

From: [Jimmy Thompson](#)
To: [Christie Teets](#)
Cc: [Dan Huff](#)
Subject: RE: Park SDCs- Request for Clarification Regarding Resolution No. 2019-12
Date: Monday, June 8, 2026 5:03:59 PM
Attachments: [Completed Public Records Request Form\(1\).pdf](#)

Thank you very much Ms. Teets. As requested, please find attached a formal public records' request.

On Jun 8, 2026 3:52 PM, Christie Teets <cteets@cityofmolalla.com> wrote:

Mr. Thompson,

I will include our correspondence with the public record from your previous message.

Persons interested in public records are required to complete a Public Records Request. Thank you.

Christie Teets, CMC

City Recorder

Phone: 503.759.0285 | Fax: 503.829.3676

Office Hours: M-Th; 8:00am – 4:30pm | Fri; 8:00am-12pm

www.cityofmolalla.com



DISCLOSURE NOTICE: This email is official business of the City of Molalla and is subject to Oregon Public Records Law.

From: Jimmy Thompson <jthompson97233@hotmail.com>
Sent: Monday, June 8, 2026 3:39 PM
To: Christie Teets <cteets@cityofmolalla.com>
Cc: Dan Huff <dhuff@cityofmolalla.com>
Subject: RE: Park SDCs- Request for Clarification Regarding Resolution No. 2019-12

Mr. Huff and Ms. Teets,

Respectfully, I reviewed the materials referenced in the response to my prior comment. Most of the discussion appeared focused on how the Park SDC is calculated today and what the fee should be going forward. I was unable to locate discussion regarding how the 2019 reduction was originally determined, beyond Mr. Huff's statement during the meeting that the reduction was an "arbitrary" decision.

As a rough estimate, StonePlace Phases 2 and 3 reportedly included approximately 200 units, while Cascade Place reportedly included approximately 140 units, for a combined total of roughly 340 multifamily units. Applying a reduction of approximately \$5,000 per unit suggests a potential impact approaching \$1.7 million.

If those unit counts are inaccurate, or if my estimate is otherwise incorrect, I would appreciate any records identifying the actual number of units affected, the projects that benefited from the reduction, and the methodology used to calculate the City's reported revenue impacts associated with the decision.

I am also interested in understanding how many units had already been constructed, permitted, vested, or otherwise approved at the time the reduced Park SDC was adopted, and whether those units ultimately received the reduced rate.

Given the magnitude of the reported revenue impact and the apparent lack of a documented methodology in the materials I reviewed, I remain interested in understanding the basis for the decision, the analysis supporting it, and how the City arrived at its reported estimates.

Thank you for your time and consideration. I respectfully request that this correspondence be included in the public record.

Sincerely,

Jimmy Thompson Former Councilor and Mayor City of Molalla

On Jun 8, 2026 2:27 PM, Christie Teets <cteets@cityofmolalla.com> wrote:

Hello,

I'm in receipt of your letter to the Mayor & Council.

I will include this message as public comment and it will be included in the Meeting Minutes for the June 10th City Council Meeting.

Much of what you are requesting can be located on the City's [website](#). There were two Work Sessions held related to Parks SDC's. They were held on February 25th and March

11th, and contained information related to your questions below. Council made a final decision to [adopt Resolution No. 2026-13: Amending SDC's for Parks](#) at the May 13th City Council meeting. Packet information can be found on the website and playbacks of the meetings can be found on the [City's YouTube](#) page.

After reviewing documents on the website and you determine whether you have remaining questions, please submit the attached Public Records Request. Thank you.

Christie Teets, CMC

City Recorder

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DISCLOSURE NOTICE: This email is official business of the City of Molalla and is subject to Oregon Public Records Law.

From: Jimmy Thompson <jthompson97233@hotmail.com>
Sent: Saturday, June 6, 2026 4:04 PM
To: City Recorder <recorder@cityofmolalla.com>
Subject: Park SDCs- Request for Clarification Regarding Resolution No. 2019-12

Honorable Mayor, Council, and City Staff:

During my tenure as a Councilor and Mayor for the City of Molalla, one of the issues we worked to address was the City's Parks Master Plan and associated Parks System Development Charges (SDCs). Historically, population growth had outpaced park development and acquisition, creating deficiencies in the park system while development continued. As a Council, we took steps to better align growth with the infrastructure and amenities needed to support it, ensuring that growth contributed appropriately to the facilities necessary to serve that growth.

According to City records, Resolution No. 2019-12 reportedly resulted in an unintended reduction of approximately \$1.9 million in park capital revenue. As a former elected official and resident, I would appreciate clarification regarding the analysis supporting that decision, the methodology used to establish the revised rate, and the distribution of its impacts.

Specifically:

- First and foremost, please provide the methodology, analysis, and supporting documentation used to establish the revised Parks SDC rate adopted under Resolution No. 2019-12.
- As I understand Oregon's SDC framework, system development charges are generally required to be supported by an adopted methodology establishing the basis for the charge. Accordingly, I would appreciate any studies, calculations, memoranda, consultant reports, legal analyses, or other documentation demonstrating how the revised rate was determined and how it was found to comply with applicable legal requirements.
- Was an analysis prepared showing the estimated revenue impact of the reduction prior to adoption?
- Was Council presented with project-specific estimates showing the financial benefit to individual developments resulting from the reduction?
- How much of the reported reduction in capital revenue was attributable to specific developments, including StonePlace Apartments, Cascade Place, and the Bear Creek subdivision?
- How many dwelling units ultimately received the reduced rate?
- How many units associated with those developments were already constructed, permitted, under construction, or otherwise vested when the reduction was adopted?
- What public benefits were anticipated to offset the reduction in park capital revenue?

Please make available any analyses, memoranda, staff reports, presentations, meeting materials, consultant reports, legal opinions, or other supporting documentation related to this decision.

I would also respectfully request that this letter be included in the public comment portion of the next regular Council meeting packet and that any available responses be included as part of the public record.

Thank you for your time and assistance in helping me better understand this decision.

Kind regards,

Jimmy Thompson

Former Mayor, City of Molalla