

RESOLUTION NO. 21-2010

A RESOLUTION ESTABLISHING A TEMPORARY MORATORIUM ON SYSTEMS DEVELOPMENT CHARGE INCREASES, AND REDUCING CURRENT CITY OF MADRAS SYSTEMS DEVELOPMENT CHARGES BY 20%.

WHEREAS, the City of Madras, like virtually every City in Oregon, adopted a Systems Development Charge policy that requires new development to pay for its increased demand on public facilities; and

WHEREAS, the City Council of the City of Madras recognizes that we are now in an unprecedented economic recession that is acutely felt in the building industry; and

WHEREAS, while the City cannot address the cost of building materials, price points, and market absorption, the City Council can temporarily on a short-term basis alter its Systems Development Charges by absorbing the reduced revenue through existing operations and SDC reserves; and

WHEREAS, a proposal was presented to the City Council during their regularly scheduled City Council Work Session on August 31, 2010 which suggested the possibility of proceeding with a temporarily 20% reduction in the Systems Development Charges that are currently in place, as well as the placement of an approximate three year moratorium on future increases (e.g. June 30, 2013); and

WHEREAS, it had also been proposed that, at the end of the temporary moratorium, the reduced SDCs would be used as the base for future increases; and

WHEREAS, because the City Council cannot take formal action during a City Council Work Session the suggestion was made that this proposal be forwarded for Council consideration at the next available City Council meeting; and

WHEREAS, the City Council, on September 14, 2010, after taking into consideration the comments that were presented by the public and staff, took formal action to approve the proposed changes.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Common Council of the City of Madras as follows:

SECTION 1: AMENDMENTS

The section entitled "Systems Development Charges" currently listed on Page 11 of 12 in Resolution No. 13-2010, passed by Council on June 22, 2010, shall be replaced with the following language and fees:

The City adopts the Annual Updates for inflation for periodic application of a cost index for all Systems Development Charges administrated by the City.

Parks

Single-Family Residential (i.e. one EDU)	\$ 1,639.00
Multi-Family Residential (per two residential units or prorated portion thereof)	\$ 1,639.00
Commercial (i.e. one EDU).	\$ 1,639.00
Industrial (i.e. one EDU)	\$ 1,639.00

Wastewater

Wastewater SDC shall consist of both a reimbursement fee and an improvement fee.

Effective March 1, 2006, the City adopted the meter sized based methodology for determining the Wastewater SDC.

Wastewater Inside City Limits	\$ 4,634.00/EDU
Wastewater Outside City Limits inside city limits rate unless applicant has signed a Consent to Annex and One Year Waiver	\$ 2 1/2 times

Transportation \$ 3,208.00/P-HT
(Per peak hour trip per ITE Manual & SDC Final Report)

Storm Drainage \$ 193.00/RDE

Residential Drainage Equivalent (RDE)
(3,000 sq. ft. Impervious Surface)
Residential/Commercial/Industrial
New Construction Only.

Additions to Existing Structures \$.08/sq. ft.

Water \$ 771.00/EDU
Equivalent Dwelling Unit (EDU)
(1 EDU = 20 gpm Rated Capacity)

SECTION 2: TEMPORARY MORITORIUM ON ANNUAL INCREASES

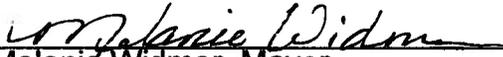
The annual updates shall be discontinued for a period of approximately three years not to extend beyond June 30, 2013. When the temporary moratorium is lifted, the SDCs listed above will be used as a base for future increases.

SECTION 3: EFFECTIVE DATE

This resolution shall become effective immediately upon its passage by the Council and approval of the Mayor.

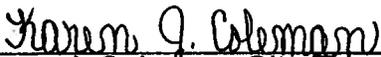
ADOPTED by the Common Council of the City of Madras and signed by the Mayor this 14th day of September, 2010.

Ayes: 4
Nays: 0
Abstentions: 0
Absent: 1
Vacancies: 1



Melanie Widmer, Mayor

ATTEST:



Karen J. Coleman, City Recorder