

# CITY COUNCIL AND PLANNING COMMISSION WORK SESSION MINUTES

JANUARY 6, 2020 6PM MONROE COMMUNITY LIBRARY

## System Development Methodology and Plan-Civil West Engineering

**Present:** Mayor Canter, Council President Billings, Councilors Cuthbertson, Canter, Greene, Koroush, Thayer, Planning Commission Chair Smith, Vice Chair Sheets, Commissioners, Eastridge, Fredricks, Cuthbertson, City Planner Hohnbaum, Matt Wadlington-Civil West Engineering, Ross Bochsler and Bull Lulay from North Santiam Paving Company and Erin Ritch.

**Introduction:** At 6PM City Administrator/Planner Hohnbaum announced the time and the purpose of the work session. Hohnbaum gave a staff report and overview of where the City was in the SDC process and history.

**Work Session:** At 6:10pm Hohnbaum introduced Matt Wadlington from Civil West Engineering who provided a 20-slide PowerPoint presentation to the audience. The presentation including the standards for SDC methodology, the formulas used for the configuration of fees, the rules and limitations of SDC collection and expenditures, some estimates at what the City of Monroe's SDC's could be and a comparison of other nearby cities SDC's. Mr. Wadlington opened it up to questions. Mayor Canter and CA Hohnbaum facilitated some discussions among the City Council and Planning Commission.


**Discussions:** Both Mayor Canter and Councilor Cuthbertson shared the perspective of the balancing of future city infrastructure needs and the attractiveness of development to improve the City of Monroe. Mr. Wadlington was asked his perspective regarding the balancing of the needs and his experience with other communities and he shared an example from Adair Village. Commissioner Cuthbertson pointed out that a majority of the future development of Monroe would be infill and not significant subdivisions. Planning Commission and Council members discussed the fact that the engineer's presentation provides the process and methodology for the determining of the maximum amount of "defendable" SDC fees but that the City was interested in attracting development and seeking minor changes to the existing SDC's program. The discussion also centered on the fact that this process was making the City of Monroe SDC system conform to the state law and the intent of the state authorized SDC program including the ability to actually expend SDC funds for capital improvement projects contained within the Capital Improvement Plans that were used to determine the SDC's.

**Conclusion and Adjournment:** Staff shared the opportunity of inquiry of the writer of the SDC plan being present (Mr. Wadlington) and that this was the beginning of a several month long project and process which staff wanted to be assured that the council and commission understood the reasoning and planning that was involved in this new process. Being no additional inquiries or questions, staff thanked the entire body for their time and interest and the work session adjourned at 7:04pm.

Approved as minutes by Council Action on January 27, 2020.



Mayor Paul Canter



Date: