



## CITY COUNCIL MEETING STAFF REPORT

<b>Meeting Date:</b> December 15, 2025		<b>Subject: Resolution No. 3230</b> Establishing and Imposing Just and Equitable Stormwater User Fees and Repealing Resolution No. 2507 and Resolution No. 2353.  <b>Staff Member:</b> Zach Weigel, P.E. City Engineer and Keith Katko, Finance Director  <b>Department:</b> Community Development and Finance	
<b>Action Required</b>		<b>Advisory Board/Commission Recommendation</b>	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: December 15, 2025 <input type="checkbox"/> Ordinance 1 <sup>st</sup> Reading Date: <input type="checkbox"/> Ordinance 2 <sup>nd</sup> Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial  <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable  <b>Comments:</b> N/A	
<b>Staff Recommendation:</b> Staff recommends Council adopt Resolution No. 3230.			
<b>Recommended Language for Motion:</b> I move to adopt Resolution No. 3230.			
<b>Project / Issue Relates To:</b>			
<input type="checkbox"/> Council Goals/Priorities:	<input checked="" type="checkbox"/> Adopted Master Plan(s): 2024 Stormwater Master Plan	<input type="checkbox"/> Not Applicable	

### ISSUE BEFORE COUNCIL:

A City of Wilsonville resolution establishing and imposing just and equitable stormwater user fees and repealing Resolution No. 2507 and Resolution No. 2353, Capital Improvement Project (CIP) #7059.

**EXECUTIVE SUMMARY:**

Stormwater utility rates were last increased in January 2015 by Resolution No. 2507 to incorporate the storm pipe replacement needs identified in the 2014 Charbonneau Consolidated Improvement Plan. The adopted resolution included a stormwater rate adjustment schedule as follows:

**Storm Utility Rate Increase**

Date	Increase per EDU	New Rate	Percent Increase
2014	N/A	\$5.25	N/A
2015	\$1.70	\$6.95	32%
2016	\$1.70	\$8.65	24%
2017	\$0.65	\$9.30	8.0%
2018	\$0.65	\$9.95	7.0%
2019	\$0.65	\$10.60	6.5%
2020	\$0.65	\$11.25	6.0%
2021	\$0.65	\$11.90	5.5%

Since that time, the stormwater utility rate has not been adjusted and is not indexed for inflation.

On April 1, 2024, City Council adopted the 2024 Stormwater Master Plan (Ordinance No. 890). The adopted plan included an updated Capital Improvement Project (CIP) list consisting of stormwater infrastructure improvements that will be needed over the next twenty years to meet projected growth, operation and maintenance needs, and regulatory requirements.

Also impacting utility rates is the construction inflation that occurred between 2020 and 2023, with an estimated 53.8% increase according to the Federal Highway Administration: National Highway Construction Cost Index. Such an unprecedented increase in a short period of time has had a significant impact on the City's ability to fund needed stormwater capital improvement projects. As a result of the updated capital project list, construction inflation, and length of time since the last utility rate increase, review of the current utility rates is necessary to maintain financially sound stormwater utility fund.

Beginning in July 2024, the City entered into a Professional Services Agreement with FCS Group to perform a stormwater rate fee study, resulting in a recommended stormwater utility rate and implementation schedule. On April 21, 2025, City Council received a briefing from the project team regarding the stormwater utility fund revenue requirements, identifying a draft schedule of annual rate increases necessary to fund the City's stormwater utility. The project team followed up with a cost-of-service analysis and updated rate design for City Council consideration at a November 3, 2025 work session. Based on feedback provided by City Council, the final recommended stormwater utility rate and implementation schedule consists of an across-the-board adjustment as follows:

Year	2026	2027	2028
Proposed Rate Increase	35.5%	35.5%	35.5%

The rate increases shown will go into effect on January 1<sup>st</sup> of each year. After the stormwater rate increase implementation schedule is completed, an annual inflationary adjustment will begin on January 1, 2029, and continue each year thereafter.

In addition, the project team is recommending elimination of the storm utility rate exemption. There are currently 122 accounts across the City that are not currently charged a storm utility fee on their monthly utility bill, most of which are older accounts from the 1990's that did not have storm drainage service at that time, but since have been provided service. In addition, a major component of the storm water utility is management of runoff from public streets and facilities, as well as implementation of the City's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm System System (MS4) permit program, which affects all customers within Wilsonville.

#### **EXPECTED RESULTS:**

The updated stormwater utility rate will provide the estimated revenue necessary to fund staffing, materials, and capital improvements necessary to maintain and operate the stormwater utility, replace worn out, outdated infrastructure and meet regulatory requirements, helping to maintain a financially sound stormwater utility program.

#### **TIMELINE:**

If adopted by City Council, the updated stormwater fee and implementation schedule will go into effect beginning on January 1, 2026.

#### **CURRENT YEAR BUDGET IMPACTS:**

The consultant work is included in the Fiscal Year (FY) 2025-26 Capital Improvement Program (CIP) Budget.

#### **COMMUNITY INVOLVEMENT PROCESS:**

The project team has held two (2) work sessions with City Council to discuss the stormwater utility rate and implementation schedule on April 21, 2025 and on November 3, 2025. On November 17, 2025, notice of the proposed stormwater utility rate increase was mailed to the top ten stormwater customers within Wilsonville, inviting questions, comments, and concerns to be shared with the project team.

Also, on November 17, 2025, notice of the proposed elimination of the storm utility rate exemption was mailed to all 122 affected property owners, inviting concerned customers to schedule time with the project team to discuss the stormwater utility fee and the potential increase on their monthly utility bill.

A public open house was held on December 2, 2025, with an estimated 50 interested stormwater

utility customers in attendance to learn about the stormwater utility rate, proposed fee increase and implementation schedule, and engage in a question-and-answer session with the project team. Advance notice of the open house was sent via postcard to every stormwater customer within Wilsonville, published in the Boones Ferry Messenger, and posted through *Let's Talk Wilsonville!* and social media.

A project webpage with up-to-date stormwater utility rate information has been maintained and updated by the project team for the duration of the project. Written public comments regarding the updated stormwater utility rates are included as **Attachment 1**.

There will be an opportunity for public comment at the December 15, 2025 City Council public hearing.

#### **POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:**

The updated stormwater utility rate and implementation schedule will provide the revenue necessary to maintain a financially sound stormwater utility program, helping to make sure stormwater runoff is properly treated, avoiding localized flooding in neighborhoods and on roadways, preventing erosion of stream channels and slopes, making for clean waterways and a healthy environment.

#### **ALTERNATIVES:**

Council could choose to adopt a stormwater utility rate and implementation schedule at a lower rate or slower schedule. However, doing so will likely lead to insufficient revenue to adequately maintain and operate the stormwater system and delayed capital investment to replace worn out, outdated infrastructure, ultimately resulting in deferred maintenance and higher future costs for customers.

#### **CITY MANAGER COMMENT:**

N/A

#### **ATTACHMENTS:**

1. Written Public Comment Received as of December 4, 2025
2. Resolution No. 3230
  - A. Stormwater User Fee Schedule

## Sewer and Stormwater Utility Fees Open House – Comment Card

Item 20.



Please PRINT the following information:

Name: Elizabeth Crawford Email: ordirector@comcast.net  
Address, City, Zip: \_\_\_\_\_

We appreciate your comments and feedback:

Would like to see more work on grants to support this project and the increases on our vulnerable citizens. With the hotels and nursery homes in our small city - would like to see them pay fair share.

Remember to watch for project updates on the City of Wilsonville website.

## Sewer and Stormwater Utility Fees Open House – Comment Card



Please PRINT the following information:

Name: Steve Gaschler Email: STGPHD@GMAIL.COM  
Address, City, Zip: 28511 COFFEE LAKE DR.

We appreciate your comments and feedback:

PLEASE LOWER THE INCREASE AND SPREAD IT OUT OVER A LONGER PERIOD OF TIME MOST OF THE PROJECTS CAN BE MOVED OUT 2-3 YEARS. THANK YOU FOR YOUR CONSIDERATION.

Remember to watch for project updates on the City of Wilsonville website.

## Sewer and Stormwater Utility Fees Open House – Comment Card



the following information:

Email: \_\_\_\_\_

Zip: \_\_\_\_\_

**your comments and feedback:**

identified industry jargon or acronyms in presentations  
be more clear in providing topic at beginning

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Remember to watch for project updates on the City of Wilsonville website.

Item 20.

**From:** [Whitney Best](#)  
**To:** [Zach Weigel](#)  
**Subject:** Utility Fee Increase Review Comment  
**Date:** Monday, July 7, 2025 5:52:49 PM

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Hello Zach,

I'm writing in response to the proposed utility fee increase, as published in *The Boones Ferry Messenger* July 2025 edition. I am strongly opposed to this egregious rate increase. My husband, myself, and our three boys, moved into Wilsonville in 2017. I was raised in Wilsonville; I attended Wood Middle School many years ago. As a long time member of this community I am saddened by the overburden placed on us, the taxpayers, and as those who are the customers of The City of Wilsonville. The Boeckman bridge, while lovely, is a suspect use of money when needs are so great for infrastructure elsewhere, and this is just one example. I am frustrated with how our money is being spent and in no way support the outrageous proposed 74% increase in our utility base bill. Please log my opposition to this proposed utility fee increase.

Thank you,  
Whitney Best

**From:** [liveboy727@yahoo.com](mailto:liveboy727@yahoo.com)  
**To:** [Zach Weigel](#)  
**Subject:** No new fees  
**Date:** Tuesday, December 2, 2025 12:32:29 PM

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Dear Zach,

As a resident of Wilsonville, I would like to express my concern regarding the proposed new sewer and storm water utility fee. Unfortunately, I am unable to attend tonight's meeting, but I still wanted to share my thoughts.

My family simply cannot afford any additional fees. The cost of nearly everything in our lives continues to rise, while pay rates do not keep pace. We are already facing enough financial strain from increased expenses and new fees elsewhere. Adding another mandatory charge would only make things more difficult for families like mine.

As a Wilsonville resident for the past 14 years, I respectfully vote **no** on this proposal.

Thank you for listening.

Sincerely,  
Concerned Resident



**RESOLUTION NO. 3230****A RESOLUTION OF THE CITY OF WILSONVILLE ESTABLISHING AND IMPOSING JUST AND EQUITABLE STORMWATER USER FEES AND REPEALING RESOLUTION NO. 2507 AND RESOLUTION NO. 2353.**

WHEREAS, the City of Wilsonville Ordinance No. 433 provides the overall City implementing policy and procedures for stormwater management and for imposing a charge (stormwater fee) for stormwater services; and

WHEREAS, the purpose of this resolution is to provide a uniform framework for the imposition of a stormwater fee for stormwater services including, but not limited to, administrative review procedures and stormwater quality management. The stormwater fee is adopted to ensure that any person whose property generates stormwater runoff from impervious surfaces pay a stormwater fee for stormwater service in proportion to the amount of impervious surface area on their property; and

WHEREAS, the City of Wilsonville provides stormwater services including, but not limited to management and implementation of the City National Pollution Discharge Elimination System (NPDES) Municipal Separate Storm System (MS4) permit and erosion control and sediment prevention program; maintenance, operation, and capital improvement of stormwater treatment and collection systems that serve public roadways and facilities; restoration of stream channels and wetlands to improve water quality and channel stability; street sweeping; and projects to address localized flooding, which benefit all utility customers residing and operating within the Wilsonville service district, and as a result are assessed and responsible for payment of the stormwater fee; and

WHEREAS, the City of Wilsonville Fiscal Management Policies require stormwater charges to be sufficient to finance all operating, capital outlay, debt service expenses, operating contingency and reserve requirements; and

WHEREAS, in 2024 the City of Wilsonville adopted a Stormwater Master Plan (Ordinance No. 890), including the list of stormwater system improvement projects to address the City's need through the 20-year planning horizon; and

WHEREAS, the stormwater user fee was last updated by City Council on January 5, 2015 (Resolution No. 2507) and has remained unchanged since January 1, 2021; and

WHEREAS, the City of Wilsonville has experienced significant construction cost inflation between 2021 and 2023, an estimated 53.8% increase nationwide as reported by the Federal Highway Administration; and

WHEREAS, a stormwater utility rate study was initiated to determine necessary actions to address the effects of inflation on the stormwater utility fund since the last study completed in 2015 and evaluate revenue requirements to address the operating and capital needs identified in the 2024 Stormwater Master Plan; and

WHEREAS, the 2014 Charbonneau Consolidated Improvement Plan stormwater capital improvement project list was reviewed in detail and costs updated to present day estimates by the Community Development staff in preparation for the stormwater rate study; and

WHEREAS, the City of Wilsonville has hired Financial Consulting Solutions Group, Inc. (FCS Group), an expert consultant in the field of utility rate setting, who has completed a fund analysis that provides an equitable system of user charges; and

WHEREAS, work sessions with the City Council regarding stormwater user fees were held on April 21, 2025 and November 3, 2025, resulting in a preferred stormwater rate structure and implementation schedule; and

WHEREAS, the rate structure reflects a stormwater service charge based on an Equivalent Residential Unit (ERU) of 2,750 square feet of impervious surface; and

WHEREAS, the City duly issued a public notice of the proposed rate increase and mailed notices to Wilsonville residents and businesses on November 17, 2025, including several articles pertaining to the pending increase in the Boones Ferry Messenger as recently as December 2025 and held a public open house with interested stormwater utility customers on December 2, 2025; and

WHEREAS, Resolution No. 2353 applies to stormwater user fees and stormwater system development charges; and

WHEREAS, Resolution No. 2507 amended the applicable provision of Resolution No. 2353 as they apply to the stormwater user fees and collection charges; and

WHEREAS, Resolution No. 3210 amended the applicable provision of Resolution No. 2353 as they apply to the stormwater system development charges; and

WHEREAS, Resolution No. 3230 establishes new stormwater user fees and repeals Resolution No. 2353 and Resolution No. 2507, leaving in place Resolution No. 3210.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

PART I	DETERMINATION & FINDINGS
PART II	DEFINITIONS
PART III	ESTABLISHES THE STORMWATER FEE FOR STORMWATER SERVICES AND DISBURSEMENT OF FUNDS
ARTICLE I	ADMINISTRATION
ARTICLE II	EFFECTIVE DATES
ARTICLE III	USER FEES FOR STORMWATER SERVICE
ARTICLE IV	DISBURSEMENT OF FUNDS
ARTICLE V	REFUNDS
ARTICLE VI	GENERAL FUND SERVICES
PART IV	STATEMENT OF VALIDITY
PART V	REPEAL OF EXISTING RESOLUTIONS
PART VI	EFFECTIVE DATE

Part I: DETERMINATION AND FINDINGS

- A. The City Council adopts above recitals as findings and incorporates them by reference in support of this Resolution.
- B. The City Council has reviewed the proposed stormwater fee for stormwater services and finds the proposed fee to be rationally based and financially prudent.

Part II: DEFINITIONS

The following words and phrases, as used within this Resolution, have the following definitions and meanings:

- A. "City Council" means the governing body of the City of Wilsonville.
- B. "DCD" means director of the Community Development Department.
- C. "Impervious Surface" means any substance or material restricting the passage of water including, but not limited to, roofing materials, concrete, asphalt, compacted gravel, compacted dirt, or excavated slopes.
- D. "Industrial" means all buildings or structures in which a product is manufactured, stored or distributed, or any combination of the above.
- E. "Owner" means the owner or owners of record title or; the purchaser or purchasers under a recorded sales agreement, and other persons having an interest of record in the described real property.
- F. "Stormwater" means water that originates during precipitation events, snowmelt or runoff water from overwatering that enters the stormwater system. Stormwater that does not soak into the ground becomes surface runoff, which either flows directly into surface waterways or is channeled into storm sewers, which eventually discharge to surface waters.
- G. "Water quality" means a measure of the condition of water relative to the requirements of one or more biotic species and or to any human need or purpose. It is most frequently used by reference to a set of standards against which compliance can be assessed. The most common standards used to assess water quality relate to health of ecosystems, safety of human contact and drinking water.

Part III:           ESTABLISHES THE STORMWATER FEE FOR STORMWATER SERVICES AND  
DISBURSEMENT OF FUNDS

ARTICLE I  
Administration

Section 1.       The City's organization includes a Community Development Department, the Director of which is employed by the City Manager. In addition to such other duties and responsibilities that may be assigned to this person, the Director of

Community Development (DCD) shall be responsible for the administration of the stormwater fee as part of this Resolution, for developing administrative procedures for the calculation and collection of stormwater fees and for developing and administering stormwater management programs and related activities.

## ARTICLE II Effective Dates

Section 1. Stormwater rates will be phased in over three years as reflected in **Exhibit A**. First increase shall be effective January 1, 2026. Subsequent increases shall be effective January 1, 2027 and January 1, 2028. An inflationary increase based on the Consumer Price Index, West Region will be applied to the stormwater rates on an annual basis effective January 1, 2029.

## ARTICLE III User Fees for Stormwater Service

### Section 1. Methodology

For ease of administration and to standardize application, the stormwater fee is based on an equivalent residential unit (ERU). The ERU is based on 2,750 square feet of impervious surface per equivalent residential unit.

### Section 2. Implementation of Fees

A stormwater user fee is hereby imposed upon all water, sewer, and stormwater customers residing or operating within Wilsonville.

### Section 3. Initial Service

When a water, sewer, or stormwater service is initially provided to any building(s), a stormwater user fee shall be charged monthly.

### Section 4. Charge to Users

All water, sewer, and stormwater utility customers and users of properties with impervious surfaces are hereby charged stormwater user fee at the single-family

unit rate (ERU) as provided in **Exhibit A** per 2,750 square feet of impervious surface area. Actual monthly fees will be calculated in accordance with Ordinance No. 433.

- A. For each two thousand seven hundred fifty square feet of impervious surface the said property shall be charged the rate for a single-family unit. The minimum service charge shall be established at the rate of one single family unit.
- B. The stormwater for a mobile home park shall be established at the rate of one single-family per space.
- C. The stormwater fee for a multiple-family building or facility shall be calculated based on the square feet of impervious surface; however, the maximum charge shall be limited to the number of multiple family units on the property multiplied by the charge for a single-family unit.
- D. All charges for stormwater services furnished or rendered by the City of Wilsonville shall be chargeable to the current user of the property where water, sewer, or stormwater services are supplied. In addition, the current property user and property owner shall be personally liable for all charges accrued against the property designated within the application.
- E. The City reserves the right to cut off and disconnect water services to the premises without further notice when charges for water and stormwater services become delinquent, and the expense thereof shall be borne by the user to which such services have been supplied. The City shall provide a minimum of 3 days' notice by a door hanger or by mail prior to water service disconnection.

Section 5. Annual Increase of Fees

Stormwater user fees shall be reviewed annually and increased for inflation based on the Consumer Price Index, West Region according to the schedule provisions of Article II, Section 1, of this Resolution.

Section 6. User Fees Within City

The stormwater fees effective January 1, 2026, January 1, 2027, and January 1, 2028 are provided in **Exhibit A**.

ARTICLE VI  
Disbursement of Funds

Section 1. All payments received by the City for stormwater services rendered under the provisions of this resolution shall be deposited in the Stormwater Operating Fund.

Section 2. The stormwater fee payments received shall be credited to the accounts established for the operation and maintenance of the stormwater system and all conveyances, and all elements of the NPDES stormwater management program as well as any debt service which may be funded with revenue bonds which are repaid from the stormwater fee. Operations and maintenance costs may include personnel, equipment, materials, system replacements and capital improvement outlay.

ARTICLE V  
Refunds

Section 1. Refunds of storm water fees may be made upon initiations of the DCD or upon written application filed with the DCD. Refunds shall only be allowed upon a finding by the DCD that there was an actual clerical error in the calculation of the fee.

ARTICLE VI  
General Fund Services

Section 1. For use of city-owned right-of-way, a franchise fee of four percent (4%) of the gross annual revenue from the stormwater fee for stormwater services will be collected and remitted quarterly to the general fund.

Part IV: STATEMENT OF VALIDITY

- A. The invalidity of any section, clause, sentence or provision of this Resolution shall not affect the validity of any part of this Resolution which can be given effect without such invalid part or parts.

Part V: REPEAL OF EXISTING RESOLUTIONS

- A. By the adoption of this Resolution, Resolution No. 2353 and Resolution No. 2507 are hereby repealed.

Part VI: EFFECTIVE DATE

- A. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 15th day of December, 2025, and filed with the Wilsonville City Recorder this date.

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Shawn O'Neil, Mayor

ATTEST:

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Kimberly Veliz, MMC, City Recorder

SUMMARY OF VOTES:

Mayor O'Neil

Council President Berry

Councilor Cunningham

Councilor Scull

Councilor Shevlin



EXHIBITS:

A. Stormwater User Fee Schedule

## EXHIBIT A

### Stormwater User Fee Schedule

	1/1/2026	1/1/2027	1/1/2028
<b>Revenue Increase</b>	<b>35.50%</b>	<b>35.50%</b>	<b>35.50%</b>
<b><u>Charge per ERU</u></b>			
Residential	\$16.12	\$21.85	\$29.60

**Multifamily & Non-Residential:** is based on the impervious surface area divided by 2750 square feet, then multiplied by the residential rate (ERU)