CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756

541.923.7710
FAX: 541.548.0706
info@ci.redmond.or.us
www.ci.redmond.or.us

CITY COUNCIL

June 9, 2020
Council Chambers • 411 SW 9th Street

COUNCIL MEMBERS

George Endicott
Mayor

Jay Patrick
Council President

Jon Bullock
Councilor

Albert Calderon
Councilor

Krisanna Clark-Endicott *Councilor*

Camden King
Councilor

Ginny McPherson
Councilor

JUNE 9, 2020 — REGULAR MEETING AGENDA — 6:00 PM

I. CALL TO ORDER / ESTABLISH A QUORUM

II. COMMENTS FROM CITIZENS AT THE MEETING - Anyone wishing to address the Council regarding items not on the agenda should email their comments to publictestimony@ci.redmond.or.us by 4:00 p.m. on June 9, 2020.

III. PRESENTATIONS

A. COVID-19 Update

IV. CONSENT AGENDA

A. Change Order #3 to the SW Forest Avenue and SW 8th Street Stormwater Improvement Project; $489.05 (SW1901)

V. BID AWARDS / BID REJECTIONS

A. Award 2020 Stormwater Projects to Bar 7A Companies; $316,361 (SW1902)

VI. ORDINANCES

In accordance with the City of Redmond Charter, an ordinance takes effect 30 days after its enactment except when a later effective date is specified in the ordinance; when the ordinance contains an emergency clause, it takes effective immediately.

A. Ord. #2020-11 - An ordinance granting a non-exclusive telecommunication franchise to BendTel, Inc.

VII. ACTION ITEMS

A. Purchase of Property located at 2386 SW Helmholtz Way

B. Res. #2020-06 - A resolution setting fees and charges imposed by the City of Redmond.

C. South Redmond US 97 Urban Renewal District Feasibility Study

VIII. MAYOR'S COMMENTS

IX. COUNCIL COMMENTS

X. CITY MANAGER COMMENTS

XI. ADDITIONAL COMMENTS FROM CITIZENS AT THE MEETING - Anyone wishing to address the Council regarding items not on the agenda should email their comments to publictestimony@ci.redmond.or.us by 4:00 p.m. on June 9, 2020.

XII. ADJOURN

Regular Council meetings are broadcast live on COTV11 – BendBroadband Channel 11 beginning at 6:00 p.m. on the 2nd and 4th Tuesdays of each month. Rebroadcasts are scheduled for the non-meeting Tuesdays at 6:00 p.m.
The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@ci.redmond.or.us. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting.
The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities

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STAFF REPORT

DATE:	June 9, 2020
TO:	Redmond City Council
THROUGH:	Keith Witcosky, City Manager John Roberts, Deputy City Manager
FROM:	Mike Caccavano, City Engineer
SUBJECT:	Change Order #3 to the SW Forest Avenue and SW 8th Street Stormwater Improvement Project; $489.05 (SW1901)

Addresses Council Goal:
3. City Infrastructure: Preserve and enhance the City's infrastructure to position the City to accommodate growth.

Report in Brief:
This item requests City Council approve a $489.05 change order to the SW Forest Avenue and SW 8th Street Stormwater Project.

Background:
In January 2019, Council awarded Grizzly Mountain Excavation Inc. a contract to complete the SW Forest Avenue and SW 8th Street Stormwater Improvement Project in the amount of $90,241.00. The project included street and storm drainage upgrades at the intersection to correct drainage failures and replace deteriorated infrastructure. Since the project began, two previous change orders have occurred:

- Change Order #1 - $4,536.00: For additional asphalt pavement necessary due to sunken grade over utility trenches preventing proper street drainage. This change order was within the City Engineer's approval authority.
- Change Order #2 - $9,291.95: For additional concrete sidewalk flatwork, ADA upgrades and sign footing replacement. Change Order #2 was approved by City Council on August 13, 2019.

The project was completed in September 2019.

Discussion:
In Change Order #2, $489.05 in construction cost was inadvertently omitted from the total change order amount approved by Council in August 2019. Final accounting by the Finance Department identified the omission creating the need for a third change order to balance the accounts on the project. Council action is required because it is a change to the previous Council action.

Fiscal Impact:

Fund Accounts for Payment	
Stormwater Fund Account 53061.01.000.07.00.02	$489.05
Total	**$489.05**

Alternative Courses of Action:
1. Authorize the City Manager to sign Change Order #3.
2. Reject Change Order #3.
3. Request additional information.

Recommendation / Suggested Motion:
Option #1: "I move to authorize the City Manager to sign Change Order #3 to the SW Forest Avenue and SW 8th Street Stormwater Improvement Project in the amount of $489.05."

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STAFF REPORT

DATE:	June 9, 2020
TO:	Redmond City Council
THROUGH:	Keith Witcosky, City Manager John Roberts, Deputy City Manager
FROM:	Mike Caccavano, City Engineer
SUBJECT:	Award 2020 Stormwater Projects to Bar 7A Companies; $316,361 (SW1902)

Addresses Council Goal:
3.D. Develop the City's infrastructure pursuant to the priorities identified in the City's infrastructure systems plans.

Report in Brief:
This item requests City Council authorize an award of the 2020 Stormwater Projects (Project SW1902) to Bar 7A Companies in the amount of $316,361.

Background:
This project corrects stormwater problems in three Redmond locations (project map attached):

Location #1) The most substantial project is at the SW Yew Avenue/Highway 97 underpass. The existing storm drainage system can be overwhelmed during large rain events. Runoff occurs from the areas between the highway and the ramps because the ground is solid rock; it causes flows to travel over the banks next to Yew Avenue washing soil into the catch basins and also creates blockage. The result is flooding of Yew Avenue.

Several methods for correcting the problem were considered. The one determined to be most effective is to capture the runoff in drywells before it has a chance to erode the banks. Swales and berms will be installed in each of the four quadrants of the interchange to direct flow to the drywells where it will infiltrate.

Location #2) SW 27th Street and SW Volcano Way. 27th Street is at a higher elevation than Volcano Way and stormwater floods Volcano Way and adjacent properties. Two new catch basins are proposed. The basins will connect to the existing stormwater piping and drywells to alleviate the backup.

Location #3) SW 12th and SW Cascade. The neighborhood is currently piped to a catch basin in SW Cascade Ave. at the edge of the Spud Bowl. Stormwater bubbles out of the catch basin, flows down the hill, over the curb and into the Spud Bowl. To correct erosion and ponding problems in the soccer field and Dry Canyon Trail, new stormwater facilities are proposed. These will include piping, a new sediment manhole and drywell at the bottom of the hill.

Discussion:
The City formally procured construction services per ORS Section 279C for bids over $100,000. The following bids were received on May 20, 2020:

Rank	Bidder	Amount
1.	Bar Seven A Companies	$316,361.00
2.	Collins and Sons Excavating	$386,311.50
3.	Robinson and Owen Heavy Construction, Inc.	$406,089.86
4.	Jaron McKernan Enterprises, Inc.	$415,793.80
5.	York Brothers Excavation LLC	$419,023.92
6.	KSH Construction	$445,445.00
7.	JAL Construction, Inc.	$613,198.00

The Engineer's estimate for this project is $449,014.

There was a good response from contractors and bidding was competitive.

Construction will be complete mid-October 2020.

Fiscal Impact:
Costs for improvements are included in the FY 2019-20 budget with funding from the following accounts:

Fund Name	Fund Number	Amount
Stormwater Infrastructure Maintenance	53061-01-000-07-01-02	$316,361
	TOTAL	**$316,361**

Alternative Courses of Action:
1. Enter into contract with Bar 7A Companies in the amount of $316,361.
2. Request additional information.
3. Reject all bids.

Recommendation / Suggested Motion:
"I move to authorize the City Manager to sign the contract with Bar 7A Companies in the amount of $316,361 for the 2020 Stormwater Project."

Stormwater Projects Map

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STAFF REPORT

DATE:	June 9, 2020
TO:	Redmond City Council
THROUGH:	Jason Neff, Chief Financial Officer Keith Witcosky, City Manager
FROM:	Brooks Slyter, Accounting & Financial Reporting Director
SUBJECT:	Ord. #2020-11 - An ordinance granting a non-exclusive telecommunication franchise to BendTel, Inc.

Addresses Council Goal:
1. SUSTAIN OPERATIONS: Provide or enhance current levels of operations in all facets of municipal service delivery.

3. CITY INFRASTRUCTURE: Preserve and enhance the City's infrastructure to position the City to accommodate growth.Endeavor to adequately maintain the City's roads, utility infrastructure, parks and pedestrian/bicycle infrastructure

Report in Brief:
This item requests City Council approval of Ordinance 2020-11 to grant BendTel, Inc. a non-exclusive telecommunications franchise agreement.

Background:
The City of Redmond was approached by BendTel, Inc. to provide telecommunication services within the Redmond city limits. BendTel, Inc. is a locally owned provider of phone, voice, internet, email and web hosting services for businesses. To operate within the City's right-of-way BendTel, Inc. needs a franchise agreement in place.

Discussion:
This ordinance is a five-year non-exclusive telecommunications franchise agreement granting BendTel, Inc. the authority to operate in the City's rights of way to provide telecommunication services while maintaining the City's development standards.

Fiscal Impact:
Authorizing this franchise is expected to generate franchise fee revenue through an arrangement whereby the City receives 3% of gross revenues related to BendTel, Inc. leased infrastructure, plus 7% of gross revenues received from ultimate consumers of the facilities who do not re-sell their use of the facilities to third parties within the corporate limits of City.

The actual annual revenue is unknown at this time.

Alternative Courses of Action:
1. Approve the ordinance.
2. Do not approve the ordinance.
3. Request more information

Recommendation / Suggested Motion:
"I move to have a first and second reading of Ord. # 2020-11, by title only" (Voice vote)

(City Attorney will read ordinance by title only.)

"I move to approve Ord. # 2020-11." (Roll call vote)

REDMOND ORDINANCE
ORDINANCE NO. 2020-11

AN ORDINANCE GRANTING A NONEXCLUSIVE TELECOMMUNICATION FRANCHISE TO BENDTEL, INC.

WHEREAS, BendTel, Inc. is a telecommunications provider seeking to provide telecommunication services in the City of Redmond;

WHEREAS, providing telecommunication services requires the installation, operation and maintenance of facilities within the public rights of ways within the City of Redmond;

WHEREAS, the City of Redmond desires to set forth the terms and conditions by which BendTel, Inc. shall use the public rights of way within the City of Redmond; and

WHEREAS, the City of Redmond and BendTel, Inc. desire to enter into a franchise agreement and have reached agreement on the terms of that franchise agreement.

NOW, THEREFORE, THE CITY OF REDMOND, OREGON, ORDAINS AS FOLLOWS:

This Telecommunications Franchise Agreement (“Agreement”) is between the City of Redmond, an Oregon municipal corporation ("City") and BendTel, Inc. ("Franchisee").

Section 1. Definitions.

Any terms defined in the Redmond Code and not in this Agreement have the meaning provided by the Redmond Code.

"Facilities" means the conduits, cables, optic fibers, poles, wires, vaults, fixtures, aboveground and underground lines, antennas, support mast and mounts, amplifiers, receivers, equipment cabinets, through bolts, washers, nuts, power supply cabinets, power meters, grounding or bond wires, enclosures, cabinets, battery back-up units, and other physical components and related equipment of Franchisee's Telecommunication System that are in compliance with applicable laws, rules and regulations as required by Section 3.

“Fiscal Year” means the 12-month reporting period that begins on July 1st and ends on June 30th.

"Gross revenue" means and includes recurring revenues received by the Franchisee for the provision of telecommunications services, either directly by the Franchisee or indirectly through a reseller, if any, to customers of such services consumed wholly or in part within the City. Gross Revenue shall not include:

a) sales, ad valorem, or other types of "add on" taxes, levies, or fees calculated by gross receipts or gross revenues which might have to be paid or collected for federal, state, or local government (exclusive of the Right-of-Way Use Fee paid to the City as provided herein);
b) retail discounts or other promotions;

c) non-collectable amounts due the Franchisee or its customers;
d) refunds or rebates;
e) non-operating revenues such as interest income or gain from the sale of an asset; or
f) payments received by Franchisee for the construction of network facilities.

To the extent the Franchisee provides services through facilities in City rights of way other than through telecommunication facilities, the definition of "gross revenues" means any revenue received from sources within the City limits by the Franchisee; including revenue from the use, rental or lease of operating facilities of the Franchisee and from the provision of services by the Franchisee.

"Telecommunications System" means all Facilities owned, operated or used by Franchisee to provide telecommunication services, including voice, data and audio and video transmission services, and located in rights-of-way administered by the City.

Section 2. Grant of Authority.

City grants to Franchisee the right to construct, install, maintain, restore, replace, and operate Facilities over, in, on, and under present and future City rights-of-way for the purpose of providing telecommunication services on the terms stated in this Agreement and subject to applicable law.

This Franchise is not exclusive. The City reserves the right to grant a similar franchise to any other person or entity at any time during the period of this Agreement. This Agreement is subject to all prior rights, interests, agreements, permits, easements or licenses granted by the City, and to the City's right to use and administer rights-of-way for any purpose.

Section 3. Compliance with Laws, Rules and Regulations.

Franchisee shall comply with all applicable federal, state and City laws, rules and regulations, including but not limited to the Redmond Development Code, other provisions or revisions of the Redmond Code, and City ordinances. The locations and methods of installation and maintenance of all Franchisee's Facilities shall be subject at all times to regulation by the City (including City's ordinances, standards and specifications, and regulations on street cuts and use of rights-of-way or public easements).

Franchisee must obtain right-of-way permits prior to installation or construction of Facilities. Franchisee must develop, site, construct, install, and at all times maintain and operate all Facilities in accordance with telecommunications industry standards and City standards and specifications, including but not limited to Redmond Development Code and as directed by the City Engineer in accordance with the Redmond Code.

Section 4. Franchisee Liability, Indemnification of City, and Insurance.

A. Liability and Indemnification. Franchisee will defend, indemnify , and hold the City, its officers, agents, employees and volunteers harmless against all liability, claims, losses, demands, suits, fees and judgments (collectively known as "claims") that may be based on, or arise out of damage or injury, including death, to persons or property caused by or resulting from any act or omission sustained in connection with the performance of this Agreement or by conditions created thereby or based upon violation of any statute, ordinance or regulation. This indemnification does not apply to claims caused by the negligence or willful misconduct of the City, its officers, agents, employees and volunteers. Franchisee agrees that it is not an agent of the City and is not entitled to indemnification and defense under ORS 30.285 and ORS 30.287.

B. Insurance. Franchisee must maintain, at Franchisee's expense during the term of this Agreement, commercial general liability covering bodily injury and property damage in an amount of $2 million per occurrence and $4 million general aggregate; commercial automobile insurance $2 million combined single limit per accident which limits may be met by any combination of primary and excess or umbrella insurance. The insurance policies obtained by Franchisee shall be primary and non-contributory. Franchisee shall defend, indemnify, and hold City, its officers, employees and volunteers harmless for any claims resulting from negligence or intentional misconduct of Franchisee and its employees in performance of this Agreement, even if not covered by, or in excess of insurance limits.

Commercial general liability coverage must include by blanket additional insured endorsement, the City, its officers, employees and volunteers as additional insureds as their interest may appear under this Agreement with respect to Franchisee's work or services conducted under this Agreement. Upon receipt of notice from its insurers, Franchisee will give the City 30 days' written notice of any cancellation of any required coverage. Any failure to comply with this provision will not affect the insurance coverage provided to City.

Franchisee must maintain workers' compensation insurance as required by ORS Chapter 656 and meeting the statutory requirements therein.

Franchisee must ensure that each contractor and subcontractor obtains and maintains substantially the same insurance as required of Franchisee before performing work.

Coverages provided by Franchisee must be underwritten by an insurance company authorized to do business in the state of Oregon and with a Best's rating of A-VII or higher.

As evidence of the insurance coverage required by this Agreement, Franchisee must provide a certificate of insurance and blanket additional insured endorsement from the carrier(s). This Agreement will not be in effect until the required certificate and blanket additional insured endorsement have been received and approved by City, which reasonable approval may not be withheld or delayed. Renewal certificates and blanket additional insured endorsements will be provided to City upon receipt by Franchisee. The City may terminate this Agreement for failure to maintain the required insurance.

C. Waiver of Subrogation. Franchisee grants a waiver of subrogation to the City, its officers, employees and volunteers for any claims arising out of Franchisee's work or service.

Further, Franchisee agrees that in the event of loss due to any of the risks for which it has agreed to provide insurance, recovery will be solely with its insurance carrier, and also grants to City, on behalf of any insurer providing coverage to either Franchisee or City with respect to the work or services of Franchisee, a waiver of any right to subrogation which any insurer or subcontractor may acquire against City by virtue of the payment of any loss under such insurance coverage.

Section 5. Performance Bond.

Before commencing any work in any right-of-way administered by the City, Franchisee must provide a performance bond in the amount of $100,000, or a lesser amount as agreed to in writing by the City as being sufficient to assure proper restoration of any street, sidewalk or other surface disturbed by Franchisee. Franchisee must keep the bond in full force and effect during any activities that disturb the surface of any rights-of-way and for a period of at least one year after restoration of rights-of-way. The bond may be withdrawn one year after restoration of rights-of-way but must be restored prior to any further action that would disturb any street, sidewalk, or other surface. The bond must be issued by surety authorized to do business in the state of Oregon and with a Best's rating of A- VII or higher.

City may, in the event of any construction which is likely to be substantially greater than $100,000, or in the event the City's cost to complete or repair the construction upon Franchisee's failure to perform the same would be greater than $100,000, as reasonably determined by the City, require the amount of the performance bond to be increased. The performance bond is subject to increase each time Franchisee applies for permits to perform work within the city of Redmond. Franchisee must provide to City all necessary documentation demonstrating Franchisee's cost estimation in a format reasonably acceptable to City.

Section 6. Construction and Conditions on Right-of-Way Occupancy.

A. Use. Franchisee must conduct its operations under this Franchise, including installation, construction, operations, and maintenance of its Facilities, in compliance with all lawful governmental regulations and in a safe, competent, and skillful manner so as not to present a danger to the public or City. Franchisee must construct, install, maintain and operate its Facilities in designated City rights- of-way consistent with industry standards and in City's commercially reasonable satisfaction, in compliance with all City ordinances, rules, standards and specifications, policies and regulations, in a manner so as to interfere as little as practicable with traffic and other use of rights of way, and to cause minimum interference with the rights or reasonable convenience of property owners who adjoin any of the rights of way, including existing and future City services. All work in City right-of-way requires a permit and a traffic plan that is fully compliant with the City of Redmond Design Standards and Specifications, prior to the start of any work.

B. Construction. Prior to beginning construction, Franchisee must obtain all necessary land use approvals and permits. When construction is complete, Franchisee must provide the City Engineer as-built drawings with a map showing the location of installed Facilities in City rights-of-way as required by City codes, standards and specifications, and building requirements. The City Engineer may require additional information on the as-built drawings.

C. Restoration. In case of any disturbance of pavement, sidewalk, driveway, or other surface by Franchisee, Franchisee must, at its own cost and expense and in compliance with the City's standards and specifications, promptly replace and restore all paving, sidewalk, driveway, landscaping or surface of any street or alley disturbed, reasonable wear and tear excepted. Franchisee warrants all restoration work for a period of one year from completion of the work. If Franchisee fails to make restoration as required by this section within a reasonable timeframe following written notice from City to Franchisee, or if the restoration fails within the one year warranty period, City may cause the repairs to be made at the expense of Franchisee. If Franchisee fails to reimburse the City for any costs incurred under this section within 45 days' of demand for reimbursement and such failure is not a result of a good faith dispute between City and Franchisee, City may refuse to issue additional permits.

D. Notification. Franchisee must comply with the requirements of Oregon Utility Notification Law and implementing rules and regulations.

E. Relocation. City may require Franchisee to relocate its Facilities. If the removal or relocation of Facilities is caused directly by an identifiable development of property or other third-party project and the removal or relocation of Facilities is expected to occur within the area to be developed, or is made for the convenience of other third-party, Franchisee may charge the expense of removal or relocation to the developer or other third-party. Franchisee will be solely responsible for enforcing collection from the developer or other third-party.

If the removal or relocation of Facilities results from City's need to provide public facilities, a City-funded project, or is otherwise requested by City or is made for the purpose of improving a street to City standards or other improvement for the benefit of the public, Franchisee will remove or relocate its Facilities at Franchisee's expense within one hundred twenty (120) days after notification by City. For any relocation required under this section, City will make a reasonable effort to provide Franchisee with a mutually agreeable alternate location for its Facilities within City rights-of-way, or allow Franchisee to temporarily remove or relocate its Facilities for the duration of the City Project and allow Franchisee the opportunity to replace its Facilities in the same or similar location after completion of the City project, consistent with City approval for Franchisee’s location of the Facility. In the event that City receives third party funding for a City project or improvement to a City street that covers Franchisee's expenses, City will remit payment to Franchisee from the third-party funding for reimbursement for Franchisee's relocation expenses.

In cases of capital improvement projects undertaken by City where overhead utility are converted to underground installations, Franchisee must convert above-ground Facilities to underground, at Franchisee's expense, if requested to do so by City, except to the extent Franchisee’s Facilities must remain above-ground to operate. City agrees to comply with provisions of applicable law when requiring such conversion and to do so in a non-discriminatory manner.

F. Placement of Facilities. Franchisee will not knowingly place its Facilities where they will interfere with any existing or future City utility, gas, electric, or telephone fixture or power, sanitary sewer, storm sewer, or water facility. Franchisee must consult with City Engineer prior to placement of Facilities, and will comply with all City ordinances, policies, rules, and regulations in connection with its placement of Facilities. Whenever all existing electric utilities, cable facilities and telecommunications facilities are located underground within a public right-of-way in the City, Franchisee must also locate or relocate its Facilities underground to the extent possible.

G. Temporary Rearrangement of Facilities. Franchisee must, consistent with City policies, ordinances, rules, and regulations, arrange to temporarily raise, lower, or otherwise move its Facilities to permit the moving of buildings or other objects if the person or entity wishing to move the building or other object makes a reasonable arrangement to reimburse Franchisee for its expenses in rearranging its Facilities. Nothing in this section precludes City from requiring Franchisee to move its Facilities at Franchisee's expense when public convenience requires the move.

Section 7. Transfer of Franchise.

Franchisee may not sell, assign, dispose of, or transfer in any manner whatsoever any interest in this Franchise or in the Facilities authorized by this Agreement, or any part of the Facilities, without prior written approval of City, which approval will not be unreasonably withheld. The City may impose reasonable conditions on any such approval, including but not limited to the requirement that the transferee acknowledge in writing and agree to be bound by the terms of this Agreement. City has the right to collect from Franchisee City's actual administrative costs associated with processing a transfer request, including the cost of ascertaining the financial responsibility of the proposed transferee. Use of Franchisee's Facilities by third parties shall not constitute an assignment or transfer of privileges for purposes of this Agreement. Notwithstanding the foregoing, no City approval is required but notice shall be provided for any assignment, disposal, or transfer of this Franchise or the Facilities to an affiliate of Franchisee or its parent company.

Section 8. City Rights in Franchise.

A. City Supervision and Inspection. City has the right to supervise all construction or installation of Franchisee's Facilities subject to the provisions of this Agreement and make such inspections as it finds necessary to ensure compliance with governing laws, ordinances, rules, and regulations.

B. Termination or Abandonment of Agreement. Upon any termination of this Agreement, all Facilities installed or used by Franchisee must be removed by Franchisee at Franchisee's expense within one hundred twenty (120) days after such termination, and the property upon which the Facilities were used restored by Franchisee to the condition it was in before installation.

C. Co-location. Franchisee must offer the City the opportunity to co-locate City conduit and lines in trenches dug by Franchisee in City rights-of-way and may charge City only any incremental additional costs incurred in making the trenches available for City use.

Section 9. Franchise Fee.

A. Franchisee shall pay monthly to City a Franchise fee equal to the sum of 3% of Company's gross revenues received from telecommunications service providers who re-sell their use of the facilities to third parties within the corporate limits of City, plus 7% of Company's gross revenues received from ultimate consumers of the facilities who do not re-sell their use of the facilities to third parties within the corporate limits of City. Company also may at its option deduct uncollectible accounts of customers within the corporate limits of City from these gross revenues.

   The intention of the parties in charging different fees for telecommunications service providers and ultimate consumers is to prevent any end user from paying a permit or franchise fee to City more than once for the same use of the facilities, while at the same time charging a fair amount for the use of City's rights of way.

B. The Franchise Fee required by this section is due and payable within 60 days after the end of each applicable calendar month. Any payment not made when due will bear interest at the rate of 9% per annum, compounded monthly, from the date due until paid. Together with each payment of the Franchise Fee, Franchisee will submit a Telecommunications Franchise Fee Percentage Reporting Form in the form of Exhibit A.

C. City's acceptance of any payments due under this section shall not be considered a waiver by City of any breach of this franchise agreement.

D. Except to the extent prohibited by Federal or State law, the Franchise Fee is in addition to any permit fee required to comply with Section 3.

Section 10. Permit and Inspection Fees.

Nothing in this Agreement may be construed to limit the right of City to require Franchisee to pay reasonable costs incurred by City in connection with the issuance of a license or permit, making an inspection, or performing any other service for or in connection with Franchisee or its Facilities, whether pursuant to this Agreement or any ordinance or regulation, subject to any limitation imposed by Federal or state law.

Section 11. Enforcement and Termination of Agreement for Violation.

A. Default. Time of payment and performance are of the essence in the Agreement. The following are events of default:

a. Default in Payment. The failure of Franchisee to pay City when due any amounts required by the Agreement pursuant to Section 9 and such failure continues for a period of 15 days after the postmark date of Licensee's notice of its failure to pay.

b. Default in Other Covenants. The failure of Franchisee to perform any of the covenants and conditions required by this Agreement to be kept and performed by Franchisee, and such failure continues for a period of 30 days after notice from City of such failure, or longer than 30 days if the nature of the cure requires a longer period of time and the cure was commenced within the 30-day period. Upon the occurrence of an event of default, Franchisee must pay to City the sum of $200 per day for each day the default continues along with any additional damages suffered by City as a result of Franchisee's default.

B. The City may terminate this Agreement for defaults that are not cured within the time allowed by providing 30 days' notice to Franchisee of its intent to terminate. Franchisee may avoid termination by completely curing the default(s), including payment of the penalty required by Subsection A.2 of this section, unless the notice of termination is the third notice of termination within a 12-month period. Franchisee may challenge a notice of termination by providing a written protest to the City Manager within 15 business days after the postmark date of Franchisee notice of termination. The City Manager, on receipt of the protest shall either grant the protest, in which case the Agreement will remain in place, or refer the matter to the City Council for a decision. The termination will not become final until after the decision by the City Manager or City Council.

Section 12. Remedies not Exclusive; Waiver.

All remedies granted the City under this Agreement are cumulative, and recovery or enforcement of one is not a bar to the recovery or enforcement of any other remedy. Remedies contained in this Agreement are not exclusive and City reserves the right to enforce penal provisions of any ordinance and also use any remedy available to City at law or in equity. Failure to enforce any provision of this Agreement may not be construed as a waiver of a breach of any other term, condition or obligation of this Agreement.

Section 13. Franchise Term.

This Franchise is granted for a term of five years beginning the Effective Date ("Initial Term) and will automatically renew for two successive terms of five years each (each a "Renewal Term") unless notice of termination is provided. Franchisee and City may terminate this Agreement at the end of the Initial Term or any Renewal Term by providing notice of termination at least 60 days prior to the end of the Initial Term or relevant Renewal Term. If notice of termination is provided, the parties may elect to negotiate a new franchise agreement in lieu of termination. In the event the City adopts code provisions, regulations or standards and specifications applicable to this Franchise or if state or federal legislation or regulation affects any provision of this Franchise, the Parties, at the request of either Party, may request renegotiation of the Franchise to reflect the changes in law or regulation.

Section 14. Severability.

If any section, subsection, sentence, clause or portion of this Agreement becomes for any reason invalid, superseded by applicable authority, or if any such portion of this Agreement is rendered unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity or constitutionality of the remaining portion thereof. If for any reason, the franchise fee is invalidated or amended by the act of any court or governmental agency, then the highest reasonable franchise fee allowed by such court or other governmental agency shall be the franchise fee charged by this Agreement.

Section 15. Notices.

Any notice required or permitted under this Agreement shall be deemed given when received or when deposited with the United States Postal Service, postage prepaid and sent as registered or certified mail addressed as follows:

TO CITY:

Keith Witcosky
City Manager
City of Redmond
411 SW 9th St
Redmond, OR 97756

TO FRANCHISEE:

Name: ______________________________
Attn: ______________________________
Address: ______________________________
____

With a copy to:

____
____
____
____
____

or to such other addresses as may be specified from time to time by either party in writing.

The primary contact regarding administration of this Franchise for the City is:

Position: Accounting and Financial Reporting Director
Name: Brooks Slyter
Email: brooks.slyter@redmondoregon.gov
Phone: 541.923.7735

and for Franchisee is:

Position: ______________________________
Name: ______________________________
Email: ______________________________
Phone: ______________________________

The primary contacts may be changed at any time by a written communication, including email, without the need for formal notice.

Section 16. Interpretation/Jurisdiction.

Interpretation of the Agreement shall be governed by laws of the State of Oregon and any legal action relating to this Agreement must be brought in the state or federal courts located in Deschutes County.

Section 17. Change of Law.

If any federal or state laws or regulations or any binding judicial interpretations thereof that govern any aspect of the rights or obligations of one or more parties under this Agreement shall change after full execution, and such change makes any aspect of such rights or obligations inconsistent with the then-effective federal or state laws, regulations or binding judicial interpretations, then the parties agree to promptly amend the Agreement as reasonably required to accommodate and/or ensure compliance with any such legal or regulatory change.

City of Redmond	Franchisee
______________________________	______________________________
Mayor	Authorized Representative
______________________________	______________________________
Printed Name	Printed Name
______________________________	______________________________
Date	Date
ATTEST:	ATTEST:
______________________________	______________________________
Kelly Morse, City Recorder	

EXHIBIT A

City of Redmond
Telecommunications Franchise Fee Percentage Reporting Form

Franchisee: ____________________________________

Reporting Period: ____________________________________

Description	Revenue and Fee Calculation
A. Gross Revenues-Resold	$
B. Less: Revenues Exempt from Franchise Fees	$
C. Other Adjustments to Gross Revenues	$
D. **Net Revenues Subject to Franchise Fees (A+B+C)**	**$**
E. Franchise Fee	3%
F. **Total Franchise Fee for Gross Revenues-Resold (D x E)**	**$**
G. Gross Revenues-Not Resold	
H. Less: Revenues Exempt from Franchise Fees	$
I. Other Adjustments to Gross Revenues	$
J. **Net Revenues Subject to Franchise Fees (G+H+I)**	**$**
K. Franchise Fee	7%
L. **Franchise Fee for Gross Revenues-Not Resold (J x K)**	**$**
M. **Total Franchise Fee Remitted to City of Redmond (F+L)**	**$**

Certification by Officer or Authorized Representative:

I declare under the penalties for perjury that the information provided herein is true, complete and accurate to the best of my knowledge and belief.

________________________________ ____________________
Name Date

____
Title

Please remit payment to:

City of Redmond
411 SW 9th Street
Redmond, OR 97756

For questions, please contact City of Redmond Finance Department at 541.923.7735

CITY OF REDMOND

411 SW 9th STREET
REDMOND, OR 97756

541.923.7710
FAX: 541.548.0706
info@ci.redmond.or.us
www.ci.redmond.or.us

STAFF REPORT

DATE:	June 9, 2020
TO:	Redmond City Council
	Keith Witcosky, City Manager
THROUGH:	Mike Caccavano, City Engineer
	Bill Duerden, Public Works Director
FROM:	John Roberts, Deputy City Manager
SUBJECT:	Purchase of Property located at 2386 SW Helmholtz Way

Addresses Council Goal:
3. City Infrastructure: Preserve and enhance the City's infrastructure to position the City to accommodate growth.

Report in Brief:
This item requests City Council authorize the purchase of land located at 2386 SW Helmholtz Way (TL 15-13-19CA-00400) for the purpose of preserving the right-of-way necessary to continue SW Salmon Avenue to SW Helmholtz Way.

Background:
The subject property is a 1.46-acre parcel located at 2386 SW Helmholtz Way (see attached map). The property is owned by Richard and Carolyn Wenger and is zoned Limited Residential (R-2). It is located within City limits wedged between Summit Crest, Emerald View and Majestic Ridge subdivisions currently being built-out.

Site access is from the north via SW Helmholtz Way and from the west via SW Salmon Avenue. The property is structurally undeveloped with no site improvements. Adjacent site improvements include paved public roads, sewer and water. The adjoining properties are zoned R-2. To the north are SW Helmholtz Way and rural residences zoned Urban Holding 10-acre minimum (UH-10).

The location of the property and undeveloped status creates a gap in infrastructure connections along Salmon Avenue. There are currently no right-of-way dedications on the property to ensure street, sewer and water infrastructure can be connected as planned.

The City acquiring the property can safeguard that the appropriate rights-of-way get established to build and connect needed infrastructure in an established residential area. The needed right-of-way would be created and recorded immediately after purchase.

Discussion:
The subject property is listed for sale with an asking price of $190,000. Without an agreement in place to secure the needed right-of-way from the current or future property owners, a home could be built blocking future Salmon Avenue. The City acquiring the property will ensure the necessary right-of-way to connect streets, sewer and water in a residential area of the City. Not being able to connect the infrastructure (particularly water) would pose a serious interruption in needed connections for water delivery and access.

An 18-inch water line in SW Helmholtz Way is the only connection between the South Redmond Water Facility and the west side of the main City water pressure zone. SW Salmon Avenue will create a backup line for the 18-inch line in case of a break or when there is a need to shut it down for maintenance or to construct connections.

SW Salmon Avenue is also an important street connection that will bring traffic from the east to SW 45th Street and SW Helmholtz Way. The number of street connections to SW Helmholtz Way are limited to preserve its function as an arterial.

There are limited locations to safely access SW Helmholtz Way because of the curves and sight distance requirements.

SW 45th Street connects to SW Helmholtz Way along a straight section with good visibility. Without the SW Salmon Avenue connection, an intersection would be needed at SW Forked Horn Road which does not have the needed sight distance.

Based on these variables the City procured the services of a real estate broker. An offer of $182,500 was made and accepted. Closing costs will be paid by the City and are estimated to be approximately $4,500.

A market analysis and clear title report on the property has been provided. The property is valued between $180,000 and $195,000. This is consistent with comparable sales. Final due diligence was conducted and there are no outstanding issues that raise concern.

Notwithstanding any other unforeseen conditions, staff requests City Council authorize the purchase of this property.

After establishing the needed right-of-way, future use or sale of the property will be discussed with Council. The intent is to ultimately sell the property and reimburse the water fund used to pay for the property.

Fiscal Impact:
The Water Fund has FY 2019/20 budget appropriation authority to accommodate the purchase; several Infrastructure Maintenance project costs have shifted to FY 2020/21 allowing for $170,000 of Operations funding to be transferred to the Capital Projects Sub-Fund versus Infrastructure Maintenance Sub-Fund. This change to intra-fund transfers does not require a formal budget adjustment.

Alternative Courses of Action:
1. Authorize the City Manager to sign the sales agreement for property located at 2386 SW Helmholtz Way.
2. Do not authorize the purchase.
3. Request additional information.

Recommendation / Suggested Motion:
"I move to authorize the City Manager to sign the sales agreement and to execute all necessary subsequent actions to complete the conveyance of real property located at 2386 SW Helmholtz Way in the amount of $182,500 plus closing costs."

Proposed Property Purchase
2386 SW Helmholtz Way

Prepared for June 9, 2020

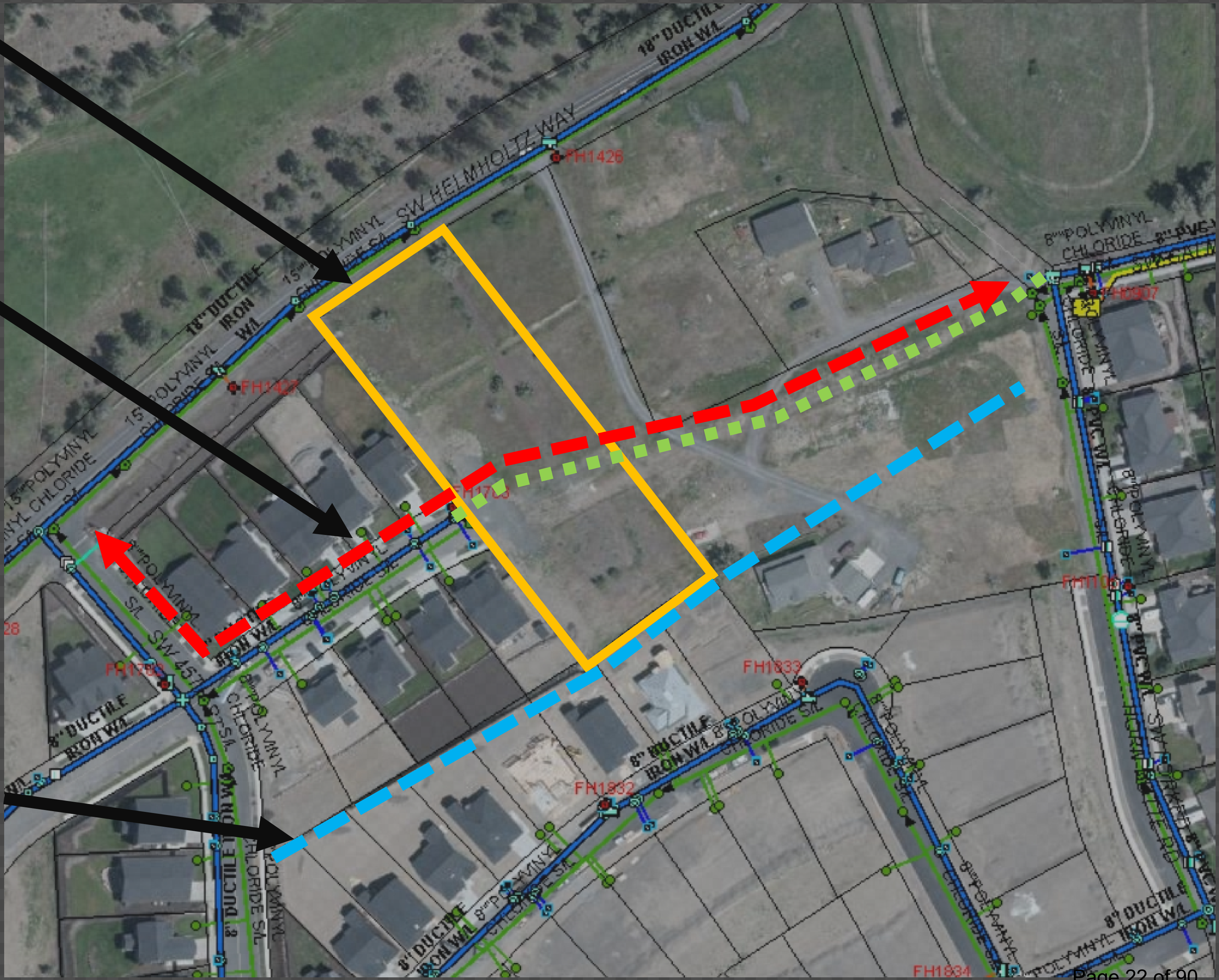
Property: List Price $195K

Street Connection

- Provides connection to Helmholtz

Water Line

- Provides only backup line to Helmholtz main in pressure zone



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&

411 SW 9th STREET
REDMOND, OR 97756

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CITY OF REDMOND

STAFF REPORT

DATE:	June 9, 2020
TO:	Redmond City Council
THROUGH:	Keith Witcosky, City Manager Bill Duerden, Public Works Director
FROM:	John Roberts, Deputy City Manager
SUBJECT:	Res. #2020-06 - A resolution setting fees and charges imposed by the City of Redmond.

Addresses Council Goal:
1.C Explore opportunities to augment revenues to support existing operations and infrastructure maintenance.

Report in Brief:
The attached resolution makes changes to the current City of Redmond Fee Schedule. The resolution includes changes to Finance, Community Development and Public Works Department fees and System Development Charges (SDC).

Words and numbering redlined are added and ~~words struck out are to be deleted.~~ All areas containing a change have been highlighted in yellow for ease in locating on the fee schedule (Exhibit A). The updated schedule becomes effective July 1, 2020.

Background:
Redmond City Code Section 1.080 stipulates that any revision of established fees be done through passage of a resolution. Per Oregon Revised Statutes 294.160 public comment must be taken.

The following is a discussion of the proposed changes:

Community Development – Planning and Engineering Land-Use Fees (Exhibit A: Pages 2-5)

Minor administrative changes were made to 29 planning fees. The adjustments are considered very nominal. The changes are necessary to account for the planning and building department permitting software Accela methodology used to calculate the fees (i.e., rounding errors). In working with the state recently, errors and discrepancies in fees were identified during the City's Accela update and software conversion.

CDD Building Division Fees (Exhibit A: Page 5)

Addressing: The addressing fee is a "pass-through" charge that goes directly to Deschutes County. It is proposed to change the addressing fee from $70 to $85. Addressing services for the City are administered by the County through an Intergovernmental Agreement (IGA) adopted in 2013. The IGA automatically adjusts the addressing fee 5% annually. The increase, and an annual adjustment, would allow administrative costs to keep pace with the charges paid to the County.

CDD Service Fees (Exhibit A: Page 5)

Code Enforcement Appeal: A code amendment is being crafted to enable the appeal of an interpretation of the City Code made by the Code Enforcement Officer. The fee of $250 is established by statute for appeals of decisions to initial hearings body or planning commission.

Franchise Fees (Exhibit A: Pages 10-11)

These fees should be eliminated as they are established by individual ordinance.

Garbage Rates (Exhibit A: Pages 11-12)

These fees have been changed per the direction provided by Council at the May 19, 2020 meeting and as discussed with Republic Services. They will go into effective November 1, 2020.

Public Works Fees (Exhibit A: Pages 15-19)

Sewer, Water and Transportation SDC Fees: In June 2019, City Council approved Resolution #2019-17 authorizing annual adjustment charges to SDCs. Specifically, beginning July 1, 2020 the charges established for sewer, water and transportation shall be adjusted based on the Construction Cost Index (CCI) published by the Engineering News Record. The CCI for calendar year 2019 was 0.9%.
Parks SDC Fees: In June 2019, City Council approved Resolution #2019-17 adopting new SDC rates and a phase-in plan for the Parks SDC per the table below:

System	July 1, 2019	January 1, 2020	July 1, 2020	January 1, 2021
Parks (Single Family)	$3,289	$3,906	$4,523	$5,139
Parks (Multi-Family)	$3,000	$3,328	$3,656	$3,985

This update to the Fee Schedule implements the July 1, 2020, Parks SDC rate for Single Family and Multi-Family development.

Public Works Equipment Reimbursement Rates: The Public Works Equipment Reimbursement Rates are used to recover costs when Public Works vehicles or equipment are used. The FY 2020/21 budget includes adoption of the current Federal Emergency Management Agency's (FEMA) Equipment Rates as calculated by the Department of Homeland Security for use of Public Works equipment and vehicles that is not otherwise specified in the fee schedule. The current schedule and guidelines are available at https://www.fema.gov/schedule-equipment-rates, with rate schedule being updated periodically by FEMA.

Personnel Reimbursement Rates: The Public Works Personnel Reimbursement Rates are used for activities such as calculating the cost of providing services for external customers, determining restitution amount following an insurance claim and requesting for reimbursement for recovery costs following a natural disaster. The proposed increases in Exhibit A reflect current payroll rates.
Backflow Assembly Testing Services: A fee increase of $0.02 for residential backflow assembly testing services is proposed to reflect the increased cost resulting from the new contract awarded in February 2020. The fee will increase from $1.16 per month to $1.18 per month for customers with backflow assemblies.

Table 3-A Building Permit Fees (Exhibit A: Pages 24 -25)
Temporary Certificate of Occupancy ("TCO"): The Building Division frequency experiences requests from commercial and industrial projects for TCOs. TCOs enable a project to receive occupancy prior to all required site conditions being completed to City standards. TCO's take a lot of time to process and are an administrative burden to permitting staff.

Often the request for TCOs are merited and necessary. For example, winter weather precludes landscaping in December. Other times the request for a TCO is a result of poor planning by the developer. Nonetheless, once buildings are occupied it is challenging to ensure and enforce that developments will follow through with all their required conditions.

The proposed changes to the TCO fees, and accompanying application, place more burden on the developer to meet all City requirements. Although the fee is increased, it extends compliance from 1 month to 4 months. Additionally, a mechanism has been created to help developers fully understand their obligations to meet City standards well in advance of final inspections. This proposed fee adjustment is designed in a way that is commensurate to the value of a project.

Discussion:
It is recognized COVID-19 has created uncertainty regarding the economy and the present economic downturn particularly related to residential, retail, commercial and industrial development moving forward. As such, the proposed changes to the fee schedule are intended to represent only those that were either previously accepted and approved by City Council or are considered necessary to recover operating costs to maintain existing service levels.

Fiscal Impact:
The changes were not significant enough to influence budget forecasting for FY 20/21. Albeit limited in scope, the changes will help balance the City's budget, maintain the City's long-term fiscal sustainability, and off-set costs associated with the provision of increasing demands on public services.

Alternative Courses of Action:

1. Adopt Resolution #2020-06
2. Do not adopt Resolution #2020-06
3. Request additional information.

Recommendation / Suggested Motion:

“I move to adopt Resolution #2020-06.”

CITY OF REDMOND
RESOLUTION NO. 2020-06

A RESOLUTION SETTING FEES AND CHARGES IMPOSED BY THE CITY OF REDMOND.

WHEREAS, it is necessary to review fees and charges imposed the by City of Redmond to ensure that revenues are comparable with costs of services provided; and

WHEREAS, staff has identified the need to amend the City's fee schedule; and

WHEREAS, it should be understood that these charges are an important part of the resources for the operation of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDMOND, OREGON, AS FOLLOWS:

Section 1. The fees and charges identified in the attached Exhibit A are hereby established effective July 1, 2020, except for Garbage Rates which shall be effective November 1, 2020. All other fees contained within the City's Fee Schedule which have not been modified as part of this resolution will remain in effect.

Section 2. Beginning July 1, 2021, the charges established herein for the Community Development Department Building Division Addressing/Street Numbering shall be adjusted 5% annually based on the Intergovernmental Agreement for Addressing Services established with Deschutes County in 2013.

Section 3. The fees are adopted until next review is presented to Council.

ADOPTED by the City Council and **SIGNED** by the Council President this 9th day of June 2020.

____
George Endicott, Mayor

ATTEST:

____
Trish Pinkerton, Assist. to Recorder's Office

EXHIBIT A – REVISED

CITY OF REDMOND
FEE SCHEDULE
Effective ~~January 1, 2020~~ July 1, 2020

DEPARTMENT / ITEM	FEE
AIRPORT FEES	
Advertising	
Back-lit Dioramas	$ 300.00/month
Brochure Rack	$ 50.00/month
Parking Lot Light Poles	$ 200.00/month
Telephone Board	$ 100.00/month plus long distance charges
Wall and/or Free Standing Displays	$ 600.00/month
Digital Advertising	
Single Spot Rotating Still Images	$ 300.00/month – 10 second rotating spot
Package of 2 Spots Rotating Still Images	$ 500.00/month – 10 second each rotating spot
Single Commercial Spot (video no audio)	$ 300.00/month – 10 second rotating spot
Package of 2 Commercial Spots (video no audio)	$ 500.00/month – 10 second each rotating spot
Standing Banners (Max size 36" x 89")	$ 200.00/month
Customized Advertising	Between $200.00 and $1,000.00 per month depending on size, location, medium and investment.
Customer Facility Charge for Rental Car	$ 3.00/day of each rental, not exceeding seven (7) consecutive days
Landing Fees	$ 3.08/1000 lbs landed weight (Part 125, 135, and 137)
Leases-Airside	
Aircraft Fuel	$ .07/gallon
Aircraft Tiedown	$ 50.00/month
Single	$ 5.00/night
Twin	$ 8.00/night
Helicopter	$ 10.00/night
Jet	$ 10.00/night
Assignment of Lease	$ 500.00/each
Leases - Terminal	
Passenger Facility Charge	$ 4.50/passenger
Leases – Other	
Antenna/Radio Lease Space	$ 100.00/month

Parking	
Parking/Vehicle	$ 1.00/first ½ hour $ 1.00/second ½ hour $ 2.00/each additional hour $ 15.00/day
Insufficient Funds Late Fee	$ 50.00 plus legal fees if not paid within 10 calendar days
Airport Parking Violations	See Bail Fees (Police Department Fees)
Transient Airline Employees	$ 90.00/quarter or $300/year
Transient Airline Employees Parking Card Replacement	$ 25.00 each (Non-Refundable)
Parking – Employee	
Employee Parking Card Replacement	$ 25.00 each (Non-Refundable)
Parking – Terminal Tenants	
Terminal Tenants Parking Card	$ 10.00 each (Non-Refundable)
Terminal Tenants Parking Card Replacement	$ 25.00 each (Non-Refundable)
Security	
Airport Operations Area (AOA) Badge	$ 50.00 each ($25.00 of which is refundable)
SIDA/Sterile Fingerprinting for CHRC	$ 50.00 each (Non-Refundable)
Security Access Card	$ 25.00 each (Non-Refundable)
SIDA/Sterile Badge with fingerprinting	$ 75.00 each (Non-Refundable)
AOA/Sterile/SIDA Badge Replacement – Lost/Stolen	$ 100.00 (Non-Refundable)
Other Fees/Charges	
Conference Rooms	
Large Room	$ 100.00/hour-minimum three hours
Terminal Tenants	$ 50.00/hour
Terminal Greeting Space	
Greeting Space	$ 25.00/hour-minimum two hours $ 75.00 per day
Television Commercials	$ 1,000.00 + $50.00/hour staff time per employee
Ground Transportation	
Annual Application	$ 100.00
Gate Access	$ 1.00/gate access
Gate Access Badge	$ 12.50 each
Gate Access Badge Replacement – Lost/Stolen	$ 25.00 each
Gate Access Badge Reactivation	$ 10.00 each
COMMUNITY DEVELOPMENT	
Planning and Engineering Land-Use Fees	
Amendments:	

Combined Comp Plan Map / Zoning Map Amendments	$ 11,973.03 ~~11,973.04~~
Comp Plan Map Amendment	$ 9,855.89 ~~9,855.72~~
Comp Plan Text Amendment	$ 14,814.42 ~~14,814.63~~
Redmond Development Code Text Amendment	$ 6,254.72 ~~6,254.78~~
Zoning Map Amendment	$ 7,159.06 ~~7,159.03~~
Annexation (Includes City Recorder's Fee of $350)	$ 953.69 ~~956.66~~
Appeals:	
First Appeal to a Hearings Body	$ 250.00
Appeal of Hearings Body Decision	$ 4,211.07 ~~4,211.08~~
Subsequent Appeal to the State/LUBA	$ 6,991.71 ~~6,991.72~~
Area Plans:	
Conceptual Area Plan	$ 10,393.60
Final Area Plan	$ 38,862.52
Area Plan Map or Text Amendment	$ 7,736.74
Consolidated (Conceptual/Final) Area Plan	$ 43,387.66 ~~43,387.65~~
Public Area Plan (minimum 75% of an area is used for public uses	$ 5,314.33
Conditional Use:	
Residential, Public, Semi-Public	$ 5,085.61 ~~5,085.62~~
Commercial, Industrial	$ 6,117.18
Billboard Relocation	$ 1,537.43
Communication Tower – Residential/Public Zone	$ 19,117.57 ~~19,111.03~~ **Includes a flat fee for conditional use review and hearings officer decision of $7,677.89, and a deposit of $11,433.14 for appeal fees, which will be calculated on actual costs of service.**
Communication Tower – Commercial/Industrial Zone	$ 6,117.18 **Does not include Public Hearing Fees**
Declaratory Ruling	$ 3,076.36
Developments:	
Planned Unit Development (P.U.D.)	$ 22,765.50 **Does not include Final Plat or Public Hearing Fees**
Cluster Development (C.L.D)	$ 17,483.88 ~~17,483.89~~ **Does not include Final Plat or Public Hearing Fees**
Cottage Development (C.O.D.)	$ 12,201.12 ~~12,201.13~~ **Does not include Final Plat or Public Hearing Fees**
Expedited Land Divisions	$ 11,723.17
Extension Request	$ 911.22
Final Plan Review (required for filing final plans ~~plats~~)	$ 1,048.74 ~~1,048.76~~ + $80.34 per lot
Hearing (Specially Set); Non-Hearings Officer **DEPOSIT ONLY**	$ 3,409.63 **Fee May Be Higher Based on Actual Cost of Services**
Hearing (Specially Set); Hearings Officer **DEPOSIT ONLY**	$ 2,822.61 **Fee May Be Higher Based on Actual Cost of Services**

Improvement Agreements (Initial Agreement Included in Fee)	$ 858.49 ~~858.50~~
Lot Line Adjustment	$ 1,380.00
Lot of Record Verification	$ 512.34
Master Development Plan (Including Comp Plan Map Amendment and Zoning Map Amendment):	$ 38,862.52 **Does not include Public Hearing Fees**
Partial Master Development Plan (Including Comp Plan Map Amendment and Zoning Map Amendment):	$ 22,765.50 **Does not include Public Hearing Fees**
Measure 49	$ 13,053.89
Modification of Approval	$ 1,392.60 ~~1,392.61~~
Modification or Alteration of a Non-Conforming Use or Structure	$ 1,392.60 ~~1,392.61~~
Re-Inspection Fee	$ 75.00
Historical Landmarks Alteration	**NO CHARGE**
Urban Growth Boundary or Urban Reserve Area Expansion	$ 37,448.12 ~~37,448.12~~
Temporary Residences for Medical Hardship	$ 1,392.60 ~~1,392.61~~
Pre-Development Services	**NO CHARGE**
Sign Permits:	
Sign Permit ($50.00 until December 31, 2010)	$ 171.93 **Does not include Building Permit Fee if Required**
Sign Requiring a Building Permit	**See CDD Building Division Fees Below**
Sign Permit – Temporary	**NO CHARGE**
Site Plan:	
Residential: 3 - 20 Units	$ 6,166.47
Residential: 21- 50 Units	$ 8,625.03 ~~8,625.04~~
Residential: 51 + Units	$ 12,233.21 ~~12,233.22~~
Commercial/Industrial: Up to 3,499 Square Feet	$ 3,700.00
Commercial/Industrial: 3,500-50,000 Square Feet	$ 7,390.59
Commercial/Industrial: 50,001-200,000 Square Feet	$ 17,156.08
Commercial/Industrial: 200,001 + Square Feet	$ 22,391.84 ~~22,391.85~~
Conversion of Existing Residential Structure and Site to Commercial	$ 4,298.19
Minor Alteration to Site Plan	$ 1,343.32 ~~1,343.33~~
Partition (up to 3 lots)	$ 3,695.28 ~~3,695.30~~
Subdivision:	
4 - 20 Lots	$ 11,985.59 ~~11,985.56~~
21 - 50 Lots	$ 14,780.03 ~~14,780.05~~
51 > Lots	$ 19,304.02 ~~19,304.03~~
Replat	$ 9,335.66 ~~9,335.67~~
Variance:	

Minor	$ 3,072.91 ~~3,072.92~~
Major	$ 5,703.41
Actual Cost of Service (for services not listed above)	$ 75.00 per hour
CDD Building Division Fees (see Tables 3-A through 3-M)	
~~Building Permit~~	~~See Attachment "A"~~
~~Building Permit Submittal (Estimate of Plan Review Fee)~~	~~See Attachment "A"~~
Addressing/Street Numbering	$ 85.00 ~~70.00~~/building permit – new structures only
~~Change of Occupancy~~	~~See Attachment "A"~~
Code Compliance (Charged at Time of Building Permit Issuance)	0.07% of Building Valuation
~~Demolition Permit~~	~~See Attachment "A"~~
~~Electrical Permit~~	~~See Attachment "A"~~
~~Electrical Permit Surcharge~~	~~15% of Electrical Permit~~
Master Plan Program:	
Upon completion of Master Plan Approval, additional units charged as follows:	1/2 of the original plan review fee
~~Mechanical Permit~~	~~See Attachment "A"~~
~~Manufacture Dwelling & Cabana Installation~~	~~See Attachment "A"~~
~~Plan Review Fee~~	~~See Attachment "A"~~
~~Plumbing Permit~~	~~See Attachment "A"~~
Sign Requiring a Building Permit	Building Fee Based on Valuation Table (See Table 3-A ~~Attachment "A")~~ in Addition to Planning Fee
~~State Surcharge~~	~~12% of Building, Plumbing, Mechanical and Electrical Permits and Hourly Rate Inspection Fees~~
CDD Service Fees	
Revocable Permit Application Fee	$ 250.00
Rebuild Letter Fee	$ 50.00
Code Enforcement Hearing (Specially Set); Hearings Officer **DEPOSIT ONLY** [Section 5.351(2)(C)(2)]	$ 850.00 **FEE MAY BE HIGHER BASED ON ACTUAL COST OF SERVICES**
Appeal Fee - Citation Hearing ~~Appeal Fee~~ [Section 2.797]	$ 250.00
Appeal Fee - Interpretation of City Code & Hearing [Section X.XXX]	$ 250.00
CDD Product Fees	
Comprehensive Plan Copy	$ 10.00
Comprehensive Plan Addendum Copy	$ 20.00

Development Code Copy	$ 50.00
Sign Code Copy	$ 5.00
Extra Small Map (8 ½ x 11)	$ 5.00
Small Map (11 x 17)	$ 7.00
Large Map (17 x 24)	$ 10.00
Extra Large Map (32 x 38)	$ 20.00
Custom Map	$ 50.00/hr (minimum $20.00)
Engineering Service Fees	
Plan Reviews (Public Improvement Plans):	
Storm Water / per sheet	$ 252.00
Sewer / per sheet	$ 252.00
Streets / per sheet	$ 252.00
Waterline / per sheet	$ 209.00
Additional Plan Reviews (over 3) / per sheet	$ 114.00
Change Order / per sheet	$ 114.00
Plan Reviews (Commercial Site Plans):	
Grading Review / per sheet	$ 252.00
Storm Review / per sheet	$ 252.00
Fire Line Review / per sheet	$ 209.00
Infrastructure Allocation Analysis	$ 750.00
Stormwater Repair / Upgrade Review and Inspection	$ 315.00 ($200.00 for plan review / $115.00 for inspection)
Inspection:	
$0-$100,000 value –	3.75% of Estimated Construction Cost
$100,001-$250,000 value –	2.25% of Estimated Construction Cost
$250,001-$500,000 value –	2.0% of Estimated Construction Cost
$500,001-$1,000,000 value –	1.5% of Estimated Construction Cost
>$1,000,000 value –	1% of Estimated Construction cost
Stormwater Inspection Fee Estimate	$ 200.00 per drywell and $115.00 per pond
Grading Fee Estimate	$ 180.00 per 10,000 sq. ft.
Inspection Time Billing Rate	$ 71.00 per hour
Reimbursement District	$ 200.00 Application Fee
Street Vacation	$ 600.00 Application Fee
Small Wireless Facilities	
Up to five (5) small wireless facilities in the same application	$ 500.00
Each small wireless facility beyond five (5) in the same	$ 100.00

application	
Installation of non-recurring new pole to support small wireless facility in the right-of-way	$ 1,000.00
Extension (1-year)	$ 750.00
Expedited and/or Third-Party Professional Review	Actual cost or $125.00; whichever is greater.
Engineering Product Fees	
Driveway Approach	
Commercial	$ 40.00
Residential	$ 40.00
Traffic Impact Analysis	$ 1,200.00
Sidewalk Permit	$ 40.00
City of Redmond Construction Specifications Picked Up At Public Works	$ 45.00/copy
Mailed	$ 50.00/copy
Sewer & Water Master Plans Picked up at Public Works	$ 45.00/copy
Mailed	$ 50.00/copy
Public Facilities Plan Picked up at Public Works	$ 45.00/copy
Mailed	$ 50.00/copy
Record Drawing Copies	$ 5.00/copy
GIS Service Fee	
GIS Staff Rate	$ 50.00/hour
GIS Product Fee	
Digital Photogrammetric Products	
1/4 Section Tiles	
1/4 Section Planmetric & Countour CAD File	$ 250.00/tile
1/4 Section Orthophogrphy (Mr. Sid, TIFF)	$ 100.00/tile
Planimeter Packages	
Urban Reserve Area 1/4 Sections Package (37 tiles)	$ 5,000.00
Urban Growth Boundary 1/4 Section Package (71 Tiles)	$ 5,000.00
North Mapping Area 1/4 Section Package (32 Tiles)	$ 2,500.00
Entire Redmond Area (140 Tiles)	$ 10,000.00

Orthophotography Mosaics	
Redmond Mosaic (UGB & URA)	$ 2,500.00
Wastewater Effluent Areas	$ 1,000.00
Hard Copy Photogrammetic Plots	
1/4 Planimetric or Orthophoto Plot (1”=100’)	$ 10.00
City of Redmond Hard Copy Map Series	
18” x 24” GIS Color Map	$ 10.00
30” x 36” GIS Color Map	$ 15.00
26” x 48” GIS Color Map	$ 20.00
Custom Hard Copy Map Series	
8.5” x 11” or 11” x 17” Color Map	$ 5.00 + Technician Time at $50.00 per hour
CEMETERY FEES	
Recording Fee	$ 50.00
Adult Lot	$ 850.00 + $150.00 Perpetual Maintenance
Infant Lot	$ 75.00 includes Perpetual Maintenance
Ash Lot	$ 350.00 + $150.00 Perpetual Maintenance
Adult Open/Close	$ 700.00*
Infant Open/Close	$ 85.00*
Ash Placement	$ 200.00*
Adult Liner	$ 455.00
Infant Liner	$ 110.00
Columbarium Niche	$ 515.00 +$100.00 Perpetual Maintenance
Columbarium Name Plaque and One Name Bar	$ 350.00
Columbarium Second Name Bar	$ 200.00
Flower Vase for Columbarium Niche	$ 120.00
Flower Vase	$ 45.00
City Marker Placement	$ 75.00 per stone foot
Marker Placement Permit (Contractor)	$ 75.00
Weekday Overtime	$ 50.00/hour
*On Saturdays, in addition to the above charges, a fee of $450.00 will be charged. There shall be no services on Sundays or Holidays.	
CITY RECORDER FEES	
Annexation	**See CDD Planning Division Fees Above**

Research Fee (City Staff)	$ 36.23/hour
Public Records Review Fee (City Attorney)	$ 130.00/hour
Audio Tapes	$ 17.00/tape
FINANCE DEPARTMENT FEES	
Business License	
Outside City	$ 70.00
Inside City	$ 55.00
Employees	$ 1.50 each
Itinerant Merchant Permit	$ 50.00
Temporary Business Permit	$ 250.00
Amusement Machines [Section 7.042(1)]	$ 60.00/machine
Liquor License	
Initial original application	$ 100.00
Change in ownership, change in location, or change in privilege application	$ 75.00
Renewal or temporary application	$ 35.00
Social Gaming License [Section 7.298]	$ 300.00
Non-Refundable Investigation Fee [Section 7.284(1)]	$ 70.00
Bingo License [Section 7.456]	$ 40.00
Circus/Tent Show License Fee [Section 7.344(1)]	$ 275.00/day
Theatrical Tent Show License Fee [Section 7.344(2)]	$ 100.00/day
Assembly Permit	
Application Fee when street closures are not being requested	$ 75.00
Application Fee when street closures are requested	$ 150.00
Application Fee when closing 5th or 6th Street is requested	$ 200.00
Public Works staff time set up/break down (barricade, review of traffic control plan, etc.)	$ 30.00/hr
Deposit for trash, restrooms clean up, etc.	$ 250.00 (Refundable)
Transient Room Tax / Additional Req. [Section 7.102]	Calculated at 9% (.090) and rounded up to the next full cent for any portion of a cent equal to or greater than $.005. Each transient lodging provider may retain 5% of their tax revenues collected as a collection reimbursement charge.
Street Vendor License [Section 7.510(2)]	$ 83.00/cart
Merchant Police License [Section 7.614]	$ 55.00
Vehicle For Hire License	

1-2 Drivers	$ 75.00
3-5 Drivers	$ 125.00
6-15 Drivers	$ 250.00
16-50 Drivers	$ 500.00
51+ Drivers	$ 1,000.00
Drivers Permit	$ 10.00
Tow Driver Permit	$ 25.00
Ice Cream Truck Driver Permit	$ 25.00
Ambulance Service License [Section 7.710-]	$ 55.00/vehicle plus
Investigation	$ 11.00/incident
Driver/EMT License [Section 7.718(7)]	$ 17.00/person
Pawn Broker	$ 165.00
Electronic Lien Check	$ 25.00
Hazardous Vegetation Abatement	Full Cost Reimbursement ($100/minimum)
Xerox Copies	$ .25/page
Fax Charges	$ 1.00/page
Returned Item Charge	$ 25.00
Check Re-issuance Fee	$ 35.00
Delinquent Utility Charge	1.5%/month (18% APR)
Delinquent Fees / Lien Charge	10% APR
Reimbursement Agreements	
Application Fee (Due at time of application)	$ 200.00
Reimbursements and Reconveyances	$ 35.00/property (due upon approval of application)
Notification and Postage	$ 5.00/property (due upon approval of application)
Collection Agency Referral Fee on Outstanding Debt	35% of amount outstanding not to exceed the percentage retained by the private collection agency
Utility Deposits for Tenant/Renters	
Commercial	$ 300.00 or an amount equal to 2½ times the average monthly billing for a commercial account, whichever is greater per initiation of service.
~~**FRANCHISE FEES** (Info. only; fees set by separate agree.)~~	
~~Cascade Natural Gas~~	~~5.0% gross revenue~~
~~Cable Television~~	~~5.0% gross revenue~~
~~Telephone~~	~~7.0% gross revenue~~
~~Garbage~~	~~3.5% gross revenue (and 4.1% billing fee by contract)~~
~~Central Electric Co-op~~	~~5.0% gross revenue~~
~~Pacific Power & Light~~	~~7.0% gross revenue~~

~~City of Redmond Water~~	~~5.0% gross revenue~~
~~City of Redmond Sewer~~	~~5.0% gross revenue~~
~~City of Redmond Stormwater~~	~~5.0% gross revenue~~
~~FTV (Fiber Optic Cable)~~	~~$ 1.00/lineal ft./year~~
~~Quantum Communications~~	~~3.0% of gross revenue from service providers plus 7.0% gross revenue from consumers (no re-sale)~~
~~Electric Lightwave, LLC~~	~~3.0% of gross revenue from service providers plus 7.0% gross revenue from consumers (no re-sale)~~
GARBAGE RATES	
Residential Service	
35 Gallon Cart	
Curb	$ 14.51 ~~13.95~~
Yard (Disabled)	$ 15.88 ~~15.27~~
Curb (Low Income)	$ 10.88 ~~10.46~~
Yard (Low Income / Disabled)	$ 11.91 ~~11.45~~
Every Other Week	$ 10.88 ~~10.46~~
Every Other Week (Disabled)	$ 8.93 ~~8.59~~
Every Other Week (Low Income)	$ 8.16 ~~7.85~~
65 Gallon Cart	
Curb	$ 21.89 ~~21.05~~
Yard (Disabled)	$ 23.29 ~~22.39~~
Curb (Low Income)	$ 16.42 ~~15.79~~
Yard (Low Income / Disabled)	$ 17.46 ~~16.79~~
Every Other Week	$ 16.42 ~~15.79~~
Every Other Week (Disabled)	$ 13.09 ~~12.59~~
Every Other Week (Low Income)	$ 12.32 ~~11.85~~
95 Gallon Cart	
Curb	$ 26.64 ~~25.62~~
Yard (Disabled)	$ 28.06 ~~26.98~~
Curb (Low Income)	$ 19.99 ~~19.22~~
Yard (Low Income / Disabled)	$ 21.05 ~~20.24~~
Every Other Week	$ 19.99 ~~19.22~~
Every Other Week (Disabled)	$ 15.79 ~~15.18~~
Every Other Week (Low Income)	$ 15.00 ~~14.42~~
Additional Weekly Garbage	
First Extra Can	$ 4.88 ~~4.69~~
Each Additional Can	$ 3.20 ~~3.08~~

Extra Large Bag	$ 3.89 ~~3.74~~
Extra Small Bag	$ 3.05 ~~2.93~~
95 Gallon Cart EOW Yard Debris Collection	
Curbside EOW	$ 5.35 ~~5.14~~
Commercial Service	
35 Gallon Cart – Curb	$ 15.25 ~~14.66~~
65 Gallon Cart – Curb	$ 26.21 ~~25.20~~
95 Gallon Cart – Curb	$ 37.18 ~~35.75~~
Containers:	
1 yard/once per week	$ 74.05 ~~71.20~~
Additional weekly dumps	$ 65.35 ~~62.84~~
1-1/2 yard/once per week	$ 99.00 ~~95.19~~
Additional weekly dumps	$ 89.79 ~~86.34~~
2 yards/once per week	$ 132.52 ~~127.42~~
Additional weekly dumps	$ 119.93 ~~115.32~~
3 yards/once per week	$ 182.96 ~~175.92~~
Additional weekly dumps	$ 168.49 ~~162.01~~
4 yards/once per week	$ 228.13 ~~219.36~~
Additional weekly dumps	$ 210.70 ~~202.60~~
5 yards/once per week	$ 269.53 ~~259.16~~
Additional weekly dumps	$ 248.23 ~~238.68~~
6 yards/once per week	$ 305.68 ~~293.92~~
Additional weekly dumps	$ 278.89 ~~268.16~~
Other	
Bulk Rate for the Collection of Bulk Refuse	$ 13.95 ~~13.41~~
Not at Curb / Heavy Can Extra Charge	$ 3.34 ~~3.21~~
Late Out / Go Back Charge	$ 5.97 ~~5.74~~
Yard Debris Recycling	$ 5.35 ~~5.14~~
GENERAL FEES	
Room Fees	
City Hall Civic Room 207	Priority 1, 2 and 3: No Charge Priority 4: $50.00/first 3 hours, $10.00 each additional hour
City Hall Civic Room 208	Priority 1, 2 and 3: No Charge Priority 4: $50.00/first 3 hours, $10.00 each additional hour

City Hall Civic Rooms 207 & 208	Priority 1, 2 and 3: No Charge Priority 4: $75.00/first 3 hours, $10.00 each additional hour
Public Works Training Room East	Priority 1, 2 and 3: No Charge Priority 4: $50.00/first 3 hours, $10.00 each additional hour
Public Works Training Room West	Priority 1, 2 and 3: No Charge Priority 4: $50.00/first 3 hours, $10.00 each additional hour
Public Works Training Room East & West	Priority 1, 2 and 3: No Charge Priority 4: $75.00/first 3 hours, $10.00 each additional hour
Non-Refundable Cleaning Fee for Civic Rooms and Public Works Training Rooms	Priority 1 and 2: No Charge Priority 3: $25.00 for ≤50 attendees, $50.00 for >50 attendees Priority 4: $25.00 for ≤50 attendees, $100.00 for >50 attendees
POLICE DEPARTMENT FEES	
Police Fees	
Police Reports	$ 20.00 up to 10 pages / $0.25 for each additional page
Large Report Requests / Research on Individuals	No charge for first hour. $30.00 for each additional hour
Clearance Letter	$30.00
Tapes	
Video	$ 30.00
Audio	$ 30.00
CD's	$ 30.00
Floppy Disks	$ 30.00
Finger Printing	
One Card	$ 20.00
Additional Cards	$ 5.00 each
Vehicle Storage Fee	$ 30.00/day
Research Fee / Records Check	$ 25.00
Police Impound Tow Administrative Fee	$ 125.00
Unpermitted Alarm System (per calendar year)	
1st Response	$ 250.00 (Fee waived if permit obtained within 30 days of alarm response)
2nd Response	$ 250.00
3rd & more Responses	$ 500.00 each
Permitted Alarm System (per calendar year)	
1st False Alarm	Warning
2nd False Alarm	$ 100.00
3rd & more False Alarms	$ 250.00 each
Other Permit Fees	

Initial Permit	$ 40.00
Transfer	$ 40.00
Permit Renewal	$ 10.00
Bail Fees	
Parking Violations [Section 6.200]	
2-Hour Parking Violation (on street): First Overtime	$ 15.00
Each Additional Overtime Unit	$ 10.00
Violation for Employer/Employees	$ 50.00
Airport Parking Violation	$ 50.00
All Other Parking Violations	$ 25.00
If Not Paid Within 5 Days of Ticket	$ 10.00 additional
Prohibited Parking Violation [Section 6.167]	$ 40.00
Administrative Infractions: [Section 2.782(3)]	
Class 'C'	$ 100.00
Class 'B'	$ 250.00
Class 'A'	$ 500.00
Court Cost [Section 2.706(1)]	$ 10.00
Court Cost [Section 2.706(4)]	$ 15.00
Civil Infractions: [Section 2.782(3)]	
Class 'C'	$ 100.00
Class 'B'	$ 250.00
Class 'A'	$ 500.00
Duty to Send Children to School [Section 5.137]	
Superintendent Citation, up to	$ 100.00
Dog at Large [Section 5.252]	$ 100.00
Fail to License Dog [Section 5.255]	$ 100.00
Animals at Large [Section 5.265]	$ 100.00
Animal Nuisances [Section 5.270]	$ 100.00
Noise Violations [Section 5.335(14)(A) and ORS 467.100]	$ 250.00
PUBLIC WORKS FEES	
Parks Division Fees	
Parks Amenity Reservations	
Resident	$ 40.00 per reservation
Non-Resident	$ 60.00 per reservation
Sports Court Reservations	

Resident	$ 20.00/court/day
Non-Resident	$ 30.00/court/day
Sports Field Reservations	
Local Nonprofits, Government and Education Organizations and Private Redmond Residents	$ 40.00/field/day
Local Nonprofit Youth Club Sports and Recreation League Season Rate	$ 75.00/field/month
Commercial Use	$ 25.00/game/field
All Other Uses	$ 75.00/field/day
Deposit	$ 50.00 (refundable)
Additional Staff Support	$ 51.07/hour
Sewer/Water/Parks/Transportation	
System Development Charges (Reimbursement & Improvement):	
Sewer – Meter Size (Water):	
5/8"	$ 4,124.00 ~~4,087.00~~
1"	$ 10,309.00 ~~10,217.00~~
1-1/2"	$ 20,618.00 ~~20,434.00~~
2"	$ 32,988.00 ~~32,694.00~~
3"	$ 65,976.00 ~~65,388.00~~
4"	$103,088.00 ~~102,168.00~~
6"	$206,176.00 ~~204,337.00~~
Water – Meter Size:	
5/8"	$ 2,643.00 ~~2,619.00~~
1"	$ 6,607.00 ~~6,548.00~~
1-1/2"	$ 13,214.00 ~~13,096.00~~
2"	$ 21,143.00 ~~20,954.00~~
3"	$ 42,284.00 ~~41,907.00~~
4"	$ 66,069.00 ~~65,480.00~~
6"	$132,139.00 ~~130,960.00~~
Parks (residential units only)	
Single Family	$ 4,523.00 ~~3,906.00~~/dwelling unit
Multi-Family	$ 3,656.00 ~~3,328.00~~/dwelling unit

Transportation	$ 4,132.00 ~~4,095.00~~/PM peak hour trip
SDC Installment Payment Contract Application Fee	$ 150.00
Interest Rate for SDC Installment Payment Contract	The annual rate of interest on the unpaid balance shall equal the prime lending rate, as published in the Wall Street Journal, plus two and one-half (2-1/2) percentage points.
Miscellaneous Water, Wastewater, and Stormwater Fees:	
5/8” x 3/4” Meter Installation Fee	$ 333.92
1” Meter Installation Fee	$ 432.05
1-1/2” Installation Fee	$ 892.00
2” Meter Installation Fee	$ 870.00
3” and Larger Meters	Call for Current Quote
AMR Tampering Fee	$ 200.00
Water Tap Fee	$ 500.00
¾”	$ 275.00
1”	$ 300.00
2”	$ 800.00
3” and larger, Fire Hydrant, Fire Line installation	$ 230.00/per hour (Material and tap provided by other)
Meter Test	Calculated on time and materials
Hydrant Flow Test	$ 150.00/per hydrant
Utility Service Fee	$ 20.00
Owner, Landlord and/or Property Management Utility Service Fee	$ 10.00
Shut Off Notice Fee	$ 5.00
Utility Deposits as Required by City Manager [Section 4.013]:	
Residential	$ 100.00, or an amount equal to two and one-half (2-1/2) times the average monthly billing, whichever is greater
Non-Residential	$ 100.00, or an amount equal to two and one-half (2-1/2) times the average monthly billing, whichever is greater
Water Re-Connection Service [Section 4.015(3)]	$ 45.00, before services are restored, during regular business hours $ 60.00, meter replacement, during regular business hours $ 125.00, after regular working hours, weekends, holidays
Sewer Reconnection Fee [Section 4.344(8)]	$ 300.00
Service Call	$ 125.00 same day reconnection or after business hours

Sewer Tap Fee	$ 490.00 per 4" service $ 525.00 per 6" service
Dye Testing	$ 100.00 (Service Discharges into Manhole) $ 350.00 (Service Discharges into Sewer Main)
Existing Sewer Line Inspection	$ 440.00 minimum plus an additional charge of $1.11/lineal foot over 400'
New Sewer Line Inspection	$ 880.00 minimum plus an additional charge of $2.22/lineal foot over 400'
Wastewater Monitoring (sampling and analysis)	$ 300.00 per sample event
Wastewater Permit (Significant Industrial User)	$ 900.00 per issuance and upon permit renewal date
Wastewater Permit Annual Fee (Significant Industrial User)	$ 200.00
Wastewater Permit Modification Requested by User (Significant Industrial User)	$ 200.00
Wastewater Permit (short duration discharge)	$ 103.00/permit
Discharge Permit Issuance (short duration discharge)	$ .31/gallon (fee may be adjusted based on strength of discharged wastewater)
Source Detection Inspection	$ 100.00/hour
Maximum Wastewater Administrative and Civil Penalties	$ 10,000.00/violation per day
Wastewater Interceptor Maintenance and FOG Discharge Violations (amount due doubles if unpaid after 30 days)	$ 125.00/violation per day – First Offense $ 250.00/violation per day – Second Offense $ 500.00/violation per day – Third Offense $ 1,000.00/violation per day – Fourth Offense $ 2,000.00/violation per day – Fifth Offense $ 2,500.00/violation per day – Sixth and Subsequent Offenses
Wastewater Non-Permittee Reporting Violations	$ 125.00/violation
Wastewater Permittee Violations	See Table 1-A
Wastewater Penalty Appeal Fee	$ 60.00 per appeal
Flow Testing	$ 406.85 per location
RV Dump Station	$ 5.00 per use
Residential Sewer Account RV Token (limit 10 per year)	$ 3.00 per token
Public Works Equipment Reimbursement Rates:	
Use of Vehicles and Equipment	Unless otherwise specified, use of vehicles and equipment will be charged at current Federal Emergency Management Agency (FEMA) rate, per the FEMA Schedule of Equipment Rates.
~~1 ton pick-up~~	~~$ 16.00/hour~~
~~5 yard dump truck~~	~~$ 28.00/hour~~

~~10 yard dump truck~~	~~$ 36.00/hour~~
~~Bucket Truck~~	~~$ 21.40/hour~~
~~Patching Truck~~	~~$ 41.60/hour~~
~~Grader~~	~~$ 46.40/hour~~
~~Flail Mower~~	~~$ 72.00/hour~~
~~Backhoe~~	~~$ 26.40/hour~~
~~Roller 2-4 ton~~	~~$ 20.00/hour~~
~~Rolling Stock Equipment (pumps, generators, etc.)~~	~~$ 48.00/hour~~
~~Sander~~	~~$ 42.00/hour~~
~~Plow~~	~~$ 48.60/hour~~
~~Street Sweeper~~	~~$ 59.20/hour~~
~~Loader 3 yard Bucket~~	~~$ 32.00/hour~~
~~Water Truck~~	~~$ 33.60/hour~~
~~Weed Spray Truck~~	~~$ 20.60/hour~~
~~Vactor~~	~~$ 84.25/hour~~
~~Small equipment (Compactor, weedeater, chainsaw, etc.)~~	~~$ 1.28/hour~~
CCTV Sewer Inspection Truck	$ 86.94 ~~75.00~~/hour
Public Works Material Reimbursement Rates:	
Asphalt	$ 92.00/ton
Sand	$ 12.00
Public Works Personnel Reimbursement Rates:	
Temp Personnel	$ 21.50 ~~21.30~~/hour
Utility I	$ 46.00 ~~44.34~~/hour
Utility II/Wastewater Operator I	$ 49.00 ~~47.54~~/hour
Utility III/Wastewater Operator II	$ 53.00 ~~51.07~~/hour
Lead Worker/Wastewater Operator III	$ 57.00 ~~54.97~~/hour
Vehicle Maintenance Shop	$ 78.00/hour
Emergency and Non-Scheduled Work Equipment and Personnel Multiplier	1.5
Monthly Sewer Rates:	
Residential (one dwelling unit per water meter)	$ 31.63/account
Multi-Family Residential (multiple dwelling units per water meter)	$ 24.59/dwelling unit

Commercial / Industrial:	
Strength Category:	
Low	$ 31.63/account and $2.77 per 100 cubic feet winter months average water usage above 700 cf.*
Medium	$ 31.63/account and $3.41 per 100 cubic feet winter months average water usage above 700 cf.*
High	$ 31.63/account and $4.09 per 100 cubic feet winter months average water usage above 700 cf.*
Very High	$ 31.63/account and $4.72 per 100 cubic feet winter months average water usage above 700 cf.*
* Winter months average defined for all categories as the average of the water usage billed in the months December through March.	
Monthly Stormwater Rates:**	
Residential	$ 8.18/account
Multi-Family Residential	$ 7.74/dwelling unit
Non-Residential	$ 6.73/account and $0.060/daily trip end (based on current Institute of Transportation Engineers Trip Generation Manual)
****Properties served by City water:** Residential rate applies when a single dwelling unit is served by a water meter; Multi-Family Residential rate applies when multiple dwelling units are served by a common water meter. **Properties not served by City water:** Residential rate applies when one dwelling unit exists per tax lot; Multi-Family Residential rate applies when multiple dwelling units exist per tax lot.	
Monthly Water Rates:	
Fixed Rate Based on Meter Size (Plus Consumption Charge)	$ 1.22 per 100 cu. ft. of water used
5/8”	$ 15.20
3/4"	$ 19.57
1”	$ 28.42
1-1/2”	$ 50.41
2”	$ 76.88
3”	$ 147.31
4”	$ 226.68
6”	$ 446.81
Or larger	By Negotiation
Fire Hydrant Use Permit	$ 108.76 permit fee
	$ 108.76 relocation fee

	$ 76.88 base rate
Non-Metered Residential Accounts	$ 37.07/month
Fire Standby Charge	$ 2.56/inch/month
Standpipe Water Accounts	$ 20.46/month + $1.22 per 100 cu. ft.
Irrigation Rate Per Ten (10) Square Feet	$ 0.052/month (April 1 through October 30)
Backflow Assembly Testing Services	$ 1.18 ~~1.16~~/month
Street Cut Permit and Deposit	$ 20.00 for excavating contractors not working for a franchise utility. Deposit: $10.00 per square foot of anticipated street and curb disturbance; deposit returned when all work is completed and accepted by the City.
Street Cut Permit and Deposit for Franchise Utilities	$ 2,500.00 one-time deposit, which balance shall be maintained at all times by the franchisee.

TABLE 1-A
INDUSTRIAL WASTEWATER PRETREATMENT PROGRAM PENALTIES

All penalty amounts are doubled for large volume discharges (>5% of POTW hydraulic or organic load design capacity)		Level I Penalty	Level II Penalty		Level III Penalty	
Description of Violation		***No Harm***	***No Harm***	***Criteria***	***SNC or Evidence of Harm***	***SNC Criteria***
Unauthorized Discharges (No Permit)						
Unpermitted Discharge (per day)		$125 ($0 if 1st violation)	$750	e	$2,500	C,D,H
Discharge Violations						
Excess of limit	Limit exceedance (penalties per pollutant per day) includes debris, accumulations and/or violation of prohibited discharge standards outlined in current city code.	$125	$750	a,b,c,d	$2,500	A,B,C,D,H
	Reported slug (per event)	$125	$750	c,e	$2,500	A,B,C,D,H
Monitoring and Reporting Violations						
Reporting Violation	Improperly signed or certified (per event)	$125	$750	c,d,e	$1,500	F
	Improperly signed or certified after notice (per day)	$125	$750	c,d,e	$1,500	F
	Isolated, not significant error (late, incomplete, etc.)	$125 ($0 if 1st violation)	$750	c,d,e	$1,500	F
	Significant error in report (per event)	$125	$750	c,d,e	$1,500	F
	Failure to immediately report spill, slug, non-compliance or changed discharge (per event)	$500	$1,500	c,e	$2,500	G,H
	Falsification of any kind (per event)	$1,000	$2,000	c,e	$2,500	H
Failure to monitor all pollutants required by permit (per day)		$125	$750	c,e	$2,500	H
Improper sampling (per event)		$125	$750	c,e	$2,500	H
Incomplete files (per event)		$125	$750	c,e	$1,500	H
Failure to report additional monitoring (per event)		$500	$750	c,e	$1,500	H
Failure to install monitoring	< 30 days (per day)	$125	$750	c,d,e	$2,500	E
	> 30 days (per day)	$250	$1,000	c,d,e	$2,500	E
Compliance schedules	< 30 days, no impact on final (per compliance deadline)	$125	$750	c,d,e	$1,500	E
	> 30 days OR will affect final (per compliance deadline)	$250	$1,000	c,d,e	$2,000	E
Other Permit Violations						

Failure to renew or apply within time frame given (per event)		$125	$750	c,d,e	$1,500	H
Failure to apply after given notice (per day)		$250	$1,000	c,d,e	$2,000	H
Failure to mitigate or correct (per day)		$1,000	$1,500	c,d,e	$2,500	C,D,H
Failure to operate and maintain pretreatment (per day)		$500	$1,500	c,d,e	$2,500	C,D,H
Use of dilution instead of treatment (per event)		$500	$1,500	c,d,e	$2,500	H
Site Visit Violations						
Entry denial	Entry denied or revoked (per event)	$2,500	$2,500	c,d,e	$2,500	H
	Records denied (per event)	$2,500	$2,500	c,d,e	$2,500	H

Level II Penalty Criteria Definitions:

a Repeated violations of wastewater discharge limits, defined here as those in which sixty-six percent (66%) or more of all of the measurements taken during a three-month period exceed (by any magnitude) the daily maximum limit or the average limit for the same pollutant parameter.

b Thirty-three percent (33%) or more of all of the measurements for each pollutant parameter taken during a three-month period equal or exceed the product of the daily maximum limit or the average limit multiplied by the applicable magnitude factor (1.4 for BOD, TSS, fats, oil, and grease, and 1.2 for all pollutants except pH).

c No change or an increase in the magnitude of non-compliance for a given pollutant, or no change or an increase in the number of violations or non-compliance events after a Level I enforcement action and implementation of compliance measures.

d Failure to meet, within 60 days after the schedule date, a reporting, correction or application due date, or a compliance schedule milestone contained in a local control mechanism or enforcement order for starting construction, completing construction, or attaining final compliance.

e Continued non-compliance with the intent to impede or delay the implementation of the IPP and permitting requirements, as determined by the Control Authority.

Level III Penalty & SNC Criteria Definitions (from 40 CFR 403.8(f)(2)(viii)):

A Chronic violations of wastewater discharge limits defined here as those in which sixty-six (66%) or more of all of the measurements taken during a six-month period exceed (by any magnitude) the daily maximum limit or the average limit for the same pollutant

B Technical Review Criteria (TRC) violations, defined here as those in which thirty-three percent (33%) or more of all of the measurements for each pollutant parameter taken during a six-month period equal or exceed the product of the daily maximum limit or the average limit multiplied by the applicable TRC (TRC=1.4 for BOD, TSS, fats, oil, and grease, and 1.2 for all other pollutants except pH)

C Any other violation of a pretreatment effluent limit (daily maximum or longer-term average) that the Control Authority determines has caused, alone or in combination with other discharges, interference or pass through (including endangering the health of POTW personnel or the general public).

D Any discharge of a pollutant that has caused imminent endangerment to human health, welfare or to the environment or has resulted in the POTW’s exercise of its emergency authority under paragraph (f)(1)(vi)(B) of this section to halt or prevent such a discharge.

E Failure to meet, within 90 days after the schedule date, a compliance schedule milestone contained in a local control mechanism or enforcement order for starting construction, completing construction, or attaining final compliance.

F Failure to provide, within 30 days after the due date, required reports such as baseline monitoring reports, 90-day compliance reports, periodic self-monitoring reports, and reports on compliance with compliance schedules.

G Failure to accurately report non-compliance.

H Any other violation or group of violations which the Control Authority determines will adversely affect the operation or implementation of the local pretreatment program.

TABLE 3-A
BUILDING PERMIT FEES

TOTAL VALUATION	FEE
$ 1.00 to $ 10,000.00	$90.00
$ 10,001.00 to $ 50,000.00	$90.00 for the first $10,000.00 plus $6.48 for each additional $1,000.00 or fraction thereof, to and including $50,000.00
$ 50,001.00 to $100,000.00	$349.20 for the first $50,000.00 plus $4.08 for each additional $1,000.00 or fraction thereof, to and including $100,000.00
$100,001.00 to $200,000.00	$553.20 for the first $100,000.00 plus $3.24 for each additional $1,000.00 or fraction thereof, to and including $200,000.00
$200,001.00 to $500,000.00	$877.20 for the first $200,000.00 plus $3.00 for each additional $1,000.00 or fraction thereof, to and including $500,000.00
$500,001.00 and up	$1,777.20 for the first $500,000.00 plus $2.80 for each additional $1,000.00 or fraction thereof
Other Inspections and Fees:	
Residential Standalone Fire Suppression 13R	See Table 3-G
Inspections outside of normal business hours, per hour (minimum charge – two hours)	$90.00/hour
Re-Inspection fees (each)	$90.00/hour
Inspections for which no fee is specifically indicated, per hour (minimum charge – two hours)	$50.00/hour
Investigation Fee (work commenced without permit), per hour (minimum charge – one hour)	$150.00
Additional plan review required by changes, additions or revisions to approve plans, per hour (minimum charge – one hour)	$90.00/hour
Phased Permit Fee	$300.00 application fee + 10% of the total building project permit fee, for each phase of work. Not to exceed $1,500.00 per phase.
Deferred Permit Fee	65% of the value of the building permit fee calculated using the valuation for the deferred portion with a $100.00 minimum.
Structural Plan Review Fee	100% of the building permit fee
Fire Life and Safety Plan Review Charge	40% of the building permit fee
~~Temporary Certificate of Occupancy~~	~~5% of the building permit fee. Minimum of $150.00. Not to exceed $1,000.00~~

~~**TABLE 3-B**~~
~~**SOLAR STRUCTURAL INSTALLATION PERMIT FEES**~~

TOTAL VALUATION	FEE
Temporary Certificate of Occupancy (TCO) - Commercial	Based on Permit Valuation
	$ 1.00 to $100,000 = $250
	$ 100,001 to $500,000 = $500
	$ 500,001 to $750,000 = $750
	$ 750,001 and up = $1,000
Temporary Certificate of Occupancy (TCO) - Residential	$ 350
TABLE 3-B: SOLAR STRUCTURAL INSTALLATION PERMIT FEES	
Solar Photovoltaic (prescriptive) includes Plan Review and Permit Fee	$175.00
Solar Photovoltaic (non-prescriptive) Additional Plan Review required by charges, additions or revisions to approve plans, per hour (minimum charge – one hour)	$90.00
Solar Photovoltaic (non-prescriptive) Permit Fee	Based on valuation of the project (Refer to Table 3-A)
Solar Photovoltaic (non-prescriptive) Plan Review Fee	100% of permit fee based on valuation of the particular portion or portions of the project.

TABLE 3-C
ELECTRICAL PERMIT FEES

	FEE
NEW Residential Single or Multi-Family Dwelling, Service Include:	
1,000 sq. ft. or less	$193.20
Each additional 500 sq. ft. or portion thereof	$ 42.00
Multi-family (largest unit uses above sq. ft. and each additional unit 50%)	
Limited Energy (residential w/above sq. ft.)	$ 42.00
Limited Energy (multi-family w/above sq. ft.) – per floor for each	$ 42.00
Each Manufactured Home or Modular Dwelling Service	$103.20
Limited Energy (without above sq. ft.)	
Residential	$ 55.20
Commercial (each system)	$ 55.20
Services or Feeders – Installations, Alterations, Relocation	
200 amp or less	$103.20
201 amps to 400 amps	$130.80
401 amps to 600 amps	$206.40
601 amps to 1000 amps	$276.00
Over 1000 amps or volts	$607.20
Reconnect only	$ 90.00
Temporary Services or Feeders – Installation, Alterations or Relocation	
200 amps or less	$ 82.80
201 amps to 400 amps	$ 96.00
401 amps to 600 amps	$172.80
601 amps to 1000 amps	$206.40
Over 1000 amps or volts	$276.00
Branch Circuits with purchase of service of feeder	
Each branch circuit	$ 9.60
Branch Circuits without purchase of service or feeder fee	
First Branch Circuit	$ 82.80
Each additional branch circuit	$ 9.60
Miscellaneous (service or feeder not included)	

Each pump or irrigation cycle	$ 68.40
Each sign or outline lighting	$ 68.40
Signal Circuit(s) or a limited energy pane, alteration, or extension	$ 68.40
Residential Plan Review	25% of permit fee charged (not to include surcharge)
Commercial Plan Review	25% of permit fee charged (not to include surcharge)
Other inspections and fees:	
Inspection outside of normal business hours, per hour (minimum charge – two hours)	$90.00
Re-inspection Fee (each)	$90.00
Inspection for which no fee is specifically indicated, per hour (minimum charge – two hours)	$90.00
Investigation fee (work commenced without permit), per hour (minimum charge – one hour)	$150.00
Additional plan review required by changes, additions or revisions to approved plans, per hour (minimum charge – one hour)	$90.00
Master Permit Fee (one-time setup)	$200.00
Master Permit Inspection Fee	$90.00
Renewable Electrical Energy:	
5 KVA or less	$115.00
5.01 to 15 KVA	$150.00
15.01 to 25 KVA	$190.00
Over 25 KVA	$190.00
Solar Generation Systems	$190.00 + $10.00 for each additional KVA. Not to exceed $940.00
Wind Generation Systems:	
25.01 to 50 KVA	$240.00
50.01 to 100 KVA	$480.00
Over 100 KVA	Calculated based on Service or Feeder sizes and Branch Circuits
Minimum Permit Fee	$90.00

TABLE 3-D
RESIDENTIAL MECHANICAL PERMIT FEES

	FEE
Furnaces	
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 k W)	$16.80
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 k W)	$21.60
For the installation or relocation of each floor furnace, including vent	$16.80
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	$16.80
Appliance Vents	
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	$10.80
Repairs or Additions	
For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system	$15.60
Boilers, or Hydronic Heating Systems	
For the installation or relocation of each residential boiler or compressor (radiator or hydronic)	$16.80
Hydronic hot water system	$16.80
Evaporative Coolers`	
For each evaporative cooler other than portable type	$14.40
Other Fuel Appliances	
Chimney liner/flue/vent	$10.80
Flue vent for water heater or gas fireplace	$10.80
Gas fireplace	$16.80

Log lighter (gas)	$16.80
Mini Split	$16.80
Water heater	$16.80
Wood/pellet stove	$16.80
Wood fireplace/insert	$16.80
Other	$16.80
Ventilation and Exhaust	
For each ventilation fan connected to a single duct	$10.80
For each ventilation system which is not a portion of heating or air-conditioning system authorized by a permit	$14.40
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	$14.40
Miscellaneous	
For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the code	$14.4
Gas Piping	
For each gas-piping system of one to four outlets	$6.60
For each gas-piping system, additional outlets over five, each	$1.20
Other Inspections and Fees:	
Residential Plan Review Fee:	25% of permit fee charged (not to include Surcharge)
Inspection outside of normal business hours, per hour (minimum charge – two hours)	$90.00
Re-inspection fees (each)	$90.00
Inspection for which no fee is specifically indicated (per hour)	$90.00
Investigation Fee (work commenced without permit), per hour (minimum charge – one hour)	$150.00
Additional plan review required by changes, additions, or revisions to approve plans, per hour (minimum charge – one hour)	$90.00
Minimum Permit Fee	$90.00

TABLE 3-E
COMMERCIAL MECHANICAL PERMIT FEES

TOTAL VALUATION	FEE
$ 1.00 to $ 5,000.00	$90.00
$ 5,001.00 to $ 10,000.00	$90.00 for the first $5,000.00 plus $1.50 for each additional $100.00 or fraction thereof, to and including $10,000.00
$ 10,001.00 to $ 50,000.00	$165.00 for the first $10,000.00 plus $1.05 for each additional $100.00 or fraction thereof, to and including $50,000.00
$ 50,001.00 to $100,000.00	$585.00 for the first $50,000.00 plus $.78 for each additional $100.00 or fraction thereof, to and including $100,000.00
$100,000.00 and up	$975.00 for the first $100,000.00 plus $.60 for each additional $100.00 or fraction thereof
Commercial Plan Review	25% of permit fee charged (not to include surcharge)
Other Inspections and Fees:	
Inspections outside of normal business hours, per hour (minimum charge – two hours)	$ 90.00
Re-inspection fee (each)	$ 90.00
Inspections for which no fee is specifically indicated, per hour (minimum charge – two hours)	$ 90.00
Investigation Fee (work commenced without permit) per hour (minimum charge – one hour)	$150.00
Additional Plan review required by changes, additions or revisions to approved plans, per hour (minimum charge – one hour)	$90.00

TABLE 3-F
PLUMBING PERMIT FEES

NEW One and Two Family "Includes first 100 feet of water and sewer lines, hose bibbs, icemakers, underfloor low point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter systems [storm]" – see Division 50 918-050-0100(1)(a)(A). There is no charge by fixture count.	**FEE**
One and Two Family: 1 Bath & 1 Kitchen	$135.60
One and Two Family: 2 Bath & 1 Kitchen	$218.40
One and Two Family: 3 Bath & 1 Kitchen	$256.80
Each Additional Bath or Kitchen	$ 54.00
One and Two Family: Solar (when connected with potable water)	$ 56.40
Fire Sprinklers (multi-purpose/continuous loop 13D systems)	See Table 3-G
Fee Fixture	
Absorption valve	$ 19.80
Backflow preventer	$ 19.80
Backwater valve	$ 19.80
Clothes washer	$ 19.80
Dishwasher	$ 19.80
Drinking fountain	$ 19.80
Ejectors/sump	$ 19.80
Expansion tank	$ 19.80
Fixture/sewer cap	$ 19.80
Floor drain/floor sink/hub	$ 19.80
Garbage disposal	$ 19.80
Hose bib	$ 19.80
Ice maker	$ 19.80
Interceptor/grease trap	$ 19.80
Primer	$ 19.80
Roof drain (commercial)	$ 19.80
Sink/basin/lavatory	$ 19.80
Tub/shower/shower pan	$ 19.80
Urinal	$ 19.80

Water closet	$ 19.80
Water heater	$ 19.80
Other	$ 19.80
Water Service/Sanitary/Storm Sewer:	
Water Service (first 100 feet or fraction thereof)	$ 57.12
Water Service (each additional 100 feet or fraction thereof	$ 31.50
Building Sewer (first 100 feet or fraction thereof)	$ 57.12
Building Sewer (each additional 100 feet or fraction thereof	$ 31.50
Storm Sewer or Rain Drain (first 100 feet or fraction thereof	$ 57.12
Storm Sewer or Rain Drain (each additional 100 feet or fraction thereof	$ 31.50
Alternate Potable Water Heating Systems (coil, extractor, heat pumps, etc.	$ 57.12
Manufactured Homes	
M/H park sewer connection and Water Distribution System (per space)	$ 72.00
M/H service connection (sewer, water and storm) not within a M/H park	$ 72.00
Other Inspections and Fees:	
Prefabricated Structures site inspections (includes site development and connection of the prefabricated structure)	$ 72.00
Residential Plan Review Fee	25% of permit fee charged (not to include surcharge)
Commercial Plan Review	25% of permit fee charged (not to include Surcharge)
Re-Inspection Fee	$ 90.00
Investigation Fee (work commenced without permit) per hour, (minimum charge – one hour)	$150.00
Additional Plan review required by changes, additions or revision to approved plans, per hour (minimum charge – one hour)	$ 90.00
Medical Gas	See Table 3-H
Minimum Permit Fee	$ 90.00

TABLE 3-G
STRUCTURAL – RESIDENTIAL FIRE SUPPRESSION SYSTEMS STANDALONE 13R

PLUMBING – RESIDENTIAL FIRE SUPPRESSION SYSTEMS (MULTI-PURPOSE/CONTINUOUS LOOP 13D SYSTEMS

Up to 2,000 square feet	$163.50
2,001 to 3,600 square feet	$220.50
3,601 to 7,200 square feet	$277.50
7,201 square feet and greater	$330.00

TABLE 3-H
PLUMBING – MEDICAL GAS SYSTEMS

VALUATION	FEE
$ 1.00 to $ 5,000.00	$292.50
$ 5,001.00 to $10,000.00	$292.50 for the first $5,000.00 plus $1.50 for each additional $100.00 or fraction thereof, to and including $10,000.00
$10,001.00 to $25,000.00	$367.50 for the first $10,000.00 plus $1.20 for each additional $100.00 or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$547.50 for the first $25,000.00 plus $1.05 for each additional $100.00 or fraction thereof, to and including $50,000.00
$50,001.00 and up	$810.00 for the first $50,000.00 plus $.90 for each additional $100.00 or fraction thereof

TABLE 3-I
GRADING PLAN REVIEW FEES

	FEE
50 cubic yards (38.2 m^3) or less	No fee
51 to 100 cubic yards (40 to 76.5 m^3)	$ 33.00
101 to 1,000 cubic yards (77.2 to 764.6 m^3)	$ 49.50
1,001 to 10,000 cubic yards (765.3 to 7,645.5 m^3)	$ 66.00
10,001 to 100,000 cubic yards (7,646.3 to 76,455 m^3)	$ 66.00 for the first 10,000 cubic yards (7,645.5 m^3), plus $ 33.00 for each additional 10,000 cubic yards (7,645.5 m^3) or fraction thereof
100,001 to 200,000 cubic yards (76,456 to 152,911 m^3)	$363.00 for the first 100,000 cubic yards (76,455 m^3), plus $ 19.50 for each additional 10,000 cubic yards (7,645.5 m^3) or fraction thereof
200,001 cubic yards (152,912 m^3) or more	$558.00 for the first 200,000 cubic yards (152,911 m^3), plus $ 9.75 for each additional 10,000 cubic yards (7,645.5 m^3) or fraction thereof
Other Inspections and Fees:	
Inspections outside of normal business hours, per hour (minimum charge – two hours	$90.00
Re-inspection fee (each)	$90.00
Inspections for which no fee is specifically indicated, per hour (minimum charge – two hours)	$90.00
Investigation Fee (work commenced without permit), per hour (minimum charge – one hour)	$150.00
Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed	$90.00

TABLE 3-J
GRADING PERMIT FEES

	FEE
50 cubic yards (38.2 m^3) or less	No fee
51 to 100 cubic yards (40 to 76.5 m^3)	$ 49.50
101 to 1,000 cubic yards (77.2 to 764.6 m^3)	$ 49.50 for the first 100 cubic yards (76.5 m^3), plus $ 23.25 for each additional 100 cubic yards (76.5 m^3) or fraction thereof
1,001 to 10,000 cubic yards (765.3 to 7,645.5 m^3)	$ 258.75 for the first 1,000 cubic yards (764.6 m^3), plus $ 19.50 for each additional 1,000 cubic yards (764.6 m^3) or fraction thereof
10,001 to 100,000 cubic yards (7,646.3 to 76,455 m^3)	$ 434.25 for the first 10,000 cubic yards (7,645.5 m^3), plus $ 88.50 for each additional 10,000 cubic yards (7,645.5 m^3) or fraction thereof
100,001 to 200,000 cubic yards (76,456 m^3) or more	$1,230.75 for the first 100,000 cubic yards (76 455 m^3), plus $ 48.75 for each additional 10,000 cubic yards (7645.5 m^3) or fraction thereof
Other Inspections and Fees:	
Inspection outside of normal business hours, per hour (minimum charge – two hours)	$90.00
Re-inspection fees assessed under provisions of Section 305.8, per inspection	$90.00
Inspections for which no fee is specifically indicated, per hour (minimum charge – one hour)	$90.00
Investigation Fee (work commenced without permit), per hour (minimum charge – one hour)	$150.00

TABLE 3-K
MANUFACTURED DWELLING
INSTALLATION FEES

	FEE
Manufactured Dwelling Installation Permit Fee	$192.00 – includes concrete slab, runners or foundation, skirting, electrical feeder and plumbing connections and all cross-over connections up to 30 lineal feet of all utility connections
Plumbing Fees:	Plumbing Permit required beyond 30 lineal ft
Water/Sewer Connection	$57.12 (each additional 100 feet or fraction thereof over 30 feet)
New Water Service	$57.12 (each additional 100 feet or fraction thereof over 30 feet)
New Sanitation/Storm Sewer	$57.12 (each additional 100 feet or fraction thereof over 30 feet)
Inspections outside of normal business hours, per hour (minimum charge – two hours)	$90.00
Other Inspections and Fees:	
Re-Inspection (per hour)	$90.00
Inspections for which no fee is specifically indicated (minimum charge – one half hour)	$90.00
Investigation Fee (work commenced without permit), per hour (minimum charge – one hour)	$150.00
Additional Plan review required by changes, additions or revisions to approve plans, per hour (minimum charge – one hour)	$90.00
Statewide Fee as Required by ORS 455.220(2) to be collected by the jurisdiction and remitted to the BCD	$30.00

TABLE 3-L
MANUFACTURED DWELLING PARK PERMIT FEES

TOTAL VALUATION	FEE
$1.00 to $500.00	$ 26.40
$501.00 to $2,000.00	$ 26.40 for the first $500.00 plus $ 3.30 for each additional $100.00 or fraction thereof, to and including $2,000.00
$2,001.00 to $25,000.00	$ 75.90 for the first $2,000.00 plus $ 15.00 for each additional $1,000.00 or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$ 420.90 for the first $25,000.00 plus $ 10.80 for each additional $1,000.00 or fraction thereof, to and including $50,000.00
50,001.00 to $100,000.00	$ 690.90 for the first $50,000.00 plus $ 7.50 for each additional $1,000.00 or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$1,065.90 for the first $100,000.00 plus $ 6.00 for each additional $1,000.00 or fraction thereof, to and including $500,000.00
$500,001.00 to $1,000,000.00	$3,465.90 for the first $500,000.00 plus $ 5.10 for each additional $1,000.00 or fraction thereof, to and including $1,000.000.00
$1,000,001.00 and up	$6,015.90 for the first $1,000,000.00 plus $ 3.30 for each additional $1,000.00 or fraction thereof
Valuation of Mobile Home or Manufactured Home Park	Valuation determined per OAR 918-600-0030 Table 2-MD
Other Inspections and Fees:	
Manufactured Home Park Plan review Fee	65% of permit fee charged (not to include surcharge)
Inspections outside of normal business hours, per hour (minimum charge – two hours)	$ 90.00 per hour
Re-Inspection fees assessed under provisions of Section 305.8	$ 90.00 per hour
Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	$ 90.00 per hour
Additional plan review required by changes, additions or revisions to plans (minimum charge – one-half hour)	$ 42.00 per hour

Delete Table 2 Below – Mobile Home Park Valuation Table

Table 2
MOBILE HOME PARK VALUATION TABLE

Park Class				Spaces Per Acre					
	4	5	6	7	8	9	10	11	12
A	5901	5517	5197	4941	4685	4493	4365	4301	4237
B	5504	5120	4800	4544	4288	4096	3968	3904	3804
C	5312	5028	4608	4352	4269	3904	3776	3712	3648

Class A – parks contain paved streets, curbs & sidewalks
Class B – parks contain paved streets, no curbs or sidewalks
Class C – parks contain no paved streets, no curbs but have sidewalks on one side of each street

When a park contains spaces in more than one class, figure the spaces in each class; then add them together to obtain the total valuation for the park.

TABLE 3-M
RECREATIONAL VEHICLE PARK PERMIT FEES

TOTAL VALUATION	FEE
$1.00 to $500.00	$ 26.40
$501.00 to $2,000.00	$ 26.40 for the first $500.00 plus $ 3.30 for each additional $100.00 or fraction thereof, to and including $2,000.00
$2,001.00 to $25,000.00	$ 75.90 for the first $2,000.00 plus $ 15.00 for each additional $1,000.00 or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$ 420.90 for the first $25,000.00 plus $ 10.80 for each additional $1,000.00 or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$ 690.90 for the first $50,000.00 plus $ 7.50 for each additional $1,000.00 or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$1,065.90 for the first $100,000.00 plus $ 6.00 for each additional $1,000.00 or fraction thereof, to and including $500,000.00
$500,001.00 to $1,000,000.00	$3,465.90 for the first $500,000.00 plus $ 5.10 for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00
$1,000,001.00 and up	$6,015.90 for the first $1,000,000.00 plus $ 3.30 for each additional $1,000.00 or fraction thereof
Valuation of Recreational Vehicle (RV) Park	Valuation of Park determined per OAR 918-600-0030 Table 2-RV
Other Inspections and Fees:	
Inspections outside of normal business hour, per hour (minimum charge – two hours)	$ 90.00
Re-Inspection fees assessed under provisions of Section 305.8	$ 90.00
Inspections for which no fee is specifically indicated, per hour (minimum charge – one-half hour)	$ 90.00
Additional plan review required by changes, additions or revisions to plans, per hour (minimum charge – one-half hour)	$ 90.00

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CITY OF REDMOND

STAFF REPORT

DATE:	June 9, 2020
TO:	Redmond City Council
THROUGH:	Keith Witcosky, City Manager John Roberts, Deputy City Manager
FROM:	Chuck Arnold, Economic Development/Urban Renewal Program Manager
SUBJECT:	South Redmond US 97 Urban Renewal District Feasibility Study

Addresses Council Goal:
4. ECONOMIC DEVELOPMENT: Develop and maintain an environment that promotes and supports a strong, healthy, and diverse economic base.

9. URBAN RENEWAL: Invest resources to encourage new business investment in designated blighted areas that will grow the job base and strengthen and diversify the tax base in that area. Invest in infrastructure projects that make a demonstrable, positive impact on job creation and encourage private investment.

Report in Brief:
This item requests City Council accept the South Redmond US 97 Urban Renewal District Feasibility Study to proceed with the development of the South Redmond US 97 Urban Renewal Plan and Report.

Background:
Discussions about needed improvements in the US 97 South Redmond Corridor have been underway for years. The corridor area is defined by Veteran's Way to the north and south to the Yew Avenue interchange.

Over the past few years, the Oregon Department of Transportation (ODOT) and the City of Redmond partnered in the completion of the US 97 Facility Plan (Facility Plan) to address safety, mobility, and economic vitality in the area. The plan was approved by the City Council and the Redmond Urban Area Planning Commission on September 24, 2019.

The Facility Plan identifies the need for $50M - 80M in improvements along the corridor and the Department of State Lands (DSL) property to the south.

To implement the recommended improvements for the corridor, and the necessary infrastructure on the DSL property south of the County Fairgrounds, multiple funding sources are needed - local, state, and federal. Tax Increment Financing is one of the tools the City is considering for matching funds.

In October 2019, the City issued a Request for Qualifications for a feasibility study regarding the creation of an Urban Renewal District for the corridor. Leland Consulting Group ("LCG") was selected. The work included: Outreach to stakeholder groups, policymakers and overlapping taxing jurisdiction representatives (schools, fire district, parks district, county, etc.); conducting a blight study and needs analysis of the area; evaluating boundary options; conducting a financial analysis; and ensuring all statutory requirements to implement an urban renewal district are met. Based on their findings, the consultant team recommends moving forward with the development of an Urban Renewal Plan and Report.

On June 8, 2020, the Downtown Urban Renewal Advisory Committee received a similar briefing and recommending proceeding with the development of an Urban Renewal Plan.

Discussion:
The Feasibility Study provides detailed information on each of the key issues that should be evaluated in making the decision to proceed with an urban renewal plan for the corridor.

In summary, the feasibility findings are:

- The plan area proposed is within the acreage and total value limits established by ORS 457.
- The preliminary area proposed contains blighting conditions as defined by ORS 457.
- The scheduled project activities meet the eligibility requirements for tax increment funding.
- The assumptions used to estimate tax increment revenues are good faith assumptions, based on the information available, and concurred to by City staff.
- The duration needed to carry out plan activities is estimated at twenty-five years and is typical of the duration used for newly adopted urban renewal plans.
- Given the tax increment revenue assumptions, project cost information, and program funding included in the feasibility study, forecasted tax increment revenue is adequate to fund the scheduled project activities to achieve the plan objectives.
- There is no evidence of any technical or legal obstacles to the feasibility of establishing an urban renewal plan for the identified study area.

If Council approves moving forward with plan development, the Draft Plan and Report would be completed by the end of June 2020. This draft would be reviewed by the overlapping taxing jurisdictions. Council would consider adoption in August 2020.

The Plan must be adopted no later than the Council's second meeting in August to maximize the tax increment revenue. August adoption allows the frozen tax base of the district to be established at the valuation in the area as of January 1, 2019. Adoption after August would lead to the frozen tax base with values as of January 1, 2020.

The valuation difference between January 1, 2019 and January 1, 2020 is an estimated $14.5 million (approximately 10 percent), which reduces tax increment revenue by approximately $393,000 in fiscal year 2022, after five years (2022-2026) a total of $5.6 million, after 10 years (2022-2031), a total of $19.4 million and after 15 years, a total of $44.3 million. A decision on the Plan and Report after August could delay construction of the Hwy 97 corridor improvements.

Fiscal Impact:
The consultant work for developing the Plan and Report will be approximately $40,145. If approved to proceed, there are no anticipated impacts to other urban renewal projects. Project work will carryover to 2020/2021 fiscal year and sufficient dollars are allocated in both fiscal years in which this Plan and Report work will occur.

Funding is available for the Plan and Report development through the Urban Renewal Project Administration Fund.

The fund has approximately $5.5MM.

Alternative Courses of Action:
1. Accept the South Redmond US 97 Urban Renewal Area Feasibility Study, and proceed with the development of the South Redmond US 97 Urban Renewal Plan and Report.
2. Request more information.
3. Do not accept the Study and do not proceed with the Plan and Report.
4. Accept the Study and do not proceed with the Plan and Report

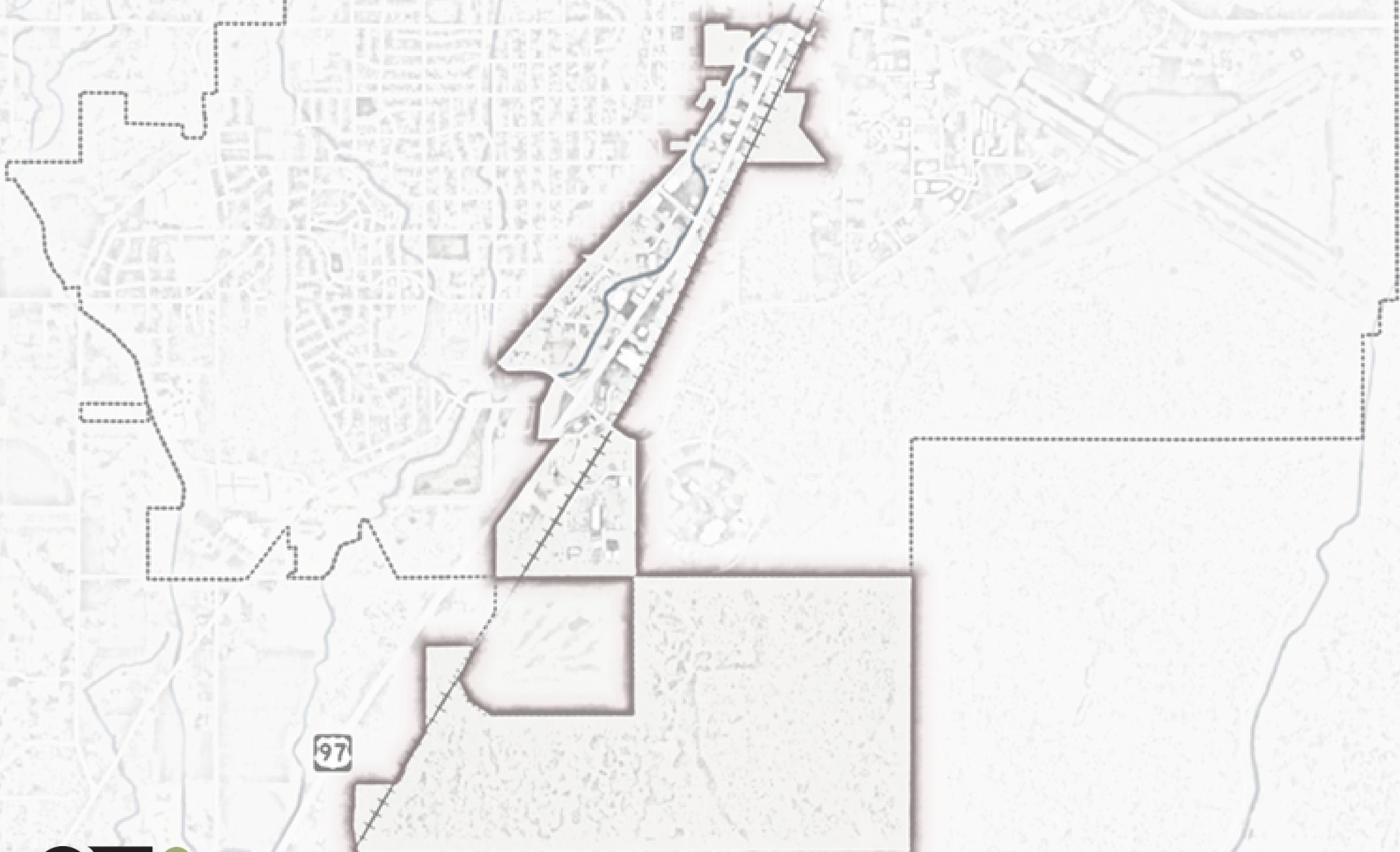
Recommendation / Suggested Motion:
"I move to accept the South Redmond US 97 Urban Renewal Area Feasibility Study, and proceed with the development of the South Redmond US97 Urban Renewal Plan and Report."

City of Redmond

May 2020

Feasibility Study DRAFT

S REDMOND US 97 URBAN RENEWAL PROJECT



gEL OREGON inc

LELAND CONSULTING GROUP

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INTRODUCTION

The urban renewal agency for the City of Redmond is considering an opportunity to create a new urban renewal district along US 97 to facilitate the use of tax increment financing (TIF) to primarily support infrastructure and capital investments required to implement the South U.S. 97 Framework Implementation Plan adopted by City Council in 2019.

One of the first steps in the creation of an urban renewal district is to conduct a feasibility study to determine whether physical and economic conditions are present that meet the eligibility criteria established in ORS 457.095(1), ORS 457.085(3)(a), and ORS 457.010(1):

- ✓ ORS 457.095(1) requires the municipal governing body find conditions of blight within the TIF district.
- ✓ ORS 457.085(3)(a) requires that a TIF report accompanying a TIF plan describe the physical, social, and economic conditions in the TIF areas of the plan.
- ✓ ORS 457.010(1) defines blighted areas.

To meet this requirement, the City of Redmond engaged Leland Consulting Group (LCG) to analyze existing conditions in the proposed urban renewal area (the Study Area).

Background

Why an Urban Renewal Area?

An urban renewal area facilitates the use of tax increment financing, which allows, within limits, the property tax revenues on growth in assessed value to be used to fund capital projects. These public resources are directed to a specific area to encourage and catalyze private investment that might not otherwise occur.

For the proposed urban renewal area, urban renewal provides the City with the mechanism to fund important safety, mobility, and connectivity improvements along South Highway 97 while also improving the economic viability of development for current and future developers, property owners, and business owners.

Specifically, an urban renewal area is critical to implementing the recommendations from the South Redmond US 97 Corridor Plan—a recently completed study for the Oregon Department of Transportation and the City of Redmond. The Corridor Plan includes recommended transportation and other related improvements on South Highway 97 and local connecting streets and suggests tax increment as a logical source of funding for the local improvements which can help leverage state and federal dollars for nearly $100 million required to transform the corridor. The overall objectives of the Corridor Plan are to improve the safety and mobility of U.S. 97 and enhance the economic viability of properties along the corridor.

The proposed boundary also includes nearly 1,000 acres of industrially zoned land which has multiple infrastructure needs (water, transportation, etc.) before it can be developed. The land presents a rare opportunity for significant industrial development and employment growth. An urban renewal area provides the City of Redmond with the resources to invest in infrastructure projects and incentive and grant programs that are critical in realizing these opportunities. Specific programs can encourage workforce and economic development, remove barriers that may discourage development, and facilitate and accelerate the expansion and businesses and job growth in the City of Redmond to create a more vibrant economic landscape.

Similar tax increment funding was utilized by the City of Redmond for North Highway 97 and related improvements in the 2000s.

Purpose of the Feasibility Study

This feasibility study examines key data and assumptions underlying the financial capacity and public benefit of urban renewal district investments. The study determines whether a district as proposed in this feasibility study would comply with the basic requirements of the Oregon statute governing the formation of urban renewal areas, (ORS 457) and is feasible from a financial and policy standpoint.

The study documents the City's forecasted financial capabilities to implement recommendations from the South Redmond US 97 Corridor Plan, as well as other projects and programs that have been determined as critical to the economic viability of the area.

Issues Evaluated in the Study

The following is a schedule of legal requirements the consultants addressed in determining the feasibility of the Urban Renewal District:

- ✓ A boundary for the area has been established,
- ✓ Blighting conditions as defined in ORS 457 are documented,
- ✓ The value and area within the boundary are documented to ensure each is within limitations established by ORS 457,
- ✓ Eligibility of the use of tax increment funding for proposed project activities,
- ✓ Estimated project costs and tax increment revenue, and
- ✓ Estimated completion dates for all project activities.

Note: This feasibility report has no legal status as an urban renewal plan as defined in ORS 457. It is prepared purely for information purposes. The City of Redmond will have to take numerous procedural steps, all in conformance with ORS 457, in order to create an urban renewal district and an urban renewal plan that meet all ORS 457 requirements.

Process and Approach

The analysis summarized here is explicitly intended to provide an objective assessment of conditions within the proposed urban renewal area. This documentation is intended to provide RURA and City leadership with evidence to aid those bodies in their official decision as to whether the Study Area constitutes a deteriorated area or deteriorating area eligible to be designated as an urban renewal project area.

Evidence of Study Area conditions was gathered using the following methods:

- Direct field observation,
- Geographic information systems (GIS) analysis of spatial data (including Deschutes County Assessor's parcel data, aerial imagery, and topographical data),
- Follow-up web-based research, and
- Discussions with City of Redmond staff.

Both the field observations and GIS analysis initially employed a detailed mapping of individual parcels in the proposed district to help ensure a thorough and exhaustive survey of the entire area. Findings, however, are reported and mapped here using individual points and areas without direct reference to individual parcels. This approach balances a reasonable effort to respect the privacy of owners and residents while still preserving the specificity of evidence for purposes of reaching eligibility conclusions.

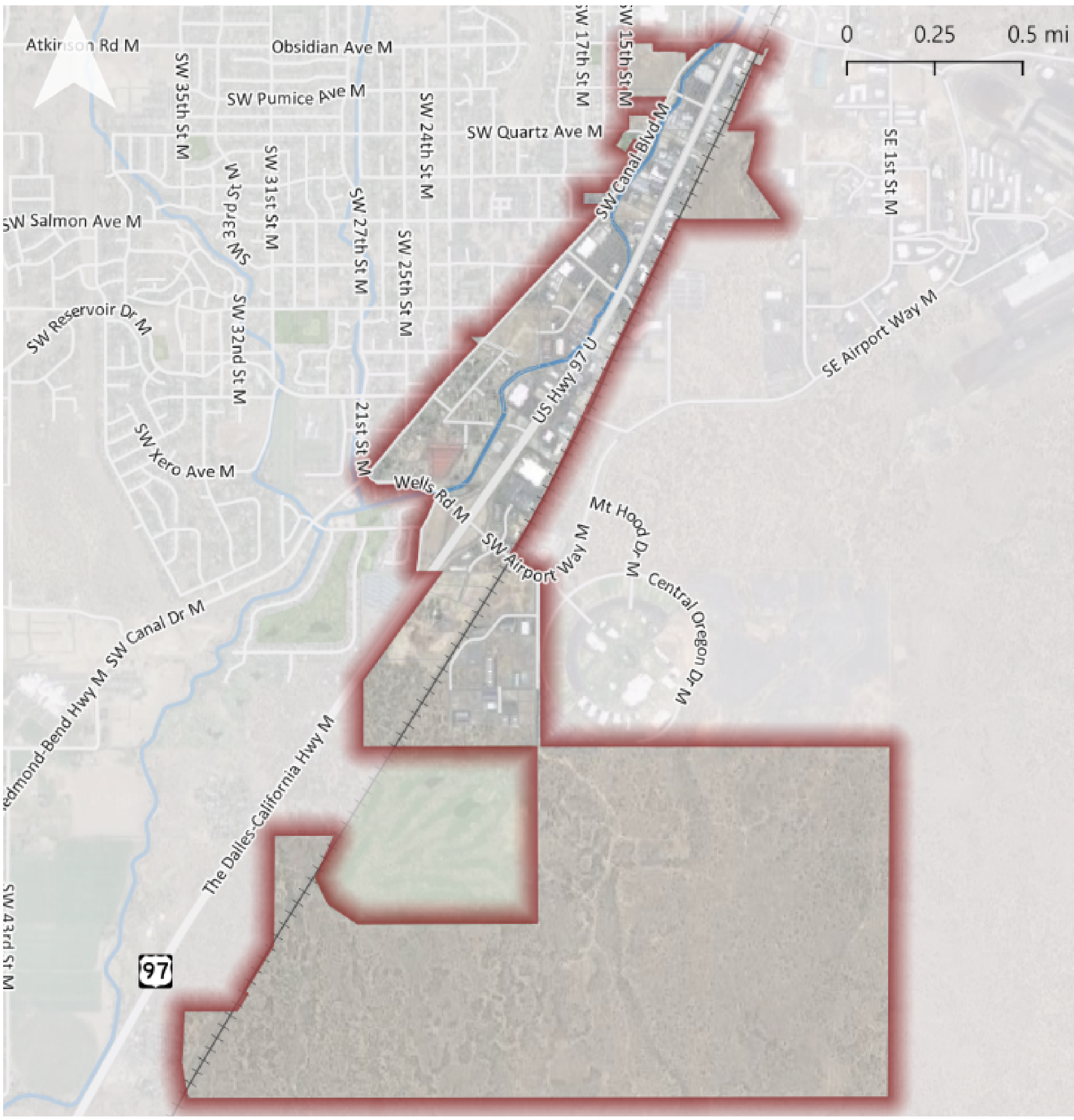
FEASIBILITY ANALYSIS AND FINDINGS

1. Boundary and Acreage Limitations

Study Area Geography

A preliminary urban renewal area boundary was determined by City staff prior to the commencement of this feasibility study. The acreage associated with that boundary is 1,330.5 acres (see proposed boundary below). The preliminary boundary was shown to representatives of overlapping taxing districts in initial meetings for their review and comment. As of the date of this report, no changes have been requested.

Figure 1. Proposed District Boundary



Source: Leland Consulting Group

ORS Requirements

ORS 457.420(2)(b)(B) essentially states that no more than 25 percent of the city's total land area can be designated as an urban renewal district (for Cities with populations of less than 50,000). As demonstrated in the following table, the City's current land area is approximately 10,449 acres. The Redmond Downtown Urban Renewal District includes 701.70 acres (6.7 percent of the total). The proposed South Highway 97 Urban Renewal District boundary includes 1,330.52 acres (12.7 percent of the total). The total of all acreage in urban renewal areas represents 19.45 percent of the City's land area and is, therefore, within the 25 percent limitation.

Table 1. Area Conditions

	Acres	% of Total
Total area within the City	10,449.0	
Redmond Downtown Urban Renewal District	701.7	6.7%
Proposed South Hwy 97 Urban Renewal District	1,330.5	12.7%
Total area within urban renewal districts	**2,032.2**	**19.5%**

Source: Deschutes County Assessor

Finding: The preliminary boundary for the proposed urban renewal area is within the ORS acreage limitation of 25% of land within the City.

2. Blighting Conditions

ORS Requirements

In order to form an urban renewal district, the City of Redmond must find that blighted areas exist within the urban renewal boundary. ORS 457.010 sets forth the definitions for "blighted areas" and blighting conditions as follows:

457.010 Definitions. As used in this chapter, unless the context requires otherwise:
(1)"Blighted areas" means areas that, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

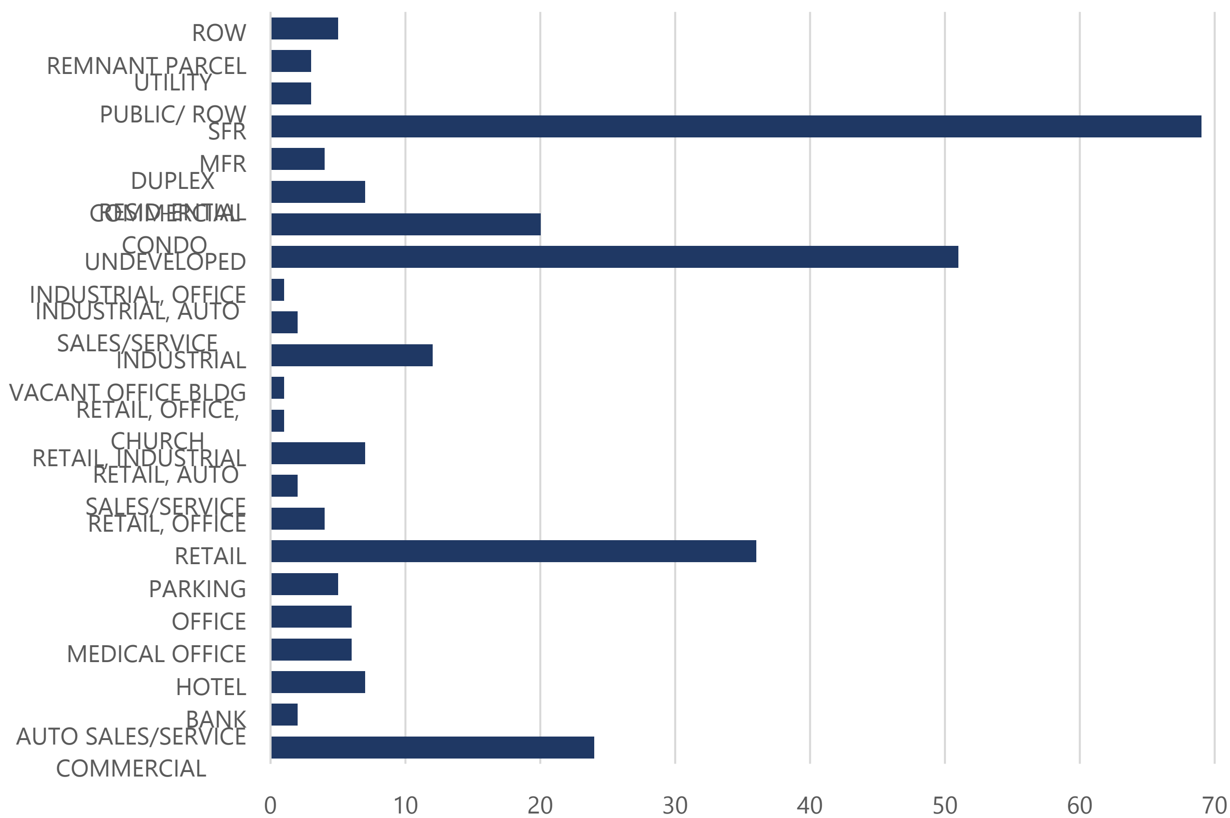
a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
    A. Defective design and quality of physical construction;
    B. Faulty interior arrangement and exterior spacing;
    C. Overcrowding and a high density of population;
    D. Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
    E. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
b) An economic dislocation, deterioration or disuse of property resulting from faulty planning;
c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;
d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;

e) The existence of inadequate streets and other rights of way, open spaces and utilities;
f) The existence of property or lots or other areas that are subject to inundation by water;
g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or
i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

Blighting Conditions Within Preliminary Boundary

The study area has the following land uses by parcel count.

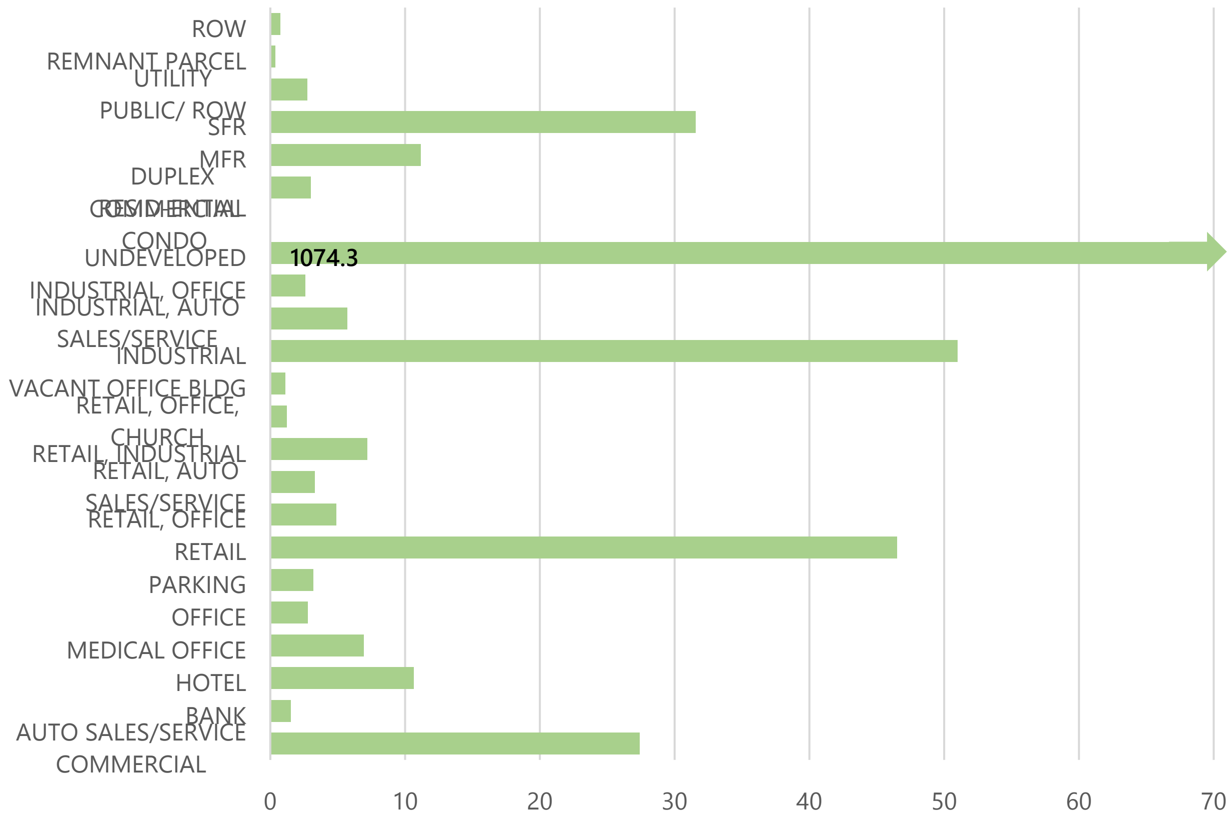
Figure 2. Parcels by Land Use (Total Lots)



Source: Deschutes County Assessor, LCG

Additionally, the study area includes the following uses by acres.

Figure 3. Parcels by Land Use (Acres)



Source: Deschutes County Assessor, LCG

The vast majority of acreage within the urban renewal study area is undeveloped, 1,074.3 acres (80.7%). This area is without streets, sidewalks, and utilities necessary for development. The four primary uses of developed acreage incudes industrial, retail, auto sales/service and single family residential.

The blight analysis reveals the following conditions that constitute blight within the preliminary boundary.

Value of Developed Properties Within the Area

Deschutes County assessor records indicate there are 283 tax accounts in the renewal study area. Of those, 14 accounts are shown in exempt property classes, and have no assessed value, including four accounts for canal purposes and a 948.97 acre parcel owned by the State of Oregon for large-lot industrial development.

The data shows, as the following table indicates, a total of 173 (61.1 percent of total) commercial or industrial property class accounts, and 88 (31.1 percent) residential class accounts.

Table 2. Parcel Summary

Property Class	Number of Parcels	% of Total	Assessed Value	% of Total
Residential	86	30.4	12,120,750	8.5
Commercial	118	41.7	104,849,416	73.6
Industrial	55	19.4	23,109,510	16.2
Multifamily	2	0.7	646,020	0.5
Municipal	12	4.2	1,804,290	1.3
Not Identified	10	3.5	0	0.0
Total	**283**	**100.0**	**142,529,986**	**100.0**

Source: Deschutes County Assessor

The data also shows 117 parcels are underutilized (46.2 percent), with the acreage underutilized at 1,181.5 acres (91.0 percent).

Utilization status was determined primarily by the improvement value to land value ratio (I:L ratio), and checked by in-person observation. An improvement value to land value ratio of less than 1.0 typically indicates underutilized property. Less than 0.5 typically indicates vacant or highly underutilized land.

Table 3. Site Utilization Status

Site Utilization (I:L Ratio by RMV*)	Not Underutilized	Underutilized
Parcels	136.0	117.0
% of Total	53.8%	46.2%
Acres	117.3	1,181.5
% of Total	9.0%	91.0%

Source: Deschutes County Assessor, Leland Consulting Group

Additionally, 77 parcels are vacant or partially vacant, representing 30.8 percent of the parcels, but 87.4 percent of the land area within the proposed boundary.

Development status was determined primarily through in-person observation and supported by aerial imagery analysis and tax roll data analysis.

Table 4. Site Development Status

Development Status	Vacant	Partially vacant	Improved
Parcels	60.0	17.0	173.0
% of Total	24.0%	6.8%	69.2%
Acres	1080.6	43.1	162.6
% of Total	84.0%	3.4%	12.6%

Source: Deschutes County Assessor, Leland Consulting Group

Within the study area, building occupancy is high, 95 percent with 192.8 acres of 203.0 acres fully occupied (95.0 percent) representing 177 of 187 parcels with buildings (94.7 percent).

Leland Consulting Group utilized Costar to determine existing long-time vacancies, as well as tax roll data and in-person observation.

Table 5. Building Occupancy Status

Building Occupancy	Vacant	Partially Vacant	Fully Occupied
Parcels	3.0	7.0	177.0
% of Total	1.6%	3.7%	94.7%
Acres	2.2	8.0	192.8
% of Total	1.1%	3.9%	95.0%

Source: Deschutes County Assessor, Leland Consulting Group

The above findings indicate a significant amount of potentially valuable property in the proposed renewal area appears to be under-developed, producing little property tax for the City, and other taxing bodies.

The diminished property taxes resulting from a preponderance of undeveloped and/or low-value development can lead to service issues for the community. Lower property values due to lack of development and utilization of the area for tax producing purposes meets the ORS definition of blight.

Building Exterior and Site Conditions

Building conditions in the proposed area are generally in average to good condition, 91.4 percent of parcels and 84.0 percent of developed acreage. Fair and seriously substandard buildings represent 15 parcels, 8.0 percent of the total parcels and 15.8 percent of the developed acreage.

Table 6. District Building Conditions

Building Exterior Condition	Average to Good	Fair (Repair/ Maintain)	Seriously Substandard
Parcels	171.0	15.0	1.0
% of Total	91.4%	8.0%	0.5%
Acres	170.5	32.2	0.3
% of Total	84.0%	15.8%	0.2%

Source: Deschutes County Assessor, LCG

Additionally, site conditions of parcels for a significant majority of the proposed urban renewal area are poor or substandard (1,053.7 acres, 81.1 percent of the area). Less than 20 percent (18.9 percent) of the area, 200 parcels, have acceptable site conditions.

Table 7. District Site Conditions

Site Condition	OK / Acceptable	Poor / Substandard
Parcels	200.0	53.0
% of Total	79.1%	20.9%
Acres	245.2	1053.7
% of Total	18.9%	81.1%

Source: Deschutes County Assessor, LCG

Substandard or Inadequate Public Facilities

As noted above, the vast majority of the area is undeveloped, therefore much of the proposed urban renewal area is without sidewalks. The developed parcels have sidewalks that are in good condition, 145, with only 11 parcels that have sidewalks the require repair and or replacement. However, only 14.8% (190.0 acres) of the area has good condition sidewalks, with 85.2% (1,096.2 acres) having no sidewalks or have sidewalks that require repair or replacement.

Table 8. District Sidewalk Conditions

Sidewalk Condition	Good Condition	No Sidewalk	Repair / Replace
Parcels	145.0	94.0	11.0
% of Total	58.0%	37.6%	4.4%
Acres	190.0	1078.3	17.9
% of Total	14.8%	83.8%	1.4%

Source: Deschutes County Assessor, LCG

Findings: The conditions within the preliminary boundary area meet the ORS definition of blight.

3. Assessed Value Limitations

ORS Requirements

Oregon urban renewal law limits the total assessed valuation in cities under 50,000 population to 25% of the total assessed value in the city.

Assessed Value Conditions

The tax roll for the 2019-20 year shows that Redmond contains approximately $2.549 million in assessed value. This value allows area within urban renewal areas to total approximately $637.1 million in assessed value.

Table 9. Assessed Value

	Assessed Value	% of Total
Total assessed value City of Redmond	$2,548,546,802	100.0%
Assessed value Downtown Urban Renewal District	$288,796,593	11.3%
Assessed value Preliminary Urban Renewal Boundary Area	$142,529,986	5.6%
Total assessed valued within urban renewal areas	**$431,326,579**	16.9%

Source: Deschutes County Assessor

Finding: The combined assessed value of the Downtown Urban District ($288.8 million, 11.3 percent) and the preliminary urban renewal study area boundary ($142.5 million, 5.6 percent) is $431.3 million, or 16.9% of the total assessed value in the City of Redmond. The total combined assed value within the urban renewal boundaries is within the 25 percent assessed value limit.

4. Eligibility of Proposed Activities

ORS Requirements

ORS 457.170 provides for the activities that an urban renewal agency may plan or undertake consistent with an approved urban renewal plan. ORS 457.170 includes the following authorized activities:

- To carry out any work or undertaking and exercise any powers which a housing authority is authorized to perform or exercise under ORS 456.055 to 456.235, subject to the provisions of this chapter provided, however, that ORS 456.155 and 456.160 do not limit the power of the agency in the event of a default by a purchaser or lessee of land in an urban renewal plan to acquire property and operate it free from the restrictions in those sections.

- To carry out any rehabilitation or conservation work in an urban renewal area.
- To acquire real property, by condemnation if necessary, when needed to carry out the plan.
- To clear any areas acquired, including the demolition, removal or rehabilitation of buildings and improvements.
- To install, construct or reconstruct streets, utilities, and site improvements in accordance with the urban renewal plan.
- To carry out plans for a program of the voluntary repair and rehabilitation of buildings or other improvements in an urban renewal area in accordance with the urban renewal plan.
- To assist in relocating persons living in, and property situated in, the urban renewal area in accordance with the approved urban renewal plan and to make relocation payments.
- To dispose of, including by sale or lease, any property or part thereof acquired in the urban renewal area in accordance with the approved urban renewal plan.
- To plan, undertake and carry out neighborhood development programs consisting of urban renewal project undertakings in one or more urban renewal areas which are planned and carried out on the basis of annual increments in accordance with the provisions of this chapter for planning and carrying out urban renewal plans.
- To accomplish a combination of the things listed in this section to carry out an urban renewal plan.

Additionally, activities must be consistent with the goals and policies set forth in the City's Comprehensive Plan and other adopted policy documents and must be located within the renewal area boundary. Limited exceptions may apply on a proportionality basis, e.g. a sewage treatment plant which serves the Urban Renewal area.

Identified and Potential Project Activities

At the time of preparing this feasibility report, there was no formal list of approved project activities for the preliminary urban renewal project area. However, the City's primary purpose for creating the urban renewal district is to fund local costs associated with completing the South Redmond Corridor Plan. Other eligible projects have been identified through thorough reviews of existing capital facility master plans and interviews with staff of the City, overlapping taxing districts, and utility providers in the area.

The schedule presented in the table below provides estimated project costs and likely timing for the Highway 97 South Redmond Corridor Plan. Estimated funding for other eligible projects and activities are also included.

Table 10. Proposed Project Activities

Description	Amount	Dates	Inflation Adjusted Amount
US 97 South Redmond Corridor Plan	$30,829,000	2025-2033	$36,844,000
Fire Station	4,500,000	2033-2037	6,056,400
Natural Gas/Electricity improvements	4,000,000	2022-2042	5,073,000
Industrial Opportunity Fund	5,000,000	2022-2042	6,341,000
Incentive Funding - SDCs, Capital Infrastructure	8,000,000	2022-2042	10,146,000
Small Loan Program	2,000,000	2022-2042	2,536,000
Communications improvements	1,000,000	2022-2042	1,268,000
Canal improvement contribution	4,000,000	2025-2033	4,780,000
Program administration - 9.5% of project costs	5,636,000	2021-2047	7,148,000
	$64,965,000		**$82,391,000**

Source: LCG

Transportation improvements

US 97 South Redmond Corridor Plan Project

- Joint project with Oregon Department of Transportation (ODOT)
- Improved connectivity of City street system to S. Highway 97 including but not limited to:
    A. Roadway construction
    B. Pedestrian facilities
    C. Raised medians
    D. Stormwater improvements
    E. Traffic signal improvements
    F. Design, construction engineering, right of way fee, right of way acquisition

Public Buildings

Fire Station

- A fire station will be needed to serve the area as the area develops
- Funding of $4.5 million is included for this project

Note: If public building(s) are included in the Urban Renewal Plan, a legislative change in 2017 requires the concurrence of three of four taxing districts that are estimated to forego the most property tax revenue (The City, County, School District, and Fire District). Concurrence requires a vote of the governing body of each of the four taxing districts. Failure of a governing body to take action (resolution) within 45 days of notice is considered concurrence.

Utilities to Serve the Area Within the Preliminary Boundary

City Utilities and Infrastructure

- Water, Wastewater and Stormwater systems will need to be constructed in order for the area to develop. The City's master plans anticipate these improvements. Funding for these improvements are generally provided by system development charges and utility rates.
- Local street and sidewalk improvements will need to be constructed in order for the area to develop. The City's master plans anticipate these improvements. Funding for these improvements are generally provided by developers.
- The schedule above includes $13.0 million of funding to assist developers with the cost of these facilities (Industrial Opportunity Fund, Incentive Funding)

Other Utilities

- Cascade Natural Gas - natural gas improvements
- Pacific Power - electricity infrastructure
- Irrigation District – piping canal
- Communications – telephone and high speed internet

The schedule above includes $9.0 million in funding assistance for these utilities.

Note that the funding for City utilities and infrastructure and other utilities could be structured in a variety of ways. Total funding allocated to assist developers and the utilities with completion of the required improvements to serve the area in the feasibility analysis is $22.0 million.

Small Loan Program

- Program to facilitate improvements to existing properties.
- $2.0 million is allocated towards this program.

Program Administration

- Program administration is estimated at 9.5% of project costs.
- Estimated program administration costs are $5.6 million.

Finding: The project activities in the schedule above meet the requirements of ORS 457 and will help to remove the deficient conditions found within the preliminary urban renewal area. The improvement projects listed are similar to those typically undertaken in other urban renewal districts in Oregon.

5. Financial Feasibility

ORS Requirements

ORS 457.085 (3) (g) requires that a renewal plan be accompanied by "a financial analysis of the plan with sufficient information to determine feasibility." A feasibility analysis typically estimates the tax increment resources that will be available to carry out the proposed activities, estimates when the resources will be available, and the period of time necessary to fund the cost of proposed activities. Determining financial feasibility relies on making reasonable economic and financial assumptions, including but not limited to increases in assessed value, the pace of anticipated development, property tax rates, limits or restrictions on revenue, identification of other resources, the use of debt, its timing, the scope, cost, timing and interrelations of planned capital investment requirements to facilitate growth and increases to assessed value and other program requirements.

Estimate of Revenues to Pay for Plan Activities

The tax increment revenues to pay for project activities will be generated by the increase in assessed values within the preliminary area boundary. Under Ballot Measure 50, growth in assessed values can come in two ways:

- A maximum of three percent growth in value from the previous years' assessed value on a property by property basis.
- The assessed value from new construction or major renovation projects in the area.

Therefore, even if there is no new construction within a renewal area, overall values may increase by up to the three percent allowed by Ballot Measure 50.

For purposes of providing an estimate of revenues, we have made the following assumptions:

- The duration of tax increment collection for the renewal plan is 25 years.
- The frozen base assessed value is $142,529,986, the value within the preliminary boundary area as of January 1, 2019.
- The plan will be adopted prior to August 31, 2020.
- The first tax increment revenue will be received in November 2021.
- The combined tax rate for calculating tax increment revenue is $15.5104.
- Projected annual growth of 4.5 percent in existing incremental values in the area, together with the value of three significant projects underway at the time of writing this feasibility analysis (two hotels and an apartment complex). A growth rate of 4.5 percent is determined to be reasonable given the substantial amount of land available for new development in the area.

Table 11. Forecasted Tax Increment Revenue, Fiscal Years 2021-2046, 4.5% Growth Assumed

Year	Fiscal Year Ending June 30	Frozen Base (000's)	Forecast Assessed Value (AV) (000s)	Annual Change in AV (000s)	Cumulative Change in AV (000s)	Projected Tax Levy	Debt Capacity (millions)	Cumulative Tax Increment Revenue	Net Present Value - Discount Rate 3.5%
0	2021	0	157,060			0	0.00	0	0
1	2022	142,530	182,387	39,857	39,857	618,198	7.03	568,742	549,509
2	2023	142,530	209,256	66,726	106,583	1,034,947	11.77	1,536,348	1,452,780
3	2024	142,530	231,960	89,430	196,013	1,387,095	15.77	2,847,623	2,635,475
4	2025	142,530	250,721	108,191	304,204	1,678,086	19.08	4,450,936	4,032,669
5	2026	142,530	269,252	126,722	430,926	1,965,509	22.35	6,337,486	5,621,094
6	2027	142,530	289,153	146,623	577,549	2,274,182	25.86	8,524,848	7,400,514
7	2028	142,530	310,526	167,996	745,545	2,605,685	29.63	11,033,588	9,372,361
8	2029	142,530	333,479	190,949	936,494	2,961,696	33.67	13,887,086	11,539,341
9	2030	142,530	358,129	215,599	1,152,093	3,344,027	38.02	17,110,831	13,904,702
10	2031	142,530	384,599	242,069	1,394,162	3,754,587	42.69	20,732,162	16,471,932
11	2032	142,530	413,027	270,497	1,664,659	4,195,517	47.70	24,780,488	19,244,815
12	2033	142,530	443,556	301,026	1,965,685	4,669,034	53.09	29,287,366	22,227,392
13	2034	142,530	476,344	333,814	2,299,499	5,177,589	58.87	34,286,726	25,424,003
14	2035	142,530	511,554	369,024	2,668,523	5,723,710	65.08	39,814,948	28,839,238
15	2036	142,530	549,368	406,838	3,075,361	6,310,220	71.75	45,911,144	32,478,000
16	2037	142,530	589,977	447,447	3,522,808	6,940,082	78.91	52,617,296	36,345,478
17	2038	142,530	633,589	491,059	4,013,867	7,616,522	86.60	59,978,507	40,447,173
18	2039	142,530	680,424	537,894	4,551,761	8,342,951	94.86	68,043,189	44,788,884
19	2040	142,530	730,722	588,192	5,139,953	9,123,093	103.73	76,863,358	49,376,745
20	2041	142,530	784,738	642,208	5,782,161	9,960,903	113.25	86,494,858	54,217,208
21	2042	142,530	842,747	700,217	6,482,378	10,860,646	123.48	96,997,665	59,317,066
22	2043	142,530	905,045	762,515	7,244,893	11,826,913	134.47	108,436,201	64,683,462
23	2044	142,530	971,949	829,419	8,074,312	12,864,621	146.27	120,879,649	70,323,898
24	2045	142,530	1,043,800	901,270	8,975,582	13,979,058	150.00	134,402,313	76,246,246
25	2046	142,530	1,120,964	978,434	9,954,016	15,175,903	150.00	149,083,993	82,458,754

Source: LCG, GEL Oregon

Findings: The net present value of forecast tax increment revenue through fiscal year 2046 (25 years) is $82.5 million using a 3.5 percent discount rate on cash flows. The forecast assumes the completion of known new construction projects within the area in years one and two, with 4.5 percent annual growth due to development thereafter. Additionally, the assessed value of existing properties is assumed to increase annually by 2.9 percent for real property and 2.0 percent for personal and utility property.

The forecast debt capacity, by fiscal year, of the proposed urban renewal district projects the Agency will have the capability to finance project and program costs totaling $22.3 million by fiscal year 2026 (year 5), $42.7

million by fiscal year 2031 (year 10) and $86.6 million by fiscal year 2038 (year 17). This assumes the use of full faith and credit obligations (FFCO) with a term of 20 years and interest rate of 3.5 percent, as presented above.

Estimate of Project Costs

At the time of preparing this feasibility report, there were no estimates of project costs available, other than the primary project, i.e., the US 97 South Redmond Corridor Plan. In the absence of details on the scope of the possible activities shown in Section 4, our analysis instead uses a "revenue-side" approach to identifying costs. This approach involves estimating revenues to establish an estimate of funds available for anticipated capital development requirements within the area. The total tax increment revenues anticipated over a 20-year period are approximately $149.1 million.

To determine what the forecast revenue stream is worth in 2020 dollars, the consultant applied a 3.5 percent discount rate to the annual revenues shown above. This indicates, in 2020 dollars, the revenues may support approximately $82.5 million in project costs over the plan duration.

Estimate of Time Needed to Carry Out Plan Activities

ORS 457 imposes no time restrictions on carrying out an urban renewal plan. There is, however, a local policy issue and decision regarding how long the plan may operate before it can retire project indebtedness and return increased assessed value in the area to the tax rolls of the overlapping taxing districts.

The revenue projections shown above are limited to a 25-year period. This period appears adequate to collect sufficient tax increment to pay the anticipated eligible project and program costs. Should there be any changes to the projects, programs, costs, timing, or other assumptions regarding the amount and timing of tax increment collections, the time necessary to pay eligible project and program costs could change significantly.

Estimate of Maximum Indebtedness to Carry Out Plan Activities

With the passage of Ballot Measure 50, ORS 457 requires that a "maximum indebtedness" figure be put into the renewal plan. This figure represents the limit of the tax increment revenue that the City may take in to cover project costs, excluding interest on debt. ORS 457 imposes no restrictions on the maximum indebtedness of a renewal plan. The debt limit is based on good faith estimates of costs and inflation. No maximum indebtedness figure needs to be established at this stage. Projects and project costs should be defined through the public process in developing an urban renewal plan, and at that time the maximum indebtedness for the plan will be established.

Financial Feasibility Evaluation

The forecast of tax increment revenues shows the collection of approximately $149.1 million during the 25-year duration of the plan ("Cumulus Tax Increment Revenue" column, year 25). Adjusted to 2020 dollars, this would allow the City to undertake roughly $82.5 million in project and program activities over the duration of the plan. This amount allows the City to make meaningful and timely contributions to the project activities included in the list of recommendations in Section 4 of this report.

Findings: The estimated tax increment revenues are sufficient, discounted to 2020 dollars, to carry out or assist in carrying out the projects listed in Section 4 of this report. The revenue estimates are based on good faith assumptions about growth in the area. If those assumptions prove incorrect, project and program activities may need to be deferred and or reduced in scope, other funding secured, or the duration of the plan extended. The assumption of a 25-year duration of tax increment collection is presented to demonstrate feasibility only.

An urban renewal district formed within the preliminary boundaries identified appears to be financially feasible.

6. Tax Impacts of an Urban Renewal Plan

Under Oregon's present property tax-based system, total tax rates will not change as a result of adopting an urban renewal program. Thus, there will be no effect on taxpayers from the establishment of an urban renewal district. Instead, the potential revenues raised by taxing bodies will be affected. The new value created within the urban renewal area after the formation of the renewal district (these values are called "incremental" or "excess" values) will not be available to other taxing bodies for raising property tax revenues. The revenues from those incremental values will instead be directed to the renewal agency for the purpose of paying off indebtedness to carry out project activities. The effects of this foregone revenue will vary with the size of the tax bodies' tax rates and the cumulative level of incremental values in the renewal area.

K-12 Schools: It should be noted that under the current system of funding K-12 schools, establishing an urban renewal area does not impact the per-student revenue for schools. The funding per student is derived from a complex formula that establishes a uniform-per-student funding level throughout the State. The amount of funds received by Redmond schools is determined by this formula, not by the amount of property taxes raised locally.

The following schedule shows the estimated foregone property tax revenue for the overlapping taxing jurisdictions based on the value growth assumptions outlined in this report. **It is important to keep the following in mind when looking at the schedule:**

- The potential impact on the school district is shown simply to demonstrate the tax rate calculation. As noted above, however, urban renewal will have no impact on K-12 per student funding, i.e., there will be no reduction in school funding resulting from the creation of an urban renewal district.
- The estimated amounts of foregone revenue assume all the development and increased property values would occur, even without the renewal programs' outlays for area improvements. In reality, the value created by new development would be less or slower without the tax increment funding.

Table 12. Estimated Foregone Property Tax Revenue – Government, Fiscal Years 2021-2046

Fiscal Year Ending June 30	City of Redmond	Deschutes County	County Library	Countywide Law Enforcement	County Extension - 4H	9/1/2001	Redmond Fire & Rescue	Redmond Park & Recreation	Total General Government
2020	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-
2022	175,773	48,558	21,921	43,046	893	14,420	69,917	14,815	**389,343**
2023	294,268	81,292	36,699	72,064	1,495	24,141	117,051	24,802	**651,812**
2024	394,395	108,953	49,187	96,584	2,003	32,356	156,878	33,241	**873,597**
2025	477,133	131,809	59,505	116,846	2,423	39,144	189,789	40,215	**1,056,864**
2026	558,857	154,385	69,697	136,860	2,839	45,848	222,296	47,103	**1,237,885**
2027	646,622	178,631	80,643	158,353	3,284	53,048	257,206	54,500	**1,432,287**
2028	740,879	204,670	92,398	181,436	3,763	60,781	294,699	62,444	**1,641,070**
2029	842,104	232,633	105,022	206,225	4,277	69,085	334,963	70,976	**1,865,285**
2030	950,813	262,664	118,579	232,847	4,829	78,004	378,204	80,138	**2,106,078**
2031	1,067,549	294,913	133,138	261,435	5,422	87,581	424,637	89,977	**2,364,652**
2032	1,192,919	329,547	148,773	292,137	6,059	97,866	474,506	100,544	**2,642,351**
2033	1,327,555	366,740	165,564	325,108	6,743	108,911	528,060	111,891	**2,940,572**
2034	1,472,153	406,686	183,598	360,519	7,477	120,774	585,577	124,079	**3,260,863**
2035	1,627,433	449,582	202,963	398,546	8,266	133,513	647,342	137,166	**3,604,811**
2036	1,794,196	495,651	223,761	439,385	9,113	147,194	713,675	151,222	**3,974,197**
2037	1,973,286	545,125	246,096	483,243	10,023	161,886	784,912	166,316	**4,370,887**
2038	2,165,619	598,257	270,082	530,344	11,000	177,665	861,416	182,527	**4,796,910**
2039	2,372,166	655,316	295,842	580,926	12,049	194,610	943,574	199,935	**5,254,418**
2040	2,593,986	716,594	323,506	635,247	13,176	212,808	1,031,806	218,631	**5,745,754**
2041	2,832,202	782,402	353,214	693,585	14,385	232,351	1,126,561	238,709	**6,273,409**
2042	3,088,027	853,074	385,119	756,234	15,685	253,339	1,228,321	260,271	**6,840,070**
2043	3,362,767	928,972	419,383	823,516	17,080	275,878	1,337,604	283,427	**7,448,627**
2044	3,657,821	1,010,481	456,180	895,773	18,579	300,084	1,454,967	308,295	**8,102,180**
2045	3,974,691	1,098,017	495,699	973,372	20,188	326,079	1,581,008	335,002	**8,804,056**
2046	4,314,992	1,192,026	538,139	1,056,709	21,917	353,997	1,716,369	363,684	**9,557,833**
Totals	**43,898,206**	**12,126,978**	**5,474,708**	**10,750,340**	**222,968**	**3,601,363**	**17,461,338**	**3,699,910**	**97,235,811**

Source: GEL Oregon

Table 13. Estimated Foregone Property Tax Revenue – Education, Fiscal Years 2021-2046

Fiscal Year Ending June 30	Central Oregon Community College	High Desert ESD	Redmond School District #2J	Total Education	Total
2020	-	-	-	-	-
2021	-	-	-	-	-
2022	24,727	3,842	200,285	228,854	618,197
2023	41,397	6,432	335,305	383,134	1,034,946
2024	55,482	8,621	449,395	513,498	1,387,095
2025	67,122	10,430	543,671	621,223	1,678,087
2026	78,618	12,216	636,791	727,625	1,965,510
2027	90,965	14,134	736,795	841,894	2,274,181
2028	104,225	16,195	844,197	964,617	2,605,687
2029	118,465	18,407	959,538	1,096,410	2,961,695
2030	133,758	20,784	1,083,407	1,237,949	3,344,027
2031	150,180	23,335	1,216,421	1,389,936	3,754,588
2032	167,816	26,076	1,359,275	1,553,167	4,195,518
2033	186,757	29,019	1,512,686	1,728,462	4,669,034
2034	207,098	32,180	1,677,449	1,916,727	5,177,590
2035	228,942	35,574	1,854,383	2,118,899	5,723,710
2036	252,402	39,219	2,044,402	2,336,023	6,310,220
2037	277,596	43,134	2,248,466	2,569,196	6,940,083
2038	304,653	47,338	2,467,621	2,819,612	7,616,522
2039	333,709	51,853	2,702,971	3,088,533	8,342,951
2040	364,914	56,702	2,955,724	3,377,340	9,123,094
2041	398,426	61,909	3,227,159	3,687,494	9,960,903
2042	434,415	67,501	3,518,661	4,020,577	10,860,647
2043	473,064	73,506	3,831,714	4,378,284	11,826,911
2044	514,572	79,956	4,167,913	4,762,441	12,864,621
2045	559,148	86,882	4,528,972	5,175,002	13,979,058
2046	607,020	94,321	4,916,729	5,618,070	15,175,903
Totals	**6,175,471**	**959,566**	**50,019,930**	**57,154,967**	**154,390,778**

Source: GEL Oregon

Note: The difference between the forecast tax collections ($149.1 million) and the foregone tax revenue (levies) of $154.4 million, or $5.3 million is due to discounts taken by taxpayers paying taxes in November of the levy year, approximately 2.5%, with the exception of years 23-25, when delinquent tax collections are not fully recognized until after year 25.

SUMMARY OF FEASIBILITY FINDINGS

The previous sections of this analysis have provided information on each of the key issues that should be evaluated in making the decision to proceed with an urban renewal plan. In summary, the feasibility findings are:

- The plan area proposed is within the acreage and total value limits established by ORS 457.
- The preliminary area proposed contains blighting conditions as defined by ORS 457.
- The scheduled project activities meet the eligibility requirements for tax increment funding.
- The assumptions used to estimate tax increment revenues are good faith assumptions, based on the information available, and concurred to by City staff.
- The duration needed to carry out plan activities is estimated at twenty five years and is typical of the duration used for newly adopted urban renewal plans.
- Given the tax increment revenue assumptions, project cost information, and program funding included in the feasibility study, forecasted tax increment revenue is adequate to fund the scheduled project activities to achieve the plan objectives.

On the basis of the above findings, there is no evidence of any technical or legal obstacles to the feasibility of establishing an urban renewal plan for the study area shown on the boundary map.