

HERMISTON CITY COUNCIL & URBAN RENEWAL AGENCY

Regular Meeting

March 14, 2022

Chair Drotzmann called the Urban Renewal Agency meeting to order at 6:00pm. Present were Members Myers, Peterson, Primmer, Spicerkuhn, Barron, Duron, Davis, and Hardin. Also attending were City staff to include: Assistant City Manager Mark Morgan, City Attorney Richard Tovey, Chief Edmiston, Finance Director Mark Krawczyk, Planning Director Clinton Spencer, Parks and Recreation Director Brandon Artz, Recreation Coordinator Kasia Robbins (arrived at 7:00pm), City Recorder Lilly Alarcon-Strong, and attending through Zoom City Manager Byron Smith. The meeting was streamed live on YouTube.

Resolution No. 14- Begin Urban Renewal Planning Effort

Planning Director Clint Spencer and Assistant City Manager Mark Morgan gave information (PowerPoint Presentation attached) regarding the potential formation of Hayfields Urban Renewal District.

MonteVista Homes Owner/CEO Luke Pickerill presented information (PowerPoint Presentation attached) regarding The Hayfields and plans to develop the area with multiple housing options, designated land for community trails and parks, a potential firehouse and school site, and statistical information.

After some discussion, Member Barron moved and Member Davis seconded to approve Resolution 14 and lay upon the record. Motion carried unanimously.

Unscheduled Communication

None

Adjournment

There was no other HURA business and Chair Drotzmann adjourned the HURA meeting at 6:56pm and announced the Members would take a short break and convene the City Council meeting at 7:00pm.

Convene the City Council Meeting

Mayor Drotzmann called the regular City Council meeting to order at 7:02pm. The pledge of allegiance was given.

Presentation- Hermiston School District (HSD) Updates

HSD Assistant Superintendent Jake Bacon gave updates to include: First day back at school without masks, construction updates for Rocky Heights and Loma Vista Elementary Schools, HSD attending hiring events in Oregon and Washington to recruit teachers and staff to HSD, recognition given to wrestlers and classified staff at tonight's Board Meeting, and summer school.

Mayor Drotzmann thanked the HSD for allowing students to participate in the Youth Advisory Council.

Councilor Barron thanked all those who attended, donated and purchased items at the Sports Booster event.

Proclamation- American Red Cross Month

Mayor Drotzmann read the American Red Cross Month Proclamation, thanked the Red Cross for their humanitarian aide and encouraged all to support the American Red Cross in any manner they can.

Citizen Input on Non-Agenda Items

None given.

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Consent Agenda Items

Councilor Davis moved and Councilor Primmer seconded to approve Consent Agenda items A-C, to include:

- A. Committee Vacancy Announcements
- B. Minutes of the February 28 Work Session and Regular Meeting
- C. Recommendations to the Planning Commission: Position #1, Annette Kirkpatrick and Position #2 Phillip Hamm, term from 04/01/2022 to 03/31/2025

Motion carried unanimously.

Resolution No. 2211- Authorizing an Agreement to Design and Build the Skateboard & Teen Adventure Park.

Resolution No. 2212- Skateboard and Teen Adventure Park Development Matching Fund Application

Parks and Recreation Director Brandon Artz gave information (PowerPoint Presentation attached) regarding the proposed agreement to design and build the Skateboard and Teen Adventure Park and apply for matching state funds for phase II.

After some discussion, Councilor Myers moved and Councilor Davis seconded to approve Resolution 2211 and lay upon the record. Motion carried unanimously. And Councilor Duron moved and Councilor Primmer seconded to approve Resolution 2212 and lay upon the record. Motion carried unanimously.

Resolution No. 2213- Establish Industrial Wastewater Rate

Anderson Perry & Associates, Inc. Senior Engineer Chas Hutchins and Assistant City Manager Morgan presented information (attached) regarding establishing a wastewater discharge rate for Industrial Customers.

Public Comment

Steve Williams and Allen Cleaver from Columbia Biosciences asked that the Council consider taking their time to think about the following before making a decision: the fully-loaded rates and the shock it was to see them, variable costs, how the City does not have a way to measure flow, does not believe they are outputting the amount of waste to justify a daily truck load going to the landfill, the disservice the City would be doing to future potential users, and the fact that they are working towards many other ways to reduce waste usage. Mr. Cleaver asked that the Council consider that Columbia Biosciences did not receive or ask for tax credits or other monetary benefits when they decided to conduct business in Hermiston.

After some discussion, Councilor Primmer moved and Councilor Myers seconded to adopt Resolution 2213 and lay upon the record. Councilors Primmer, Myers, Barron, and Duron voted in favor; Councilors Peterson, Spicerkuhn, Davis, and Hardin voted against. Mayor Drotzmann broke the tie in favor. Motion carried 5-4.

Resolution No. 2214- Lift #3 Decommission Contract Award

Assistant City Manager Morgan presented information regarding awarding the Sewer Lift Station #3 contract to Tapani, Inc.

After some discussion, Councilor Primmer moved and Councilor Spicerkuhn seconded to adopt Resolution 2214 and lay upon the record. Motion carried unanimously.

Committee Reports

Parks and Recreation Committee- Councilors Davis and Myers gave information regarding: Clean Sweep and Recycling Event at EOTEC and the need for volunteers for this event, Tree Giveaway sponsored by the Rotary, I Love My City, Aquatic Center updates, and other activities and events.

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EOTEC Advisory Committee- Mayor Drotzmann spoke regarding: continued Lacrosse field planning development, RV Park development, and potentially working with Umatilla County Fair on the \$1 million state allocations they were awarded.

Mayor's Report

None given.

Council Reports

Councilor Davis gave information regarding the two Hiring Events and Job Fairs this week at the Community Center and BMCC. Staff and Council members made comments on how these events could benefit Shears employees, as well as the many employers who are looking for employees.

Councilor Primmer gave his respects to 911 Dispatcher Scott Cassidy who recently passed away. The public is invited to his service at the Community Center this Friday.

Councilor Spicerkuhn stated the Lions Club is selling Clam Chowder and bread for their fundraiser.

Mayor Drotzmann stated Rotary is selling roses for their fundraiser.

Councilor Peterson stated she is excited to facilitate an Inclusion Round Table Discussion at Aprils LOC Conference, and showoff Hermiston.

Councilor Duron thanked those responsible for the City Hall tour and congratulated the Distinguished Citizen Award recipients. The Council congratulated Hermiston Police Department for the award they received as well.

Assistant City Manager's Report

- Assistant City Manager Morgan stated City Manager Byron Smith has been tuning into the meeting via zoom.

Adjournment

Mayor Drotzmann adjourned the meeting at 8:46pm as there was no other business.

SIGNED:

Dr. David Drotzmann, Mayor

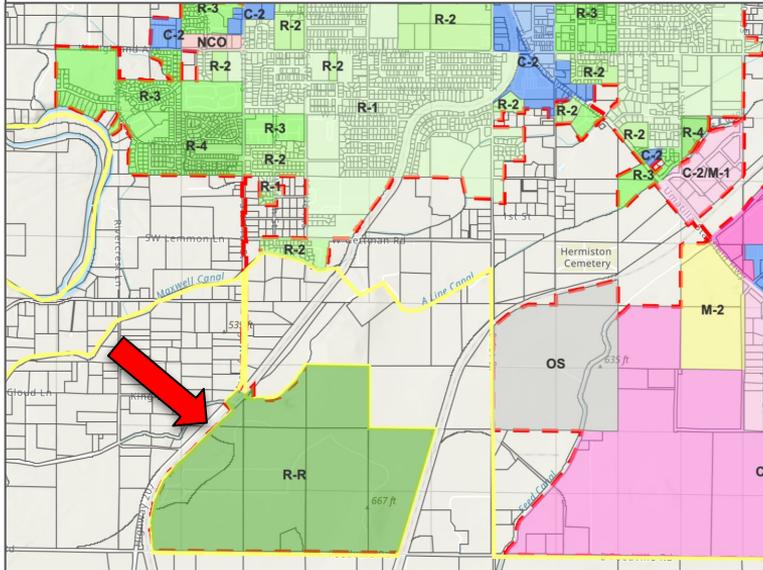
ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder





HISTORY



- **Early 2000s:** The land was annexed into the City. The developer had the vision to create a destination golf course community.
- **2008:** The great recession hit. The developer had taken private money loans and those investors ended up with the title to the property.
- **2017:** The landowners attempted to start a new development and bring much needed housing to the City. However, due to the lack of infrastructure and available services, a public/private partnership was imperative.
- **2017-2021:** Over several years, the landowners in conjunction with the City explored several options. After all, there is 353 acres of usable residential land inside the City limits with the opportunity to fill the gaps in the needed Hermiston housing supply.
- **Early 2021:** MonteVista was introduced to the Landowners. Over the course of the year, MVH was able to work with the landowners and the City to unlock the potential value of this usable, but undeveloped land leading to the Master Planned community, The Hayfields.



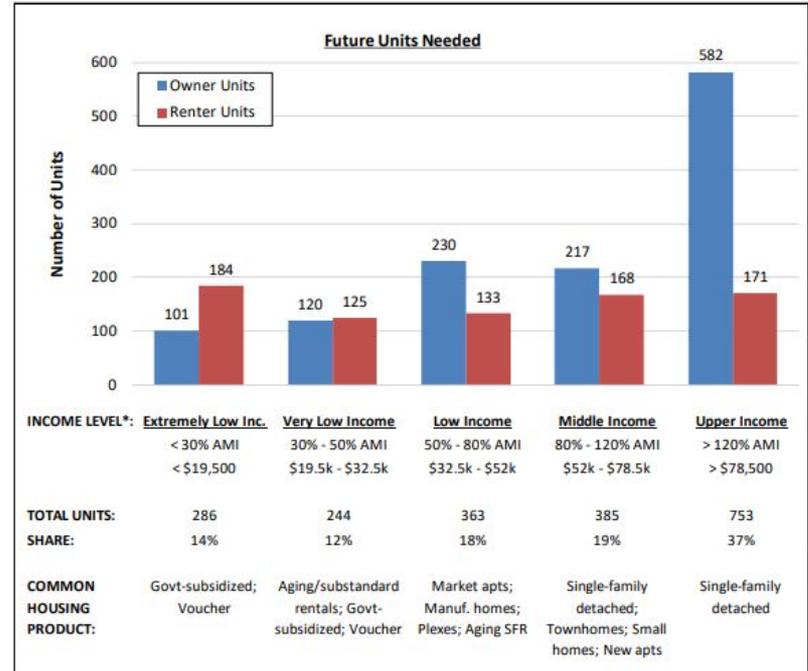
PARKS & OPEN SPACE PLAN



HOUSING SUMMARY

Hayfields		
Housing Counts	# Units	% of Total
Single Family	744	55%
Workforce Single Family	348	26%
Apartments	180	13%
Senior Housing	80	6%
Total	1352	

City of Hermiston Housing Capacity Analysis 20-Year Housing Need

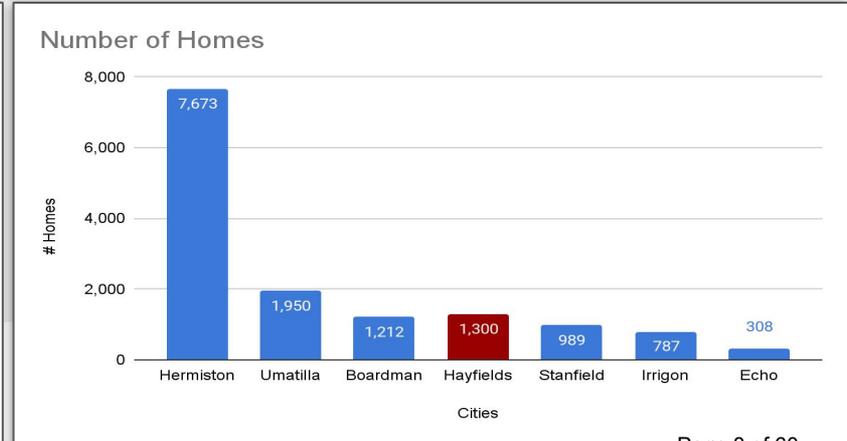
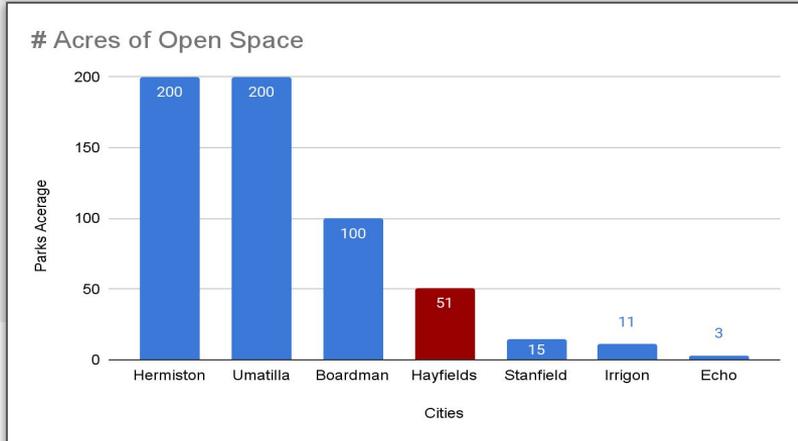
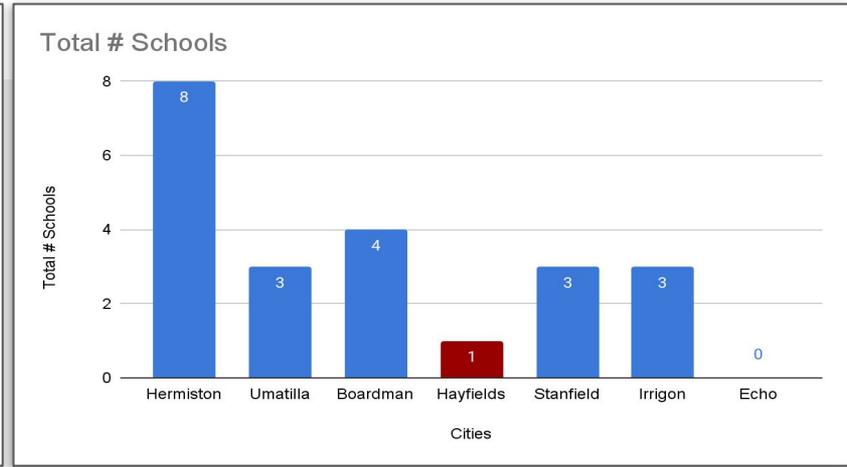
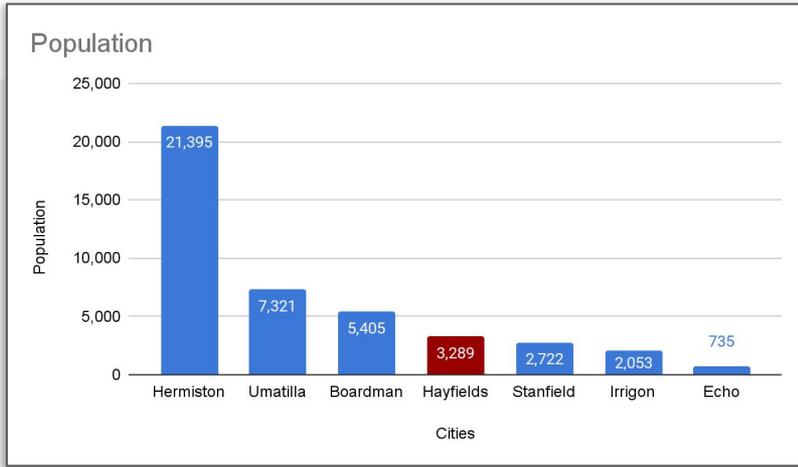


* Adjusted to 2020 dollars. The median household income level in 2040 will be inflated from current levels.

Sources: HUD, Census, Envrionics Analytics, JOHNSON ECONOMICS



LOCAL STATISTICS | Comparative Research



MASTER PLANNED COMMUNITY

MPCs are designed to offer the very best in home life, from the design of open spaces and the architectural fit within the city, to environmentally-friendly technology and sophisticated amenities.



Carefully and deliberately developed to offer residents a physical space paired with a lifestyle concept that, taken together, are considered the very best in modern living.

The physical layout is mindful of the environment and makes architectural and urban planning efforts to fit into it. *Not like old neighborhoods where houses popped up here and there with less or no regard for the overall community design.*

Provides wonderful amenities to be enjoyed by the entire neighborhood, (and in this case, the entire city of Hermiston) such as:

- Open Spaces, Parks and Trails
- Regional “Jewelbox” Park
- Gathering Spaces, Commercial and more...



HERMISTON HWY 207

FEEDVILLE ROAD





SCHOOL SITE

FIREHOUSE





COMMUNITY PARK - PROGRAM DIAGRAM

100 0 200
SCALE IN FEET



PLAY AREA



SKATEPARK / PUMP TRACK



WATER PLAY



PICNIC



EVENT SPACE / AMPHITHEATER



NATURAL AREA / TRAILS



GATHERING AREA / FOOD TRUCKS



SPORTS FIELDS



FOOD TRUCK POD & TAPHOUSE





ECONOMIC AND CITY
GROWTH PLANNING.
BENEFITS OF
THE HAYFIELDS
IN HERMISTON

The Hayfields is designed to generate a cycle of value creation.

- Hundreds of acres of empty, but usable land is acquired, the developer begins Phase 1 and begins to create residential neighborhoods.
- These neighborhoods and City growth create demand for commercial properties.
- Initial amenities make the remaining land more valuable, so the developer opens new phases quicker to build more neighborhoods where the land is now at a higher valuation benefitting the HURA, Hermiston and a faster payoff of borrowed funds.
- The developer with cooperation of the City has the ability to unlock the value of currently undevelopable land.



ECONOMIC AND CITY GROWTH PLANNING.

BENEFITS OF **THE HAYFIELDS** IN HERMISTON

Working in cooperation with Hermiston, The Hayfields will

drive focus on forward-thinking, long-term planning that enhances vital Hermiston City assets, preserves natural resources and provides a framework for future City growth and development.

- Integrating land use and growth management activities in a single, comprehensive approach.
- Open space and developments are thoughtfully placed where most needed and most appropriate.
- Enabling conservation practices and land use development to be planned in harmony, not in opposition.



IF YOU BUILD IT,
THEY WILL ~~COME~~

*Stop Going
to Tri-Cities*

Why homebuyers will choose The Hayfields:

- An incredible amenity is right outside their door.
- Homes at a price everyone can afford!
- Bustling social life is just around the corner.
- Quality controlled homes and neighborhoods.
- Unmistakable sense of community.



ADDITIONAL BENEFITS



- The Hayfields will be a community of neighborhoods, each offering diversity in architecture, interior/exterior home designs and lot sizes.
- The diversity and inclusive atmosphere will provide a welcoming 'perfect house' option for people of all ages, all walks of life and every economic strata – families, elderly, wealthy, middle class and even first-time homebuyers.
- Expands the market of potential buyers, honestly, by offering something for everyone.
- Thoughtful amenities that will attract residents and facilitate gatherings, which will ultimately lead to the neighborhood interactions and friendships that will last a lifetime.
- Provides a 'stop-loss' solution to the leaking of higher income individuals choosing Tri-Cities over Hermiston. It will become a highly desirable place to call home: both The Hayfields *and* Hermiston.



THE TEAM



LAND OWNER

LAND OWNER



OWNER/CEO
Luke Pickerill

Developer/Homebuilder



**URBAN PLANNING
EXPERT**
Read Stapleton

Master Plan Design
Landscaping/Architectural



PRINCIPAL
Jason Mattox

Civil Engineer
Master Plan Design



LAND USE
Jerry Mitchell

Land Use, Planning



LAND USE
Don Howell

Title, Land Use, &
Planning

A GENERATIONAL IMPACT

This is a watershed moment, a turning point, the exact moment that changes the direction of a situation...

...a dividing point from which things will never be the same.

A momentous opportunity to impact the generations of Hermstion Families. This is what gives our children incentive to come home after they graduate college.

That Moment is Now



SW URBAN RENEWAL

3/14/22



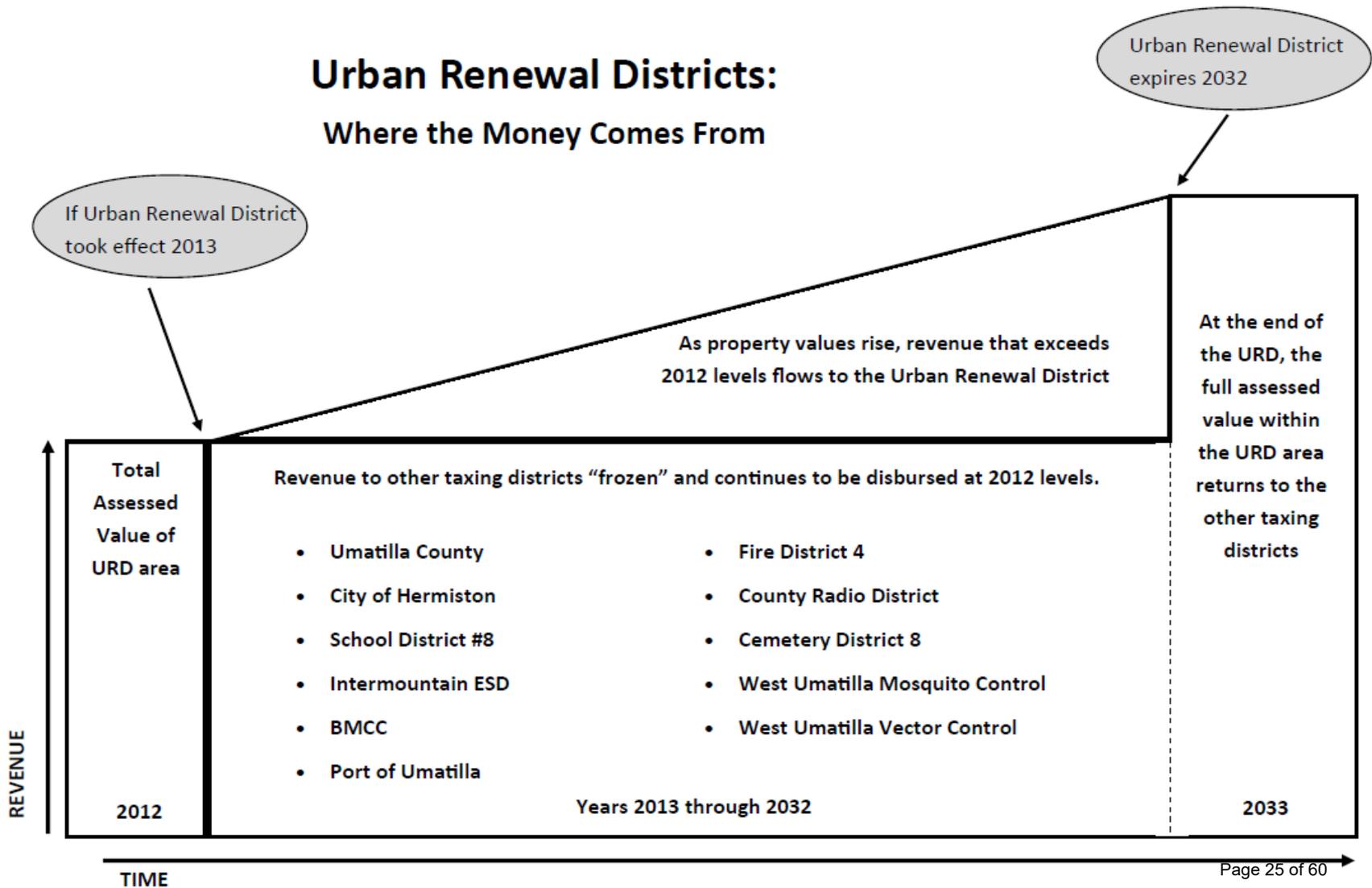
Urban Renewal Basics

- URA Implemented
- Total Value “Frozen”
- All Taxpayers Pay Tax as Normal
- All taxing districts receive tax from “Frozen” Base
- As Value Grows, Excess Pays for Improvements



Urban Renewal Basics

Urban Renewal Districts: Where the Money Comes From



Existing Value = No Improvements



July, 2021 URA Financial Analysis



Hermiston Urban Renewal Plan and Report Scope of Work and Budget Exhibit A

July, 2021 Development Assumptions

- 30 Homes Per Year
 - 600 over 20 Years
 - 900 over 30 Years
- \$350,000 Market Value Per Home
- \$262,000 Net AV Per Home
 - Excludes Existing Land Value



July, 2021 URA TIF Revenue Forecasts

SW Hermiston TIF Revenue Forecast

July 26, 2021 estimates

	Scenario 1	Scenario 2
Duration	20 Years	30 Years
Incur Formal Debt?	No	Yes
Total Net TIF	\$ 30,800,000	\$ 98,800,000
Maximum Indebtedness	\$ 30,800,000	\$ 85,600,000
Capacity (2021\$)	\$ 19,400,000	\$ 46,700,000
Years 1-5	\$ 400,000	\$ 1,300,000
Years 6-10	\$ 3,300,000	\$ 7,600,000
Years 11-15	\$ 6,700,000	\$ 9,000,000
Years 16-20	\$ 8,900,000	\$ 9,600,000
Years 21-25	\$ -	\$ 7,100,000
Years 26-30	\$ -	\$ 11,700,000





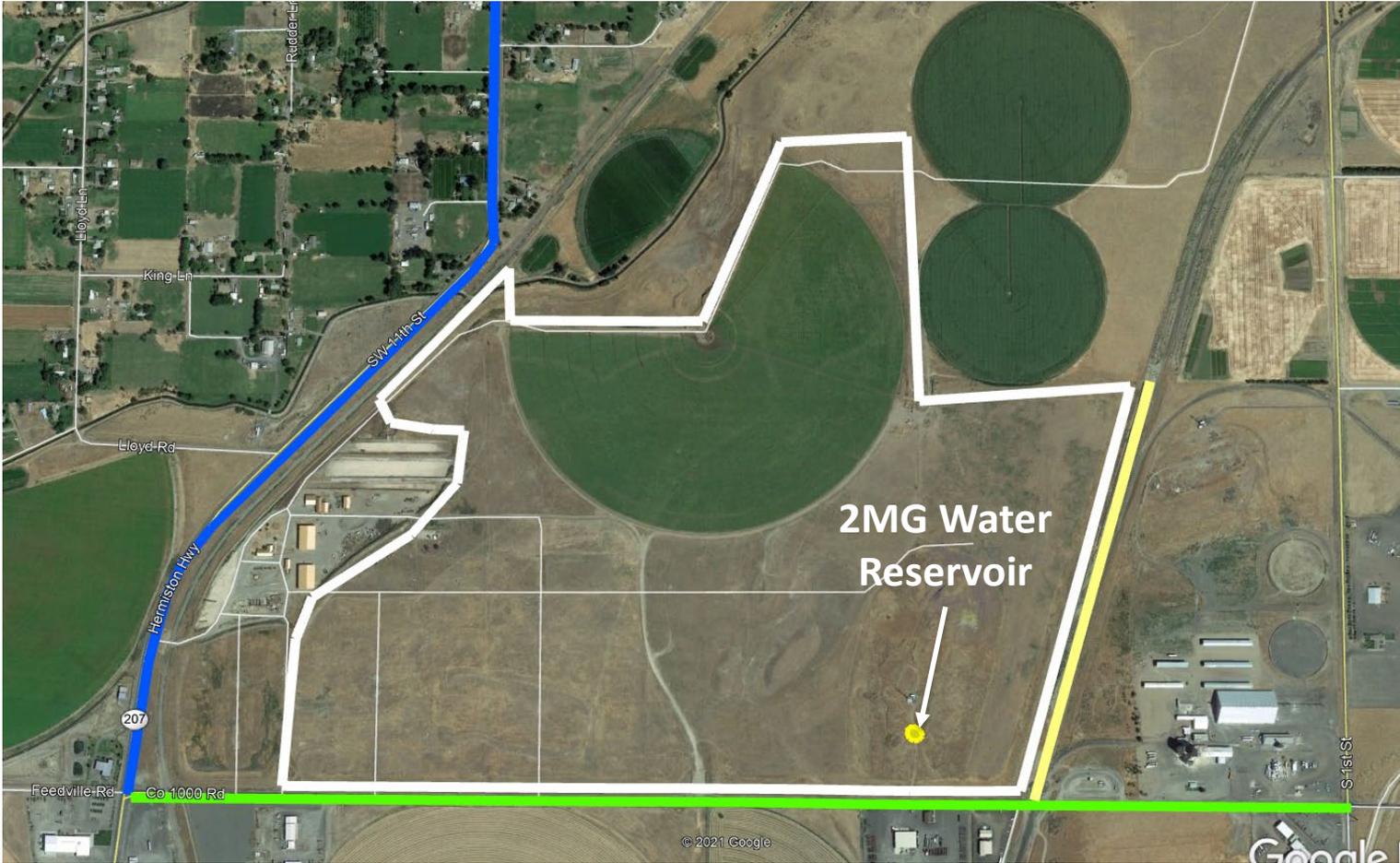
BLIGHT: LACK OF UTILITIES



Day 1 / Redundant Utilities



New Project: 2MG Reservoir



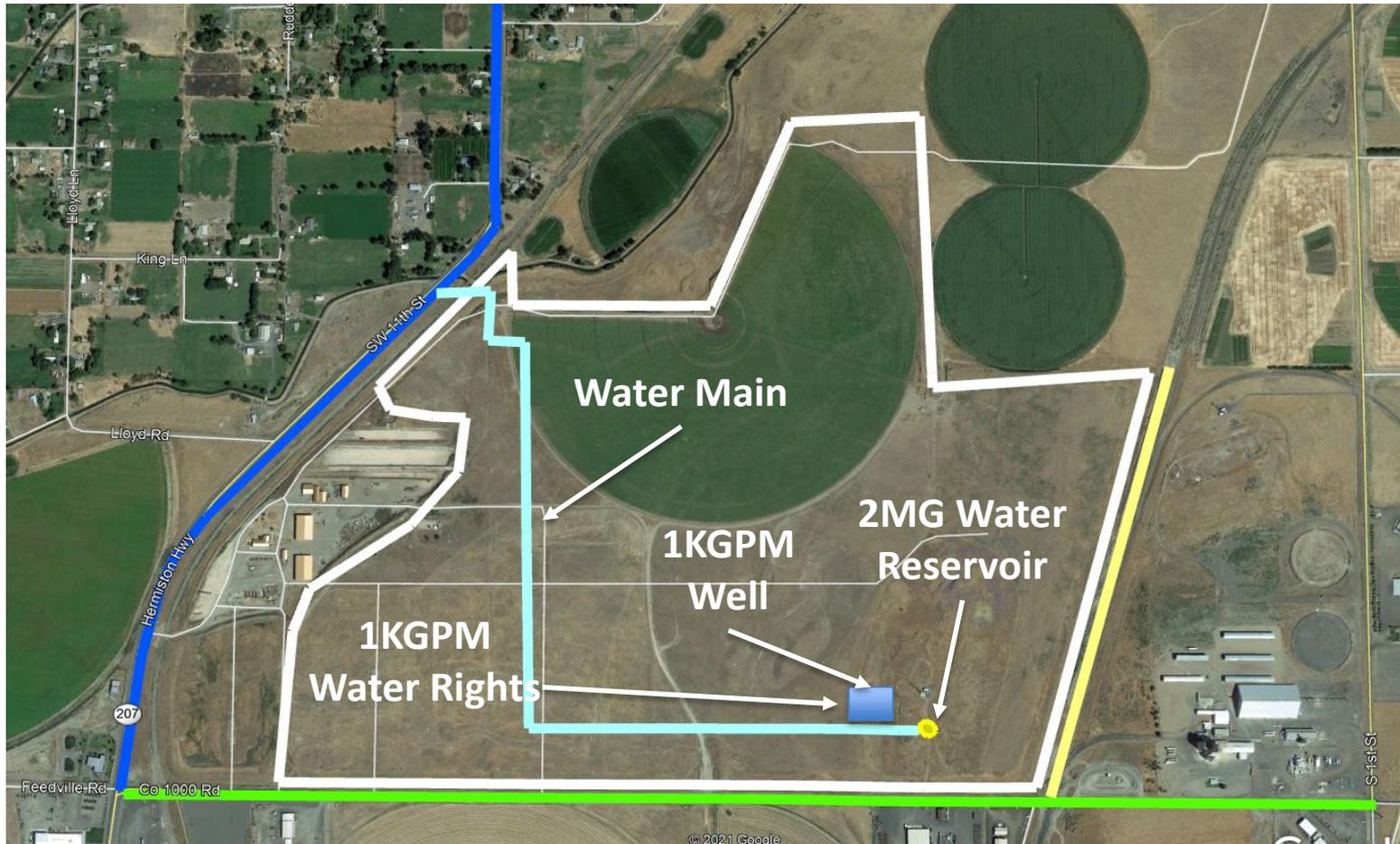
New Project: 1KGPM Well/Booster



New Project: Water Main



New Project: 1KGPM Water Rights



Total Day 1 Hard Costs: \$5,382,000

	Total Cost*
Storage (2MG)	\$3,412,000*
Internal Main	\$678,000*
1Kgpm Well	\$1,420,000
Total	\$5,510,000

*Original 2018 Cost Estimates inflated to July 2021 using ENR Construction Cost Index
https://www.enr.com/economics/historical_indices/construction_cost_index_history



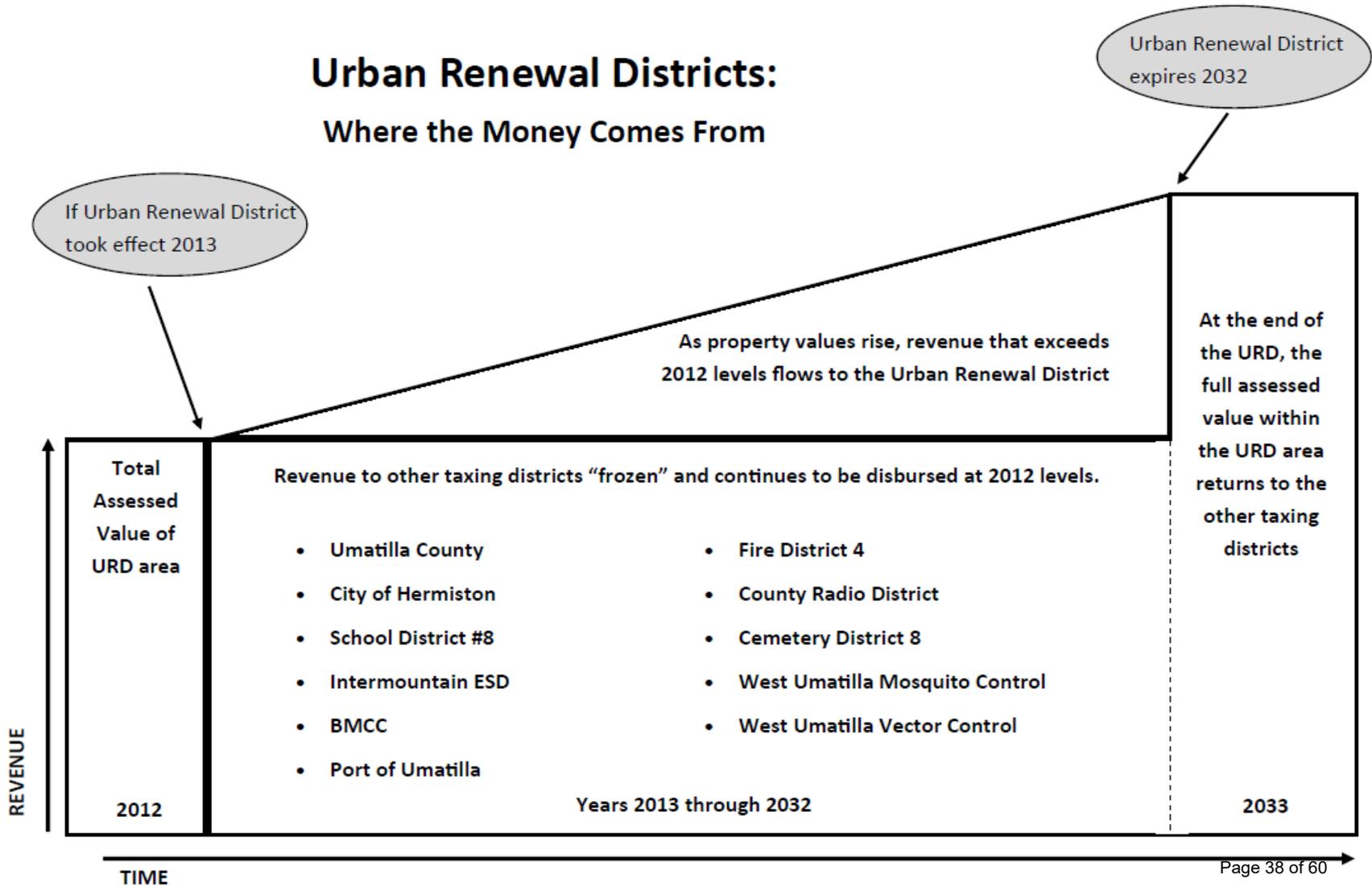


PARK AMENITIES IN URA?



URD Depends on Development

Urban Renewal Districts: Where the Money Comes From



Where Demand Come From?



Where Demand Come From?



COMMUNITY PARK - PROGRAM DIAGRAM

100 0 100
SCALE IN FEET



PLAY AREA



SKATEPARK / PUMP TRACK



WATER PLAY



PICNIC



EVENT SPACE / AMPHITHEATER



NATURAL AREA / TRAILS



GATHERING AREA / FOOD TRUCKS



SPORTS FIELDS

Park Improvements: \$4.55M





SDC OVERLAYS (NOT URBAN RENEWAL COSTS)



Future Costs

	Developer Cost	Total
Future Need		
Sewer Main (Future Capacity)	\$411,000	\$411,000
Water Right Replacement	\$1,330,000	\$1,330,000
Sewer Lift Station Expansion	\$180,000	\$180,000
Transportation	\$???	\$???
Total	\$1,921,000	\$1,921,000

SDC Overlays Can Grow With Demand



Water SDC Overlay

	Developer Cost	Total
Future Need		
Water Right Replacement	\$1,330,000	\$1,330,000
Total	\$1,330,000	\$1,330,000
Per-Unit 955 Units (2021)	\$1,392	

SDC Overlay = \$1,392 – Current SDC (\$294)

SDC Overlay = \$1,098



Sewer Reimbursement

	Developer Cost	Total
Future Need		
Sewer Main	\$411,000	\$411,000
Sewer Lift Station Expansion	\$180,000	\$180,000
Total	\$591,000	\$591,000
Per-Unit 955 Units (2021)	\$618	

SDC Overlay = \$618 – Current SDC (\$251)

SDC Overlay = \$367



Transportation Reimbursement

	Developer Cost	Total
Future Need		
Transportation	\$???	\$???
Total	\$???	\$???
Per-Unit 955 Units (2021)	\$???	





URBAN RENEWAL RECAP

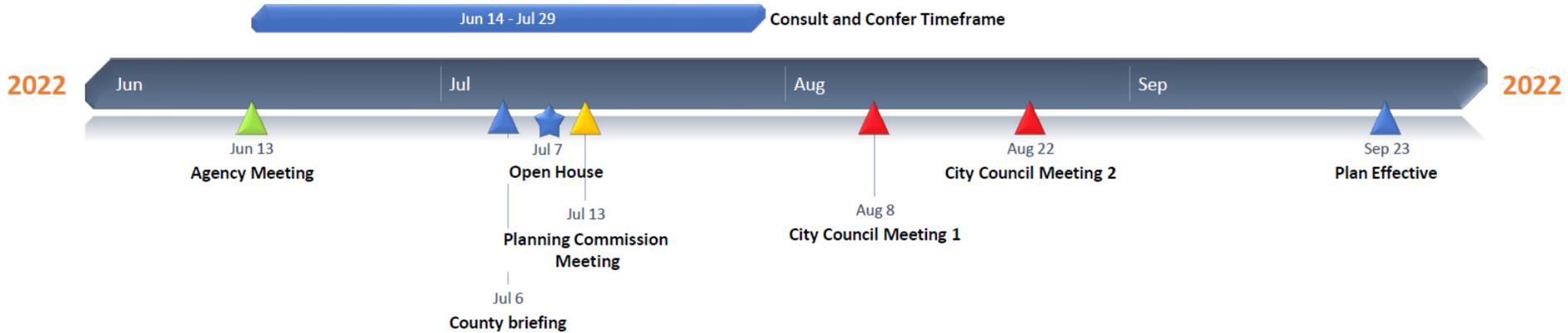


30 Years @ 30 Homes / Year

	Total Cost*
Utilities	-\$5,510,000
Parks	-\$4,550,000
<u>Net New Taxes Paid to URA</u>	<u>\$98,800,000</u>
Available to Underlying Districts	\$88,740,000



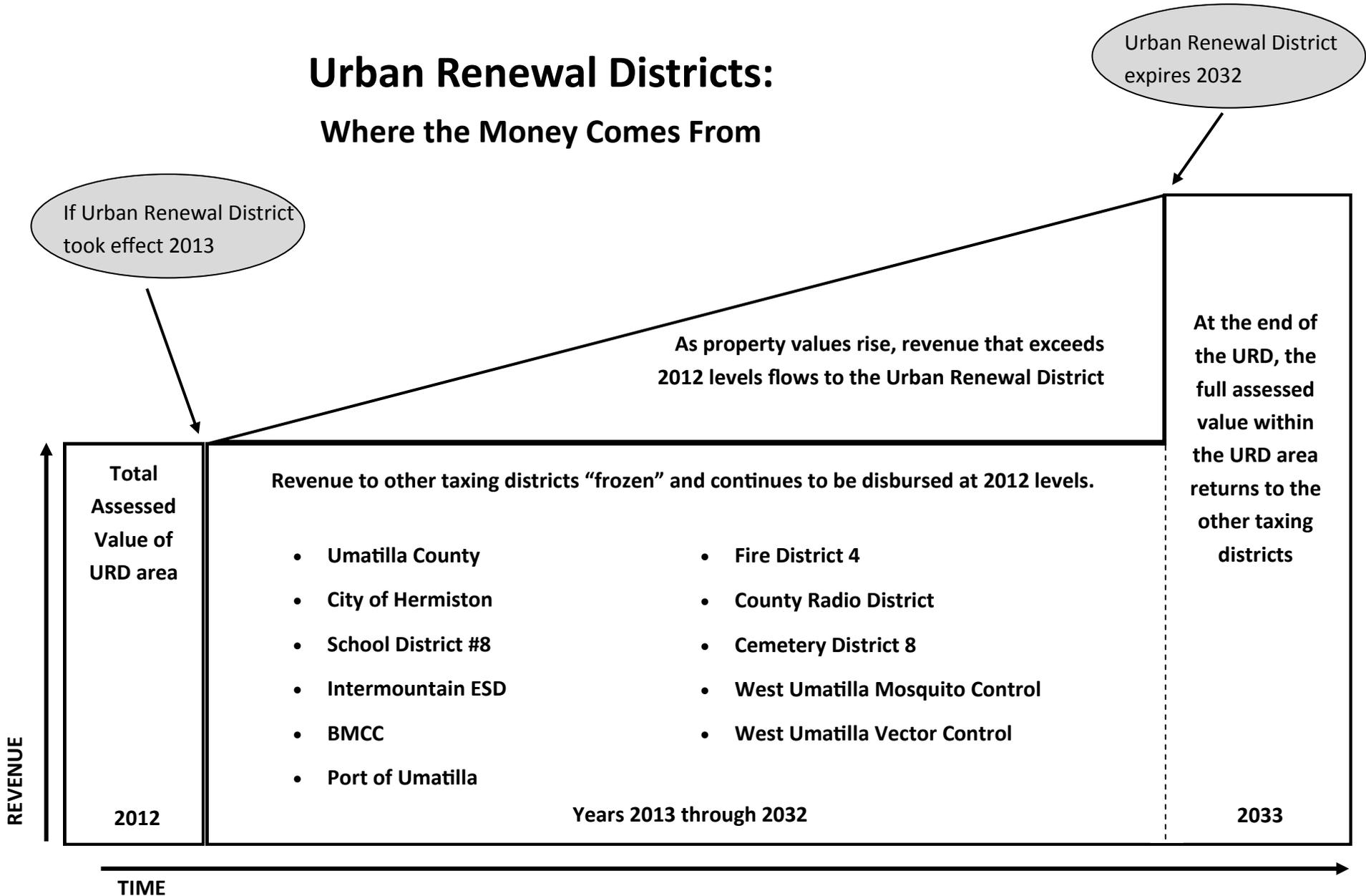
Next Steps / Timeline



FCS GROUP
Solutions-Oriented Consulting



Urban Renewal Districts: Where the Money Comes From



Questions?
 180 NE 2nd St.
 Hermiston, OR 97838
 (541) 567-5521

This graphic displays an example of how Urban Renewal Districts generally work. Timelines depend on the district, and all dates shown here are simply to show how a URD would work if it took effect in 2013.

Urban Renewal Districts: Impact on Tax Payers

To visualize the impact of an Urban Renewal District on tax payers within the district, it helps to show an accounting of tax dollars without a URD in place, side-by-side with an accounting of the same tax dollars with a URD in place. The display below shows that an Urban Renewal District does not deal with the amount that tax payers pay, but rather with how that amount is distributed once it has been collected. See the reverse-side for a more detailed display of how tax revenue is divided in a URD.

If no URD is put in place

Year	Tax Payers (Expense)	Existing Districts (Revenue)	Urban Renewal District (Revenue)
2013	\$1,000,000	\$1,000,000	\$-
2014	\$1,025,000	\$1,025,000	\$-
2015	\$1,051,000	\$1,051,000	\$-
2016	\$1,077,000	\$1,077,000	\$-
2017	\$1,104,000	\$1,104,000	\$-

Total taxes paid in the area rise as assessed value naturally increases year over year.

All taxes collected in the area become revenue for the existing taxing districts.

If a URD were put in place in 2013

Year	Tax Payers (Expense)	Existing Districts (Revenue)	Urban Renewal District (Revenue)
2013	\$1,000,000	\$1,000,000	\$-
2014	\$1,025,000	\$1,000,000	\$25,000
2015	\$1,051,000	\$1,000,000	\$51,000
2016	\$1,077,000	\$1,000,000	\$77,000
2017	\$1,104,000	\$1,000,000	\$104,000

Total taxes paid mirror what is paid if no URD existed.

Tax revenue collected is now split between the existing districts and the URD, with the URD receiving the equivalent of the increase in assessed value.



Questions?
 180 NE 2nd St.
 Hermiston, OR 97838
 (541) 567-5521

Dollar figures shown here are hypothetical numbers for informational purposes only, and do not represent any current districts in Hermiston.



TEEN ADVENTURE PARK MARCH 14, 2022



Teen Adventure Park



Legend

- Property Boundary - - - - -
- Easements: **None**
- Umatilla Electric Cooperative ● ● ● ● ●
- Hermiston Irrigation District ● ● ● ● ●
- Utility Access ■ ■ ■ ■ ■
- Official Park Name: **Hermiston Teen Adventure Park**
- Location: Orchard Ave and S First Place
- LWCF Project #:
- Approximate Acres: .5 acres
- Geographic Features: Flat
- Flood Plain: None
- Previous LWCF Projects within Boundary: None



Teen Adventure Park



Teen Adventure Park



Teen Adventure Park



Teen Adventure Park



Teen Adventure Park



Restroom = Phase I

Shelter = Phase II

Phase II
\$545,683 LGGP
50/50 Match to Phase I

Phase I –
Funding Complete
\$272,366 OPRD
\$272,366 City
\$545,683

Teen Adventure Park

Phase I: \$545,366

- 8,900 sq/ft skate area
- Restroom
- **Notice to Proceed expected sometime in June**

Phase II: \$545,366

Full buildout

- 10,500 sq/ft skate area
- Covered shelter
- Pump Track
- Parkour
- Climbing Rock
- Lighting/Cameras
- **Award Notice in July**
- **Notice to Proceed in October**



Phase I: City Reserve: \$272,366
OPRD LWCF: \$272,366
\$545,683

+

Phase II: OPRD LGGP: **\$545,683**

Total Project: \$1,091,366



City of Hermiston, Oregon - Industrial Wastewater Surcharge Rate Analysis

2/28/2022

Administrative Cost	2020 Actuals	Flow Cost		BOD Cost		TSS Cost		Ammonia Cost	
		% Factor	Cost	% Factor	Cost	% Factor	Cost	% Factor	Cost
Personnel Services									
SALARY & WAGES	\$ 837,377	10%	\$ 83,738	45%	\$ 376,820	40%	\$ 334,951	5%	\$ 41,869
RETIREMENT	\$ 225,409	10%	\$ 22,541	45%	\$ 101,434	40%	\$ 90,164	5%	\$ 11,270
MEDICAL, DENTAL & LIFE INS	\$ 206,554	10%	\$ 20,655	45%	\$ 92,949	40%	\$ 82,622	5%	\$ 10,328
SOCIAL SECURITY	\$ 62,146	10%	\$ 6,215	45%	\$ 27,966	40%	\$ 24,858	5%	\$ 3,107
UNEMPLOYMENT INSURANCE	\$ 116,436	10%	\$ 11,644	45%	\$ 52,396	40%	\$ 46,574	5%	\$ 5,822
OVERTIME	\$ 8,230	10%	\$ 823	45%	\$ 3,704	40%	\$ 3,292	5%	\$ 412
ACCIDENT INSURANCE	\$ 10,648	10%	\$ 1,065	45%	\$ 4,792	40%	\$ 4,259	5%	\$ 532
EMPR CONTRIB DEFERRED COMP	\$ 947	10%	\$ 95	45%	\$ 426	40%	\$ 379	5%	\$ 47
Materials and Service									
CHEMICALS	\$ 289,475	10%	\$ 28,948	45%	\$ 130,264	40%	\$ 115,790	5%	\$ 14,474
ELECTRICITY	\$ 187,998	10%	\$ 18,800	45%	\$ 84,599	40%	\$ 75,199	5%	\$ 9,400
MISCELLANEOUS CONTRACTUAL	\$ 195,181	10%	\$ 19,518	45%	\$ 87,831	40%	\$ 78,072	5%	\$ 9,759
PARTS FOR OPERATING EQUIP	\$ 122,689	10%	\$ 12,269	45%	\$ 55,210	40%	\$ 49,076	5%	\$ 6,134
OTHER PROFESSIONAL SERVICES	\$ 62,583	10%	\$ 6,258	45%	\$ 28,162	40%	\$ 25,033	5%	\$ 3,129
PROPERTY & LIABILITY INS	\$ 71,923	10%	\$ 7,192	45%	\$ 32,365	40%	\$ 28,769	5%	\$ 3,596
REPAIRS-MACHINERY & EQUIP	\$ 62,575	10%	\$ 6,258	45%	\$ 28,159	40%	\$ 25,030	5%	\$ 3,129
MINOR/SAFETY EQUIP	\$ 32,181	10%	\$ 3,218	45%	\$ 14,481	40%	\$ 12,872	5%	\$ 1,609
MEDICAL & LAB SUPPLIES	\$ 25,804	10%	\$ 2,580	45%	\$ 11,612	40%	\$ 10,322	5%	\$ 1,290
BILLING/MAILING SERVICES	\$ 20,330	10%	\$ 2,033	45%	\$ 9,149	40%	\$ 8,132	5%	\$ 1,017
MOTOR VEHICLE FUEL & OIL	\$ 16,667	10%	\$ 1,667	45%	\$ 7,500	40%	\$ 6,667	5%	\$ 833
LICENSES & PERMITS	\$ 15,133	10%	\$ 1,513	45%	\$ 6,810	40%	\$ 6,053	5%	\$ 757
FUEL-OTHER THAN VEHICLE	\$ 16,427	10%	\$ 1,643	45%	\$ 7,392	40%	\$ 6,571	5%	\$ 821
LEASED VEHICLES	\$ 12,555	10%	\$ 1,256	45%	\$ 5,650	40%	\$ 5,022	5%	\$ 628
REPAIRS-OFFICE EQUIPMENT	\$ 1,557	10%	\$ 156	45%	\$ 701	40%	\$ 623	5%	\$ 78
TRAVEL & TRAINING	\$ 9,256	10%	\$ 926	45%	\$ 4,165	40%	\$ 3,702	5%	\$ 463
TELEPHONE	\$ 10,265	10%	\$ 1,027	45%	\$ 4,619	40%	\$ 4,106	5%	\$ 513
ACCOUNTING & AUDITING	\$ 10,628	10%	\$ 1,063	45%	\$ 4,783	40%	\$ 4,251	5%	\$ 531
POSTAGE	\$ 4,375	10%	\$ 438	45%	\$ 1,969	40%	\$ 1,750	5%	\$ 219
OFFICE SUPPLIES	\$ 6,802	10%	\$ 680	45%	\$ 3,061	40%	\$ 2,721	5%	\$ 340
LAUNDRY & OTHER SANITATION	\$ 4,645	10%	\$ 465	45%	\$ 2,090	40%	\$ 1,858	5%	\$ 232
LUBE-OTHER THAN VEHICLE	\$ 3,523	10%	\$ 352	45%	\$ 1,585	40%	\$ 1,409	5%	\$ 176
DUES & MEMBERSHIP	\$ 3,119	10%	\$ 312	45%	\$ 1,404	40%	\$ 1,248	5%	\$ 156
MOTOR VEHICLE PARTS	\$ 1,176	10%	\$ 118	45%	\$ 529	40%	\$ 470	5%	\$ 59
CLEAN/SANITATION SUPPLIES	\$ 1,777	10%	\$ 178	45%	\$ 800	40%	\$ 711	5%	\$ 89
CONCRETE SUPPLIES	\$ 1,039	10%	\$ 104	45%	\$ 468	40%	\$ 416	5%	\$ 52
PLUMBING & SEWAGE SUPPLIES	\$ 711	10%	\$ 71	45%	\$ 320	40%	\$ 284	5%	\$ 36
FOOD & MISCELLANEOUS	\$ 550	10%	\$ 55	45%	\$ 248	40%	\$ 220	5%	\$ 28
PAINT & PAINT SUPPLIES	\$ 935	10%	\$ 94	45%	\$ 421	40%	\$ 374	5%	\$ 47
OVER AND SHORTS	\$ 53	10%	\$ 5	45%	\$ 24	40%	\$ 21	5%	\$ 3
AG & HORT SUPPLIES	\$ -								
Capital Outlay									
Motor Vehicles	\$ -	82%	\$ -	6%	\$ -	6%	\$ -	6%	\$ -
Plant Equipment	\$ -	0%	\$ -	49%	\$ -	44%	\$ -	7%	\$ -
Other Equipment	\$ 106,751	0%	\$ -	49%	\$ 52,308	44%	\$ 46,970	7%	\$ 7,473
Other									
Equipment Reserve	\$ 130,000	0%	\$ -	49%	\$ 63,700	44%	\$ 57,200	7%	\$ 9,100
Debt Services	\$ 1,007,400	0%	\$ -	49%	\$ 493,626	44%	\$ 443,256	7%	\$ 70,518
Total Personnel, Material, Service, Debt Service, etc.	\$ 3,903,830		\$ 265,968		\$ 1,806,490		\$ 1,611,298		\$ 220,075

Current RWTP Design Parameters

RWTP 2020 Influent Flow	1.3 MGD	Plant Design Flow*	3.17 MGD
RWTP Design BOD	313 mg/L	RWTP Average Annual BOD*	8,276 lbs/day
RWTP Design TSS	261 mg/L	RWTP Average Annual TSS*	6,897 lbs/day
RWTP Design Ammonia	35 mg/L	RWTP Average Annual Ammonia*	924 lbs/day
		* From RAISE Table 2-2	
BOD Rate	\$ 1.46 \$/LB		
TSS Rate	\$ 1.56 \$/LB		
Ammonia Rate	\$ 1.59 \$/LB		