

City of Bandon

CITY COUNCIL AGENDA DOCUMENTATION	DATE: October 4, 2021
SUBJECT: Follow up on Out-of-City Water Service	ITEM NO: 5.2.1

BACKGROUND:

At our August work session, we discussed issues around the provision of service to non-city residents. The City has done this for many years, but recently placed a moratorium on new connections in order to evaluate water supply, equity and funding issues.

The Council decided to table the matter, in part for a recalculation of the potential number of new connections. A revised memo is attached. We estimate there would be somewhere around 40 new connections if we had a minimum lot size of 7500 square feet.

FISCAL IMPACT:

Each new connection would pay out-of-city fees and current connection fees.

RECOMMENDATION:

Lift the moratorium subject to the conditions set forth in the attached memorandum.

SUBMITTED BY:



Dan Chandler, *City Manager*

To: Mayor and City Council

From: Dan Chandler
City Manager

Re: Out of City Water Service –

Date: August 11, 2021-- **Revised October 4, 2021**

Status of water supply:

Thus far this summer we have had sufficient water in Ferry and Geiger Creeks to serve the City's needs. It has not been since the 1970s that we had a shortage that threatened the ability to operate the plant.

We have a contract in place to investigate the use of groundwater as an emergency backup source. Bandon Dunes runs exclusively on groundwater. The results have been promising enough that we are currently obtaining a plan and costs for test well in the watershed.

Impact of allowing out of city connections:

The only area with a significant number of lots fronting existing water mains is Sunset City.

Looking at a map of the Sunset City area, it appears that if the city required a minimum lot size of 7,500 square feet, this would allow water service to somewhere around 40 additional homes. This number could be lower if people chose to build on larger parcels (we know that many people are).

If all of those lots build out it would result in a 2 to 3-percent increase in the number of residential water accounts. Each lot would sign a consent to annexation and an anti-remonstrance agreement for future local improvement districts.

Draft Proposal to resume out-of-city connections:

1. The minimum lot size to be served will be 7,500 square feet, and service will be limited to one single family dwelling.
2. The property must abut an existing main line, and no connections will be allowed across, along or through private property.
3. All lots served shall be consolidated into a single parcel.
4. No water shall be provided for any commercial, industrial or agricultural use.

5. The owner of the property to be served shall sign a waiver of remonstrance against the formation of a local improvement district for roads, sewer or other infrastructure, and shall sign an irrevocable consent to annexation.
6. The property owner shall pay all then-current Systems Development Charges.
7. These rules will not apply to any property covered by previously-paid systems development charges
8. Any property connected to water must have an active account. The City will not connect and disconnect meters seasonally. This will help pay for maintaining the system.