

SOUTHWOOD PARK RATE COMMITTEE MINUTES
April 14, 2021

Meeting called to order 7:06pm

Present: Sue Weston
Kelli Byrd
Eric Leatham
Whit Middlecoff
Michelle Middlecoff
Jim Hilker
Phil Kubishta
"I mac"

- Minutes for last meeting promised by next weekend; awaiting answer from SDAO re: using zoom recording in lieu of minutes.
- Addressed ability to raise rates substantially; 5-member board is governing agency & can raise rates as often/as much as needed, per SDAO attorney.
- Looked at proposed rate structure w/\$7/month base rate & tiered usage.
- Whit proposed having SDAO do rate study; Eric explained bid for up to \$9000 for this.
- Whit suggested adopting proposed rate structure as interim increase.
- Sue said that Oregon Health Authority advises to start by determining expenses & working backward to make budget, but we could start with proposed rate to get money coming in.
- Eric suggested we ask board to come up with expenses--What needs to be done? When? For how much? Then make a list of expenditures & priorities and use that information to adjust rates.
- Whit suggested we start with fixed rate.
- Sue suggested adopting currently proposed rates for now.
- Kelli noted that we need to raise more money than this plan would provide.
- Eric suggested fixed (not tiered) rate for first year.
- Whit suggested that we run proposal by Hiland to see how it looks for revenue.
- Kelli said that Hiland's contract mentions "additional units." Should we use Clackamas County's definition of ADU to charge 2 base charges or test tiered rate structure for ADUs?
- Whit said we also need numbers from Hiland & solid bids for work we need done.
- Eric said we chose attorney but didn't need to use them to determine we're not rate-restricted utility.
- If Whit & Hiland's projections line up & are similar, can we move forward?
- Motion to approve proposal if Hiland says it will raise at least \$50,000/year. Vote unanimous; motion to be presented to board at April 28 meeting. Kelli & Sue will draft letter to Hiland.
- Public comment: Jim Hilker—Historically when you raise rates based on use, usage goes down. Consider what would happen to tiers if use decreased. Hiland has made mistakes reading his meter; tiers would make detecting errors more difficult.
- We will plan to adjust rates after we have 1 year of experience with these rates.
- Adjourned at 7:49 pm.