

RESOLUTION NO. 2015 - 24

A Resolution establishing revised transportation system development charges; and repealing Resolution 2014-20.

RECITALS:

On June 10, 2014, the City Council adopted Resolution 2014-20 establishing a revised methodology for determining transportation system development charges (TSDC), and setting the rate of \$1,358 per net new PM peak hour trip. Per the McMinnville Transportation System Development Charge Methodology Report (attached), that level of TSDC is expected to recover approximately \$9.8-million (rounded) of the \$24.6-million (rounded) of SDC eligible capital costs identified in the methodology report.

At the time that the Council adopted the resolution, they indicated that they would like to revisit the TSDC charges in early 2015 -- with the possible intention of raising the TSDC rate. The Council held a public meeting on February 10, 2015 to discuss the TSDC level.

At the February 10, 2015 meeting, it was noted that the recently approved \$24-million transportation bond measure included two projects (Hill Road and Old Sheridan Road), totaling ~\$8.8-million, that are included on the SDC eligible project list. If those project costs are removed from the \$24.6-million of SDC eligible capital costs in the plan, the remaining SDC eligible capital costs total approximately \$15.8-million (rounded).

At the conclusion of the February 10, 2015 discussion, the Council directed staff to update the TSDC methodology report to set the TSDC rate to recover the remaining \$15.8-million (rounded) of SDC eligible capital costs. Additionally, the Council set May 26, 2015 at 7:00pm as the date and time for a public hearing to take testimony regarding the proposed changes.

At their May 26, 2015 meeting, upon consideration of the public testimony received during the public hearing, the City Council directed staff to prepare a resolution adopting the updated McMinnville System Development Charge Methodology Report setting the TSDC rate at an amount necessary to recover \$15.8-million (rounded) over the planning period; and directing an October 1, 2015 effective date.

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF McMINNVILLE, OREGON, as follows:

Section 1. Adoption of Methodology Report. The City Council hereby adopts the "McMinnville Transportation System Development Charge Methodology Report", dated May 2015, and incorporates herein the assumptions, conclusions, and findings in the report which refer to the determination of anticipated costs of capital improvements required to accommodate growth, including an estimated 7,230 new PM peak hour vehicle trips.

Section 2. Establishment of Revised Transportation System Development Charge Rate. The McMinnville Transportation System Development Charge Methodology Report identifies \$24,572,400 needed for transportation system capacity improvement projects in order to maintain an acceptable transportation service level throughout the forecast period. The City has determined that only \$15,751,400 of the total shall be recovered through system development charges, and that the remainder will be funded through other financial programs, including the 2014 transportation general obligation bond measure. Therefore, the transportation system development charge unit cost is calculated as follows:

$$\frac{\$15,751,400 \text{ of capital improvement costs}}{7,230 \text{ net new PM peak hour trips}} = \$2,179 \text{ per net new PM peak hour trip (which is the SDC unit cost)}$$

Section 3. Effective date. This resolution shall be effective on October 1, 2015, and the revised transportation system development charge (SDC) fee established by this resolution shall be effective for all building permits filed on or after that date.

Section 4. Repealing prior methodology and rate. Resolution 2014-20 shall be repealed upon the effective date of this resolution.

Adopted by the Common Council of the City of McMinnville at a regular meeting held the 9<sup>th</sup> day of June 2015 by the following votes:

Ayes: Drabkin, Hill, Jeffries, Menke, Yoder

Nays: \_\_\_\_\_

Approved this 9<sup>th</sup> day of June 2015.

  
\_\_\_\_\_  
MAYOR

Approved as to form:

  
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CITY ATTORNEY