

Mayor, City Councilors, my name is Carl Gomoll, and I reside at 12174 Golf Lane SE. I am speaking tonight on behalf of the Golf Lane Residents. I have been at this address since 1985 with Mill Creek running through the back two thirds of my property. I have provided verbal and written comments to the Planning commission on each of the two previous hearings pertaining to Ordinance 26-002

(SLIDE 1)

I am here tonight because the Planning Commission, City Lawyers, and Land Developers want to see growth in Stayton. I also would like to see growth in Stayton, however not in the Mill Creek Basin and not at the cost that comes with it for our current and future taxpayers. During the Planning Commission hearing, the Commission treated the Golf Club Rd and Golf Club Lane annexations as a simple administrative checklist. They were presented with hard financial data, stormwater runoff to current surrounding residents, school capacity deficits, cherry stem annexation, serviceability and a massive infrastructure backlog—and they ignored the math. But the Planning Commission does not have to balance the City's budget. You do.

I am not here to say "no" to all growth. I am here to say "no" to speculative growth that our infrastructure, the Mill Creek Basin and our job market cannot support. The applications before you, specifically Ordinance No. 26.002, fails to meet Criterion A (Need) and Criterion C (Providing Services) specifically as it pertains to Financial Impact and Stormwater runoff

(SLIDE 2)

Annexation, as you know, is a bit like a city "adopting" a piece of land. While it grows the city's tax base and footprint, it comes with a heavy set of legal and operational "parenting" duties. Essentially, the city is committing to bringing that property up to the same standard of living as the rest of its jurisdiction.

When the boundaries shift, the city becomes the primary responder for emergencies. For Police Protection, the city's police department takes over patrol and investigative duties from the county sheriff. For Fire & EMS, the city must ensure the property falls within an acceptable response-time radius.

- The city becomes responsible for paving, pothole repair, street lighting, and snow removal on public local roads.

- If the area isn't already connected, the city usually plans (and eventually funds) the extension of municipal water, sewer, and trash collection.
- Ensuring the new land has proper drainage to prevent flooding, which involves maintaining culverts and pipes.

Criteria B, Councilors, let's address the elephant in the room: Contiguity, the "Cherry Stem" connection. While the City Attorney may argue that strip annexations are not illegal *per se*, those same regulations demand they meet a "test of rationality." Under the weight of our current fiscal and infrastructure reality, this 1,000-foot cherry stem fails that test completely.

Even if the cherry stem compels the city to annex contiguous land within the UGB, "contiguity" is not a license to bypass common sense. Just because a "cherry stem" is a legal *mechanism* to annex land doesn't mean the resulting development is fiscally or operationally serviceable. Here is why this specific stem under Ordinance No. 26-002 falls under extreme scrutiny:

- Fiscal & Service Inefficiency: This application proposes a 1,000-foot "cherry stem" along the public right-of-way to reach distant parcels. Marion County requested the city expand the annexation to the full width of the road for "consistent jurisdictional control." This highlights the mess we are creating. First we will have to provide a center turn lane in Golf Club Rd, which takes land from current residences. Two, if you have to drag a police car, a fire engine, or a maintenance crew down a half-mile "shoestring" to reach an isolated pocket of houses, you are committing to the most expensive and inefficient form of service delivery possible. It drives up the cost-per-mile for every taxpayer in Stayton. Three, the massive construction affecting one of our two traffic arteries for months if not a few years, causing service disruptions to our first responders.

(Slide 3)

Criterion A Need: Even though lawyers state we can use outdated Planning documents I would argue we should not. The Planning Commission accepted The "Need" relies on a 2013 Buildable Lands Inventory (BLI). That document assumes Stayton grows at 1.7% per year. Current U.S. Census shows from 2000 to 2025, Stayton's actual growth rate was only 0.8%—barely half of what was predicted.

The City of Stayton in 1998 Land and Housing Analysis used 2.7 people per household to calculate housing needs. The 2000 Census data reported 2.74 people per household in Stayton and the 2024 Census shows it has moved down to 2.54 persons per household in Stayton. I will continue to use 2.7 in my calculations.

Actual population growth is 0.8% annually, not the 1.7% assumed in the Stayton Comprehensive Planning document. The 2030 population target 11,359 is grossly overstated. Based upon the U.S. Census Bureau the actual 2024 population is 8,520, leaving Stayton ~2,380 below the population goal for 2024. If trends mysteriously changed and we continued to grow at a 1.6% growth rate, or twice of what we are growing now, our adjusted population for 2030 would be 9,376 people with a housing need requirement of 3,472 dwellings.

As of 2024 we have 3,425 dwellings which is 269 houses over our 2024 actual needs. We will add 22 dwelling in 2025/26 with Phillips Estate Phase 3 and that will take us to 3,447 or 25 houses short of the 2030 corrected projection. I remind you we have only been growing at half that, 0.8 percent. Based on the U.S. Census Bureau and our projected trend we do not need to add any dwellings to meet our population growth of 2030, But yet we are entertaining proposals to add 1,242 dwellings.

(Slide 4)

Housing demand follows jobs. But the City's own Economic Development Strategy highlights a "History of No Growth" in the industrial sector between 2005 and 2018. While we have added 212 housing units since 2022, we have *not* seen a parallel surge in family-wage employment.

When we build new homes in a stagnant job market You don't get new residents; you get a "Housing Shuffle."

- People move from older, affordable homes in Stayton to the new subdivisions.
- This leaves vacancies in our established neighborhoods, depressing property values for long-time residents and landlords
- Without new jobs bringing *new* money into town, we are simply cannibalizing our own tax base while adding miles of new roads to maintain.

We are becoming a "Bedroom Community" or "Commuter Town" by design, not by accident.

- U.S. Census data confirms that 82% of our workforce drives out of Stayton every morning to work in a different city. That is 4 out of every 5 workers in your neighborhood leaving.
- This creates massive "peak hour" congestion on Cascade Highway and Golf Club Road as everyone tries to leave at 7:30 AM and return at 5:30 PM. Adding hundreds of new homes here just adds hundreds of cars to that specific jam.
- When people work in Salem, they buy lunch in Salem. They get gas in Salem. They shop at Costco, Walmart or Winco in Salem before they come home. That activity serves Salem's tax base, not Stayton's.
- In municipal finance, residential neighborhoods are a "net negative" on a city's budget. Property taxes rarely cover the full cost of roads, police, and parks. Cities stay solvent because Commercial and Industrial properties subsidize the residential ones.
- Stayton has had zero new industrial growth in over a decade. By annexing and adding residential land, we are adding to the "cost" side of the ledger without adding to the "revenue" side. We are digging a financial hole. Every new subdivision built without a corresponding employer is a new long-term liability for the City's general fund.
- We aren't losing jobs because we lack housing. We are losing them because of the \$2.85 million Shaff/Wilco Roundabout requirement and high utility rates. Building more houses doesn't fix the roundabout; it just clogs the intersection further, making it even harder for industry to ever locate here.

(SLIDE 5)

Criteria C: The Unfunded Infrastructure Burden

Finally, let's talk about the bill. The City's own 2009 Stormwater Master Plan documented a capital improvement backlog of \$25.9 million. That deficit hasn't gone away; it has likely grown with inflation.

In my estimates I bring up the future annexation of Golf Ln as this has future impacts on the build out of the Mill Creek Basin. I have estimated the *specific* costs to bring utilities just to the Golf Lane and Golf Club Rd lots. Of the approximate 45 million dollars

backbone costs only \$38,520,000 is in the city budget as unfunded. When you add the other annexation lots the price tag increases.

We are facing over \$45 million in Golf Club and Golf Lane development infrastructure "needs" and backlogs.

SLIDE 6 [StormWater Needs]

Looking at the slide we have the preserved wetlands with 4 future onsite detention basins with 1 regional detention site and only the regional detention site is projected for funded. The annexation of golf ln, 21 acres, and golf club rd, 59 acres adds a total of 80 acres of new impervious surface to the Mill Creek Basin, which is a flood-prone basin.

The need for 4 onsite detention basins and one Regional Detention Basin along mill creek needs to be built prior to any more development of land that affects the mill creek basin. The cost for the Regional detention is \$600,000 that is in the budget for future improvements but the 4 detention basins are not in the budget. An item to note is the Regional Detention basin is projected to be built on top of 4 current houses so that land would need to be purchased adding additional costs.

Slide 7

FP is the Penitentiary Annex Upon a 100 yr flood FP will receive 10,200 Cubic Feet per second of water. The reduction to 3,555 CFS at FJ was a result of the 2019 updated hydrologic modeling with the re-study of the Mill Creek Basin.

While the regulatory CFS values haven't risen, the Risk and Damage data provided in these documents confirm that the creek is failing because of current demand:

Mandatory Overflow: The channel at Golf Club Road is mathematically capped at 1,360 cfs. Because this capacity has not been upgraded since 2000, 100% of any additional stormwater added by the Sylvan Springs, Stayton Station, Phillips Estate, Brownstone Homes development, or KSD Properties development, is forced out of the banks and onto the Golf Lane pastures and homes. The Sylvan Springs, Stayton Station and Phillips Estate Phase 1 and 2, already cause flooding to residents north of mill creek along Golf Ln, the Santiam golf course and the Farm lands to the south of Mill Creek. This occurs once to twice a year currently where it did not prior to 2000.

1. Even if the CFS number in the table looks stable, the 2019 study shows that Stayton-area flood velocity has reached an erosive 8.2 feet per second (fps). This

proves that the same volume of water is now hitting the pastures faster and with more force than in previous decades.

To add to my point.

- The 10-year storm (frequent) already produces 408.9 feet of water at Golf Club Road.
- The 100-year storm (catastrophic) produces 409.1 feet. That is only a 3 inch margin. The bridge at golf club rd only has about 2 ft clearance any debris caught in that gap would cause a total disaster to anything in the mill creek basin.
- In my other chart, the Lower Salem Ditch where it enters Mill Creek at FF can and does add a flow of up above 150 CFS. This creates a dam that causes further back up of the Mill creek basin as it slows the CFS in Mill Creek

Slide 8

1. The 2019 Flood Insurance Study (FIS) establishes the 100-year peak flow for Mill Creek at Section FJ at 3,355 cfs. Data regarding the Brownstone development provides the following specific impacts:

- 100-Year Design Discharge: The development is modeled to release a cumulative total of 2.97 cfs into the system during a 100-year storm event.
- Cumulative Impact on Section FJ: Adding this 2.97 cfs to the 3,355 cfs base flow results in a total projected flow of 3,357.97 cfs. While this is a mathematical increase of 0.088%, it is considered hydraulically insignificant at that scale.

The development is legally bound to ensure its "Post-Development" runoff does not exceed the "Pre-Development" levels of the natural watershed.

- If the Brownstone site were constructed without functional detention ponds, it would discharge 25.89 cfs into the watershed. This rate is nearly 10 times higher than the allowable limit.
- By utilizing the proposed North and South Ponds, the developer intends to restrict that flow to 2.97 cfs. This falls safely below the City's "Allowable Runoff" limit for that site, which is 4.03 cfs.

"Given that Stayton's storm drainage system is already 'taxed beyond capacity', it is imperative that this development be held strictly accountable for maintaining the specific flow rates presented in their drainage report. To protect downstream upstream property owners, the City should enforce a 'no-rise' standard—ensuring a absolute net-zero increase in runoff—consistent with the regulatory accountability and standards currently applied to the Phillips Estate development."

[Slide 9]

It is understandable that the City needs to raise money and to do this they would need to tax household or business. The more households and businesses you have the more money you can receive.

In estimating the numbers for every single one of the 1,242 proposed units on this list—from Golf Club Road to Park Lane. If we build all of them, they will generate about \$919,386 a year for the City's general fund. Against a \$45 million infrastructure deficit, that revenue is a drop in the bucket.

It would take 51 years of tax revenue from these new homes just to pay off the infrastructure bill they are adding to. And that assumes we spend zero dollars on police, parks, or road repairs for these 1,242 families for the next century.

Since we obviously have to provide services, the actual payoff date is never. Approving these developments isn't 'growth'; it is a permanent transfer of debt onto the backs of existing Stayton residents." I would like to point out my previous statement concerning the housing shuffle that does not bring in population it just moves it around, thereby really never adding more revenue.

[Slide 9]

Finally, we must look at our schools. Based upon hopeful population growth that may actually occur, I estimated the impact of these 1,242 families on the North Santiam School District.

Conservatively, these developments will bring over 295 new students into our system. That is not just a number; that is 11 to 12 full classrooms of children. Stayton High and our elementary schools will have to find space for them immediately.

But here is the financial reality: It costs about \$11,634 a year to educate one student in our district. But the property taxes from these new apartments and homes only contribute about \$3,600 per student toward that bill.

That creates an annual deficit of nearly \$2.4 million. Who fills that gap? We will either face larger class sizes, fewer teachers, or—invariably—another school bond measure on our property tax bill to build the new classrooms these developers would not pay for.

Let me be clear about the capacity crisis. Right now, Stayton High School and Middle School are officially operating 'close to capacity.' They are the pinch points. They have almost no flexibility left.

While the Elementary school has a small amount of room today, these 1,242 new households will erase that buffer immediately.

We can't just add a classroom here or there forever. The district has projected that once we hit 2,600 students system-wide, we hit a 'cliff.' At that point, we cannot just add portables. We will need a bond measure to build an entirely new Elementary School to relieve the pressure on the whole system.

Mayor and City councilors, based on the evidence presented tonight, I ask you to find that this application fail to meet the burden of proof required by Stayton Municipal Code Title 17.

First, the application fails Criterion A: The Need for Land. The City's determination of "need" is based on a 2013 projection of 1.7% annual growth. We have proven that actual growth is less than half that rate only 0.8 percent. We currently have a housing surplus of 269 units relative to our population. We are not facing a housing shortage; we are facing a population shortage relative to our aggressive zoning. Approving 119 acres of new residential land when we cannot fill the homes we already have is not planning; it is speculation.

Second, the application fails Criterion C: Adequate Public Services. A service is not "adequate" if it bankrupts the provider.

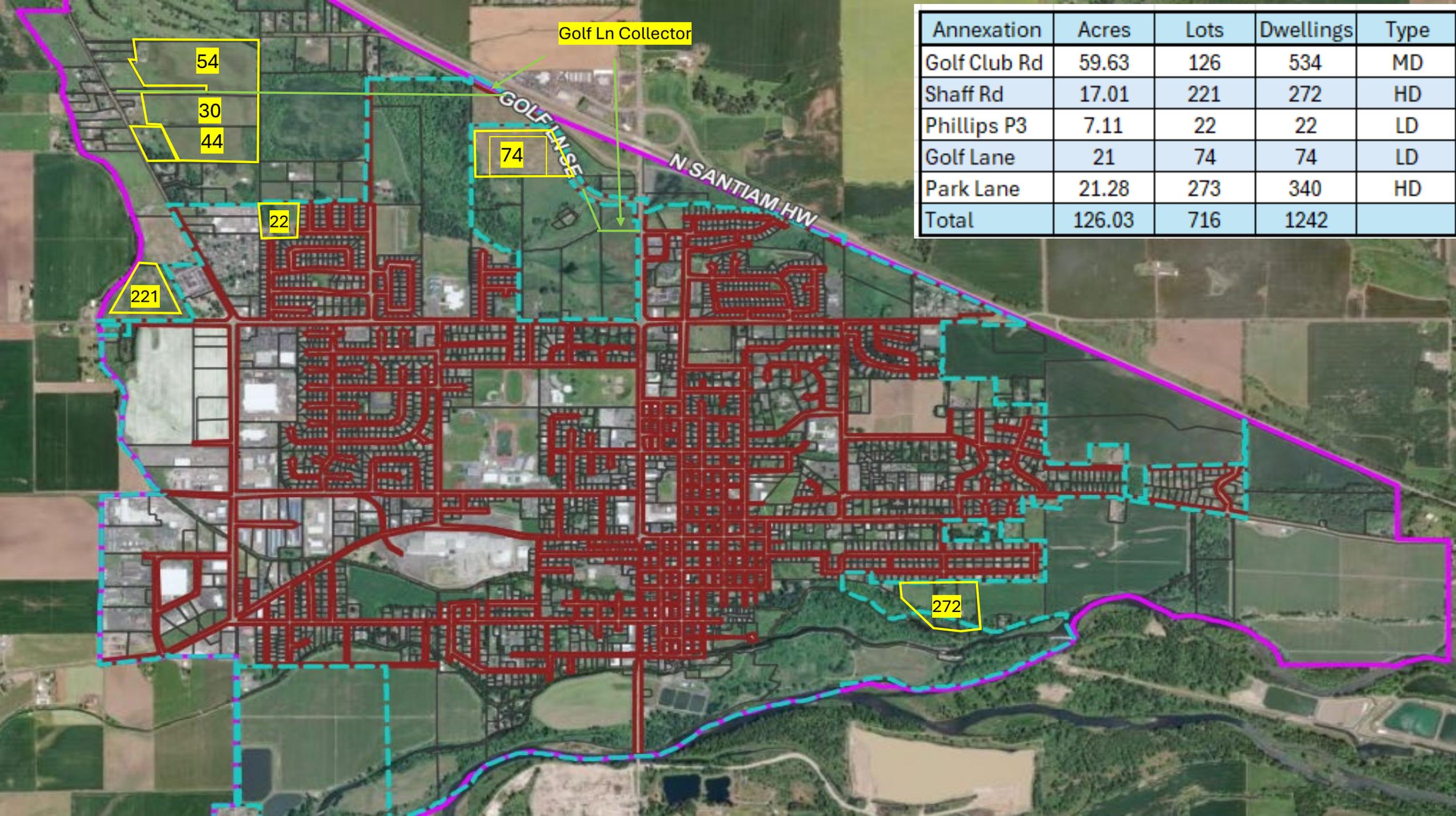
- Infrastructure: We cannot claim to have adequate services when we have a \$26 million stormwater backlog and a total infrastructure deficit of \$45 million.
- Business & Economy: We cannot claim to be building a balanced community when we have had zero net business growth in a decade. We are building

bedrooms without jobs, forcing 82% of our workforce to commute and spend their tax dollars in surrounding communities, cementing our status as a "Bedroom Community" and a drain on the budget.

- Schools: We cannot claim to be serviceable when these developments will create a \$2.4 million annual deficit for our school district and push us toward a capacity cliff that triggers an unfunded new elementary school.
- We financially lacks the fiscal capacity to fund development in the mill creek basin without detention and retention basins and pump stations. Not to mention the Golf Ln Collector and Realignment.
- Fiscal Solvency: We cannot call this development "sustainable" when it takes 51 years of tax revenue just to pay off the infrastructure bill it creates.
- Finally, we must respect the financial reality of our citizens. In November, voters soundly rejected the \$1.10 local option levy because they are already tapped out. Yet, the City is reportedly looking to place this tax increase back on the next ballot.
- Approving these annexations guarantees that those taxes *will* have to go up again. It forces existing residents to subsidize the infrastructure for new subdivisions that do not pay for themselves and are not needed.
- We have a documented history of stagnation because we have failed to fix our infrastructure barriers. Let's finish the "to-do" list from our 2019 Economic Plan—fix the roundabout, fix the pipes, and attract jobs—*before* we ask the taxpayers to subsidize another subdivision.
- For the sake of Stayton's fiscal future, I urge you to DENY not only the Golf Club Rd annexation but the Golf Ln, Shaff Rd and Park Lane annexations.

Annexation Requirements

- A: **Need**, The city is low on Buildable Lands.
- B: **Contiguity**, The land touches city limits (no islands), Consistent with Cities Comprehensive Plan.
- C: **Serviceable**, Water, Sewer, Stormwater and runoff, Transportation, Financial impact (SDCs and taxes will cover the cost of the new infrastructure)
- D: **Safety**, Public Health/Traffic
- E: **Natural Hazards**.



Golf Ln Collector

GOLF LN SE

N SANTIAM HW

| Annexation | Acres | Lots | Dwellings | Type |
|--------------|---------------|------------|-------------|------|
| Golf Club Rd | 59.63 | 126 | 534 | MD |
| Shaff Rd | 17.01 | 221 | 272 | HD |
| Phillips P3 | 7.11 | 22 | 22 | LD |
| Golf Lane | 21 | 74 | 74 | LD |
| Park Lane | 21.28 | 273 | 340 | HD |
| Total | 126.03 | 716 | 1242 | |

54

30

44

74

22

221

272

Table 2 — Housing Inventory Alignment

| Year | Plan-Assumed Housing Units | Actual / Estimated Population | Population-Based Housing Need (Population ÷ 2.7) | Actual / Estimated Housing Units | Surplus / (Deficit) vs. Population Need | Remarks |
|-----------------------|----------------------------|---------------------------------------|--|----------------------------------|---|---|
| ~2010 (Plan baseline) | 3,056 | ~8,244 | ~3,053 | ~3,060 | +7 | Baseline alignment |
| 2020 | ~3,700 | Actual 8,244 Estimated 9,778 | ~3,053 | ~3,350 | +297 | Adequate supply relative to actual population |
| 2024 | ~4,050 | Actual 8,520 Estimated 10,900 | ~3,156 | ~3,425 | +269 | Housing growth ahead of population demand |
| 2030 (Projected) | 4,337 | 1.6% growth 9,376 Estimated 11,359 | 1.6% growth 3,472 Estimated ~4,207 | TBD | TBD | Requires population growth not yet observed |

Key Finding:

Housing inventory has increased despite slower population growth, resulting in higher units-per-capita, not a shortage condition.

Outdated projections show 1,281 unit needed by 2030. Actual Reality we only need 465 Units

Based on the "Economic Development Strategy" (2019) and updated Census/State employment data (2023–2024), the following chart illustrates the business and commuter trends in Stayton since 2010. Stayton Business & Commuter Trends (2010–2024)

| Metric | 2012–2015 (Baseline from Plan) | 2023–2024 (Current Data) | Net Change |
|---|---------------------------------------|---------------------------------|---------------------------------|
| Total Employer Businesses | 169 (2012 Est.) | 171 (2022 Census) | +2 (Stagnant) |
| Total Jobs Located in Stayton | 3,150 (2015) | ~3,350 (Est. 2023) | +200 (Slow Growth) |
| Employed Residents (Labor Force) | 3,176 (2013) | 3,823 (2023) | +647 (Workforce Growing) |
| Commuter: Live & Work in Stayton | 630 (19.8% of workforce) | ~688 (18% of workforce)* | Flat / % Decline |
| Commuter: Live Here, Work OUT | 2,870 (Out-Commuters) | 3,135+ (Est.) | Increased Out-Flow |
| Commuter: Live Out, Work HERE | 2,520 (In-Commuters) | 2,662+ (Est.) | Increased In-Flow |

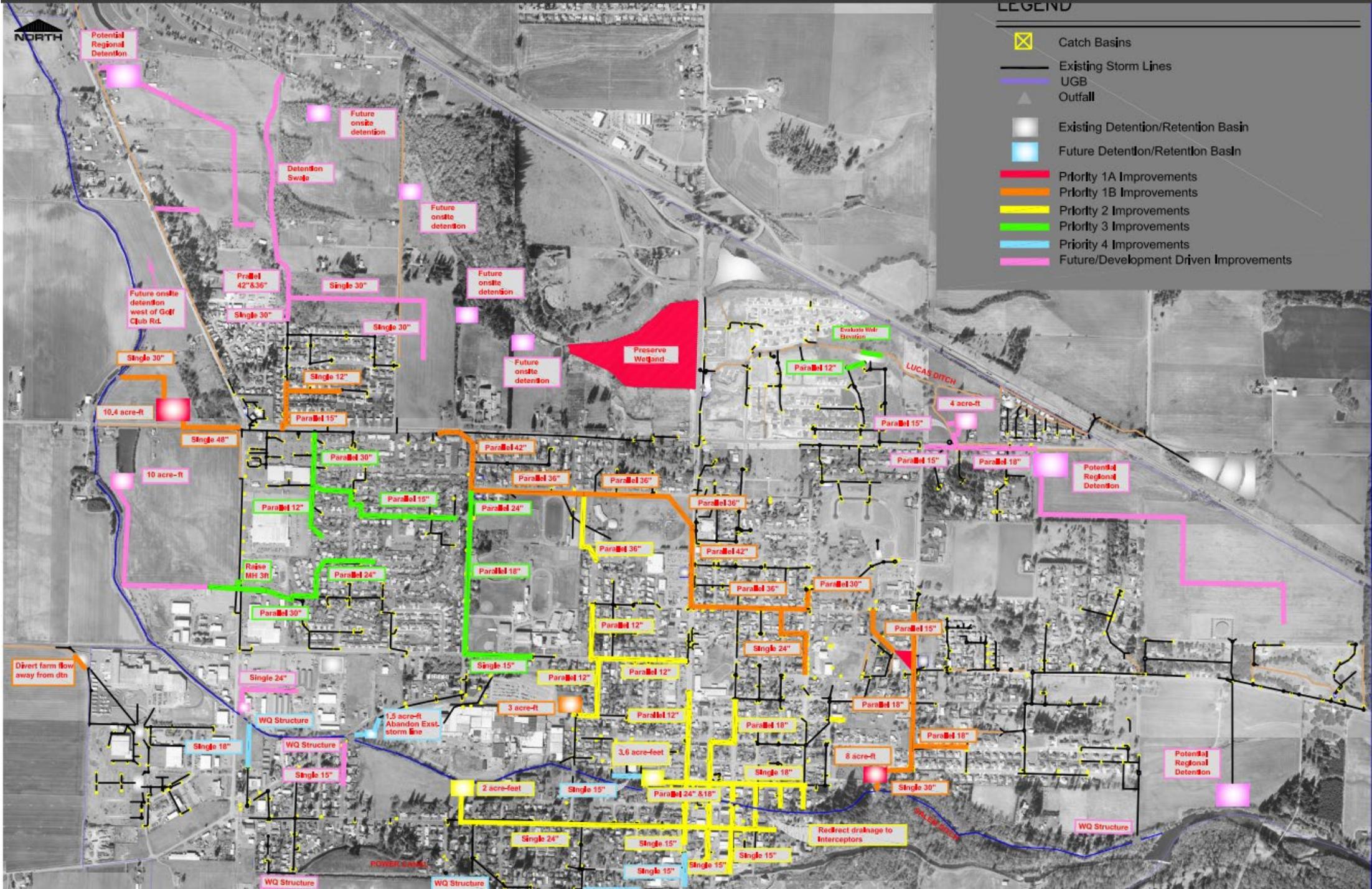
Estimated Costs to add Golf Ln/Golf Club Rd

| Infrastructure Item | Details | Estimated Cost |
|--------------------------------|--|---------------------------|
| Stormwater System Deficit | City-wide Backlog (2009 Master Plan) | \$26,000,000+ |
| Golf Ln Water Main Extension | ~1,500 ft of 12" main @ \$350/ft | \$525,000 |
| Golf Ln Sewer Main Extension | ~2,000 ft to connect @ \$400/ft | \$800,000 |
| Mill Creek Booster Station | Required for Upper Pressure Zone | \$1,500,000 - \$2,500,000 |
| Golf Lane Collector Road | Future TSP Project | \$8,200,000 |
| Golf Lane Realignment | Safety requirement at Whitney St | \$3,320,000 |
| Sewer Capacity Fixes | Gardner Station Removal (Required) | \$4,170,000 |
| Golf Club Water Main Extension | ~1,000 ft of 12" main @ \$350/ft | \$350,000 |
| Golf Club Sewer Extension | ~500 ft of 12" main @ \$400/ft | \$200,000 |
| TOTAL "Backbone" Costs | Mill Creek Specific + Stormwater Backlog | ~\$45,050,000+ |

| Prioritization | Conceptual Level Opinion of Probable Cost* |
|--------------------------|--|
| Priority 1A Improvements | \$3.6M |
| Priority 1B Improvements | \$5.0M |
| Priority 2 Improvements | \$5.0M |
| Priority 3 Improvements | \$2.2M |
| Priority 4 Improvements | \$0.5M |
| Future Improvements** | \$9.7M |
| Rounded Total | \$26M |

* All costs in 2007 Dollars and include engineering and contingencies.

** Timing depends on when growth occurs.



- LEGEND**
- Catch Basins
 - Existing Storm Lines
 - UGB
 - Outfall
 - Existing Detention/Retention Basin
 - Future Detention/Retention Basin
 - Priority 1A Improvements
 - Priority 1B Improvements
 - Priority 2 Improvements
 - Priority 3 Improvements
 - Priority 4 Improvements
 - Future/Development Driven Improvements

100 Year Flood Plan updated May 2006

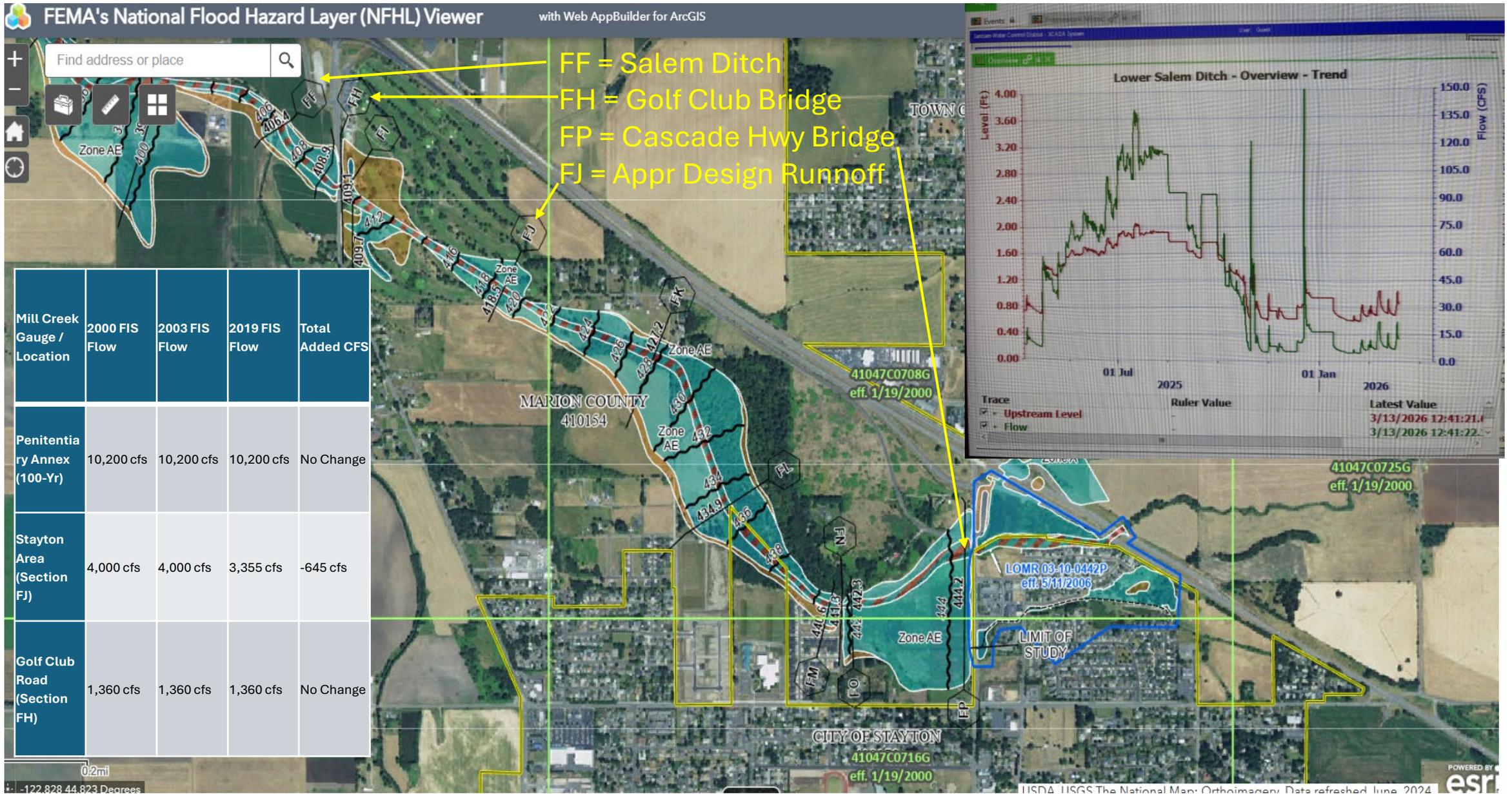


Table 6: Pre to Post summary table without flow control

| Storm Event | Allowable Runoff (cfs) | North Area Undetained Flowrate (cfs) | South Area Undetained Flowrate (cfs) | TOTAL Undetained Flowrate (cfs) |
|-------------|------------------------|--------------------------------------|--------------------------------------|---------------------------------|
| 2 year | 0.75 | 4.72 | 7.8 | 12.52 |
| 5 year | 1.03 | 5.72 | 9.45 | 15.17 |
| 10 year | 1.03 | 6.82 | 11.24 | 18.06 |
| 25 year | 2.55 | 8.15 | 13.38 | 21.53 |
| 50 year | 3.77 | 9.55 | 15.61 | 25.16 |
| 100 year | 4.03 | 9.83 | 16.06 | 25.89 |

Hydrograph Results

Below are the results of the hydrograph analysis for both pond facilities.

Table 9: Pre to Post Flowrate Summary with Detention/flow control

| Storm Event | North Pond | | South Pond | | TOTAL Design Runoff (cfs) | Allowable Runoff (cfs) | Design < Allowable? |
|-------------|---------------------|-------------------------|--------------------|-------------------------|---------------------------|------------------------|---------------------|
| | Release Rate (cfsf) | Water Surface Elevation | Release Rate (cfs) | Water Surface Elevation | | | |
| 2 year | 0.22 | 417.32 | 0.47 | 416.17 | 0.70 | 0.75 | YES |
| 5 year | 0.31 | 417.77 | 0.66 | 416.72 | 0.96 | 1.03 | YES |
| 10 year | 0.37 | 418.23 | 0.82 | 417.21 | 1.53 | 1.54 | YES |
| 25 year | 0.58 | 418.67 | 0.95 | 417.72 | 1.54 | 1.54 | YES |
| 50 year | 0.96 | 418.95 | 1.85 | 417.96 | 2.77 | 3.77 | YES |
| 100 year | 1.03 | 418.98 | 1.99 | 417.99 | 2.97 | 4.03 | YES |

Detailed Tax Revenue Breakdown

| Development | Type | Dwellings | Est. Market Value | Taxable Value (AV)* | City Tax / Yr (Per Dwelling)** | Total City Revenue / Yr |
|---------------|------|--------------|-------------------|---------------------|--------------------------------|-------------------------|
| Golf Club Rd | MD | 534 | \$533,000 | ~\$255,840 | \$995 | **\$531,330** |
| Shaff Rd | HD | 272 | \$300,000 | ~\$123,000 | \$478 | **\$130,016** |
| Phillips P3 | LD | 22 | \$533,000 | ~\$255,840 | \$995 | **\$21,890** |
| Golf Lane | LD | 74 | \$533,000 | ~\$255,840 | \$995 | **\$73,630** |
| Park Lane | HD | 340 | \$300,000 | ~\$123,000 | \$478 | **\$162,520** |
| TOTALS | -- | 1,242 | -- | -- | -- | \$919,386 / yr |

**Note: Taxable Assessed Value is calculated using Marion County's Changed Property Ratio (CPR) of ~0.48 for Residential and ~0.41 for Multi-Family. You do not pay taxes on full market value.*

***Note: City Tax is based on the Permanent Rate (\$3.328) + Library Levy (\$0.56) = \$3.888 per \$1,000 AV. This excludes schools/county taxes which do not go to the City budget.*

The "Unfunded Student" Gap

Based on standard student generation rates (0.45 for homes / 0.22 for apartments), these 1,242 units will add approximately **295 new students** to the district. Current Students 2,200 plus 295 is **2,495**. Cap for a mandatory new elementary school is 2,600.

| School Level | New Students | Est. Classrooms Needed (25:1) |
|--------------------|---------------------|-------------------------------|
| Elementary (K-5) | ~140 | 5-6 New Classrooms |
| Middle (6-8) | ~70 | 3 New Classrooms |
| High School (9-12) | ~85 | 3-4 New Classrooms |
| TOTAL | 295 Students | 11-12 New Classrooms |

Financial Deficit Annual

Cost to Educate: Approximately \$11,634 per student (State/District Avg) Total Annual Cost: \$3,432,030

School Tax Revenue Generated: Approximately \$1,064,000 (Est. @\$4.50/\$1k AV)
Annual Deficit **negative \$2,368,030**

QUESTIONS

City Council Testimony: Denial of Ordinance No. 26.002

City Council Testimony: Denial of Ordinance No. 26.002

Mayor, City Councilors and staff, my name is Carl Gomoll, and I've resided at 12174 Golf Lane SE, Sublimity since 1985 with Mill Creek running through my pastures.

Because my time is limited to three minutes tonight, I ask that you follow along with my updated slides that I provided to the City Recorder today, this is different from those in your packet and I urge you to read my full written testimony submitted to the public record which also is different. That document contains the complete math and legal facts proving our current housing surplus, our \$45 million infrastructure deficit, the \$2.3 million school shortfall, and exactly why this 'cherry stem' contiguity violates the intent of the law.

Slide 1,

While I support growth, I oppose speculative growth in the Mill Creek Basin that our current taxpayers cannot fund. I will show you how this application fails Criterion A, Need, Criteria B, Contiguity and Criterion C Serviceable, specifically as it pertains to Financial impact.

Slide 2: I am looking at 1 current annexation and 4 future annexations totaling 126 acres and approximately 1,242 proposed dwellings . Annexation is like "adopting" land. It triggers heavy operational "parenting" duties where the City becomes the primary responder for Police, Fire, paving, and utility maintenance, regardless of development. Regarding Criterion B, Contiguity, the 1,000-foot "Cherry Stem" fails the test of rationality. It is an inefficient delivery of service and requires a center turn lane, seizing land from current residents and disrupting traffic for months if not years on a primary artery.

Slide 3: The City relies on an outdated 2013 inventory assuming 1.7% growth, yet the U.S. Census proves our actual growth is only 0.8%—barely half of that prediction. We currently have a 269-unit housing surplus. When we add 22 dwellings at Phillips Estate, we will only need 25 more houses to meet our corrected 2030 goals. We do not need 1,242 new units; this is purely speculative. I

would also like to point out this land is all Farm Land to the east and west and only the south is residential. By annexing this land we eliminate that farm land regardless of development

Slide 4: Stayton has had zero industrial growth in over a decade. 82% of our workforce commutes and spends their tax dollars in other cities . Residential growth is a "net negative" for our budget; without commercial subsidies, we are simply digging a financial hole for our general fund. We need commercial business to fix our budget, but will never bring them in until we fix the \$2.8 million dollar Shaff/Wilco roundabout.

Slide 5 & 6: Our 2009 Stormwater Plan documented a \$26 Million backlog that has only grown . Adding these developments brings the total "backbone" infrastructure need to over \$45 Million. This includes four onsite detention basins that are completely unfunded in the city budget.

Slide 7: Mill Creek Capacity is already failing. The channel at Golf Club Road is mathematically capped at 1,360 CFS with 10,200 CFS entering the basin as it pertains to the 100 year flood plan. This 1,360 CFS cap is exceeded even in the 10 year flood plan with 6,290 CFS entering the basin. Existing developments already flood our pastures on golf lane, the golf course and golf club rd farmland at least twice a year. This rarely happened prior to 2000. The Golf Club Rd Bridge only has two feet of clearance between the bridge and water. Any debris in the bridge gap would cause a total disaster for anything within the Mill Creek basin.

Slide 8: While the developer claims a 0.088% increase is small, our drainage system is already "taxed beyond capacity". If constructed without functional detention, these sites would discharge runoff 10 times higher than the allowable limit . We must enforce a strict "no-rise" standard to protect property owners. We have already implemented this with the Phillips Estates.

Slide 9: These 1,242 families would generate \$919,386 annually for the general fund. Against a \$45 Million infrastructure deficit, it takes 51 years just to pay the bill they create—assuming we spend zero dollars on their police and parks for half a century . The actual payoff date is never.

Slide 10: These families will add 295 students, requiring 11 to 12 new classrooms. With education costing \$11,634 per student, this creates a \$2.4 Million annual

deficit for the school district. This growth will force a bond measure for a new elementary school that developers won't pay for.

In Conclusion, "This application does not satisfy the Adequate Public Services criterion. A public service cannot be considered adequate if providing it financially ruins the city. Specifically, this development aggravates an existing \$45 million infrastructure deficit and creates a \$2.4 million funding shortfall for our schools. Voters soundly rejected the November levy because they are tapped out.

Approving these annexations forces current residents to subsidize infrastructure for subdivisions that are not needed. We lose farm lands and I have shown the costs for development we likely cause this land to remain vacant. We need new industries first so they can help fund our deficits and get our residents back to working in Stayton. Then let's entertain more housing. I urge you to DENY

Ordinance No. 26.002

Questions