

Memorandum

Date: January 14, 2010
To: Chris Jordan, City Manager

From: Gene Green, Public Works Director

Subject: SDC Process Leading to January 25, 2010 SDC Update Agenda

Purpose:

To review the SDC project process leading to the upcoming City Council work session of 1/19/2010.

Background:

The Water System Master Plan (Nov 2008) and the Transportation System Master Plan (Dec 2008) were adopted in late 2008. In anticipation of the adoption, an RFP for financial services was advertised in September 2008 for the update of both water and transportation SDCs, considering that having one consultant working with City financial and SDC information may be more cost effective. The contract was signed with the consultant, FCS Group, in January 2009. In June 2009, the consultant had acquired all needed information and in July presented the draft analysis to City staff. Following a couple iterations of review/comments, a draft final report was submitted in August 2009.

The draft report was presented to the City Council at a worksession on October 5, 2009. The City Council concurred with the analysis and agreed with the consultant's recommendation to not include finance charges into the SDC rates. The Council did however request that when the SDC updates were brought to the Council for consideration of adoption, that the updates be presented at different meetings.

Ninety-day required notice of pending methodology change was provided October 6, 2009. A stakeholders meeting was held October 28, 2009 with all who had previously expressed interest in SCC methodology changes (including major developers and the Home Builders Association of Metropolitan Portland). The group requested a follow-on meeting with the City Manager which was held December 1, 2009. Though the group did not like the increases and thought the project list aggressive, the group expressed confidence in the City's consultant and acquiesced to the need for the updates following the adoption of new master plans.

The Water SDC was initially scheduled for public hearing before the Council on January 11, 2010 and the Transportation SDC for January 25, 2010. However, the Water SDC was removed from the agenda during the January 4, 2010 worksession. On January 11, 2010, the City Council discussed the scheduling of the various pending SDC actions and requested that the Water and Transportation SDC updates both be presented at the January 25, 2010 meeting.

Agenda bills have been revised and submitted. At the January 19th worksession, City staff is prepared to make a very brief presentation to refresh memories from the October consultant presentation and address any questions the Council may have. The consultant will attend the January 25, 2010 meeting and make a brief presentation of the SDCs for the public prior to Council consideration of the SDC updates.