



A place where families and businesses thrive.

Joint Work Session Minutes

(Parks & Recreation Commission – Parks SDC)

Monday, February 27, 2017

5:30 p.m., Community Auditorium

***Minutes are unofficial until approved by Council.
Council approved minutes as presented March 20, 2017.***

1. **ROLL CALL:**

Mayor Peter Truax called the Joint Work Session with Council and Parks and Recreation Commission to order at 5:35 p.m.

ROLL CALL: COUNCIL PRESENT: Thomas Johnston, Council President; Timothy Rippe; Ronald Thompson; Elena Uhing; Matthew Vandehey; Malynda Wenzl; and Mayor Peter Truax.

PARKS AND RECREATION COMMISSION PRESENT: Brad Bafaro; Ralph Brown; Mackenzie Carey-Johnston; Kenneth Cobleigh; Howard Sullivan; Susan Taylor; Glenn VanBlarcom; and Paul Waterstreet, Chair.

STAFF PRESENT: Jesse VanderZanden, City Manager; Paul Downey, Administrative Services Director; Tom Gamble, Parks and Recreation Director; Matt Baum, Parks Crew Supervisor (in the audience); and Anna Ruggles, City Recorder.

2. **JOINT WORK SESSION: PARKS AND RECREATION COMMISSION (PARKS SYSTEM DEVELOPMENT CHARGES):**

Gamble introduced the consultants from MIG, noting MIG prepared the 2016 Parks, Recreation and Open Space Master Plan, which Council recently adopted. Gamble and VanderZanden facilitated the work session, noting the purpose of the work session was to update Council and Parks and Recreation Commission (P&R) on the proposed Parks System Development Charges (SDC) methodology and to discuss whether to assess one Parks SDC rate or split rates depending on the area; whether to assess the Parks SDC rate on non-residential, multi-family units; and if the Parks SDC rate should be indexed for inflation based on the Engineers News Record Construction Index. Gamble presented a PowerPoint presentation overview on the proposed Parks SDC methodology and SDC rate calculations, noting the calculation is based on parkland costs, park improvement costs, administrative costs, total eligible costs and is divided by forecasts of 2,190 new dwelling units. Gamble reported the majority of funding for growth-related parks and capital improvements comes from Parks SDC. Gamble noted the City currently collects \$3,000 per residential unit in Parks SDC (2006), which generates approximately \$6.5 million, and the City does not currently required Parks SDC from non-residential, multi-family development. Gamble added the adopted 2016 Master Plan, included a 10-

year implementation plan, incorporated priority projects totaling \$12.3 million, and calculated the need to increase Parks SDC to \$6,010 per unit, based on above-noted calculations, which would generate approximately \$13.1 million. Gamble pointed out that if the City had been using the Engineers News Record Construction Index since 2002, the Parks SDC rate would be \$6,587 per unit (indexed for inflation). In addition, Gamble referenced which priority projects within the 10-year planning horizon could be funded using the current Parks SDC rate of \$3,000 and \$6,010 per unit comparison. In conclusion of the above-noted staff presentation, Gamble advised staff is recommending publishing the 90-notice of the City's intent to update the Parks SDC methodology, based on above-noted calculations, as required by ORS, and provide the proposed Parks SDC program modifications available for public review at least 60 days in advance of scheduling the Council public hearing to adopt the new methodology and proposed Parks SDC rate of \$6,010 per unit.

Council Discussion:

Mayor Truax opened the floor and roundtable discussion ensued as Council and appointed officials discussed the proposed Parks SDC methodology and whether to assess one Parks SDC city-wide rate or split rates depending on the area; whether to assess the Parks SDC rate on non-residential, multi-family units; and if the Parks SDC rate should be indexed for inflation based on the Engineers News Record Construction Index. Gamble and VanderZanden responded to various concerns, inquiries and scenarios Council and appointed officials presented pertaining to the proposed Parks SDC methodology and proposed rate increase, noting if the City considers charging one Park SDC rate city-wide, it avoids splitting the Park SDC rate structure with higher rates in different zones in the City. Gamble noted higher rates in newly developing areas would create an equity issue and disparity in the quality of parks in newer versus older areas of the City. Gamble added if the City considers charging one Park SDC rate for all housing types, it avoids having different Park SDC rates for single-family and multi-family housing. Gamble advised this approach is consistent with the City's current Park SDC program. Lastly, Gamble advised if indexing Park SDC rate to adjust annually based on inflation, it would help Park SDC revenues remain in line with actual costs over time, alleviating the need for large increases in the future. Council discussed offering a reduced rate for affordable housing as long as levels of services were maintained. Roundtable discussion concurred to consider charging one Parks SDC rate per residential unit and implementing the Parks SDC rate based on the Engineers News Record Construction Index for inflation. In conclusion of the above-noted discussion, Gamble and VanderZanden advised staff will proceed with the written 90-notice requirement for the Parks SDC methodology used for calculating the SDC as required by ORS, which requires notifying the Home Builders Associations and Oregon Manufacturing Housing Association as well as any other entities or persons of interest on the notification list.

Council took no formal action nor made any formal decisions during the work session.

3. **ADJOURNMENT**

Mayor Truax adjourned the work session at 6:57 p.m.

Respectfully submitted,



Anna D. Ruggles, CMC, City Recorder