



Meeting Summary
North Clackamas Parks and Recreation District
District Advisory Committee

Monday, December 06, 2021
5:30 – 6:30 p.m.
Virtually via Zoom

DAC Members Present: Anatta Blackmarr, Ben Johnson, David Gilman, Debrah Bokowski, Grover Bornefeld, Jan Albrecht, Joel Bergman, Ryan Stee

DAC Members Absent: Desi Nicodemus, Luca Derito, Maureen Thom

Staff and Officials Present: Michael Bork (NCPRD Director), Heather Koch (NCPRD)

FCS Group Present: Doug Gabbard, John Ghilarducci

A video of this meeting is available on the NCPRD website at

<https://ncprd.com/public-meetings/meeting-minutes>

Call to Order

DAC meeting was called to order by Chair Grover Bornefeld at 5:30 p.m. A quorum was present.

Discussion Agenda

- System Development Charges Methodology Update: Presentation and Q&A (FCS Group – Doug Gabbard & John Guilarducci)

Q&A:

- Grover asked for clarification on standards, capacity and demand.
- Grover asked if the district's zones come into the calculation.
- Ryan Stee asked since there is current no system plan, how can these calculations be accurate.
- Grover asked for clarification on what the "project list" is.
- Grover asked for clarification of "replacement needs" means.
- Ryan asked if planning costs can be included.
- Ben Johnson asked if a playground improvement can be considered increase in "capacity"
- Grover asked for specific information on existing properties/improvements
- Grover asked in regards to the unincorporated sections of NCPRD – how do we "catch up" the level of service
- Grover asked if Zone 1 included the urban growth area to the east of the City of Milwaukie.
- Grover asked how affordable housing will affect the SDC's.
- David Gillman had a follow up question about affordable housing going up right now West of I205.
- Ryan asked if the calculations presented tonight would be compared to other agencies in the region.
- Anatta Blackmarr asked if there was any legal reason for NCPRD not to be proceeding

with the elimination the current zones.

- Grover asks if NCPRD needs to have a new universal rate before they eliminate zones.
- Ben Johnson asked if one zone (Oak Grove, for example) has an explosion of development before the zones are changed and implementation of the new fees/methodology – what happens.
- Debrah Bokowski asked what % of the total funding for the district is SDCs.
- Ryan commented that now is the time to set the district for investments down the road, and that funding should be an ongoing agenda item on every DAC meeting agenda.

Public Comment

- None.

Future Dates

- Next Regular DAC Meeting: Wednesday December 8, 2021

Adjournment

The DAC meeting was adjourned by Chair Bornefeld at 6:42p.m.

Next DAC Meeting:

December 8, 2021

5:30 p.m. – 7:30 p.m.

Location: Zoom (Virtually)