



ALBANY CITY COUNCIL AGENDA

Monday, March 20, 2023

4:00 p.m.

Council Chambers, City Hall
333 Broadalbin Street SW

Watch on YouTube: <https://www.youtube.com/user/cityofalbany>

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

- 4:00 p.m. Call to order and roll call
- 4:05 p.m. Business from the public
- 4:10 p.m. Bird Rides, Inc. update – TJ Birkel [Verbal]
Information
- 4:20 p.m. Public Works utility rate presentation – Chris Bailey [Pages 2-13]
Information
- 5:20 p.m. Adjourn to executive session to consider current litigation or litigation likely to be filed pursuant to ORS 192.660 (2)(h)
- 5:50 p.m. Reconvene
- 5:50 p.m. Business from the council
- 5:55 p.m. City manager report
- 6:00 p.m. Adjournment

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: cityclerk@cityofalbany.net.

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.

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MEMO

TO: Albany City Council

VIA: Peter Troedsson, City Manager *PT 3/15*

FROM: Chris Bailey, Public Works Director *CB*

DATE: March 13, 2023, for the March 20, 2023, City Council Work Session

SUBJECT: Utility Rate Adjustments for Fiscal Year 2023-2024

Relates to Strategic Plan theme: A Safe City; An Effective Government

Action Requested:

Staff recommends City Council provide direction regarding utility rate adjustments for Fiscal Year (FY) 2023-2024.

Discussion:

Each year, Public Works staff provide annual revenue and expenditure reports for each utility, recommends rate adjustments, and provides five-year rate projections necessary to meet levels of service established by council. All the utilities are discussed at one time to better understand the combined impacts of utility rates on the community.

Based on council feedback from this work session, staff will develop new rate resolutions for each utility, which will be adopted following a public hearing in April. The effective dates of the new rate resolutions will mirror traditional times of year that adjustments are implemented (sewer is the first to occur in the fiscal year):

- Sewer – July 1, 2023
- Water – January 1, 2024
- Stormwater – March 1, 2024

This memo provides a summary of each recommendation for FY 2023-2024. Attachment A provides a more detailed discussion of water, sewer, and stormwater revenues and requirements with an updated five-year rate projection. Attachment B provides community comparisons for utility bills.

Sewer Rates

A three (3) percent rate increase effective July 1, 2023, is required to respond to inflationary and other cost increases throughout sewer programs and to meet the council's approved financial target for annual capital projects of \$3.4 million (inflation adjusted). In addition to the rate increase, staff recommends increasing the permit fees for Significant Industrial Users (SIU) to \$928 to reflect the increase in fees charged to the City by the Oregon Department of Environmental Quality (DEQ) for these permits. As they have done for each of the last several years, DEQ raised the SIU fee to \$928 in November of last year. The City's practice has been to adjust the SIU fee described in the rate resolution to match the amount charged to the City by DEQ.

Water Rates

A four (4) percent rate increase effective January 1, 2024, is required to respond to inflationary and other cost increases and to move closer to the council's approved financial target for annual capital projects of \$2.9 million (inflation adjusted).

Stormwater Rates

Albany's first stormwater service charge was implemented March 1, 2017. The initial program was not established to address the many unfunded needs throughout the utility but rather to start small and grow the program slowly over time. In June 2018, the council approved a funding plan, which would create an additional \$1.7 million (inflation adjusted) in annual stormwater revenue by 2025. This revenue is necessary to fund new requirements placed on the City by the National Pollutant Discharge Elimination System (NPDES) Stormwater Municipal Separate Storm Sewer System (MS4) permit and to fund stormwater improvements associated with planned street projects. In order to remain on track for this revenue target, a stormwater rate increase of 17 percent is required. While an important increase, the stormwater rate does not include a capital funding target similar to both the water and sewer funds, and the list of unfunded needs in the storm system continues to grow.

Residential Utility Bill Impact

The following table identifies the monthly impact to a residential customer being charged for eight units of water/sewer usage and an average amount of impervious surface based on a 3 percent sewer increase, a 4 percent water rate increase, and a 17 percent stormwater increase.

Proposed Rate Increase	Monthly Increase	Total Monthly Charges
3% Sewer	\$1.98	\$68.23
4% Water	\$2.24	\$59.77
17% Stormwater	\$2.37	\$16.31
Total:	\$6.59	\$144.31

Unlike residential customers, commercial and industrial customers do not use water and sewer services in predictable and uniform ways. Impacts to the total monthly bill of any individual commercial or industrial customer are likely to be unique to that customer depending on their circumstances. For these reasons, summarizing the impacts to these groups of customers does not fit neatly into a single table. A more detailed discussion of potential increases in monthly charges for these customers will take place at the city council work session.

Community comparisons for both individual utility bills and total bills are provided as Attachment B. The total utility bill described in this table includes all utilities within each community (sewer, water, stormwater, transportation, and other city service utility charges).

Budget Impact:

Sewer: A three percent sewer rate increase is estimated to generate \$585,000 in additional rate revenue to the sewer fund.

Water: A four percent water rate increase is estimated to generate \$600,000 in additional rate revenue to the water fund.

Stormwater: A 17 percent increase is estimated to generate \$570,000 in additional rate revenue to the stormwater fund.

CB:kc
Attachments (2)

ATTACHMENT A – UTILITY RATES

Introduction

The Albany Strategic Plan identifies the importance of providing safe, sufficient, and reliable drinking water, sewage disposal, and drainage systems, and complying with related regulations. To accomplish this, the City proactively manages utility systems. Part of managing each system is to plan for the needed system revenues and expenditures. There are no general fund resources used to support Albany's utilities. Operations and Maintenance (O&M) and capital project activities are funded through revenues generated by service charges, System Development Charges (SDCs), and other permit fees. The exception is the stormwater utility where street funds still cover some stormwater related costs on street capital projects. Grant funding is used to augment revenues when available.

There are three components to the cost of running and maintaining each utility's expenditures. The three expenditure components are:

- Debt Service
- Operations and Maintenance
- Capital Expenditures

These three components are interdependent and impacts to funding of any one of the components ripple into the other two.

Debt Service: The City's first obligation is to pay off the debts we owe. At times, utilities borrow money to complete large capital improvement projects that cannot be funded with pay-as-you-go funding. The Albany-Millersburg Water Reclamation Facility (WRF) and Albany-Millersburg Joint Water Project are examples of these types of projects.

Debt agreements typically have specific requirements for repayment and annual revenue generation. Repayment of debts are often made through a combination of rate funds and SDCs, when eligible.

Operations and Maintenance: The City's second obligation is to properly operate and maintain existing facilities. These assets include pipe systems, sewer lift stations, water pump stations, reservoirs, and treatment facilities. In addition, there are regulatory requirements within each of the utilities that have operating, monitoring, enforcement, and reporting obligations the City must comply with in order to meet state and federal permit requirements.

Proper O&M reduces the risk of system failures that can lead to interruption of service or violation of health and environmental standards. Proper maintenance can also reduce overall expenditures, including capital needs, and prolong the service life of infrastructure components.

Capital Expenditures: Finally, the City needs to invest in capital improvements to replace failing and undersized infrastructure. Adequate investment in this work provides for reliable service to existing customers and anticipates needs to support economic development in the community. Almost all capital expenditures are made to replace failing or undersized infrastructure or in response to mandated regulations to protect Albany's citizens and the environment.

Regular capital investment in utility infrastructure will reduce the risk of system failures that can lead to interruption of service or violation of health or environmental standards and ensures adequate capacity in these systems is available for future growth of the City. Staff routinely conducts condition assessments of utility assets, providing data that allows planning for specific, targeted repairs or replacements. Targeted capital expenditures will reduce the ongoing maintenance costs associated with operating the utilities.

Revenue and Expenditure Variables

Staff has prepared five-year projections for each utility. However, it is likely that the revenue and expenditure picture will change as we move into the future. Requirements to pay off existing debts are fixed, but there are significant variables that can impact revenue and the operation and capital requirements for each utility. The following is a list of variables that can impact the rate picture over time:

Rate Revenue: While we have confidence in our rate revenue projections, there are influences outside the City's control that can have meaningful impacts. The state of the economy can dramatically impact revenues in either direction and for the water utility, the weather can also have a significant impact on revenues.

SDC Revenue: The revenue the City receives from SDCs is driven by the amount of development happening in the City. The projections in this memo are conservative in that they assume moderate SDC revenues. If development increases, so will SDC revenues, which can change the long-term picture for rates.

Personnel and Other Large Operation Expenses: Personnel costs are the largest single driver impacting operating expenses. The cost of fuels, chemicals, and electricity can also have large impacts on expenditures and, therefore, rate requirements. Significant weather events can also influence expenditures in the sewer and stormwater utilities.

Unforeseen Capital Needs: Staff can project and identify most of the substantial capital needs with enough notice that there is time to plan and incorporate them into long-range rate planning; however, there are instances when unforeseen issues arise that require unanticipated expenditures. We are continually working to improve our understanding of the current condition of facilities through a properly functioning asset management program in order to minimize unanticipated needs.

Future Regulatory Costs: Regulatory requirements can significantly impact rate projections. While regulations are tightening for all three utilities, more stringent regulations with important financial implications are anticipated for sewer and stormwater in the near term. The city's stormwater system is now covered under a National Pollutant Discharge Elimination System Municipal Separate Storm Sewer System (NPDES MS4) Phase II stormwater permit as required by the Oregon Department of Environmental Quality (DEQ) and the federal Clean Water Act. This permit brings multiple new requirements for stormwater management in Albany. In the wastewater utility, Albany's NPDES discharge permit is outdated and has been administratively extended since 2005. DEQ has begun the process of renewing that permit with the goal of issuing the City a draft renewal permit in September 2023. Permit renewal will take at least another full year and involves expensive and complicated studies to be completed before the permit can be finalized. Implementation of the new NPDES discharge permit will be more costly than the existing permit due to increasingly stringent water quality regulations. The full financial impacts of these future regulatory requirements cannot be precisely calculated at this time.

Sewer Revenue and Rate Picture

The following is a summary of the revenue and expenditure needs for the sewer system.

Revenues:

Rate Revenue - The current estimated total sewer rate revenue the City will receive in fiscal year (FY) 2022-2023 is approximately \$19.2 million. This is slightly higher than the revenue estimated during the budget development process.

SDC Revenue - SDC revenues vary year to year depending on the pace of development in the community. The City anticipates it will receive approximately \$630,000 in FY 2022-2023. For the future projections, staff has assumed \$770,000 in annual SDC revenue. This is equivalent to approximately 152 home starts in a year. If development patterns change and SDC revenues increase or decrease, the future analysis will be adjusted to reflect that change.

Expenditures:

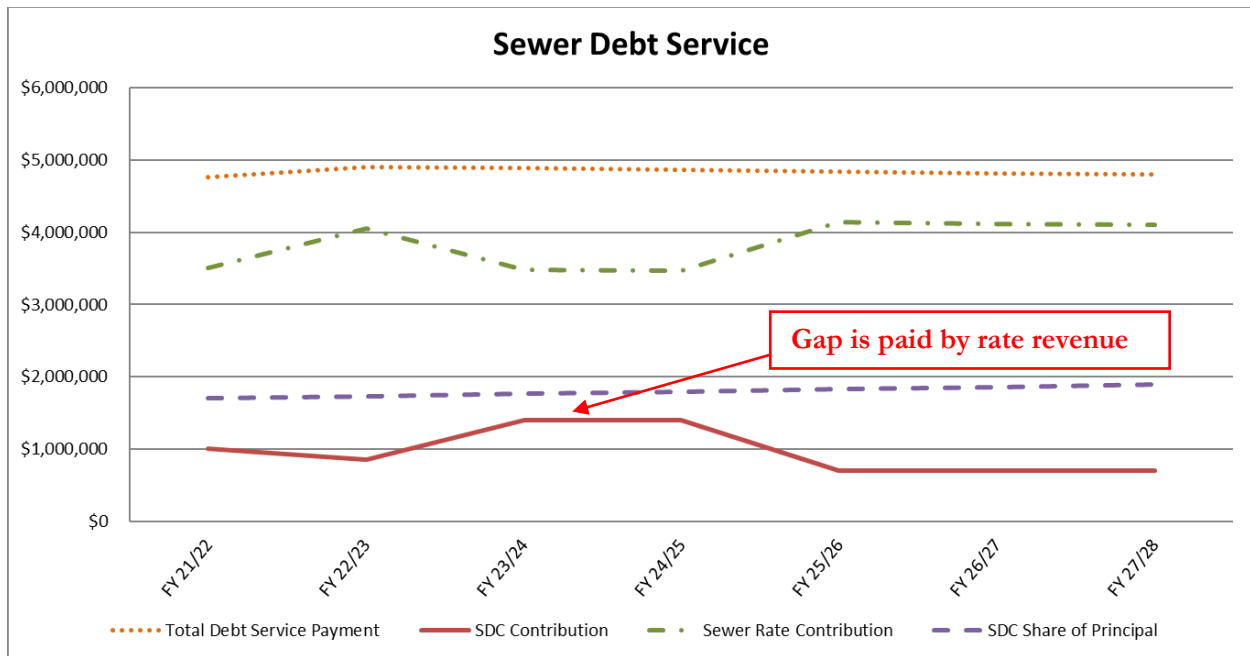
Debt Service - In order to complete the Water Reclamation Facility (WRF) and Talking Water Gardens (TWG) wetlands project, the City borrowed approximately \$77.2 million. While the City was able to secure low-interest

financing for these projects, the annual debt payments are significant. In 2017, the City refinanced the remaining debt and is projected to save \$4.1 million over the life of the loan. The total current debt service associated with construction of the WRF and TWG amounts to approximately \$4.6 million per year through the year 2032. Albany's share after Millersburg's contribution toward debt service is approximately \$4.3 million per year.

Both rate and SDC revenues are responsible for paying off debt for these wastewater improvements. Rate revenues are responsible for all interest costs and 55 percent of the principal payments for the WRF and 100 percent of the TWG. In FY 2023-2024 this will equal approximately \$2.5 million. SDCs are responsible for 45 percent of the debt principal payment for the WRF because a significant portion of the facility was sized to serve future capacity needs. In FY 2023-2024, SDCs share of the payment equals \$1.8 million.

Albany recently accepted a new low interest rate loan to address capacity problems in the City's largest sewer interceptor, the River Front Interceptor (RFI). The RFI has been a known problem for several decades and has been the subject of past enforcement actions by DEQ. This loan financed the design and construction of the wet weather lift station and associated force main located near Water Avenue and Montgomery Street and paid for repairs and improvements to the RFI. This project was completed in late 2020. The debt service payment associated with the approximately \$11.8 million loan is offset with savings from recent refinancing and conclusion of the annual payments for TWG property. Consequently, debt service requirements for this loan have not required rate increases. Payments for this loan are approximately \$617,000 per year and began in FY 2021-2022.

For several years, staff has discussed with council that sewer SDC revenue has not been keeping pace with the amount of debt required to be paid by SDCs each year. When there is not enough SDC revenue to cover its share of the annual debt payment, rate revenue is used to make up the difference. Based on current revenues, SDCs are not paying their assigned share of this debt. According to the original distribution of debt service payments, in FY 2022-2023, SDCs were expected to pay \$1,732,600 and rates were to pay \$2,552,500. In actuality because SDC revenue has not been high enough to maintain its share of the debt payment for several years, SDCs only paid \$850,000 and rates paid the remainder. This situation is expected to continue for the remainder of the debt service payments for this loan, with the actual amount that SDCs pay toward debt varying with actual SDC revenue collected each year. Staff does not expect SDC revenue to ever pay its full share of this debt payment for the remainder of the loan. This relationship is shown in the graph below. Should development pick up in the City and SDC revenues climb, SDC revenues may be able to pay a larger share of the debt obligation. For instance, SDC revenue in FY 2021-2022 was higher than expected, and staff expects SDC revenue in the current fiscal year to end higher than budgeted. For that reason, staff expects to be able to pay more toward debt with SDC revenue in FY 2023-2024 (\$1,400,000) than was available in previous years.



Operations and Maintenance - Rising employment, chemical, and overhead costs impact the O&M budget. For the five-year projection, a six percent per year increase in O&M expenses has been used. Actual increases in personnel and overhead costs have been more than five percent, and some materials, such as chemicals, have had extremely high increases year over year. Through active management of operating costs and efficiencies in operations, the department has been able to keep rate increases below inflation.

Public Works staff will continue to look for efficiencies and make sure funds are appropriately targeted; however, most maintenance activities cannot be deferred without increasing the risk of sewer line failures, interruption of service, damage to streets and private property, or other impacts from failed systems.

Capital - The City needs to invest in capital projects to replace failing and/or undersized infrastructure. Adequate investment provides for reliable service to existing customers and anticipates needs to support economic development and growth. The pressure on available capital funds continues to grow because SDC revenue is not predicted to be adequate to cover the SDC share of debt service and operating costs (personnel and materials) continue to rise. In balancing the capital needs of the system with decreasing available revenue from both SDC and rates, staff has had to choose to defer routine pipe replacement projects in some years. In FY 2021-2022 for instance, staff chose not to program sewer pipe replacement projects that would replace the worst of the existing small diameter sewer mains based on our asset management data. Instead, those funds were directed toward a large capital project, the Cox Creek Interceptor project. This was a calculated risk and, unfortunately, the city experienced failures in some of the small pipes which were deferred. Those failures had to be repaired as an emergency capital project, which is more expensive than a planned project and dips into the capital reserve funds.

Identifying the appropriate level of capital funding must be balanced with the burden it places on the rate payers. It is vital to have enough capital funding available to replace the worst infrastructure in a reasonable time in order to reduce the risk of failures, sewer backups into basements, surcharging, sink holes, and environmental permit violations. It is also important to be able to address problems that result in recurring high O&M costs.

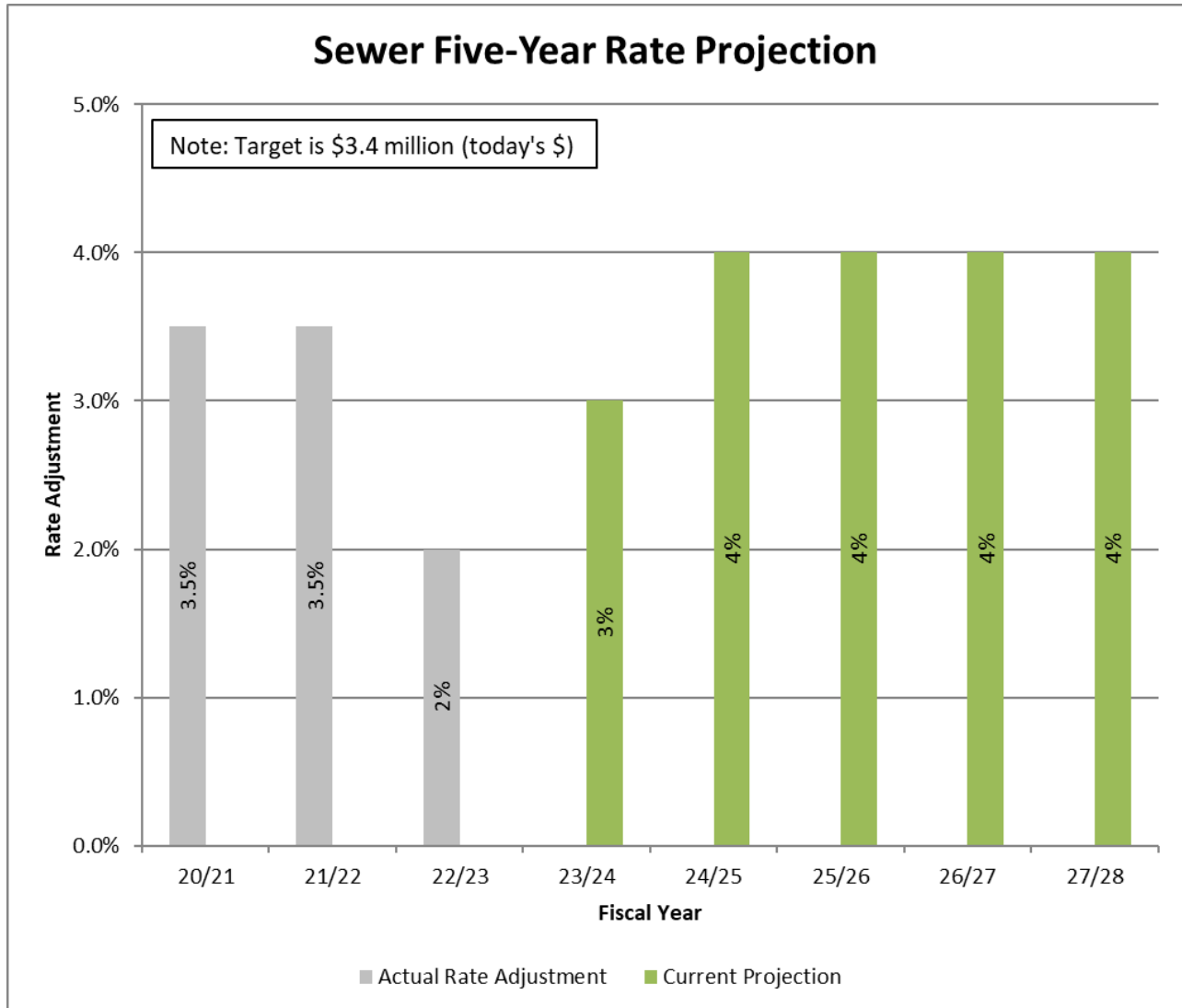
Council previously established program goals that resulted in an annual financial target of \$3.4 million (inflation adjusted) for capital projects. Like water, increases in local costs for some sewer construction projects have outpaced regional inflation indexes. However, the use of trenchless technologies, such as pipe bursting and cured-in-place pipe, provide for lower cost construction methods than traditional open trench methods and, to

date, have allowed us to adequately address system needs without further inflationary adjustments for local conditions.

Summary

Recommendation:

A sewer rate increase of three percent effective July 1, 2023, is necessary to allow the City to continue to meet debt service and O&M requirements and also maintain the annual funding target of \$3.4 million for capital projects. The following graph shows recent past and projected future rate adjustments necessary to meet system requirements and provide desired levels of service.



Water Revenue and Rate Picture

The following is a summary of the revenue and expenditure needs for the water system:

Revenues:

Rate Revenue - The current estimated total water rate revenue the City will receive in FY 2022-2023 is approximately \$14.8 million. This is slightly higher than the revenue estimated during the budget development process.

SDC Revenue - SDC revenues vary year to year depending on the pace of development in the community. It is anticipated that this fiscal year the City will receive approximately \$420,000 in SDC revenue, which is slightly above what was assumed during the budget development process. For future projections, staff has assumed \$400,000 in annual SDC revenue. This is equivalent to approximately 118 home starts in a year. This estimate reflects the most recent development activity the City has been seeing. If development patterns change and SDC revenues increase or decrease, then future projections will be adjusted to reflect that change.

Expenditures:

Debt Service - In 2003 the City sold \$40.5 million in water revenue bonds to fund the construction of several significant water improvements and retirement of other water debt. These improvements included the Albany-Millersburg Water Treatment Plant (WTP), dam and fish screen improvements on the canal, and other capital projects.

In 2013 the City refinanced the existing water bonds to take advantage of low-interest rates. This saved an estimated \$7.3 million over the life of the loan. The total new debt service associated with the water bond projects amounts to approximately \$1.92 million per year through the year 2034. Both rate revenue and SDC revenues are responsible for paying for the water bond debt. Rate revenues are responsible for all interest payments and 57 percent of the principal payments. SDC revenues are obligated to pay 43 percent of the principal payments of the debt service.

Operations and Maintenance - Rising employment, chemical, and overhead costs impact the O&M budget. For the five-year projection, a six percent per year increase in O&M expenses has been used. As with the sewer operating programs, actual increases in personnel, materials, and overhead costs have been more than five percent, and some materials, such as chemicals, have had extremely high increases. Through active management of operating costs and efficiencies in operations, the department has been able to keep rate increases below inflation.

Public Works staff will continue to look for efficiencies and make sure funds are appropriately targeted; however, most maintenance activities cannot be deferred without increasing the risk of public health advisories, water line failures, interruption of service, lower fire protection reliability, damage to streets and private property, or other impacts from failed systems.

Capital - The City needs to invest in capital projects to replace failing and/or undersized infrastructure. Adequate investment provides for reliable service to existing customers and anticipates needs to support economic development and growth. Identifying the appropriate level of capital funding must be balanced with the burden it places on the rate payers. It is vital to have enough capital funding available to replace the worst infrastructure in a reasonable time in order to reduce the risk of failures, damage to public and private property, interruption of service, and health regulation violations. It is also important to be able to address problems that result in recurring high operation and maintenance costs.

Immediate capital needs for major treatment plant improvements have primarily been addressed with recent improvements; however, ongoing investments for system maintenance and reliability are anticipated. The largest annual reoccurring need is to invest in replacement of pipes in the water distribution system.

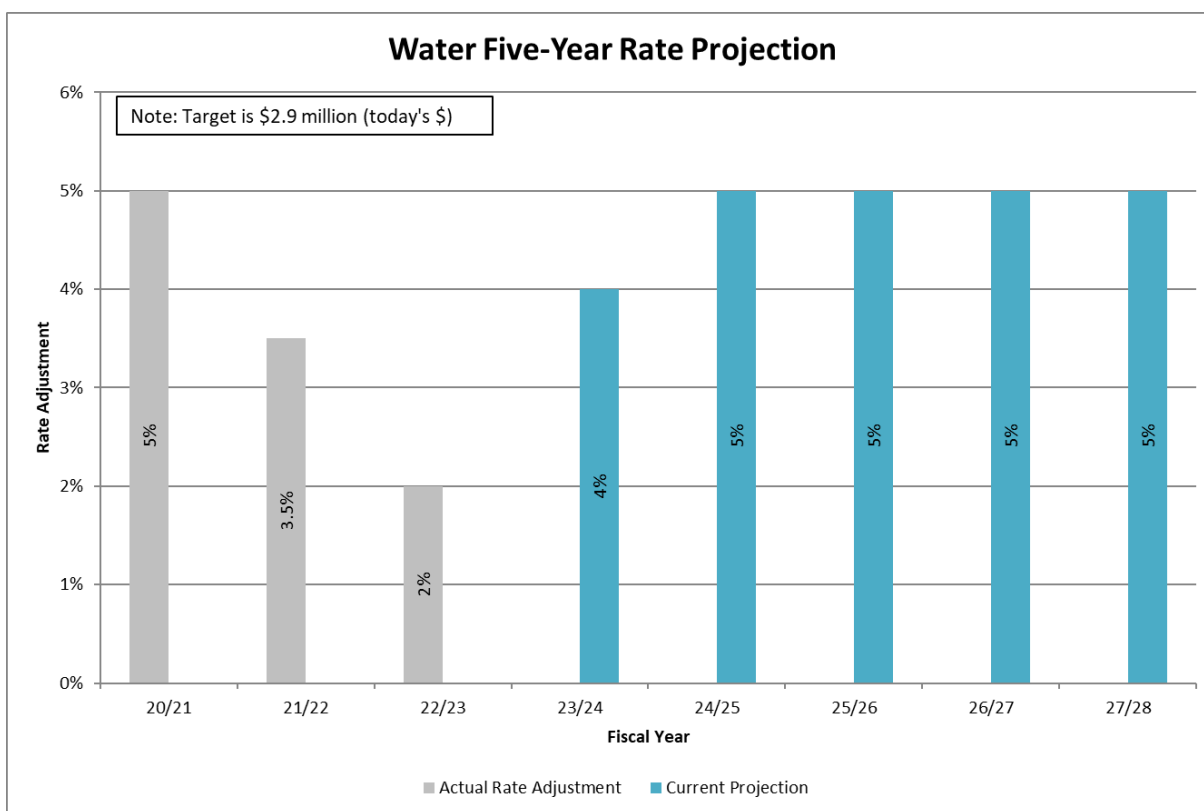
The water loss in the system has been reduced in the recent past and is currently estimated at approximately nine percent. This has been achieved through focused efforts to replace failing lines and an ongoing dedication to seek adequate funding. Despite accomplishments in reducing water loss, our work is not done. Water loss

reduction goals were achieved through focused attention on steel water mains. Other pipes throughout the system are aging and exceeding their anticipated service life. For example, the City has some pipe sections that are 100 years old and still in service. Additionally, there are over 85 miles of Asbestos Cement (AC) pipe in our distribution system. The older sections of AC pipe are nearing 70 years of service, which means they are approaching the end of their original design life (75 years). AC pipe failures have shown this material fails in a catastrophic way rather than starting with smaller leaks, as other pipe materials do. This failure more often results in damage to both public right-of-way and private property.

Staff has started development of a water pipe assessment program that evaluates the risk and consequences of failure for each water main in order to prioritize pipe replacement projects, maximize the available capital funding, and avoid catastrophic failures and all of the consequences they bring. This approach has informed the distribution system capital projects planned for the five-year Capital Improvement Program. The pipe assessment program will continue to be refined and developed in future years.

Recommendation:

A water rate increase of 4 percent is recommended effective January 1, 2024. This rate increase will allow the City to continue to meet debt service and O&M requirements and build toward an adequately funded capital program. The following graph shows recent past and projected future rate adjustments necessary to meet system requirements and provide desired levels of service.



Stormwater Revenue and Rate Picture

The following is a summary of the revenue and expenditure needs for the stormwater system.

Revenues:

Rate Revenue - The current estimated total stormwater rate revenue the City will receive in FY 2022-2023 is approximately \$3.3 million. This closely matches the revenue estimated during the budget development process.

SDC Revenue - Albany does not currently impose stormwater SDCs. Adopting stormwater SDCs will be considered in FY 2023-2024.

Expenditures:

Debt Service - There are currently no stormwater related debts.

Operations and Maintenance - The stormwater system has no treatment plants, reservoirs, lift stations, or other significant fixed facilities, which means the O&M costs for stormwater are much lower than those for water and sewer. This does not mean, however, that the stormwater utility is immune from rising employment, materials costs, or the impacts of growth. With growth comes additional infrastructure and increased regulation. For the five-year projection, a six percent per year increase in basic O&M expenses (not including regulatory compliance costs) has been used.

The City obtained coverage under the DEQ NPDES MS4 Phase II permit in 2021. DEQ implements federal Clean Water Act requirements through this permit. In an analysis of the permit requirements staff conducted in 2018, regulatory compliance was estimated to require an additional \$1,100,000 annually. Council's revenue targets for the stormwater system provide for incremental revenue increases that would reach this required revenue for permit compliance by FY 2024-2025.

As Albany's stormwater programs grow, public works staff will continue to look for efficiencies and make sure funds are appropriately targeted. Although Albany's stormwater program is relatively new, the City's stormwater infrastructure is not. More than 14 miles of pipe are known to be failing, which complicates ongoing maintenance efforts. Unfortunately, street flooding, sink holes, and property damage should be anticipated with the condition of our current assets. This issue is discussed further under capital projects.

Capital - The City needs to invest in capital projects to replace failing and/or undersized infrastructure, yet no revenue source has been identified to fund these types of investments in the stormwater system. To date, council has approved stormwater rates that only provide funding for O&M and regulatory needs; and a stormwater SDC charge has not been approved. Significant portions of Albany's piped stormwater system are failing. With approximately 85 percent of the system inspected and assigned a condition rating to date, more than 15 miles of pipe are identified as being in a failed condition or are anticipated to fail in the next 10 years. To address these issues would cost close to \$40 million. If the remaining portion of the system to be inspected is in similar condition, that number increases to more than \$47 million. Left unaddressed, more frequent street flooding, sink holes, and property damage should be anticipated.

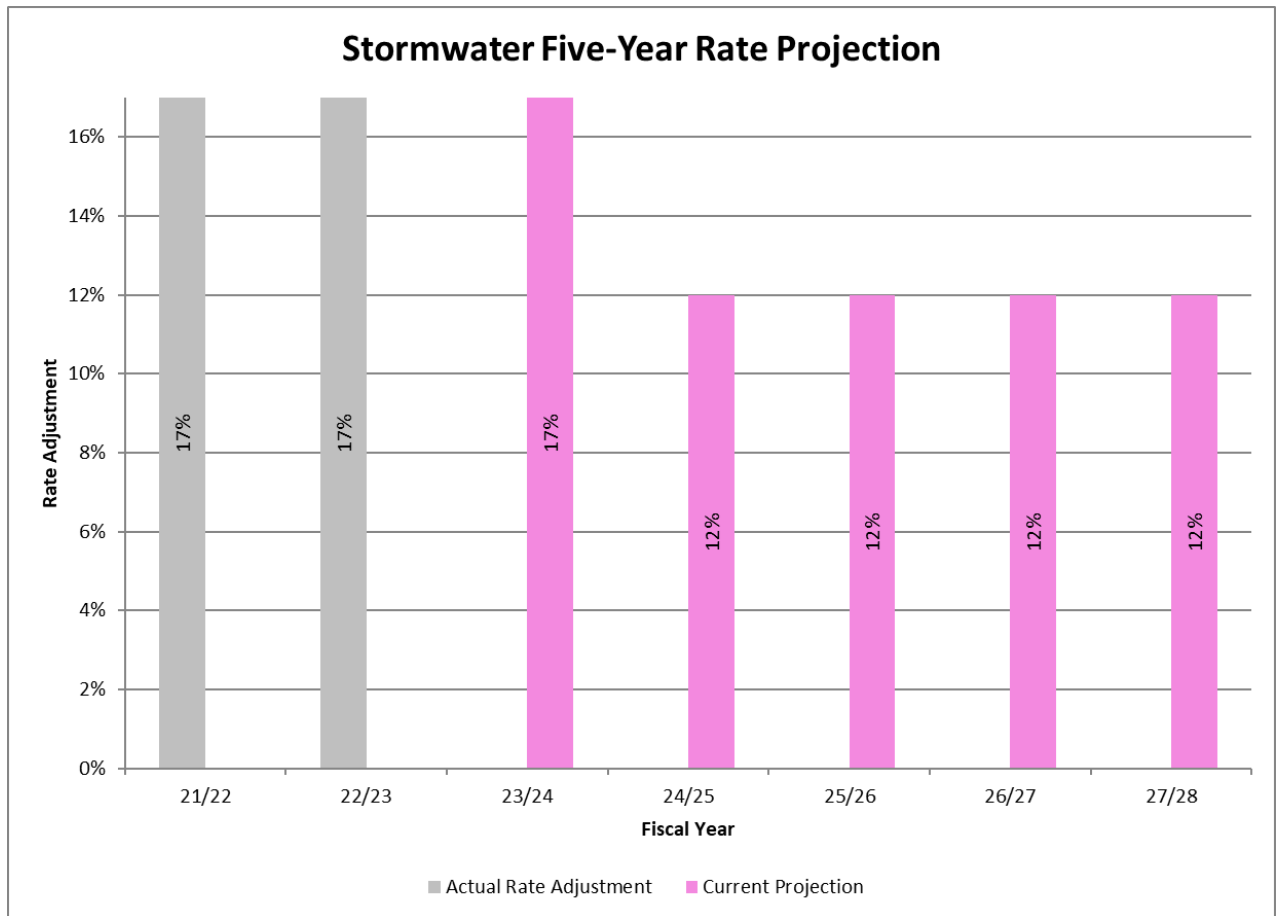
As part of an evaluation of street maintenance needs in 2017, staff estimated that the street fund was spending, on average, \$490,000 (inflation adjusted) to fund stormwater improvements associated with planned street projects. This included costs for stormwater quality improvements, addressing capacity constraints, and replacing failing pipes. This practice impacts the amount of street improvements that can be pursued. Council's revenue targets for the stormwater system intended for the stormwater fund to fully cover these costs by FY 2024-2025.

A stormwater master plan update was completed in 2021 and identified the location of undersized pipes and other capital improvements needed in the stormwater system. Projects from the stormwater master plan will be incorporated into the City's Capital Improvement Program, and staff will discuss options for funding these capital projects with the city council in future presentations.

Recommendation:

At the June 11, 2018, work session, council acknowledged the challenge of these unfunded stormwater system needs and chose to address the regulatory requirements and the burden stormwater is currently placing on the street fund. Toward that end, council directed staff to develop a funding target of \$1.7 million (inflation adjusted) above 2018 funding levels by 2024-2025. To achieve this revenue goal, stormwater rates will need to be increased 17 percent per year from March 1, 2020, through March 1, 2024.

While this funding increase is important to the stormwater utility, it does not address many critical needs in the stormwater system. Future rate discussions with council will include options to begin to address the worsening condition of existing infrastructure through a Perpetual Life Replacement program and improving capacity for growth with additional capital investment. There is also a possibility that stormwater regulations continue to tighten, which will place additional burdens on the stormwater program.



ATTACHMENT B

TOTAL UTILITY BILL

(Assumes rate increases of 3% sewer 7/1/23, 4% water 1/1/24, 17% stormwater 3/1/24)

**2022-23 Average Monthly Utility Bills in Oregon Cities
Single-Family Residential Customers - Total Utility Bill**

Population 2022 PSU	City / District	800 cu ft	
		\$ / mo	Rank
647,697	Portland	\$204.45	1
41,148	Lake Oswego	\$179.15	2
55,539	Tigard	\$161.81	3
10,097	Sweet Home	\$159.01	4
19,662	Lebanon	\$156.90	5
57,322	Albany	\$153.25	6
10,170	Independence	\$145.75	7
1,370	Adair Village	\$143.52	8
37,786	Oregon City	\$141.79	9
14,389	Cornelius	\$139.24	10
114,833	Gresham	\$137.30	11
59,434	Corvallis	\$136.90	12
5,653	Philomath	\$136.65	13
107,618	Hillsboro	\$136.47	14
20,222	Sherwood	\$135.39	15
27,420	West Linn	\$128.73	16
99,464	Beaverton	\$128.36	17
62,189	Springfield	\$121.46	18
102,834	Bend	\$120.76	19
179,605	Salem	\$117.79	20
26,468	Woodburn	\$116.63	21
26,838	Forest Grove	\$104.19	22
39,993	Grants Pass	\$103.77	23
34,515	McMinnville	\$98.75	24
11,583	Monmouth	\$96.66	25
39,561	Keizer	\$96.61	26
178,259	Eugene / EWEB	\$95.62	27
23,939	Roseburg	\$71.98	28
	Average	\$131.03	

Utility bill calculation includes water, sewer, stormwater, transportation, and city service fees, if applicable
 Rates are calculated on 3/4-inch meters for residential accounts only; all units calculated in cubic feet
 800 cubic feet is the comparison used by the League of Oregon Cities