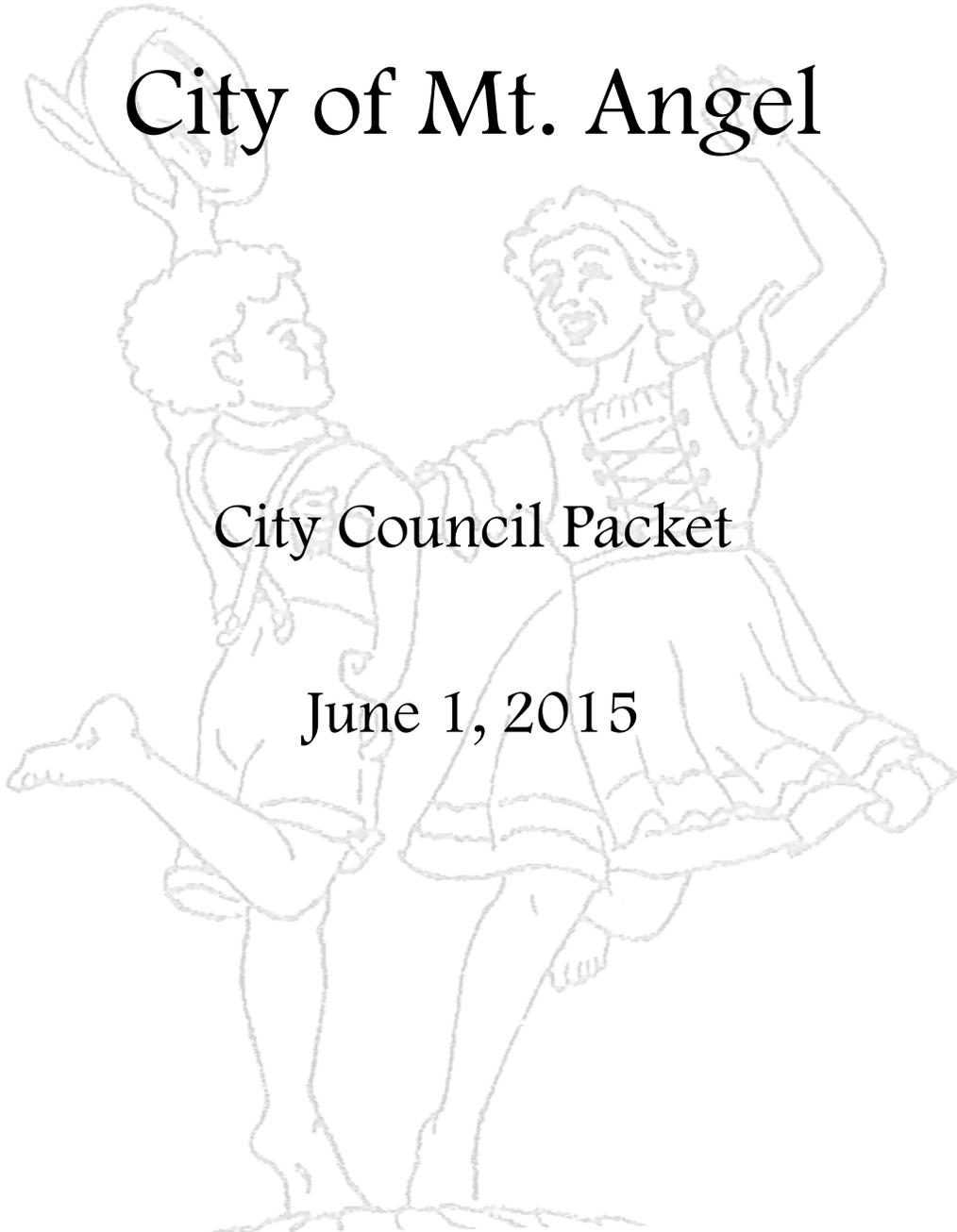


City of Mt. Angel

City Council Packet

June 1, 2015



MT. ANGEL CITY COUNCIL MEETING AGENDA

290 East Charles Street – Community Meeting Room

Monday, June 1, 2015

7:00 p.m. REGULAR MEETING

1. Call to Order
2. Flag Salute
3. Roll Call
4. Presentations, Guests, and Announcements
5. Appearance of Interested Citizens - *please limit comments to three (3) minutes.*
6. Review Correspondence
7. Review Written Staff Reports
8. Review Accounts Payable
9. Consent Agenda

- a. Approve City Council Meeting Minutes for May 4, 2015

10. Unfinished Business

- a. System Development Charge Update
 - AN ORDINANCE AMENDING MT. ANGEL MUNICIPAL CODE CHAPTER 50, AUTHORIZING THE ESTABLISHMENT OF SYSTEM DEVELOPMENT CHARGES FOR THE CITY OF MT. ANGEL (Second Reading)
 - A RESOLUTION ESTABLISHING SYSTEM DEVELOPMENT CHARGE FEES FOR WATER, WASTEWATER, DRAINAGE, TRANSPORTATION AND PARK IMPROVEMENTS; ADOPTING UPDATED ASSOCIATED METHODOLOGIES AND CIPs; AND REPEALING RESOLUTION NOS. 778 AND 783

11. New Business

- a. FY 2014-15 Supplemental Budget Public Hearing
 - A RESOLUTION ADOPTING A SUPPLEMENTAL BUDGET FOR FY 2014-15 AND APPROPRIATING FUNDS.
- b. FY 2015-16 State Revenue Sharing Public Hearing
 - A RESOLUTION DECLARING THE CITY'S ELECTION TO RECEIVE STATE REVENUE SHARING FOR FY 2015-16
 - A RESOLUTION CERTIFYING THAT THE CITY OF MT. ANGEL MEETS ALL REQUIREMENTS TO RECEIVE STATE SHARED REVENUES FOR FY 2015-16
- c. FY 2015-16 Budget Public Hearing and Adoption
 - A RESOLUTION ADOPTING THE BUDGET, MAKING APPROPRIATIONS AND CATEGORIZING AD VALORUM TAXES FOR THE CITY OF MT. ANGEL FOR THE 2015-16 FISCAL YEAR
- d. FY 2015-16 Wage Scale Adoption
 - A RESOLUTION ADJUSTING THE WAGE SCALES OF EMPLOYEES OF THE CITY OF MT. ANGEL EFFECTIVE JULY 1, 2015

Mt. Angel Community Meeting Room is handicapped accessible. If special accommodations are required please contact City Hall at least one business day in advance at 503-845-9291. Hearing Impaired may call TTY (800) 648—3458. Interpretive services may be available with sufficient prior notice of need.

- e. Resolution for Worker's Comp Coverage
 - A RESOLUTION EXTENDING THE CITY OF MT. ANGEL'S WORKERS' COMPENSATION COVERAGE TO VOLUNTEERS OF THE CITY OF MT. ANGEL.

- f. Advisory Committee Appointments for 2015
 - Budget Committee
 - Design Review Board
 - Library Board
 - Planning Commission
 - Infrastructure Task Force

12. City Manager's Report

13. Councilor/Committee Reports

14. Mayor's Report

- a. Continued Goal Setting Session: Beyond the FY 15-16 Budget

15. Adjournment

CITY OF MT. ANGEL

June 2015

Department Reports

Eileen Stein
City Manager
 estein@ci.mt-angel.or.us
 503-845-9291

ADMINISTRATION

Budget

The review of the FY 15-16 Budget by the Budget Committee is done. This packet includes the resolutions for adoption of the FY 15-16 budget as well as a supplemental budget approval for FY 14-15.

Employee Handbook/LIUNA Meeting

The Council approved the new handbook in May. We have received a post-adoption request from Labor's International Union of North America (LIUNA) to discuss some of the changes in the handbook, specifically the cell phone usage policy, and get acquainted with a new representative before collective bargaining proceeds next year.

Ebner Park

The interpretive sign for the nature play area has been ordered. It is time to schedule a ribbon cutting ceremony for the park!

Saalfeld House Improvements & Signage

Bill Predeek reported the can use the back door for access for someone needing a railing to get into the house so they are not pursuing a railing for the front or ramps. He has also requested access to the second story for storage and I granted that. There is a lot of cleaning and removal of old boxes they will do upstairs. Finally, we are moving forward with getting the sign installed after consulting with Jim Berchtold on his recent visit to Mt. Angel. Fr. Waibel has agreed to help with the design of the sign.

Mt. Angel Reflective Walking Tour

I have reported on this a few times and momentum is developing! A Chamber working group has been meeting periodically since last fall to develop the idea linking together Mt. Angel's spiritual and cultural institutions via a reflective walking tour. Working group members include: Mt. Angel Abbey, Queen of Angels Monastery, Father Bernard Youth Center, Shalom Retreat Center, the Chamber of Commerce, St. Mary's and Providence Benedictine Nursing Center. As the idea has been developed, it is getting the interest by the State of Oregon as a combined tourism development and 'active transportation' project. The idea will be presented to the Regional Solutions Team on June 17th at noon, at Shalom Prayer Center.

Gazebo Restroom Repairs

The line is cleared and Dan has ordered new urinals. Meanwhile Al Fiedler at Pepsi Co has expressed interest in helping out with re-roofing the building and re-painting the inside as a community service project.

Oktoberfest 2015 Agreement

We had our second (of three per the new agreement) meeting of the year. We discussed the budget for 2015, logistics and new activities for this year (there will be a half-marathon organized by Race NW, Uberthon has not been invited back) and we discussed a capital project contribution. I suggested help with repairing the downtown restroom. Meanwhile, a day later, Pepsi showed interest as just noted. I have sent a draft agreement for 2015 to Chris for review (and discussion about the capital project contribution) and would like to get schedule it for approval at the July Council meeting.

Justin Hogue
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COMMUNITY DEVELOPMENT

Meeting with Spikes

We have reached out several times to the Spikes to schedule a follow up meeting regarding their letter and testimony from March 30th and April 7th and their interest in forming a reimbursement district. There has been no reply.

SDC Update

Your meeting packet includes the revised methodology and adopting legislation for consideration.

Permits

A building permit was issued this month for a new single family dwelling off of College St.

Building permit comparison for new single family dwellings:

- FY 2013-2014 - 1
- FY 2014-2015 - 10 (+3 that have yet to be processed)

The number of building applications is expected to increase as there are several large development projects that have been initiated:

- Maryhill Park Subdivision, Phase III
- Kraemer's Retirement Community
- Annexation of Wachter property
- Several more homes are planned for the development on Alder Street
- Mt. Angel School District Office
- Mt. Angel School District additions and renovations to JFK High School and St. Mary's Grade School

Gdansk Coordination

Professors Tomasz Rozwadowski and Dorota Kamrowska-Zaluska provided the City with a questionnaire, which will be distributed to the Chamber of Commerce, City Council, and advisory committees. The students have also started a Facebook page to engage citizens and conduct research in order to collect additional information about community.

Chaunee Seifried
Finance Director
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503-845-9291

FINANCE

550 Railroad Squatting

We received a complaint about looting and squatting at 550 Railroad, Mary Rouse's residence. There is not a next of kin relationship and Mary left the premises in a way that opened it up to this possibility. Without someone to report a crime, there is not a lot that can be done. But the Police Department is monitoring the situation. We have shut off water service the house after noticing meter activity, yet the bill being returned on account that the account holder is deceased.

Budget

We had 3 budget meetings April 23rd, April 28th, and May 11th. The budget was approved by the budget committee on May 11th and recommended to the City Council to be adopted on June 1, 2015. There were two decision packages approved and added to the budget. DP#1 for Humpert Park play equipment and DP#3 for additional Admin and Community Development help. No other decision packages were approved. We appreciate all the time the Committee spent working on this budget. If anyone has any additional questions regarding the budget before final adoption please call me or Eileen.

Utility Billing

\$1,800 is 90 days past due.

48 shut off notices were mailed out.

1 customer had water shut off and all was turned back on.

Court

Court fine revenues for the month were \$2216. Out of that, a check in the amount of \$105 was sent to Oregon Department of Revenue, and a check in the amount of \$91 was sent to Marion County Treasurer. These amounts represent the assessments that were due for the month of April.

Two checks were received, totaling the amount \$296. This amount represents citations that were written outside of the City limits that were either prosecuted in Justice Court or Circuit Court for traffic and criminal matters. Court was held May 13th, of which 26 defendants were disposed.

The next court session is July 8th.

Carrie Alexandria Caster
 Library Director
 ccaster@ci.mt-angel.or.us
 503-845-9291

LIBRARY

Summer Reading Program Starts June 16-- now for ALL AGES!

We are busily preparing for our Summer Reading Program “Every Hero Has a Story” which begins Tuesday, June 16th! We have an exciting line-up of performers and programs this year, and will encourage reading, creativity, connection and lifelong learning through fun activities, prizes and events using the superhero theme! This year’s performers will include Reptile Man, Rhys Thomas (magic), Jay Frasier (musician), Chetter Galloway (storyteller), Vicki Gasko-Green (puppeteer) and Christopher Leebrick (storyteller), plus we’ll be hosting a superhero party and more. A final calendar will be available soon! For the first time this year, we are including a Summer Reading Program for adult patrons too! The theme “Escape the Ordinary” celebrates that love of reading and exploration is ageless. Participants are invited to track time spent read for the chance to win wonderful raffle prizes to local business and attractions! More information is coming soon, including a schedule of related events. We are working hard to make summer at the library a FANTASTIC experience for ALL!

Storytime and Babytime Changes in Summer

During our Summer Reading Program (June- August), we will not be holding our regular Tuesdays at 3:30 Storytimes because schedule our special summer performers during that time. We also are modifying our Babytime program during the summer months to be a less formal Babytime Playtime (still at 10:30 on Tuesday). This will all us to provide a less-structured playtime for families who attend this program on a regular basis, and allow us to maintain the momentum we’ve built up with new programs and attendees during the past 6 months. Both Storytime and Babytime (just like Lego Club) will return in the fall, with a new and engaging assortment of storytime themes and activities!

Statistics—Circulation and Patrons

I am happy to be able to present you with the first monthly circulation statistical reports in our new system Symphony. Unfortunately, CCRLS believes the stats for January and February 2015 are not reliable as there were many anomalies during the software migration, so we start with stats from March 2015. We are continuing to track statistics and will have a better sense of where we are as time goes on.

April 2015-----2681 items circulated

March 2015-----2499 items circulated

We also have started keeping detailed daily statistics to help us better track patron usage of the library, apart from simply noting the number of items checked out. This new process is designed to gain a better sense of the real number of patrons using the library for various purposes, and at what hours. This information will help inform future library enhancements such as updating library hours and programs (a big priority going forward). These statistics also will contribute to our yearly report the Oregon State Library.

Library Sign Replacement

The Friends of the Library are investigating options for replacing our beautiful wooden library sign which has sustained rot and sadly will need to be replaced in the near future. We are committed to keeping the beautiful wooden look in design, shape, and lettering, and will keep you informed as we know more.

Michael D. Healy
Chief of Police
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POLICE

School Resource Officer:

The SRO coordinated a full lockdown drill at the high school on May 4th. The drill went smoothly and offered some valuable learning experiences. The SRO is also assisting with resolving the parking issues at the schools brought on by the construction processes.

Damage to Vehicle #61:

On April 28th, during one of the City's Budget Committee meetings, an unknown suspect shot one of our patrol cars while it was parked near the gazebo on Church St. From the damage it appears to have been a shotgun round that was fired at the car. The vehicle is now in the body shop being repaired at a cost of approximately \$2,250 which is covered by our insurance.

Memorial Day Ceremony Escort:

Our officers will again provide the lead car escort for the annual Memorial Day observance ceremony on May 25th.

Chemeketa Job Fair:

The Chemeketa Emergency Services Job Fair was held on May 12th at their Salem campus. Officer McDonough represented our department at the fair. He stated there had been a very large turnout for the event and he had many conversations with interested individuals.

Reserve Interviews:

On May 19th we held the first round of interviews for our newest batch of potential reserve police officers. Those that pass this interview will move on to a Chief's interview and hopefully on to the background process.

Dan Bernt
 Public Works Superintendent
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 503-845-6260

PUBLIC WORKS

Water:

- Three retaps with one on May St., Sheridan St., and S. Pershing St.
- Performed numerous special reads, turn-on, and shut-offs.
- Two delinquency shut-offs
- Eight flow tests around town, most of these are not our issue.
- Talked to the city engineer about various water projects.
- Collected four routine water samples.

Parks:

- Tree trimming in park areas.
- Irrigation repair at city hall and Saalfield house.
- Reactivated irrigation systems at City hall, Saalfield house, library and the fountain area.
- Installed new two inch irrigation main at the north end of Ebner Park.
- Cleaned the sewer lines at the Gazebo restrooms.
- Repaired and fixed restroom at Ebner Park. So, they are ready for summer reserved event use.
- Repainted garbage can receptacle lids in parks.
- Cleaned shelter areas at all parks, and had portable toilet delivered to Fisher Park.
- Mowing and spraying continues.
- Stump removed by the Gazebo.

Street:

- Street sweeper was out twice in May.
- Removed bushes at the corner of John St. and W. Marquam Street.
- Roadside mowing, curb spraying, and weekly garbage barrel pickup continue.
- We fixed stop sign at corner of Alder St. and E. College St.
- We installed new flags at City hall.
- Worked on identifying potential sidewalks and ADA ramps replacement projects.

Sewer:

- Will begin smoke testing the system this summer.
- Switched to recirculation mode at the wastewater treatment plant.
- Collection system monitoring.
- We jetted several sewer main lines.
- Dike road and berm maintenance continue.

Other:

- We have done many utility locates.
- We replaced light around town as needed.

Report Criteria:

Invoices with totals above \$0 included.

Only paid invoices included.

Invoice Detail.Description = {<>} "1099 adjustment"

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
GENERAL FUND							
12582	Mt Angel Police Association	30	Union dues/emp paid/monthly	05/05/2015	385.00	385.00	05/15/2015
11950	VantagepointTransfer Agents457	99	Deferred Comp/emp. paid	05/08/2015	100.00	100.00	05/15/2015
7720	Mt Angel Chamber of Commerce	04/02/2015	Refund/meeting room(Maureen E.)	05/01/2015	25.00	25.00	05/15/2015
Total :					510.00	510.00	
ADMINISTRATION DEPARTMENT							
2090	Bochsler Hardware	MAY2015	glue stick, broom, trash can	04/30/2015	17.87	17.87	05/15/2015
9290	Pitney Bowes Global Fin. Ser.	2915833-E	Equipment return charges	04/24/2015	100.00	100.00	05/15/2015
9600	Quill Corporation	2443687	Past due stamp	05/07/2015	6.99	6.99	05/15/2015
12678	US BANK EQUIPMENT FINANC	116	Ricoh copier lease pmt/monthly	05/05/2015	208.00	208.00	05/15/2015
12678	US BANK EQUIPMENT FINANC	278890033	Ricoh 3002 copier lease pmt/monthly	05/29/2015	208.00	208.00	05/26/2015
7820	Mt Angel Telephone Company	325	City Hall Fax	05/01/2015	48.15	48.15	05/15/2015
7820	Mt Angel Telephone Company	328	City Hall, 2 lines	05/01/2015	107.85	107.85	05/15/2015
12583	CENTURY LINK	137	lines,9291,9292,6261	04/19/2015	11.89	11.89	05/15/2015
4320	ELEVATOR SOLUTIONS, INC.	37	Elevator Maintenance/monthly	05/01/2015	56.60	56.60	05/15/2015
7590	Moonlight Maintenance, Inc.	104	City Hall cleaning	04/27/2015	156.00	156.00	05/15/2015
12762	ARNZEN ELECTRIC, LLC	607	City Hall Breakroom	04/23/2015	1,488.75	1,488.75	05/15/2015
8210	Northwest Natural Gas Co.	65	City Hall bldg,split w/pdept	05/06/2015	43.59	43.59	05/15/2015
9220	PGE	626	95 Gar./CH bldg,split w/pdept.	05/01/2015	229.65	229.65	05/15/2015
9220	PGE	642	95 Gar./CH bldg,split w/pdept.	05/25/2015	205.98	205.98	05/26/2015
Total ADMINISTRATION DEPARTMENT:					2,889.32	2,889.32	
POLICE DEPARTMENT							
12040	Village Print Shop	MAY2015	Impound forms	03/24/2015	99.00	99.00	05/15/2015
12040	Village Print Shop	MAY2015	Letterhead & ZND	03/24/2015	84.00	84.00	05/15/2015
7820	Mt Angel Telephone Company	329	Police Dept lines	05/01/2015	155.25	155.25	05/15/2015
12583	CENTURY LINK	137	40009294,9848, Pdept long dist	04/19/2015	8.46	8.46	05/15/2015
12807	Petty Cash-Nan Fleck	MAY2015	Postage	05/12/2015	12.03	12.03	05/15/2015
7590	Moonlight Maintenance, Inc.	105	Police Dept. cleaning/monthly	04/27/2015	196.00	196.00	05/15/2015
12797	Walter E. Nelson Co	23855	Restroom supplies	05/08/2015	190.95	190.95	05/15/2015
2740	CDW Government, Inc.	TV49647	Toner for Cheif's printer	04/15/2015	429.58	429.58	05/15/2015
2740	CDW Government, Inc.	TV67082	Toner for Cheif's printer	04/16/2015	119.68	119.68	05/15/2015
12717	RICOH USA, INC.	5035938820	Quarterly copies/PD	05/07/2015	52.07	52.07	05/26/2015
2740	CDW Government, Inc.	TK97241	Microsoft Office update for Cheif's comp	03/26/2015	254.89	254.89	05/15/2015
3690	DELL Marketing L.P.	XJNKDMRP4	Computer replacement @ front desk/PD	05/20/2015	1,468.08	1,468.08	05/26/2015
2960	City of Silverton	47	PD dispatch services	04/23/2015	13.58	13.58	05/15/2015

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
2960	City of Silverton	5496	Radio Service Agreement/monthly(2)	04/16/2015	9.71	9.71	05/15/2015
2960	City of Silverton	5526	Radio Service Agreement/monthly	05/14/2015	9.54	9.54	05/26/2015
7820	Mt Angel Telephone Company	327	Pdept 911 line	05/01/2015	33.37	33.37	05/15/2015
12715	METCOM 9-1-1	MAY2015	800 line	04/15/2015	5.05	5.05	05/15/2015
1580	AT&T	29	modems/police vehicles	05/05/2015	169.16	169.16	05/15/2015
3200	Complete Wireless Solutions	87844	Check remote at front desk	05/05/2015	110.00	110.00	05/26/2015
5477	HEALY, MICHAEL	04212015	Misc. trainings, meetings, errands/reimburse for mileage	04/21/2015	295.98	295.98	05/15/2015
6095	Jenks, Lynn	MAY2015	Mileage Reimbursement	05/11/2015	58.48	58.48	05/15/2015
10650	SILVERTON HOSPITAL	MAY2015	Hearing Screenings/PD staff	04/30/2015	222.00	222.00	05/15/2015
12807	Petty Cash-Nan Fleck	MAY2015	food during training	05/12/2015	68.00	68.00	05/15/2015
11360	The Radar Shop	RS-8694	Repair of malfunctioning radar unit	04/08/2015	96.50	96.50	05/15/2015
1063	911 Supply	29875	Ties	04/21/2015	39.96	39.96	05/26/2015
1063	911 Supply	31038	Uniforms	04/13/2015	236.20	236.20	05/26/2015
1063	911 Supply	31192	Uniforms	04/21/2015	217.97	217.97	05/26/2015
1063	911 Supply	31193	Uniforms	04/21/2015	217.97	217.97	05/26/2015
1063	911 Supply	31297	Uniforms	04/24/2015	69.99	69.99	05/26/2015
1063	911 Supply	31525	Uniforms	05/06/2015	1,300.00	1,300.00	05/26/2015
1063	911 Supply	31526	Uniforms	05/06/2015	121.98	121.98	05/26/2015
1063	911 Supply	31527	Uniforms	05/06/2015	76.99	76.99	05/26/2015
8210	Northwest Natural Gas Co.	65	City Hall bldg,split w/pdept	05/06/2015	43.58	43.58	05/15/2015
9220	PGE	626	95 Gar./CH bldg,split w/pdept.	05/01/2015	229.65	229.65	05/15/2015
9220	PGE	642	95 Gar./CH bldg,split w/pdept.	05/25/2015	205.99	205.99	05/26/2015
12600	LAUGHLIN OIL COMPANY	MAY2015	Fuel purchases/Police dept	04/30/2015	937.25	937.25	05/26/2015
12807	Petty Cash-Nan Fleck	MAY2015	DMV Vehicle 51 registration	05/12/2015	102.25	102.25	05/15/2015
Total POLICE DEPARTMENT:					7,961.14	7,961.14	
COURT DEPARTMENT							
7050	Marion County Treasurer	MAY2015	JAIL ASSESSMENT/April 2015	05/01/2015	91.00	91.00	05/15/2015
8610	Oregon Department of Revenue	MAY2015	State Assessments/April 2015	05/01/2015	150.00	150.00	05/15/2015
12844	COUKOULIS, LORI	MAY2015	Judge services/May 2015 municipal court	05/13/2015	275.00	275.00	05/26/2015
10075	Russell, Carolia	2007137	Court Intrepreter Services(3) months(Jan, March,may)	05/15/2015	135.00	135.00	05/26/2015
12786	AMAN, KYLE	MAY2015	Citation refund/reissue ck 22254	05/06/2015	30.00	30.00	05/26/2015
12886	SAETERN, LAI	MAY2015	Citation refund per Judge C	05/20/2015	30.00	30.00	05/26/2015
12752	VON FLUE, TARA	572015	Reimbursement for travel	05/07/2015	33.82	33.82	05/15/2015
Total COURT DEPARTMENT:					744.82	744.82	
COMMUNITY DEVELOPMENT							
7440	Mid-Willamette Council of Gov	1415323	P2014-01/billed to applicant	05/13/2015	134.75	134.75	05/26/2015
7440	Mid-Willamette Council of Gov	1415323	SUB2015-01/billed to applicant	05/13/2015	423.50	423.50	05/26/2015
7440	Mid-Willamette Council of Gov	1415323	Regular planning services; staff inquiry, administrative tasks/ April	05/13/2015	327.25	327.25	05/26/2015
12260	Westech Engineering, Inc.	20258	P2014-01(billed to applicant)	04/30/2015	130.00	130.00	05/15/2015
12260	Westech Engineering, Inc.	20258	DARP2014-02(billed to applicant)	04/30/2015	305.00	305.00	05/15/2015
12260	Westech Engineering, Inc.	20258	DARP2015-01(billed to applicant)	04/30/2015	30.50	30.50	05/15/2015

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
12260	Westech Engineering, Inc.	20258	PWB2015-01(billed to applicant)	04/30/2015	30.50	30.50	05/15/2015
12260	Westech Engineering, Inc.	20258	Pre-app & SUB 2015-01(billed to applicant)	04/30/2015	91.50	91.50	05/15/2015
12260	Westech Engineering, Inc.	20258	Regular planning services May 2015	04/30/2015	213.50	213.50	05/15/2015
6970	Marion County Building Inspect	05012015MA	BUILDING PERMIT FEES	04/30/2015	3,201.58	3,201.58	05/15/2015
12848	HOGUE, JUSTIN	MARCH	Reimbursement for conference/lodging	05/06/2015	168.32	168.32	05/15/2015
12848	HOGUE, JUSTIN	MARCH	Reimbursement for conference/meals	05/06/2015	24.95	24.95	05/15/2015
12848	HOGUE, JUSTIN	MARCH	Reimbursement for conference/mileage	05/06/2015	51.28	51.28	05/15/2015
Total COMMUNITY DEVELOPMENT:					5,132.63	5,132.63	
LIBRARY DEPARTMENT							
7820	Mt Angel Telephone Company	326	Library phone	05/01/2015	39.68	39.68	05/15/2015
12583	CENTURY LINK	137	845-6401/library long dist.	04/19/2015	2.39	2.39	05/15/2015
9420	Postmaster	MAY2015	PO Box Fee/library/annually	05/20/2015	112.00	112.00	05/26/2015
7590	Moonlight Maintenance, Inc.	106	Library cleaning/monthly	05/10/2015	144.00	144.00	05/15/2015
12849	CASTER, CARRIE A	APRIL	Ant traps for library	04/29/2015	5.95	5.95	05/15/2015
1710	Baker & Taylor Books	4011209153	Books	04/20/2015	116.83	116.83	05/15/2015
1710	Baker & Taylor Books	4011220455	Books	04/30/2015	639.99	639.99	05/15/2015
1710	Baker & Taylor Books	4011231734	Books	05/11/2015	114.88	114.88	05/26/2015
1710	Baker & Taylor Books	4011233802	Books	05/13/2015	236.05	236.05	05/26/2015
12849	CASTER, CARRIE A	APRIL	Books	04/29/2015	28.47	28.47	05/15/2015
12849	CASTER, CARRIE A	MAY	Books	05/07/2015	69.45	69.45	05/15/2015
12849	CASTER, CARRIE A	MAY	Books	05/07/2015	12.97	12.97	05/15/2015
1710	Baker & Taylor Books	M70051580	DVD's	04/08/2015	146.34	146.34	05/15/2015
1710	Baker & Taylor Books	T18961790	CD for Collections	04/08/2015	19.26	19.26	05/15/2015
12849	CASTER, CARRIE A	APRIL	DVD's for collection	04/29/2015	14.99	14.99	05/15/2015
12849	CASTER, CARRIE A	MAY	DVD's for collection	05/07/2015	23.92	23.92	05/15/2015
3260	Consumer Reports	04272015	Subscription	04/27/2015	29.00	29.00	05/15/2015
6800	Library Journal	MAY2015	Subscription renewal 1 year	05/19/2015	104.99	104.99	05/26/2015
12887	SUNSET	MAY2015	Magazine subscription/2 yrs	05/19/2015	24.00	24.00	05/26/2015
12888	PROFESSIONAL SUBSCRIPTIO	MAY2015	Magazine subscription (1yr)	05/21/2015	10.00	10.00	05/26/2015
12849	CASTER, CARRIE A	MAY	File folders/sheet protectors	05/07/2015	18.98	18.98	05/15/2015
3710	DEMCO	5577725	Book jacket covers and stamp	04/17/2015	337.31	337.31	05/26/2015
8210	Northwest Natural Gas Co.	66	Library building	05/06/2015	40.02	40.02	05/15/2015
9220	PGE	613	290 E. Charles/Library bldg.	05/01/2015	266.50	266.50	05/15/2015
9220	PGE	631	290 E. Charles/Library bldg.	05/25/2015	195.87	195.87	05/26/2015
Total LIBRARY DEPARTMENT:					2,753.84	2,753.84	
PARKS DEPARTMENT							
2090	Bochsler Hardware	4302015	connectors, chain, rope, spray paint, cable ties, paint	04/30/2015	156.26	156.26	05/15/2015
3250	Consolidated Supply Co.- Salem	S7306986.001	Backflow device for Ebner park	05/08/2015	425.46	425.46	05/26/2015
4610	FARMERS TOILET CO.	33	Portable toilets/Parks	04/30/2015	166.00	166.00	05/15/2015
9220	PGE	615	615 May St/Fisher Park	05/01/2015	16.09	16.09	05/15/2015
9220	PGE	617	700 Spruce/Ebner Park	05/01/2015	15.45	15.45	05/15/2015

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
9220	PGE	633	615 May St/Fisher Park	05/25/2015	15.99	15.99	05/26/2015
12600	LAUGHLIN OIL COMPANY	MAY2015	Fuel purchases/Public Works Dept.	04/30/2015	92.64	92.64	05/26/2015
Total PARKS DEPARTMENT:					887.89	887.89	
Total GENERAL FUND:					20,879.64	20,879.64	
STREETS FUND							
6980	Marion County Clerk	APRIL2015	Reconveyance 590 Leo/Kintz LID	04/20/2015	10.00	10.00	05/26/2015
Total :					10.00	10.00	
7820	Mt Angel Telephone Company	324	PWShops 2 lines+internet/split	05/01/2015	24.08	24.08	05/15/2015
2090	Bochsler Hardware	4302015	gloves, paint, brush	04/30/2015	18.11	18.11	05/15/2015
7750	CATHOLIC COMMUNITY SERVI	37	Public restrooms/monthly	04/30/2015	330.00	330.00	05/15/2015
9220	PGE	602	905 W. Marquam/PW shops, split	05/01/2015	36.22	36.22	05/15/2015
9220	PGE	610	200 GarfieldGazeb/decor lites	05/01/2015	19.74	19.74	05/15/2015
9220	PGE	625	120 Main/Fountain area	05/01/2015	210.52	210.52	05/15/2015
9220	PGE	628	200 GarfieldGazeb/decor lites	05/25/2015	19.22	19.22	05/26/2015
9220	PGE	641	120 Main/Fountain area	05/25/2015	190.91	190.91	05/26/2015
12600	LAUGHLIN OIL COMPANY	MAY2015	Fuel purchases/Public Works Dept.	04/30/2015	270.72	270.72	05/26/2015
9220	PGE	618	195 Main/decor lites	05/25/2015	21.46	21.46	05/26/2015
9220	PGE	620	105 Church/Blinking Xwalk @214	05/01/2015	17.51	17.51	05/15/2015
9220	PGE	624	Street Lights Contract	05/01/2015	1,710.41	1,710.41	05/15/2015
9220	PGE	637	105 Church/Blinking Xwalk @214	05/25/2015	17.28	17.28	05/26/2015
9220	PGE	MAY2015	195 Main/decor lites	04/21/2015	23.42	23.42	05/15/2015
Total :					2,909.60	2,909.60	
Total STREETS FUND:					2,919.60	2,919.60	
TRANSPORTATION SDC FUND EXPENDITURES							
12260	Westech Engineering, Inc.	20258	SDC updates	04/30/2015	96.60	96.60	05/15/2015
Total EXPENDITURES:					96.60	96.60	
Total TRANSPORTATION SDC FUND:					96.60	96.60	
CAPITAL IMPROVEMENT FUND TECHNOLOGY REPLACEMENT							
2740	CDW Government, Inc.	VK41301	Computer replacement/Court	05/11/2015	1,519.25	1,519.25	05/26/2015
2740	CDW Government, Inc.	VN25595	Computer replacement/Court	05/18/2015	34.23	34.23	05/26/2015

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total TECHNOLOGY REPLACEMENT:					1,553.48	1,553.48	
Total CAPITAL IMPROVEMENT FUND:					1,553.48	1,553.48	
WATER UTILITY FUND							
12885	MACAIS, COURTNEY	MAY2015	Refund utility deposit	05/20/2015	25.00	25.00	05/26/2015
Total :					25.00	25.00	
9490	Printing Arts	5035938820	UTILITY BILLS/3000 sheets	05/07/2015	332.64	332.64	05/26/2015
7820	Mt Angel Telephone Company	323	City Well	05/01/2015	59.15	59.15	05/15/2015
7820	Mt Angel Telephone Company	324	PWShops 2 lines+internet/split	05/01/2015	96.33	96.33	05/15/2015
12583	CENTURY LINK	137	845-6260,2852,PWorks	04/19/2015	.11	.11	05/15/2015
12612	OHA DWP	MAY2015	Cross connection certification	05/13/2015	27.50	27.50	05/26/2015
1225	AIRGAS USA, INC	9926956697	Cylinder rental fees/monthly	04/30/2015	20.00	20.00	05/15/2015
2090	Bochsler Hardware	4302015	Tool box, nozzle, paint, emery cloth	04/30/2015	55.87	55.87	05/15/2015
5470	HD SUPPLY WATERWORKS, LT	D833125	Stock water pipe fittings	05/07/2015	2,653.67	2,653.67	05/15/2015
7910	NAPA Auto Parts	267796	reflectors/pressure gauge	04/23/2015	35.85	35.85	05/15/2015
12150	Waterlab Corporation	66457	routine water sample analysis/monthly	05/07/2015	120.00	120.00	05/15/2015
1310	Republic Services #456	37	Garbage services/monthly	04/30/2015	92.20	92.20	05/15/2015
9220	PGE	602	905 W. Marquam/PW shops, split	05/01/2015	72.46	72.46	05/15/2015
9220	PGE	611	204 Humpert/Reservoir telemetry	05/01/2015	15.99	15.99	05/15/2015
9220	PGE	612	460 E. Marquam/Well #7	05/01/2015	1,465.04	1,465.04	05/15/2015
9220	PGE	619	440 Alder/Well #5	05/01/2015	35.14	35.14	05/15/2015
9220	PGE	621	Well #6	05/01/2015	834.94	834.94	05/15/2015
9220	PGE	629	204 Humpert/Reservoir telemetry	05/25/2015	15.99	15.99	05/26/2015
9220	PGE	630	460 E. Marquam/Well #7	05/25/2015	1,356.81	1,356.81	05/26/2015
9220	PGE	636	440 Alder/Well #5	05/25/2015	33.94	33.94	05/26/2015
7910	NAPA Auto Parts	265829	Battery	03/31/2015	41.99	41.99	05/15/2015
12600	LAUGHLIN OIL COMPANY	MAY2015	Fuel purchases/Public Works Dept.	04/30/2015	176.93	176.93	05/26/2015
12260	Westech Engineering, Inc.	20258	PW Consultant services	04/30/2015	219.00	219.00	05/15/2015
Total :					7,761.55	7,761.55	
Total WATER UTILITY FUND:					7,786.55	7,786.55	
SEWER UTILITY FUND							
12885	MACAIS, COURTNEY	MAY2015	Refund utility deposit	05/20/2015	50.00	50.00	05/26/2015
Total :					50.00	50.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
9490	Printing Arts	5035938820	UTILITY BILLS/3000 sheets	05/07/2015	332.64	332.64	05/26/2015
7820	Mt Angel Telephone Company	322	WWTP 2 lines+internet	05/01/2015	123.18	123.18	05/15/2015
12884	Department of Environmental Qua	WQ16WSC-00	Annual Cert Support Fee for WWTP	04/23/2015	190.00	190.00	05/15/2015
10650	SILVERTON HOSPITAL	MAY2015	CDL physical	04/30/2015	110.00	110.00	05/15/2015
1225	AIRGAS USA, INC	9926956697	WWTP cylinder rentals/monthly	04/30/2015	109.35	109.35	05/15/2015
1545	Aspen Wildlife Services, LLC	31	Wildlife mgmt program/monthly	04/19/2015	375.00	375.00	05/15/2015
2090	Bochsler Hardware	4302015	Distilled water/WWTP	04/30/2015	23.84	23.84	05/15/2015
2090	Bochsler Hardware	MAY2015	funnels	04/30/2015	3.74	3.74	05/15/2015
12884	Department of Environmental Qua	WQ16DOM-00	NPDES Permit renewal	05/01/2015	2,197.00	2,197.00	05/15/2015
9220	PGE	602	905 W. Marquam/PW shops, split	05/01/2015	72.46	72.46	05/15/2015
9220	PGE	614	12334 Mt.Angel-Gervais/WWTP	05/01/2015	1,397.66	1,397.66	05/15/2015
9220	PGE	623	10991 Saratoga/res. telemetry	05/01/2015	33.41	33.41	05/15/2015
7910	NAPA Auto Parts	265776	Replacement bulb/lynch pin	03/30/2015	8.26	8.26	05/15/2015
12600	LAUGHLIN OIL COMPANY	MAY2015	Fuel purchases/Public Works Dept.	04/30/2015	225.32	225.32	05/26/2015
Total :					5,201.86	5,201.86	
Total SEWER UTILITY FUND:					5,251.86	5,251.86	
WATER UTILITY SDC FUND							
EXPENDITURES							
12260	Westech Engineering, Inc.	20258	SDC updates	04/30/2015	96.60	96.60	05/15/2015
Total EXPENDITURES:					96.60	96.60	
Total WATER UTILITY SDC FUND:					96.60	96.60	
SEWER UTILITY SDC FUND							
EXPENDITURES							
12260	Westech Engineering, Inc.	20258	SDC updates	04/30/2015	41.40	41.40	05/15/2015
Total EXPENDITURES:					41.40	41.40	
Total SEWER UTILITY SDC FUND:					41.40	41.40	
STORMWATER SDC FUND							
EXPENDITURES							
12260	Westech Engineering, Inc.	20258	SDC updates	04/30/2015	96.60	96.60	05/15/2015
Total EXPENDITURES:					96.60	96.60	
Total STORMWATER SDC FUND:					96.60	96.60	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
PARKS SDC FUND							
EXPENDITURES							
12260	Westech Engineering, Inc.	20258	SDC updates	04/30/2015	13.80	13.80	05/15/2015
Total EXPENDITURES:					13.80	13.80	
Total PARKS SDC FUND:					13.80	13.80	
Grand Totals:					38,736.13	38,736.13	

Dated: _____

Report Criteria:

- Invoices with totals above \$0 included.
- Only paid invoices included.
- Invoice Detail.Description = {<>} "1099 adjustment"

City of Mt. Angel
City Council Meeting Minutes

CITY COUNCIL**May 4, 2015****7:00 PM**

The Mt. Angel City Council met in a workshop and regular session in the Community Meeting Room, 290 E. Charles Street, Mt. Angel, Oregon.

6:00 p.m. WORKSHOP

1. **CALL TO ORDER:** The Mt. Angel City Council workshop was called into order at 6:38 p.m. by Mayor Otte.

2. **ATTENDANCE:****COUNCIL**

Andrew Otte, Mayor
Kelly Grassman, Council President
Darren Beyer, Councilor
Ray Eder, Councilor
Pete Wall, Councilor
Karl Bischoff, Councilor

STAFF

Eileen Stein, City Manager
Justin Hogue, Assistant to the City Manager
Mike Healy, Police Chief
Dan Bernt, PW Superintendent
Carrie Alexandria Caster, Library Director
Chaunee Seifried, Finance Director

ABSENT

Don Fleck, Councilor

GUESTS

Scott Gustafson, Gustafson Insurance

City Insurance Agent of Record, Scott Gustafson, presented a video training session produced by City County Insurance Services, called “What Every Elected Official Needs to Know”. The video discussed a variety of topics elected officials need to know in conducting their affairs in elected office. Mr. Gustafson commented on working with City Manager Eileen Stein and progress made toward the implementation of best (risk management) practices. He also spoke about meeting with the Executive Risk Management Committee of the city.

Manager Stein and Assistant to the City Manager Justin Hogue gave a report on the Façade Improvement Program and delivered a PowerPoint presentation displaying the impact it has made on the community.

7:00 P.M. REGULAR MEETING

1. **CALL TO ORDER:** The regular session of the City Council was called to order at 7:00 p.m. by Mayor Otte.

2. **FLAG SALUTE:** Mayor Otte led the salute to the flag.

3. **ROLL CALL:**

COUNCIL

Andrew Otte, Mayor
Kelly Grassman, Council President
Darren Beyer, Councilor
Ray Eder, Councilor
Pete Wall, Councilor
Karl Bischoff, Councilor

STAFF

Eileen Stein, City Manager
Justin Hogue, Assistant to the City Manager
Mike Healy, Police Chief
Dan Bernt, PW Superintendent
Carrie Alexandria Caster, Library Director
Chaunee Seifried, Finance Director
Steve Ward, City Engineer
Carrie Connolly, City Attorney

ABSENT:

Don Fleck, Councilor

GUESTS:

4. **PRESENTATIONS, GUESTS, AND ANNOUNCEMENTS:** None

5. **APPEARANCE OF INTERESTED CITIZENS:** None

6. **REVIEW CORRESPONDENCE:** None

7. **REVIEW WRITTEN STAFF REPORTS:**

Mayor Otte asked about the surveys the Gdansk University students would perform. City Manager Stein spoke about the scope of the survey and about asked about areas of interest from the Council for survey topics.

8. **REVIEW ACCOUNTS PAYABLE:** None

9. **CONSENT AGENDA:**

- a. Approve Regular Meeting Minutes for March 30, 2015.
- b. Approve Regular Meeting Minutes for April 7, 2015.

Councilor Wall moved to approve the Consent Agenda; Councilor Grassman seconded.

Beyer:	AYE	Otte:	AYE
Bischoff:	AYE	Grassman:	AYE
Eder:	AYE	Wall:	AYE
Fleck:	ABSENT		

The motion passed unanimously.

10. **UNFINISHED BUSINESS:** None

11. **NEW BUSINESS:**

- a. Public Hearing on System Development Charge (SDC) Update
 - i. AN ORDINANCE AMENDING MT. ANGEL MUNICIPAL CODE CHAPTER 50, AUTHORIZING THE ESTABLISHMENT OF SYSTEM DEVELOPMENT CHARGES FOR THE CITY OF MT. ANGEL

ii. A RESOLUTION ESTABLISHING SYSTEM DEVELOPMENT CHARGE FEES FOR WATER, WASTEWATER, DRAINAGE, TRANSPORTATION AND PARK IMPROVEMENTS; ADOPTING UPDATED ASSOCIATED METHODOLOGIES AND CIPs; AND REPEALING RESOLUTION NOS. 778 AND 783

Manager Stein introduced Curt McLeod of Curran McLeod, the City's SDC consultant. She reminded the Council Mr. McLeod was last before the Council in January. Mr. McLeod provided an overview of the SDC update then and mentioned that the editorial changes recommended by the Council would be included in the final draft. He spoke about the ground work for SDCs such as credits, preexisting use, and annual adjustments that satisfy statute requirements. He also mentioned that the firm has predicated the value of the City's systems according to replacement costs fees. He asked the Council if there were any components that they were interested in. Mr. McLeod asked the Council if there was any interest in reviewing the SDC methodology. He spoke about the Master Plan costs and reimbursement fees. He talked about public improvements and the corrected fees stating that the water system fee would be \$3,682, the sanitary sewer fee would be \$4,429, and finally the storm drain fee would be \$572. He asked the Council if they had any questions. Manager Stein introduced Carrie Connelly the City's attorney and Steve Ward the City's engineer.

Mayor Otte opened the public hearing at 7:20 p.m. and announced that they would take public testimony.

1. Mike Erdmann, acting representative of the Marion County Home Builders Association, spoke about the SDC increases and explained that he understands the need for appropriate SDCs as home builders depend upon the infrastructure that they help create. He spoke about the letter provided to the Council on behalf of the Home Builders Association. He talked about the difference between reimbursement and improvements fees and treating facilities as if they are brand new. He commented that there is concern over the SDC consultant's utilization of replacement value. He talked about the proposed methodology and how home builders are being asked to pay for something that is depreciating. He spoke about utilizing a cost basis minus depreciation approach used by other cities in Marion and Polk County. He stated that the proposed methodology is unfair and differs from every other jurisdiction in Marion and Polk County. He provided the definition of reimbursement, spoke about future growth, the waste water plant, and how the proposed fees would provide revenue for the City above what it cost to originally build the plant. He gave an example from the Oregonian who negatively reported on Portland charging reimbursement fees for parks in a similar manner.

Mr. Erdmann also commented that the proposed methodology's use of street overlays would violate state law since SDCs are meant to provide for capacity increase and not maintenance. He also mentioned that the proposed SDCs are charging for portion of the Master Plan paid for by federal grant money, which he acknowledged will be addressed. He also asked for a better listing of projects that SDC money was spent on in the annual finance report. He stated that his goal is to ensure that SDCs are calculated fairly. He asked that the SDC methodology be modified to reflect actual cost after depreciation and removal of the street overlay portion from the transportation SDC.

Mayor Otte asked if there is an issue with the numbers or with the language in the methodology. Mr. Erdmann stated that any time you see an SDC double it grabs your attention, that SDCs should be judged according to the project list. He commented on how it could create difficulty for building projects to move forward. Mayor Otte spoke about how other cities' SDCs are much higher than the

proposed SDCs for Mt. Angel and how other cities more development, which means that SDCs are not the driver for building. Mr. Erdmann stated that he does not take issue with the dollar value of the proposed SDCs, but on the fairness in calculating the methodology.

2. David Hoffer, introduced himself and stated his interest as a local builder. He commented that a \$6,000 increase in SDCs would not stop him from building someone a home and that he wanted to make sure the City went about calculating SDCs properly and that state law is followed. He suggested that phasing in the new SDCs would be helpful for growth. He stated that the fees need to be justifiable and are paying for what has already been built, not for projects that will not increase capacity. Mayor Otte thanked Mr. Hoffer for his testimony.

3. Alan Kraemer, Kraemer Nurseries, stated that his family has been working on a retirement home project north of the Mt. Angel Towers for approximately a year and spoke about miscommunication that had occurred. He stated that the project has changed and he has spent over \$50,000 on the engineering firm, City planner, and City engineer. He stated that he was uncertain whether the project could be completed if he would have to pay the proposed SDCs fees and requested a meeting with the City to talk about securing SDCs fees for his project at the current rate. He spoke about how improvements to his property would significantly increase the amount of property taxes he would be paying. At this time, he stated that he has put the project on hold and commented on how an increase in SDCs would make his project unworkable. Mr. Kraemer thanked the Council for their time. The Council thanked Mr. Kraemer for his testimony.

Councilor Wall asked if the amount in SDCs Mr. Kraemer would need to pay under the proposed increase had been calculated. Mr. Kraemer stated that he would need to pay SDCs on approximately 60 homes.

4. John Gooley, provided background on himself and his experience in the lumber business. He stated that he has been a member of the Home Builders Association for 35 years. He commented that not raising SDCs is the wrong thing to say as he is willing to do what needs to be done in order to see the City grow and prosper. He stated that the biggest problem is finding money to fix immediate community needs such as streets. He asked the Council to put the SDC update on hold and focus on fixing other problems within the City. He talked about the Infill Overlay zone and how adding increases in SDC fees to the cost that the infill zone creates would make it difficult to build and grow. He spoke about rezoning that has occurred in other cities and how zoning in Mt. Angel has caused other building projects to never get off the ground. He spoke about how other cities have lower minimum square footage for lot sizes and how the City could help facilitate a larger real property tax base. He spoke about how the Development Code would not allow for a sign at the Festhalle and how the brewery at the Abby will not be able to put up a sign according to how the Code currently reads. He stated that Code adjustments could immediately fix problems. He referred to Alan Kraemer's testimony and spoke about waiting to increase SDCs. He talked about adjusting the lot size minimum requirement and providing more opportunities for building.

Councilor Eder asked if Mr. Gooley would care to live on a 4,500 square foot lot. Mr. Gooley provided an example from Lake Oswego related to smaller lots and spoke about providing affordable housing options. He spoke about creating an opportunity to grow and live in Mt. Angel within one's own home.

Mayor Otte closed the public hearing at 7:47 p.m.

City Attorney Connelly spoke about policy questions that the Home Builders Association's lawyer addressed and fairness questions that were raised. She stated that there are two choices by statute for the reimbursement fee, which are to base it on original cost or the value of unused capacity and Mr. Stamp, the Home Builders Association's attorney would even agree that the value of unused capacity is associated with replacement costs. She stated that she agrees, the SDC fees that cover grant funding should and will be pulled out of the methodology.

Mr. McLeod stated that he agrees that each community is different, but that the standards for calculating SDCs is universal and wanted the City to understand the time value of money. He stated that the SDC statute provides for four different ways for placing a value on reimbursements. He spoke about the value versus the cost of improvements. He commented that there are several communities that utilize replacement cost. He spoke about the City using funds to improve facilities over time. He spoke about replacement cost as it was mentioned in the letter submitted to the Council. He commented on the different ways that replacement value is calculated and that the statute is not specific on how it must be done. He spoke about how citizens pay for the construction of a facility and how SDCs would reimburse citizens. He talked about how the value of a facility inflates with time. He stated that the first point made in the letter is paraphrased and not how the statute actually reads. He talked about the statute on SDCs and how it relates to the proposed methodology. He spoke about a statement by the League of Oregon Cities regarding SDCs. He stated that what he is proposing to the City is original cost and annual inflation based off of the Engineering News Record Index, which is the same way the existing SDCs are calculated. He spoke about the case from Utah mentioned in the letter and its irrelevance to Mt. Angel. He stated that there are four common alternatives and perhaps several more allowed under the statute as it is not specific on calculating value or costs. He spoke about retaining information on the original cost of facilities and reinvestments made every year for those facilities. He stated that the proposed methodology calculates cost based on what it would take to rebuild the facility in the present taking into account improvements and inflation. He stated that more important than depreciation is inflation as it relates to the time value of money, but that depreciation is addressed. He talked about time value, depreciation, and inflation.

He stated that he would disagree with the idea that the City is attempting to make a profit and commented on how Mt. Angel's SDCs do not come close to covering improvement costs or the replacement of facilities or many improvements called for in the City's Master Plan. He commented that no one is trying to make a profit and that the goal is to be equitable and prevent citizens from having to subsidize future improvements. He spoke about the statute on SDCs, what it allows, and cost recovery. He stated that the primary purpose of the reimbursement fee is to reimburse citizens who have paid into the infrastructure for excess capacity to accommodate future users and agrees that there is no benefit to overcharging. He stated that the goal of the SDC is not to accelerate growth, but to collect the equitable value of the infrastructure in order to accommodate growth. He indicated that SDCs do not account for routine maintenance. He spoke about the transportation SDC, and how street overlays are not routine maintenance as it is something that would occur only once or twice in a decade. He stated that adding asphalt does increase capacity as new developments create additional traffic. He spoke about the master plan and administrative time spent on calculating SDC values and how administrative fees would never come close to paying for master planning.

Councilor Grassman asked about differences in methodology used by other cities. Mr. McLeod stated that if fees are not increased then citizens will be subsidizing growth. He talked about the Home Builders Association's objection to using replacement value and how they would prefer original cost to be used. He spoke about depreciation impacts on SDCs. Councilor Grassman asked about the difference between the current and proposed SDC fee amounts. Mr. McLeod spoke about the increase in SDC fees and land use master planning. There was discussion on SDCs and master plans. Councilor Bischoff asked about phasing in SDC fees. Mr. McLeod spoke about phasing in SDCs. Manager Stein commented that under state law individuals are allowed a payment plan.

Mr. McLeod stated that it is important to follow the rules, talked about his firm's experience with SDCs, and recommended the proposed methodology. City Attorney Connelly stated that there is nothing illegal or potentially illegal within the proposed methodology. She explained that she disagrees with Mr. Stamp's belief that there are potentially illegal aspects within the proposed methodology and that Mr. McLeod is very thorough in his analysis of the SDC statute. She stated that what is being proposed before the Council is supportable. She asked the Council if they want to go with the replacement values for determining replacement fees as it is being proposed or to reduce the fee utilizing depreciation, which she explained is allowed but not required. She spoke about options for the Council, to move forward with the proposed methodology or direct staff to make changes. She spoke about how SDCs in other jurisdictions all look different.

Councilor Wall spoke about overlays increasing capacity and how it may only be applicable for arterial or collector streets. Mr. McLeod stated that the statute addresses routine maintenance and that something, which is performed every 10 to 15 years would not be considered routine. City Attorney Connelly stated that to the extent that improvements allow for increased density and support new growth, SDCs can be allocated for such improvements. She also stated that the overlays that Mr. McLeod has taken into account would not be considered routine.

Councilor Beyer asked Mr. McLeod about meter sizes and their corresponding increase in cost. There was discussion on meter sizes as they relate to increases in SDC fees. There was discussion on the connection charge, which Mr. McLeod stated is not related to the SDC methodology.

The Council decided that they would like additional time to review the information that was provided, look at phasing in current applications, and follow up with those that provided testimony. The Council deferred making a decision on adopting the proposed SDC methodology until a later time. Councilor Wall stated that he does not want to discourage applications for development projects that are currently pending. There was discussion on how the City has not addressed SDCs in 17 years and the need for the City to deal with this issue. Mayor Otte asked if a depreciation schedule could be produced. Mr. McLeod stated that he could create a document that would provide a picture of what the depreciated values would be. City attorney Connelly stated that the methodology could be considered later, but provided the option for the Council to conduct a first reading of the ordinance, which is intended to clean up specific aspects of the Code.

Councilor Grassman moved to conduct a first reading of an ordinance amending Mt. Angel Municipal Code Chapter 50, authorizing the establishment of system development charges for the City of Mt. Angel; Councilor Eder seconded.

Beyer:	AYE	Eder:	AYE
Bischoff:	AYE	Fleck:	ABSENT

design and working with Marion County on that project. Councilor Bischoff asked about his familiarity with the Development Code. Manager Stein spoke about the learning curve in the event that a new engineer firm was selected for City engineering services. Mr. Ward spoke about cost management. He commented on how Public Works has not grown as a department in years and how he makes sure that they do not have additional work as a result of projects. Mayor Otte asked about the first, sewer line design only serving the developing property on Academy St. Mr. Ward spoke of the issues the initial sewer design posed. There was discussion on the necessity for a developing property to construct utilities in such a manner that allows neighboring properties to utilize those utilities as well. There was discussion on the reimbursement district. Councilor Wall spoke about other issues that the project faced such as wanting two additional feet above the maximum height allowed by the Code. He spoke about time spent by the City planner and City engineer on the staff report, which increased the cost of the project as well. He explained how the Code calls for a conditional use permit, which requires a hearing.

Councilor Beyer moved to approve an amendment to the original agreement executed in July 2012, between the City of Mt. Angel and Westech Engineering Inc., for city engineering services, for an additional two (2) year term ending on June 30, 2017, with this amendment to become effective as of July 1, 2015; Councilor Bischoff seconded.

Beyer:	AYE	Grassman:	NAY
Bischoff:	AYE	Otte:	AYE
Eder:	AYE	Wall:	AYE
Fleck:	ABSENT		

The motion passed unanimously.

12. CITY ADMINISTRATOR’S REPORT:

Manager Stein stated she is meeting at the request of the Towers to talk about the status of the City. Mayor Otte stated that he will attend that meeting. Manager Stein stated that she is thinking about a grand opening for Ebner Park around Memorial Day. She also mentioned that she and Assistant to the City Manager Hogue met with the owners’ representative for a property on the west side of the City to discuss annexation the potential for a 67 lot subdivision. She spoke of the first step in the process, which requires that the proposed annexation be put before the voters. Councilor Wall recommended contacting Planning Commissioner Wall in order to better understand the process.

13. COUNCILOR/COMMITTEE REPORTS:

Councilor Eder asked if the City could provide the Councilors with large packets further ahead of the Council meeting. Councilor Beyer thanked those that provided testimony during the public hearing and expressed his appreciation for others’ perspectives on the proposed SDC methodology. Councilor Bischoff asked about meeting with Mr. Kraemer. Manager Stein spoke about payments for SDCs and asked the Council about a threshold for allowing such payments. Manager Stein stated that the Council has another month to review the SDC methodology.

14. MAYOR’S REPORT:

Mayor stated that he is going to the Mt. Angel Towers this Saturday with Manager Stein. for a meeting with residents there to talk about city affairs. He also stated that construction has stepped up at the high school and that there will be more vehicles parked on Marquam St.

Councilor Beyer asked about the net for the softball field. Lead Utility Worker Daniel Shafer estimated that 150-180 feet of net would need to be obtained. There was discussion on netting for the softball field in order to protect the playground area.

15. ADJOURNMENT OF REGULAR MEETING:

Mayor Otte adjourned the meeting at 9:17 p.m.

Respectfully submitted by:

Justin Hogue, Assistant to the City Manager

Attested by:

Andrew Otte, Mayor

CITY OF MT. ANGEL
REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: June 1, 2015			
Ordinance <input checked="" type="checkbox"/>	Resolution <input checked="" type="checkbox"/>	Motion <input type="checkbox"/>	Information <input type="checkbox"/>
Date Prepared: May 26, 2015		Department: Administration	
SUBJECT: 2015 SDC Update		Contact Person for this Item: Eileen Stein, City Administrator, estein@ci.mt-angel.or.us, (503) 845-9291	

RECOMMENDATION: Conduct a second reading on an ordinance amending Section 50 of the Mt. Angel Municipal Code (System Development Charges) and approve a resolution adopting a new SDC methodology for water, wastewater, drainage, transportation and park improvements.

BACKGROUND: This item supports the City Council's goal to *evaluate revenues, costs and options for improving City infrastructure*. Earlier this year, Curran-McLeod was selected to update the City's SDCs. Curt McLeod presented his recommendations at a January workshop and then again on May 4, 2015 during a public hearing. At that meeting, Marion County Homebuilder's Association (MCHBA) spoke specifically about the methodology using replacement value to identify the costs for system improvements in the reimbursement SDC calculation. They also discussed the projects in the transportation project list, suggesting that overlays for residential streets ought not to be included as they would not add capacity to the city's transportation system.

After extended discussion about the new charges, the Council decided it would like additional time to review the methodology presented in the staff report. In response, Curt McLeod stated he could provide a picture of what replacement value less depreciation would look like and would revise the transportation project list to remove overlays on residential streets. The Council conducted a first reading on the ordinance amending Section 50 of the Mt. Angel Municipal Code but deferred on the resolution adopting the new methodology.

The attached document provides the new calculations and is presented for Council consideration. Mr. McLeod incorporated a depreciated replacement value for the reimbursement fee as a comparison to the proposal presented last month which he utilized just the replacement value. As you are aware, financial records are not available for most of the infrastructure so a establishing a true value based on original cost and developing a depreciation schedule is not feasible. The attached revised draft, dated June 2015, to distinguish it from the earlier version, takes into account the condition of the existing facilities by estimating an effective age and life of each component of the City's infrastructure.

Mr. McLeod also notes the term replacement value in the prior draft is somewhat a misnomer in that the values utilized were conservatively low to account for some of the issues related to depreciation. It is

significant to note that the previous methodology utilized by the City of Mt Angel utilized the replacement value of the systems to establish the reimbursement fees. Also note replacement value is a legitimate method of establishing the SDC fee, and is used by many public agencies, including most notably the City of Portland Bureau of Environmental Services.

Finally, the Transportation CIP was modified. SDC statutes prohibit expending SDC revenues on "routine maintenance"; however, a structural overlay is clearly not a routine maintenance. As a result, the list of 1993 overlay projects contained in the 2003 TSP Amendments, excluding local streets in exclusive residential areas, is also included in this Capital Improvement Plan to serve future growth. All entries have been adjusted to the Engineering News Record Construction Cost Index (ENR CCI) of 9,936 for December 2014 dollars.

To summarize, the following are the new SDCs, improvement and reimbursement components combined, per equivalent dwelling unit (EDU) (i.e. one single family home) without the requested adjustments (original) and with it (revised):

	<u>Current</u>	<u>Original</u>	<u>Revised</u>
Water	\$ 2,338	\$ 3,731	\$ 3,252
Sanitary Sewer	\$ 1,250	\$ 4,491	\$ 4,173
Stormwater	\$ 96	\$ 580	\$ 488
Transportation	\$ 1,310	\$ 1,600	\$ 1,437
Parks SDC	\$ 55	\$ 1,048	\$ 1,028
Total	\$ 5,049	\$11,450	\$10,358

SUGGESTED MOTIONS:

- 1) Consider the following motions (both are necessary):
 - a. *"I move to conduct a second reading of:* AN ORDINANCE AMENDING MT. ANGEL MUNICIPAL CODE CHAPTER 50, AUTHORIZING THE ESTABLISHMENT OF SYSTEM DEVELOPMENT CHARGES FOR THE CITY OF MT. ANGEL
 - b. *"I move to approve:* A RESOLUTION ESTABLISHING SYSTEM DEVELOPMENT CHARGE FEES FOR WATER, WASTEWATER, DRAINAGE, TRANSPORTATION AND PARK IMPROVEMENTS; ADOPTING UPDATED ASSOCIATED METHODOLOGIES AND CIPs; AND REPEALING RESOLUTIONS NOs. 778 AND 783

ATTACHMENTS: A – Ordinance, B – Resolution, C – Methodology

ORDINANCE NO. 744

AN ORDINANCE AMENDING MT. ANGEL MUNICIPAL CODE CHAPTER 50,
AUTHORIZING THE ESTABLISHMENT OF SYSTEM DEVELOPMENT CHARGES FOR
THE CITY OF MT. ANGEL

THE CITY OF MT. ANGEL ORDAINS AS FOLLOWS:

Section 1. Mt. Angel Municipal Code (MAMC) Chapter 50, System Development Charges, is hereby amended as follows:

§ 50.01 PURPOSE. The purpose of the system development charge is to impose a portion of the cost of capital improvements for water, wastewater, drainage and flood control, transportation, parks and recreation upon those developments and redevelopments that create the need for or increase the demands on City of Mt. Angel (“City”) capital improvements.

§ 50.02. SCOPE. The system development charge imposed by this Chapter is separate from and in addition to any applicable tax, assessment, charge or fee otherwise provided by law or imposed as a condition of development.

§ 50.03 DEFINITIONS. For purposes of this Chapter, the following mean:

(1) Administrative Charge. The amount charged to each development to cover the cost of developing the methodologies, providing an annual accounting or system development charge expenditures, implementation, and operational costs associated with the system development charge program.

(2) Capital Improvements. Facilities or assets used for:

- a. Water supply, treatment and distribution;
- b. Waste water collection, transmission, treatment and disposal;
- c. Drainage and flood control;
- d. Transportation; or
- e. Parks and recreation.

The term “Capital improvement” does not include costs of the operation or routine maintenance of capital improvement.

(3) Development. The change in character, occupancy, or use of land or buildings, including redevelopment and demolition of a building for the conversion of property to another use. Development includes, but is not limited to all improvements on a site, including buildings, other structures, parking and loading areas, landscaping, paved or graveled areas improved open areas such as

plazas and walkways, and areas devoted to exterior display, storage or activities, but does not include natural geologic forms or unimproved lands.

(4) Improvement Fee. A fee for costs associated with capital improvements to be constructed after the date the fee is adopted pursuant to Section 50.04 of this Chapter.

(5) Owner. The owner or owners of record, title, or the purchaser or purchasers under a recorded land sales agreement, and other persons having an interest of record in the described real property.

(6) Parcel of Land. A lot, parcel, block, or other tract of land that is occupied or may be occupied by a structure or structures or other use, and that includes the yards and other open spaces required under the zoning, subdivision, or other development ordinances.

(7) Qualified Public Improvements. A capital improvement that is required as a condition of development approval, identified in the plan adopted pursuant to Section 50.08 of this Chapter; and either

- a. Not located on or contiguous to property that is the subject of the development approval; or
- b. Located in whole or in part on or contiguous to property that is the subject of development approval and required to be built larger or with greater capacity than is necessary for the particular development project to which the improvement fee is related.

(8) Reimbursement Fee. A fee for costs associated with capital improvements already constructed or under construction on the date the fee is adopted pursuant to Section 50.04 of this Chapter, for which the Council determines capacity exists.

(9) System Development Charge. A reimbursement fee, an improvement fee or a combination thereof assessed or collected at the time of increased usage of a capital improvement, or issuance of a development permit or building permit, or connection to the capital improvement. “System development charge” includes that portion of a sewer or water system connection charge that is greater than the amount necessary to reimburse the City for its average cost of inspecting and installing connections with sewer and water facilities. “System development charge” does not include fees assessed or collected as part of a local improvement district assessment, a charge in lieu of a local improvement district assessment, or the cost of complying with requirements or conditions imposed by a land use decision, expedited land division, or limited land use decision.

§ 50.04. SYSTEM DEVELOPMENT CHARGE ESTABLISHED.

(1) A system development charge shall be established and may be revised by resolution of the City Council. The resolution shall set the amount of the charge, the type of charge, and, if the charge applies to a geographic area smaller than the entire City, the geographic area subject to the charge.

(2) Unless otherwise exempted by the provisions of this Chapter or other local or state law, a system development charge is hereby imposed upon all development within the City, upon increased usage of a capital improvement, issuance of a development permit or building permit, or connection to the capital improvement, and upon all development outside the boundary of the City that connects to or otherwise uses the sewer, water or storm water facilities of the City.

(3) An administrative charge associated with the cost of the City's System Development Charge program, including the periodic and on-going direct and indirect costs associated with complying with the requirement of state law and the cost of administering system development charges, may be established by Council resolution or included within the system development charge.

§ 50.05. METHODOLOGY.

(1) The methodology used to establish or modify a reimbursement fee shall, as applicable, be based upon rate-making principals employed to finance publicly owned capital improvements, prior contributions by then-existing users, gifts or grants from federal or state government or private persons, the value of unused capacity available to future system users or the cost of the then-existing facilities, and other relevant factors identified by the Council.

(2) The methodology used to establish or modify an improvement fee shall consider the estimated cost of capital improvements identified in the plan adopted pursuant to Section 50.08 of this Chapter that are needed to increase the capacity of the system to which the fee is related and are required to serve the demands placed on the system by future users. The methodology shall be calculated to obtain the cost of capital improvements for the projected need for available system capacity for future system users.

(3) The methodology used to establish or modify an improvement fee or a reimbursement fee, or both, shall be contained in a resolution adopted by the Council.

(4) The methodology used to establish or modify an improvement fee or a reimbursement fee shall not:

- a. Include or incorporate a method or system under which the payment of the fee or the amount of the fee is determined by the number of

employees of an employer without regard to new construction, new development or new use of an existing structure by the employer;

b. Include or incorporate any method or system under which the payment of the fee or the amount of the fee is based on the number of individuals hired by the employer after a specified date; or

c. Assume that costs are necessarily incurred where capital improvements when an employer hires an additional employee.

(5) All methodologies for establishing or modifying reimbursement or improvement fees shall be available for public inspection.

(6) A change in the amount of a reimbursement fee or an improvement fee is not a modification of the system development charge if the change in amount is based on a change in the cost of materials, labor or real property applied to the projects or project capacity as set forth in the plan adopted pursuant to Section 50.08 of this Chapter; or the periodic application of one or more specific cost indexes or other periodic data sources.

A specific cost index or periodic data source must be:

a. A relevant measurement of the average change in prices or costs over an identified time period for materials, labor, real property, or a combination of the three;

b. Published by a recognized organization or agency that produces the index or data source for reasons that are independent of the system development charge methodology; and

c. Incorporated as part of the established methodology or identified and adopted in a separate City resolution or order.

(7) A combination of a reimbursement fee and an improvement fee may be imposed, if the methodology demonstrates that the charge is not based upon providing the same system capacity.

§ 50.06. AUTHORIZED EXPENDITURES.

(1) Reimbursement fees shall be applied only to capital improvements associated with the systems for which the fees are assessed, including expenditures relating to the repayment of indebtedness.

(2) Improvement fees shall be spent only on capacity-increasing capital improvements, including expenditures relating to the repayment of debt for the improvements. An increase in system capacity occurs if a capital improvement increases the level of performance or service provided by existing facilities or provides new

facilities. The portion of the capital improvements funded by improvement fees must be related to the need for increased capacity to provide service for future users.

(3) A capital improvement being funded wholly or in part from revenues derived from an improvement fee shall be included in the plan adopted by the City pursuant to Section 50.08 of this Chapter.

(4) Notwithstanding subsections (1) and (2) of this Section, system development charge revenues may be expended on the direct costs of complying with the provisions of this Chapter, including the costs of developing system development charge methodologies and providing an annual accounting of system development charge expenditures.

§ 50.07. EXPENDITURE RESTRICTIONS.

(1) System development charges shall not be expended for costs associated with the construction of administrative office facilities that are more than an incidental part of other capital improvements.

(2) System development charges shall not be expended for costs of the operation or routine maintenance of capital improvements.

§ 50.08. IMPROVEMENT PLAN. Prior to the establishment of a system development charge by resolution, the Council shall adopt a plan that:

(1) Lists the capital improvements that may be funded with improvement fee revenues, including the estimated cost and time of construction of each improvement, and the estimated percentage of costs eligible to be funded with revenues from improvement fees for each improvement; and

(2) Describes the process for modifying the plan. The Council may modify the plan and list at any time. If a system development charge will be increased by a proposed modification of the list to include a capacity increasing capital improvement, as referenced in Section 50.06(2) of this Chapter, the City shall provide at least thirty (30) days' notice of the proposed plan modification to persons who have previously requested written notice under Section 50.15(2) of this Chapter. A public hearing on such proposed plan modifications will be held if the City receives a written request for such a hearing within seven (7) days of the date the proposed modification is scheduled for adoption. If no such request is received within this time period, a hearing is not required, but may be held in the City's sole discretion.

§ 50.09. COLLECTION OF CHARGE.

(1) The system development charge is payable upon: annexation, issuance of a building permit, a development permit, a development permit for development not

requiring the issuance of a building permit, or a permit; or approval to connect to the water or sewer system, or a right-of-way access permit.

(2) If no building, development, or connection permit is required, the system development charge is payable at the time usage of the capital improvement is increased based on changes in the use of the property.

(3) The applicant for a connection permit shall be required to state in writing the intended use of the building in sufficient detail to enable the City to determine the appropriate category of use. If the use of a building changes or if the stated use is incorrect, the occupant shall report the change of use to the City within thirty (30) days and promptly pay any additional system development charges. If the occupant fails to report a correct statement of use or a change of use within thirty (30) days or fails to pay the additional system development charge within ten (10) days after invoice, the occupant shall pay a penalty of 10% of the balance due plus interest on the unpaid balance at the rate of 1.5% per month.

(4) The City shall not issue such permit or allow such connection until the charge has been paid in full, provision for installment payments has been made pursuant to this Section 50.11 of this Chapter, or unless an exemption is granted pursuant to Section 50.12 of this Chapter.

§ 50.10. DELINQUENT CHARGES; HEARING.

(1) When, for any reason, a system development charge has not been paid, the City Manager shall report to the Council the amount of the uncollected charge, the description of the real property to which the charge is attributable, the date upon which the charge was due, and the name of the owner.

(2) The Council shall schedule a public hearing on the matter and direct that notice of the hearing be given to each owner with a copy of the City Manager's report concerning the unpaid charge. Notice of the hearing shall be given either personally or by certified mail, return receipt requested, or by both personal and mailed notice, and by posting notice on the parcel at least ten (10) days before the date set for the hearing.

(3) At the hearing, the Council may accept, reject, or modify the determination of the City Manager, as set forth in the report. If the Council finds that a system development charge is unpaid and uncollected, the City Recorder shall docket the unpaid and uncollected system development charge in the City lien docket. Upon completion of the docketing, the City shall have a lien against the described land for the full amount of the unpaid charge, together with interest at the legal rate of 10 percent (10%) and with the City's actual cost of serving notice of the hearing on the owners. The lien shall be enforceable in the manner provided in ORS Chapter 223.

§ 50.11. INSTALLMENT PAYMENT.

(1) The owner of a parcel of land subject to a system development charge may apply for payment in installments, to include interest at the legal rate of 10% on the unpaid balance, in accordance with ORS 223.208. Payment may be over a period of less than ten (10) years, if so elected by the property owner. Otherwise, system development charges are payable over a period of no less than ten (10), nor more than thirty (30) years, in accordance with such terms as set by the City.

(2) The City Manager shall provide application forms for installment payments, which shall include a waiver of all rights to contest the validity of the lien, except for the correction of computational errors.

(3) An applicant for installment payments shall have the burden of demonstrating the applicant's authority to assent to the imposition of a lien on the parcel and that the property interest of the applicant is adequate to secure payment of the lien.

(4) The City Manager shall report to the City Recorder the amount of the system development charge, the dates on which payments are due, the name of the owner, and the description of the parcel.

(5) The City Recorder shall docket the lien in the lien docket. From that time the City shall have a lien upon the described parcel for the amount of the system development charge, together with interest on the unpaid balance. The lien shall be enforceable in the manner provided in ORS Chapter 223.

(6) Upon written request of the City Manager, the City Recorder is authorized to cancel assessments of system development charges, without further Council action, where the new development approved by the building permit is not constructed and the building permit is cancelled.

(7) For property that has been subject to a cancellation of assessed system development charges, any future installment payment contract shall be subject to the code provisions applicable to system development charges and installment payment contracts on file on the date the new contract is received by the City.

§ 50.12. EXEMPTIONS.

(1) Structures and uses established and legally existing on or before the effective date of this Chapter that are connected to City sewer and water systems are exempt from system development charges imposed hereunder, until the parcel is further developed and increases the parcel's or structure's use of one or more public improvement facilities.

(2) An alteration, addition, replacement or change in use that does not increase the parcel's or structure's use of any City public improvement facility is exempt from all portions of the system development charge.

(3) City of Mt. Angel projects are exempt from all system development charges.

§ 50.13. CREDITS.

(1) A system development charge shall be imposed when a change of use of a parcel or structure occurs, but credit shall be given for the computed system development charge to the extent that prior structures existed and services were established on or before the effective date of this Chapter. The credit so computed shall not exceed the calculated system development charge. No refund shall be made on account of such credit.

(2) A credit shall also be given for construction of a qualified public improvement, upon acceptance by the City of that public improvement. The credit shall be only for the improvement fee charged for the type of improvement being constructed, and may be granted only for the cost of that portion of such improvement that exceeds the City's minimum standard facility size or capacity needed to serve that particular development project or property. The applicant shall have the burden of demonstrating that a particular improvement qualifies for credit under this Section. The request for credit shall be filed in writing no later than 60 days after acceptance of the improvement by the City.

(3) The City may deny a credit if it demonstrates that the application is not for a qualified public improvement, as defined in this Chapter, or by showing that the improvement for which credit is sought is not included in the plan adopted pursuant to Section 50.08 of this Chapter.

(4) When the construction of a qualified public improvement gives rise to a credit amount greater than the improvement fee that would otherwise be levied against the project receiving development approval, the excess credit may, with the concurrence of the City Engineer and City Manager, be applied against improvement fees that accrue in subsequent phases of the original development project and not otherwise. However, this subsection shall not prohibit the City from providing a greater credit, or from establishing a system by resolution providing for the transferability of credits, or from providing a credit for a capital improvement not identified in the plan adopted pursuant to Section 50.08, or from providing a share of the cost of such improvement by other means, if the City so chooses.

(5) Credit shall be used within ten (10) years from the date the credit is given.

§ 50.14. SEGREGATION AND USE OF REVENUE; ANNUAL ACCOUNTING.

(1) All funds derived from a particular type of system development charge are to be segregated by accounting practices from all other funds of the City. The system development charge calculated and collected shall be used for no purpose other than those set forth in Section 50.06 of this Chapter.

(2) The City shall provide an annual accounting to be completed by January 1st of each year for system development charges showing the total amount of system development charge revenues collected for each system and the projects that were funded in the previous fiscal year. The City shall include in the annual accounting a list of the amounts spent on each project funded, in whole or in part, with system development charge revenues, and the amount of revenue collected by the City from system development charges and attributed to the cost of complying with the provisions of this Chapter, including the costs of developing system development charge methodologies and providing annual accountings.

§ 50.15. REVIEW PROCEDURES.

(1) Expenditure Review.

a. Any citizen or other interested person may challenge an expenditure of system development charge revenues by filing a written complaint with the City describing with particularity the decision of the City and the expenditure which the person challenges. Such challenges must be filed within two (2) years of the expenditure of the system development charge revenues.

b. A hearing shall be held by the Council within sixty (60) days of the filing of the complaint. After providing notice to the challenger, the Council shall determine whether the expenditure was in accordance with this Chapter and the applicable Oregon Revised Statutes, and may affirm, modify or overrule the decision. If the Council determines that there has been an improper expenditure of systems development charge revenues, the Council shall direct that a sum equal to the misspent amount be deposited within one (1) year to the credit of the account or fund from which it was spent.

c. The decision of the Council shall be judicially reviewed only as provided in ORS 34.010 to 34.100.

(2) Methodology Review.

a. The City shall maintain a list of persons who have made written requests for notification prior to adoption or amendment of a methodology for any system development charge. Written notice shall be mailed to persons on the list at least ninety (90) days prior to the first hearing to establish or modify a system development charge, and the methodology supporting the system development charge shall be available at least sixty (60) days prior to the first hearing. The failure of a person on the list to receive a notice that was mailed does not invalidate the action of the City.

b. The City may periodically delete names from the list, but, at least thirty (30) days prior to removing a name from the list, must notify the person

whose name is to be deleted that a new written request for notification is required if the person wishes to remain on the notification list.

c. Legal action intended to contest the methodology used for calculating a system development charge may not be filed after sixty (60) days following adoption or modification of the system development charge resolution by the City. Persons shall request judicial review of the methodology used for calculating a system development charge only as provided in ORS 34.010 to 34.100.

(3) Plan Review. A decision to increase a system development charge by modifying the plan adopted pursuant to Section 50.08 of this Chapter may be judicially reviewed only as provided in ORS 34.010 to 34.100.

(4) Other Review.

a. Challenges of any other decisions required or permitted to be made by the City under this Chapter or associated resolutions including, but not limited to, objections to the calculation of a system development charge must be filed in writing with the City office within twenty (20) days of the date of the decision. The complaint must describe with particularity the challenged City decision, and state:

- 1) The name and address of the appellant;
- 2) The nature of the calculation being appealed;
- 3) The reason the calculation is incorrect; and
- 4) What the correct determination of the appeal should be or how the correct calculation should be derived.

A person who fails to file such a written challenge within the time permitted waives all objections, and any filed objections shall be dismissed.

An appeal fee in an amount as set by Council resolution shall accompany the complaint. A separate complaint and fee must be filed for each decision being appealed.

b. A hearing shall be held by the Council within sixty (60) days of the filing of the complaint. After providing notice to the complainant, the Council shall determine whether the decision challenged is in accordance with this Chapter and the applicable Oregon Revised Statutes, and may affirm, modify, or overrule the decision.

c. The Council must advise a person making written objection to a system development charge calculation of the review procedures provided by this Section, and the right to petition for review of the Council’s determination pursuant to ORS 34.010 to ORS 34.100.

§ 50.16. SEVERABILITY. The sections and subsections of this Chapter are severable. The invalidity of any one section or subsection shall not affect the validity of the remaining sections or subsections.

§ 50.17. PROHIBITED CONNECTION. No person may increase usage of a capital improvement or connect to the water, sewer or storm water systems of the City unless the appropriate system development charge has been paid, or an installment payment plan has been applied for and approved.

§ 50.18. PENALTY. Violation of this Chapter is punishable by a fine not to exceed \$500.00. Each day that the violation continues shall constitute a separate and distinct violation.

ADOPTED by the Mt. Angel City Council this ____ day of _____, 2015, by a vote of:

AYES:

NAYS:

APPROVED BY THE MAYOR this ____ day of _____, 2015.

Andrew Otte, Mayor

ATTESTED BY:

Eileen Stein, City Manager

RESOLUTION NO. 1440

A RESOLUTION ESTABLISHING SYSTEM DEVELOPMENT CHARGE FEES
FOR WATER, WASTEWATER, DRAINAGE, TRANSPORTATION AND PARK
IMPROVEMENTS; ADOPTING UPDATED ASSOCIATED METHODOLOGIES AND CIPs;
AND REPEALING RESOLUTIONS NOs. 778 AND 783

WHEREAS, the City Council for the City of Mt. Angel (City) has adopted Mt. Angel Municipal Code (MAMC) Chapter 50, authorizing the establishment of System Development Charges (SDCs) for water, wastewater, drainage and flood control, transportation and parks and recreation, as more specifically defined in MAMC 50.03; and

WHEREAS, Curran-McLeod, Inc., Consulting Engineers, on behalf of City, has developed “SDC Methodology and Capital Improvement Plan Updates” (Methodology Report), attached as Exhibit 1, which includes Capital Improvement Plans (CIPs) for each City system; and

WHEREAS, City wishes to allocate the costs of City capital improvements required to serve new development upon new growth;

WHEREAS, pursuant to ORS 223.304 and MAMC 50.05, the City must adopt a methodology in order to impose SDC reimbursement and improvement fees; and

WHEREAS, City desires that its SDC reimbursement and improvement fees be increased on a periodic basis by the cost of inflation, based upon the Engineering News Record Construction Cost Index (ENR/CCI).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF MT. ANGEL:

Section 1. Methodology and CIP. The City of Mt. Angel hereby adopts the Methodology Report, attached hereto and incorporated herein by this reference as Exhibit 1, including the CIPs set forth within the Methodology Report as the basis for the City’s desired SDC reimbursement and improvement fees, per ORS 223.304 and 223.309.

Section 2. Establishment of City SDC Fees. The water, sanitary sewer, transportation, storm drainage, and parks and recreation SDCs established as reimbursement and improvement fees, as more fully set out in the Methodology Report attached as Exhibit 1, are hereby established as the City’s SDC fees.

Section 3. Charge Increase. The SDC fees imposed herein may increase on or about January 1 of each year, following adoption of this Resolution, by the cost of inflation, based upon increases in the ENR/CCI (9,936 for December of 2014), without the need for modification of this resolution or a corresponding SDC fee increase process.

Section 4. Collection of Charges. City SDCs are payable as set forth within MAMC 50.09.

Section 5. SDC Credits for Qualified Public Improvements. Credits for Qualified Public Improvements may be granted per MAMC 50.13 and as more particularly addressed in the Methodology Report and associated SDC Construction Credit tables set forth in Exhibit 1. Credits must be used within ten (10) years from the date granted.

Section 6. Repeal. All previously adopted resolutions, including Resolutions 778 and 783, establishing City SDC fees, methodologies and CIPs are hereby repealed.

Section 7. Effective Date. This Resolution shall go into full force and effect on the date that Ordinance No. 1438 takes into effect.

ADOPTED by the Mt. Angel City Council this 1st day of June, 2015, by a vote of:

AYES:

NAYS:

APPROVED BY THE MAYOR this _____ day of June, 2015.

Andrew Otte, Mayor

ATTESTED BY:

Eileen Stein, City Manager

JUNE DRAFT FOR COUNCIL ADOPTION

CITY OF MT. ANGEL

**SYSTEM DEVELOPMENT CHARGE
METHODOLOGY & CAPITAL
IMPROVEMENT PLAN UPDATES**

**Water System
Sanitary Sewer
Transportation
Storm Drainage
Parks & Recreation**

**Marion County, Oregon
June 2015**

**CURRAN-McLEOD, INC., CONSULTING ENGINEERS
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CITY OF MT. ANGEL

SYSTEM DEVELOPMENT CHARGE METHODOLOGY & CAPITAL IMPROVEMENT PLAN UPDATES

Water System, Sanitary Sewer, Stormwater,
Transportation, Parks & Recreation

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City of Mt. Angel
**SYSTEM DEVELOPMENT CHARGE METHODOLOGY &
 CAPITAL IMPROVEMENT PLAN UPDATES**

Water System, Sanitary Sewer, Stormwater,
 Transportation, Parks & Recreation
 June 2015

INTRODUCTION & BACKGROUND

In December, 2014, the City of Mt. Angel contracted with Curran-McLeod, Inc. to assist in documenting the City's five public utility Capital Improvement Plans (CIP) and to update the System Development Charge (SDC) methodologies to maintain compliance with state statutes. This effort was completed with assistance from the City Administrator, Ms. Eileen Stein, Assistant, Justin Hogue, Public Works Superintendent, Dan Bernt, Utility Lead Worker, Daniel Shafer, Finance Director, Chaunee Seifried and the City Engineer, Steve Ward.

This text is intended to be a single point source document that summarizes all eligible capital improvement projects for each of the five public infrastructure components and the methodologies adopted to equitably allocate the cost to benefitted users. These Capital Improvement Plans are based on the Master Plans for each area of the municipal infrastructure as supplemented by an inventory of projects identified by City staff subsequent to adopting the plans. Although all projects are contained in this SDC document, additional detail on each of the listed projects can be found in the respective planning documents.

The City of Mt. Angel's System Development Charges are divided into five areas of infrastructure in compliance with the requirements of the Oregon Revised Statutes, to include:

1. Water Supply, Treatment, Distribution and Storage system;
2. Wastewater Collection, Treatment and Disposal;
3. Stormwater and Flood Control systems;
4. Transportation systems; and,
5. Parks & Recreation facilities.

This text identifies the detail of each of the five infrastructure systems, including specific summaries of the value and capacity of existing facilities, an estimate of costs of needed capital improvement for future growth, and an allocation of costs to benefitted users. The goal of this effort is to provide an understandable, equitable and defensible framework of charges that represent the proportionate cost of providing service for each benefitted user.

The SDC fees are intended to include only that portion of the connection charge that is greater than the amount necessary to reimburse the agency for the actual cost of inspecting and/or connecting to each system.

SDC METHODOLOGY OVERVIEW

The Mt. Angel System Development Charge enabling ordinances are contained in Ordinance 579, adopted in March of 1991, as amended by Ordinance 599 in May of 1994, and again amended in March of 1999. These Ordinances effectively provide the basis for implementing the SDC charges within the City of Mt. Angel; however, some minor amendments are needed to incorporate more recent changes in the State statutes. Mandated modifications include revised hearing notifications contained in Ordinance 599. Recommended changes relate to credit provisions that are contained in Ordinance 661.

Oregon Revised Statutes 223.297 through 223.314 provides the statutory basis for application of System Development Charges. These statutes are intended to provide a uniform framework for development of equitable funding to support orderly growth.

According to the statute, SDCs are composed of:

- Reimbursement Fees to address the value of existing improvements,
- Improvement Fees to address the cost of needed future improvements, or
- Combination of both Reimbursement and Improvement Fees.

The SDC statute 223.304 provides substantial latitude in calculating the reimbursement fees. The statute requires the fee take into consideration:

- (A) “Ratemaking principles employed to finance publicly owned improvements;” which indicates the cost of financing as well as the time value of money, or inflation, is a consideration.
- (B) “Prior contributions by existing users;” this indicates we should add any contributions made by existing users such as when the enterprise fund, property taxes or other revenue is used for improvements to the facilities.
- (C) “Gifts or grants from federal or state government or private persons;” This requires reducing the value due to receiving grants or gifts, however it does not address how to account for the time value of these grants or gifts. Additionally, it requires reducing the values when a private person funds qualified public improvements.
- (D) “The value of unused capacity available to future system users or the cost of the existing facilities;” The statutes allows the City discretion to use the ‘value’ or ‘cost’ of existing facilities. The value is clearly much higher than the cost considering financing costs and inflation impacts.
- (E) “Other relevant factors identified by the local government imposing the fee.”

The Reimbursement fees have four basic approaches to determine the value: 1) original cost, 2) original cost less depreciation, 3) Replacement value (essentially original cost plus appreciation) or 4) replacement value less depreciation.

1) **Original Costs** are typically not available for the bulk of the public infrastructure due to the age of the facilities, and if available would understate the value of the current facility. Assuming the City could identify the original costs for each facility, this option does not acknowledge the prior contribution from existing users, the continuing maintenance, nor does it acknowledge ratemaking principles such as inflation impacts on the value of the facilities.

2) **Original Costs less Depreciation** is similar to the first option above, but reduces the original cost further. Similar to utilizing original cost, this method does not adequately account for prior contributions by existing users or the impacts of ratemaking principles such as the time value of money. All public infrastructure facilities are maintained to provide continuous service to the community. Depreciating the original cost excludes the continuous investments made by existing users through maintenance of the facilities.

3) **Replacement Value** can be interpreted as the original costs plus the appreciation resulting from inflation. This accounts for the prior contributions from existing users and acknowledges the time value of the contributions. Additionally, this option acknowledges the continuing investments made by the existing users through maintenance of the facilities to maintain the facility as new.

4) **Replacement Value less Depreciation** is similar to the Replacement value option except that depreciating the replacement value acknowledges the reduced useful life, and thus the value, of the facilities. A feasible means to implement this option is to establish a replacement value based on the current condition of the facility, which then acknowledges the continuing investment through maintenance but also acknowledges the effective age of the facility.

When the statute specifically uses the term 'value' or 'cost' it is referencing the current value as opposed to the original cost. After consideration of the above factors, the City of Mt. Angel has elected to utilize a Replacement Value less Depreciation as the basis of the Reimbursement Fee.

The City's updated methodologies will identify current "replacement value" for all existing improvements that take into consideration the effective age of the facilities, or essentially the effects of depreciation, to establish the basis of the Reimbursement Fee.

Existing improvements typically have surplus capacity for future users as well as deficiencies in serving the existing users. Similarly, projects on the Capital Improvement Plan listing are required to provide capacity for future users, but also frequently resolve deficiencies in service to the existing users. To account for the available capacity in the City's infrastructure and the concurrent need to undertake capital improvements to resolve deficiencies, the Mt. Angel SDC Methodologies include a combination of both Reimbursement Fees and Improvement Fees.

To assure an equitable allocation of costs between existing and future users, the value of all existing facilities and the estimated cost of all future improvements are allocated to all users, current and future equally, based on their proportionate use of the available capacity. This method of allocating costs to all users ensures that the charge to future connections is equitable and that it is no more than the proportionate cost allocated to each existing user. This methodology avoids double charging for capacity and is also independent of current population.

With this approach there is no need to identify percentage of remaining capacity to serve future users, nor, for the most part, to estimate future population growth. This allocation is dependent only upon the ultimate capacity of the facility, and the value of the existing, or cost of the future, facility.

Although all SDCs are primarily related to population, the rate of population growth has no impact on calculation of the fee. The fee is based on funding needed improvements to support growth, independent of when that population growth is realized. In periods of high growth, SDC revenues will accrue more quickly to allow undertaking needed improvements earlier to support the accelerated growth. In periods of low growth, revenues will accrue more slowly, but the need for infrastructure improvements to support this growth is also protracted.

SDCs are typically collected with building permits which are not based on population. As a result, the unit of measure for allocating SDC costs is defined in various unique forms for each utility, but is generally based on the impact of one single family residential unit which is adopted to be one Equivalent Dwelling Unit (EDU).

EQUIVALENT DWELLING UNIT (EDU) DEFINITIONS

A water system Equivalent Dwelling Unit (EDU) is based on the Maximum Daily Demand (MDD); which is the amount of water used during a peak day event by the average single-family residential unit. A wastewater EDU is based on the Average Dry Weather Flow (ADWF) measured at the treatment facility per single family residential unit. A single stormwater EDU is based on the estimate of impervious area of a typical single family residential unit.

Transportation EDUs are based on the average number of weekday Equivalent Length New Daily Trips (ELNDT) identified for a single family residential unit. Costs for Parks and Recreation improvements are based entirely on a defined Level of Service (LOS) on a per capita basis, and therefore an EDU is simply the average population of 2.57 persons per single family residential unit according to the 2010 census information.

Water and wastewater basic units are gallons for the City of Mt. Angel. A water system EDU is 210 gallons per capita per day, times the weighted average of 2.57 people per household, as defined in the 2010 census for the City of Mt. Angel, for a total of 540 gallons per day per EDU at MDD. A wastewater EDU is based on the ADWF measured at the plant of 110 gallons per day per capita times 2.57 people per household for a total of 280 gallons per day per EDU (gpd/EDU at ADWF).

Stormwater basic units are square feet of impervious area, with a typical single family residential unit, or one EDU, based on having 1,600 square feet of impervious area, as was defined in the existing SDC Methodology.

The basic unit for the transportation system is an Equivalent Length New Daily Trip (ELNDT). A transportation EDU is defined as 9.52 ELNDT for a single family residential dwelling unit per the ITE Trip Generation Manual, 9th Edition.

Parks and Recreation EDUs are based on the cost of providing a required Level of Service (LOS), which has been adopted previously to be 3 acres of parklands per 1,000 population. The per capita cost to fund this defined LOS times the average of 2.57 people per household establishes the basis of an EDU. Parks and Recreation fees are unique in that they are based on the cost of providing a per capita Level of Service (LOS) as opposed to completion of a Capital Improvement Plan or reimbursement for existing improvements.

ANNUAL ADJUSTMENTS

As permitted by ORS 223.304(8): 1) adopted SDC fees may be adjusted as needed, based upon changes in the cost of materials, labor or real property applied to the replacement values or estimated costs of projects identified in the associated systems' CIP; and 2) adopted SDC fees shall be increased periodically based upon application of a specific cost index.

The statutes require an adopted cost index to be:

- (A) A relevant measurement of the average change in prices or costs over an identified time period for materials, labor, real property, or a combination of the three;
- (B) Published by a recognized organization or agency that produces the index or data source for reasons that are independent of the system development charge methodology; and
- (C) Incorporated as part of the established methodology or identified and adopted in a separate ordinance, resolution or order.

The Engineering News Record (ENR) publishes a nationwide 20-city average cost escalation factor called the Construction Cost Index (CCI) that satisfies the criteria in this statute. The use of this 20-city average provides a well established and well known industry standard for the average change in construction costs. For reference, this current SDC update is based on an ENR CCI for December 2014 of 9,936.

In accordance with ORS 223.309(2), the City may adjust any of the capital improvement projects, adjust project cost estimates, or values of existing improvements by resolution or ordinance at anytime. However, if the SDC is increased as a result of the addition of a new "capacity increasing capital improvement" project, the City must provide a written notice, a minimum of 30 days prior to adoption, of the modifications to persons who have requested notice under ORS 223.304(6). Subsequently, the City must hold a public hearing for adoption only if within seven days of the proposed adoption the City receives a written request for a hearing.

If the City elects to modify the cost allocation methodology as opposed to only adjusting the project values or CIP inventories, written notice is required to be mailed 90 days prior to any adoption hearings to all persons who have requested notification. Additionally, the revised methodology must subsequently be made available for public review a minimum of 60 days prior to the hearing for adoption.

If no one has requested to be on the list of interested persons per ORS 223.304(6), then no special notification is required for any adjustments; however, complying with the public notice requirements would be conservative.

CREDITS FOR ELIGIBLE CONSTRUCTION

ORS 223.304(4) requires that a method of credits be available for the construction of qualified public improvements. The statute further defines qualified public improvements as those required as a condition of development approval, identified in the plan and list adopted pursuant to ORS 223.309 and either:

- (a) Not located on or contiguous to property that is the subject of development approval; or
- (b) Located in whole or in part on or contiguous to property that is the subject of development approval and required to be built larger or with greater capacity than is necessary for the particular development project to which the improvement fee is related.

As a result of ORS 223.304(4)(a), a credit must be provided for eligible off-site public improvements; and in accordance with ORS 223.2304(4)(b), a credit must be provided for on-site development only for the component of an eligible improvement which has capacity greater than the local government's minimum standard facility size or capacity. Under each infrastructure section below, minimum standard facility size and values for credits are summarized.

Additionally, when growth pressures mandate the improvement of infrastructure within fully developed areas or unrelated to any specific development, the entire cost of the improvement may be funded with SDC revenues. Improvement Fee revenues may only be used for projects listed in the CIP. Reimbursement Fee revenues may always be used for any capital improvement for the utility for which the fee was collected.

SDC CREDIT PAYMENTS

Credits are typically used to offset the SDC fees due from the developing property. In the event the credit exceeds the fees due from the development, the City has the option of reimbursing the developer with cash from current SDC reserves, cash receipts from future SDC revenues, and/or providing a credit against future development. ORS 223.304(5)(d) limits the application of a credit for future development to a maximum of 10 years. ORS 223.304(5)(c) allows the City to adopt additional methods of credit beyond the qualified public improvement credits required by statute.

CREDIT FOR PRE-EXISTING USE

A system development charge is imposed on all new construction, or when a change of use on a parcel increases the demand on the utility. In the event of a change of use, the system development charge for the new use shall be offset by a credit in the amount of the calculated system development charge for the pre-existing use.

SDC ADMINISTRATION REQUIREMENTS

Per ORS 223.311, System Development Charge revenues must be deposited in accounts designated for SDC revenues for each infrastructure. An annual accounting must be prepared by January 1 of each year identifying amounts collected for each utility, and the projects that were funded in the previous year.

The statute mandates that Reimbursement Fees may be expended on any capital improvements or associated debt service within the subject infrastructure. Improvement Fees may only be spent on projects that are included in the Capital Improvement Plan for each infrastructure, including associated debt service. Accordingly it is important to account for reimbursement and improvement fees separately.

Oregon Revised Statutes 223.307(5) allows SDC revenues to be expended for costs of complying with the provisions of ORS 223.297 to 223.314, including the costs of administration and providing annual accounting of development charge expenditures. Accordingly, annual costs are estimated to be 2% of the annual revenues derived from SDCs. A 2% surcharge is added to each identified fee.

Annually, a transfer from each SDC fund in the amount of 2% of the annual collections should be made to the City's general fund to cover the costs of administration for calculations, collections, accounting and annual fee adjustments. This expenditure should be identified in each annual summary.

PUBLIC INFRASTRUCTURE SDC UPDATES

The following sections each contain a summary for each of the five public infrastructure systems of existing improvements with associated replacement value and capacity, a summary of the Capital Improvement Plans with estimate of project costs, capacity, timing and percentage of eligible costs, and last, allocation calculations to determine the updated System Development Charges.

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City of Mt. Angel

WATER SYSTEM SDC UPDATE

June 2015

W-I. OVERVIEW

The System Development Charge (SDC) enabling Ordinance Number 579, as amended, is common to all five public infrastructure components and was adopted in 1991. The current fee of \$2,338 was adopted in Resolution 783 in 1999 based on the 1995 Water System Master Plan, and the 1998 System Development Charge Methodology Final Draft prepared by KCM, Inc., and has not been adjusted since.

Subsequently, a Water System Master Plan was updated in 2010 which was used as the basis for this System Development Charge Update. The 2010 Master Plan provided a thorough evaluation of the existing water system. This document calculated system demands, projected future demand and compiled a listing of required capital improvements to meet the growth through the year 2030, as well as build-out of the Urban Growth Boundary.

To be conservative, the capacities of all water system components, excepting distribution, are based on the ability to meet the Maximum Daily Demand (MDD). This assures that adequate resources are available at all times to serve the demand and replenish supplies within 24 hours. As the observed MDD approaches the reliable system capacity, capital improvements should be undertaken to expand the system. The MDD was derived in the 2010 Master Plan to be 210 gallons per capita per day (gpcd).

Based on the 2010 US Census, the average household size for Mt. Angel was 2.81 for the 734 owner-occupied units and 2.22 for the 487 renter-occupied units. A weighted average indicates an average population of 2.57 people per residence which defines the population of an Equivalent Dwelling Unit (EDU).

Accordingly, the water demands are quantified as 2.57 times 210 gallons per capita for a MDD of 540 gallons per day per EDU. Using this per EDU MDD figure, it is easy to identify the existing EDU capacity of source, treatment and storage components and to identify the improvements required to serve future population growth.

This demand is a reduction from the 2010 Master Plan completed prior to the availability of census data, and also based on a substantial per capita reduction from the 1995 Master Plan. This reduction will allow for approximately 10% greater number of EDUs to be served by the existing facilities than quantified in the master plan. Note these average values also include the demands for commercial/industrial developments, and assume commercial/industrial demands remain the same as the current relative percentage of the total demands.

The 2010 Master Plan improvements were predicated on a projected 2030 population of 4,977 based on County projections, which is the equivalent of 1,936 EDU. Source, treatment and storage facilities were deemed to have adequate capacity well beyond the year 2030.

Distribution system capacities are defined not only by their ability to deliver the MDD plus fire flows, but also by a geographical service area. The distribution system provides the backbone for expanding the system throughout the service area or Urban Growth Boundary. As a result, cost allocations for distribution system improvements are based on the resulting MDD for the number of EDUs calculated at build-out of the UGB area.

Based on the 2010 Master Plan, build-out population of the UGB is estimated to be 9,238. Although this figure was based on outdated census information, it is within the error of long term projections, and will be used as the build-out population in this SDC update. The total number of EDUs at build-out of the UGB is estimated to be 9,238 divided by 2.57, for a total of 3,600 EDU.

W-II. CREDITS FOR ELIGIBLE CONSTRUCTION

As discussed previously, credits must be available for eligible public works construction that met the requirements of the statute. Credits should be issued for eligible off-site improvements and for the oversize component only of eligible on-site improvements, identified herein as an Oversize Credit. The oversize component would be any improvements that exceed the local government's minimum standard facility size, which for a water line is 8" diameter. Thus in this SDC update, oversize credits will apply only to lines sized above the minimum 8" diameter.

The following table lists unit pricing contained in the 2010 Water System Master Plan adjusted by the ENR CCI of 9,936 for December of 2014, which is recommended to be used as the basis for any SDC credits given for eligible distribution system improvements:

CITY OF MT. ANGEL
WATERLINE CONSTRUCTION CREDITS
 January 2015

LINE SIZE	6"	8"	10"	12"	16"
CONSTRUCTION COST	\$120/LF	\$140/lf	\$165/lf	\$200/lf	\$240/LF
OVERSIZE CREDIT	\$0	\$0	\$25/lf	\$60/lf	\$100/LF

W-III. WATER SYSTEM CAPITAL IMPROVEMENT PLAN

Based on the 2010 Water System Master Plan, the water system is in very good condition to meet future demands. As a result, the list of needed improvements in the plan is very minimal for source, treatment and storage, and limited to addressing water rights certificates and master planning.

The distribution system has a relatively long list of specific improvements generally required to provide adequate capacity for growth, as would be expected as the system is required to support growth further into the UGB. Distribution system improvements are based on the Existing System Needs as published in Table 9-1 in the 2010 Master Plan, excepting the estimated unit prices have been recalculated using the estimated unit pricing published in this SDC update:

CITY OF MT. ANGEL
DISTRIBUTION SYSTEM CAPITAL IMPROVEMENT PLAN
 January 2015

LOCATION	FROM	TO	DIAMETER (IN)	LENGTH (FT)	SDC ELIGIBLE COST 100%
Academy Road	Humpert Lane	Leo Street	12"	1,690	\$338,000
Birch Street	Taylor Street	E. Marquam Street	12"	900	\$180,000
Cherry Street	E. College Street	Taylor Street	8"	980	137,200
E. Marquam St	Elm Street	N. Sheridan Street	12"	430	\$86,000
Highway 214	E. Marquam St	Industrial Way	12"	2,060	\$412,000
Industrial Way	Hwy 214	West end of Industrial Way	12"	1,310	\$262,000
John Street	W Marquam St	North end of John Street	12"	1,080	\$216,000
May Street	S Main Street	For Street	8"	920	128,800
Monroe & W Marquam St	Hwy 214	Monroe Street	12"	1,210	\$242,000
N Cleveland St	E Church Street	Taylor Street	8"	830	116,200
N Garfield St	College Street	Taylor Street	8"	530	74,200
N Sheridan St	College Street	Taylor Street	8"	520	72,800
Oktoberfest Lateral	S Garfield St	S Cleveland St	8"	290	40,600
W College St & NW Cindy Ln	Lincoln Street	North end of NW Cindy Ln	8"	650	91,000
Wilco Corp Headquarters	Hwy 214	West end of Industrial Way	12"	1,600	\$320,000
TOTAL SDC ELIGIBLE DISTRIBUTION COST					\$2,716,800

W-IV. WATER SYSTEM SDC IMPROVEMENT FEE CALCULATION

The following table summarizes the SDC Cost per EDU to complete the capital improvements listed in the 2010 to meet future demands. The cost estimates in the following table are based on an Engineering News Record (ENR) Construction Cost Index (CCI) of 9,936 for December 2014. This table is published to document the list of needed capital improvements to serve growth, and to satisfy the requirements of ORS 223.309.

CITY OF MT. ANGEL
WATER SYSTEM CAPITAL IMPROVEMENT PLAN
ESTIMATED COST OF IMPROVEMENTS
 January 2015

No.	PROJECT DESCRIPTION	PROJECT PRIORITY	ELIGIBLE COST 100%	EDU CAPACITY	SDC COST PER EDU
1.	Water Rights Analysis, Transfers & Certificates	1-5 yrs	\$56,000	2,533*	\$22
2.	Master Planning and SDC Updates	1-20 yrs	56,000	1,936**	\$29
3	Distribution System Improvements	1-20 yrs	\$2,716,800	1,936**	\$1,403
4	Miscellaneous Waterline Oversizing & Upsizing	1-20 yrs	50,000	1,936**	\$26
TOTAL ESTIMATED COST PER EDU					\$1,480

* Capacity based on reliable capacity of 950 gpm with largest well out of service, and 540 gpd/EDU

** Capacity based on 2030 population of 4,977 divided by 2.57 people per EDU

The Improvement Fee is intended to quantify the cost of needed improvements to serve future users. The fee is based on the cost per EDU for each capital improvement listed in the above table. The Improvement Fee component of the SDC is thus:

$$\text{SDC Improvement Fee} = \$1,480 \text{ per EDU}$$

W-V. WATER SYSTEM SDC REIMBURSEMENT FEE ASSET SUMMARY

The Reimbursement Fee is intended to quantify the value of existing capacity available to serve future demands. The system capacity is based on the demand per EDU, but was also limited by the existing Urban Growth Boundary. Future expansion of the UGB may permit these existing facilities to serve a greater number of EDU. Current Urban Growth Boundary build-out population is estimated to be 9,238 or approximately 3,600 EDU.

The following table lists the current depreciated value of each capital improvement completed to-date, based on the December 2014 ENR CCI of 9,936. The current value is then divided by the capacity in EDU of each existing facility to determine the cost per EDU.

The effective age of each facility was determined with assistance of the City Engineer and the life of each facility is estimated at 100 years. The effective age of the distribution system oversizing is estimated on average as 40 years. Projects 8 and 9 are new.

CITY OF MT. ANGEL
WATER SYSTEM REIMBURSEMENT FEE
EXISTING IMPROVEMENTS SUMMARY & CAPACITY
 January 2015

No.	ASSET DESCRIPTION	2014 ASSET VALUE	CAPACITY IN EDU	SDC COST PER EDU
1.	Water Rights; Claims, Permits and Certificates	\$250,000	2,533*	98.70
2.	Well Number 5, eff age 20 yrs	\$400,000	2,533	157.92
3.	Well Number 6, eff age 10 yrs	\$880,000	2,533	347.41
4.	Well Number 7, eff age 5 yrs	\$600,000	2,533	236.87
5.	0.30 MG Concrete Reservoir, effective age 60 years	\$240,000	3,600**	66.67
6.	1.0 MG Concrete Reservoir, effective age 25 years	\$900,000	3,600	250.00
7.	Distribution System Oversizing 1,300 LF 10" @ \$15/LF 12,800 LF 12" @ \$36/LF 1,500 LF 16" @ \$60/LF	\$19,500 \$460,800 \$90,000	1,936***	10.07 238.02 46.49
8.	N. Pershing Upsizing, W Marquam to N End N Pershing 1,340 LF 8"	187,600	1936	96.90
9.	Railroad Ave Upsizing, W Marquam to Hw 214, 1,300 lf 10"	214,500	1936	110.80
10.	2010 Water System Master Plan	\$92,700	1,936	47.88
11.	2015 SDC Update	\$3,480	1,936	1.80
	TOTAL	\$4,338,580	Per EDU	\$1,709

* Capacity based on reliable capacity of 950 gpm with largest well out of service, and 540 gpd/EDU

** Capacity based on 2010 Master Plan requirement of 25% of MDD plus Fire Flow, and is limited by build-out

*** Capacity based on 2030 planning window population of 4,977 divided by 2.57 people per EDU

W-VI. WATER SYSTEM SDC REIMBURSEMENT FEE CALCULATION

Similar to the Improvement Fee, the reimbursement component of the SDC is cost per EDU identified in the table above:

SDC Reimbursement Fee per EDU = \$1,709

W-VII. WATER SYSTEM SDC FEE SUMMARY

All residential units are assigned one EDU per dwelling unit. Commercial and industrial developments are assessed proportionate SDC charges based on the capacity of water meter used to service the facility. All SDC costs also include a charge of 2% for staff administration.

CITY OF MT. ANGEL
WATER SYSTEM SDC FEE SCHEDULE
 January 2015

METER SIZE	EDU FACTOR	IMPROVEMENT FEE	REIMBURSEMENT FEE	ADMINISTRATION FEE (2%)	TOTAL SDC
3/4"*	1	\$1,480	\$1,709	\$64	\$3,252
1"	1.66	\$2,457	\$2,837	\$106	\$5,400
1 1/2"	3.33	\$4,928	\$5,691	\$212	\$10,831
2"	5.33	\$7,888	\$9,109	\$340	\$17,337
3"	11.67	\$17,272	\$19,944	\$744	\$37,960
4"	20	\$29,600	\$34,180	\$1,276	\$65,056

* Includes 5/8" x 3/4" and 3/4" x 3/4" meters

City of Mt. Angel
SANITARY SEWER SYSTEM SDC UPDATE
 June 2015

SS-I. OVERVIEW

The System Development Charge (SDC) enabling Ordinance Number 579 was adopted in 1991. The current fee of \$1,250 was adopted in Resolution 783 in 1999 based on the 1998 System Development Charge Methodology document. Resolution 783 included a Reimbursement Fee only, as all of the required capital improvements from the plan had been completed.

This current 2015 document is intended to update the SDC Methodology and fee and is based on the Capital Improvement Plan (CIP) published in the 2014 Facility Plan. The existing SDC only includes a Reimbursement Fee. This current update establishes a basis for an Improvement Fee to account for needed future improvements to the collection, treatment and disposal systems.

The previous SDC was based on the Average Wet Weather (AWWF) Flows to the plant. This parameter cannot be measured due to the piping limitations so it has been estimated based on industry standards. Wet weather flows are influenced by Inflow and Infiltration so does not provide a true measure of per capita contribution. This current SDC Update is proposing to use the measured 110 gallons per capita per day Average Dry Weather Flow (ADWF) as the basic unit of measure to define the capacity of the system and the contribution per EDU. This unit is measurable, easily definable, and more closely reflects the actual contribution of each EDU. The measured averages also include the commercial and industrial contributions.

Based on the 2010 census weighted average of 2.57 persons per household for the City of Mt. Angel, the design loading per Equivalent Dwelling Unit (EDU) is 2.57 times 110 gpcd, for a total of 280 gallons per EDU per day.

SS-II. CREDITS FOR ELIGIBLE CONSTRUCTION

By statute, credits must be issued for eligible improvements required to be constructed by private development. Similar to the water and stormwater systems, SDC credits are required for the oversized component of any on-site improvements, and for off-site improvements. To receive a credit, the project must be a qualified public improvement contained in the Capital Improvement Plan.

The following table summarizes estimated construction costs contained in the 2014 Wastewater System Facilities Plan, as adjusted to the December 2014 ENR CCI of 9,936:

CITY OF MT. ANGEL
SANITARY SEWER COLLECTION SYSTEM
VALUE OF CONSTRUCTION CREDITS
 January 2015

LINE SIZE	8"	10"	12"	15"	18"	24"
CONSTRUCTION COST	\$132/lf	\$143/lf	\$154/lf	\$174/lf	\$185/lf	\$185/lf
OVERSIZE CREDIT	\$0	\$11/lf	\$22/lf	\$42/lf	\$53/lf	\$53/lf

SS-III. SANITARY SEWER CAPITAL IMPROVEMENT PLAN

As a result of the methodology defined in this current update, 100% of the estimated costs of the CIP are allocated over the entire benefitted population, in contrast to the previous methodology that estimated a current population and only allocated that portion of each project to growth. The methodology used in this 2014 update equitably accounts for excess capacity as well as various system deficiencies, by allocating the value of existing improvements (in the Reimbursement Fee) and the cost of all needed improvements (in the Improvement Fee) over all users.

The previous methodology, which only included a reimbursement fee, was dependent upon determining the percent of remaining capacity for each component of the system and defining the value of that component to allocate to future users. The magnitude of the resulting fee is identical to that resulting from the methodology proposed in this update, if an accurate estimate of existing capacity and future benefitting population is provided. In the absence of an accurate evaluation, the resulting fees can result in subsidizing growth or in assessing an inequitable charge to future users.

Under the old methodology, inaccuracies are incorporated by making gross assumptions of percentage related to future growth of each individual improvement. Each system component, collection, treatment and disposal will have varying capacities, and specific deficiencies that need resolution. Additionally, if a gross percentage is identified and allocated to future growth only, that percentage changes with each annual SDC update, creating a substantial task to complete for each update.

A more simplistic, accurate and defensible method of accounting for the existing improvements and needed future improvements is to allocate the total value (as in the Reimbursement Fee) and estimated cost (in the Improvement Fee) over the entire benefitted population. This methodology accounts for varying capacities of individual unit processes and equitably incorporates existing deficiencies by allocating costs to existing users as well as future users.

Based on the ADWF capacity of the treatment facility of 0.56 MGD, the plant has a capacity to serve 2,000 EDU's at 280 gpd/EDU, or a population equivalent of 5,140. The collection system capacity is defined by the limits of the Urban Growth Boundary, anticipating the existing collection system is sized adequately to extend service throughout the UGB. Build-out population is estimated to be 9,238 or approximately 3,600 EDU.

The Master Planning window of 20 years extends to 2035, with projected population of 5,254. At 2.57 persons per EDU, the Master Plan benefits 2,044 EDU

The following table contains the Capital Improvement Priorities from in the 2014 Wastewater System Facilities Plan. All estimated costs have been adjusted from the September 2013 ENR CCI of 9,551 as published in the 2014 Facility Plan, to December 2014 ENR CCI of 9,936.

CITY OF MT. ANGEL
SANITARY SEWER CAPITAL IMPROVEMENT PLAN
ESTIMATED COST OF IMPROVEMENTS
 January 2015

No.	PROJECT DESCRIPTION	PRIORITY (YRS)	ELIGIBLE COST 100%	CAPACITY EDU	COST PER EDU
G-1	Main Trunk - MH 5 to new MH 100	1-10	\$636,480	3,600	\$176.80
G-2	North Trunk - Marquam MH 100 to Pershing MH 20	1-10	\$353,600	3,600	\$98.22
G-3	North Trunk - Marquam MH 20 to Railroad MH 25	1-10	\$147,680	3,600	\$41.02
G-4	North Trunk - Marquam MH 25 to Main MH 60	1-10	\$390,000	3,600	\$108.33
G-5	South Trunk - Segment 1 new MH 100 to May MH 130	1-10	\$619,840	3,600	\$172.18
G-8	South Trunk - MH 136 to MH 146	1-10	\$371,280	3,600	\$103.13
G-14	New Line MH 115 to MH 109	1-10	\$52,000	3,600	\$14.44
T-1	Treatment Plant Access Road	1-10	\$88,400	2,000	\$44.20
T-4	Wetlands Improvements, effluent box, influent valves	1-10	\$71,760	2,000	\$35.88
T-5	Effluent PS Confined Space Entry Improvements	1-10	\$40,560	2,000	\$20.28
G-6	South Trunk - May MH 130 to MH 135	11-20	\$177,840	3,600	\$49.40
G-7	South Trunk - South, Pershing MH 135 to MH 136	11-20	\$133,120	3,600	\$36.98
T-2	Headworks Improvements	11-20	\$549,120	2,000	\$274.56
T-3	Lagoon Cell 1 Sludge Removal	11-20	\$923,520	2,000	\$461.76
T-6	Effluent PS Electrical & Controls Modernization	11-20	\$478,400	2,000	\$239.20
T-7	Facilities Plan Update	11-20	\$78,000	2,044	\$38.16
TOTAL			\$5,111,600		\$1,914.54

SS-IV. SANITARY SEWER SDC IMPROVEMENT FEE CALCULATION

The Improvement Fee is the total of the per EDU cost of each CIP project listed above and is intended to quantify the cost of needed improvements to serve future users. The Improvement Fee component of the Wastewater SDC is:

$$\text{SDC Improvement Fee} = \$1,915 \text{ per EDU}$$

SS-V. SANITARY SEWER SDC REIMBURSEMENT FEE ASSET SUMMARY

The Reimbursement Fee is intended to quantify the value of all existing improvements available to serve future demands. The following table lists the current value of each component of the sewerage system, based on a depreciated replacement cost adjusted to the December 2014 ENR CCI of 9,936. The current value is then divided by the capacity in EDU of each existing facility to determine the cost per EDU.

In discussions with the City Engineer, the conclusion was the existing treatment facility is predominately low technology and the lagoons will provide a very long service life. The effective age of the maintained facility was estimated at 10 years, and with continual maintenance the service life is estimated at 100 years. The current replacement value is thus reduced by 10% to account for the effective age.

The average effective age of the collection system oversizing is estimated at 60 years, with the total service life estimated at 100 years. The values of the oversize components are thus reduced by 60% to account for the average effective age.

CITY OF MT. ANGEL
SANITARY SEWER REIMBURSEMENT FEE
EXISTING SUMMARY & CAPACITY
 January 2015

No.	EXISTING SYSTEM DESCRIPTION	CURRENT ASSET VALUE	CAPACITY IN EDU	SDC COST PER EDU
1	Wastewater Treatment Plant	\$4,116,000*	2,000	\$2,058
2	Collection Oversizing & Upgrades			
	4,900 LF 10" @ \$4./LF	\$19,600	3,600	\$5.44
	4,800 LF 12" @ \$9/LF	43,200	3,600	\$12.00
	1,000 LF 14" @ \$13/LF	13,000	3,600	\$3.61
	3,500 LF 15" @ \$17/LF	59,500	3,600	\$16.53
	1,600 LF 18" @ \$21/LF	33,600	3,600	\$9.33
	1,400 LF 24" @ \$21/LF	29,400	3,600	\$8.17
3	2014 Master Planning	\$125,500	2,044	\$61.40
4	2015 SDC Update	\$3,480	2,044	\$1.70
TOTAL		\$4,443,280	Per EDU	\$2,176

* Value based on construction cost of \$4,100,000 less grants for net of \$2,295,000 at ENR CCI 4,985, and a reduction of

10% for the effective age..

SS-VI. SANITARY SEWER SDC REIMBURSEMENT FEE CALCULATION

Similar to the Improvement Fee, the Reimbursement Fee is the total of the per EDU cost of each system improvement. The Reimbursement Fee component of the Sanitary Sewer SDC is:

$$\text{SDC Reimbursement Fee} = \$2,176 \text{ per EDU}$$

SS-VII. SANITARY SEWER SDC FEE SUMMARY

All residential units are assigned one EDU per dwelling unit which is based on 2.57 people per EDU and 280 gpd at ADWF per EDU. All Commercial and industrial developments are assessed proportionate SDC charges based on the capacity of the water meter serving the property in relationship to a typical 3/4" meter serving a typical single family residence, in accordance with the following table. All SDC costs also include a charge of 2% for staff administration.

CITY OF MT. ANGEL
SANITARY SEWER SDC FEE SCHEDULE
 January 2015

	EDU FACTOR	IMPROVEMENT FEE	REIMBURSEMENT FEE	ADMIN FEE (2%)	TOTAL SDC
Single Family and Multi Family Residential:					
	1	\$1,915	\$2,176	\$82	\$4,173
Commercial / Industrial Development:					
METER SIZE	EDU FACTOR	IMPROVEMENT FEE	REIMBURSEMENT FEE	ADMIN FEE (2%)	TOTAL SDC
3/4"*	1	\$1,915	\$2,176	\$82	\$4,173
1"	1.66	\$3,179	\$3,612	\$136	\$6,927
1 1/2"	3.33	\$6,377	\$7,246	\$272	\$13,896
2"	5.33	\$10,207	\$11,598	\$436	\$22,241
3"	11.67	\$22,348	\$25,394	\$955	\$48,697
4"	20	\$38,300	\$43,520	\$1,636	\$83,456

* Includes 5/8" x 3/4" and 3/4" x 3/4" meters

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City of Mt. Angel
STORMWATER SDC UPDATE
 June 2015

SD-I. OVERVIEW

The Storm Drainage System Development Charge (SDC) was created through enabling Ordinance Number 579, as amended, in 1991. The current fee was adopted in Resolution 783 in 1999 and has not been adjusted to-date.

The existing Storm Drainage SDC was prepared prior to any master planning, and the only project included was the administrative cost of preparing a master plan. As a result, the current Storm Drainage SDC does not have an Improvement or Reimbursement Fee, but only includes a \$96 administration fee per EDU. This fee does not contribute funding associated with any existing or future system construction.

In 2002 a Storm Drainage System Master Plan was prepared that identified the Capital Improvement Plan (CIP) to both resolve current deficiencies and increase capacity for future growth. The Master Plan provides a listing of existing system components to support development of a Reimbursement Fee and a listing of required future improvements to support development of an Improvement Fee.

SD-II. CREDITS FOR ELIGIBLE CONSTRUCTION

Common to all SDCs, credits must be available for eligible public works construction that met the requirements of the statute. When a project is listed in the Capital Improvement Plan and is undertaken by a private developer as a requirement of the City, credits must be made available to offset the SDC charges.

The minimum line size for storm drainage system piping improvement is defined to be 12" diameter. Thus, oversizing credits apply only to storm sewers sized above the minimum 12" diameter. The following table summarizes construction costs, including 20% engineering, as the basis for SDC credits for eligible storm drainage system improvements:

CITY OF MT. ANGEL
STORM DRAINAGE SYSTEM CREDITS
 January 2015

LINE SIZE	12"	15"	18"	21"	24"	27"	30"	36"	48"
CONSTRUCTION COST	\$65/lf	\$75/lf	\$90/lf	\$110/lf	\$135/lf	\$165/lf	\$200/lf	\$240/lf	\$280/LF
OVERSIZE CREDIT	\$0	\$10/lf	\$22/lf	\$37/lf	\$55/lf	\$75/lf	\$100/lf	\$130/lf	\$195/LF

If there are no undeveloped offsite properties, the cost of any offsite improvements required to support growth can be funded 100% from SDC revenues.

SD-III. STORMWATER SYSTEM CAPITAL IMPROVEMENT PLAN

The most recent stormwater planning effort was published as the 2002 Storm Drainage System Master Plan. This document includes an analysis of system components and a listing of needed capital improvements. The improvements were designed to support build-out of the UGB established in the Comprehensive Plan.

The need to complete drainage system improvements is a result of growth pressure contributing additional runoff to the existing conveyance system. As discussed in the introduction to this SDC Update document, all capital improvement costs are allocated over all of the population, existing and future, which assures an equitable allocation of costs and accommodates expansion as well as system deficiencies. As a result of these two concepts, all Capital Improvements are deemed to be 100% SDC eligible.

The following table summarizes the capital improvements identified in the Storm Drainage System Master Plan, with associated costs adjusted to the December 2014 ENR CCI of 9,936. This table is published to satisfy the requirements of ORS 223.309 and provides the CIP listing of projects eligible for SDC expenditures.

**CITY OF MT. ANGEL
STORM DRAINAGE CAPITAL IMPROVEMENT PLAN
ESTIMATED COST OF IMPROVEMENTS
January 2015**

PROJECT	PROJECT PRIORITY	ELIGIBLE COST 100%
36" Pipe, John Street to Middle School	1-10	\$581,000
48" Pipe, Academy St. and Wilco Hwy	1-10	\$881,900
48" Marquam Street Culvert	11-20	\$31,100
36" Pipe by 48" Pipe S. of Marquam St.	11-20	\$274,950
Master Planning & SDC Update	1-20	\$30,000
TOTAL IMPROVEMENT COSTS		\$1,798,950

SD-IV. STORMWATER SYSTEM IMPROVEMENT FEE CALCULATION

The EDU capacity of each capital improvement is based on serving the impervious area at build-out of the UGB. An estimate of the impervious area within the build-out UGB can be made based on population estimates and the inventory of employment lands identified for the City of Mt. Angel.

Based on the land use inventory contained in the Storm Drainage System Master Plan and the factors for impervious area contained in the current SDC Methodology, an estimate of total impervious area and Storm Drainage EDUs can be made. The following table inventories the impervious area at build-out of the UGB:

LAND USE	IMPERVIOUS AREA	EDU'S PER ACRE (1,600 SF PER EDU)	TOTAL ACRES	TOTAL EDU
Single Family Residential	30%	6 @ 70% conversion	407	2,442
Multi-family Residential	60%	13 @ 80% conversion	62	806
Commercial	80%	20 @ 80% conversion	38	760
Industrial	80%	20 @ 90% conversion	98	1,960
Public Lands	NA	NA	266	0
TOTALS			871	5,968

The total number of EDU in residential, commercial and industrial lands is thus estimated to be 5,968 at 1,600 SF per EDU, or a total of 356 acres of impervious area.

The Stormwater Improvement Fee is based on the CIP cost being allocated over the total projected impervious area within the UGB. A single family residential Equivalent Dwelling Unit is based on 1,600 square feet of impervious area to be compatible with the previous methodology. The Improvement Fee calculation is:

$$\begin{aligned} \text{Improvement Fee per EDU} &= (\text{Eligible CIP Cost}) / (\text{Total EDUs}) \\ \text{Improvement Fee per EDU} &= (\$1,798,950) / (5,968 \text{ EDU}) \end{aligned}$$

$$\text{Improvement Fee per EDU} = \mathbf{\$300 \text{ per EDU}}$$

$$\begin{aligned} \text{Improvement Fee Per ksf} &= (\text{Cost per EDU}) / (\text{Area per EDU}) \\ \text{Improvement Fee Per ksf} &= (\$300) / (1.6 \text{ ksf}) \end{aligned}$$

$$\text{Improvement Fee Per ksf} = \mathbf{\$188 \text{ per KSF}}$$

SD-V. STORMWATER SYSTEM REIMBURSEMENT FEE

The Reimbursement Fee is intended to quantify the value of existing capacity available to accommodate future growth. This is the value of the existing improvements that have been constructed by the existing residents, and provides the backbone for collection of increased runoff created by growth. Only the value of the oversize component, the incremental value over 12" diameter, is defined as providing capacity for growth.

The following table lists the depreciated current value of all existing storm system oversizing, based on an estimated current construction cost, an estimated average effective age of 50 years and a service life of 100 years. Similar to the improvement fee calculation, the resulting value is then divided by the amount of total impervious area estimated within the UGB. A summary of all oversized components is contained in the 2002 Master Plan:

CITY OF MT. ANGEL
STORM DRAINAGE SYSTEM REIMBURSEMENT FEE
VALUE OF EXISTING IMPROVEMENTS
 January 2015

PROJECT DESCRIPTION	CURRENT VALUE
Collection System Upgrades & Oversizing:	
15" Pipeline, 4,470 LF @ \$5 per LF	\$22,370
18" Pipeline, 2,410 LF @ \$11 per LF	\$26,510
21" Pipeline, 1,190 LF @ \$18 per LF	\$21,420
24" Pipeline, 2,690 LF @ \$27 per LF	\$72,630
27" Pipeline, 1,430 LF @ \$37 per LF	\$52,910
30" Pipeline, 2,540 LF @ \$50 per LF	\$127,000
36" Pipeline, 560 LF @ \$65 per LF	\$36,400
42" Pipeline, 1,350 LF @ 80 per LF	\$108,000
48" Pipeline, 3,230 LF @ \$96 per LF	\$310,080
2002 Storm Drainage System Master Plan	\$49,220
2015 SDC Update	\$3,480
TOTAL REIMBURSEMENT VALUE	\$830,000

SD-VI. STORMWATER SDC REIMBURSEMENT FEE CALCULATION

As determined in the above table, the Reimbursement Fee required to recover the cost of existing facilities that have been installed with capacity to serve future growth is the value per KSF times the impervious area. For a single family residential dwelling, one EDU is equal to 1,600 square feet of impervious area.

The Reimbursement fee calculation is:

$$\begin{aligned} \text{Reimbursement Fee per EDU} &= (\text{Eligible Value}) / (\text{Total EDUs}) \\ \text{Reimbursement Fee per EDU} &= (\$830,000) / (5,968 \text{ EDU}) \end{aligned}$$

$$\text{Reimbursement Fee per EDU} = \quad \mathbf{\$139 \text{ per EDU}}$$

Commercial / Industrial development is assessed fees based on the impervious area of the development, in 1,000 Square Feet (ksf):

$$\begin{aligned} \text{Reimbursement Fee Per ksf} &= (\text{Cost per EDU}) / (\text{Area per EDU}) \\ \text{Reimbursement Fee Per ksf} &= (\$139) / (1.6 \text{ ksf}) \end{aligned}$$

$$\text{Reimbursement Fee Per ksf} = \quad \mathbf{\$87 \text{ per KSF}}$$

SD-VII. STORM DRAINAGE SYSTEM SDC FEE SUMMARY

All residential units are assigned one EDU per dwelling unit, which is based on an average of 1,600 square feet of impervious area. Commercial and industrial developments are assessed SDC charges based on the actual impervious area times the unit costs for Improvement and Reimbursement fees. All SDC costs also include a charge of 2% for program administration.

CITY OF MT. ANGEL
STORM DRAINAGE SDC FEE SCHEDULE
 January 2015

LAND USE	UNITS	IMPROVEMENT FEE	REIMBURSEMENT FEE	ADMINISTRATION FEE (2%)	TOTAL SDC
All Residential	EDU	\$300	\$139	\$9	\$ 448 / EDU
Commercial/ Industrial	KSF*	\$188	\$87	\$5	\$280 / KSF

* Units are per 1,000 square feet of impervious area on the development site.

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City of Mt. Angel
TRANSPORTATION SDC UPDATE
 June 2015

T-I. OVERVIEW

The Transportation System Development Charge (SDC) enabling Ordinance Number 579 was adopted in 1991 and amended by Ordinances 599 and 661 in 1994 and 1999 respectively. The current Transportation SDC fee of \$1,310 per EDU was adopted in Resolution 783 in 1999. The current Transportation SDC consists of an Improvement Fee only, with cost estimated based on June 1998 ENR CCI of 6,744.

The 1997 Transportation System Plan (TSP) was prepared through an ODOT Transportation and Growth Management (TGM) Grant, and identified a substantial number of improvements to accommodate growth through the year 2020. In 1997 the pavement condition rating indicated the roadways were generally in good condition, and the TSP included an inventory of recommended improvements. In 2003, the pavement conditions were reviewed and an updated Capital Improvement Plan was prepared.

Total trip estimates were included in the technical memorandum prepared in 1998 to support the adopted SDC fees. Trip estimates through the year 2020 were estimated to total 39,867 based on arterial/collector traffic. Based on the future component of this trip count, an SDC Improvement Fee of \$126.62 per trip was adopted.

The inventory of existing transportation system improvements provides the basis to establish a Transportation Reimbursement Fee. The updated Capital Improvement Plan provides the basis to revise the existing Transportation Improvement Fee.

T-II. CREDITS FOR ELIGIBLE CONSTRUCTION

State statutes require a credit be made available to private developers for construction of qualified public improvements. This could include oversizing street improvements on a development site, or construction of transportation improvements off-site.

Qualified public improvements within a development site are eligible for Oversizing Credits if required to be constructed larger than the local government standards. The Oversize credit would be equal to the incremental cost of that portion of the construction that exceeds the minimum street standards. The minimum street standard adopted as a component of this SDC includes a 34-foot street construction with curbs and sidewalks, within a 50-foot right-of-way.

The following table lists the eligible credits, including 20% engineering fees, to be applied to all eligible transportation improvements, for full street construction on a front foot basis. The scope of the improvements includes right-of-way, excavation, base rock, curbs and sidewalks, 4" of AC paving, striping and storm collection improvements (catch basins).

CITY OF MT. ANGEL
TRANSPORTATION SDC FOR STREET CONSTRUCTION
CREDIT FOR FULL STREET CONSTRUCTION
 January 2015

	UP TO 34'	36'	40'	46'
Total Cost	\$300 / ft	\$330 / ft	\$400 / ft	\$500 / ft
Oversizing Credit	\$ 0 / ft	\$ 30 / ft	\$ 100 / ft	\$ 200 / ft

Credits for 2 1/2" street overlays with fabric are estimated at \$20 per square yard.

T-III. TRIP RATE FACTORS:

An industry standard for allocating demands on a transportation system is to proportion the costs based on the relative number of trips created by a development. Trips are technically referred to as Equivalent Length New Daily Trips (ELNDT), and trip rates are published by the Institute of Transportation Engineers (ITE) for various land uses. Similar to the 1998 SDC, this 2015 SDC Update adopts the use of Weekday Average Trips as is currently contained in the ITE Trip Generation Manual, 9th Edition, as the basis for the ELNDT generation standards.

In addition, this update incorporates a Local Factor that considers the length of a typical trip, the number of shared trips and pass-by trips. This factor is an estimate of how many of the trips specific to the subject land use are linked to other destinations, where the actual trip is shared by multiple destinations or multiple stops on the same trip. This adjustment encourages commercial / industrial development which in-turn supports the vitality of the community.

ITE Trip Rates and associated Local Factors are listed at the end of this document.

T-IV. TRANSPORTATION SYSTEM CAPITAL IMPROVEMENT PLAN:

The 2003 Amended TSP provided a CIP to support growth through the year 2020. The projected population for the year 2020 was estimated at 4,365 which is well below the capacity of the Urban Growth Boundary. The cost of the identified capital improvements will be allocated to the number of trips projected through the year 2020.

Similar to the Water, Stormwater and Sanitary Sewer SDCs, the Transportation SDC allocates 100% of the costs of needed improvements over all users, existing and future. This assures an equitable allocation of cost and equitably incorporates existing system deficiencies.

The following table summarizes the improvements identified in Appendix E of the 2003 TSP Update. The SDC statutes prohibit expending SDC revenues on "routine maintenance"; however, a structural overlay is clearly not a routine maintenance. As a result, the list of 1993 overlay projects contained in the 2003 TSP Amendments, excluding local streets in exclusive residential areas, is also included in this Capital Improvement Plan to serve future growth. All entries have been adjusted to the Engineering News Record Construction Cost Index (ENR CCI) of 9,936 for December 2014 dollars.

CITY OF MT. ANGEL
TRANSPORTATION SYSTEM CAPITAL IMPROVEMENT PLAN
ESTIMATED COST OF IMPROVEMENTS
 January 2015

NO	PROJECT DESCRIPTION	PROJECT PRIORITY	ELIGIBLE COST 100%
1	Intersection Improvements	1-10 yrs	\$608,600
2	E. Church St - Cleveland to College	1-10 yrs	\$193,000
3	E College St - Church to City Limits	1-10 yrs	\$831,200
4	Railroad Crossing Imp. - Marquam St.	1-10 yrs	\$185,500
5	Left Turn Pocket - Hwy 214@ Industrial	10-20 yrs	\$124,600
6	E/W Street - Pershing to Marquam St	1-20 yrs	\$831,200
7	N/S Street - W Church to Marquam	1-20 yrs	\$541,800
8	N/S Street - Marquam to New N/S Conn	1-20 yrs	\$593,700
9	E/W Street - Hwy 214 to City Limits	1-20 yrs	\$593,700
10	Maple Street Extension	1-20 yrs	\$593,700
11	N/S Street - Maple to W Church	1-20 yrs	\$593,700
12	Spruce Street Extension	1-20 yrs	\$148,400
13	Oak Street Extension	1-20 yrs	\$519,500
14	May Street Extension	1-20 yrs	\$623,400
15	Winchester St SW/Main St SE Connect	1-20 yrs	\$623,400
16	Multi-use Path - Hwy 214 to Oak St	1-10 yrs	\$25,000
17	Multi-use Path - Birch to S Cleveland	1-10 yrs	\$41,500
18	Alder Bike & Ped - College to Taylor	1-10 yrs	\$93,500
19	Alder Bike & Ped - Taylor to Marquam	1-10 yrs	\$75,700

20	W Church Bike & Ped - Fir to City Limit	1-10 yrs	\$22,200
21	S Main Bike & Ped - Church to City L.	1-10 yrs	\$40,000
22	W Marquam Bike & Ped - N Main to RR	1-10 yrs	\$44,500
23	W Marquam Bike & Ped - RR to City L.	1-10 yrs	\$135,600
24	Rideshare Computer Program	1-10 yrs	\$0
25	Multi-use Path - Lincoln to Cindy Ln	1-10 yrs	\$8,300
26	Realignment Hwy 214/Marquam Inter.	1-20 yrs	\$300,000
27	Street Improvement/Overlay (2003 TSP)	1-20 yrs	\$2,701,000
28	Master Planning & SDC Update	1-20 yrs	\$50,000
TOTAL			\$11,142,700

T-V. TRANSPORTATION SYSTEM SDC IMPROVEMENT FEE CALCULATION

The transportation SDC costs are allocated based on the number of Equivalent Length New Daily Trips (ELNDT) generated by the benefitting properties. The 1997 TSP estimated benefitted population through the year 2020 at approximately 4,365, with total trips of 39,867.

An estimate of trip counts for full build-out of the UGB can be made by estimating trips for each land use. For the estimates, assumptions include an estimated 6 residential units per gross acre, 60% lot coverage for buildings in the Commercial area, and 20% coverage of buildings in the industrial areas. Estimated trip rates for each zone are listed below:

CITY OF MT. ANGEL
ESTIMATED EQUIVALENT LENGTH NEW DAILY TRIPS
WITHIN THE URBAN GROWTH BOUNDARY
 January 2015

LAND USE	Gross Acres	Estimated Units	Estimated Trip Rates	ELNDT AVE WEEKDAY
RESIDENTIAL	469	2,814 EDU	10 per EDU	28,140
COMMERCIAL	38	1,100 KSF	30 per KSF	33,000
INDUSTRIAL	98	3,100 KSF	5 per KSF	15,500
PUBLIC LANDS	266	NA	NA	0
TOTAL	871		TOTAL	76,640

The improvements identified in the TSP will provide the backbone for service to the entire Urban Growth Boundary even though additional projects may be added when the City Limits are expanded into the UGB. As a result, the SDC Improvement Fee will allocate the improvement costs over the estimated build-out trip count. The cost per ELNDT is then:

$$\text{SDC Improvement Fee} = (\text{SDC ELIGIBLE COSTS}) / (\text{Total ELNDT})$$

$$\text{SDC Improvement Fee} = (\$11,142,700) / (76,640 \text{ ELNDT})$$

$$\text{Improvement Fee} = \mathbf{\$145 \text{ per ELNDT}}$$

T-VI. TRANSPORTATION SYSTEM SDC REIMBURSEMENT FEE:

A Reimbursement Fee is incorporated into this 2014 SDC Update to quantify the value of existing transportation system improvements with capacity to accommodate future growth. The value of the oversize component will include the incremental value over a 34 foot wide roadway. These existing improvements provide the network of transportation improvements to serve the needs of the existing residents and future growth.

The following table lists each arterial or collector with paved surface greater than 34 feet width, as surveyed in the 1997 TSP. The value of these existing transportation system improvements with capacity to serve build-out of the UGB is based on an average effective age of 20 years and service life of 40 years, and the unit price construction costs defined in this SDC Update:

CITY OF MT. ANGEL
TRANSPORTATION SYSTEM REIMBURSEMENT FEE
VALUE OF EXISTING IMPROVEMENTS
 January 2015

No.	PROJECT DESCRIPTION	LENGTH (FT)	PAVED WIDTH	CURRENT VALUE
1	E. Church - Hwy 214 to Garfield	250	46'	\$25,000
2	E. Church - Garfield to Cleveland	250	41'	\$12,500
3	W. Church - Railroad to Lincoln	600	40'	\$30,000
4	S. Main - Church to City Limits	2,800	40'	\$140,000
5	W. Marquam - N Main to Railroad	700	40'	\$35,000
6	Taylor - N Main to N Garfield	250	39'	\$12,500
TOTAL				\$255,000

T-VII. TRANSPORTATION SDC REIMBURSEMENT FEE CALCULATION:

As determined in the above table, the value of existing improvements is estimated at \$510,000. The Reimbursement Fee component of the SDC is calculated by dividing the total value by the number of benefitting ELNDT:

$$\text{SDC Cost per SF} = (\text{Total Reimbursement Value}) / (\text{Total ELNDT})$$

$$\text{SDC Cost per SF} = (\$255,000) / (76,640 \text{ ELNDT})$$

$$\text{SDC Reimbursement Fee} = \mathbf{\$3 \text{ per ELNDT}}$$

T-VIII. TRANSPORTATION SYSTEM TOTAL SDC FEE CALCULATION

Based on the identified Capital Improvement Plan, reimbursement values and the projected number of new Equivalent Length New Daily Trips through the planning period, the SDC fee is summarized below:

$$\text{SDC Improvement Fee} = \$145 \text{ per ELNDT}$$

$$\text{SDC Reimbursement Fee} = \$3 \text{ per ELNDT}$$

$$\text{Transportation SDC} = \mathbf{\$148 \text{ per ELNDT}}$$

The cost per ELNDT should be applied to the ITE Trip Generation factor, as adjusted by the Local Factor, to determine the specific charge for each land use. The ITE Trip Generation factor should be based on the average weekday trips from the best category fit in the most current Trip Generation Manual, which is included at the end of this text as listed in the 9th Edition.

The ITE tables publish average trip rates for each land use, however, they do not account for length of trip or linked trips because those factors are specific to each community. The length factor is an estimate of the ratio of the subject land use trip length to an average single family residential trip length. The linked trip factor is an estimate of how many of the trips specific to the subject land use are linked to other destinations, where the actual trip is shared by multiple destinations or multiple stops on the same trip.

The following table lists the SDC costs for selected land use, including a 2% charge for administration. Attached at the end of this section is a complete listing of all available ITE trip categories with published average weekday trip rates from the 9th Edition as adjusted by the factors discussed above.

CITY OF MT. ANGEL
TRANSPORTATION SDC FEES FOR SELECTED LAND USES
BASED ON ITE AVERAGE WEEKDAY ELNDT
 January 2015

	ITE CATEGORY, UNITS	ELNDT/ UNIT	TRIP FACTOR	FEE PER ELNDT	ADMIN FEE (2%)	SDC COST
--	All ITE Trip Categories	--	--	\$148	\$3	\$151
	Residential					
210	Single family, per unit	9.52	100%	\$148	\$28	1,437
220	Apartment, per unit	6.65	100%	\$148	\$20	1,004
	Commercial / Industrial					
110	Light Industrial, per KSF*	6.97	100%	\$148	\$21	1,052
120	Heavy Industrial, per KSF*	1.50	100%	\$148	\$4	226
320	Motel, per room	5.63	50%	\$148	\$8	425
630	Medical Clinic, per KSF*	31.45	50%	\$148	\$47	2,374
710	General Office, per KSF*	11.03	50%	\$148	\$16	833
814	Variety Store, per KSF*	64.03	50%	\$148	\$95	4,833

* Units are per 1,000 square feet of gross building area

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TRANSPORTATION SDC FEES
AVERAGE WEEKDAY ELNDT FACTORS
 * ITE 9th Edition

ITE #	LAND USE	ITE TRIP RATE*	LOCAL FACTOR	ELNDT RATE
Port & Terminal Use				
10	Waterport / Marine Terminal, Per Acre	11.93	100%	11.93
21	Commercial Airport, Per Commercial Flight per day	122.21	100%	122.21
22	General Aviation Airport, Per Average Flights per Day	1.97	100%	1.97
30	Truck Terminal, Per Acre	81.9	100%	81.90
90	Park-and-Ride Lot with Bus Service, Per Parking Space	4.50	100%	4.50
93	Light Rail Transit Station with Parking, Per Parking Space	2.51	100%	2.51
Industrial Use				
110	General Light Industrial, Per KSF	6.97	100%	6.97
120	General Heavy Industrial, Per KSF	1.50	100%	1.50
130	Industrial Park, Per KSF	6.83	100%	6.83
140	Manufacturing, Per KSF	3.82	100%	3.82
150	Warehousing, Per KSF	3.56	100%	3.56
151	Mini-Warehouse, Per KSF	2.50	100%	2.50
160	Data Center, Per KSF	0.99	100%	0.99
Residential Use				
210	Single-Family Detached Housing, Per Dwelling	9.52	100%	9.52
220	Apartment, Per Dwelling	6.65	100%	6.65
221	Low-Rise Apartment, Per Occupied Unit	6.59	100%	6.59
222	High-Rise Apartment, Per Dwelling	4.20	100%	4.20
230	Residential Condominium/ Townhouse, Per Dwelling	5.81	100%	5.81
232	High-Rise Residential Condominium /Townhouse, Per Dwelling	4.18	100%	4.18
240	Mobile Home Park, Per Occupied Dwelling	4.99	100%	4.99
251	Senior Adult Housing - Detached, Per Dwelling	3.68	100%	3.68
252	Sr. Adult Housing - Attached, Per Occupied Dwelling Unit	3.44	100%	3.44

ITE #	LAND USE	ITE TRIP RATE*	LOCAL FACTOR	ELNDT RATE
253	Congregate Care Facility, Per Occupied Dwelling Unit	2.15	100%	1.07
254	Assisted Living, Per Bed	2.66	100%	1.33
255	Continuing Care Retirement Community, Per Occupied Unit	2.50	100%	1.25
260	Recreational Home, Per Dwelling	3.16	100%	3.16
270	Residential Planned Unit Development, Per Dwelling	7.50	100%	7.5
Lodging				
310	Hotel, Per Room	8.17	50%	4.08
311	All Suites Hotel, Per Room	4.90	50%	2.45
312	Business Hotel, Per Occupied Unit	7.27	50%	3.63
320	Motel, Per Room	5.63	50%	2.81
Recreational				
411	City Park, Per Acre	1.89	50%	0.94
412	County Park, Per Acre	2.28	50%	1.14
413	State park, Per Acre	0.65	50%	0.32
414	Water Slide Park, Per Parking Space	2.27	50%	1.13
415	Beach Park, Per Acre	29.81	50%	14.90
417	Regional Park, Per Acre	4.57	50%	2.28
418	National Monument, Per Acre	5.37	50%	2.68
420	Marina, Per Berth	2.96	50%	1.48
430	Golf Course, Per Acre	5.04	50%	2.52
435	Multipurpose Recreational Facility, Per Acre	90.38	50%	45.19
437	Bowling Alley, Per KSF or Per Lane	33.33	50%	16.66
443	Movie Theater without Matinee, Per KSF	78.06	50%	39.03
444	Movie Theater with Matinee, Per KSF	99.28	50%	49.64
452	Horse Track, Per Acre	43.00	50%	21.50
460	Arena, Per Acre	33.33	50%	16.66
480	Amusement Park, Per Acre	75.76	50%	37.88
481	Zoo, Per Acre	114.88	50%	57.44
488	Soccer Complex, Per Field	71.33	50%	35.66
490	Tennis Courts, Per Court	31.04	50%	15.52
491	Racquet/Tennis Club, Per KSF	14.03	50%	7.01
492	Health/Fitness Club, Per KSF	32.93	50%	16.46

ITE #	LAND USE	ITE TRIP RATE*	LOCAL FACTOR	ELNDT RATE
493	Athletic Club, Per KSF	43.00	50%	21.50
495	Recreational Community Center, Per KSF	33.82	50%	16.91
Institutional				
520	Elementary School, Per KSF	15.43	50%	7.71
522	Middle School/Junior High School, Per KSF	13.78	50%	6.89
530	High School, Per KSF	12.89	50%	6.44
540	Junior/Community College, Per KSF	27.49	50%	13.74
560	Church, Per KSF	9.11	50%	4.55
561	Synagogue, Per KSF	10.64	50%	5.32
565	Day Care Center, Per KSF	74.06	50%	37.03
566	Cemetery, Per Acre	4.73	50%	2.36
590	Library, Per KSF	56.24	50%	28.12
Medical				
610	Hospital, Per KSF	13.22	50%	6.61
620	Nursing Home, Per KSF	7.60	50%	3.80
630	Clinic, Per KSF	31.45	50%	15.72
Office				
710	General Office Building, Per KSF	11.03	50%	5.51
714	Corporate Headquarters Building, Per KSF	7.98	50%	3.99
715	Single Tenant Office Building, Per KSF	11.65	50%	5.82
720	Medical-Dental Office Building, Per KSF	36.13	50%	18.06
730	Government Office Building, Per KSF	68.93	50%	34.46
731	State Motor Vehicles Department, Per KSF	166.02	50%	83.01
732	United States Post Office, Per KSF	108.19	50%	54.09
733	Government Office Complex, Per KSF	27.92	50%	13.96
750	Office Park, Per KSF	11.42	50%	5.71
760	Research and Development Center, Per KSF	8.11	50%	4.05
770	Business Park, Per KSF	12.44	50%	6.22

ITE #	LAND USE	ITE TRIP RATE*	LOCAL FACTOR	ELNDT RATE
Retail				
812	Building Materials & Lumber Store, Per KSF	45.16	50%	22.58
813	Free-Standing Discount Superstore, Per KSF	50.75	50%	25.37
814	Variety Store, Per KSF	64.03	50%	32.01
815	Free-Standing Discount Store, Per KSF	57.24	50%	28.62
816	Hardware/Paint Store, Per KSF	51.29	50%	25.64
817	Nursery (Garden Center), Per KSF	68.10	50%	34.05
818	Nursery (Wholesale), Per Acre	39.00	50%	19.50
820	Shopping Center, Per KSF	42.70	50%	21.35
823	Factory Outlet Center, Per KSF	26.59	50%	13.29
826	Specialty Retail Center, Per KSF	44.32	50%	22.16
841	New Car Sales, Per KSF	32.30	50%	16.15
843	Automobile Parts Sales, Per KSF	61.91	50%	30.95
848	Tire Store, Per KSF	24.87	50%	12.43
849	Tire Superstore, Per KSF	20.36	50%	10.18
850	Supermarket, Per KSF	102.24	50%	51.12
851	Convenience Market (Open 24 Hours), Per KSF	737.99	5%	36.90
853	Convenience Market with Gasoline Pumps, Per KSF	845.60	5%	42.28
854	Discount Supermarket, Per KSF	90.86	5%	4.54
857	Discount Club, Per KSF	41.80	5%	2.09
860	Wholesale Market, Per KSF	6.73	5%	0.34
862	Home Improvements Superstore, Per KSF	30.74	50%	15.37
863	Electronics Superstore, Per KSF	45.04	50%	22.52
863	Book Superstore, Per KSF	143.53	50%	71.76
869	Discount Home Furnishing Superstore, Per KSF	20.00	50%	10.00
875	Department Store, Per KSF	22.88	50%	11.44
876	Apparel Store, Per KSF	66.40	50%	33.20
879	Arts and Craft Store, Per KSF	56.55	50%	28.27
880	Pharmacy/Drugstore without Drive-Through Window, Per KSF	90.06	50%	45.03

ITE #	LAND USE	ITE TRIP RATE*	LOCAL FACTOR	ELNDT RATE
881	Pharmacy/Drugstore with Drive-Through Window, Per KSF	96.91	50%	48.45
890	Furniture Store, Per KSF	5.06	50%	2.53
897	Medical Equipment Store, Per KSF	6.00	50%	3.00
Service				
912	Drive-In Bank, Per KSF	148.15	20%	29.63
931	Quality Restaurant, Per KSF	89.95	20%	17.99
932	High-Turnover (sit-Down) Restaurant, Per KSF	127.15	20%	25.43
933	Fast Food Restaurant without Drive-Through Window, Per KSF	716.00	20%	143.20
934	Fast Food Restaurant with Drive-Through Window, Per KSF	496.12	20%	99.22
937	Coffee / Donut Shop w/Drive Thru, Per KSF	818.58	20%	163.72
938	Coffee / Donut Shop Drive Thru Only, Per KSF	1,800.00	20%	360.00
941	Quick Lubrication Vehicle Shop, Per Bay	40.00	20%	8.00
942	Automotive Care Center, Per KSF	23.72	20%	4.74
944	Gasoline/Service Station, Per Fueling Positions	168.56	20%	33.71
945	Gasoline/Service Station with Convenience Market, Per Fueling Positions	162.78	20%	32.56
946	Gasoline/Service Station with Convenience Market and Car Wash, Per Fueling Positions	152.84	20%	30.57
947	Self-Service Car Wash, Per Wash Stall	108	20%	21.60

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City of Mt. Angel
PARKS SDC UPDATE
 June 2015

P-I. OVERVIEW

Similar to all of the five public infrastructure components, the System Development Charge (SDC) for the Parks was created through enabling Ordinance Number 579 in 1991 and was amended in 1994 and 1999. The current fee of \$55 was adopted in Resolution 783 in 1999 and has not been adjusted to-date.

Similar to the Stormwater SDC, there was no master plan to provide the basis for Parks SDCs. The current charge of \$55 per EDU was based on an administrative charge only, intended to fund 50% of a Parks Master Plan. There is currently no Improvement or Reimbursement Fee for Parks.

In 2009 the City of Mt. Angel prepared a Parks Master Plan that defined capital improvements to guide future development of the park infrastructure. The Plan quantified the existing Level of Service and defined a Capital Improvement Plan to fully develop each of the existing parks. The plan was for projected growth for 15 years, through the year 2024. No new parks were proposed in this planning window.

This SDC update is based on providing a Level of Service (LOS) approach for needed capital improvements. This approach is based on the cost per person of providing the LOS identified in the Master Plan for park facilities. This simplifies the application of the SDC fee by eliminating the need to project the increase in population, identify specific new park improvements and eliminates the need to define that portion of any capital improvement that specifically benefits future population. By adoption of the Parks Master Plan, the City has adopted a LOS of approximately 3 acres of parks per 1,000 population.

A LOS approach is independent of population growth and assumes a per capita demand for park facilities. The 2009 Master Plan identified the following LOS for the City of Mt. Angel based on the City's conclusion that the existing parks were sufficient for the existing population. From the total of 11.73 acres of park properties, the adopted LOS includes:

Neighborhood Parks	2.22 Acres per 1,000 residents
Community Parks	0.79 Acres per 1,000 residents
Special Use Parks	0.02 Acres per 1,000 residents

P-II. CREDITS FOR ELIGIBLE CONSTRUCTION

In accordance with the state statutes, credits must be available for eligible public works construction. Credits must be issued for eligible off-site improvements, and for the oversize component only of on-site improvements.

Parks and Recreation improvements differ from typical infrastructure in that each facility generally benefits a wide region of residents and are not typically located in all developments. As a result, except for the value of donated land, credits within any specific development would be unusual. Improvements should generally be defined and improved by the City with growth typically paying their share through the SDC fee.

The amount of any credit should be based on actual costs, but also generally follows the values listed in the CIP tables. If the City elects to have park improvements constructed by private development through the use of SDC credits, the City should be integrally involved in the selection of materials and purchase of equipment and pre-approve all expenditures.

P-III. PARKS & RECREATION CAPITAL IMPROVEMENT PLAN

The 2009 Parks Master Plan identified a list of capital improvements for the existing park facilities, but did not propose the purchase of additional parks. Although each park has substantial existing improvements, the 2009 Capital Improvement Plan identified approximately \$1,700,000 of improvements needed to fully develop these existing parks. These improvements would be considered deficiencies that would reduce the LOS of the existing system.

To determine the percentage of deficiency, and the current effective Level of Service, an estimate of the fully developed value is required. In this update, the 2015 fully developed value is based on land values estimated at \$125,000 per acre and development costs of \$175,000 per acre for community, neighborhood and specialty parks. The total developed cost of all park land is estimated at \$3,520,000.

The Capital Improvement Plan adjusted to the ENR CCI of 9,936 for December 2014 totals \$1,970,000, which equates to 56% of the total estimated current value of fully developed parks. Considering the capital improvements required for each park, the current effective LOS is 56% less than the adopted standard.

The following table estimates the cost per person based on the adopted LOS with a reduction of 56% to account for existing deficiencies:

**CITY OF MT. ANGEL
PARKS & RECREATION SYSTEM
PER CAPITA COST BASED ON LOS ESTIMATES
JANUARY 2015**

No	PROJECT DESCRIPTION	DEVELOPMENT PRIORITY	ELIGIBLE COST 100%	BENEFITTED POPULATION	COST PER PERSON
1	Neighborhood Parks, Acquisition 2.22 acres @ \$125k per Acre	1-20 yrs	\$277,500	1,000	\$277
2	Community Parks, Acquisition 0.79 acres @ \$125k per Acre	1-20 yrs	\$98,750	1,000	99
3	Specialty Parks, Acquisition 0.02 acres @ \$125k per Acre	1-20 yrs	\$2,500	1,000	2
4	Park Development Cost, 3.03 acres @ \$175k per Acre	1-20 yrs	\$530,250	1,000	530
11	Master Planning & SDC Update	1-20 yrs	\$10,000	4,580	2
Total Cost Per Person					\$910
Reduction of 56% to match existing LOS					(510)
Net Cost Per Person					\$400

* Benefitted population based on an estimated 2024 population of 4,580 from the Parks Master Plan,

P-IV. PARKS & RECREATION SDC IMPROVEMENT FEE CALCULATIONS

The Parks and Recreation SDCs are based on population only. This approach does not incorporate the collection of any SDCs from institutional, commercial or industrial development as it is difficult to define the nexus between non-residential land use and park facilities.

The 2010 census documented the average residential household population for the City of Mt. Angel to be 2.57 people per unit, which will be used for defining an EDU in this SDC update.

Using a methodology based on residential population, with the cost per person as identified in the CIP table above, and the average population per household from the Census Bureau estimates, the Parks and Recreation SDC Improvement Fee per EDU is calculated as follows:

$$\text{SDC Improvement Fee} = (\$400 \text{ per person}) * (2.57 \text{ people per EDU})$$

$$\text{SDC Improvement Fee} = \mathbf{\$1,028 \text{ per EDU}}$$

The Improvement Fee revenues are based on providing the defined Level of Service and can be expended on any listed capital improvements within the Park System towards that goal. Specific improvements are listed in the May 2009 Capital Improvement Plan document. The following table summarizes the Capital Improvement Plan with cost estimates based on the December 2014 ENR CCI of 9,936:

**CITY OF MT. ANGEL
PARKS CAPITAL IMPROVEMENT PLAN
JANUARY 2015**

No	PROJECT DESCRIPTION	DEVELOPMENT PRIORITY I	DEVELOPMENT PRIORITY II	DEVELOPMENT PRIORITY III	TOTAL
1	Ebner Park Improvements	\$375,200	\$669,100	\$145,500	\$1,189,800
2	Humpert Park Improvements	\$78,900	\$106,700	\$154,400	\$340,000
3	Fisher Park Improvements	\$11,200	\$44,300	\$159,800	\$215,300
4	Berchtold Park Improvements	\$202,800	\$18,600	\$0	\$221,400
TOTAL		\$668,100	\$838,700	\$459,700	\$1,966,500

P-V. PARKS & RECREATION SDC REIMBURSEMENT FEE SUMMARY

This SDC Update provides support for a Level of Service based Improvements Fee and does not include any costs for reimbursement.

P-VI. PARKS & RECREATION SDC FEE SUMMARY

All Parks & Recreation SDCs are charged based on average population per residential dwelling unit. No Parks & Recreation SDC is allocated to commercial / industrial development. Additionally, a 2% administration fee is incorporated into each SDC charge as shown.

**CITY OF MT. ANGEL
PARKS & RECREATION SYSTEM SDC FEES
January 2015**

TYPE OF UNIT	POPULATION PER EDU	IMPROVEMENT FEE PER EDU	REIMBURSEMENT FEE PER EDU	ADMINISTRATION FEE (2%)	TOTAL SDC PER EDU
Single & Multi Family Residential	2.57	\$1,028	\$0	\$20	\$1,048

CITY OF MT. ANGEL
REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: June 1, 2015			
Ordinance <input type="checkbox"/>	Resolution <input checked="" type="checkbox"/>	Motion <input type="checkbox"/>	Information <input type="checkbox"/>
Date Prepared: May 1, 2015		Dept.: Finance	
Subject: Supplemental FY 2014-15 Supplemental Budget Resolutions		Contact person for this item: Chaunee Seifried, Finance Director, cseifried@ci.mt-angel.or.us, 503-845-9291	

RECOMMENDATION: Approve the supplemental budget resolution amending the fiscal year 2014-2015 budget.

BACKGROUND: This resolution adjusts the 2014-2015 budget and keeps the City in compliance with Oregon Budget Law. The resolution adjusts the FY 2014-2015 budget for unforeseen events including unanticipated costs or additional unanticipated revenue. This is common practice and is done by most cities annually.

Under Oregon Budget Law, there are three ways to change appropriations after the budget is adopted:

1. A transfer of appropriations which decreases an appropriation and increases another. This is the simplest budget change allowed under Oregon Budget law. This does not increase the overall budget. This is approved by a City Council resolution.
2. A supplemental budget of less than 10 percent of total appropriations within an individual fund follows a process similar to the transfer of appropriations.
3. A supplemental budget in excess of 10 percent of total appropriations requires a longer process. This process includes a notice in the paper and a public hearing.

The third types of budget changes are necessary for fiscal year 2014-2015 and have been duly advertised and noticed. Attached are resolutions for Council approval.

In summary, the changes are:

- Transferring the balance in the Unemployment Fund to the general fund benefits reserve.
- Transferring additional fund balance from the vehicle reserve fund to the new capital reserve fund.
- Received additional unanticipated SDC revenues.
- Received additional unanticipated planning and building revenues.

RECOMMENDED MOTION: *“I move to approve a resolution adopting a supplemental budget for FY 2014-15 and appropriating funds; and a resolution transferring appropriations for the FY 2014-2015 budget.”*

ATTACHMENT A: Supplemental budget resolution for FY 2014-15 budget

CITY OF MT. ANGEL
RESOLUTION NO. _____

**A RESOLUTION ADOPTING A SUPPLEMENTAL BUDGET FOR FISCAL YEAR 2014-2015
AND APPROPRIATING FUNDS.**

WHEREAS, the City adopted a budget and appropriated funds for fiscal year 2014-2015 by Resolution 1428; and,

WHEREAS, unanticipated revenues and expenditures are expected to exceed the original adopted budget in some of the City's funds and budgetary changes are necessary within these funds to provide increased appropriation levels to expend the unforeseen revenues; and,

WHEREAS, ORS 294.480 provides that a city may amend the current year adopted budget through the supplemental budget process; and,

NOW THEREFORE, THE CITY OF MT ANGEL RESOLVES AS FOLLOWS:

The City amends the budget for the fiscal year beginning July 1, 2014 and ending June 30, 2015 to include increases in revenues and appropriations within the following funds:

	<u>Current</u> <u>Appropriations</u>	<u>Change in</u> <u>Appropriations</u>	<u>Amended</u> <u>Appropriations</u>
General Fund			
Administration	\$ 22,250	\$ 13,800	\$ 36,050
Community Development	\$ 26,500	\$ 175,000	\$ 201,500
Transfers	\$ 205,748	\$ 4,155	\$ 209,903
Total Requirements	\$ 254,498	\$ 192,955	\$ 447,453
Transportation SDC Fund			
Capital Outlay	\$ 38,622	\$ 13,690	\$ 52,312
Total Requirements	\$ 38,622	\$ 13,690	\$ 52,312
Capital Reserve			
Capital Outlay	\$ 95,215	\$ 72,015	\$ 167,230
Total Requirements	\$ 95,215	\$ 72,015	\$ 167,230
Unemployment Fund			
Transfers Out	\$ 0	\$ 38,831	\$ 38,831
Total Requirements	\$ 0	\$ 38,831	\$ 38,831
Water SDC Fund			
Capital Outlay	\$ 409,561	\$ 12,000	\$ 421,561
Total Requirements	\$ 409,561	\$ 12,000	\$ 421,561
Sewer SDC Fund			
Capital Outlay	\$ 220	\$ 6,350	\$ 6,570
Total Requirements	\$ 220	\$ 6,350	\$ 6,570
Park Improvement Fund			
Capital Outlay	\$ 522,638	\$ 4,155	\$ 526,793
Total Requirements	\$ 522,638	\$ 4,155	\$ 526,793

Vehicle Replacement Fund

Capital Outlay	\$	55,520	\$	72,015	\$	127,535
Total Requirements	\$	55,520	\$	72,015	\$	127,535

TOTAL ALL REQUIREMENTS	\$	1,376,274	\$	412,011	\$	1,788,285
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This resolution shall become effective immediately upon its passage by Council.

Adopted by the City Council of the City of Mt Angel at a regular meeting thereof this 1st day of June, 2015 by the following vote:

AYES: ___ **NAYS:** ___

APPROVED BY THE MAYOR this 1st day of June, 2015.

Andrew Otte, Mayor

ATTESTED BY:

Eileen Stein, City Manager

NOTICE OF SUPPLEMENTAL BUDGET HEARING

A public hearing on a proposed supplemental budget for the City of Mt. Angel,
for the current fiscal year will be held at 290 E Charles St.

The hearing will take place on June 1st, 2015 at 7pm. The purpose of the hearing is
to discuss the supplemental budget with interested persons.

A copy of the supplemental budget document may be inspected or obtained on or after
May 27th at Mt. Angel City Hall, 5 N Garfield St between the hours of 10am and 5pm.

SUMMARY OF PROPOSED BUDGET CHANGES**GENERAL FUND:**

Resource	Amount	Expenditure	Amount
Fund Balance	854,605	Administration	167,314
CD Planning Fees	66,000	Community Development	234,057
CD Building Permit	81,000	Transfers	248,151
CD Planning Deposits	23,100		
Revised Total Fund Resources	2,394,674	Revised Total Fund Requirements	2,394,674

Comments: Unanticipated planning and building revenues received.

TRANSPORTATION SDC FUND

SDC Receipts	15,000	Capital Outlay	77,312
Revised Total Fund Resources	77,312	Revised Total Fund Requirements	77,312

Comments: Unanticipated SDC revenues received

CAPITAL IMPROVEMENT FUND

Transfer In	127,134	Vehicle Replacement	167,230
Revised Total Fund Resources	436,645	Revised Total Fund Requirements	436,645

Comments: Unanticipated fund balance carried over

WATER UTILITY SDC FUND

SDC Receipts	14,338	Capital Outlay	428,561
Revised Total Fund Resources	428,561	Revised Total Fund Requirements	428,561

Comments: Unanticipated SDC revenues received

SEWER UTILITY SDC FUND

SDC Receipts	7,600	Capital Outlay	9,570
Revised Total Fund Resources	9,570	Revised Total Fund Requirements	9,570

Comments: Unanticipated SDC revenues received

PARKS FUND

Transfer In	209,903	Capital Outlay	526,793
Revised Total Fund Resources	526,793	Revised Total Fund Requirements	526,793

Comments: unanticipated revenues received and transferred from general fund

VEHICLE & EQUIPMENT REPLACEMENT FUND

Fund balance	127,535	Transfers Out	127,535
Revised Total Fund Resources	127,535	Revised Total Fund Requirements	127,535

Comments: Unanticipated fund balance carried over

UNEMPLOYMENT RESERVE FUND

Fund Balance	38,831	Transfers Out	38,831
Revised Total Fund Resources	38,831	Revised Total Fund Requirements	38,831

Comments: Unanticipated fund balance carried over

SUPPLEMENTAL			Current	Change in	Amended
General Fund-CDD			Appropriations	Appropriations	Appropriations
Fund Balance		01-00-40005	\$ 821,350	\$ 33,255	\$ 854,605
Grant		01-00-40656	\$ 0	\$ 1,100	\$ 1,100
Donation		01-00-40675	\$ 500	\$ 4,500	\$ 5,000
CD Plan Fees Rev		01-00-40325	\$ 5,000	\$ 61,000	\$ 66,000
CD Build Permit Rev		01-00-40640	\$ 10,000	\$ 71,000	\$ 81,000
CD Planning Deposits		01-00-40678	\$ 1,000	\$ 22,100	\$ 23,100
Total revenues			\$ 837,850	\$ 192,955	\$ 1,030,805
Building & Maintenan		01-01-60460	\$ 7,000	\$ 4,500	\$ 11,500
Attorney Fees		01-01-60500	\$ 9,000	\$ 7,200	\$ 16,200
Travel & Training		01-01-60535	\$ 6,500	\$ 2,100	\$ 8,600
Total Admin Expenses			\$ 22,500	\$ 13,800	\$ 36,300
CD Attorney Fees		01-04-60500	\$ 1,500	\$ 4,000	\$ 5,500
CD Planning Fees		01-04-60515	\$ 10,000	\$ 33,000	\$ 43,000
CD Engineer Fees		01-04-60516	\$ 4,000	\$ 59,000	\$ 63,000
CD Bld Permit Fees		01-04-60527	\$ 11,000	\$ 73,500	\$ 84,500
Facad Grant		01-04-64030	\$ 0	\$ 5,500	\$ 5,500
Total CDD Expenses			\$ 26,500	\$ 175,000	\$ 201,500
Interfund Transfer out		01-12-65035	\$ 205,748	\$ 4,155	\$ 209,903
total Xfers Out			\$ 205,748	\$ 4,155	\$ 209,903
Total General fund			\$ 254,748	\$ 192,955	\$ 447,703
Transportation SDC Fund					
SDC-Receipts Transportation		13-13-40135	\$ 1,310	\$ 13,690	\$ 15,000
Transportation System Imp	Capital	13-13-64096	\$ 38,622	\$ 13,690	\$ 52,312
Capital Reserve					
Xfer from Vehicle Rep		17-17-40737	\$ 55,520	\$ 72,015	\$ 127,535
PD Vehicles future rep		17-22-64010	\$ 37,309	\$ 4,921	\$ 42,230
Water Vehicles future rep		17-22-64011	\$ 23,600	\$ 31,400	\$ 55,000
Sewer Vehicles future rep		17-22-64012	\$ 28,600	\$ 21,400	\$ 50,000
Streets Vehicles future rep		17-22-64013	\$ 4,175	\$ 12,825	\$ 17,000
Parks Vehicles future rep		17-22-64014	\$ 1,531	\$ 1,469	\$ 3,000
	Capital		\$ 95,215	\$ 72,015	\$ 167,230
Unemployment Fund					
Xfer to Benefits Reserve GF	Fund bala	18-18-40005	\$ 0	\$ 38,831	\$ 38,831
	Transfers	18-18-	\$ 0	\$ 38,831	\$ 38,831
Water SDC					
SDC Rec/Water System		29-29-40136	\$ 2,338	\$ 12,000	\$ 14,338
Water System Improvement	Capital	29-29-64071	\$ 409,561	\$ 12,000	\$ 421,561
Sewer SDC					
SDC RecSewer System		30-30-40137	\$ 1,250	\$ 6,350	\$ 7,600
Sewer System Improvement	Capital	30-30-64073	\$ 220	\$ 6,350	\$ 6,570
Park Improvement Fund					
Xfer from Gen Fund		35-35-40710	\$ 205,748	\$ 4,155	\$ 209,903
Ebner Park Construction	Capital	35-35-64023	\$ 522,638	\$ 4,155	\$ 526,793
vehicle replacement fund					
Xfer to Cap/Vehicle	Fund bala	37-37-40005	\$ 55,520	\$ 72,015	\$ 127,535
	Transfers	37-37-66010	\$ 55,520	\$ 72,015	\$ 127,535
			\$ 1,376,524	\$ 412,011	\$ 1,788,535
Budget Totals			8255010	412011	8667021

CITY OF MT. ANGEL
REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: June 01, 2015			
Ordinance <input type="checkbox"/>	Resolution <input checked="" type="checkbox"/>	Motion <input type="checkbox"/>	Information <input type="checkbox"/>
Date Prepared: May 26, 2015		Dept.: Finance	
SUBJECT: State Shared Revenue Resolutions		Contact Person for this Item: Chaunee Seifried, Finance Director, cseifried@ci.mt-angel.or.us, 503-845-9291	

RECOMMENDATION: Conduct a hearing and approve the two attached resolutions: 1) certifying that the City meets all requirements to receive State Shared Revenue for fiscal year 2015-16, and 2) electing to receive State Shared Revenue for the fiscal year 2015-16.

BACKGROUND: The fiscal year 2015-16 budget includes revenue and disbursements of funds from the State. In order to receive and disburse those monies the City Council elects to receive State Shared Revenue by resolution. This means that the City receives an apportionment of the Oregon Department of Administrative Services General Fund revenues derived from tax imposed on the sale of liquor as part of State Shared Revenue. This also enables the City to receive and disburse State monies like gas tax and cigarette tax revenue.

The recommended budget proposes that the State Revenue Sharing funds cover planning costs as it has in the past. Land use application costs are recovered from the applicants; however, there are costs associated with supplies, personnel, and other miscellaneous costs that have no revenue sources to cover associated expenditures.

The public hearing gives citizens of Mt. Angel the opportunity to give testimony on the proposed use of the State Revenue Sharing funds.

RECOMMENDED MOTION:

“I move to approve a resolution certifying that the City meets all requirements to receive State Shared Revenue for FY 2015-16 and a resolution declaring the City’s election to receive State Shared Revenue for FY 2015-16.”

ATTACHMENT A: Resolution certifying that the City meets requirements to receive state shared revenue

ATTACHMENT B: Resolution declaring the City’s election to receive state revenue sharing

**CITY OF MT. ANGEL
RESOLUTION NO. _____**

**A RESOLUTION CERTIFYING THAT THE CITY OF MT. ANGEL MEETS ALL
REQUIREMENTS TO RECEIVE STATE SHARED REVENUES FOR FY 2015-16.**

WHEREAS, ORS 221.760 provides that an officer responsible for disbursing funds to cities under ORS 323.455, 366.785 to 366.820, and 471.805 shall, in the case of a city located within a county having more than 100,000 inhabitants according to the most recent federal census, disburse such funds only if the City provides four or more of the following services:

- 1) Police protection
- 2) Street construction, maintenance, and lighting
- 3) Sanitary sewer
- 4) Storm sewer
- 5) Planning, zoning, and subdivision control
- 6) One or more utility services

WHEREAS, city officials recognize the desirability of assisting the state officer responsible for determining the eligibility of cities to receive such funds in accordance with ORS 221.760,

NOW, THEREFORE, BE IT RESOLVED, that the Mt. Angel City Council hereby certify;

SECTION 1. That the City of Mt. Angel provides the following municipal services enumerated in Section 1, ORS 221.760:

- Police protection
- Street construction, maintenance, and lighting
- Sanitary sewer
- Storm sewer
- Planning, zoning, and subdivision control
- Domestic water service

SECTION 2. This resolution shall become effective immediately upon its passage by the Council.

Passed by City Council this 1st day of June, 2015, by the following vote:

AYES:

NAYS:

Approved by the Mayor this 1st day of June, 2015.

Andrew Otte, Mayor

ATTESTED BY:

Eileen Stein, City Manager

**CITY OF MT. ANGEL
RESOLUTION NO. _____**

**A RESOLUTION DECLARING THE CITY’S ELECTION TO RECEIVE
STATE REVENUES FOR FY 2015-16.**

WHEREAS, the Legislature of the State of Oregon has provided for the apportionment of certain revenues to the cities of the State of Oregon; and,

WHEREAS, such legislation provides that a city, in order to participate in the sharing of those certain revenues, must express an election to receive such funds, which election must be made prior to July 31 of the fiscal year; and,

WHEREAS, the City of Mt Angel desires to receive portion of such funds.

WHEREAS, the City certifies that it published notice and held a public hearing before the Budget Committee on April 23rd, 2015 giving citizen’s opportunity to comment on use of State Revenue Sharing; and,

WHEREAS, the City published notice and held a public hearing before the City Council on June 1st, 2015 giving citizens the opportunity to comment on use of State Revenue Sharing;

BE IT RESOLVED, that pursuant to ORS 221.770, the City of Mt Angel does hereby elect to receive its proportionate share of the revenues to be apportioned to the cities by the State of Oregon for the fiscal year 2015-2016

This resolution shall become effective immediately upon its passage by the Council.

Passed by City Council this 1st day of June, 2015, by the following vote:

AYES:

NAYS:

Approved by the Mayor this 1st day of June, 2015.

Andrew Otte, Mayor

ATTESTED BY:

Eileen Stein, City Manager

CITY OF MT. ANGEL

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: June 1, 2015			
Ordinance <input type="checkbox"/>	Resolution <input checked="" type="checkbox"/>	Motion <input type="checkbox"/>	Information <input type="checkbox"/>
Date Prepared: May 21, 2015		Dept.: Finance Department	
SUBJECT: FY 2015-16 Budget Adoption		Contact Person for this item: Chaunee Seifried, Finance Director, cseifried@ci.mt-angel.or.us, 503-845-9291	

RECOMMENDATION: Approve resolutions adopting the City budget for the fiscal year 2015-2016.

BACKGROUND: The Budget Committee met three times in April and May to conduct a public hearing, deliver the budget message, review and deliberate on the proposed budget and allocations for FY 2015-2016. On May 11th the Budget Committee approved the proposed budget with changes and recommended it for adoption by the City Council. Attachment A includes an updated summary of expenditures for all funds as approved by the Budget Committee. Attachment B is the resolution adopting the budget to reflect the action taken by the Budget Committee. Staff will address changes at the hearing if directed.

- The Budget Committee Approved and added Decision Package #1 for Humpert Park play equipment and #3 for additional Admin/CDD Support.
- According to Oregon budget law the City is required to identify the purpose of reserve funds. If the funds continue to be used the City must review and reauthorize them every 10 years.

OPTIONS:

- Approve the FY 2015-16 budget as approved and recommended by the Budget Committee
- Approve the FY 2015-16 budget as approved by the Budget Committee with amendments

Oregon Budget law allows the elected body to increase expenditures by \$5,000 or 10% (whichever the greater) of any fund without further review and approval by the Budget Committee. The Council cannot increase the tax rate or make total changes to a fund beyond 10% without re-publishing the amended budget and a second hearing before July 1st.

RECOMMENDED MOTION:

I move to approve a resolution adopting the budget, making appropriations and categorizing ad valorem taxes for the 2015-16 fiscal year in the City of Mt. Angel.

ATTACHMENTS:

ATTACHMENT A: Updated summary of expenditures reflecting Budget Committee amendments

ATTACHMENT B: Resolution adopting the FY 2015-16 budget, making appropriations and categorizing ad valorem taxes.

City of Mt. Angel

Summary of Expenditures By Fund & Category FY 2015-16 Adopted

	Personnel Services	Material & Services	Capital	Transfers	Debt Service	Contingency	Total
General Fund							
Administration	76,645	92,500					169,145
Police	725,500	207,895					933,395
Court	9,090	16,400					25,490
Community Development	22,525	91,900	0				114,425
Library	101,300	31,700					133,000
Parks	51,850	29,836					81,686
Oktoberfest	38,236	17,120					55,356
Benefits Reserve	186,800						186,800
Interfund Transfers				33,337			33,337
Capital Outlay			30,000				30,000
Contingency						419,930	419,930
Total General Fund	1,211,946	487,351	30,000	33,337	0	419,930	2,182,564
ENTERPRISE FUNDS							
Sewer Utility	301,545	116,950	123,000	279,199	0	67,155	887,849
Sewer Reserve			708,571	0	0		708,571
Sewer SDC			15,325	0	0		15,325
Sewer Sludge			1,016,144				1,016,144
Stormwater Utility			1,902	0	0	0	1,902
Stormwater SDC			13,871				13,871
Water Utility	288,145	143,600	10,500	107,110	0	69,255	618,610
Water Reserve			735,193	0	0		735,193
Water SDC			357,495				357,495
Revenue bond							0
Total Enterprise Funds	589,690	260,550	2,982,001	386,309	0	136,410	4,354,960
SPECIAL REVENUE FUNDS							
Capital Improvements							0
Technology Replacement			25,793	0	0	0	25,793
Vehicle Replacement			181,546	0	0	0	181,546
Building Replacement			155,100				155,100
Street	115,960	110,000	0	61,137	0	37,265	324,362
Street Reserve		12,500	98,941	0	0	0	111,441
Transportation SDC's			74,106	0	0	0	74,106
Parks							0
Park SDC's			2,688	0	0	0	2,688
Housing Rehabilitation			105,784	0	0	0	105,784
Library Endowment		2,000	7,030				9,030
Retirement Reserve							0
Saalfeld Trust							0
State Shared Revenues		0					0
Vehicle Replacement							0
Unemployment Reserve				37,800			37,800
Total Special Rev Funds	115,960	124,500	650,988	98,937	0	37,265	1,027,650
DEBT SERVICE FUND							
Bancroft Sinking		0					0
Total Debt Svc Fund	0	0	0	0	0	0	0
Total All Funds	1,917,596	872,401	3,662,989	518,583	0	593,605	7,565,174

CITY OF MT. ANGEL
RESOLUTION NO. _____

A RESOLUTION ADOPTING THE BUDGET, MAKING APPROPRIATIONS AND CATEGORIZING AD VALORUM TAXES FOR THE CITY OF MT. ANGEL FOR THE 2015-16 FISCAL YEAR.

BE IT RESOLVED, that the Mt. Angel City Council hereby approves the annual budget as recommended by the Mt. Angel Budget Committee with adjustments for the 2015-2016 fiscal year in the total sum of \$7,565,174; now on file at City Hall, 5 N. Garfield Street, Mt. Angel, Oregon.

BE IT RESOLVED, that the Mt. Angel City Council hereby imposes the taxes provided for in the adopted budget at

Subject to the General
Government Limitation

General Fund	Rate <u>4.1918/\$1000</u>
Category Total	Rate <u>4.1918</u>
Total Levy	Rate <u>4.1918</u>

BE IT RESOLVED, by the Mt. Angel City Council that the amounts for the 2015-2016 fiscal year and for the purposes shown below are hereby appropriated as follows:

GENERAL FUND

Administration	169,145
Police	933,395
Court	25,490
Community Development	114,425
Library	133,000
Parks	81,686
Oktoberfest	55,356
Benefits Reserve	186,800
Interfund Transfers	33,337
Capital Outlay	30,000
Contingency	419,930
<i>Total Expenditures</i>	<i>2,182,564</i>

LIBRARY ENDOWMENT FUND

Materials and Services	2,000
Capital Outlay	7,030
<i>Total Expenditures</i>	<i>9,030</i>

STREET FUND

Personal Services	115,960
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Materials and Services	110,000
Transfers	61,137
Contingency	37,265
<i>Total Expenditures</i>	<u><u>324,362</u></u>

STREET RESERVE FUND

Materials and Services	12,500
Capital Outlay	98,941
<i>Total Expenditures</i>	<u><u>111,441</u></u>

TRANSPORTATION SDC FUND

Capital Outlay	74,106
<i>Total Expenditures</i>	<u><u>74,106</u></u>

CAPITAL IMPROVEMENT FUND

Technology Replacement	25,793
Vehicle Replacement	181,546
Building Replacement	155,100
<i>Total Expenditures</i>	<u><u>362,439</u></u>

UNEMPLOYMENT RESERVE FUND

Transfers	37,800
<i>Total Expenditures</i>	<u><u>37,800</u></u>

HOUSING REHABILITATION FUND

Capital Outlay	105,784
<i>Total Expenditures</i>	<u><u>105,784</u></u>

WATER UTILITY FUND

Personal Services	288,145
Materials and Services	143,600
Capital Outlay	10,500
Transfers	107,110
Contingency	69,255
<i>Total Expenditures</i>	<u><u>618,610</u></u>

SEWER UTILITY FUND

Personal Services	301,545
Materials and Services	116,950
Capital Outlay	123,000
Transfers	279,199
Contingency	67,155
<i>Total Expenditures</i>	<u><u>887,849</u></u>

WATER UTILITY RESERVE FUND

Capital Outlay	735,193
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<i>Total Expenditures</i>	<u><u>735,193</u></u>
<u>SEWER UTILITY RESERVE FUND</u>	
Capital Outlay	708,571
<i>Total Expenditures</i>	<u><u>708,571</u></u>
<u>WATER UTILITY SDC FUND</u>	
Capital Outlay	357,495
<i>Total Expenditures</i>	<u><u>357,495</u></u>
<u>SEWER UTILITY SDC FUND</u>	
Capital Outlay	15,325
<i>Total Expenditures</i>	<u><u>15,325</u></u>
<u>STORM WATER SDC FUND</u>	
Capital Outlay	13,871
<i>Total Expenditures</i>	<u><u>13,871</u></u>
<u>PARKS SDC FUND</u>	
Capital Outlay	2,688
<i>Total Expenditures</i>	<u><u>2,688</u></u>
<u>SEWER SLUDGE FUND</u>	
Capital Outlay	1,016,144
<i>Total Expenditures</i>	<u><u>1,016,144</u></u>
<u>STORMWATER FUND</u>	
Capital Outlay	1,902
<i>Total Expenditures</i>	<u><u>1,902</u></u>
<u>TOTAL OPERATING BUDGET</u>	7,565,174

This resolution shall become effective immediately upon its passage by the Council.

Passed by City Council this 23rd day of June, 2014, by the following vote:

AYES: _ **NAYS:** _

Approved by the Mayor this 1st day of June, 2015.

Andrew Otte, Mayor

ATTESTED BY:

Eileen Stein, City Manager

CITY OF MT. ANGEL
REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: June 1, 2015			
Ordinance <input type="checkbox"/>	Resolution <input checked="" type="checkbox"/>	Motion <input type="checkbox"/>	Information <input type="checkbox"/>
Date Prepared: May 21, 2015		Dept.: Administration	
SUBJECT: FY 2015-16 Wage Scale Adjustment Resolution		Contact Person for this Item: Eileen Stein, City Administrator, estein@ci.mt-angel.or.us; 503-845-9291	

RECOMMENDATION: Approve the attached resolution implementing a 2.3% cost of living adjustment (COLA) for Mt. Angel non-represented employees for 2015-16 fiscal year, effective July 1, 2015. This proposed increase is consistent with the adjustment approved for represented employees within the city.

BACKGROUND:

The City's current collective bargaining agreements were negotiated to implement cost of living adjustments for wage scales based on the Portland/Salem CPI-U index. Those wages, which are already set, are included on the proposed resolution for reference. The most recent CPI-U Portland/Salem data for the second half of 2014 indicates a 2.3% increase. Staff recommends that the City apply this wage adjustment to the rest of the City employees to be consistent. The proposed budget was built using a 2.3% assumption for wages.

Regularly updating wage scales to stay in line with the market helps in the following ways:

- Keeps existing employees satisfied and morale high and helps to prevent good employees from leaving to go to other higher paying public employers who do adjust wage scales to reflect the increasing cost of goods and services.
- Helps staff budget accurately and avoid having to make larger adjustments and increases when vacancies, union negotiations, or recruitments occur.
- Allows the City to base wage scales on standardized, data driven statistics.

Per the City Charter, the City Council sets wage scales in Mt. Angel. The City Council regularly approves wage and scale adjustments such as cost of living increases. The City Council also sets wages for new job descriptions and positions. Cost of living adjustments are not merit based; they are not in any way connected to performance. A cost of living adjustment should be viewed as an adjustment solely to reflect such things as the cost of food, gas, rent and other daily costs.

Please note: there are several staff positions that are not active positions but appear on the list. These positions are included for future use if positions become vacant, the organization is restructured or positions are reclassified.

RECOMMENDED MOTION:

“I move to approve a resolution adjusting the wage scales of employees of the City of Mt. Angel effective July 1, 2015.”

ATTACHMENT A: Wage scale resolution

**CITY OF MT. ANGEL
RESOLUTION NO. _____**

A RESOLUTION ADJUSTING THE WAGE SCALES OF EMPLOYEES OF THE CITY OF MT. ANGEL EFFECTIVE JULY 1, 2015.

WHEREAS, the City Council of Mt. Angel annually reviews existing wage scales for all general employees; and

WHEREAS, the City of Mt. Angel recognizes the importance of keeping wages in alignment with the market for wages in comparable Oregon local government agencies;

WHEREAS, the City of Mt. Angel has agreed to cost of living increases of 2.3% (CPI-U Portland for the last half of 2014) for both of its employee unions (LIUNA and Mt. Angel Police Association) beginning July 1, 2015;

NOW THEREFORE, BE IT RESOLVED by the City Council for the City of Mt. Angel that:

Section 1. All non-represented employees of the City of Mt. Angel shall receive a 2.3% cost of living adjustment for the fiscal year 2015-16.

Section 2. The wage scales reflecting proposed adjustments are as follows:

POSITION (MAPA)	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6
Police Officer	3,328	3,495	3,669	3,853	4,045	4,248
Administrative Asst. (FT-vacant)	2,627	2,758	2,896	3,041	3,193	3,352
Admin Asst. (hourly)	15.15	15.91	16.70	17.54	18.41	19.34

POSITION (LIUNA)	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6
Utility Superintendent	3,505	3,680	3,864	4,057	4,260	4,473
P W Utility Lead Worker	3,424	3,595	3,775	3,963	4,161	4,370
P W Utility Worker II (vacant)	2,957	3,105	3,260	3,423	3,595	3,774
P W Utility Worker I	2,711	2,846	2,989	3,138	3,295	3,460
Maintenance Worker	2,662	2,795	2,935	3,082	3,236	3,398
Wastewater Operator	3,337	3,504	3,679	3,863	4,056	4,259

POSITION (Non-represented)	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6
Finance Director	4,456	4,679	4,913	5,158	5,416	5,687
Assistant to the City Manager	3,426	3,597	3,777	3,966	4,164	4,372
Accounting/Utility Clerk	2,614	2,744	2,882	3,026	3,177	3,336
Accounting/Court Clerk	15.08	15.83	16.62	17.46	18.33	19.25
Administrative Assistant-PT	15.08	15.83	16.62	17.46	18.33	19.25
Receptionist Court Clerk	12.16	12.76	13.40	14.07	14.78	15.52
Office Assistant (vacant)	9.31	9.77	10.26	10.78	11.32	11.88
Library Director	23.34	24.50	25.73	27.02	28.37	29.79

Assistant Librarian	15.02	15.77	16.56	17.39	18.26	19.17
Children's Librarian	12.16	12.76	13.40	14.07	14.78	15.52
Library Aide (vacant)	11.05	11.60	12.18	12.79	13.43	14.10
Public Works Director (vacant)	4,678	4,912	5,158	5,416	5,687	5,971
Maintenance Worker PT (vacant)	12.16	12.76	13.40	14.07	14.78	15.52
Parks Maintenance Worker (vacant)	11.90	12.50	13.12	13.78	14.47	15.19
Police Chief FT(vacant)	4,786	5,025	5,276	5,540	5,817	6,108
Police Sergeant	4,416	4,637	4,869	5,112	5,368	5,636
Code Enforcement Officer (vacant)	13.71	14.39	15.11	15.87	16.66	17.49
Police Reserve (solo)	18.27					
Police Reserve (non-solo)	13.63					

PASSED AND APPROVED by the City Council this 1st day of June, 2015, by the following vote:

AYES:

NAYS:

APPROVED BY THE MAYOR this 1st day of June, 2015.

Andrew Otte, Mayor

ATTESTED BY:

Eileen Stein, City Manager

CITY OF MT. ANGEL
REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: 6/1/15			
Ordinance <input type="checkbox"/>	Resolutions <input checked="" type="checkbox"/>	Motion <input type="checkbox"/>	Information <input type="checkbox"/>
Date Prepared: 05/18/15		Dept.: Administration	
SUBJECT: Workers' Compensation coverage		Contact Person for this Item: Chaunee Seifried, Finance Director	

RECOMMENDATION: Approve the attached resolution authorizing Workers' Compensation coverage for volunteer workers for the current plan year and successive plan years until modified or revoked by the Council.

BACKGROUND: This is a resolution the Council adopts to set workers compensation benefits for the volunteers and designating categories of volunteers to be covered. Attached is the City County Insurance Services Trust Workers' Compensation Agreement section 8 Voluntary Compensation Coverage (Attachment B).

This resolution should be amended every three years or sooner if we need to update the assumed wage or if there is a change made to the form. This resolution elects to have workers' compensation coverage pursuant to ORS 656.031 (Attachment C) and designates categories.

The Council still has the authority to review the resolution annually or whenever they choose to review it, but it is not necessary if it is adopted as recommended.

RECOMMENDED MOTION:

I move to approve the attached workers' compensation resolution extending coverage to the volunteers of the City of Mt Angel.

STAFF CONTACT: Chaunee Seifried, Finance Director, 503.845.9291, cseifried@ci.mt-angel.or.us.

ATTACHMENT A: Resolution extending coverage to volunteers of the City of Mt. Angel

ATTACHMENT B: CIS workers compensation agreement.

ATTACHMENT C: ORS 656.031 Workers Compensation coverage for volunteers

**CITY OF MT. ANGEL
RESOLUTION NO. _____**

**A RESOLUTION EXTENDING THE CITY OF MT. ANGEL’S WORKERS’
COMPENSATION COVERAGE TO VOLUNTEERS OF THE CITY OF MT. ANGEL.**

WHEREAS, the City of Mt. Angel elects to have worker’s compensation coverage for volunteer workers as listed on the Volunteer Elections Form pursuant to ORS 656.031, and

WHEREAS, an assumed monthly wage of \$2,400.00 will be used for public safety volunteers, and

WHEREAS, non public safety volunteers will keep track of their hours and have their assumed payroll reported in the correct class code for the type of work being performed using Oregon minimum wage; and

WHEREAS, a roster of active volunteers both public safety and non-public safety will be kept monthly for reporting purposes. It is acknowledged that City County Insurance Services may request copies of these rosters during the year end audit, and;

WHEREAS, unanticipated volunteer project or exposure not addressed herein will be added onto the City of Mt. Angel’s coverage agreement (1) by endorsement, (2) with advance notice to CIS, and (3) allowing two weeks for processing. It is hereby acknowledged that coverage of this type cannot be backdated.

NOW THEREFORE, BE IT RESOLVED by the Mt. Angel City Council that:

Section 1. Workers’ Compensation shall be provided as indicated above.

Section 2. This resolution may be amended every three years or sooner in needed to update the assumed wages.

Section 3. This resolution shall cover the current plan year and successive plan years until modified or revoked by the Council.

Passed by the City Council this 1st day of June, 2015, by the following vote:

AYES: _ **NAYS:** _

APPROVED BY THE MAYOR this 1st day of June, 2015

Andrew Otte, Mayor

ATTESTED BY: _____
Eileen Stein, City Manager

Filed in the office of the City Recorder this _____ day of June, 2015.

8. Voluntary Compensation Coverage

Coverage is provided for volunteers if the Payroll Display and Contribution Estimate Form includes the appropriate volunteer classifications and if the provisions of ORS 656.031, 656.041, and 656.046 are complied with. These provisions include:

- A. Passage of a resolution by the governing body declaring its intent to cover volunteer personnel as provided in ORS 656.031, 656.041, and 656.046 and designating the categories of volunteers to be covered;
- B. Completion of a Volunteer Election Form that
 - 1. Describes the work duties to be performed,
 - 2. Estimates the number of volunteers to be covered in each category, and
 - 3. Identifies an assumed wage to be the basis for benefits and billing;
- C. Maintenance of rosters of active volunteers in each designated volunteer category. A certified copy of the official membership roster shall be furnished the **Trust** or Director upon request.
- D. Persons covered under ORS 656.031, 656.041, and 656.046 are entitled to the benefits of these chapters, and they are entitled to such benefits if injured as provided in ORS 656.202 while performing any duties arising out of and in the course of their employment as volunteer personnel, if the duties being performed are among those covered by this Coverage Agreement.
- E. The filing of claims for benefits under these sections is the exclusive remedy of a volunteer or a beneficiary of the volunteer for injuries compensable under these chapters against the State, its political subdivisions, their officers, employees, or any employer, regardless of negligence.

656.031 Coverage for municipal volunteer personnel. (1) Except as provided in ORS 404.215, all municipal personnel, other than those employed full-time, part-time, or substitutes therefore, shall, for the purpose of this chapter, be known as volunteer personnel and shall not be considered as workers unless the municipality has filed the election provided by this section.

(2) The county, city or other municipality utilizing volunteer personnel as specified in subsection (1) of this section may elect to have such personnel considered as subject workers for purposes of this chapter. Such election shall be made by filing a written application to the insurer, or in the case of a self-insured employer, the Director of the Department of Consumer and Business Services, that includes a resolution of the governing body declaring its intent to cover volunteer personnel as provided in subsection (1) of this section and a description of the work to be performed by such personnel. The application shall also state the estimated total number of volunteer personnel on a roster for each separate category for which coverage is elected. The county, city or other municipality shall notify the insurer, or in the case of self-insurers, the director, of changes in the estimated total number of volunteers.

(3) Upon receiving the written application the insurer or self-insured employer may fix assumed wage rates for the volunteer personnel, which may be used only for purposes of computations under this chapter, and shall require the regular payment of premiums or assessments based upon the estimated total numbers of such volunteers carried on the roster for each category being covered. The self-insured employer shall submit such assumed wage rates to the director. If the director finds that the rates are unreasonable, the director may fix appropriate rates to be used for purposes of this section.

(4) The county, city or municipality shall maintain separate official membership rosters for each category of volunteers. A certified copy of the official membership roster shall be furnished the insurer or director upon request. Persons covered under this section are entitled to the benefits of this chapter and they are entitled to such benefits if injured as provided in ORS 656.202 while performing any duties arising out of and in the course of their employment as volunteer personnel, if the duties being performed are among those:

- (a) Described on the application of the county, city or municipality; and
- (b) Required of similar full-time paid employees.

(5) The filing of claims for benefits under this section is the exclusive remedy of a volunteer or a beneficiary of the volunteer for injuries compensable under this chapter against the state, its political subdivisions, their officers, employees, or any employer, regardless of negligence. [Formerly 656.088; 1969 c.527 §1; 1977 c.72 §1; 1979 c.815 §2; 1981 c.854 §5; 1981 c.874 §1; 2009 c.718 §14a]

CITY OF MT. ANGEL

REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: June 1, 2015			
Ordinance <input type="checkbox"/>	Resolution <input type="checkbox"/>	Motion <input checked="" type="checkbox"/>	Information <input type="checkbox"/>
Date Prepared: May 27, 2015		Dept.: Administration	
Subject: Council Committee Appointments		Contact Person for this Item: Justin Hogue, Assistant to the City Manager, jhogue@ci.mt-angel.or.us, 503-845-9291	

RECOMMENDATION: Appoint members to the Budget Committee, Design Review Board, Library Board, Planning Commission, and Infrastructure Task Force.

BACKGROUND: Staff contacted all committee/board/commission members and the following have expressed interest in being reappointed for the following terms:

- Cindy Buchheit to the **Budget Committee** for a term expiring June 30, 2018
- Greg Savage to the **Design Review Board** for a term expiring June 30, 2017
- Rebecca Thomas to the **Library Board** for a term expiring June 30, 2019
- Greg Savage and Ryan Kleinschmit to the **Planning Commission** for terms expiring June 30, 2017

The following individuals have not expressed interest in continuing service:

- Jan Donohue Budget Committee
- John Inoue Park Tree Board

PROPOSED MOTIONS:

"I move to appoint Cindy Buchheit to the Budget Committee for a (3) year term ending on June 30, 2018."

"I move to appoint Greg Savage to the Design Review Board for a (2) year term ending on June 30, 2017."

"I move to appoint _____ to the Library Board for the remainder of a (4) year term ending on June 30, 2016."

"I move to appoint _____ to the Library Board for a (4) year term ending on June 30, 2019."

"I move to appoint Greg Savage and Ryan Kleinschmit to the Planning Commission for (3) year terms ending on June 30, 2017."

"I move to appoint _____ to the Infrastructure Task Force."

ATTACHMENT A: Council appointment application.



City of Mt. Angel

P.O. Box 960 / 5 N. Garfield Street, Mt. Angel, OR 97362
Phone (503) 845-9291 Fax (503) 845-6261

Item #11f Attachment A
RECEIVED
MAY 21 2015
BY: _____

APPLICATION FOR APPOINTMENT

Note: This information is a matter of public record and may be published or reproduced.

Full Name: Buchheit Cindy J.
Last First Middle Initial

Physical Address: 515 S. main st Mt Angel
Street Address

Mailing Address (if different): _____

Telephone number: _____ 503-910-5235
Home Work/Other cell

Email address: tigerbuchheit@msn.com

Current Occupation: Bookkeeper

Occupational Background (include volunteer experience): Currently managing 5 offices, 35+ years accounting experience including 7 as assistant to the Finance Director with the City of Wilsonville

Prior Governmental Experience (Elected or Appointed):
Mt Angel school Dist budget Committee
City of Mt Angel budget Committee

What skill sets or particular interests do you possess? I'm good with #'s (as long as a calculator is close by). I care about people and the success of children.
Please check the box of which boards you are interested in serving:

Planning Commission (2-year term)	Design Review Board (2-year term)	Library Board (2-year term)	Budget Committee ✓ (3-year term)	Park/Tree Board (3-year term)
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(You may choose more than one; however, you may only serve on one board per term.)

Signature: Cindy Buchheit **Date:** 5-15-15
This application will be held for consideration for one year.

The City of Mt. Angel is an Equal Opportunity Employer and Provider.



City of Mt. Angel APPLICATION FOR APPOINTMENT

RECEIVED
MAY 27 2015

BY:

Full Name: Savage Greg
Last First Middle Initial

Physical Address: 210 Orco St.
Street Address

Mailing Address (if different): PO Box 771

Telephone number: (503) 888-8938
Home Work / Other

Email address: savage@mtangel.net

Current Occupation: Civil Engineer

Occupational Background (include volunteer experience): Engineering, Planning, Industrial Design, Photography, Architecture, construction

Prior Governmental Experience (elected or appointed): Budget Committee, Planning Commission, Design Review Board

What skill sets or particular interests do you possess? I can do lots of things.

Please check the box of which boards you are interested in serving:

Planning Commission (2-year term)	Design Review Board (2-year term)	Library Board (4-year term)	Budget Committee (3-year term)	Park Tree Board (4-year term) (2-year student term)
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(You may choose more than one; however, you may only serve on one board at a time.)

Design Review Board

I certify that if appointed to the Design Review Board I will ensure that I am registered to vote at the time of my service on the Committee.

Signature: [Handwritten Signature]

Date: 5/26/2015

This application will be held for consideration for one year.
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RECEIVED
MAY 19 2015



City of Mt. Angel

P.O. Box 960 / 5 N. Garfield Street, Mt. Angel, OR 97362
Phone (503) 845-9291 Fax (503) 845-6261

BY: _____

APPLICATION FOR APPOINTMENT

Full Name: Kister Robert F.
Last First Middle Initial

Physical Address: 1180 E. College St., Mt. Angel, OR 97362
Street Address

Mailing Address (if different): _____

Telephone number: (503) 845-9801 (503) 269-8419
Home Work / Other

Email address: rfkister@gmail.com

Current Occupation: Nonprofit Communications Specialist

Occupational Background (include volunteer experience) : Foundation Scholarship Coordinator,
Nonprofit Advisory Board Member, Fundraising/Development Associate, Strategic Communications Specialist,
Public Relations Associate, University Records Specialist, General Books Buyer, Bookstore Sales Associate

Prior Governmental Experience (elected or appointed): (No prior governmental experience)

What skill sets or particular interests do you possess? Professional Writing/Editing, Research/Analysis,
Matching Needs to Resources, Website & Social Media Development, Event Planning, Project Management.

Literature, History, US/World Events, Business, Entertainment, Music, Pop Culture, Science/Technology, Digital Media.

Please check the box of which boards you are interested in serving:

Planning Commission (2-year term)	Design Review Board (2-year term)	Library Board ✓ (4-year term)	Budget Committee (3-year term)	Park Tree Board (4-year term) (2-year student term)
---	---	---	--	--

(You may choose more than one; however, you may only serve on one board per term.)

Signature: _____ Date: 5/15/2015

*This application will be held for consideration for one year.
The City of Mt. Angel is an Equal Opportunity Employer and Provider.*



City of Mt. Angel APPLICATION FOR APPOINTMENT

Full Name: Sauvageau Kerry L.
Last First Middle Initial

Physical Address: 925 N. Spruce St. Mt. Angel, OR. 97362
Street Address

Mailing Address (if different): ☐

Telephone number: 503-874-6933
Home Work / Other

Email address: Kerrysauvageau@hotmail.com

Current Occupation: retired

Occupational Background (include volunteer experience): Teacher Assistant 22yrs. with North Marion School District (Kindergarten thru 5th grade) - 1 year Pre-school teacher. Volunteered Woodburn Senior center 1 yr.

Prior Governmental Experience (elected or appointed): Elected OSEA union president 1 yr.

What skill sets or particular interests do you possess? was trained to tutor students in "Success For All" Reading Program. Worked all aspects of dealing with children in school. Tutoring, testing, monitoring approx. 150 children @ recess + cafeteria. Please check the box of which boards you are interested in serving: testing hearing + eye sight. Much more. Family - grandchildren - gardening - reading - animals - walking

Planning Commission (2-year term)	Design Review Board (2-year term)	Library Board (4-year term) ✓	Budget Committee (3-year term)	Park Tree Board (4-year term) (2-year student term)
---	---	---	--	--

(You may choose more than one; however, you may only serve on one board at a time.)

I certify that if appointed to the Budget Committee I will ensure that I am registered to vote at the time of my service on the Committee.

Signature: Kerry Lyle Sauvageau **Date:** 4-27-15



City of Mt. Angel

P.O. Box 960 / 5 N. Garfield Street, Mt. Angel, OR 97362
 Phone (503) 845-9291 Fax (503) 845-6261

RECEIVED
 MAY 15 2015

BY:

APPLICATION FOR APPOINTMENT

Note: This information is a matter of public record and may be published or reproduced.

Full Name: Thomas Rebecca S.
Last First Middle Initial

Physical Address: 610 N. MAIN ST. MT. ANGEL, OR
Street Address

Mailing Address (if different): P.O. BOX 1142

Telephone number: 503-845-6534 503-845-9422 503-269-8997
Home Work / Other CELL

Email address: bstylist@gmail.com

Current Occupation: self-employed hairstylist

Occupational Background (include volunteer experience): 38 yrs self employed stylist
Mt. Angel O'fest designer, Mt. Angel Chamber

Prior Governmental Experience (Elected or Appointed): City of Mt. Angel Charter
revision committee

What skill sets or particular interests do you possess? _____

Please check the box of which boards you are interested in serving:

Planning Commission <small>(2-year term)</small>	Design Review Board <small>(2-year term)</small>	Library Board <input checked="" type="checkbox"/> <small>(2-year term)</small>	Budget Committee <small>(3-year term)</small>	Park/Tree Board <small>(3-year term)</small>
--	--	--	---	--

(You may choose more than one; however, you may only serve on one board per term.)

Signature: Rebecca Thomas **Date:** 5-14-15

This application will be held for consideration for one year.

The City of Mt. Angel is an Equal Opportunity Employer and Provider.

RECEIVED
MAY 20 2015



City of Mt. Angel

P.O. Box 960 / 5 N. Garfield Street, Mt. Angel, OR 97362
Phone (503) 845-9291 Fax (503) 845-6261

BY:

APPLICATION FOR APPOINTMENT

Full Name: Verboort Deanna J.
Last First Middle Initial

Physical Address: 655 Birch St. Mt. Angel Ore
Street Address 97362

Mailing Address (if different): _____

Telephone number: 503-845-6175 503-385-6451
Home Work / Other

Email address: _____

Current Occupation: Retired

Occupational Background (include volunteer experience): Owned Coast to Coast Hardware Store
OLCC Agent, Retired, Mt Angel Friends of Library,
Volunteer to keep up gardens at library,

Prior Governmental Experience (elected or appointed): 8+ years on Mt. Angel
City Council, Budget Committee,

What skill sets or particular interests do you possess? Believe very strongly in
our public library,

Please check the box of which boards you are interested in serving:

Planning Commission (2-year term)	Design Review Board (2-year term)	Library Board (4-year term) <input checked="" type="checkbox"/>	Budget Committee (3-year term)	Park Tree Board (4-year term) (2-year student term)
--------------------------------------	--------------------------------------	--	-----------------------------------	---

(You may choose more than one; however, you may only serve on one board per term.)

Signature: Deanna J Verboort Date: 5-19-2015

This application will be held for consideration for one year.
The City of Mt. Angel is an Equal Opportunity Employer and Provider.



City of Mt. Angel

P.O. Box 960 / 5 N. Garfield Street, Mt. Angel, OR 97362
Phone (503) 845-9291 Fax (503) 845-6261

APPLICATION FOR APPOINTMENT

Note: This information is a matter of public record and may be published or reproduced.

Full Name: Kleinschmit Ryan E
Last First Middle Initial

Physical Address: 1045 Brenden Lane
Street Address

Mailing Address (if different): _____

Telephone number: (503) 845-2840 Cell # (503) 949-1348
Home Work / Other

Email address: ryank@wavecable.com

Current Occupation: Field Operations Supervisor

Occupational Background (include volunteer experience): 20 Years with MT Angel Fire Dist
Little League Coach

Prior Governmental Experience (Elected or Appointed): Planning Commission - Master Parks
Plan Team Member

What skill sets or particular interests do you possess? Knowledge of development and
utility infrastructure.

Please check the box of which boards you are interested in serving:

Planning Commission (2-year term) <input checked="" type="checkbox"/>	Design Review Board (2-year term)	Library Board (2-year term)	Budget Committee (3-year term)	Park/Tree Board (3-year term)
--	--------------------------------------	--------------------------------	-----------------------------------	----------------------------------

(You may choose more than one; however, you may only serve on one board per term.)

Signature: [Handwritten Signature] Date: 5-22-15
This application will be held for consideration for one year.

The City of Mt. Angel is an Equal Opportunity Employer and Provider.



City of Mt. Angel

APPLICATION FOR APPOINTMENT



Full Name: Savage Greg
Last First Middle Initial

Physical Address: 210 Ohio St.
Street Address

Mailing Address (if different): PO Box 771

Telephone number: (503) 888-8938
Home Work / Other

Email address: savage@mtangel.net

Current Occupation: Civil Engineer

Occupational Background (include volunteer experience): Engineering, Planning, Industrial Design, Photography, Architecture, Construction

Prior Governmental Experience (elected or appointed): Budget Committee, Planning Commission, Design Review Board

What skill sets or particular interests do you possess? I can do lots of things.

Please check the box of which boards you are interested in serving:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planning Commission (2-year term)	Design Review Board (2-year term)	Library Board (4-year term)	Budget Committee (3-year term)	Park Tree Board (4-year term) (2-year student term)

(You may choose more than one; however, you may only serve on one board at a time.)

I certify that if appointed to the ~~Budget Committee~~ ^{Planning Commission} I will ensure that I am registered to vote at the time of my service on the Committee.

Signature: [Handwritten Signature] Date: 5/26/2015

*This application will be held for consideration for one year.
 The City of Mt. Angel is an Equal Opportunity Employer and Provider.*

CITY OF MT. ANGEL
REQUEST FOR COUNCIL ACTION

DATE ACTION REQUESTED: June 1, 2015			
Ordinance <input type="checkbox"/>	Resolution <input type="checkbox"/>	Motion <input type="checkbox"/>	Information <input checked="" type="checkbox"/>
Date Prepared: May 26, 2015		Department: Administration	
SUBJECT: Continued Financial/Goal Setting Session: Beyond the FY 15-16 Budget		Contact Person for this Item: Eileen Stein, City Administrator, estein@ci.mt-angel.or.us, (503) 845-9291	

RECOMMENDATION: Continue the goal setting session from January and following the budget review process just completed. The focus of this session will be specifically to discuss beyond FY 15-16, including the City's vision, mission, goals and financial projections.

BACKGROUND: During the January 31st goal setting session, the City Council asked staff to assess future staffing needs to promote community livability (walkability, beautiful parks, library, and police protection) and evaluate new General Fund revenue sources to achieve this. The assessment was presented to the Budget Committee, in addition to the Proposed Budget for FY 15-16, as "Service Enhancement Packages":

General Fund

1. Adult Services Librarian (20 hrs/wk)	\$20,250
2. Children's Librarian (increase by 14/hrs/wk)	\$13,550
3. Library - New Books	\$ 5,000
4. Parks Staffing Enhancement (30 hrs/wk)	\$33,000
5. Police Department Staffing Enhancement (40 hrs/wk)	\$72,418
6. Planner/Community Development Director (20/hrs/wk)	\$41,000
7. Caselle Software Upgrades	\$25,620

Utility Funds

8. Sewer Staffing Enhancement (40 hrs/wk)	\$50,000
9. Water Staffing Enhancement (20 hrs/wk)	\$28,000
10. Public Works Administrative Support (30 hrs/wk)	\$25,000
11. Finance Staffing Enhancement (20 hrs/wk)	\$28,600

The purpose of preparing these was to respond to the Council's request, but they were not intended to be considered for the FY 15-16 budget, as the Decision Package items were. In presenting my Budget Message, I raised questions about the city's ability to even maintain status quo operations over time due to stagnant revenues and increasing costs. Even at current service levels, there are issues with staffing deployment and pressure relief; adequate operations, maintenance or replacement of existing services and city assets; and future obligations such as retirement plan contributions and collective bargaining agreement settlements.

But in order to realize the City's vision for 2025, consider these service enhancements, or achieve the kind of community and economic development objectives (which grow assessed valuation) which the City Council is interested in seeing, we will need to be more proactive and strategic, including considering new resources and investments in city services. A process is needed to do this, as was envisioned in the workplan for Goal #1. There is a need to review financial projections, review the city's vision, discuss service priorities and options, and develop strategies for getting to a desired outcome that is agreed to by the City Council.

At the Mayor's request, this item is on the agenda to get the conversation started and pointed in a direction.

SUGGESTED MOTIONS: None. This is a workshop only.

ATTACHMENT A: Mt. Angel Vision, Mission Statement, Goals and Work Plan for 2015

City of Mt. Angel

Vision, Mission, Goals and Work Plan

FY 2015-16

Vision

In the year 2025, Mt. Angel is a tight knit, rural community that is proud of its heritage. The community supports annual events that bring visitors from neighboring communities and around the world. Mt. Angel is a proud home for residents and a beautiful destination for visitors, with such attractions as:

- Mount Angel Abbey
- Queen of Angels Monastery
- Alvar Aalto Library at the Abbey
- St. Mary Church
- Glockenspiel
- Mount Angel Festhalle

The community prides itself on strategic thinking, detailed planning, and fiscally sound practices that provide for growth, and the improvement and maintenance of the city infrastructure.

Downtown is revitalized and thriving, the industrial park is a vibrant employment center and the tax base has grown and improved to fund community improvements such as a visitor's center, a new city hall and recreational opportunities.

Mission

Our mission is to provide a safe, clean living environment bestowing hospitality and supporting a high quality of life for residents, guests and for welcoming visitors traveling in and around Mt. Angel. The mission is achieved by strategically planning for the future, providing efficient and fiscally sound services and being responsive to citizens and customers.

Goals

In 2015, the City will focus on the following activities to strengthen the financial foundation of the city and ensure its ability to carry out its vision and mission:

1. Assess future staffing needs to promote community livability (walkability, beautiful parks, library, and police protection) and evaluate new General Fund revenue sources to achieve this.
2. Create a citizen's task force to analyze costs and revenue sources for maintaining city, and possibly county infrastructure inside city limits.
3. Update the Mt. Angel Development Code.
4. Re-explore creating an urban renewal district for the downtown area.
5. Initiate planning and community outreach for a new City Hall.

Work Plan

1. Assess future staffing needs to enhance services and promote community livability (walkability, beautiful parks, library, police protection) and evaluate new General Fund revenue sources to achieve this *(February to June)*
 - a. Work with department heads to identify staffing needs and budget estimates
 - b. Prepare financial plan based on current and 'ideal' budgets
 - c. Identify options for new revenue sources and estimated revenue amounts
 - d. Identify gaps and/or prioritize service enhancement(s)
 - e. Pursue new revenue sources as approved by City Council

2. Create a citizen's task force to analyze costs and revenue sources for maintaining city and, possibly, county infrastructure inside city limits *(March to December)*
 - a. Work with City Engineer and Public Works to identify operations and maintenance costs and budget estimates
 - b. Identify county infrastructure inside city limits, assess condition and maintenance needs
 - c. Explore/negotiate jurisdictional transfer with Marion County
 - d. Identify potential revenue sources and estimated revenue amounts
 - e. Create citizen task force to evaluate information and make recommendations
 - f. Pursue new revenue sources as approved by City Council

3. Update the Mt. Angel Development Code *(March to January, 2016)*
 - a. Secure TGM grant from DLCD/ODOT for code assistance
 - b. Work with DLCD to identify and select consultant team
 - c. Identify Planning Commission members as subcommittee
 - d. Update code
 - e. Issue notice to DLCD of new code and conduct public hearing
 - f. Council adoption of ordinance approving new code

4. Re-explore creating an urban renewal district for the downtown area *(March to June 2016)*
 - a. Conduct urban renewal 101 workshop with City Council and Planning Commission
 - b. Engage urban renewal consultant to draft feasibility study, plan and report
 - c. Conduct plan adoption process, notification of affected taxing entities & community meetings
 - d. Adoption of plan and report

5. Initiate planning and community outreach for a new City Hall *(March to June 2016)*
 - a. Establish City Hall Planning and Community Outreach Committee
 - b. Identify potential sites and issues
 - c. Engage architectural services for site evaluation and design
 - d. Identify project budget needs
 - e. Identify revenue sources and options
 - f. Prepare funding plan