

MEMORANDUM

TO: Mayor and City Council

FROM: Richard Meyers, City Manager

SUBJECT: LEAK ADJUSTMENT REQUEST - WITHERSPOON COURT

DATE: January 19, 2022

Background

Cascade Management, Inc. manages property located at 1390 Pennoyer Avenue, Cottage Grove, for the Witherspoon Court Board. They are requesting an adjustment for a water leak they experienced from March 2019 through December 2020, but not recognized until November 2020. During this time frame 3, 263,700 gallons were metered as used. The same time frame, one-year prior, the usage was 743,100 gallons. The City's code allows for a leak adjustment of one month, after the repair has been made. An adjustment of \$872.79 was applied to the account in December 2020.

The leak adjustment request is in the amount of \$10,923.79 for the wastewater portion of the bill. The previous credit adjustment reduces the amount to \$10,051.00.

It is important to note that Witherspoon Court is a non-profit housing project for low-income seniors, 62 and older, or disabled persons. It was constructed in 1996 and is the second housing project of the First Presbyterian Church of Cottage Grove, the other being Jefferson Park. The Witherspoon Board is made up of local First Presbyterian Church members.

Recommendation

It is staff's recommendation that the City consider the leak adjustment request in the amount of \$10,051. If the City Council determines to make an adjustment it would be refunded to Witherspoon Court by check.

Cost

Wastewater usage charges in the amount of \$10,051.


Richard Meyers, City Manager



Cascade
Management, Inc.

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November 3, 2021

Richard Meyers
City Manager
400 E. Main Street
Cottage Grove, OR 97424

Dear Richard,

Witherspoon Court experienced an out of the ordinary water leak that went undetected for months (April 2019 through November 2020.) As a result, Witherspoon Court's water and waste water costs exceeded \$17,000 from what was normal. Witherspoon Court Board is requesting relief for the waste water charges portion of its city water bills since the water leak did not enter the city's waste water system. The Board is working with us as the Property Manager to mitigate the impact of the increased water portions of the bills.

The Witherspoon Court, as a non-profit, is requesting a refund of \$10,923.79 for waste water costs that were not used. The Board recognizes this is out of the ordinary and will need City Council approval, which we are requesting. We appreciate the City's understanding of the impact to this degree on a non-profit.

Currently, Witherspoon Court needs to replace the roofs and repaint the exterior of the building; both projects are expensive. Relief granted by the city will be put towards these badly needed repairs. Continued care and upkeep over the years has made Witherspoon Court a desirable place to live for low-income people.

Witherspoon Court is a non-profit housing project for low-income seniors 62 and older, or people that are disabled. Witherspoon Court was built in 1996 and is the second housing project of the First Presbyterian Church of Cottage Grove. The first project was Jefferson Park. First Presbyterian members have been involved in the creation of Cottage Village, a community of tiny houses for low-income people, and remain committed to creating and providing housing for low-income people.

First Presbyterian Church members serve on the board to make sure Witherspoon Court provides quality housing and services to benefit the tenants, as well as keeping rents as low as possible. Current Board Members are: Jim Gant, Doug Lund, Bruce Kelsh, Barbara Gant and the pastor, the Reverend Karen Hill.



Cascade Management, Inc., does not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment in, its programs and activities. The Compliance Officer is designated as the 504 Compliance Coordinator.

Cascade-Management.com



The History of Water Consumption at Witherspoon Court:

A new water meter was placed by the City in March of 2019.

Normal consumption was running around 300-400 gallons a month through March of 2019. In April 2019, after the new meter was placed, the usage began to increase. Usage returns to pre-meter usage after the repair in December 2020.

Below is a history of water consumption before and after the new meter was placed in March 2019.

- Before meter install, the 33-month average was 378.48 units or 37,800 gallons.
- After meter install, the 19-month average was 1,547.05 units or 154,407 gallons.
- After meter install water usage average = 1,547.05 – pre-meter installs water usage average = 378.48 equals: 1,168.57 units or 116,857 gallons.
- This comes to a 1,168.57 units difference before and after meter install. Multiply by 19 months that transpired before repair = 22,202.83 units.
- 22,202.83 units that were not used by comparison with the units before and after, went into the ground.
- Waste water and waste water improvement according to a bill that was dated 5/10/2021 = .798 per unit for waste and waste water improvement.

The dollar amount we came up with after these calculations was \$17,761.60 above what Witherspoon Court normally would have paid. We are requesting relief in the amount of **\$10,923.79** for the waste water charges on the city's water bill since the water leak did not enter the City's waste water system.

Sincerely,

Kim Schellman
Regional Portfolio Manager
Cascade Management, Inc.



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