractual Services	7/1/2009	\$ 5,500.00	72.7%	\$ 4,000.00	\$ 1,500.00
	79900 Administrative Fee	7/1/2009	\$ 9,415.00	32.9%	\$ 3,100.00	\$ 6,315.00
	79910 Engineering Service Fees	7/1/2009	\$ 80.00	100.0%	\$ 80.00	\$ -
	Capital Outlay	7/1/2009	\$ -	0.0%		\$ -
	83000 Buildings & Improvements (Xfer to Bicycle &	7/1/2009	\$ 193,000.00	100.0%	\$ 193,000.00	\$ -
	83040 Infrastructure Replacement	7/1/2009	\$ -	0.0%	\$ -	\$ -
	84000 Motor Vehicles	7/1/2009	\$ 124,049.00	0.0%	\$ -	\$ 124,049.00
	84010 Work Equipment	7/1/2009	\$ 7,802.00	0.0%	\$ -	\$ 7,802.00
	84030 Computer Equipment		\$ -	0.0%		\$ -

City of Cottage Grove
Stormwater Utility
Plant-in-Service

Assets as of FY Ending 6/30/	2007
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with FY2009 and FY2010 Updates

Fx	Description	Purchase Date	Original Cost	Unused Capacity (%) [1]	Original Cost of Unused Capacity	Original Cost of Used Capacity
	<u>FY 2008-09 Budgeted Capital Expenditures</u>		\$ -	0.0%		\$ -
	Materials & Services	7/1/2008	\$ -	0.0%		\$ -
	71000 Contractual Services	7/1/2008	\$ 16,814.00	98.2%	\$ 16,506.00	\$ 308.00
	79900 Administrative Fee	7/1/2008	\$ 18,175.00	55.7%	\$ 10,130.00	\$ 8,045.00
	79910 Engineering Service Fees	7/1/2008	\$ 27,280.00	28.9%	\$ 7,871.00	\$ 19,409.00
	Capital Outlay	7/1/2008	\$ -	0.0%		\$ -
	83000 Buildings & Improvements	7/1/2008	\$ 219,312.00	42.6%	\$ 93,520.00	\$ 125,792.00
	83040 Infrastructure Replacement	7/1/2008	\$ -	0.0%	\$ -	\$ -
	84000 Motor Vehicles	7/1/2008	\$ 5,708.00	0.0%	\$ -	\$ 5,708.00
	84010 Work Equipment	7/1/2008	\$ 3,496.00	0.0%	\$ -	\$ 3,496.00
	84030 Computer Equipment	7/1/2008	\$ -	0.0%		\$ -
					\$ -	\$ -
	Total Plant-in-Service		\$1,999,260.59		\$ 328,207.00	\$1,671,053.59

[1] Per Murray, Smith & Associated, Inc. (Email dated August 25, 2008)

City of Cottage Grove
Stormwater Utility
Capital Improvement Program

Escalate Project Costs to Base Year:	2010
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No	Description	Total	Existing	SDC Eligible
1	Along 10th Street & Washington Avenue Between Quincy Avenue & Main Street	\$ 766,300	\$ 726,989	\$ 39,311
2	Along 10th Street & Washington Avenue Between Quincy Avenue & Main Street	766,300	726,989	39,311
3	Along South 8th Street between Harrison Avenue & Quincy Avenue	425,200	381,702	43,498
4	Along Fillmore Avenue between South 8th Street and Highway 99	673,330	610,508	62,822
5	Along Fillmore Avenue between South 8th Street and Highway 99	288,570	261,646	26,924
6	Along Harrison Avenue between Blue Sky Drive and South "S" Street	347,900	322,329	25,571
7	Along Quincy Avenue between South 8th Street and South 10th Street	445,100	422,266	22,834
8	Along North 16th Street between Main Street & Harvey Road	456,700	399,201	57,499
9	Along North 16th Street between Main Street & Harvey Road	456,700	399,201	57,499
10	Along South 6th Street between Taylor Avenue and Quincy Avenue	602,400	546,196	56,204
11	Along South property line of Bohemia School between South "S" Street and ab	193,300	179,092	14,208
12	Along Main Street between 15th Street and 16th Street	102,500	92,937	9,563
13	Along Madison Avenue from South 3rd Street to Coast Fork of Willamette River	444,500	388,537	55,963
14	Along Chestnut between North "J" Street and North "G" Street	347,900	304,099	43,801
15	Along Birch between North "G" Street and Coast Fork of Willamette River	213,800	193,852	19,948
16	East of I-5 from Main/12th Streets to Villard Avenue	787,000	713,573	73,427
17	Along Harvey Road between North 16th and Highway 99	589,500	534,500	55,000
18	Along Chestnut between North "L" Street and North "J" Street	180,800	159,809	20,991
19	Along South 3rd Street between Quincy Avenue and Madison Avenue	150,600	133,115	17,485
20	Along Highway 99 from Whiteaker Avenue to Villard Avenue	431,400	414,446	16,954
21	Along South 12th Street between Dublin and Adams Avenue	760,400	721,391	39,009
22	Along South 12th Street between Dublin and Adams Avenue	760,400	721,391	39,009
23	West of Highway 99 from Thayer Avenue northwards to North 9th Street	787,000	739,465	47,535
24	Along Highway 99 from Villard Avenue to Thayer Avenue	272,100	254,060	18,040
25	Along South 16th Street from I-5/South 16th to Washington Avenue	361,500	327,772	33,728
26	East of I-5 between Parks Road and Shields Cemetary	150,600	142,874	7,726
27	Along E. Madison Avenue from about 850 ft. east of I-5 to South 16th/Madison	406,700	368,755	37,945
28	Along South 16th between Washington Avenue and Main Street	116,000	107,474	8,526
29	Along Adams Avenue between Gateway Blvd. and South 16th Street	271,100	225,582	45,518
30	Along Jason Lee Avenue from Whitmain Blvd. to the Coast Fork of Willamette R	312,500	260,031	52,469
31	Misc. Proj (Was \$45,766 & \$9,235; Infrastructure Repl. Budget - Misc. is \$50K)	-	-	-
32	Miscellaneous Project	55,000	45,766	9,235
33	Miscellaneous Project	55,000	45,766	9,235
34	Miscellaneous Project	55,000	45,766	9,235
35	Miscellaneous Project	55,000	45,766	9,235
36	Miscellaneous Project	55,000	45,766	9,235
37	Miscellaneous Project	55,000	45,766	9,235
38	Miscellaneous Project	55,000	45,766	9,235
39	Miscellaneous Project	55,000	45,766	9,235

**City of Cottage Grove
Stormwater Utility
Capital Improvement Program**

Escalate Project Costs to Base Year: **2010**

No	Description	Total	Existing	SDC Eligible
40	Miscellaneous Project	55,000	45,766	9,235
41	Miscellaneous Project	55,000	45,766	9,235
42	Miscellaneous Project	55,000	45,766	9,235
43	Miscellaneous Project	55,000	45,766	9,235
44	Miscellaneous Project	55,000	45,766	9,235
45	Miscellaneous Project	55,000	45,766	9,235
46	Miscellaneous Project	55,000	45,766	9,235
47	Miscellaneous Project	55,000	45,766	9,235
48	Miscellaneous Project	55,000	45,766	9,235
49	Miscellaneous Project	55,000	45,766	9,235
50	Miscellaneous Project	55,000	45,766	9,235
51	North Regional Park Ditch Cleaning	475,800	395,913	79,887
52	NPDES Phase II Evaluation Study	100,000	100,000	-
53		-		
54	<u>FY 2010-11 Budgeted Capital Expenditures</u>	-		
55	Materials & Services	-		
56	71000 Contractual Services	14,000	14,000	-
57	79900 Administrative Fee	23,263	13,021	10,242
58	79910 Engineering Service Fees	80,320	37,072	43,248
59	Capital Outlay	-		
60	83000 Buildings & Improvements	703,999	231,700	472,299
61	83040 Infrastructure Replacement	50,000	50,000	-
62	84000 Motor Vehicles	8,500	8,500	-
63	84010 Work Equipment	49,700	49,700	-
64	84030 Computer Equipment	-		
65		-		
		-		
	Total Capital Projects	\$ 15,418,682	\$ 13,549,238	\$ 1,869,444

**City of Cottage Grove
Stormwater Utility
SDC Calculation**

Reimbursement Fee	Cost Basis	Unit Basis
		ESUs
Original Cost of Plant-in-Service	\$ 1,999,261	
Unused Capacity	16.4%	
Cost of Unused Capacity	\$ 328,207	
less: Outstanding Debt Principal	(195,236) (32,051)	
Net Reimbursement Fee Cost Basis	\$ 296,156	
Growth to End of Planning Period		2,672
Reimbursement Fee		\$ 110.8511
Improvement Fee		
Total Capital Improvement Projects	\$ 15,418,682	
less: Cost of Existing Deficiencies	(13,549,238)	
Capacity Expanding CIP	\$ 1,869,444	
less: Existing SDC Fund Balance	(408,575)	
Net Cost Basis for Improvement Fee	\$ 1,460,869	
Growth to End of Planning Period (20 years)		2,672
Improvement Fee		\$ 546.80
Total System Development Charge		
Reimbursement Fee		\$ 110.85
Improvement Fee		\$ 546.80
SDC Subtotal		\$ 657.65
plus: Administrative Cost Recovery	1.61%	<u>\$10.58</u>
Total Base SDC		\$668.23 per ESU

CURRENT SDC

Single Family Dwelling Unit	\$ 1,254.96
All Other	\$ 10,458.10
	<i>[roughly equivalent to \$600 per ESU]</i>

**City of Cottage Grove
SDC Study
Administrative Cost Recovery**

Net Annual Administrative Cost related to SDCs (1)	\$ 10,000
Amortization of SDC Analysis Cost over 5 years (2):	<u>\$ 10,132</u>

Net Annual SDC Administrative Cost: \$ 20,132

Estimated Annual Proposed SDC Revenues before Admin. Cost:

Water SDC	\$ 499,610
Wastewater SDC	74,677
Stormwater SDC	87,851
Street SDC	589,218
Parks SDC	<u>-</u>

Estimated Annual Revenue \$ 1,251,356

Admin. Cost/Total Annual SDC Revenues 1.61% on all SDCs

NOTES:

(1) Placeholder

(2) Cost of:

\$43,865

at:

5.0%

over:

5

 years

(3) Study Period

20

 years

APPENDIX I - D

PARKS SDC

SPREADSHEET MODEL OUTPUT

**City of Cottage Grove
Parks & Recreation SDC
Calculation of Growth Portion of Facility Needs**

2050 OPTION

as of: 6/2/2009
page 1

2008 Pop: 9,472
2050 Pop: 17,500
Increase 8,034 45.91%

<i>FACILITY NEEDS</i>	(a)	(b)	(c)	(d)	(e)	(f)	(g)	Growth Portion (Percent)	
<u>FACILITY TYPE</u>	Current <u>Units</u>	Current <u>LOS*</u>	Planned** <u>Units</u>	Effective*** <u>LOS*</u>	2008 Req'd <u>Units at 2050 LOS</u>	2008 <u>Surplus or Deficiency</u>	Growth- Required <u>Units</u>		
Developed Mini/Neighborhood Parks	6.75	0.71	21.75	1.24	11.77	(5.02)	9.98	66.5%	(dev.)
Undeveloped Neighborhood Park Land (acres)	3.73					(1.29)	13.71	91.4%	(land)
Developed Community Parks (acres)	97.27	10.27	134.27	7.67	72.67	24.59	37.00	100.0%	(dev.)
Undeveloped Community Park Land (acres)	17.67					42.26	54.67	100.0%	(land)
Natural Resource Areas (acres)	107.54	11.35	184.54	10.55	99.89	7.66	77.00	100.0%	(both)
Developed Greenway/Nodal Parks	31.29	3.30	41.29	2.36	22.35	8.94	10.00	100.0%	(dev.)
Undeveloped Greenway/Nodal Park Land (acres)	1.38					10.32	11.38	100.0%	(land)
Total All Parks	265.63	28.04	381.85	21.82	206.68	58.95	133.98		(dev.)
							156.76		(land)

* LOS = Level Of Service (acres per 1,000 persons)

** Planned = Current units plus additional units recommended in Master Plan

*** Effective LOS Calculations based on additional units recommended in Master Plan

APPENDIX

2050 Option		COTTAGE GROVE PARKS					page 1	
CAPACITY INCREASING PROJECTS LIST							as of: 6/2/2009	
A. NEIGHBORHOOD PARKS			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Non-Growth Share (\$)	Potential Non-SDC Funding Sources	Project Timing Priority
Project Number	Facility	Action						
STEWART ORCHARD PARK Develop current undeveloped neighborhood parkland							Sponsorship, partnership, donation, grants, special assessment, local improvement district (LID), general fund, tax levy.	TBD
acres =	0.73	Acquisition	\$0	0.0%	\$0	\$0		
		Development	<u>\$182,500</u>	66.5%	<u>\$121,393</u>	<u>\$61,107</u>		
		Total Cost	<u>\$182,500</u>		<u>\$121,393</u>	<u>\$61,107</u>		
SUNRISE RIDGE PARK Develop current undeveloped neighborhood parkland							Sponsorship, partnership, donation, grants, special assessment, local improvement district (LID), general fund, tax levy.	TBD
acres =	3.00	Acquisition	\$0	0.0%	\$0	\$0		
		Development	<u>\$750,000</u>	66.5%	<u>\$498,877</u>	<u>\$251,123</u>		
		Total Cost	<u>\$750,000</u>		<u>\$498,877</u>	<u>\$251,123</u>		
NEW NEIGHBORHOOD PARK Acquire and develop new neighborhood park.							Sponsorship, partnership, donation, grants, special assessment, local improvement district (LID), general fund, tax levy.	TBD
acres =	3.00	Acquisition	\$0	0.0%	\$0	\$0		
		Planning & Development	<u>\$750,000</u>	66.5%	<u>\$498,877</u>	<u>\$251,123</u>		
		Total Cost	<u>\$750,000</u>		<u>\$498,877</u>	<u>\$251,123</u>		
NEW NEIGHBORHOOD PARK Acquire and develop new neighborhood park.							Sponsorship, partnership, donation, grants, special assessment, local improvement district (LID), general fund, tax levy.	TBD
acres =	3.00	Acquisition	\$0	0.0%	\$0	\$0		
		Planning & Development	<u>\$750,000</u>	66.5%	<u>\$498,877</u>	<u>\$251,123</u>		
		Total Cost	<u>\$750,000</u>		<u>\$498,877</u>	<u>\$251,123</u>		
NEW NEIGHBORHOOD PARK Acquire and develop new neighborhood park.							Sponsorship, partnership, donation, grants, special assessment, local improvement district (LID), general fund, tax levy.	TBD
acres =	3.00	Acquisition	\$0	0.0%	\$0	\$0		
		Planning & Development	<u>\$750,000</u>	66.5%	<u>\$498,877</u>	<u>\$251,123</u>		
		Total Cost	<u>\$750,000</u>		<u>\$498,877</u>	<u>\$251,123</u>		
NEW NEIGHBORHOOD PARK Acquire and develop new neighborhood park.							Sponsorship, partnership, donation, grants, special assessment, local improvement district (LID), general fund, tax levy.	TBD
acres =	2.27	Acquisition	\$0	0.0%	\$0	\$0		
		Planning & Development	<u>\$567,500</u>	66.5%	<u>\$377,484</u>	<u>\$190,016</u>		
		Total Cost	<u>\$567,500</u>		<u>\$377,484</u>	<u>\$190,016</u>		
Sub-Totals for Neighborhood Parks								
Acquisition:			\$0		\$0	\$0		
Development:			<u>\$3,750,000</u>		<u>\$2,494,386</u>	<u>\$1,255,614</u>		
TOTAL NEIGHBORHOOD PARKS PROJECTS:			<u>\$3,750,000</u>		<u>\$2,494,386</u>	<u>\$1,255,614</u>		
B. COMMUNITY PARKS			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Non-Growth Share (\$)	Potential Non-SDC Funding Sources	Project Timing Priority
Project Number	Facility	Action						
NEW COMMUNITY PARK Acquire land and develop a new community park.							Sponsorship, partnership, donation, grants, special assessment, general fund, tax levy.	TBD
acres =	37.00	Acquisition	\$3,700,000	100.0%	\$3,700,000	\$0		
		Development	<u>\$3,700,000</u>	100.0%	<u>\$3,700,000</u>	<u>\$0</u>		
		Total Cost	<u>\$7,400,000</u>		<u>\$7,400,000</u>	<u>\$0</u>		

APPENDIX

2050 Option		COTTAGE GROVE PARKS					page 2	
		CAPACITY INCREASING PROJECTS LIST					6/2/2009	
C. NATURAL AREAS			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Non-Growth Share (\$)	Potential Non-SDC Funding Sources	Project Timing Priority
Project Number	Facility	Action						
NEW NATURAL AREA LAND Acquire upland natural area land.							Sponsorship, partnership, donation, grants, special assessment, general fund, tax levy.	TBD
acres =	11.00	Acquisition	\$110,000	100.0%	\$110,000	\$0		
		Development	<u>\$5,500</u>	100.0%	<u>\$5,500</u>	<u>\$0</u>		
		Total Cost	\$115,500		\$115,500	\$0		
NEW NATURAL AREA LAND Acquire upland natural area land.							Sponsorship, partnership, donation, grants, special assessment, general fund, tax levy.	TBD
acres =	11.00	Acquisition	\$110,000	100.0%	\$110,000	\$0		
		Development	<u>\$5,500</u>	100.0%	<u>\$5,500</u>	<u>\$0</u>		
		Total Cost	\$115,500		\$115,500	\$0		
NEW NATURAL AREA LAND Acquire upland natural area land.							Sponsorship, partnership, donation, grants, special assessment, general fund, tax levy.	TBD
acres =	11.00	Acquisition	\$110,000	100.0%	\$110,000	\$0		
		Development	<u>\$5,500</u>	100.0%	<u>\$5,500</u>	<u>\$0</u>		
		Total Cost	\$115,500		\$115,500	\$0		
NEW NATURAL AREA LAND Acquire upland natural area land.							Sponsorship, partnership, donation, grants, special assessment, general fund, tax levy.	TBD
acres =	11.00	Acquisition	\$110,000	100.0%	\$110,000	\$0		
		Development	<u>\$5,500</u>	100.0%	<u>\$5,500</u>	<u>\$0</u>		
		Total Cost	\$115,500		\$115,500	\$0		
NEW NATURAL AREA LAND Acquire upland natural area land.							Sponsorship, partnership, donation, grants, special assessment, general fund, tax levy.	TBD
acres =	11.00	Acquisition	\$110,000	100.0%	\$110,000	\$0		
		Development	<u>\$5,500</u>	100.0%	<u>\$5,500</u>	<u>\$0</u>		
		Total Cost	\$115,500		\$115,500	\$0		
NEW NATURAL AREA LAND Acquire upland natural area land.							Sponsorship, partnership, donation, grants, special assessment, general fund, tax levy.	TBD
acres =	11.00	Acquisition	\$110,000	100.0%	\$110,000	\$0		
		Development	<u>\$5,500</u>	100.0%	<u>\$5,500</u>	<u>\$0</u>		
		Total Cost	\$115,500		\$115,500	\$0		
NEW NATURAL AREA LAND Acquire upland natural area land.							Sponsorship, partnership, donation, grants, special assessment, general fund, tax levy.	TBD
acres =	11.00	Acquisition	\$110,000	100.0%	\$110,000	\$0		
		Development	<u>\$5,500</u>	100.0%	<u>\$5,500</u>	<u>\$0</u>		
		Total Cost	\$115,500		\$115,500	\$0		
Sub-Totals for Natural Resource Areas								
Acquisition:			\$770,000		\$770,000	\$0		
Development:			<u>\$38,500</u>		<u>\$38,500</u>	<u>\$0</u>		
TOTAL NATURAL RESOURCE AREA PROJECTS:			\$808,500		\$808,500	\$0		

APPENDIX

2050 Option			COTTAGE GROVE PARKS				page 3	
			CAPACITY INCREASING PROJECTS LIST				6/2/2009	
D. GREENWAYS/NODAL PARKS			Estimated Project Cost (\$)	Growth-Required Portion (%)	SDC-Eligible Growth Share (\$)	Non-Growth Share (\$)	Potential Non-SDC Funding Sources	Project Timing Priority
Project Number	Facility	Action						
NEW GREENWAY/NODAL PARK Acquire and develop greenway/nodal park.							Sponsorship, partnership, donation, grants, special assessment, general fund, tax levy.	TBD
acres =	2.00	Acquisition	\$20,000	100.0%	\$20,000	\$0		
		Development	<u>\$20,000</u>	100.0%	<u>\$20,000</u>	<u>\$0</u>		
		Total Cost	\$40,000		\$40,000	\$0		
NEW GREENWAY/NODAL PARK Acquire and develop greenway/nodal park.							Sponsorship, partnership, donation, grants, special assessment, general fund, tax levy.	TBD
acres =	2.00	Acquisition	\$20,000	100.0%	\$20,000	\$0		
		Development	<u>\$20,000</u>	100.0%	\$20,000	\$0		
		Total Cost	\$40,000		\$40,000	\$0		
NEW GREENWAY/NODAL PARK Acquire and develop greenway/nodal park.							Sponsorship, partnership, donation, grants, special assessment, general fund, tax levy.	TBD
acres =	2.00	Acquisition	\$20,000	100.0%	\$20,000	\$0		
		Development	<u>\$20,000</u>	100.0%	<u>\$20,000</u>	<u>\$0</u>		
		Total Cost	\$40,000		\$40,000	\$0		
NEW GREENWAY/NODAL PARK Acquire and develop greenway/nodal park.							Sponsorship, partnership, donation, grants, special assessment, general fund, tax levy.	TBD
acres =	2.00	Acquisition	\$20,000	100.0%	\$20,000	\$0		
		Development	<u>\$20,000</u>	100.0%	<u>\$20,000</u>	\$0		
		Total Cost	\$40,000		\$40,000	\$0		
NEW GREENWAY/NODAL PARK Acquire and develop greenway/nodal park.							Sponsorship, partnership, donation, grants, special assessment, general fund, tax levy.	TBD
acres =	2.00	Acquisition	\$20,000	100.0%	\$20,000	\$0		
		Development	<u>\$20,000</u>	100.0%	<u>\$20,000</u>	\$0		
		Total Cost	\$40,000		\$40,000	\$0		
Sub-Totals for Greenway/Nodal Parks								
Acquisition:			\$100,000		\$100,000	\$0		
Development:			<u>\$100,000</u>		<u>\$100,000</u>	<u>\$0</u>		
TOTAL GREENWAY/NODAL PARKS PROJECTS:			\$200,000		\$200,000	\$0		

SUMMARY OF GROWTH COSTS AND PRELIMINARY SDC RATES

Improvement Fee-Eligible Costs	Total
Neighborhood Park Land (acres)	\$ -
Neighborhood Park Development (acres)	\$ 2,494,386
Community Park Land (acres)	\$ 3,700,000
Community Park Development (acres)	\$ 3,700,000
Natural Resource Area Land (acres)	\$ 770,000
Natural Resource Area Development (acres)	\$ 38,500
Greenway/Nodal Parks Land (acres)	\$ 100,000
Greenway/Nodal Parks Development (acres)	<u>\$ 100,000</u>
Total Growth Costs	\$ 10,902,886
<i>Total All Costs (including non-growth costs)</i>	<i>\$ 12,158,500</i>
<i>Growth Costs as Percentage of Total Costs</i>	<i>89.67%</i>

Total System Development Charge

Compliance Costs (avg. \$18,571.41 per year)	\$ 761,428
Total Growth and Compliance Costs	\$ 11,664,314
Population Increase	8,034
Cost Per Person	\$ 1,452

Preliminary SDC Rates	Gross SDC			Net SDC Rate
	Persons/Unit	Rate	Tax Credit	
Single Family Dwelling Unit	2.71	\$ 3,935	\$ (275)	\$ 3,659
Multi-Family Dwelling Unit	1.87	\$ 2,715	\$ (71)	\$ 2,644
Manufactured Housing Unit	1.34	\$ 1,946	\$ (57)	\$ 1,889

APPENDIX I - E

TRANSPORTATION SDC SPREADSHEET MODEL OUTPUT

City of Cottage Grove
Street Fund
Existing Infrastructure Costs for Transportation SDC

Original Cost Method

Utility Plant-in-Service	Capacity Related	Unused Capacity	Used Capacity
Improvement Fee Expenditures (1)	\$741,264	\$ 689,014	\$52,250
Construction work in progress	\$0		\$0
less: Net Debt Principal Outstanding (2)	\$0	\$0	\$0
less: Grant Contributions (2)	\$0	\$0	\$0
Allocable Plant-in-Service	\$741,264	\$689,014	\$52,250

NOTES:

- (1) Unused Capacity of Assets Funded by SDC Expenditures.
- (2) Not applicable as only assets funded by SDC expenditures are included in this analysis.

Unused Capacity of Assets Funded by SDC Expenditures										
Construction Year:	FY 2000	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	
Improvement Fee Expenditures [1]:	\$ 83,865	\$ 33,368	\$ 27,086	\$ -	\$ 5,970	\$ 66,573	\$ 267,378	\$ 227,709	\$ 29,315	
Percentage For Capacity Increasing Projects:	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Applicable SDC Expenditures:	\$ 83,865	\$ 33,368	\$ 27,086	\$ -	\$ 5,970	\$ 66,573	\$ 267,378	\$ 227,709	\$ 29,315	
Beginning Population:	8,890	9,012	9,136	9,261	9,388	9,517	9,648	9,780	9,780	
Current Population (FY 2007):	9,780	9,780	9,780	9,780	9,780	9,780	9,780	9,780	9,780	
Ending Population for Study Period FY 2027	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	
% of Capacity Used by Growth to FY 2027	25%	22%	19%	16%	13%	9%	5%	0%	0%	
Cost of Unused Capacity:	\$ 63,186	\$ 26,020	\$ 21,898	\$ -	\$ 5,218	\$ 60,702	\$ 254,965	\$ 227,709	\$ 29,315	

[1] Buildings and improvements expenditures only.

1990 Population	7,402
Pop. Factor #1	1.68%
2000 Population	8,890
2025 Population Forecast	12,500
Annual Growth Rate	1.37%
2007 Estimated Population	9,780

City of Cottage Grove
Street Fund
Transportation CIP

Project	Total Project Cost (2008\$)	Share Applied to Growth (2008\$)
<i>New Roadways</i>		
Gateway Boulevard Extension - from Taylor Avenue to Cleveland Avenue	\$ 3,150,000	\$ 2,961,000
R St. Extension - complete from Sweet Ln. to Cleveland Avenue Extension *	\$ 630,000	\$ 592,200
Cleveland Avenue Extension - from Gateway Boulevard Extension to 6th St.	\$ 1,050,000	\$ 987,000
Cleveland Avenue Extension - from west end to OR 99 / R Street	\$ 4,410,000	\$ 4,145,400
Harrison Avenue Extension - complete from OR 99 to Gateway Boulevard *	\$ 2,625,000	\$ 1,811,250
<i>Other Projects</i>		
Add intersection improvements at the intersection of OR 99 and Cottage Grove Connector *	\$ 1,050,000	\$ 598,500
Initiate IAMP for I-5/Cottage Grove Connector/OR 99 Corridor *	\$ -	\$ -
TOTAL COSTS	\$ 12,915,000	\$ 11,095,350

*Requires ODOT approval.

**City of Cottage Grove
Street Fund
Transportation SDC Calculation**

Reimbursement Fee

Improvement Fee Expenditures	\$	741,264	
Unused Capacity		93.0%	
Cost of Net Unused Capacity	\$	689,014	
Growth to End of Planning Period		7,481	PM Peak Hour Trips (PHT)
Reimbursement Fee	\$	92.10	per PHT

Improvement Fee

Total Capital Improvement Projects	\$	12,915,000	
less: Cost of Existing Deficiencies		(1,819,650)	
Capacity Expanding CIP	\$	11,095,350	
Growth to End of Planning Period		7,481	PM Peak Hour Trips (PHT)
Improvement Fee	\$	1,483	per PHT

Total System Development Charge

Reimbursement Fee	\$	92.10	per PHT
Improvement Fee	\$	1,483.14	per PHT
SDC Subtotal	\$	1,575.24	per PHT
plus: Administrative Cost Recovery		1.61%	\$25.34 per PHT
Total SDC		\$1,601	per PHT

Example SDCs

Customer Type	Estimated Daily Trips [1]	SDC	Basis
1 SFR	1.01 per DU	\$ 1,617	per DU
2 Apartments	0.62 per DU	\$ 992	per DU
3 General Office Bldg.	1.49 per 1,000 sq. ft.	\$ 2,385	per 1,000 sq. ft.
4 Specialty Retail	2.71 per 1,000 sq. ft.	\$ 4,338	per 1,000 sq. ft.
5 Supermarket	6.69 per 1,000 sq. ft.	\$ 10,708	per 1,000 sq. ft.
6 Light Industry	0.98 per 1,000 sq. ft.	\$ 1,569	per 1,000 sq. ft.

[1] Source: Institute of Transportation Engineers, Trip Generation, Seventh Edition.

CURRENT SDC

\$ 775.45 Per Peak Hour Trip

**City of Cottage Grove
SDC Study
Administrative Cost Recovery**

Net Annual Administrative Cost related to SDCs (1)	\$ 10,000
Amortization of SDC Analysis Cost over 5 years (2):	<u>\$ 10,132</u>
Net Annual SDC Administrative Cost:	\$ 20,132

Estimated Annual Proposed SDC Revenues before Admin. Cost:

Water SDC	\$ 499,610
Wastewater SDC	74,677
Stormwater SDC	87,851
Street SDC	589,218
Parks SDC	<u>-</u>
 Estimated Annual Revenue	 \$ 1,251,356

Admin. Cost/Total Annual SDC Revenues **1.61%** on all SDCs

NOTES:

- (1) Placeholder
- (2) Cost of:

\$43,865

at:

5.0%

over:

5

 years
- (3) Study Period

20

 years

City of Cottage Grove
Street Fund
Transportation SDC by Land Use

Total SDC \$1,601 per P-HT

ITE Code	Customer Type	Land Use Description	Peak-Hour Trips	Pass-By Trip Factor	Adjusted P-H Ts	Reimbursement Fee	Improvement Fee	Admin. Cost	Total SDC	Units
110	General Light Industrial	Typically less than 500 employees, free standing and single use. Examples: Printing plants, material testing laboratories, data processing equipment assembly, power stations.	0.98	1	0.98	\$ 326	\$ 3,484	\$ 55	\$ 3,865	KSF
130	Industrial Park	Industrial Park areas that contain a number of industrial and/or related facilities (mix of manufacturing, service, and warehouse).	0.86	1	0.86	\$ 286	\$ 3,057	\$ 48	\$ 3,391	KSF
140	Manufacturing	Facilities that convert raw materials into finished products. Typically have related office, warehouse, research, and associated functions.	0.74	1	0.74	\$ 246	\$ 2,631	\$ 42	\$ 2,919	KSF
151	Mini-Warehouse	Storage Units or Vaults rented for storage of goods. Units are physically separate and access through an overhead door or other common access point. Example: U-Store-It.	0.26	1	0.26	\$ 87	\$ 924	\$ 15	\$ 1,026	KSF
210	SF Detached	Single family detached housing.	1.01	1	1.01	\$ 336	\$ 3,590	\$ 57	\$ 3,983	DU
220	Apartment	Rental Dwelling Units within the same building. At least 4 units in the same building. Examples: Quadplexes and all types of apartment buildings.	0.62	1	0.62	\$ 206	\$ 2,204	\$ 35	\$ 2,445	DU
230	Condo/Townhouse	Residential Condominium/Townhouses under single-family ownership. Minimum of two single family units in the same building structure.	0.52	1	0.52	\$ 173	\$ 1,848	\$ 29	\$ 2,050	DU
240	Mobile Home	Trailers or Manufactured homes that are sited on permanent foundations. Typically the parks have community facilities (laundry, recreation rooms, pools).	0.59	1	0.59	\$ 196	\$ 2,097	\$ 33	\$ 2,326	Occupied DU
253	Elderly Housing	Restricted to senior citizens. Contains residential units similar to apartments or condos. Sometimes in self-contained villages. May also contain medical facilities, dining, and some limited, supporting retail.	0.17	1	0.17	\$ 57	\$ 604	\$ 10	\$ 671	Occupied DU
310	Hotel	Lodging facility that may include restaurants, lounges, meeting rooms, and/or convention facilities. Can include a large motel with these facilities.	0.59	1	0.59	\$ 196	\$ 2,097	\$ 33	\$ 2,326	Room
320	Motel	Sleeping accommodations and often a restaurant. Free on-site parking and little or no meeting space.	0.47	1	0.47	\$ 157	\$ 1,671	\$ 26	\$ 1,854	Room
411	Local Park	City-owned parks, varying widely as to location, type, and number of facilities, including boating / swimming facilities, ball fields, and picnic facilities.	0.09	1	0.09	\$ 30	\$ 320	\$ 5	\$ 355	Acres
417	Regional Park	Regional park authority-owned parks, varying widely as to location, type, and number of facilities, including trails, lakes, pools, ball fields, camp / picnic facilities, and general office space.	0.2	1	0.2	\$ 67	\$ 711	\$ 11	\$ 789	Acres
430	Golf Course	Includes 9, 18, 27, and 36 hole municipal and private country clubs. Some have driving ranges and clubhouses with pro shops, restaurants, lounges. Many of the muni courses do not include such facilities.	0.3	1	0.3	\$ 100	\$ 1,066	\$ 17	\$ 1,183	Holes
435	Multipurpose Recreation Facility	Multi-purpose recreational facilities contain two or more of the following land uses at one site: mini-golf, batting cages, video arcade, bumper boats, go-carts, and driving ranges.	3.35	1	3.35	\$ 1,116	\$ 11,908	\$ 188	\$ 13,212	Acres
444	Movie Theater w/ Matinee	Theaters with one or more screens, and which show daily matinees	0.07	1	0.07	\$ 23	\$ 249	\$ 4	\$ 276	KSF
493	Health Club	Privately owned with weightlifting and other facilities often including swimming pools, hot tubs, saunas, racquet ball, squash, and handball courts.	5.76	1	5.76	\$ 1,918	\$ 20,475	\$ 323	\$ 22,716	KSF
494	Bowling Alley	Recreational facilities with bowling lanes which may include a small lounge, restaurant or snack bar.	3.54	1	3.54	\$ 1,179	\$ 12,584	\$ 199	\$ 13,962	Lanes
495	Recreational Community Center	Recreational community centers are facilities similar to and including YMCAs, often including classes, day care, meeting rooms, swimming pools, tennis racquetball, handball, weightlifting equipment, locker rooms, & food service.	1.64	1	1.64	\$ 546	\$ 5,830	\$ 92	\$ 6,468	KSF
520	Elementary School	Public. Typically serves K-6 grades.	0.28	1	0.28	\$ 93	\$ 995	\$ 16	\$ 1,104	Student
522	Middle School	Public. Serves students that completed elementary and have not yet entered high school.	0.15	1	0.15	\$ 50	\$ 533	\$ 8	\$ 591	Student
530	High School	Public. Serves students that completed middle or junior high school.	0.14	1	0.14	\$ 47	\$ 498	\$ 8	\$ 553	Student
540	Junior/Community College	Two-year junior colleges or community colleges.	0.12	1	0.12	\$ 40	\$ 427	\$ 7	\$ 474	Student
560	Church	Contains worship area and may include meeting rooms, classrooms, dining area and facilities.	0.66	1	0.66	\$ 220	\$ 2,346	\$ 37	\$ 2,603	KSF
565	Day Care	Facility for pre-school children care primarily during daytime hours. May include classrooms, offices, eating areas, and playgrounds.	13.18	0.33	4.35	\$ 1,449	\$ 15,463	\$ 244	\$ 17,156	KSF
590	Library	Public or Private. Contains shelved books, reading rooms or areas, sometimes meeting rooms.	0.86	0.33	0.28	\$ 93	\$ 995	\$ 16	\$ 1,104	Student
591	Lodge/Fraternal Organization	Includes a club house with dining and drinking facilities, recreational and entertainment areas, and meeting rooms.	7.09	1	7.09	\$ 2,361	\$ 25,203	\$ 398	\$ 27,962	KSF
710	General Office	Office building with multiple tenants. Mixture of tenants can include professional services, bank and Loan institutions, restaurants, snack bars, and service retail facilities.	0.03	1	0.03	\$ 10	\$ 107	\$ 2	\$ 119	Members
715	Single Tenant Office Building	Single tenant office building. Usually contains offices, meeting rooms, file storage areas, data processing, restaurant or cafeteria, and other service functions.	1.49	1	1.49	\$ 496	\$ 5,297	\$ 84	\$ 5,877	KSF
720	Medical-Dental Office	Provides diagnosis and outpatient care on a routine basis. Typically operated by one or more private physicians or dentists.	1.73	1	1.73	\$ 576	\$ 6,150	\$ 97	\$ 6,823	KSF
750	Office Park	Park or campus-like planned unit development that contains office buildings and support services such as banks & loan institutions, restaurants, service stations.	3.72	1	3.72	\$ 1,239	\$ 13,224	\$ 209	\$ 14,672	KSF
760	Research & Development Center	Park or campus-like planned unit development that contains office buildings and support services such as banks & loan institutions, restaurants, service stations.	1.5	1	1.5	\$ 500	\$ 5,332	\$ 84	\$ 5,916	KSF
760	Research & Development Center	Single building or complex of buildings devoted to research & development. May contain offices and light fabrication facilities.	1.08	1	1.08	\$ 360	\$ 3,839	\$ 61	\$ 4,260	KSF

City of Cottage Grove
Street Fund
Transportation SDC by Land Use

Total SDC **\$1,601** per P-HT

ITE Code	Customer Type	Land Use Description	Peak-Hour Trips	Pass-By Trip Factor	Adjusted P-H Ts	Reimbursement Fee	Improvement Fee	Admin. Cost	Total SDC	Units
770	Business Park	Group of flex-type or incubator 1 - 2 story buildings served by a common roadway system. Tenant space is flexible to accommodate a variety of uses. Rear of building usually served by a garage door. Typically includes a mix of offices, retail & wholesal	1.29	1	1.29	\$ 430	\$ 4,586	\$ 72	\$ 5,088	KSF
812	Building Materials & Lumber	Small, free standing building that sells hardware, building materials, and lumber. May include yard storage and shed storage areas. The storage areas are not included in the GLA needed for trip generation estimates.	4.49	1	4.49	\$ 1,495	\$ 15,961	\$ 252	\$ 17,708	KSF
813	Discount Super Store	A free-standing discount store that also contains a full service grocery dept. under one roof.	3.87	0.68	2.63	\$ 876	\$ 9,349	\$ 148	\$ 10,373	KSF
814	Specialty Retail	Small strip shopping centers containing a variety of retail shops that typically specialize in apparel, hard goods, serves such as real estate, investment, dance studios, florists, and small restaurants.	2.71	1	2.71	\$ 903	\$ 9,633	\$ 152	\$ 10,688	KSF
815	Discount Store	A free-standing discount store that offers a variety of customer services, centralized cashiering, and a wide range of products under one roof. Does not include a full service grocery dept. like Land Use 813, Free-standing Discount Superstore.	5.06	0.83	4.2	\$ 1,399	\$ 14,930	\$ 236	\$ 16,565	KSF
816	Hardware/Paint Store	Typically free-standing buildings with off-street parking that sell paints and hardware.	4.84	0.74	3.58	\$ 1,192	\$ 12,726	\$ 201	\$ 14,119	KSF
817	Nursery/Garden Center	Free-standing building with yard containing planting or landscape stock. May have large green houses and offer landscape services. Typically have office, storage, and shipping facilities. GLA is Building GLA, not yard and storage GLA.	3.8	1	3.8	\$ 1,266	\$ 13,508	\$ 213	\$ 14,987	KSF
820	Shopping Center	Integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Provides enough on-site parking to serve its own parking demand. May include non-merchandising facilities such as office buildings, movie theatres, r	8.57	0.66	5.66	\$ -	\$ -	\$ -	\$ 22,323	KSF
	< 50,000 sq ft		6.92	0.66	4.57	\$ 1,885	\$ 20,120	\$ 318	\$ 18,024	KSF
	51,000 - 100,000 sq ft		5.82	0.66	3.84	\$ 1,522	\$ 16,245	\$ 257	\$ 15,145	KSF
	101,000 - 150,000 sq ft		5.19	0.66	3.43	\$ 1,279	\$ 13,650	\$ 216	\$ 13,528	KSF
	151,000 - 200,000 sq ft		4.77	0.66	3.15	\$ 1,142	\$ 12,193	\$ 193	\$ 12,424	KSF
> 200,000 sq ft					\$ 1,049	\$ 11,198	\$ 177			
931	Quality Restaurant	High quality eating establishment with slower turnover rates (more than one hour).	7.49	0.56	4.19	\$ 1,395	\$ 14,894	\$ 235	\$ 16,524	KSF
933	High Turnover Sit-Down Rest.	Sit-Down eating establishment with turnover rates of less than one hour.	10.92	0.57	6.22	\$ 2,071	\$ 22,111	\$ 349	\$ 24,531	KSF
934	Fast Food w/o Drive-Thru	Fast Food but no drive-through window	26.15	0.5	13.08	\$ 4,356	\$ 46,496	\$ 734	\$ 51,586	KSF
935	Fast Food With Drive-Thru	Fast Food with drive-through window	34.64	0.5	17.32	\$ 5,768	\$ 61,569	\$ 972	\$ 68,309	KSF
936	Drinking Place	Contains a bar where alcoholic beverages and snacks are serviced and possibly some type of entertainment such as music, games, or pool tables	11.34	1	11.34	\$ 3,777	\$ 40,311	\$ 637	\$ 44,725	KSF
841	New Car Sales	New Car dealership with sales, service, parts, and used vehicles	2.64	1	2.64	\$ 879	\$ 9,385	\$ 148	\$ 10,412	KSF
944	Gas Station	Sell gasoline and may also provide vehicle service and repair. Does not have Convenience Market and/or Car Wash.	13.86	0.58	8.04	\$ 2,678	\$ 28,580	\$ 451	\$ 31,709	Fueling Positions
945	Gas/Service Station with Convenience Market	Selling gas and Convenience Market are the primary business. May also contain facilities for service and repair. Does not include Car Wash.	13.38	0.44	5.89	\$ 1,962	\$ 20,938	\$ 331	\$ 23,231	Fueling Positions
946	Gas/Service Station with Convenience Market, Car Wash	Selling gas, Convenience Market, and Car Wash are the primary business. May also contain facilities for service and repair.	13.33	1	13.33	\$ 4,439	\$ 47,385	\$ 748	\$ 52,572	Fueling Positions
947	Self-Service Car Wash	Allows manual cleaning of vehicles by providing stalls for the driver to park and wash.	5.54	1	5.54	\$ 1,845	\$ 19,693	\$ 311	\$ 21,849	Wash Stalls
848	Tire Store	Primary business is tire sales and repair. Generally does not have a large storage or warehouse area.	4.15	0.72	2.99	\$ 996	\$ 10,629	\$ 168	\$ 11,793	KSF
850	Supermarket	Free-standing grocery store. May also contain ATMs, photo centers, pharmacies, video rental areas.	10.45	0.64	6.69	\$ 2,228	\$ 23,781	\$ 376	\$ 26,385	KSF
851	Convenience Market	Sells convenience foods, newspapers, magazines, and often Beer & Wine. Does not have gas pumps.	52.41	0.39	20.44	\$ 6,807	\$ 72,659	\$ 1,148	\$ 80,614	KSF
880	Pharmacy w/o drive through	Facilities that fulfill medical Prescriptions	8.42	0.47	3.96	\$ 1,319	\$ 14,077	\$ 222	\$ 15,618	KSF
881	Pharmacy w/ drive through	Facilities that fulfill medical Prescriptions	8.62	0.51	4.4	\$ 1,465	\$ 15,641	\$ 247	\$ 17,353	KSF
890	Furniture Store	Sells furniture, accessories, and often carpet/floor coverings.	0.46	0.47	0.22	\$ 73	\$ 782	\$ 12	\$ 867	KSF
911	Walk-In Bank	Usually a Free-standing building with a parking lot. Does not have drive-up windows. May have ATMs.	33.15	1	33.15	\$ 11,040	\$ 117,841	\$ 1,861	\$ 130,742	KSF
912	Drive-In Bank	Provides Drive-up and walk-in bank services. May have ATMs.	45.74	0.53	24.24	\$ 8,073	\$ 86,168	\$ 1,361	\$ 95,602	KSF

NOTES:

Source: Institute of Transportation Engineers, *Trip Generation*, Seventh Edition.

Land Use Units:

KSF = 1,000 gross square feet building area

DU = dwelling unit

Room = number of rooms for rent

Fueling Positions = maximum number of vehicles that can be served simultaneously

Student = number of full-time equivalent students enrolled