



This meeting will be held in person, but you may attend virtually; see the instructions on page 2.

AGENDA

11:30 a.m. LUNCH

11:45 p.m. STUDY SESSION – Capital Hill and Public Outreach (Brian Runyen Engineering Manager, Senior Capital & Special Project Manager Andy Huffman, and Communications Coordinator Yvette Finstad)

12:15 p.m. BOARD MEETING

1. Roll Call

2. Pledge of Allegiance

3. Comments from the Audience

Comments will be limited to 4 minutes per individual, group, or organization; please state your name and organization (if applicable) when prompted.

4. Written Communications

4.1 Letter from Builders Association of Southern Oregon regarding SDC Increases

5. Public Hearings

5.1 Consider Resolution No. 2036, A RESOLUTION of the City of Medford, Oregon, By and Through its Board of Water Commissioners, Modifying System Development Charges (SDCs) for Water Treatment and Transmission Facilities, to \$2,537.50 per Equivalent Residential Unit (ERU), Using the Methodology and Other Provisions Relating to Imposition and Collection of SDCs, Effective September 1, 2026

5.2 Consider Resolution No. 2037, A RESOLUTION of the City of Medford, Oregon, By and Through its Board of Water Commissioners, Modifying System Development Charges (SDCs) for the East Side High Level Area (ESHL) to \$16,135.98 per Gross Acre, Using the Methodology and Other Provisions Relating to Imposition and Collection of SDCs, Effective September 1, 2026

5.3 Consider Resolution No. 2038, A RESOLUTION of the City of Medford, Oregon, By and Through its Board of Water Commissioners, Modifying System Development Charges (SDCs) for the Southwest High-Level Area (SWHL) to \$10,886.24 per Gross Acre, Using the Methodology and Other Provisions Relating to Imposition and Collection of SDCs, Effective September 1, 2026

6. Approval or Correction of the Minutes of the Last Regular Meeting of August 5, 2026

7. Leadership Team Reports

Leadership Team staff will be present and may provide information: Engineering Manager Brian Runyen, Finance Manager Beau Belikoff, Water Operations Manager Dan Perkins, Information Technology Manager Kris Stitt, Human Resources Manager Tanya Haakinson, Water Resources & Customer Service Manager Julie Smitherman, and General Manager Brad Taylor.

8. Propositions and Remarks from the Commissioners

9. Adjourn

DATES TO REMEMBER*					
DATE	DAY	TYPE OF MEETING	STUDY SESSION TIME & TOPIC	REGULAR MEETING	LOCATION
09/02/26	Wed.	Board Meeting	GFOA & ERP Update	12:15 p.m.	Prescott Room, Police Dept.
<i>Monday, September 7, 2026 – Offices closed in observance of the Labor Day Holiday</i>					
09/16/26	Wed.	Board Meeting	Duff Projects	12:15 p.m.	Robert A. Duff WTP

**Meeting dates, times, and locations are subject to change.*

INSTRUCTIONS FOR ATTENDING THIS MEETING VIRTUALLY



To join by computer, click the following link:

https://us02web.zoom.us/webinar/register/WN_yPXVfHLYSnavyFyzvvrPQ

Meeting passcode: 397307



To join by phone, call:

(669) 900-6833

Meeting ID Number: 878 7355 1005

Meeting passcode: 397307



1006 E. Jackson St.
Medford, OR 97504
541.773.2872
www.buildso.org

5/29/2026

Medford Water Commission
200 S Ivy Street, Room 177
Medford, OR 97501

To the Commissioners,

On behalf of the Builders Association of Southern Oregon (BASO), we want to express our understanding of the difficult financial and operational realities facing public utilities today. We recognize the increasing costs associated with infrastructure construction, maintenance, labor, materials, and long-term system planning more than most.

However, we must also express serious concern regarding the proposed six percent increase in System Development Charges (SDCs) and the broader cumulative impact that continued fee increases are having on housing affordability in our community.

According to research conducted by the League of Oregon Cities, SDC revenue has been declining statewide since 2022. One of the primary assumptions behind this trend is the slowing pace of development across Oregon. At the same time, builders and developers continue to face unprecedented cost pressures. According to the National Association of Home Builders, the cost of building materials nationwide has increased by more than 45 percent since 2020. Additionally, national housing affordability continues to deteriorate. A study conducted in early 2025 found the national median home price to be approximately \$398,400, while Oregon significantly exceeded that figure at roughly \$521,500.

Every additional fee, regulation, delay, and process requirement ultimately increases the cost of housing for working families. While each individual increase may appear manageable in isolation, the cumulative effect is substantial. Increased SDCs directly raise the cost of construction, which then raises the final purchase price of homes, rental rates, and overall barriers to entry for first-time buyers and working-class residents.

We recognize that the proposed increase may be generally consistent with other Oregon cities of comparable size. However, "consistent" does not necessarily mean sustainable or appropriate given current economic conditions. A six percent increase is substantial and arrives at a time when affordability concerns are already reaching critical levels throughout Southern Oregon.

This is not the right time to further increase the cost of housing in our community.

We respectfully request that the Medford Water Commission consider freezing future SDC increases for 3-5 years following this adjustment to provide predictability and stability to the housing and construction industry. Communities cannot solve housing affordability challenges while simultaneously increasing the cost of development year after year. Southern Oregon needs more attainable housing opportunities for young families, seniors, and working residents. We urge the Commission to carefully weigh the long-term impact these increases will have on development activity, housing supply, and affordability throughout the region.

Thank you for your time, consideration, and continued service to our community.

Sincerely,

Dr. Joey Minear
Chief Executive Officer
Builders Association of Southern Oregon



Memorandum

TO: Commissioners Jason Anderson, John Dailey, Bob Mylenek, Brian Sjothun, and David Wright
FROM: Brian Runyen, P.E., Engineering Manager
DATE: Wednesday, August 19, 2026
SUBJECT: Item 5.1 – Resolution 2036, Modifying System Development Charges (SDC's) for Water Treatment and Transmission Facilities - Systemwide
OBJECTIVE: Board Approval

Issue

Medford Water updates its System Development Charges (SDCs) for “Water Treatment and Transmission Facilities – Systemwide” on an annual basis in order to update the cost-based charges for new customers connecting to, or requesting additional capacity to, Medford Water’s system. By establishing cost based SDCs, Medford Water attempts to have “growth pay for growth” and existing utility customers will, for the most part, be sheltered from the financial impacts of growth.

Discussion

As presented at the May 6, 2026, Study Session, staff utilized methodologies as recommended by our consultant that included steps such as determination of system planning criteria, determination of equivalent residential units, calculation of system component costs and determination of any credits. As a result of the calculation for the SDC for Water Treatment and Transmission Facilities – Systemwide, the cost per ERU increased from \$2,393.37 to \$2,537.50.

Financial Impact

None.

Requested Board Action

Staff recommends approval of this Resolution, which modifies the SDC for Water Treatment and Transmission Facilities – Systemwide to \$2,537.50.

RESOLUTION NO. 2036

A RESOLUTION of the City of Medford, Oregon, By and Through its Board of Water Commissioners, Modifying System Development Charges (SDCs) for Water Treatment and Transmission Facilities, to \$2,537.50 per Equivalent Residential Unit (ERU), Using the Methodology and Other Provisions Relating to Imposition and Collection of SDCs, Effective September 1, 2026

WHEREAS, on July 1, 1994, Medford Water (MW) adopted Resolution Nos. 773 & 774, establishing and imposing SDCs for water treatment and transmission facilities; and

WHEREAS, Medford Water reviews SDC rates annually and revises capital project costs to reflect changes in the *Engineering News – Record* Construction Cost Index (CCI), modifications to the master facility plans, and modifications to the list of eligible projects as approved by the Board of Water Commissioners; and

WHEREAS, the SDC for Water Treatment and Transmission Facilities was last modified on September 1, 2025; and

WHEREAS, the 2026 SDC review identified capital improvements which effectively modify the capacity of treatment plant and transmission facilities; and

WHEREAS, Staff presented a study session on the staff review on May 6, 2026; and

WHEREAS, at their August 19, 2026 meeting, the Board of Water Commissioners reviewed the calculations, and Staff's recommendation to modify the SDC for Water Treatment and Transmission Facilities from the current amounts based on the following meter sizes and weighting factors:

Meter Size	Weighting Factor	SDC Charge
$\frac{5}{8}$ " x $\frac{3}{4}$ "	1	\$2,537.50
1"	1.6	\$4,060.00
1 $\frac{1}{2}$ "	4.3	\$10,911.25
2"	5.7	\$14,463.75
3"	18.6	\$47,197.50
* Meters four inches (4") and larger may be sized for combined fire and consumption demands. Applicants whose projects will require these large meters are required to pay the SDC based on the actual meter size installed. The applicant may, one year after completion of the project, ask for a review of their consumption patterns. If the maximum consumption demand is less than that which is available for the meter size installed, a reduction in the fee to the approximate meter size will be allowed. If the consumption patterns change for those customers who have qualified for a reduction in SDC fees, the Commission, City or Water District may require the payment of additional SDC fees.		

;and

WHEREAS, a public hearing to consider modification of the SDC for Water Treatment and Transmission Facilities was held on Wednesday, August 19, 2026, and noticed according to Oregon statutory requirements;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF WATER COMMISSIONERS OF THE CITY OF MEDFORD, OREGON, AS FOLLOWS, THAT:

Effective September 1, 2026, the SDC to be collected for water treatment and transmission facilities, in the modified amount of \$2,537.50 per ERU, as set forth in the annual staff review, attached as Exhibit A and by reference made a part hereof, with 100 percent (100%) being a reimbursement and improvement fee, with payment due and payable at the time the improvement plans are approved for the proposed development.

PASSED by the Board of Water Commissioners and signed by me in authentication of its passage this 19th day of August 2026.

ATTEST: _____

Amber Furu, Asst. Clerk of the Commission

Jason Anderson, Chair

SDCs For: TREATMENT PLANT AND TRANSMISSION EXPANSION - 30/45/65 MGD													
					(4,5)		(7)	(8)	(11)	(3)	(10)	(2)	(1)
	CIP/Asset #	Capacity-Increasing Project Description (Constructed Reimbursement or Future Improvement)	Capital Improvement Plan #	Installation Year	Years in Service or Year of Estimate	Annual Average CCI for Installation Year	Original or Estimated Asset Cost (\$)	Portion Eligible (%)	WIFIA Project?	Original or Estimated SDC Cost (\$)	Present Estimated Cost (2025\$)	ERUs	Present Worth (PW) Cost per ERU (\$)
CONSTRUCTED		I. WATER TREATMENT PLANT EXPANSION (Increase of 15 MGD TO 65 MGD = 50 MGD)											
	CADU26860	ROGUE RIVER INTAKE		1982	44	3825	184,269	100%		184,269	\$ 669,668	53,733	12.46
	CADU27160	DUFF PLANT FILTERS		1983	43	4066	572,179	100%		572,179	\$ 1,956,036	53,733	36.40
	CADU26300	DUFF PLANT ADDITION		1983	43	4066	300,852	100%		300,852	\$ 1,028,485	53,733	19.14
	CADU26320	DUFF PLANT ADDITION		1983	43	4066	36,468	100%		36,468	\$ 124,670	53,733	2.32
	CADU04780	COAGULATION BASINS @ DUFF		1989	37	4615	454,169	100%		454,169	\$ 1,368,123	53,733	25.46
	CADU38820	DUFF HIGH SVC PUMP #5		1997	29	5826	184,171	100%		184,171	\$ 439,439	53,733	8.18
	CADU38800	ROGUE INTAKE PUMP #1		1997	29	5826	237,389	100%		237,389	\$ 566,420	53,733	10.54
	CADU42890	DUFF PHASE II PURIFICATION EQUIPMENT - ORIGINAL COST INCLUDES UPC		2000	26	6221	2,079,186	3%		51,990	\$ 116,171	53,733	2.16
	CADU43930	DUFF PLANT PHASE III FILTER EXPANSION		2000	26	6221	1,120,269	100%		1,120,269	\$ 2,503,217	53,733	46.59
	CADU43940	DUFF PLANT PHASE III FILTER EXPANSION		2000	26	6221	1,034,094	100%		1,034,094	\$ 2,310,662	53,733	43.00
	CADU46370	DUFF EFFLUENT PIPING & METERING		2003	23	6695	121,564	100%		121,564	\$ 252,424	53,733	4.70
	CADU46760	DUFF ELECTRICAL UPGRADE 50%		2004	22	7115	887,214	50%		443,607	\$ 866,695	53,733	16.13
	CADU48331	DUFF WASH WATER LAGOON (50% SDC FUNDED)		2009	17	8575	4,279,371	50%		2,139,685	\$ 3,468,740	53,733	64.56
	CADU48821	DUFF INTAKE FISH SCREENS (50% SDC FUNDED)		2011	15	9074	1,903,049	50%		951,524	\$ 1,457,690	53,733	27.13
	CADU49080	DUFF HIGH SERVICE PUMP		2012	14	9308	246,067	100%		246,067	\$ 367,484	53,733	6.84
	CADU50588	Duff 65 MGD (Nominal) Raw Water Pump #1 Design/Construct		2016	10	10338	817,243	25%		204,311	\$ 274,721	53,733	5.11
	CADU50605	Duff 65 MGD Floc-Sed/Rapid Mixer Design - 50% expansion p	14-00009	2017	9	10737	921,852	50%		460,926	\$ 596,778	53,733	11.11
	CADU50605	Duff 65 MGD Floc-Sed/Rapid Mixer Construct - 50% expansior	14-00009	2017	9	10737	10,939,309	50%		5,469,655	\$ 7,081,770	53,733	131.80
	CADU50605	Duff 65 MGD Floc-Sed/Rapid Mixer Design - 50% expansion p	14-00009	2018	8	11062	531,063	50%		265,531	\$ 333,685	53,733	6.21
	CADU50605	Duff 65 MGD Floc-Sed/Rapid Mixer Construct - 50% expansior	14-00009	2018	8	11062	6,301,945	50%		3,150,973	\$ 3,959,729	53,733	73.69
	CADU50605	Duff 65 MGD Floc-Sed/Rapid Mixer Design - 50% expansion p	14-00009	2019	7	11281	183,553	50%		91,776	\$ 113,088	53,733	2.10
	CADU50605	Duff 65 MGD Floc-Sed/Rapid Mixer Construct - 50% expansior	14-00009	2019	7	11281	2,178,158	50%		1,089,079	\$ 1,341,983	53,733	24.98
	CAME48810	Rogue Intake Land		2011	15	9074	654,968	100%		654,968	\$ 1,003,380	53,733	18.67
	CAME50543	Wetlands Mitigation Land - Duff		2015	11	10035	275,365	100%		275,365	\$ 381,436	53,733	7.10
	CADU49081	Wetlands Mitigation Land - PCT		2014	12	9807	449,994	100%		449,994	\$ 637,879	53,733	11.87
	CAME49180	Vernal Pool Fence		2012	14	9308	11,768	100%		11,768	\$ 17,575	53,733	0.33
	CADU50935	Duff Engineered Lagoons 5-8		2021	5	12133	4,741,208	100%		4,741,208	\$ 5,431,964	53,733	101.09
	CADU51101	Ozone Generators	D12	2022	4	13007	4,241,053	44%	38%	714,898	\$ 764,047	69,853	10.94
	CADU51103	Duff Clear Well Baffles		2022	4	13007	743,233	100%	38%	284,736	\$ 304,312	69,853	4.36
	CADU00235	Duff Filter Expansion		2025	1	13901	39,173,180	100%	38%	15,007,433	\$ 15,007,433	69,853	214.84
		Duff Reservoir & Pump Station	CIPW-22-00198	2026	0	13901	30,929,037	100%	38%	11,849,062	\$ 11,849,062	69,853	169.63
													1,119.44
FUTURE													
		Duff WTP Rogue River 2nd Intake Improvements Phase 1		2035	2025	13901	18,960,000	9%		1,706,400	\$ 1,706,400	69,853	24.43
		Duff Onsite Hypochlorite Generation		2033	2025	13901	9,000,000	100%		9,000,000	\$ 9,000,000	69,853	128.84
													\$153.27

EXHIBIT A TO RESOLUTION 2036 - PAGE 2 OF 4

SDCs For: TREATMENT PLANT AND TRANSMISSION EXPANSION - 30/45/65 MGD														
					(4,5)		(7)	(8)	(11)	(3)	(10)	(2)	(1)	
	CIP/Asset #	Capacity-Increasing Project Description (Constructed Reimbursement or Future Improvement)	Capital Improvement Plan #	Installation Year	Years in Service or Year of Estimate	Annual Average CCI for Installation Year	Original or Estimated Asset Cost (\$)	Portion Eligible (%)	WIFIA Project?	Original or Estimated SDC Cost (\$)	Present Estimated Cost (2025\$)	ERUs	Present Worth (PW) Cost per ERU (\$)	
CONST		II. DUFF WATER TREATMENT PLANT OZONE IMPROVEMENT (Increase of 25 MGD TO 65 MGD = 40 MGD)												
	CADU46430	OZONE BUILDING		2003	23	6695	6,744,110	27%		1,839,793	\$ 3,820,265	42,986	88.87	
	CADU46420	OZONE BUILDING		2003	23	6695	6,744,110	35%		2,341,555	\$ 4,862,155	42,986	113.11	
													\$201.98	
CONSTRUCTED		III. ROGUE RIVER TRANSMISSION PROJECTS (Increase of 20 MGD TO 65 MGD = 45 MGD)												
	CADU34060	CRATER LAKE 36 IN TRANS MAIN		1981	45	3535	1,670,351	100%		1,670,351	\$ 6,568,657	48,360	135.83	
	CADU31360	5-86 36" WESTSIDE TRANS MAIN		1987	39	4406	1,564,693	100%		1,564,693	\$ 4,936,186	48,360	102.07	
	CADU36060	ROSSANLEY 36" MAIN W/SIDE		1994	32	5408	1,118,669	100%		1,118,669	\$ 2,875,720	48,360	59.47	
	CADU30780	CUNNINGHAM/COLUMB OVER/Z	MWC Cost Only	1994	32	5408	77,815	100%		77,815	\$ 200,036	48,360	4.14	
	CADU31480	ROGUE TRANS/OVERZ/WESTFIELD	MWC Cost Only	1995	31	5471	92,240	100%		92,240	\$ 234,363	48,360	4.85	
	CADU29360	30" WESTSIDE WATER LINE		1995	31	5471	260,201	100%		260,201	\$ 661,116	48,360	13.67	
	CADU39360	36" WESTSIDE TRANSMISSION PHAS		1997	29	5826	1,180,711	100%		1,180,711	\$ 2,817,223	48,360	58.26	
	CADU44480	STEWART MAIN REPLACEMENT 30"		2000	26	6221	293,715	30%		87,169	\$ 194,778	48,360	4.03	
	CADU45500	ELK CREEK ESTATES OVERSIZING SDC	MWC Cost Only	2002	24	6538	99,317	100%		99,317	\$ 211,167	48,360	4.37	
	CADU46450	LOZIER LANE EXTENSION OVERSIZING	MWC Cost Only	2003	23	6695	40,103	100%		40,103	\$ 83,272	48,360	1.72	
	CADU48690	LOZIER LANE FROM CUNNINGHAM AVE TO 843'		2003	23	6695	106,257	96%		101,983	\$ 211,765	48,360	4.38	
	PWDU10090	AVENUE G- TABLE ROCK-KIRTLAND-PACIFIC-11		2013	13	9547	4,648,996	100%		4,648,996	\$ 6,769,524	48,360	139.98	
	PWDU10091	AVENUE G- AT 11TH STREET		2013	13	9547	23,924	100%		23,924	\$ 34,836	48,360	0.72	
	PWDU10092	TABLE ROCK RD- AT DUFF TREATMENT PLANT		2011	15	9074	18,797	100%		18,797	\$ 28,797	48,360	0.60	
	PMDU00234	Table Rock Road from WTP to Vilas Rd		2025	1	13901	29,918,043	100%	38%	11,368,856	\$ 11,368,856	69,853	162.75	
		PMDU00287	Table Rock Road from WTP to Vilas Rd		2026	0	13901	703,317	100%	38%	267,261	\$ 267,261	69,853	3.83
													\$700.65	

SDCs For: TREATMENT PLANT AND TRANSMISSION EXPANSION - 30/45/65 MGD															
						(4,5)		(7)	(8)	(11)	(3)	(10)	(2)	(1)	
	CIP/Asset #	Capacity-Increasing Project Description (Constructed Reimbursement or Future Improvement)		Capital Improvement Plan #	Installation Year	Years in Service or Year of Estimate	Annual Average CCI for Installation Year	Original or Estimated Asset Cost (\$)	Portion Eligible (%)	WIFIA Project?	Original or Estimated SDC Cost (\$)	Present Estimated Cost (2025\$)	ERUs	Present Worth (PW) Cost per ERU (\$)	
CONSTRUCTED		IV. ROGUE TRANSMISSION CONTROL STATIONS (Increase of 15 MGD TO 65 MGD = 50 MGD)													
	CADU26160	CONRAD PUMP STATION			1989	37	4615	\$20,917	100%		20,917	\$ 63,010	53,733	1.17	
	CADU24460	WESTSIDE PUMP STA LAND			1993	33	5210	9,614	100%		9,614	\$ 25,648	53,733	0.48	
	CADU24200	ROSSANLEY PUMP STATION			1995	31	5471	226,738	100%		226,738	\$ 576,093	53,733	10.72	
	CADU36400	ROSSANLEY PUMP EQUIP			1995	31	5471	185,513	100%		185,513	\$ 471,349	53,733	8.77	
	CADU26560	ROSSANLEY STA TELEMETRY			1995	31	5471	46,728	100%		46,728	\$ 118,727	53,733	2.21	
	CADU43610	#2 PUMP-ROSSANLEY PUMP STATION			2000	26	6221	57,432	100%		57,432	\$ 128,331	53,733	2.39	
	CADU50586	Pumps & PRV's Control Stations (82%) SDC			2014	12	9807	1,456,447	82%		1,194,287	\$ 1,692,936	53,733	31.51	
	CADU50585	Martin Control Station (41%) SDC			2014	12	9807	1,696,441	41%		695,541	\$ 985,949	53,733	18.35	
	PMDU50605	Vilas Rd - Table Rock Rd to Crater Lake			2016	10	10338	1,539,923	100%		1,539,923	\$ 2,070,618	53,733	38.54	
														\$114.13	
FUTURE		FUTURE TRANSMISSION PROJECTS													
		Martin Control Station 7MGD Expansion				CIP-22-00341	2030	2025	13901	3,300,000	25%	825,000	\$ 825,000	69,853	11.81
		Crater Lake Ave Transmission Main (PL-7)				CIP-23-00396	2032	2025	13901	16,500,000	100%	16,500,000	\$ 16,500,000	69,853	236.21
								225,038,362			111,610,510	146,904,800		\$248.02	
													Constructed	\$2,136.20	
													Future	401.29	
													GRAND TOTAL	\$2,537.50	

EXHIBIT A TO RESOLUTION 2036 - PAGE 4 OF 4

SDCs For: TREATMENT PLANT AND TRANSMISSION EXPANSION - 30/45/65 MGD													
					(4,5)		(7)	(8)	(11)	(3)	(10)	(2)	(1)
	CIP/Asset #	Capacity-Increasing Project Description (Constructed Reimbursement or Future Improvement)	Capital Improvement Plan #	Installation Year	Years in Service or Year of Estimate	Annual Average CCI for Installation Year	Original or Estimated Asset Cost (\$)	Portion Eligible (%)	WIFIA Project?	Original or Estimated SDC Cost (\$)	Present Estimated Cost (2025\$)	ERUs	Present Worth (PW) Cost per ERU (\$)
(1)	2025 Average Rate: ENR Construction Cost Index (CCI)			13901		Reimbursed (46)							
(2)	Equivalent Residential Units, ERUs = MGD Increase/Maximum Day Demand per ERU Maximum Day Demand per ERU = 931 gal/day (Calculation made per formula pg 13-14 of 2009 SDC Study)											Calculated	\$2,537.50
(3)	Since replacement of increased capacity SDC project facilities is not allowed to be again funded with SDCs, depreciation is not used as a factor in these costs.											Existing	\$2,393.37
						Blue = variable factors year to year						Difference	\$144.13
(4)	Current Year			2026									
(5)	Year of Estimates			2025									
(6)	Year 2017 max day= 58.97 mgd, BBS produces 26.4 mgd, Plant production = 32.57 mgd Ultimate Future Plant production equaling 65 mgd minus Plant production of 25 mgd equals 40 mgd of additional capacity												
(7)	The estimated costs for FUTURE projects are based on yearly updated 10-Yr Plan, Water Distribution System, and WTP Facility Plan figures												
(8)	The original costs for CONSTRUCTED projects are total percentage, or (if noted) proportional, reimbursement (buy-in) values ALL of which provide additional capacity												
(9)	MWC reimbursement DOES NOT include interest over time on the actual expended costs, and SDC calculations DO NOT include State allowed costs for SDC studies, program administration, and/or program accounting												
(10)	Future projects only pay as you go included in the SDC. (\$39,158,705/121,246,796 = 32.3%). Biosolids handling is 100% pay as you go.												
(11)		Sources Category	Estimated Dollar Value	Funding	%								
		1. WIFIA Loan (cannot exceed 49% of eligible costs)	\$96,788,310	\$96,788,310	44%								
		2. Revenue Bonds/Grants	\$40,161,582	\$40,161,582	18%								
		3. SRF Loan	\$0	\$0									
		4. Borrower Cash	85,048,741	85,048,741	38%								
		5. Previously Incurred Eligible Costs*		0									
		6. Other (please specify)											
		TOTAL SOURCES	\$221,998,633	\$221,998,633									
NOTE: Existing filter rebuilds, disinfection upgrades, electrical upgrades, intake upgrades, lagoon upgrades, and earthquake hardening are not part of SDCs and do not provide additional capacities.													



Memorandum

TO: Commissioners Jason Anderson, John Dailey, Bob Mylenek, Brian Sjothun, and David Wright
FROM: Brian Runyen, P.E., Engineering Manager
DATE: Wednesday, August 19, 2026
SUBJECT: Item 5.2 – Resolution 2037, Modifying System Development Charges (SDC's) for East Side High Level
OBJECTIVE: Board Approval

Issue

Medford Water updates its System Development Charges (SDCs) for the “East Side High Level System” on an annual basis in order to update the cost-based charges for new customers connecting to, or requesting additional capacity to, Medford Water’s system. By establishing cost based SDCs, Medford Water attempts to have “growth pay for growth” and existing utility customers will, for the most part, be sheltered from the financial impacts of growth.

Discussion

As presented at the May 6, 2026, Study Session, staff utilized methodologies as recommended by our consultant that included steps such as determination of system planning criteria, determination of equivalent residential units, calculation of system component costs and determination of any credits. As a result of the calculation for the SDC for East Side High Level, the cost per ERU (Acre) decreased from \$16,147.55 to \$16,135.98.

Financial Impact

None.

Requested Board Action

Staff recommends approval of this Resolution, which modifies the SDC for the East Side High Level System to \$16,135.98 per acre.

RESOLUTION NO. 2037

A RESOLUTION of the City of Medford, Oregon, By and Through its Board of Water Commissioners, Modifying System Development Charges (SDCs) for the East Side High Level Area (ESHL) to \$16,135.98 per Gross Acre, Using the Methodology and Other Provisions Relating to Imposition and Collection of SDCs, Effective September 1, 2026

WHEREAS, Medford Water (MW) has provided excess transmission, distribution, storage and pumping capacity in this east side high level area (ESHL); and

WHEREAS, in 1986, Medford Water established an SDC for the ESHL area (Resolution No. 577); and

WHEREAS, Medford Water reviews SDC rates annually and revises capital project costs to reflect changes in the *Engineering News – Record* Construction Cost Index (CCI), modifications to the master facility plans, and modifications to the list of eligible projects as approved by the Board of Water Commissioners; and

WHEREAS, the ESHL SDC was last modified on September 1, 2025; and

WHEREAS, Staff presented a study session on the staff review on May 6, 2026; and

WHEREAS, at their August 19, 2026, meeting, the Board of Water Commissioners reviewed the calculations, attached as Exhibit A, and Staff's recommendation to consider modifying the ESHL SDC to \$16,135.98 per gross acre; and

WHEREAS, a public hearing to consider modification of the ESHL SDC was held on Wednesday, August 19, 2026, and noticed according to Oregon statutory requirements;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF WATER COMMISSIONERS OF THE CITY OF MEDFORD, OREGON, AS FOLLOWS, THAT:

Effective September 1, 2026, the SDC to be collected on all property receiving service, either directly or indirectly, from the ESHL system will be in the modified amount of \$16,135.98 per gross acre or part thereof, as set forth in the annual staff review, attached as Exhibit A and by reference made a part hereof, with 100 percent (100%) being a reimbursement and improvement fee, with payment due and payable at the time the improvement plans are approved for the proposed development.

PASSED by the Board of Water Commissioners and signed by me in authentication of its passage this 19th day of August 2026.

ATTEST: _____
Amber Furu, Asst. Clerk of the Commission Jason Anderson, Chair

SDCs For: EAST SIDE HIGH LEVEL SYSTEM

						(4,5)		(6)	(7)	(3)	(10)	(2)	(1)
	CIP/Asset #		Capacity-Increasing Project Description (Constructed Reimbursement or Future Improvement)	CIP Plan #	Installation Year	Years in Service or Year of Estimate	Annual Average CCI for Installation Year	Original or Estimated Asset Cost (\$)	Portion Eligible (%)	Original or Estimated SDC Cost (\$)	Present Estimated Cost (2025 \$)	Acres	Present Worth (PW) Cost per ACRE (\$)
CONSTRUCTED			PRESSURE ZONE 1 - 4										
	CAES07720		Lone Pine Foothill 2 Res Site	Lone Pine #2 Reservoir Land	1979	47	3003	21,427	100%	21,427	99,203	2,722	36.45
	CAES07700		Lone Pine Booster #1 Site	Lone Pine Pump Station Land	1988	38	4519	6,815	100%	6,815	20,961	2,722	7.70
	PMME13720		Easement-Hillcrest Rd To Tamarack Dr		1991	35	4835	19,103	28%	5,322	15,301	2,722	5.62
	PMME14380		Easement - Murryhill Terr To 500'S	Oversizing Mwc Costs Only	1995	31	5471	15,000	100%	15,000	38,112	2,722	14.00
	PMES21900		Hillcrst-400'E-Fairview - 544'W Of Foothill	Mwc Costs Only	1995	31	5471	10,233	100%	10,233	26,000	2,722	9.55
	PMME23160		Innsbruck Ridge - Murryhill Terr To 590' N	Oversizing Mwc Costs Only	1995	31	5471	2,059	100%	2,059	5,231	2,722	1.92
	PMME30320		Murryhill Terr - Innsbruck Ridge To 100' S	Oversizing Mwc Costs Only	1995	31	5471	302	100%	302	767	2,722	0.28
	CAME20360		Oregon Hills Iv	Oversizing Oregon Hills Iv	1995	31	5471	8,400	100%	8,400	21,343	2,722	7.84
	PMME41800		Tamarack, Innsbruck North	Oversizing Mwc Costs Only	1995	31	5471	3,904	100%	3,904	9,919	2,722	3.64
	CAES37820		Eastside Res Site Z-#3	Lone Pine #3 Reservoir Land	1996	30	5620	56,853	100%	56,853	140,627	2,722	51.66
	CAES39350		Hillcrest Pump Sta #3 Pump Upg	Hillcrest Pump Station Upgrade	1996	30	5620	26,919	100%	26,919	66,584	2,722	24.46
	CAES39340		Standford Pump Stat Pump Upgra	Standford Pump Station Upgrade	1996	30	5620	26,599	100%	26,599	65,792	2,722	24.17
	CAES40900		Angelcrest Upgrade No 3 Pump	Angelcrest Pump Station Upgrade	1997	29	5826	16,203	100%	16,203	38,661	2,722	14.20
	CAES39300		Eastside Reservoir Z/#4 Cherry	Cherry Lane Reservoir	1997	29	5826	746,059	100%	746,059	1,780,127	2,722	653.98
	PMES07990		Fordyce/Cherry Lane Oversizing	Cherry Lane - 445 East Of Orchard View	2002	24	6538	17,744	29%	5,086	10,814	2,722	3.97
	PMES38970		Fordyce/Cherry Lane Oversizing	Southview Terrace - Mary Bee Lane To 187' E	2002	24	6538	4,579	29%	1,312	2,791	2,722	1.03
	PMES37822		Fordyce/Cherry Lane Oversizing	Mary Bee Lane - Southview Terrace To 590' N	2002	24	6538	14,310	29%	4,102	8,721	2,722	3.20
	PMES13990		Fordyce/Cherry Lane Oversizing	Easement - Mariposa Terrace To Mary Bee Ln	2002	24	6538	20,606	29%	5,906	12,558	2,722	4.61
	PMME05272	85-06	Bordeaux Ave Whitney Terrace To 255' Nor	Vista Pointe Phases 2-6 Oversizing	2006	20	7751	9,120	31%	2,836	5,086	2,722	1.87
	PMME10936	85-06	Deer Ridge Vista Pt Dr To 200' North	Vista Pointe Phases 2-6 Oversizing	2006	20	7751	8,599	31%	2,673	4,794	2,722	1.76
	PMME43335	85-06	Vista Pt Dr-Deer Ridge To 60' East	Vista Pointe Phases 2-6 Oversizing	2006	20	7751	2,329	31%	724	1,298	2,722	0.48
	PMME44071	85-06	Whitney Terrace Bordeaux Ave To 65' East	Vista Pointe Phases 2-6 Oversizing	2006	20	7751	2,188	31%	680	1,220	2,722	0.45
	PMES28549	94-06	Mcpherson Ln 155' N Of Park Ridge Dr To	Vista Pointe 16" Main, Mwc Costs Only	2006	20	7751	38,420	100%	38,420	68,903	2,722	25.31
	CAES47330		Lone Pine Pump Station	Lone Pine Pump Station	2006	20	7751	868,331	100%	868,331	1,557,272	2,722	572.11
	CAES47400		Lone Pine Reservoir #2	Lone Pine #2 Reservoir	2006	20	7751	1,708,523	100%	1,708,523	3,064,077	2,722	1,125.67
	CAES47410		Lone Pine Reservoir #3	Lone Pine #3 Reservoir	2006	20	7751	1,711,357	100%	1,711,357	3,069,160	2,722	1,127.54
	PMME15825		Easement - Vista Pt Dr 300'N Of Fawnhill		2006	20	7751	23,233	100%	23,233	41,666	2,722	15.31
	PMME43336		Vista Pointe Dr 100'E Of Deer Ridge	Vista Pointe, Deer Ridge East	2006	20	7751	167,607	10%	16,888	30,287	2,722	11.13
	PMES50803	72-07	Lone Pine Lakeview Village 16" Oversize	Oversizing Mwc Costs Only	2007	19	7967	7,473	100%	7,473	13,039	2,722	4.79
	PMES50804	72-07	Lone Pine Lakeview Village 16" Oversize	Oversizing Mwc Costs Only	2007	19	7967	2,232	100%	2,232	3,894	2,722	1.43
	PMME50002		Falcon Rdg Ter & Mcpherson Ln Acrs Lone	Oversizing East Terrace	2007	19	7967	413,805	35%	145,383	253,661	2,722	93.19
	PMME50001		N End Of Bordeaux Ave Acrs Pp&L Prop	Oversizing East Terrace	2007	19	7967	237,506	19%	45,126	78,735	2,722	28.93
	PMME50221		500'S Of Monterey Dr & 3398'W Of Cherry	Norman Oversize	2008	18	8311	42,996	18%	7,739	12,945	2,722	4.76
	PMME50296		Annapolis Dr - 485' W Admiral	Fordyce Water Users 16" Oversize	2009	17	8575	82,593	27%	22,142	35,896	2,722	13.19
	PMME50297		Annapolis Dr - Normil Terrace, Then 122'	Fordyce Water Users 16" Oversize	2009	17	8575	33,255	73%	24,340	39,459	2,722	14.50
	PMME50280		East Terrace Estates Subdivision - Admiral		2009	17	8575	26,331	31%	8,274	13,414	2,722	4.93
	PMME50283		East Terrace Estates Subdivision - Admiral		2009	17	8575	28,821	46%	13,345	21,635	2,722	7.95
	PMME50281		East Terrace Estates Subdivision - Annapolis		2009	17	8575	11,240	31%	3,484	5,649	2,722	2.08
	PMME50284		East Terrace Estates Subdivision - Annapolis		2009	17	8575	42,884	46%	19,727	31,980	2,722	11.75
	PMME50279		East Terrace Estates Subdivision -Cadett		2009	17	8575	12,733	31%	3,947	6,399	2,722	2.35
	PMME50282		East Terrace Estates Subdivision -Cadett		2009	17	8575	13,369	46%	6,150	9,969	2,722	3.66
	CAES48130		Land - Cherry Lane Chrissy Park	Cherry Lane #2 & #3 Reservoir Property	2009	17	8575	300,000	100%	300,000	486,343	2,722	178.67
	PMES50499		Summerfield 11B		2013	13	9547	26,052	21%	5,471	7,966	2,722	2.93
	PMES50500		Summerfield 11B		2013	13	9547	3,245	21%	681	992	2,722	0.36
	PMES50480		Summerfield Phase 11A		2013	13	9547	31,440	27%	8,489	12,361	2,722	4.54
	PMES50481		Summerfield Phase 11A		2013	13	9547	2,520	27%	680	991	2,722	0.36
	PMES50491		Summerfield Phase 12B & 6		2013	13	9547	1,734	44%	763	1,111	2,722	0.41
	PMES50490		Summerfield Phases 12B & 6		2013	13	9547	14,484	44%	6,373	9,280	2,722	3.41
	CAES50587		Angelcrest Pump Station Upgrade (33%)		2014	12	9807	106,567	33%	35,167	49,850	2,722	18.31

SDCs For: EAST SIDE HIGH LEVEL SYSTEM													
						(4,5)		(6)	(7)	(3)	(10)	(2)	(1)
	CIP/Asset #		Capacity-Increasing Project Description (Constructed Reimbursement or Future Improvement)	CIP Plan #	Installation Year	Years in Service or Year of Estimate	Annual Average CCI for Installation Year	Original or Estimated Asset Cost (\$)	Portion Eligible (%)	Original or Estimated SDC Cost (\$)	Present Estimated Cost (2025 \$)	Acres	Present Worth (PW) Cost per ACRE (\$)
Constructed	CASE50549		Innsbruck Ridge Phase 1 & 2		2016	10	10338	62,001	33%	20,593	27,689	2,722	10.17
	CAES50550		Murray Hill Terrace - In Easement		2016	10	10338	20,277	33%	6,766	9,098	2,722	3.34
	CAES50551		Murray Hill Terrace - In Easement		2016	10	10338	487	33%	163	219	2,722	0.08
	PMES50658		Stanford Ave - Creek View Dr To 78'S		2016	10	10338	6,999	22%	1,540	2,070	2,722	0.76
	PMES50657		Stanford Ave - Morgans Way To	Creek View Dr	2016	10	10338	50,248	22%	11,054	14,864	2,722	5.46
	PMES50656		Stanford Ave - Sherwood Park To	Morgans Way	2016	10	10338	45,043	22%	9,910	13,325	2,722	4.90
	PMME50764		Stonegate Estates Phase 2B Oversizing		2017	9	10737	43,286	28%	12,120	15,692	2,722	5.76
	PMME50765		Stonegate Estates Phase 2B Oversizing		2017	9	10737	16,883	28%	4,709	6,097	2,722	2.24
	PMES50811		Lone Oak Dr & Michael Park Dr		2018	8	11062	53,058	19%	10,081	12,669	2,722	4.65
	PMES50846		Summerfield Phase 17 & 22A		2018	8	11062	30,014	20%	6,003	7,544	2,722	2.77
	PMES51001		Stonegate Phase 2C		2020	6	11466	93,304	21%	19,594	23,756	2,722	8.73
	CAES50906		Lone Pine PS Upgrade - Pump Installation		2021	5	12133	94,071	100%	94,071	107,776	2,722	39.59
	CAES50897		Stanford Pump Station		2020	6	11466	273,280	22%	60,122	72,892	2,722	26.78
	PMES51048		Horse Arena Ph 2 - Juanipero Way SE from	existing 12" main to Wrangler St	2021	5	12133	54,762	34%	18,619	21,332	2,722	7.84
	PMES51049		Horse Arena Ph 2 - Wrangleer St From	Juanipero Way to Arena Dr	2021	5	12133	11,967	34%	4,049	4,639	2,722	1.70
	PMES51050		Horse Arena Ph 2 - Arena Dr from	Wrangler St to Packhorse St then S to	2021	5	12133	56,909	34%	19,349	22,168	2,722	8.14
	PMES51086		Southview Terrace - NE from existing 8"	main at Southview & Mary Bee to 12" main	2021	5	12133	60,045	100%	60,045	68,793	2,722	25.27
	PMES51082		Summerfield Ph19 & 22D - Shamrock DR E	from existing main at Shamrock	2021	5	12133	169,885	17%	28,880	33,088	2,722	12.16
	PMES51112		Normil Terrace - Normil Terrace 300' E of N Foothill	to existing main at Normil Terrace	2021	5	12133	354,084	100%	354,084	405,671	2,722	149.03
	PMES51146		Oversizing Mountain Top Ph 1 - Bordeaux	Ave at Park Ridge Dr	2023	3	13358	4,759	100%	4,759	4,952	2,722	1.82
	CAES50907		Oversize Rockland Place PUD Ph 3		2024	2	13571	9,533	100%	9,533	9,765	2,722	3.59
	CAES51186		Barnett Pump Station Land Acquisition		2024	2	13571	77,161	100%	77,161	79,036	2,722	29.04
	CABES00258		Oversizing Summerfield 18 & 22C		2025	1	13901	24,267	100%	24,267	24,267	2,722	8.91
	PMES00244		Foothill Rd - Zone 1 24" Transmission - Hillcrest to Lone Pine		2025	1	13901	2,399,713	75%	1,799,785	1,799,785	2,722	661.20
	PMES00243		Foothill Rd - Zone 1 12" Extensions Lone Pine to Eucalyptus & Viewpoint to Delta Waters		2025	1	13901	719,914	100%	719,914	719,914	2,722	264.48

SDCs For: EAST SIDE HIGH LEVEL SYSTEM														
						(4,5)		(6)	(7)	(3)	(10)	(2)	(1)	
	CIP/Asset #		Capacity-Increasing Project Description (Constructed Reimbursement or Future Improvement)	CIP Plan #	Installation Year	Years in Service or Year of Estimate	Annual Average CCI for Installation Year	Original or Estimated Asset Cost (\$)	Portion Eligible (%)	Original or Estimated SDC Cost (\$)	Present Estimated Cost (2025 \$)	Acres	Present Worth (PW) Cost per ACRE (\$)	
													5,440.83	
FUTURE														
	CIP-24-00455		Oversizing - Lone Oak at Barnett Improvements		2026	2026	13901	22,187	100%	22,187	22,187	2,722	8.15	
	CIP-22-00342		Zone 2 Barnett Pump Station & Transmission		2027	2026	13901	4,358,000	100%	4,358,000	4,358,000	2,722	1,601.03	
	CIP-25-00520		Zone 1 Pumping (Pierce Hts) & Txm (SEMFP PL-1-02)		2029	2026	13901	12,500,000	100%	12,500,000	12,500,000	2,722	4,592.21	
			Zone 2 Reservoir (SEMFP TC2)		2031	2026	13901	8,900,000	88%	7,832,000	7,832,000	2,722	2,877.30	
			Zone 3 Pumping (SEMFP PC3) & Txm (SEMFP PL-3-05)		2033	2026	13901	4,400,000	100%	4,400,000	4,400,000	2,722	1,616.46	
													10,695.15	
												Constructed	\$ 5,440.83	
												Future	\$ 10,695.15	
												GRAND TOTAL	\$ 16,135.98	
(1) 2025 Average Rate: ENR Construction Cost Index (CCI)				13901				Reimbursed (60)						
(2) Equivalent Residential Units, ERUs = Gross acres														
The calculation of 2722 acres is calculated on 3824 total acres in the East Side Level area (above 1500' elevation, inside the City Limits, and within the 1990 UGB) of which 621 water developed acres existed in the 1991 SDC study. Overall development is												Calculated	\$ 16,135.98	
calculated at a rate of 85% of the available land therefore (3824-621)(0.85) = 2722 acres												Existing	\$ 16,147.55	
												Difference	\$ (11.57)	
(3) Since replacement of increased capacity SDC project facilities is not allowed to be again funded with SDCs, depreciation is not used as a factor in these costs.														
(4) Current Year					2026									
(5) Year of Estimates					2025							Recommend	\$16,135.98	
(6) The estimated costs for FUTURE projects are based on yearly updated 10-Yr Plan and Water Distribution System figures														
(7) The original costs for CONSTRUCTED projects are total percentage, or (if noted) proportional, reimbursement (buy-in) values ALL of which provide additional capacity														
(8) MWC reimbursement DOES NOT include interest over time on the actual expended costs, and SDC calculations DO NOT include State allowed costs for SDC studies, program administration, and/or program accounting														
(9) Eagle Trace V (\$6000), Cambridge Sub (\$1712), Anapolis Dr - 485 W Admiral, then 303' (60451.26), Anapolis Dr - Normil Terrace, Then 122' (24340.11), Easement Hillcrest to Tamarack (13780) were taken off 03/05/18 costs were donated														
(10) The present worth calculation is based on the difference between the constructed year CCI and the current year CCI														



Memorandum

TO: Commissioners Jason Anderson, John Dailey, Bob Mylenek, Brian Sjothun, and David Wright
FROM: Brian Runyen, P.E., Engineering Manager
DATE: Wednesday, August 19, 2026
SUBJECT: Item 5.3 – Resolution 2038, Modifying System Development Charges (SDC's) for Southwest High Level
OBJECTIVE: Board Approval

Issue

Medford Water updates its System Development Charges (SDCs) for the “Southwest High Level” on an annual basis in order to update the cost-based charges for new customers connecting to, or requesting additional capacity to, Medford Water’s system. By establishing cost based SDC’s, Medford Water attempts to have “growth pay for growth” and existing utility customers will, for the most part, be sheltered from the financial impacts of growth.

Discussion

As presented at the May 6, 2026, Study Session, staff utilized methodologies as recommended by our consultant that included steps such as determination of system planning criteria, determination of equivalent residential units, calculation of system component costs and determination of any credits. As a result of the calculation for the SDC for Southwest High Level, the cost per ERU (Acre) increased from \$10,603.96 to \$10,886.24.

Financial Impact

None.

Requested Board Action

Staff recommends approval of this Resolution, which modifies the SDC for the Southwest High Level to \$10,886.24 per acre.

RESOLUTION NO. 2038

A RESOLUTION of the City of Medford, Oregon, By and Through its Board of Water Commissioners, Modifying System Development Charges (SDCs) for the Southwest High Level Area (SWHL) to \$10,886.24 per Gross Acre, Using the Methodology and Other Provisions Relating to Imposition and Collection of SDCs, Effective September 1, 2026

WHEREAS, Medford Water (MW) has provided excess transmission, distribution, storage and pumping capacity in the SWHL; and

WHEREAS, in 1999, Medford Water established an SDC for the SWHL area (Resolution No. 969); and

WHEREAS, Medford Water reviews SDC rates annually and revises capital project costs to reflect changes in the *Engineering News – Record* Construction Cost Index (CCI), modifications to the master facility plans, and modifications to the list of eligible projects as approved by the Board of Water Commissioners; and

WHEREAS, the SWHL SDC was last modified on September 1, 2025; and

WHEREAS, Staff presented a study session on the staff review on May 6, 2026; and

WHEREAS, at their August 19, 2026 meeting, the Board of Water Commissioners reviewed the calculations, and Staff's recommendation to modify the SDC for the SWHL to \$10,886.24 per gross acre; and

WHEREAS, a public hearing to consider modification of the SWHL SDC was held on Wednesday, August 19, 2026, and noticed according to Oregon statutory requirements;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF WATER COMMISSIONERS OF THE CITY OF MEDFORD, OREGON, AS FOLLOWS, THAT:

Effective September 1, 2026, the SDC to be collected on all property receiving service, either directly or indirectly from the SWHL system will be in the modified amount of \$10,886.24 gross acre or part thereof, as set forth in the annual staff review, attached as Exhibit A and by reference made a part hereof, with 100 percent (100%) being a reimbursement and improvement fee, with payment due and payable at the time the improvement plans are approved for the proposed development.

PASSED by the Board of Water Commissioners and signed by me in authentication of its passage this 19th day of August 2026.

ATTEST: _____

Amber Furu, Asst. Clerk of the Commission

Jason Anderson, Chair

EXHIBIT A TO RESOLUTION 2038

SDCs For: SOUTHWEST HIGH LEVEL SYSTEM

				(4,5)		(6)		(3)	(8)	(2)	(1)
	CIP/Asset #	Capacity-Increasing Project Description (Constructed Reimbursement or Future Improvement)	Installation Year	Years in Service or Year of Estimate	Average CCI for Installation Year	Original Asset Cost (\$)	Portion Eligible (%)	Original or Estimated SDC Cost (\$)	Present Estimated Cost (2025 \$)	ACRE	Present Worth (PW) Cost per ACRE (\$)
CONSTRUCTED		PRESSURE ZONE 1C									
	CASW29760	SOUTHWEST RESERVOIR SITE	1988	38	4519	26,531	100%	26,531	81,605	469	174.00
	MULTIPLE	ARCHER PUMP STATION MODIFICATIONS	1999	27	6060	229,056	100%	229,056	525,476	469	1,120.42
	PMSW08929	COLUMBUS AVE ARCHER DRIVE TO SOUTH STAGE	2003	23	6695	30,713	100%	30,713	63,774	469	135.98
	PMSW08930	COLUMBUS AVE ARCHER DRIVE TO SOUTH STAGE	2003	23	6695	92,138	100%	92,138	191,321	469	407.93
	PMSW08931	COLUMBUS AVE SOUTH STAGE RD TO 2027 SOUTH	2003	23	6695	34,740	100%	34,740	72,137	469	153.81
	PMSW08932	COLUMBUS AVE SOUTH STAGE RD TO 2027 SOUTH	2003	23	6695	104,221	100%	104,221	216,411	469	461.43
	CASW46720	SOUTH WEST RESERVOIR	2003	23	6695	467,524	100%	467,524	970,798	469	2,069.93
	CASW46910	SOUTH WEST RESERVOIR	2003	23	6695	1,402,573	100%	1,402,573	2,912,393	469	6,209.79
	PMSW50664	Sunset Drive - Tivoli Dr to Thomas Rd	2016	10	10338	9,275	100%	9,275	12,471	469	26.59
	PMSW50665	Sunset Drive - Thomas Rd to 34' East	2016	10	10338	1,080	100%	1,080	1,452	469	3.10
	PMSW51094	Ione's View Subdivision - Sunset Dr W	from existing main at Tivoli Dr	2021	5	12133	100%	6,943	7,955	469	16.96
	CABSW00259	Oversizing - Sunwood Addition	2025	1	13571	35,289	100%	35,289	36,148	469	77.07
	Subtotals							\$ 2,440,083			\$10,857.02
FUTURE		PRESSURE ZONE 1C									
	CIP-26-00558	Oversizing - Piazzasun Subdivision	2026	2026	13901	13,706	100%	13,706	13,706	469	29.22
	Subtotals							\$ 13,706			\$29.22
										Constructed	\$10,857.02
										Future	\$29.22
GRAND TOTAL											\$10,886.24
(1) 2025 Average Rate: ENR Construction Cost Index (CCI)			13,901		Reimbursed (6)						
(2) Equivalent Residential Units, ERUs = Gross acres											
2022 Update: Total 474 acres within the Southwest High Level area (366 acres current + 108 acres to be added rezoned from Gravity zone), above 1485 elevation, inside COM UGB											
Overall development is calculated at a rate of 99% of the available land therefore (474)/(0.99) = 469 acres											
(3) Since replacement of increased capacity SDC project facilities is not allowed to be again funded with SDCs, depreciation is not used as a factor in these costs.										Calculated	\$10,886.24
					Blue = variable factors year to year					Existing	\$10,603.97
(4) Current Year			2026							Difference	\$282.27
(5) Year of Estimates			2025								
(6) The original costs for CONSTRUCTED projects are total percentage, or (if noted) proportional, reimbursement (buy-in) values ALL of which provide additional capacity											
(7) MWC reimbursement DOES NOT include interest over time on the actual expended costs, and SDC calculations DO NOT include State allowed costs for SDC studies, program administration, and/or program accounting										Recommend	\$10,886.24
(8) The present worth calculation is based on the difference between the constructed year CCI and the current year CCI											