



City Hall  
206 N. Main St.  
Toledo, Oregon 97391  
6:00 p.m.

TOLEDO CITY COUNCIL  
**Work Session – Via Zoom Meeting Platform**  
August 26, 2020

**Virtual Meeting:** Due to the governor’s “Stay Home, Stay Healthy” order, the City Council will hold the meeting through the Zoom video meeting platform. The public is invited to attend the meeting electronically. E-mail [lisa.figueroa@cityoftoledo.org](mailto:lisa.figueroa@cityoftoledo.org) to receive the meeting login information.

**Public Comments:** The City Council may take limited verbal comments during the meeting. Written comments may be submitted by email to [lisa.figueroa@cityoftoledo.org](mailto:lisa.figueroa@cityoftoledo.org) 3:00 p.m. the day of the meeting to be included in the record. Comments received will be shared with the City Council and included in the record.

**1. Call to Order and roll call**

**2. Presentations**

- Climate Change Presentation – Martin Desmond

**3. Visitors/Public Comment**

(The public comment period provides the public with an opportunity to address the City Council regarding items not on the agenda. Please limit your comments to three (3) minutes).

**4. Consent Agenda**

Minutes from the Work Session held July 22, 2020 and the Regular Meeting held August 5, 2020

**5. Discussion and Decision Items**

- Strategic Investment Plan Agreement presentation – Wayne Belmont
- Review final draft of Water and Wastewater Study – Civil West Engineering
- Liquor License Application request – Rizza Pizza
- Approve expenditure of \$40,000 from City Council Strategic Reserve for Small Business Grants
- Committee updates

**6. Reports and Comments**

**7. Adjournment**

**TOLEDO CITY COUNCIL**  
**WORK SESSION**  
July 22, 2020  
6:00 p.m.

**1. CALL TO ORDER**

Mayor Rod Cross called the meeting to order at 6:00 p.m.

Present	Absent	
<u>X</u>		<u>Mayor Rod Cross</u>
	<u>X</u>	<u>Council President Joshua Smith</u>
<u>X</u>		<u>Councilor Jackie Kauffman</u>
<u>X</u>		<u>Councilor Heather Jukich</u>
<u>X</u>		<u>Councilor Bill Dalbey</u>
<u>X</u>		<u>Councilor Stu Strom</u>
<u>X</u>		<u>Councilor Betty Kamikawa</u>

Staff present: City Manager (CM) Judy Richter, City Recorder (CR) Lisa Figueroa, Police Chief (PC) Michael Pace, City Attorney (CA) David Robinson, Library Director (LD) Deborah Trusty, Fire Chief (FC) Larry Robeson, Lead Water Treatment Plant Operator Ric Saavedra

Visitors present: Paul Seitz, Nancy Bryant, Craig Lash

**2. PRESENTATIONS**

**Proclamation**

Mayor Cross read a proclamation on behalf of the City Council supporting the efforts and goals of advancing racial equality, actively and intentionally counteracting racist practices and the removal of systemic obstructions for all and advancing policies and procedures to fight racism and inequity.

**Solid Waste Advisory Committee presentation**

Lincoln County Solid Waste District Manager Paul Seitz address the Council and provided his background. Councilor Kamikawa commented on Mr. Seitz work with the Solid Waste Advisory Committee and said when the City proceeds with the regional biosolids incinerator facility, Mr. Seitz would be able to bring all the organizations together.

Councilor Kauffman left the meeting at 6:10 p.m.

**3. VISITORS/PUBLIC COMMENT**

There were no comments.

**4. CONSENT AGENDA**

**Minutes from the Executive Session held February 19, 2020 and the Work Session held February 26, 2020**

**Motion** – It was moved and seconded (Strom/Kamikawa) to approve the Minutes from the Executive Session held February 19, 2020 and the Work Session held February 26, 2020 as presented and the motion carried five to zero.

1 **Renew Contract for Municipal Court Judge**

2 The Council asked clarification questions in regards to the amount of sessions held each month.  
3 CM Richter noted she spoke with Judge Sternhagen, who agreed to the amendment before bringing  
4 the contract before the Council.  
5

6 **Motion** – It was moved and seconded (Jukich/Dalbey) to approve the Municipal Court Judge  
7 Contract effective August 1, 2020 and the motion carried five to zero.  
8

9 Councilor Kauffman arrived at 6:25 p.m.  
10

11 **5. DISCUSSION AND DECISION ITEMS**

12 **Authorize the expenditure of up to \$ 40,000.00 for Heat/AC units to replace worn and in-**  
13 **efficient electric units at City Library**

14 CM Richter summarized the Council report and noted the Council directed staff to go back to two  
15 of the bidders and provide them an opportunity to bid on a gas unit. LD Trusty said the other  
16 companies declined to provide a bid for gas unit.  
17

18 **Motion** – It was moved and seconded (Dalbey/Kamikawa) to authorize an expenditure of up to  
19 \$40,000 for the purchase and installation of new heating and A/C units at the City Library and the  
20 motion carried five to one with Councilor Jukich opposed.  
21

22 **Purchase a 2021 Hybrid Ford Explorer to replace a 2009 Dodge Charger**

23 PC Pace provided the Council report and said the Department has \$120,000 to purchase the  
24 vehicle. He said Lincoln City Police Department has one and included these vehicles now meet  
25 the performance needs of non-hybrid police vehicles. He said it is \$4,000 more than a non-hybrid.  
26

27 **Motion** – It was moved and seconded (Jukich/Kauffman) to approve the purchase of a 2021 Hybrid  
28 Ford Explorer for approximately \$59,000.00 to replace a 2009 Dodge Charger and the motion  
29 carried unanimously.  
30

31 **Authorize the expenditure of up to \$30,000 for the engineering and preparation of bid forms**  
32 **for Reservoir Rd Fire protection project**

33 CM Richter summarized the report and indicated this project was approved during the budget  
34 process. She said it would replace a waterline to install two fire hydrants in an area that needs  
35 additional hydrants. She said it was identified in the 2010 Water Master Plan and staff can  
36 coordinate this project with the replacement of the sewer and water lines on Arcadia and Spruce  
37 Streets. She said Dyer Engineering will facilitate the bid process. She answered clarification  
38 questions from the Council.  
39

40 **Motion** – It was moved and seconded (Kauffman/Dalbey) to authorize an expenditure of up to  
41 \$30,000 for Engineering and Bid document preparation for the Reservoir Rd Fire protection  
42 project by the Dyer Partnership to insure proper due process for contractor bidding of said project  
43 and the motion carried unanimously.  
44

45 **Discussion regarding framework for Wholesale Utility Rate Agreement**

46 It was noted that the information the Council requested could not be provided because the  
47 Springbrook software developed a glitch, which was not fixed in time for the meeting. There was  
48 discussion in regards to whether the City can manage its own supply and provide water to other

1 entities if needed. Mr. Saavedra said the City can manage approximately 500,000 gallons a day  
2 within the system.

3  
4 CM Richter updated the Council that Seal Rock Water District (SRWD) began pumping water  
5 again from the City to supply South Beach over the weekend. She said they did not follow the  
6 notification request because they informed the Jr. Water Treatment Plant Operator on Saturday  
7 morning but failed to alert her or PWD Zuspan until Saturday evening. Mr. Saavedra said SRWD  
8 is still pulling water. The Council inquired why the contract with SRWD allows a maximum of  
9 935,000 gallons of usage a day if the City can only provide 500,000. Mr. Saavedra indicated when  
10 the original agreement was executed there was a high service pump that could produce 2,100  
11 gallons a minute, but it would overwhelm the lines and the City was not able to produce the  
12 935,000 gallons. It was suggested that the additional cost of electricity be applied to SRWD as  
13 well.

14  
15 **6. REPORTS AND COMMENTS**

16 LD Trusty said the Library's curbside service is busy and undertaking some important projects  
17 while the library is closed to the public.

18  
19 PC Pace reported on the protest over the weekend and said it was peaceful.

20  
21 CM Richter reported on the CARES Act money the state received from the Federal Government  
22 and said some of it will be distributed based on population. She said Toledo is expected to receive  
23 \$102,591.54. She said there is a possibility the City could use some of the relief funding for  
24 community services such as small business grants and will provide more information to the  
25 Council in the future.

26  
27 Councilor Kamikawa said the Lincoln County Board of Commissioners held a meeting this week  
28 with an update from the Health Department. She said she believes the County should have the  
29 application for Phase 2 prepared and submit it to the state.

30  
31 Councilor Dalbey commented on Karen Gerttula's resignation from the Budget Committee and  
32 suggested the Council send her a letter. The Council requested Councilor Dalbey write the letter  
33 for them to review at the next meeting.

34  
35 Mayor Cross said the protest went well. He said he heard expressions of concern that the police  
36 did not take sides during the protest and said the police are supposed to remain neutral. He  
37 commented on the fact that the police have to remain neutral as peace officers. He said  
38 unemployment in Lincoln County is now down to 16% from 25-26%.

39  
40 **7. ADJOURNMENT**

41 The work session adjourned at 7:34 p.m.

42  
43 ATTEST:

APPROVE:

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46 \_\_\_\_\_  
47 City Recorder Lisa Figueroa

\_\_\_\_\_  
Mayor Rod Cross

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**TOLEDO CITY COUNCIL  
REGULAR MEETING**

August 5, 2020  
6:00 p.m.

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14

**1. CALL TO ORDER**

Mayor Rod Cross called the meeting to order at 6:15 p.m.

Present	Absent	
<u>X</u>	<u>          </u>	<u>Mayor Rod Cross</u>
<u>X</u>	<u>          </u>	<u>Council President Joshua Smith</u>
<u>X</u>	<u>          </u>	<u>Councilor Jackie Kauffman</u>
<u>          </u>	<u>X</u>	<u>Councilor Heather Jukich</u>
<u>X</u>	<u>          </u>	<u>Councilor Bill Dalbey</u>
<u>X</u>	<u>          </u>	<u>Councilor Stu Strom</u>
<u>          </u>	<u>X</u>	<u>Councilor Betty Kamikawa</u>

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Staff present: City Manager (CM) Judy Richter, City Recorder (CR) Lisa Figueroa, Police Chief (PC) Michael Pace, Public Works Director (PWD) Bill Zuspan, Fire Chief (FC) Larry Robeson, City Attorney (CA) David Robinson, Library Director (LD) Deborah Trusty

22  
23  
24

Visitors present: Nancy Bryant, Craig Lash

25  
26  
27  
28  
29

**2. PROCLAMATION PRESENTATION**

**Proclamation – National Health Center Week August 9-15, 2020**

Mayor Cross read a proclamation and declared August 9-15, 2020 as National Health Center Week.

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31  
32  
33  
34

**3. VISITORS/PUBLIC COMMENT**

There were no comments.

35  
36  
37  
38

**4. CONSENT AGENDA**

Mayor Cross removed the voting delegate from the consent agenda for discussion.

**Minutes from the Regular Meetings held May 6, 2020; May 20, 2020 and June 17, 2020**

**Motion** – It was moved and seconded (Strom/Smith) to approve the Consent Agenda as presented and the motion carried unanimously.

**Appoint a Voting Delegate on behalf of the City of Toledo for the Annual League of Oregon Cities membership meeting**

**Motion** – It was moved and seconded (Dalbey/Strom) to appoint Mayor Cross as the Voting Delegate on behalf of Toledo at the annual League of Oregon Cities membership meeting on October 15, 2020 and the motion carried unanimously.

1 Councilor Kamikawa arrived at 6:26 p.m.  
2

3 **5. DISCUSSION ITEMS**

4 **Review of the Final Draft of the Water and Sewer Rate Studies as prepared by Civil West**  
5 **Engineering**

6 CM Richter indicated Keven Shreeve was not able to attend the meeting to answer questions,  
7 however it will be before the Council again on August 26, 2020. She said she included the studies  
8 in the packet for information as the Council discusses the wholesale utility rate.  
9

10 **Wholesale Utility Rates discussion**

11 CM Richter said she calculated the new Seal Rock Water District (SRWD) rate  
12 [\$2.91/1000gallons] based on the current agreement. She said that rate is generated from historic  
13 data and does not include any current costs or capital improvement expenses. She said she re-  
14 calculated the rate to include capital improvement but indicated the water and wastewater rate  
15 study make a different recommendation and said the City should rely on that recommendation  
16 [\$5.00]. The Council discussed whether they should include capital improvement contributions  
17 into the agreement and in what manner. There was discussion about SRWD selling water to other  
18 municipalities, how it affects Toledo and whether Toledo should charge and who it should charge  
19 for the excess usage. The Council directed PWD Zuspan to gather information in regards to how  
20 much it would cost to replace the line from the Treatment Plant to the Ammons Tank so they could  
21 include that information for consideration when in negotiations with SRWD. It was suggested  
22 SRWD receive an annual rate increase in the form of a percentage or other format similar to the  
23 rate increase other customers receive.  
24

25 **Update on dangerous stairwell at apartment building at 109-115 SE 1<sup>st</sup> Street**

26 FC Robeson provided an update to the Council and said the stairwell and deck were fixed and the  
27 inspection passed. CM Richter noted for the record, the City has invoiced the property owner for  
28 his costs and have not received payment as of yet.  
29

30 **Consider uses for the Coronavirus Relief Fund dollars allocated to the City of Toledo**

31 CM Richter provided the report and said she believes staff could administer the program for  
32 businesses but not for individuals. She indicated the Salvation Army has been responsive in  
33 assisting citizens and said Lt. Nathan Perry confirmed they could assist. She noted the Salvation  
34 Army is a religious organization, however they would be able to segregate and manage the funds  
35 separately from their church funds. CM Richter answered clarification questions and a consensus  
36 of the Council preferred to collaborate with the Salvation Army. It was suggested to use the City  
37 Council Strategic Fund as the starting point for the business grant program.  
38

39 **Committee updates**

40 Councilor Kamikawa said she attended a Solid Waste Advisory Committee this week. She said  
41 they learned that if a hazardous item were found along the side of the road, the Roads Department  
42 must be contacted. She said a hazardous waste fee would be charged, however the Solid Waste  
43 District is in the process of negotiating a contract with Clean Harbors for reasonable rates.  
44

1 **6. DECISION ITEMS**

2 **Letter to Karen Gerttula**

3 **Motion** – It was moved and seconded (Smith/Dalbey) to approve the letter as presented and the  
4 motion carried six to one with Councilor Strom opposed.

5  
6 **City Enhancement & In-Kind Services Program funding recommendations for Fiscal Year  
7 2020-2021**

8 CR Figueroa presented the Council Report and summarized the recommendations by the  
9 Contribution Committee. She noted due to the coronavirus pandemic, the Committee opted to  
10 allocate funds to organizations that focused on essential needs. Mayor Cross clarified the  
11 Committee would meet after the first of the year to allocate the rest of the funds.

12  
13 Councilors Strom and Dalbey declared potential conflicts of interest for their involvement in the  
14 organizations [Toledo History Center and KYAQ 97.1] receiving funding.

15  
16 **Motion** – It was moved and seconded (Smith/Kauffman) to accept the Contribution Committee  
17 recommendations for 2020-2021 and the motion carried unanimously.

18  
19 **Resolution No. 1450, A resolution of the Toledo City Council extending the State of  
20 Emergency declaration to September 2, 2020**

21  
22 **Motion** – It was moved and seconded (Dalbey/Kamikawa) to approve Resolution No. 1450, a  
23 resolution of the Toledo City Council extending the state of emergency declaration to September  
24 2, 2020 and the motion carried unanimously.

25  
26 **Select Legislative Priorities for the League of Oregon Cities 2021 Legislative Agenda**

27 The Council reviewed the priorities selected by the Council members.

28  
29 **Motion** – It was moved and seconded (Smith/Kauffman) to approve items F, J, X, Z for the League  
30 of Oregon Cities legislative priorities and the motion carried unanimously.

31  
32 **Authorize the expenditure of up to \$45,000 for the hauling of solid waste materials to Coffin  
33 Butte waste management facility**

34 PWD Zuspan provided the Council report and said staff solicited bids to haul solid waste to Coffin  
35 Butte. He said they received three bids which ranged from \$18,000 to \$101,000. He said the two  
36 bids below \$20,000 provided an hourly rate. The Council asked clarification questions in regards  
37 to the bids and the hauling process.

38  
39 **Motion** – It was moved and seconded (Smith/Strom) to authorize up to \$45,000 for hauling of  
40 solid waste materials to Coffin Butte waste management facility and the motion carried  
41 unanimously.

1 **Contract Award – Award Contract for Street and Utility Improvements to Arcadia & Spruce**  
2 **Streets**

3 CM Richter provided the Council report and said staff published a bid for this project but only  
4 received one bid. She said the paving part of the bid came in approximately 10% higher than  
5 anticipated, however the water/sewer portion came in under what staff anticipated. She noted the  
6 City is expected to receive \$150,000 from the Small City Allotment Funds grant. She said  
7 Engineers reviewed the bid and suggest the City accept the bid. Council asked clarification  
8 questions in regards to the bid. CM Richter indicated staff is requesting the Council the bid and  
9 intend to award the bid.

10  
11 **Motion** – It was moved and seconded (Dalbey/Kauffman) to accept the bid and intent to award  
12 and the motion carried unanimously.

13  
14 **7. REPORTS AND COMMENTS**

15 PC Pace reported the actions of Officer Dean in a recent vehicle accident saved the life of an  
16 individual. He announced the Police Department is hosting a school supply drive to collect supplies  
17 for students and families in need and then the supplies will be handed out via a contactless  
18 giveaway at the Police Department.

19  
20 FC Robeson announced Greg Musil was appointed to the new Fire Inspector position and Shannon  
21 Brecik will be the Training Officer. He said both will be assets to the City. CP Smith asked if the  
22 area at Cline Hill on Highway 20 is within the City’s jurisdiction for emergency responses. FC  
23 Robeson said the City has a mutual aid agreement to Pac West Ambulance and the Sherriff’s office.

24  
25 CM Richter noted the Library exterior has been painted and they are preparing to get the new  
26 ac/heating unit installed.

27  
28 Councilor Kamikawa said she attended the Lincoln County Board of Commissioners meeting and  
29 indicated they plan to apply for Phase 2. She said they received a \$5 million dollar loan to build  
30 the animal shelter, which will be paid for by future taxes. She recognized Curt Wilkins for his  
31 remodel/renovation work in Toledo. Mayor Cross indicated he would draft a letter for Council  
32 review.

33  
34 There were clarification questions in regards to the payables included in the packet.

35  
36 Mayor Cross thanked staff for their work. He noted the deadline to file for the general election is  
37 approaching.

38  
39 **8. ADJOURNMENT**

40 The meeting adjourned at 8:24 p.m.

41  
42 ATTEST:

APPROVE:

43  
44 \_\_\_\_\_  
45 City Recorder Lisa Figueroa

\_\_\_\_\_  
Mayor Rod Cross



# Lincoln County Climate Action Plan Executive Summary



Carbon neutral by 2035

# Why do we need a climate action plan

Climate action plans are typically developed by city and/or county governments. In this situation, Lincoln County citizens stepped forward to fill the void. Citizens Climate Lobby - Newport group (CCL) and 350 Oregon Central Coast (350 OCC) have been sponsoring public meetings and work sessions throughout the county to educate the public about climate change for the past three years.

In August 2018, the two groups circulated a 10-question survey. In August 2019, the groups circulated a 31-question survey. Results of the surveys are displayed throughout the executive summary and the plan itself.

The Oregon Department of Environmental Quality generated an EPA computer model to estimate carbon emissions in Lincoln County which projected that mobile and non-mobile emissions total approximately 507,0000 metric tons of CO2. We used this model as our baseline to determine how much CO2 would need to be reduced or sequestered to achieve carbon neutrality by 2035.

We formed a voluntary committee composed of Lincoln County citizens who prepared the key sections of this report. This draft plan was made available to the public for comment.

The groups sponsored a robust community involvement strategy, including a climate action fair, numerous community meetings, work groups and online surveys.

350 Oregon Central Coast and the Citizens for a Better Lincoln County developed this plan to show how Lincoln County can become carbon neutral by the year 2035.

## What we learned from our climate survey

74.5% of our respondents agreed that climate change is already reducing the amount of snowpack and summer rains which are drying out the forests and making the forests more prone to wildfires.



Representative Dave Gomberg speaking before a joint CCL and 350 OCC presentation at the Newport Public Library in August 2019 about the 2019 legislative session including HB 2020, the proposed climate bill. Packet August 26, 2019



Bill Kucha starting a Waldport climate meeting with a song in February 2020



Brian Ettling, volunteer for Citizens Climate Lobby - Portland, speaking about proposed national and state climate legislation in February 2020 at the Newport Public Library

## Public engagement

350 OCC and CCL sponsored numerous public engagement meetings and their feedback was essential to developing a compelling, realistic and implementable Climate Action Plan. As part of the planning process, we sponsored two climate survey questionnaires. Our groups typically held one or two public engagement meetings per month in Waldport, Lincoln City, and Newport .



**What we learned from our survey: 73% of local survey respondents agree that climate change is a serious threat to the current generations while 8% believe that climate change is a mild threat. Only 6% believe that climate change is not a current threat.**

- Lincoln County is already experiencing the impacts of climate change—we need to take action quickly.
- Lincoln County residents want to be leaders in this effort, inspiring other communities to follow suit.
- Community members have ideas for translating strategies into meaningful action. They want to be a part of this community-wide effort.
- Our survey shows that people who live and work in Lincoln County need support to make these changes part of their daily routine. This support includes:
  - Education and awareness-raising
  - Accessible, easy to understand implementation resources
  - Demonstration projects and modeled behavior
  - *August 26, 2020 Toledo City Council Packet*
  - Community assistance

## Community engagement

%&

Public engagement meetings

%

News articles and opinion pieces

+) )

2019 Earth Day Fair attendees

85

2020 Earth Day virtual attendees

%&)

Valid survey responses

### Climate Survey

*65% of our respondents believe that the Sixth Mass Extinction (ongoing extinction of other species by human activity) is happening now*

# Lincoln County's carbon footprint

Unfortunately, there has been no county-wide estimate of the amount of annual greenhouse gases generated. We contacted the Oregon Department of Environmental Quality which graciously agreed to run an Environmental Protection Agency mobile and non-mobile computer-generated model. The model estimated mobile emissions (transportation) of approximately 489,000 metric tons of CO2 equivalents annually. The chart on the right shows estimated emissions by type of vehicle in Lincoln County.

An additional 17,000 metric tons of CO2 are generated by non-mobile sources such as construction and other mobile business activities. Further study needs to be completed to better refine the amount of CO2 equivalent emissions throughout the county.

Lincoln County mobile emissions (metric tons)

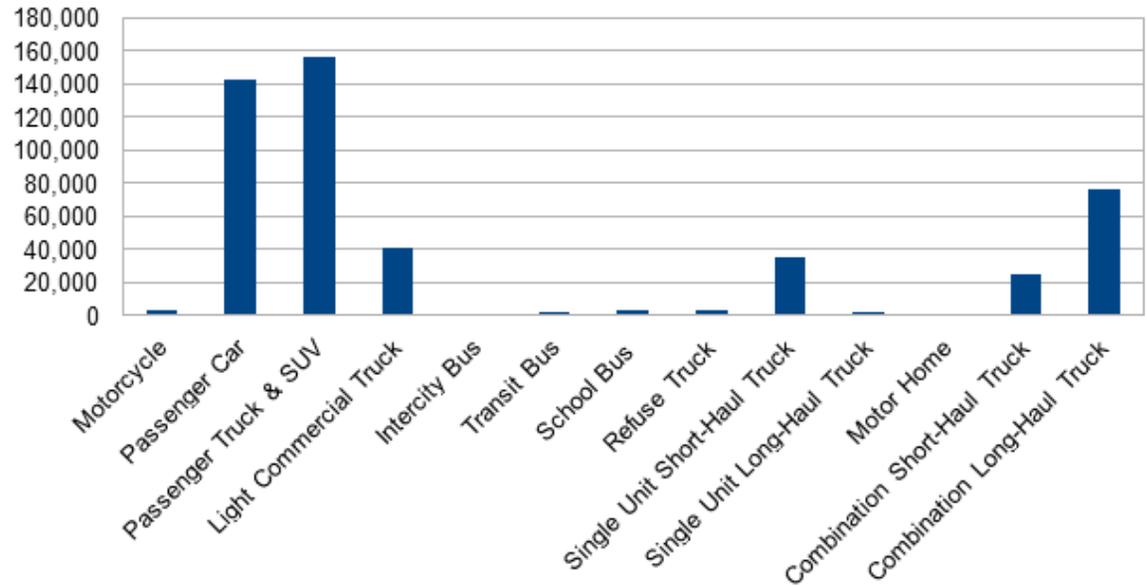
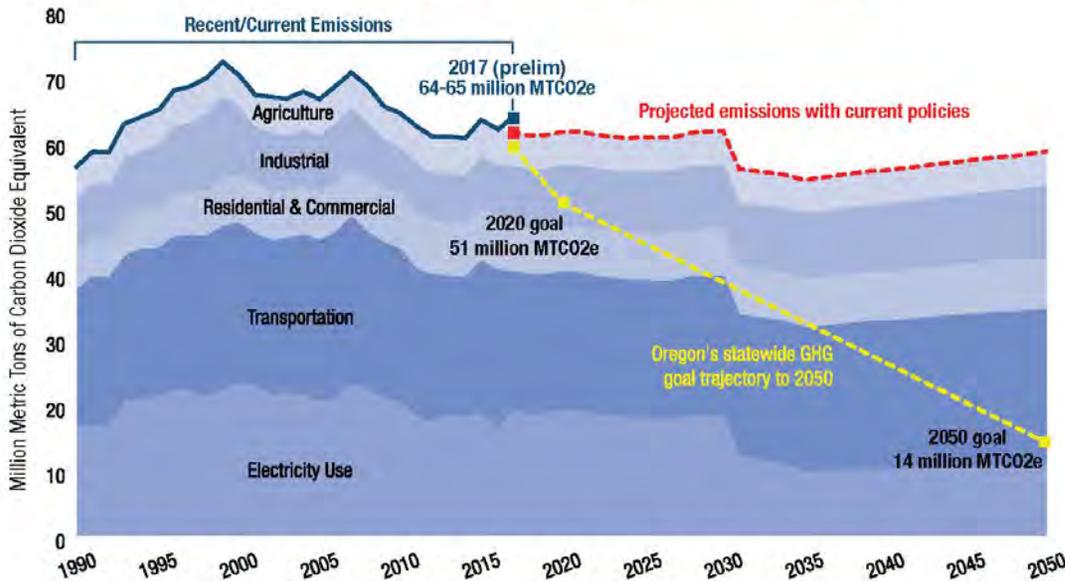
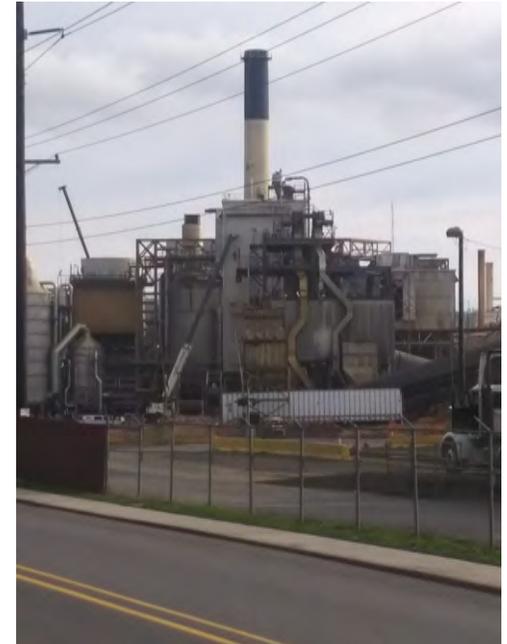


Figure 1. Oregon past and projected greenhouse gas emissions compared to goals



August 26, 2020 Toledo City Council Packet

The Georgia-Pacific mill in Toledo is the largest emitter of greenhouse gases of any manufacturing facility in the state of Oregon. According to the Department of Environmental Quality, the facility generated 866,000 metric tons of greenhouse gases in 2018. To put this figure in perspective, the GP facility emits more greenhouse gases than the combined emissions of all car and truck driving in Lincoln County on an annual basis.



# Topic-specific strategies

The following topic-specific strategies are covered in detail and the page at which the topic can be found in our 62-page plan:

- Human rights in our plan - page 30*
- Solar and wind energy potential - page 36*
- Public outreach and education - page 41*
- Household strategies - reducing food waste - page 44*
- Household strategies - other strategies - page 45*
- Business and organization strategies - page 46*
- Public health and emergency preparedness - page 47*
- Natural climate forest solutions - page 49*
- Water use strategies - page 53*

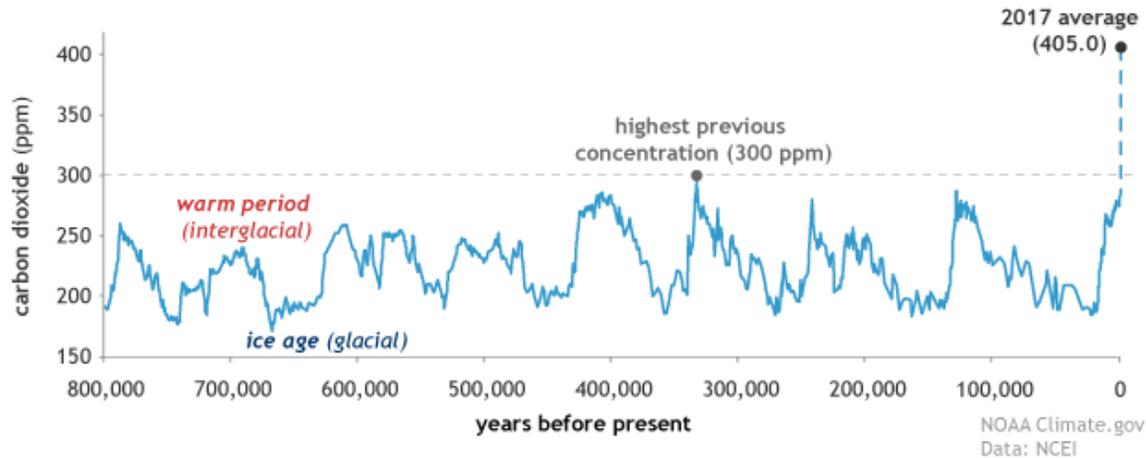


250 concerned citizens and elected state senators and representatives attend a rally at the State Capital in Salem on February 25, 2020 in support of SB 1530 and to protest the walkout by the Republican House and Senate members.

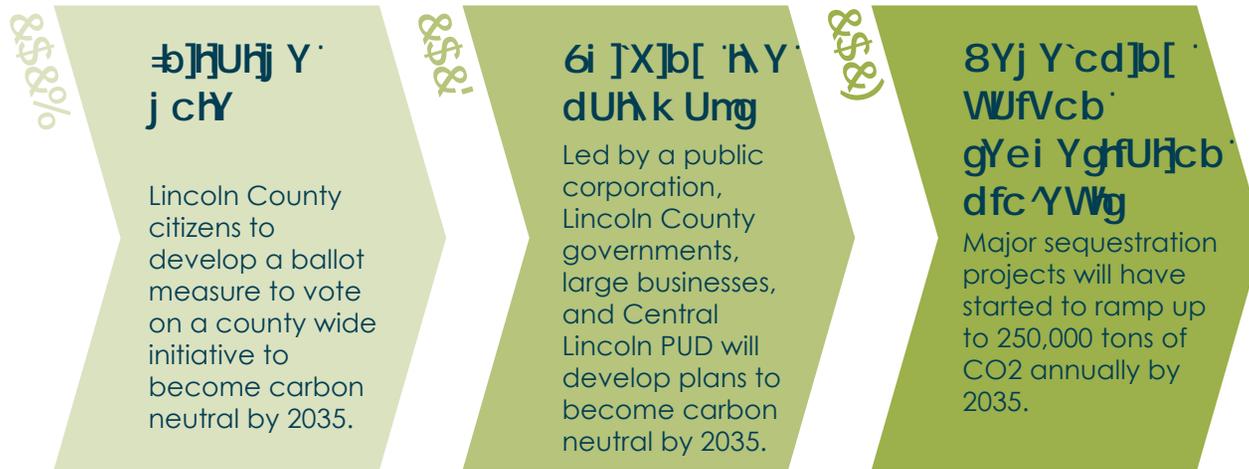
Sea level rise will cause increased flooding of low lying parts of Lincoln County such as this parking lot at Alsea Bay in Waldport.



CO<sub>2</sub> during ice ages and warm periods for the past 800,000 years



## Our 15-year initiative to become carbon neutral by 2035



## Why there is a need for a carbon neutral by 2035 initiative and a declaration of climate emergency

If little is done, history will record the failure of the human race to take action to reduce greenhouse gas emissions when the scientific evidence was irrefutable as a catastrophic failure.

Lincoln County citizens should be given the opportunity to vote on whether they want to adopt a goal to become carbon neutral by 2035. The state of Oregon has a goal to achieve an 80% reduction in greenhouse gas emissions by 2045. Living on the Oregon coast at front lines of climate change, our efforts are much more ambitious.

There is a need for this initiative given the lack of action on the part of Lincoln County and its cities and towns to address climate change. Passage of a carbon neutral goal would send a message to both governments and industry that the citizens of Lincoln County want action taken to address climate change.

The initiative process will take time and effort. According to the Lincoln County clerk's office, depending upon the language of the initiative, either 1,454 signatures for the 6% threshold or 1,938 signatures for the 8% threshold will be needed, depending upon the language. We will be targeting to get enough signatures on the ballot for the November 2021 election. In the meantime, climate emergency declarations should be passed by all of the municipal governments in Lincoln County.

*August 26, 2020 Toledo City Council Packet*



Earth Day Celebration - April 22, 2019 at the Newport Public Library. Newport middle school students present their climate change information to a packed room sponsored by Citizens Climate Lobby - Newport and 350 Oregon Central Coast.



For more information on how you can become involved, please contact Martin Desmond at [martinjdesmond@gmail.com](mailto:martinjdesmond@gmail.com) or Bill Kucha at [billkucha@gmail.com](mailto:billkucha@gmail.com)

## Top Ten Largest CO2 emitters in Oregon

<b>Name of facility</b>	<b>CO2 emissions by tons/year</b>	<b>Type of facility</b>
Portland General Electric Company (Boardman)	2,617,254	Fossil Fuel Electric Generation
Hermiston Power LLC	1,175,627	Fossil Fuel Electric Generation
Portland General Electric Company (Coyote Springs)	1,096,407	Fossil Fuel Electric Generation
Portland General Electric Company (Beaver)	1,008,337	Fossil Fuel Electric Generation
Klamath Energy LLC	955,631	Fossil Fuel Electric Generation
Georgia-Pacific Toledo LLC	862,420	Paperboard Mills
Georgia-Pacific Consumer Operations LLC*	771,377	Paper Mills
Hermiston Generating Company, L.P.	719,622	Fossil Fuel Electric Generation
Ash Grove Cement Company	715,806	Cement Manufacturing
International Paper - Springfield	670,988	Paperboard Mills

Source: DEQ permitted source GHG emissions



August 26, 2020 Toledo City Council Packet

### GP mill in Toledo is the largest CO2 emitter of any manufacturing facility in the state of Oregon

The Georgia-Pacific mill in Toledo provides employment for several hundred employees and secondary employment to many supporting small and large businesses. Because of the high wages paid at the facility relative to tourist-related jobs, it is important to keep the facility operational.

However, for every five tons of CO2 emissions generated by Lincoln County residents and tourists driving their fossil fuel cars, the GP facility itself generates eight tons of CO2 emissions. This facility will be covered in legislation under what is referred to as an "energy intensive trade exposed industry", which calls for such facilities to utilize

"best available technology" to reduce environmental effects." For purposes of analysis in this climate action plan for the county to become carbon neutral by 2035, we are excluding this facility. Over the course of the next fifteen years as we move towards becoming carbon neutral, we will expect Georgia-Pacific to invest sufficient capital to significantly reduce its CO2 emissions at this facility so that this GP facility can become a national model for sustainability, CO2 reduction, and preservation of good paying jobs



## Citizens for a Better Lincoln County

For immediate release – August 19, 2020  
For more information: Martin Desmond  
[cclnewport@gmail.com](mailto:cclnewport@gmail.com) 541-968-5143

### Lincoln County Carbon Neutral by 2035 plan and video available to the public

350 Oregon Central Coast and Citizens for a Better Lincoln County presented their ambitious climate action plan for Lincoln County to become carbon neutral by 2035 on Wednesday, August 12<sup>th</sup> on the Zoom video platform. The report represents a two-year effort by local community and environmental groups giving presentations and public outreach about the effects of climate change.

“According to our fall 2019 survey generated by our organizations, more than 80% of the respondents supported the creation of a local climate action plan for Lincoln County,” said Martin Desmond, one of the panelists in the presentation. He added, “73% of Lincoln County residents agree that climate change is a serious threat to current generations. The same survey found that 65% of respondents believe that the Sixth Mass Extinction (ongoing extinction of other species by human activity) is happening now.”

Readers can download the full report on Google Docs.

[https://drive.google.com/file/d/1V7QpxiOXBIs0Ia1ybPk23wXNy1\\_vZ60E/view?usp=sharing](https://drive.google.com/file/d/1V7QpxiOXBIs0Ia1ybPk23wXNy1_vZ60E/view?usp=sharing)

Due to the large size of the file, please download the file to your computer and use Adobe Reader to access the file.

The one hour and ten minute Zoom video featuring six speakers describing the current and projected climate impacts to Lincoln County can be viewed on YouTube.

[https://youtu.be/VdR2\\_Twol0w](https://youtu.be/VdR2_Twol0w)

The timeline for the video presentation:

- 0:00 Introductions of presenters
- 5:29 Ordinary Man video song - Bill Kucha
- 9:04 Overview of plan report - Martin Desmond
- 11:05 Carbon footprint of Lincoln County - Martin Desmond
- 15:30 Human rights and climate change - Tom Kerns
- 24:20 Water resources in Lincoln County - Fred Holzmer
- 33:40 Sea level riser - Joanne Cvar
- 41:28 Carbon sequestration to achieve carbon neutral - M. Desmond
- 46:48 Wind and solar energy for the county - Mark Saleens
- 53:31 Public outreach and education - Bill Kucha

- 57:58 Overview by June O'Connor
- 60:05 Overview by Maria Kraus
- 63:15 Public referendum on carbon neutral goal - Martin Desmond
- 66:05 Climate emergency resolution - Bill Kucha
- 68:10 Wrap up

Please contact Martin Desmond at [martinjdesmond@gmail.com](mailto:martinjdesmond@gmail.com) to request presentations to your organization.

**CITY OF TOLEDO  
REQUEST FOR COUNCIL ACTION**

	<b>Meeting Date:</b>	<b>Agenda Topic:</b>
	August 26, 2020	Strategic Investment Program Agreement presentation
<b>Council Goal:</b>	<b>Agenda Type:</b>	
Not applicable	Decision Items	
<b>Prepared by:</b>	<b>Reviewed by:</b>	<b>Approved by:</b>
City Manager J. Richter	City Manager Judy Richter	City Manager Judy Richter

**Recommendation:**

Presentation by Lincoln County Counsel, Wayne Belmont, the most recent draft of the SIP Agreement and the related Intergovernmental Agreement (IGA). If the circumstances require, make a motion as follows:

Motion to approve the Strategic Investment Program Agreement, dated August 17, 2020, and as presented before Toledo City Council. I move to approve the IGA as presented.

**Background:**

Georgia Pacific (GP) presented to Lincoln County and the City of Toledo a proposal to use a statutory tax incentive called a Strategic Investment Program (SIP). (ORS 285C.600 et seq.). The Strategic Investment Program (SIP) offers a 15-year property tax exemption on a portion of large capital investments. The program was created in the 1990s to induce large, capital-intensive facilities to locate and grow anywhere in Oregon. SIP is available statewide for projects developed by “traded sector” businesses, such as Georgia Pacific.

The project's cost must be at least \$25 million (rural areas). The SIP provides a 15-year tax exemption on project property over the applicable threshold amount while the assessed value under the threshold is taxed. The base threshold of 25% is fully taxed and the threshold value rises 3 percent per year during the exemption period. In addition, a community service fee is paid to public service providers equal to 25 percent of each year’s tax savings (subject to a \$2 million cap). (ORS 285C.623).

Advice to City from David Robinson, City Attorney: ORS 285C.609 and OAR 123-623-1950 requires only that the CSF be distributed by agreement. If the City (and taxing districts) cannot agree with the County about the distribution then the commission will determine a formula. The City does not have to accept the CSF in the proportions in attachment A.

Paragraph 9 distributes the CSF and CIF in proportion to the entity's taxing authority. Because the SCF is statutory and because we have verbally agreed to the distribution of the CSF in proportion to taxing authority, I think that we accept the CSF as written in attachment A.

The CIF is different and separate. In negotiation, I made a point to Wayne that the City would want a different and more favorable distribution of the CIF. I think that the City should demand 100% of the CIF. The term "community impact fee" is not developed in ORS/OAR. It shows up as a broad concept in local taxing authority under home rule. LUBA has struck down local "community impact fees" where they are de facto franchise fees. ORS 307.123 discusses "fees" incident to strategic investment zones, of which the SIP is a subspecies. I think that the City has a good deal of authority to demand 100% of the CIF.

**Attachment:**

1. SIP Agreement, dated August 17, 2020 being sent on Monday, August 24, 2020
2. IGA SIP

## INTERGOVERNMENTAL AGREEMENT

This agreement is entered into by and between Lincoln County<sup>1</sup>, a political subdivision of the State of Oregon ("County"); and the City of Toledo ("City"), a municipal corporation; the Port of Toledo ("Port") organized pursuant to ORS Chapter 777; and the Greater Toledo Pool and Recreation District ("District"), organized pursuant to ORS Chapter 266.

### WHEREAS:

1. Georgia-Pacific Toledo LLC (GP) submitted a Strategic Investment Program (SIP) application to the County and the City of Toledo (City) and the County and City negotiated terms and conditions of approval to protect the interests of the public consistent with the State of Oregon's SIP guidelines as amended by the Parties;
2. The Lincoln County Board of Commissioners and City of Toledo held a joint public hearing on October 16, 2019 to formally consider the application. At the hearing elected officials from the City and County raised questions requiring discussion between the Parties. The Parties negotiated a proposed Oregon Strategic Plan Investment Program Agreement addressing the agreement of the Parties and including the special provisions related to the property tax exemption and the SIP as provided by ORS 307.123 and ORS 285C.600- 285C.620;
3. On \_\_\_\_\_ the Oregon Economic and Community Development Commission determined that the project proposed in the Agreement shall be exempt from property taxation to the extent provided for under ORS 285C.606 and ORS 307.123;
4. The project can begin no sooner than \_\_\_\_\_ and no later \_\_\_\_\_;
5. The Agreement provides for payment of an state law authorized annual Community Service Fee (CSF) of 25% of the tax savings once the project is initiated which shall be distributed by the County based on agreements between the County (and county service districts), the City and the Port which are the eligible taxing entities for sharing the distribution;
6. The Agreement also provides for the payment of a local annual Community Impact Fee (CIF) of 10% of the tax savings once the project is initiated which shall be distributed by the County based on agreements between the County (and county service districts), the City and the Port which are the eligible taxing entities for sharing the distribution

---

<sup>1</sup> The Lincoln County Board of Commissioners is the governing body of several ORS Chapter 451 county service districts, which are also parties to this agreement and shall share in the division of the Community Service Fee in relation to their respective shares. For purposes of simplicity, "County" therefore refers to Lincoln County, the Lincoln County Extension Service District, the Lincoln County Animal Services District, and the Lincoln County Transportation Service District. Actions taken by the Board of Commissioners include actions taken as the governing body for each of the aforementioned service districts

Now, therefore, in consideration of the mutual covenants set forth below it is AGREED:

1. County shall notify City, Port, and District of any proposed amendments to the SIP Agreement that could impact the CSF or continuation of the SIP. County shall notify all other parties prior to declaring GP in default or taking any other legal action that might impact the SIP.
2. County shall take reasonable steps to obtain prompt and full payment by GP, but nothing herein obligates County to pay City, Port and District except from revenues received.
7. Parties shall exchange such information as necessary and work cooperatively to implement SIP and this Agreement.
8. County shall make payments covered by this Agreement, to Parties no later than 60 days after receipt of revenues. District shall be entitled to a prorated amount of interest and penalties collected in the event of late payment by GP. All County payments covered by this Agreement are for the entire time SIP remains in effect and terminate when SIP terminates.
9. Apportionment of the CSF and CIF between the tax code areas in which the SIP capital investment is made shall be based on the total cumulative taxing authority of each party. The initial allocation schedule is included in Attachment A. This schedule shall be adjusted every other year beginning July 1, 2022 based on any changes in the relative percentage of each taxing entity's levy against the whole of the eligible taxes for the entities for that year. The change shall be made on July 1 of the new tax year. If a CSF and CFI eligible entity does not levy taxes in any one year, the entity shall not receive a CSF or CFI distribution for that year.
10. This agreement may be amended in writing signed and agreed to by all the Parties.

So Understood and Agreed

Lincoln County<sup>2</sup>

\_\_\_\_\_  
Chair, Board of Commissioners

Port of Toledo

\_\_\_\_\_  
President

City of Toledo

\_\_\_\_\_  
Mayor

Greater Toledo Pool and  
Recreation District

\_\_\_\_\_  
Chair

<sup>2</sup> Lincoln County, and as Chair of the Governing Bodies of Lincoln County Extension, Animal Services and Transportation Service Districts.

## Attachment "A"

Lincoln County General	29.61%
Lincoln County Extension Service	.47%
Lincoln County Transportation Service	1.14%
Lincoln County Animal Services	1.01%
City of Toledo	57.84%
Port of Toledo	2.42%
Greater Toledo Pool and Recreation District	<u>7.96%</u>
Total	100.00%

(Note these percentages were prepared based on July 1, 2019 allocations and will be updated to reflect July 1, 2020 numbers prior to final adoption). Adjustments in allocations will thereafter be made if needed based on percentages effective July 1, 2022; July 1, 2024; July 1, 2026; July 1, 2028; July 1, 2030; July 1, 2032; and July 1, 2034.)

**CITY OF TOLEDO  
REQUEST FOR COUNCIL ACTION**

	<b>Meeting Date:</b>	<b>Agenda Topic:</b>
	<b>August 26, 2020</b>	Review of the Final Draft of the Water and Sewer Rate Studies as prepared by Civil West Engineering
<b>Council Goal:</b>	<b>Agenda Type:</b>	
Not Applicable	Discussion and Information	
<b>Prepared by:</b>	<b>Reviewed by:</b>	<b>Approved by:</b>
City Manager J. Richter	City Manager Judy Richter	City Manager Judy Richter

**Recommendation:**

Review of the Final Draft of the Water and Sewer Rate Studies as prepared by Civil West Engineering

**Background:**

At the request of the City Council, Civil West Engineering prepared a water and sewer rate study with final draft dated July 24, 2020.

The study factored in the loss of revenue from Seal Rock building their own water supply and needed capital improvement projects as identified. Keven Shreeve from Civil West will be at our meeting to answer any questions or provide any clarifications.

<b>Fiscal Impact:</b>	<b>Fiscal Year:</b>	<b>GL Number:</b>
N/A	2020-2021	N/A

**Attachment:**

1. Water & Sewer rate studies as prepared by Civil West dated July 24, 2020

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# City of Toledo

LINCOLN COUNTY, OREGON



## WATER and SEWER RATE STUDIES

*July 24, 2020*



RENEWS: 06/30/20



## **Table of Contents**

Table of Contents .....	ii
1. Executive Summary .....	1
1.1 Background .....	1
1.2 Current Water Rate Structure .....	2
1.3 Current Sewer Rate Structure .....	3
1.4 Philosophy .....	4
1.5 Proposed Rate Increase .....	4
1.5.1. Water Rate .....	4
1.5.2. Sewer Rate .....	5
1.6 Conclusions .....	5
2. Introduction to Rate Study .....	6
2.1 Historical and Existing Water System .....	6
2.1.1. Water Revenue .....	6
2.1.2. Water Obligations / Expenditure .....	6
2.1.3. Water Fund Surplus / Shortfall .....	7
2.2 Historical and Existing Sewer System .....	8
2.2.1. Sewer Revenue .....	8
2.2.2. Sewer Obligations / Expenditures .....	9
2.2.3. Sewer Fund Surplus / Shortfall .....	10
2.3 Rate Structures .....	10
2.3.1 Current Water Rate Structure (Fiscal Year 2019-2020) .....	10
2.3.2 Current Sewer Rate Structure (Fiscal Year 2019-2020) .....	12
2.4 Needed Revenue Adjustment .....	12
2.4.1. Basic Rate Increase .....	12
2.4.2. Capital Improvement Plans (CIP) .....	12
2.4.3. Annual System Replacements .....	13
3. Capital Improvement Plan (CIP) Projects .....	14
3.1 CIP Water System .....	14
3.2 CIP Sewer System .....	15
3.3 Background Data for Funding .....	17
3.4 CIP Project Funding and Financing Options .....	17
3.4.1. Bond Sales .....	18
3.4.2. Bank Loans .....	19
3.4.3. Business Oregon (e.g. Infrastructure Finance Authority) .....	19
3.4.4. Rural Development/Rural Utilities Services (RUS) .....	20
3.4.5. DEQ Clean Water State Revolving Fund (CWSRF) .....	20
3.4.6. System Development Charges (SDC) .....	21
4. Proposed Water Rate Structure .....	22
4.1 Rate Structure Options .....	22
4.1.1. Water Base Rate .....	22
4.1.2. Water Consumption (Commodity) Rate .....	22
4.2 Reasonable and Affordable Water Rates .....	23
4.3 Rate Methodology .....	25
4.4 Justification for New Water Rate .....	25
4.4.1. Seal Rock Water District (SWRD) Impact .....	25
4.4.2. Recommended CIP Projects .....	26
4.4.3. Annual Replacement .....	26
4.5 Water Proforma .....	27
4.6 New Rate Structure Options .....	29

4.7 Recommended New Water Rate Structure .....30

5. Proposed Sewer Rate Structure ..... 32

5.1 Rate Structure Option .....32

5.1.1. Sewer Base Rate .....32

5.1.2. Sewer Discharge (Water Consumption) Rate.....32

5.2 Rate Methodology .....33

5.3 Justifications for New Sewer Rates.....33

5.3.1 Needed Adjustment .....33

5.3.2 Recommended CIP Projects.....34

5.3.3 Annual Replacement .....34

5.4 Sewer Proforma.....35

5.5. New Rate Structure Options .....37

5.6 Recommended New Sewer Rates .....39

6. Conclusion – Water and Sewer Rates ..... 40

6.1 Annual Rate Increase .....40

6.2 Utility Bill Comparison.....41

6.3 Final Thoughts and Considerations .....41

# 1. Executive Summary

Section

1

## 1.1 **Background**

The City of Toledo authorized Civil West Engineering Services, Inc. to prepare the rate study for the City’s water and sewer systems. The purpose of this study is to form a foundation for potential changes to the City’s water and sewer rate structure in support of financial stability and for major infrastructure development. This study will also discuss the impact of losing a major water consumer, the Seal Rock Water District (SRWD), when they no longer purchase water from the City in the next couple of years.

Pricing of services should accurately reflect the true costs of providing high-quality water and sewer services to consumers to operate and maintain infrastructure and plan for upcoming repairs, rehabilitation, and replacement of that infrastructure. Rates must be sufficient enough to *maintain* and *sustain* reliable, safe, and efficient water and sewer service, now and into the future.

In general, it has been found the current rates for water and sewer services do not provide adequate capital to maintain a healthy and consistent balance in the water and sewer funds. Currently neither fund is in a deficit, but neither is sufficient for funding recommended needed improvements.

- The Water System fund balance currently has an upward account trend. However, in the past five years, some years finished “in the black,” while others were “in the red.” It is noted the expenses for all the years considered in this Study exceeded the revenue generated from the residents of the City of Toledo only (Figure 2.1). The water fund, due to the loss of SRWD, will be impacted.
- The Sewer System fund balance currently has an upward account trend. However, in the past three years expenditures have exceeded the revenues. The sewer system is in particularly in need of a rate adjustment.

This Study includes review of the 2014-2018 City Audits and the current 2019-20 budget. This Rate Study uses four City funds in this analysis:

1. Water Fund
2. Water Reserve Fund
3. Sewer Fund
4. Sewer Reserve Fund

Other funds, like the Water Construction Fund (fund used minimally) and System Development Fund (which deals with System Development Charges) were not included in this evaluation because of the nature and use of the Fund.

## 1.2 Current Water Rate Structure

The City of Toledo implemented the current water rate structure in May of 2019. For a typical residential water customer (5/8” meter) the base charge is \$29.47/month (facility charge of \$24.04 plus service charge of \$5.43) for no water allotment. The first thousand gallons and every thousand gallons thereafter is charged at \$4.61/month. For the past few years, the City has been increasing rates annually at 2%. Figure 2.2 shows the fund essentially breaking even. Table 2.3 presents the water rate schedule and is placed here for convenience to the reader.

**Table 2.3 Current Water Rate Structure Effective May 21, 2019**

City of Toledo		Facilities Charge	Service Charge	Usage Charge per 1,000 gallons
		\$24.04	\$5.43	\$4.61
Flat Rates by Meter Size				
Meter Size	Multiplier	Facilities Charge	plus Service Charge	Outside City
5/8	1.0	\$24.04	\$29.47	\$58.95
3/4	1.5	\$36.06	\$41.49	\$82.99
1	2.6	\$62.50	\$67.94	\$135.87
1.25	4.1	\$98.56	\$104.00	\$207.99
1.5	5.9	\$141.84	\$147.27	\$294.54
2	10.5	\$252.42	\$257.85	\$515.70
3	23.6	\$567.34	\$572.78	\$1,145.55
4	41.9	\$1,007.27	\$1,012.71	\$2,025.41
6	94.3	\$2,266.96	\$2,272.40	\$4,544.79
8	167.5	\$4,026.69	\$4,032.12	\$8,064.24
10	261.0	\$6,274.42	\$6,279.85	\$12,559.70
12	377.0	\$9,063.05	\$9,068.48	\$18,136.96
<b>Seal Rock Water District</b>		\$3.67 per 1,000 gallons		

The average residential connection (5/8” meter) water consumption is near 4,000 gallons per month (Water Master Plan Update 2017). Based on 4,000 gallons per month, a typical average residential monthly water bill in Toledo is:

$$\begin{aligned}
 \text{Current Base Rate (Facilities+Service Charges)} &= \$29.47 \text{ per month per EDU (no water included)} \\
 \text{Current Usage Charge (Consumption Rate)} &= \$4.61 \text{ per 1,000 gallons of water consumed} \\
 \text{Current Average Water Charge} &= \$47.91 \text{ based on 4,000 gallons of use per month}
 \end{aligned}$$

Note the following aspects of the above rate structure:

1. A fixed base rate (“Facilities Charge + Service Charge”) is used but varies for the size of meter.
2. A flat rate usage charge is consistent to every user regardless of the meter size. Customers pay the same amount per 1,000-gallons regardless of quantity of water used.

3. There are many customers who live outside the City limits – “Outside City” users base rate is doubled but the same flat rate is applied. “Outside City” users do not include Seal Rock Water District (SRWD).
4. SRWD has their own rate and is charged a straight flat usage charge per 1,000 gallons.

The City has a Capital Improvement Plan (Water Master Plan Update 2017) with the first two phases already completed. The remaining recommended projects are:

- Phase 3 – refurbishment of two water storage tanks.
- Phase 4 – replacement of the Mill Creek Pump Station and transmission piping. The 2017 Plan Update indicates a cost share with Seal Rock Water District for the Mill Creek improvements. However, with this customer soon leaving, the burden of finishing the CIP projects will fall entirely upon the City of Toledo.
- The total estimated capital project cost is nearly \$15,000,000.

Contrary to the 2017 Water Master Plan, the City has since determined the best long-term approach is total replacement of the Ammon Road Storage Tank and to maintain refurbishment of the Graham Street Storage Tank. Tank replacement is expected to be nearly \$1,200,000. The total capital project, taking into account replacement of one tank, becomes \$16,000,000.

### 1.3 Current Sewer Rate Structure

The City of Toledo implemented the current sewer structure in May of 2019. For a typical residential sewer customer, the base charge is \$17.10/month for the first 1,000 gallons of water. The second thousand gallons and every thousand gallons thereafter is charged a flat rate of \$15.99/month. For the past few years, the City has been increasing rates annually at 2%. Sewer flows are based on metered water consumption from January to April. The sewer rate schedule is presented in Table 2.4, shown for convenience to the reader.

*Table 2.4 Current Sewer Rate Structure Effective May 21, 2019*

Base rate includes first thousand gallons. Rate per thousand based on average usage January - April	
<b>Base rate</b>	<b>Flat Rate per thousand</b>
\$17.10	\$15.99

The past year the City, recognizing the need for additional sewer revenue, redirected \$5/month from the street lighting fund to the sewer fund. Based on 4,000 gallons per month of water consumption, a typical average residential monthly sewer bill in Toledo is:

$$\begin{aligned}
 \text{Current Base Rate} &= \$17.10 \text{ per month per EDU (1,000 gallons incl.)} \\
 \text{Street Lighting Fund} &= \$ 5.00 \text{ per month} \\
 \text{Current Usage Charge (Consumption Rate)} &= \underline{\$15.99 \text{ per 1,000 gallons of water consumed after the first}} \\
 \text{Current Average Sewer Charge} &= \underline{\$70.07 \text{ based on 4,000 gallons of use per month}}
 \end{aligned}$$

Having such a low base rate with a relatively high consumption rate can make for an inconsistent revenue stream, which would be reduced considerably if people started to use less water.

Regardless of water used, the cost of sewage treatment does not reduce significantly if people use less water.

The City has a Capital Improvement Plan (Wastewater Facilities Plan 2014) with improvement projects listed. The City has completed, or currently completing, a few of the projects. Taking into account inflation and subtracting the completed projects from the CIP, there is over \$8,000,000 worth of priority improvements to make.

**1.4 Philosophy**

The City is a business that must generate revenue. How that is done varies from City to City and from user to user. Fairness and equity is a goal, but what is fair to one may be perceived as not fair to another. The rate study analysis contained herein considers the financial requirements of the City for operation and maintenance of the systems. It also considers the financial requirements that will occur when the City undertakes the planned CIP projects. The following criteria were considered in this study:

1. Rates fair and equitable to all customers
2. Account for current times and future projections (CIPs, changes and needs, loss of Seal Rock WD)
3. Revenue reflective of usage
4. Goal: Pay-As-You-Go for smaller capital projects

The new rates and projected revenues provide the City with the necessary revenue required to support operations and improvement plans as well as provide the requisite debt service coverage for the lending institutions.

**1.5 Proposed Rate Increase**

**1.5.1. Water Rate**

Based upon discussions with City elected officials and staff, analysis of the City’s financial situation, and experience in other communities, the following new water rate structure is recommended to the City:

New water base rate .....	\$60.30 per EDU per month
<u>New consumption rate .....</u>	<u>\$5.00 per 1,000 gallons</u>
<b>Proposed average new rate .....</b>	<b>\$80.30 per month / EDU based on 4,000 gal/month</b>

The rate increase can be incremental over several years as discussed later.

The City may choose to set aside money to fund a hardship water rate program. The details about who will qualify for this program and how it will be administered will be determined outside of this rate study.

It is also recommended the City adopt an annual rate increase philosophy to counteract the effects of inflation. It was determined a minimum annual rate increase of 3% per EDU should be

part of the City’s water rate program. The increase is recommended to be applied directly to both the base rate and the consumption rate.

By setting and maintaining an adequate water rate, the City will not have to defer maintenance and work to catch up on deficiencies in the future when improvements will cost more.

### **1.5.2. Sewer Rate**

Sewer and water rates can be treated differently. Because collection and treatment costs of sewer, to a point, don’t fluctuate greatly based on flow (e.g. treatment doesn’t get much cheaper if people use less water), it is recommended there be a single base rate with no consumption component. Based upon discussions with staff, analysis of the City’s financial situation, and experience in other communities, the following new sewer rate structure is recommended to the City:

**Proposed sewer base rate .....\$103.44 per EDU per month**

The rate increase can be incremental over several years as discussed later.

## **1.6 Conclusions**

Based on our analysis of the financial records and other information and taking into account conservative considerations and assumptions as set forth in this report, we conclude and are of the opinion that:

1. The City’s current rate structures are not adequate to support a healthy and stable water and sewer system operation in Toledo nor is it capable of supporting planned CIP upgrades as set forth in the City’s Water Master Plan and Wastewater Facility Plan Capital Improvement Plans. Therefore, rate increases are recommended to be implemented.
2. Based on the analysis herein, the City should increase water rates by around \$30 per month per EDU and sewer rates by \$33 per month per EDU. This will allow the City to continue to make improvements outlined in the CIPs, put the City on a firm financial footing moving forward, and provide a conservative level of lien coverage to satisfy the funding institutions. Any changes to the forecast or conditions of assumptions outlined in this analysis could change these conclusions.
3. An annual rate increase of 3% should be implemented to help the water and sewer fund keep up with potential inflationary impacts.
4. By implementing the proposed rate increases, the City’s water and sewer systems should be healthy, solvent, and capable of meeting all of their debts and obligations in a responsible way.

## 2. Introduction to Rate Study

Section

2

The City of Toledo is located approximately 10 miles due east of Newport and 45 miles west of Corvallis on Highway 20, in Lincoln County. The City owns and operates a water and sewer system comprised of the following components:

### Water Infrastructure:

- Two raw water intakes
- Miles of raw water piping
- Water Treatment Facility
- Two treated water storage tanks
- Miles of treated water distribution piping
- Booster pump stations, and other related facilities.

### Sewer Infrastructure:

- Miles of gravity collection piping
- Manholes
- Wastewater Treatment Facility
- Lift Stations
- Miles of pressure force main

Summaries of the financial history of the water and sewer funds from 2014-2019 and current budget are presented below in Tables 2.1 and 2.2 respectively and accompanying graphs.

### **2.1 Historical and Existing Water System**

#### **2.1.1. Water Revenue**

Revenues for the water fund are obtained from a variety of sources. These include customer payments, connection fees, service charges, and other minor income sources. Most revenues to the water fund are derived from local customers in Toledo and from revenue received from the Seal Rock Water District (note: SRWD will soon be leaving as a customer). The City also serves as the wholesale supplier of finished water the Wright Creek Road Water Improvement District.

As indicated in Table 2.1, the amount of revenue received from all users has ranged from \$1.64M to over \$1.75M. Revenue projections for 2019-2020 assumed revenues from Toledo will essentially remain the same.

Table 2.1 also indicates revenues received from the SRWD, which have averaged around \$390k historically. The budget forecast for 2019-2020 suggests nearly \$347k in revenues to be received from SRWD.

#### **2.1.2. Water Obligations / Expenditure**

Obligations for the City's water fund include personnel, materials, and services for the water plant as well as for the distribution system. Other obligations for the account include operational costs, engineering and professional services support, repairs and maintenance, and many other categories of expenditures.

As indicated in Table 2.1, total expenditures for the Water Funds have historically ranged from \$1.39M to as high as \$1.90M. In year 18-19 the City started paying personnel directly from the water fund (rather than making transfers to other funds to pay for the personnel). In year 16-17

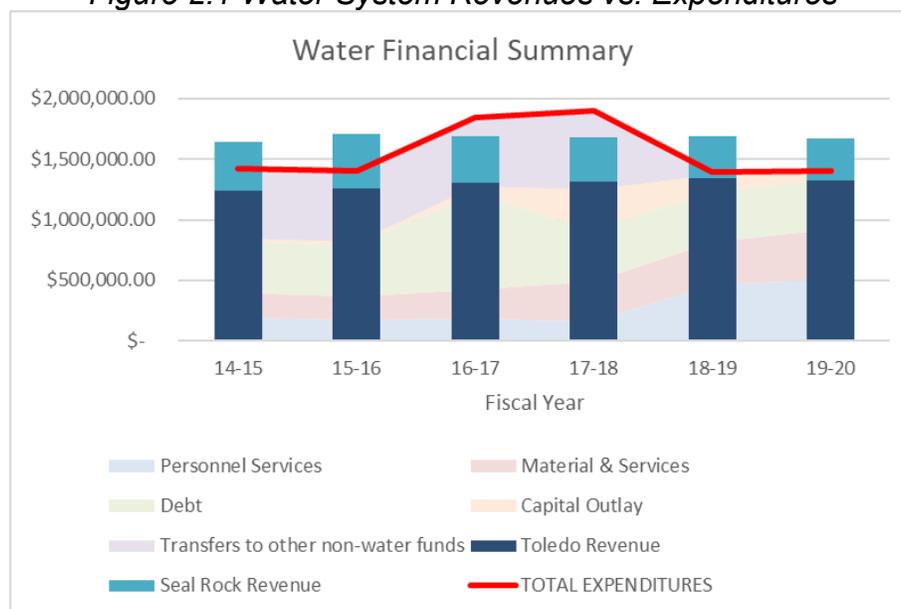
the City refinanced their debt and additional money was spent. Expenditures for 2020 are projected to essentially be the same as in prior years.

**Table 2.1 Water System Revenues and Obligations**

Description	Fiscal Year					Budget
	14-15	15-16	16-17	17-18	18-19	19-20
Toledo Revenue (General Fund)	\$ 1,235,463.10	\$ 1,256,886.24	\$ 1,301,594.90	\$ 1,313,110.60	\$ 1,346,514.11	\$1,323,485.00
Toledo Revenue (Reserve)	\$ 3,769.69	\$ 48,490.76	\$ 12,711.77	\$ 38,927.77	\$ 645.41	
Seal Rock Revenue	\$ 404,195.87	\$ 446,284.55	\$ 384,428.30	\$ 370,913.90	\$ 342,026.40	\$ 346,985.00
<b>TOTAL REVENUE</b>	<b>\$ 1,643,428.66</b>	<b>\$ 1,751,661.55</b>	<b>\$ 1,698,734.97</b>	<b>\$ 1,722,952.27</b>	<b>\$ 1,689,185.92</b>	<b>\$1,670,470.00</b>
Transfers to other non-water funds	\$ 574,730.17	\$ 582,989.98	\$ 562,976.84	\$ 651,047.98	\$ 18,760.00	\$22,500.00
Personnel Services	\$ 192,393.83	\$ 170,511.94	\$ 181,617.29	\$ 162,830.91	\$ 464,857.52	\$509,684.00
Material & Services	\$ 208,232.02	\$ 196,053.44	\$ 243,797.74	\$ 331,147.29	\$ 350,375.49	\$409,622.00
Debt	\$ 422,432.50	\$ 422,932.50	\$ 786,508.89	\$ 414,191.13	\$ 417,555.00	\$417,562.00
Capital Outlay	\$ 23,492.47	\$ 28,254.74	\$ 66,760.69	\$ 344,701.26	\$ 140,906.61	\$45,575.00
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,421,280.99</b>	<b>\$ 1,400,742.60</b>	<b>\$ 1,841,661.45</b>	<b>\$ 1,903,918.57</b>	<b>\$ 1,392,454.62</b>	<b>\$1,404,943.00</b>
<b>SURPLUS / (SHORTFALL)</b>	<b>\$ 222,147.67</b>	<b>\$ 350,918.95</b>	<b>\$(142,926.48)</b>	<b>\$(180,966.30)</b>	<b>\$ 296,731.30</b>	<b>\$ 265,527.00</b>
Beginning Balance						
Water Fund	\$ 747,337.66	\$ 740,007.97	\$ 849,398.90	\$ 429,307.57	\$ 304,189.66	\$ 404,190.00
Water Reserve Fund	\$ 639,841.58	\$ 869,318.94	\$ 1,110,846.96	\$ 1,388,011.81	\$ 1,332,163.42	\$ 2,001,880.42
<b>TOTAL CASH IN HAND</b>	<b>\$ 1,387,179.24</b>	<b>\$ 1,609,326.91</b>	<b>\$ 1,960,245.86</b>	<b>\$ 1,817,319.38</b>	<b>\$ 1,636,353.08</b>	<b>\$ 2,406,070.42</b>

Figure 2.1 illustrates the historical revenues (illustrated as revenue from Toledo and Seal Rock WD) and expenditures from the City of Toledo Water Fund for the past 5-years plus this budget year.

**Figure 2.1 Water System Revenues vs. Expenditures**



**2.1.3. Water Fund Surplus / Shortfall**

The history of shortfall and surplus for the water fund for the past several years is summarized below in Figure 2.2. As illustrated, the City has experienced a pattern of “up years” and “down years;” however, the 6-year trend is level, meaning there has essentially been sufficient revenue

to offset expenditures. While up and down years are not uncommon, the City should develop a revenue stream to avoid annual shortfalls that reduce the City’s capacity to respond to emergencies and properly maintain and improve their water system.

**Figure 2.2 Water Surplus and Shortfall History**

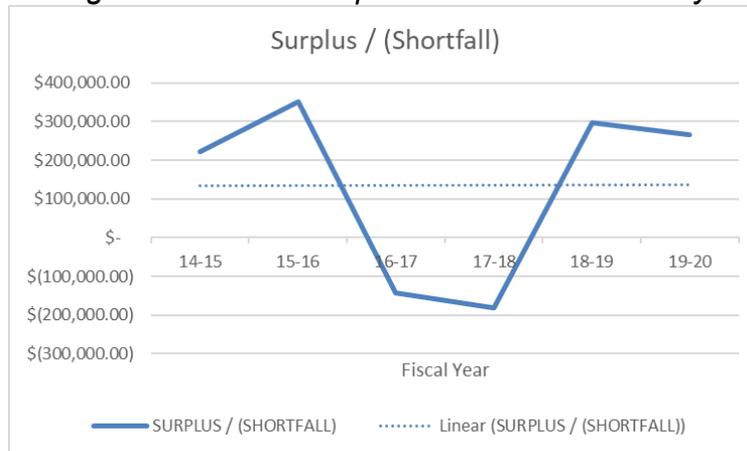
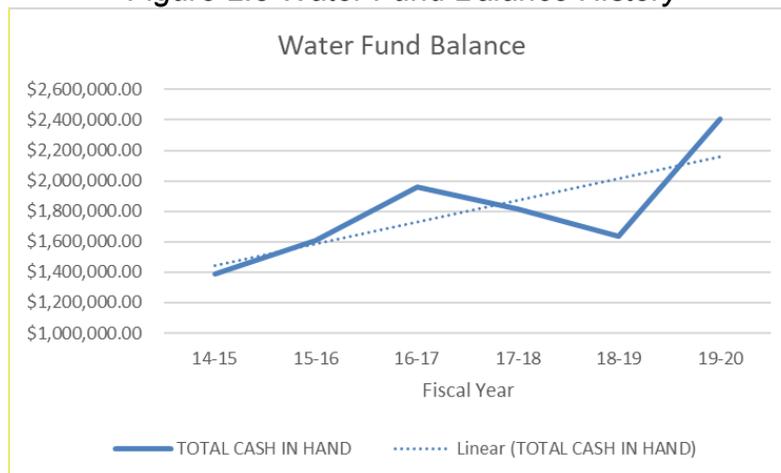


Figure 2.3 illustrates the recent history of the water fund balance (cash-in-hand) in Toledo. The 6-year trend shows the fund increasing.

**Figure 2.3 Water Fund Balance History**



## 2.2 Historical and Existing Sewer System

### 2.2.1. Sewer Revenue

Revenues for the sewer fund are obtained from a variety of sources. These include customer payments, connection fees, service charges, and other minor income sources.

As indicated in Table 2.2, the amount of sewer revenue received from Toledo patrons has ranged from around \$985k to nearly \$1.09M. Revenue projections for 2019-2020 assumed revenues from Toledo will essentially remain the same.

### 2.2.2. Sewer Obligations / Expenditures

Obligations for the City’s sewer fund include personnel, materials, and services for the wastewater treatment plant as well as for the collection system. Other obligations for the account include operational costs, engineering and professional services support, repairs and maintenance, and many other categories of expenditures.

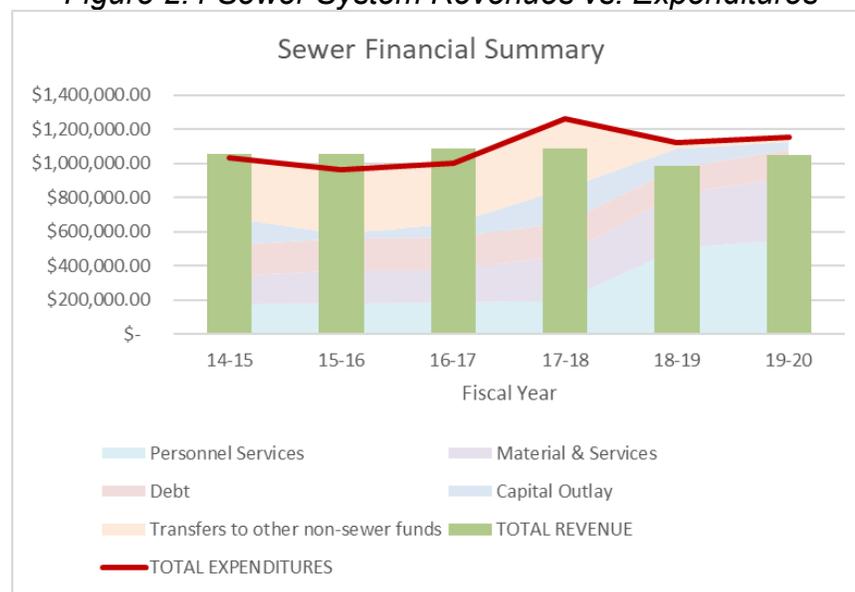
As indicated in Table 2.2, total expenditures for the Sewer Funds have historically ranged from \$960k to as high as \$1.26M. Revenue projections for 2020 have assumed that revenues from Toledo will essentially remain the same.

**Table 2.2 Sewer System Revenues and Obligations**

Description	Fiscal Year					Budget
	14-15	15-16	16-17	17-18	18-19	19-20
Toledo Revenue (General Fund)	\$ 1,046,051.67	\$ 1,054,477.82	\$ 1,085,645.60	\$ 1,079,601.35	\$ 984,019.55	\$1,161,590.00
Toledo Revenue (Reserve)	\$ 7,809.44	\$ 1,222.73	\$ 3,253.75	\$ 4,323.52	\$ 1,769.02	
<b>TOTAL REVENUE</b>	<b>\$ 1,053,861.11</b>	<b>\$ 1,055,700.55</b>	<b>\$ 1,088,899.35</b>	<b>\$ 1,083,924.87</b>	<b>\$ 985,788.57</b>	<b>\$1,161,590.00</b>
Transfers to other non-sewer funds	\$ 351,509.04	\$ 375,406.72	\$ 350,659.25	\$ 408,622.73	\$ 33,760.00	\$25,000.00
Personnel Services	\$ 170,204.54	\$ 181,035.52	\$ 185,604.49	\$ 200,405.61	\$ 500,431.18	\$553,579.00
Material & Services	\$ 164,034.34	\$ 191,591.44	\$ 192,109.40	\$ 264,844.80	\$ 323,010.37	\$362,575.00
Debt	\$ 188,952.00	\$ 188,952.00	\$ 188,977.29	\$ 190,021.97	\$ 148,245.00	\$164,438.00
Capital Outlay	\$ 159,708.98	\$ 23,671.54	\$ 83,823.12	\$ 194,847.90	\$ 118,470.10	\$45,998.00
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,034,408.90</b>	<b>\$ 960,657.22</b>	<b>\$ 1,001,173.55</b>	<b>\$ 1,258,743.01</b>	<b>\$ 1,123,916.65</b>	<b>\$1,151,590.00</b>
<b>SURPLUS / (SHORTFALL)</b>	<b>\$ 19,452.21</b>	<b>\$ 95,043.33</b>	<b>\$ 87,725.80</b>	<b>\$ (174,818.14)</b>	<b>\$ (138,128.08)</b>	<b>\$ 10,000.00</b>
Beginning Balance						
Sewer Fund	\$ 111,848.98	\$ 226,879.35	\$ 199,162.49	\$ 224,330.95	\$ 134,540.98	\$ 110,490.00
Sewer Reserve Fund	\$ 315,258.32	\$ 219,680.16	\$ 342,440.35	\$ 404,997.69	\$ 319,969.52	\$ 319,969.52
<b>TOTAL CASH IN HAND</b>	<b>\$ 427,107.30</b>	<b>\$ 446,559.51</b>	<b>\$ 541,602.84</b>	<b>\$ 629,328.64</b>	<b>\$ 454,510.50</b>	<b>\$ 430,459.52</b>

Figure 2.4 illustrates the historical revenues and expenditures for the City of Toledo Sewer Fund for the past 5-years. In year 18-19 the City started paying personnel directly from the sewer fund (rather than making transfers to other funds). Expenses have exceeded revenue the past three years.

**Figure 2.4 Sewer System Revenues vs. Expenditures**



### 2.2.3. Sewer Fund Surplus / Shortfall

The history of shortfall and surplus for the sewer fund for the past several years is summarized below in Figure 2.5. The 6-year trend shows the sewer revenue not keeping up with expenditures. This graph (trend) alone warrants consideration to a sewer rate increase.

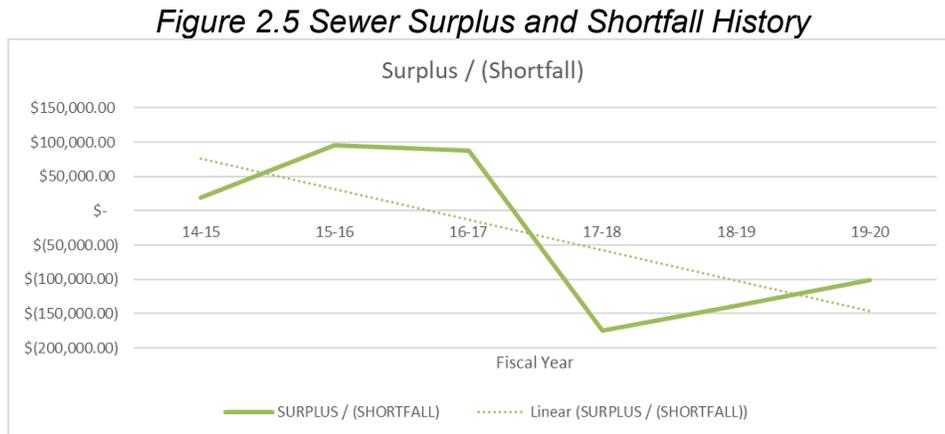
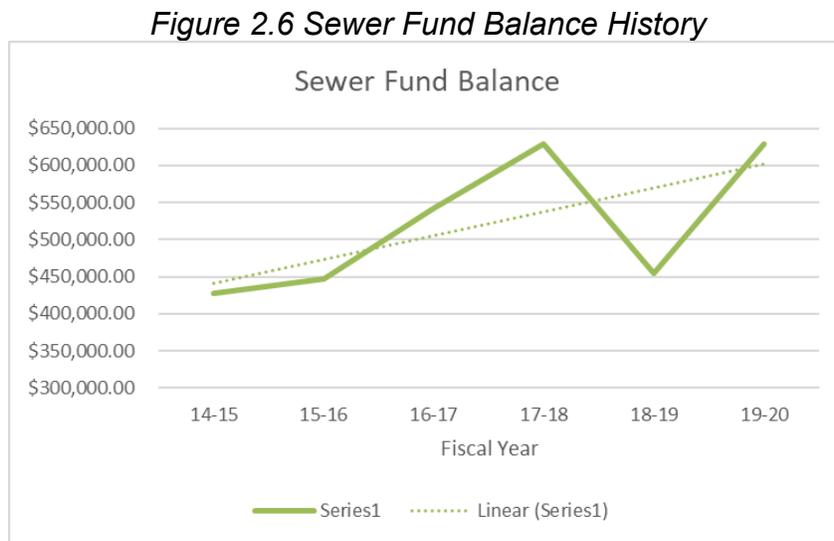


Figure 2.6 illustrates the recent history of the sewer fund balance. While the fund has a positive balance history, it’s up and down performance should be leveled out with a more consistent revenue/expense ratio. The fund balance is very small, even at its highest point. The 6-year trend shows the fund increasing.



## 2.3 Rate Structures

### 2.3.1 Current Water Rate Structure (Fiscal Year 2019-2020)

The existing rate structure in the City of Toledo includes a base rate and a volumetric consumption rate. For larger customers, or commercial and industrial customers utilizing larger

meters, a unit multiplier is applied against the base rate to account for increased demand placed on the system by large users or the potential of such demand.

Table 2.3 summarizes the basic components of the existing water rate structure in Toledo. The facilities charge and the service charge make up the total base rate for the overall water rate structure. Currently, the base rate for a typical 5/8” meter residential connection is \$29.47. Users are also charged a flat consumption rate of \$4.61/1000 gallons of water used.

The standard meter size in Toledo is the 5/8” meter. The existing rate structure is built upon a system where the 5/8” meter is the common denominator resulting in a “multiplier” of 1.0 against the base rate. For larger meters, a multiplier is applied against the base rate to compensate for the actual or potential demand of the larger user (using a larger meter) on the overall water system.

The average water use, per the City’s Water Master Plan Update, February 2017, is approximately 4,000 gallons/month. Based on the rates below, the average water charge is calculated as follows:

$$\begin{aligned} \text{Base Rate} &= && \$29.47/\text{month} \\ \text{Consumption Rate} &= 4,000/1,000 \text{ gallons} \times \$4.61 = && \$18.44/\text{month} \\ \text{Total Average Residential Charge} &= && \$47.91/\text{month} \end{aligned}$$

**Table 2.3 Current Water Rate Structure Effective May 21, 2019**

		Facilities Charge	Service Charge	Usage Charge	
		\$24.04	\$5.43	\$4.61	
Meter Size	Multiplier	(A) Facilities Charge	(B) Facilities Charge + Service Charge (inside City)	(C) Facilities Charge + Service Charge (outside City)	Usage Charge (all users) \$/1000 gal
5/8"	1.0	\$24.04	\$29.47	\$58.95	\$4.61
3/4"	1.5	\$36.06	\$41.49	\$82.99	\$4.61
1"	2.6	\$62.50	\$67.93	\$135.87	\$4.61
1-1/4"	4.1	\$98.56	\$103.99	\$207.99	\$4.61
1-1/2"	5.9	\$141.84	\$147.27	\$294.54	\$4.61
2"	10.5	\$252.42	\$257.85	\$515.70	\$4.61
3"	23.6	\$567.34	\$572.77	\$1,145.55	\$4.61
4"	41.9	\$1,007.28	\$1,012.71	\$2,025.41	\$4.61
6"	94.3	\$2,266.97	\$2,272.40	\$4,544.79	\$4.61
8"	167.5	\$4,026.70	\$4,032.13	\$8,064.24	\$4.61
10"	261.0	\$6,274.44	\$6,279.87	\$12,559.70	\$4.61
12"	377.0	\$9,063.08	\$9,068.51	\$18,136.96	\$4.61

(A) = base facilities charge x multiplier (B) = A + Service Charge (C) = B x 2

<b>Seal Rock Water District</b>	\$3.67 per 1,000 gallons (effective January 1, 2020)
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The City also provides water to two wholesale water districts and several dozen water customers who are located outside of the City Limits but not within one of the wholesale districts. A

special rate is applied to these customers that doubles the base rate but charges the same consumption rate as all other customers.

### 2.3.2 Current Sewer Rate Structure (Fiscal Year 2019-2020)

The City currently uses metered “winter average” water consumption when calculating sewer fees. The fee rate is based on water usage during the winter (January to April). There is no differentiation as to the size of the meter or whether the customer is residential, commercial, or industrial. The Sewer Base Rate of \$17.10 includes the first thousand gallons and every thousand gallons thereafter is charged at \$15.99. For the past few years, the City has been increasing their rates annually at 2%. Table 2.4 summarizes the existing sewer rate structure in Toledo.

*Table 2.4 Current Sewer Rate Structure Effective May 21, 2019*

Base Rate includes first thousand gallons. Rate per thousand based on average usage January - April	
<b>Base Rate</b>	<b>Rate per thousand</b>
\$17.10	\$15.99
\$5/month/User from Street Lighting Fund transferred to Sewer	

The average water use, per the City’s Water Master Plan Update, February 2017, is approximately 4,000 gallons/month. Based on the rates below, the average sewer charge is calculated as follows:

Base Rate (includes first 1,000 gallons) =	\$17.10/month
Street Lighting Transfer =	\$ 5.00/month
<u>Consumption Rate = 3,000/1,000 gallons x \$15.99 =</u>	<u>\$47.97/month</u>
Total Average Residential Charge =	\$70.07/month

## 2.4 Needed Revenue Adjustment

### 2.4.1. Basic Rate Increase

Based on the above summary, it is apparent both systems are in need of a general rate adjustment. The water system needs to anticipate and account for the loss of the Seal Rock Water District. The sewer system has been struggling for a few years with expenses exceeding revenues.

### 2.4.2. Capital Improvement Plans (CIP)

Both systems have identified needed capital improvements. At this time, financing of these improvements has not been accounted for. Rate adjustments are necessary to pay the debt that will be incurred to pay for these improvements. The following Section 3 will summarize the identified CIP projects, the financial costs, and financing/funding scenarios. The project and financing costs will be summarized as the impact to an equivalent dwelling unit (EDU), Tables 3.5 and 3.6.

### **2.4.3. Annual System Replacements**

The City does not have an active and aggressive system replacement program. The City is encouraged to include in their maintenance budget a revenue stream earmarked for various identified system component replacements. An aggressive and consistent replacement program will significantly reduce the need for capital projects and thereby, in the long run, save the citizens of Toledo money.

### 3. Capital Improvement Plan (CIP) Projects

Section  
**3**

#### 3.1 CIP Water System

Recently, the City completed a comprehensive Water Master Plan (WMP) Update (Civil West, February 2017) that evaluated all the existing City water facilities, identified deficiencies, and developed projects to address those deficiencies over a 20-year planning horizon. The recommended projects were organized into priority groups listed in the order they should be undertaken. Together, this group of projects became the City’s Capital Improvement Plan for the water system.

A detailed description of each project, project cost estimates, and other information can be found in the City of Toledo Water Master Plan Update. The following projects (two phases) have not been completed and are recommended:

- Refurbishment of both the Ammon Road and Graham Street water storage tanks. Both tanks need interior refurbishment, with the larger Ammon Road tank needing both interior and exterior work. *However, due to the continuing severity of the condition of the Ammon Road tank, City staff has recently determined to seek to replace this tank as soon as possible. Tank replacement is expected to be nearly \$1,200,000.* The cost of replacement has been taken into account in this rate analysis.
  
- Replacement of the Mill Creek Pump Station and Transmission Piping. This project is high in cost but must be addressed to avoid potential disruption of service should a catastrophic line break occur. In the past year there has been some talk about changing the treatment type to membranes which would allow water to be used from the Siletz year-round. This change may be cheaper than replacing the entire Mill Creek Transmission Piping. A study and cost analysis are necessary to further consider the best alternative. For purposes here, the original pipeline replacement costs will be used.

*Table 3.1 Water CIP Projects (WMP Update 2017)*

Water CIP - Phase 3			Potential Cost Share Distribution	
Item	Description	Opinion of Probable Project Cost	Toledo Share	Seal Rock Share
S2	Ammon Rd. Storage Tank Refurbishment	\$318,000	\$318,000	\$0
S3	Graham St. Storage Tank Refurbishment	\$176,000	\$176,000	\$0
		<b>\$494,000</b>	<b>\$494,000</b>	<b>\$0</b>
Water CIP - Phase 4			Potential Cost Share Distribution	
Item	Description	Opinion of Probable Project Cost	Toledo Share	Seal Rock Share
WS3	Mill Creek Pump Station and Transmission Piping	\$11,300,000	\$5,650,000	\$5,650,000
		<b>\$11,300,000</b>	<b>\$5,650,000</b>	<b>\$5,650,000</b>

The table above summarizes the total estimated project costs associated with each remaining project on the CIP and the estimated share of each project between the City of Toledo and the Seal Rock Water District.

The City cannot undertake all projects simultaneously and not all projects are as critical as the next. Therefore, an effort was made to organize the projects into priority categories. It should be understood that all projects on the CIP are important and none should be considered as optional. However, if the City wishes to undertake projects in a systematic and orderly manner, a phasing plan was recommended in the Toledo Water Master Plan Update.

Accounting for 7-years of inflation, and increasing the cost due to replacement of the water tanks, it is estimated the total remaining Water CIP cost is approximately \$17.0M as shown in Table 3.2 (not taking into account any other identified improvements since the completion of the WMP).

*Table 3.2 Water CIP Present Cost Projection*

<b>City of Toledo - Water 2017 CIP Priority Cost Adjustment</b>	
<b>Description</b>	<b>Item Cost</b>
Phase 3:	
Ammon Rd. Storage Tank - Replace	\$ 1,200,000.00
Graham St. Storage Tank - Refurbish	\$ 176,000.00
Phase 4:	
Mill Creek Pump Station and Piping	\$ 11,300,000.00
<i>Total Identified CIP Costs (2017)</i>	<i>\$ 12,676,000.00</i>
Inflation Interest Rate (7-years)	2.5%
<i>Future Value (2024) rounded</i>	<i>\$ 15,100,000.00</i>
Project Interim Financing	\$ 900,000.00
<b>Opinion of Probable Cost Total (rounded)</b>	<b>\$16,000,000.00</b>

Depending on when projects are undertaken and how fast they are completed, the project costs will increase over time. As such, rates will need to be reviewed to confirm that the City has the revenue required to fund the projects over time.

### **3.2 CIP Sewer System**

The City completed a comprehensive Wastewater Facilities Plan (WWFP) in March 2014 that evaluated all the existing City wastewater facilities, identified deficiencies, and developed projects to address those deficiencies over a 20-year planning horizon. The recommended projects were organized into priority groups and became the City’s Capital Improvement Plan for the sewer system. The following is only a summary of the projects that have not been completed since the WWFP was written. It is recommended the City consider an update to the WWFP (plans should be updated at least every five years).

- Wastewater Treatment Facility Improvements: Headworks, Effluent Booster Pumps, Outfall, Sludge Handling and Storage.
- Gravity Collection System Improvements: There were many improvement projects identified and prioritized in the Inflow and Infiltration (I&I) investigation study (May 2011). Projects involve completing necessary improvements to the City’s gravity

wastewater collection system. Many improvements have been made, or currently underway.

- Lift Station Improvements: Butler Bridge Station Improvements; Ammon Road Lift Station Improvements; “A” Street Lift Station Improvements and the “A” Street Lift Station Force Main; High School Lift Station Improvements; Lincoln Way Lift Station Improvements.

The projects vary in their criticality. A summary of the recommended projects costs (Year 2014 costs) are provided in the table below.

**Table 3.3 Wastewater CIP Project Cost Summary**

Recommended Improvements and Alternatives:			
Priority 1 Projects:			
Facility	Alternative, Recommendation	Description	Total Cost
Wastewater Treatment Plant	Headworks	New Flow Equalization Weir	\$25,000
	Outfall Pipe	Replace Portion of Outfall	\$207,230
	Effluent Booster Pumps	Install Effluent Booster pumps	\$246,935
	Sludge Alternative A	Sludge Storage Tank	\$514,829
Ammon Road Lift Station	Alternative B	New Wet Well	\$1,303,543
Butler Bridge Lift Station	Alternative B	New Wet Well	\$1,404,767
Butler Bridge Force Main	Recommendation	Replace Portion of Force Main	\$262,049
Collection System (Piping and Manholes)	I & I- Priority 1	Pipe Replacement, Lining, Bursting or Patching; Manhole Rehabilitation	\$380,935
Total Priority 1 Projects:			\$4,345,288
Priority 2 Projects:			
Facility	Alternative, Recommendation	Description	Total Cost
"A" Street Lift Station	Alternative A	Dry Pit Upgrade	\$671,248
"A" Street Lift Station Force Main	Recommendation	Replace Force Main	\$172,175
Collection System (Piping and Manholes)	I & I- Priority 2	Pipe Replacement, Lining, Bursting or Patching; Manhole Rehabilitation	\$565,400
Total Priority 2 Projects:			\$1,408,823
Priority 3 Projects:			
Facility	Alternative, Recommendation	Description	Total Cost
High School Lift Station	Alternative B	Upgrades and Life Extension Improvements	\$233,651
Hospital Lift Station	Alternative B	Upgrades and Life Extension Improvements	\$148,928
Collection System (Piping and Manholes)	I & I- Priority 3 & 4	Pipe Replacement, Lining, Bursting or Patching; Manhole Rehabilitation	\$490,340
Total Priority 3 Projects:			\$872,919
<b>Total Overall Plan Cost:</b>			<b>\$6,627,030</b>

Accounting for 10-years of inflation and realizing a few of the projects listed above (e.g. Butler Bridge Force Main and other I/I projects) have been completed, it is estimated the total remaining Sewer CIP cost is approximately \$8.17M as shown in Table 3.4 (not taking into account any other identified improvements since the completion of the WWFP).

**Table 3.4 Sewer CIP Present Cost Projection**

<b>City of Toledo - Wastewater 2014 CIP Priority Cost Adjustment</b>	
<b>Priority</b>	<b>Cost</b>
Priority 1 Projects	\$ 4,345,288.00
Butler Bridge FM completed	\$ (262,049.00)
I/I Improvements in progress	\$ (380,935.00)
Priority 2 Projects	\$ 1,408,823.00
Priority 3 Projects	\$ 872,919.00
<i>Total Identified CIP Costs (2014)</i>	<i>\$ 5,984,046.00</i>
Inflation Interest Rate (10-years)	2.5%
<i>Future Value (2024) rounded</i>	<i>\$ 7,670,000.00</i>
Project Interim Financing	\$ 500,000.00
<b>Opinion of Probable Cost Total (rounded)</b>	<b>\$ 8,170,000.00</b>

It should be understood all projects on the CIP are important and none should be considered as optional. Depending on when projects are undertaken and how fast they are completed, the project costs will increase over time. As such, rates will need to be reviewed to confirm that the City has the revenue required to fund the projects over time.

**3.3 Background Data for Funding**

Infrastructure funding for municipalities is usually accomplished through public finance, loans, grants, bonds, principle forgiveness, or a combination thereof. Funding agencies usually use certain parameters to assess the type and level of funding assistance that a community can receive. These parameters include:

- Local and State Median Household Income (MHI)
- Existing Debt Services
- Water and Sewer Uses Rates
- Low/Moderate Income Level Percentage
- Financial Stability
- Project Need

**3.4 CIP Project Funding and Financing Options**

The City has a variety of options available for funding water and sewer improvement projects. This section will briefly discuss the funding alternatives that are available to the City for funding water and sewer system upgrades.

Unfortunately, there are likely no grants that will pay for 100% of the needed improvements, the City will need to incur debt to complete the CIP projects, and other major projects that may develop. Based on recent history, the City could anticipate 20%-30% grant contribution, the remaining balance to be financed over the amount of time deemed reasonable and practical. Based on CIP project costs presented in Sections 3.1 and 3.2 above, the following tables present probable financing scenarios for both the water and sewer systems for 20- to 40-year debt service. Financing interest rate of 3.50% was used. The bottom line shows the monthly increase

per EDU (equivalent dwelling unit) if all the recommended CIP projects were done. A 30-year financing strategy is typical among many municipalities.

**Table 3.5 Water CIP Financing Scenarios**

Financial Components	Financing Years				
	20	25	30	35	40
Capital Cost	\$16,000,000	\$16,000,000	\$16,000,000	\$16,000,000	\$16,000,000
<b>Net Capital Cost to City (assume 25% Grant Award)</b>	<b>\$12,000,000</b>	<b>\$12,000,000</b>	<b>\$12,000,000</b>	<b>\$12,000,000</b>	<b>\$12,000,000</b>
Total Payment per Year (3.50%)	\$844,333	\$728,088	\$652,456	\$599,980	\$561,927
Total Monthly Cost	\$70,361	\$60,674	\$54,371	\$49,998	\$46,827
Total Interest Cost over loan	\$4,886,658	\$2,202,211	\$3,573,679	\$4,999,306	\$6,477,095
Total Cost of Funding (P+I)	\$20,886,658	\$18,202,211	\$19,573,679	\$20,999,306	\$22,477,095
<b>Monthly Share Per EDU</b>	<b>\$30.22</b>	<b>\$26.06</b>	<b>\$23.36</b>	<b>\$21.48</b>	<b>\$20.11</b>

**Table 3.6 Sewer CIP Financing Scenarios**

Financial Components	Financing Years				
	20	25	30	35	40
Capital Cost	\$8,170,000	\$8,170,000	\$8,170,000	\$8,170,000	\$8,170,000
<b>Net Capital Cost to City (assume 25% Grant Award)</b>	<b>\$6,127,500</b>	<b>\$6,127,500</b>	<b>\$6,127,500</b>	<b>\$6,127,500</b>	<b>\$6,127,500</b>
Total Payment per Year (3.50%)	\$431,137	\$371,780	\$333,160	\$306,365	\$286,934
Total Monthly Cost	\$35,928	\$30,982	\$27,763	\$25,530	\$23,911
Total Interest Cost over loan	\$2,495,250	\$3,167,004	\$3,867,310	\$4,595,271	\$5,349,867
Total Cost of Funding (P+I)	\$10,665,250	\$11,337,004	\$12,037,310	\$12,765,271	\$13,519,867
<b>Monthly Share Per EDU</b>	<b>\$23.47</b>	<b>\$20.24</b>	<b>\$18.13</b>	<b>\$16.68</b>	<b>\$15.62</b>

Funding agencies generally require cities to include an additional 10 percent to the overall monthly loan payment to cover any incidental cost or any unanticipated decrease in water consumption. The City's ability to obtain funding will greatly affect the rate increase applied to all customers.

### 3.4.1. Bond Sales

The City may choose to sell bonds to raise the capital necessary to make the system improvements. Two types of bonds are generally used for this purpose:

**General Obligation Bonds.** General obligation or GO bonds are municipal bonds that are “backed” by the full faith and credit of the issuer. GO bonds are generally repaid through an increase in property taxes. For a community such as Toledo, the GO bonds can be an attractive option as the property tax payments are tax deductible, are not based on use, and are collected whether a customer occupies the home full or part time. GO bonds guarantee a stable and consistent stream of revenue. As they are considered a lower risk investment, the interest rates on GO bonds issued are generally lower than other alternatives. GO bonds require voter approval for issuance.

**Revenue Bonds.** Revenue bonds differ from GO bonds in that they are repaid through a municipality's revenue stream or by user rates. The full faith of the issuer is not behind revenue bonds; therefore, the interest rate on revenue bonds is generally higher than GO bonds. One advantage of revenue bonds is that they do not require voter approval.

Bonds sales, regardless of type, have several requirements and processes that must be met for the bond sale to move forward. These requirements vary but generally include:

- Project documentation to prove feasibility of the project and the funding plan.
- Assistance from a bond counsel agent
- Retain a year of payments, in reserve, to provide a level of confidence that the City will not default on their debt payments.
- The bond process includes issuance costs and, many times, interim financing that increases the overall cost of a project.
- Other requirements and steps to negotiate the process of obtaining funding.

### **3.4.2. Bank Loans**

In some cases, regular lending institutions will provide funding for public infrastructure projects. However, banks typically do not provide long term infrastructure funding. Banks generally seek to limit their funding to 5-7-year interim financing for public infrastructure projects.

### **3.4.3. Business Oregon (e.g. Infrastructure Finance Authority)**

Business Oregon (BO) administers resources aimed at community development activities primarily in the water and sewer infrastructure sectors. Funding programs include:

- Community Development Block grants (CDBG)
- Safe Drinking Water Revolving Loan Fund (SDWRLF)
- Special Public Works Funds
- Water/Wastewater Financing

The SDWRLF provides below market interest rates and forgivable loan awards. Financial offerings vary based on factors including the community's median household income (MHI), current water rates, and how rates would be impacted when the project is complete. The MHI is based on the 5-Year American Community Survey (ACS) figure for the city or other more appropriate census statistical unit (e.g., census tract and/or block group) that is representative of the water system's users.

The SDWRLF generally must be used to address a health or compliance issue and could potentially provide a loan up to \$6 million per project. To receive a loan, the project must be ranked high enough on the Project Priority List in the Intended Use Plan developed by the State. A Letter of Interest (LOI) must be submitted before a project can be listed in the Intended Use Plan. The LOI Process is open all year long for submissions. Loan terms are typically 3-4% interest for 20 years; however, "Disadvantaged Communities" can potentially qualify for 1% loans for 30 years as well as partial principle forgiveness.

All recipients of SDWRLF awards need to complete an environmental review on every project in accordance with the State Environmental Review Process (SERP), pursuant to federal and state environmental laws. The Environmental Report typically required can cost \$25,000 to \$75,000 depending on the specific biological, cultural, waterway, and wetland issues that arise.

Loans and grant are available through the Special Public Works funds and Water/Wastewater Financing depending on need and financial reviews by Business Oregon.

Drawbacks of the SDWRLF program include:

- It is highly competitive.
- There is no guarantee the City will receive funding and grant awards are unlikely.
- There are extensive environmental and permitting requirements in the program that take time and money to obtain approval.
- The program is generally slow to materialize funding, with many variables affecting timing. Generally speaking, obtaining funding from the SDWRLF program is at least a two-year process.

#### **3.4.4. Rural Development/Rural Utilities Services (RUS)**

The United States Department of Agriculture (USDA) Rural Utilities Services (RUS) has a Water and Wastewater Programs Division which provides loans, guaranteed loans, and grants for water infrastructure projects for towns of less than 10,000 persons. Grants are only available when necessary to keep user costs at reasonable levels (very similar to BO threshold rates). Loans can be made with repayment periods up to 40 years. Interest rates vary but often are around 4% for design/construction loans. Environmental reporting is required similar to that for the SDWRLF but with slightly different criteria.

#### **3.4.5. DEQ Clean Water State Revolving Fund (CWSRF)**

The Clean Water State Revolving Fund (CWSRF) Loan Program administered by the Oregon Department of Environmental Quality (DEQ) provides low-cost loans for the planning, design, and construction of a variety of projects that address water pollution. The loans through the CWSRF program are available to Oregon's public agencies, including cities, counties, sanitary districts, soil and water conservation districts, irrigation districts and various special districts.

Congress established the CWSRF in 1987, to replace the Construction Grants program, which has provided direct grants to communities to complete sewer infrastructure projects. The CWSRF program provides several types of loans and varying interest rates. Loans may be available with terms of 5 years around 1.00% APR to 20 years around 2.50% APR.

There are six different types of loans available within the program. These include traditional planning design and construction loans. There are loans available for emergencies, urgent repairs and local community projects. Each of these types has different financial terms and is intended to provide communities with choices when financing water quality improvements. Interest rates of various loans are substantially discounted from the bond rate. For example, with a quarterly bond

rate of 5.0%, the CWSRF interest rates (depending on the type of loan) would range from 0.97% to 3.88%. Loan payback periods vary, ranging from 5 to 20 years. Loans do include an annual loan fee of 0.5% of the outstanding balance. Planning loans are exempt from this fee.

Eligible projects include:

- Wastewater system plans and studies
- Secondary or advanced wastewater treatment facilities
- Irrigation improvements
- Infiltration and inflow correction
- Major sewer replacement and rehabilitation
- Qualified storm water control
- Onsite wastewater system repairs
- Matching funds for some U.S. Department of Agriculture conservation programs
- Estuary management efforts
- Various nonprofit source projects (stream restorations, animal waste management, conservation easements)
- Qualified brownfields projects

All eligible proposed projects are ranked based upon their application information and entered on the program's Project Priority List. Points are assigned based on specific ranking criteria. Newly ranked projects are integrated into the priority list on a regular basis. The Project Priority List is incorporated within DEQ's annual Intended Use Plan which indicates the proposed use of the funds each year.

Projects are funded based on the availability of loan monies. If monies are insufficient to fund all the approved projects, funds are distributed to as many projects as possible based on the Project Priority List. Each time new monies become available, those monies are allocated to as many unfunded or partially funded projects as possible.

#### **3.4.6. System Development Charges (SDC)**

Portions of the project that are necessary or related to growth in the system or increases in capacity can be paid for through System Development Charge (SDC) contributions. The City has an active SDC program that collects SDC fees from new development or customers that require a significant increase or change in water consumption.

The drawback of utilizing SDC funds for payment of a major public infrastructure project is that the funding is not guaranteed to be in place. Because SDC collection requires development or growth in the system, it cannot be relied upon to provide funding for City projects.

For the purposes of this rate study, we are neglecting any potential funding that may, or may not be, available from SDC's. If additional funding becomes available through the collection of SDC's, and the selected project is SDC eligible, it can be utilized to accelerate loan payback or offset future rate increases where appropriate.

## 4. Proposed Water Rate Structure

Section

4

The primary purpose of a water rate is to generate revenue for the City to cover the costs to deliver reliable water service to residents and businesses. There are a number of options available for establishing rates. The structure presented in this section relies on common methods and industry standards for rate structures.

### 4.1 **Rate Structure Options**

#### 4.1.1. **Water Base Rate**

The base rate (or fixed regular service charge) is a charge to “customers even if they use no water at all. Most of the water system’s costs are fixed, so it makes sense that the base charge makes up most of a customer’s bill” (Oregon Health Authority (OHA) Drinking Water Services: Developing a Rate Structure).

The base rate may or may not include a usage allowance. If the base rate includes a certain amount of use, it means a higher base rate must be charged resulting in less control over the size of utility bill for the customer. However, it also means a steadier cash flow for the City.

Base rates that do not include consumption allow individual customers the freedom to lower their effective monthly rates by reducing consumption. Rates of this type also encourage conservation, and typically make customers more aware of their monthly water use. The City of Toledo currently has a base rate with no base allowance of consumption.

Generally speaking, a base rate should be developed that will cover all, or nearly all, of the City’s fixed obligations, administrative costs, and operating costs if little or no water is actually sold. The logic is that, regardless of water consumption, the City can meet their obligations and continue to operate the water system. An adequate base rate ensures a steady revenue stream regardless of whether people are using water or not. In practice, setting the base rate requires a balance of consideration of the users, both large and small, and actual water consumption.

In short, the base rate could account for the following *fixed expenses*:

- Personnel: Labor, Retirement, Training, Benefits
- Operation (daily/annual): Power, Supplies, Equipment
- Maintenance: Materials, Supplies, Equipment
- Loan Debt(s)
- Capital Improvements (short- and long-term)

#### 4.1.2. **Water Consumption (Commodity) Rate**

The variable portion of a customer’s bill that tracks water consumption is the commodity rate. It is simplest to set one price per gallon (flat rate) for any amount of water used. However, tiered rates, discussed below, can be used if deemed appropriate and practical.

A consumption rate is a charge that is applied to defined units of water consumption in a community. Usually based on blocks of 100 cubic feet or 1,000 gallons, a water supplier can charge an equitable amount of water per unit based on what it costs to produce and provide water services for that unit of water. Many consider the consumption rate the best approach for water sales as those who use a great deal of water will pay an appropriate amount based on the water they used. Also, customers can relate to consumption billing as it compares to familiar practices for fuel, electricity, phone bills, and other common billing practices.

Historically, the City of Toledo has relied upon a combination base rate plus consumption rate (per 1,000 gallons of water consumed) to charge their customers. Through the utilization of an appropriate consumption rate charge, individual customers can lower their monthly water expense by using less water. Consumption rates also prevent small users from subsidizing larger users.

Consumption rates can be flat or tiered:

- Single Block or Flat. Regardless of the volume of water used, the usage rate remains the same. This rate is often coupled with a minimum base charge for having service available. Toledo currently uses a flat consumption rate coupled with a base charge.
- Decrease Block or Tiered. The price of water declines as the amount used increases. Each succeeding consumption block is cheaper. This structure is based on the assumption that costs decline as consumption goes up. A step-down rate structure may be justified for users like industries and businesses who employ local residents and otherwise support a community and provide beneficial uses.
- Increase Block or Tiered. The price of water increases as the amount used increases. Each succeeding consumption block is more expensive. Structure based on the assumption that water rates should promote water conservation and require high water use customers to bear the burden of increased capacity requirements.

In short, and whatever the type of rate used, the consumption rate should account for:

- Contingency / Emergency
- Savings

#### **4.2 Reasonable and Affordable Water Rates**

Public funding agencies adjust their interest rates, grant assistance, and other funding categories depending on the level of need or support a community has. The funding available through the funding agencies is limited, and therefore, the programs are highly competitive. Criteria are established to help determine who is in greater need of support. The agencies also do not want to subsidize systems that are not charging enough for their water. Therefore, defining what a “reasonable” water rate is requires an evaluation of each community and their particular circumstances.

“Affordability calculations can provide a general idea of the water bill’s impacts on a customer’s monthly budget. And these calculations can help determine eligibility for grants or low-interest loans” (OHA, Developing a Rate Structure). Two water system affordability rate comparisons can be used:

1. **Rate Comparisons.** In order to compare the City’s rates to the Oregon average, the unit cost of water is applied to a state average usage of 7,500 gallons of water per month. This is the Oregon standardized consumption rate which funding agencies typically use when awarding grants; this provides an “apples to apples” comparison. The current average water charge in the State of Oregon is around \$55/month based on an average water consumption of 7,500 gallons per month. Table 4.1 below shows a Toledo resident would be charged \$64.05/month for 7,500 gallons of usage at the City’s current rate. This fee exceeds the current average statewide fee of \$55.00.

*Table 4.1 Reasonable Rates Based on Rate*

Water Used (gal/month)	Base Charge	Consumption Charge	Total Monthly Charge
4,000	\$29.47	\$18.44	\$47.91
7,500	\$29.47	\$34.58	\$64.05
State of Oregon average (@ 7,500 gal.)			\$55.00

2. **Median Household Income (MHI).** The most common method is to consider what portion of the typical Median Household Income (MHI) is dedicated to paying the average water rate in a community. Each agency is different with the criteria ranging from 1.25% to 1.75%. If the average water bill in a community exceeds the MHI criteria, it is generally considered to be excessive or burdensome to the residents of the community. Business Oregon calculates an Affordability Rate by multiplying the water system MHI by 1.25% and dividing by 12 months. The Affordability Rate is compared to the monthly residential water charge per equivalent dwelling unit (EDU). Those communities with both an MHI below the state average and projected rates in excess of the affordability rate *at project completion* are potentially eligible for lower interest rates and the greatest amount of forgivable loan award. Table 4.2 below provides a summary of a monthly rate based on the MHI in Toledo.

*Table 4.2 Reasonable Rates Based on MHI*

Water Used (gal/month)	2017 Average Mean Household Income (MHI)*	Average Water Cost Based on Current Rate Structure	1.25% MHI
4,000	\$48,281.00	\$47.91	\$50.29

\*2017 estimates from the US Census Bureau

Based upon the above analysis and realizing a rate increase is necessary as discussed within this report, the recommended rate increase will exceed the 1.25 % threshold. Toledo should qualify for the best financial assistance if they were to pursue project funding.

While passing the affordability test does not guarantee that a community would be eligible for grant assistance, it is one of the tools used by the funding agencies to determine what communities have the greatest needs.

### **4.3 Rate Methodology**

When considering potential new rates for the City of Toledo, it was important to consider several key factors. These include:

1. How much revenue must be obtained by the new rate increase in order to meet the following expenses:
  - a) Offset the loss of Seal Rock Water District?
  - b) Replace equipment and materials?
  - c) Repayment of loans for CIP projects?
2. How will the historic water use practices affect the revenue production of the City?
3. How will the historic water consumption practices of the community change in the face of a significant rate increase?
4. What combination of base and consumption rate will work the best for the most people in the community (knowing that no rate increase or proposed rate structure will be met with approval from everyone)?

The City will require a certain amount of revenue each month to accomplish the following:

1. Offset the loss of SRWD.
2. Pay for the operation and maintenance of the water system including personnel, materials, services, etc.
3. Pay existing debt
4. Pay new debt resulting from undertaking projects on the CIP.
5. Annual routine replacement of pipelines and equipment.
6. Cover increases in costs due to inflation.

### **4.4 Justification for New Water Rate**

In order to determine new rates for the water system, a determination of necessary revenues was required. Three issues exist: (1) the lost revenue from Seal Rock Water District must be made up; (2) new revenues are necessary to keep the system financially stable and able to make identified capital improvements; and (3) annual system replacements and upgrades. The proforma (Section 4.5) analysis determined the amount of new revenues that are required to set the water fund on a firm foundation.

#### **4.4.1. Seal Rock Water District (SWRD) Impact**

The loss of the Seal Rock Water District's revenue (approximately \$347,000/year) is the equivalent of increasing each current Toledo EDU's water rate approximately \$12.50/month. In other words, to absorb the revenue loss, at a minimum, Toledo users would be paying another \$12.50/month. The argument could be made that with the loss of SRWD less water is produced

and treated so therefore operation costs would decrease. This may be true, but the loss of revenue is significantly more noticeable than the operations saving. The City is losing net money by losing SRWD as a customer.

As noted earlier, the water system is generally fiscally sound. Although losing SRWD will be a significant impact, it is possible for the City to meet its day to day needs with little impact to the individual user. The proforma suggests the City needs to anticipate a minimum rate increase equivalent to 15% of the average SWRD revenue. A per Toledo EDU rate increase is calculated as follows:

- \$52,050/year (15% of \$347,000) = **\$1.86/month per Toledo EDU.**

#### 4.4.2. Recommended CIP Projects

As developed in Section 3.1, the total anticipated CIP is approximately \$16,000,000. This amount of money would need to be borrowed with a means to pay back the debt. Table 3.5 showed financing scenarios based on an interest rate of 3.5%, 25% grant award, and 2,328 Toledo EDUs. As shown in the proforma, CIP revenue increase and spending are spread over three years. To accomplish all the CIP projects, as presented, the user rate increase for CIP work is:

- **\$23.36/month per EDU**

#### 4.4.3. Annual Replacement

Annual system replacements of pipes, pumps, etc. due to normal wear-and-tear should be proactively anticipated and planned for. Table 4.3 shows the water system components and an annual upkeep cost of the system. The life expectancy of components and equipment is the driving force behind determining a replacement revenue stream.

*Table 4.3 Life Expectancies and Annual Replacement*

Component	Life Expectancy	Units	Unit Cost	Value	Annual Depreciation / Replacement Value
	Years				
Pipes	80	185,000	\$ 70	\$ 12,950,000	\$161,875
Treatment Plant equipment	40			\$ 8,000,000	\$200,000
Booster Station equipment, valves, PRV, etc.	20			\$ 2,000,000	\$100,000
Booster Station	40	3	\$ 250,000	\$ 750,000	\$18,750
Booster Station equipment, valves, PRV, etc.	20	3	\$ 250,000	\$ 750,000	\$37,500
Tank	40	3,350,000	\$ 1.25	\$ 4,187,500	\$104,688
Meters	12	1,486	\$ 300	\$ 445,800	\$37,150
Service Laterals	12	1,486	\$ 750	\$ 1,114,500	\$92,875
Intake on Siletz	40			\$ 4,000,000	\$100,000
Raw Water Pipeline from Siletz	80	30,000	\$ 100	\$ 3,000,000	\$37,500
Mill Creek Dam	100			\$ 4,600,000	\$46,000
Raw water Pipeline from Mill Creek Dam	80			\$ 10,000,000	\$125,000
<b>TOTAL</b>				<b>\$ 51,797,800</b>	<b>\$1,061,338</b>

On an average, per the above assumptions and calculations, the City should spend approximately \$1,061,338/year for maintenance and upkeep of the water system. This would equate to

approximately a \$38/month/EDU increase in the water rate, just for this category. This amount of money is significant. For purposes of this report, we recommend the City consider doing something rather than nothing. As such, we recommend the City budget a minimum of \$200,000 earmarked for maintenance and replacement. A user rate increase is calculated as follows:

- $\$200,000 / 2,328 \text{ EDUs} / 12 \text{ months} = \underline{\underline{\$7.16/\text{month per EDU}}}$

Table 4.4 summarizes the final end user rate based on the above discussion. It is not recommended the City immediately adjust the rate to this level. The proforma spreads the cost of CIP and system replacement over a few years. As such, rate increases can be incremental. Rather than a wide annual variation of rate adjustments, we recommend a systematic and incremental user rate increase to account for the above-described adjustments, approximately 7.2% each year for the next 6-years, as shown in Table 4.5 below.

**Table 4.4 Potential New Average User Rate**

Potential New Average User Rate		
Revenue Source	Net Annual Increase	EDU/Month
Current Avg. Use Rate		\$47.91
#1 SRWD Loss (2021)	\$52,050.00	\$1.86
#2 CIP (w 25% Grants) (2023-25)	\$652,455.98	\$23.36
#3 System Replacement (2022)	\$200,000.00	\$7.16
<b>Future New Rate</b>	<b>\$904,505.98</b>	<b>\$80.29</b>

This proposed rate would place the City above the affordability threshold often used by funding agencies to determine grant needs for a community. The best funding options would be available to the City.

#### **4.5 Water Proforma**

A detailed proforma evaluation was completed for the water fund in Toledo for the next 20-year planning period. The goal of this proforma was to attempt to predict the performance and condition of the water fund while the City undertakes projects, repays debt, adjusts for inflation, and continues to provide water to their local and wholesale customers.

A number of conservative assumptions were made as part of this analysis. The purpose of the assumptions was to account for changing conditions and build in protection for the City resulting from the many unknown and uncertain variables that exist. Conservative assumptions that were built into the proforma include, but are not limited to, the following:

1. Inflation will increase steadily at a rate of 3% per year; therefore, rates are assumed to increase 3% each year to counteract the effects of inflation.
2. Population growth will be zero; therefore, there will be no income generated from new customers in the form of additional water sales or system development charges (SDCs).

With these assumptions in place, we will have considered an unlikely and, perhaps, worst case scenario for the City to ensure the finances of the City will be healthy under more likely

conditions. However, the financial health and the rate status of the water system should be regularly reviewed, and adjustments made as unknowns and assumptions become known and as conditions change.

Table 4.3 below summarizes the proforma analysis for the first 6 years of the planning cycle. A 20-year proforma can be found in the Appendix.

**Table 4.5 Water System Proforma Summary (2019-2026)**

7.2%	Incremental Rate Increase		\$51.36	\$55.06	\$59.02	\$63.27	\$67.83	\$72.71
	Average Monthly User Rate	\$47.91	\$50.84	\$55.23	\$55.04	\$62.74	\$70.48	\$72.04
	Annual % Revenue Increase		6.1%	8.6%	-0.4%	14.0%	12.3%	2.2%
Description		Budget	Budget	5-Year Fiscal Year Projections (3% Annual Revenue and Expenditure Increases)				
		19-20	20-21	21-22	22-23	23-24	24-25	25-26
	<b>Annual Beginning Fund Balance</b>	\$0	\$265,527	\$603,597	\$964,335	\$1,186,748	\$1,313,093	\$1,343,751
Line	Description							
<b>Revenues</b>								
1	Toledo Revenue Projections (w/ 3% annual increase)	\$1,323,485.00	\$1,363,189.55	\$1,404,085.24	\$1,446,207.79	\$1,489,594.03	\$1,534,281.85	\$1,580,310.30
2	Rate Increase #1 (SRWD Replace) (w/ 3% annual increase)		\$52,050.00	\$53,611.50	\$55,219.85	\$56,876.44	\$58,582.73	\$60,340.22
3	Rate Increase #2 (CIP w/ 25% Grants)				\$217,485.33	\$434,970.65	\$652,455.98	\$652,455.98
4	Rate Increase #3 (System Replace) (w/ 3% annual increase)			\$100,000.00	\$200,000.00	\$206,000.00	\$212,180.00	\$218,545.40
5	Seal Rock Revenue Projections	\$346,985.00	\$357,394.55	\$368,116.39				
<b>Total Revenue</b>		<b>\$1,670,470.00</b>	<b>\$1,772,634.10</b>	<b>\$1,925,813.12</b>	<b>\$1,918,912.97</b>	<b>\$2,187,441.12</b>	<b>\$2,457,500.56</b>	<b>\$2,511,651.90</b>
<b>Expenses and Debt</b>								
6	Transfers to other non-water funds	\$22,500	\$23,175.00	\$23,870.25	\$24,586.36	\$25,323.95	\$26,083.67	\$26,866.18
7	Personnel Services	\$509,684	\$524,974.52	\$540,723.76	\$556,945.47	\$573,653.83	\$590,863.45	\$608,589.35
8	Material & Services	\$409,622	\$421,910.66	\$434,567.98	\$447,605.02	\$461,033.17	\$474,864.16	\$489,110.09
9	Capital Outlay	\$45,575	\$46,942.25	\$48,350.52	\$49,801.03	\$51,295.06	\$52,833.92	\$54,418.93
10	Rate Increase #3 (System Replace) (w/ 3% annual increase)			\$100,000.00	\$200,000.00	\$206,000.00	\$212,180.00	\$218,545.40
	<b>Sub-Total Typical Expenses</b>	<b>\$987,381.00</b>	<b>\$1,017,002.43</b>	<b>\$1,147,512.50</b>	<b>\$1,278,937.88</b>	<b>\$1,317,306.01</b>	<b>\$1,356,825.19</b>	<b>\$1,397,529.95</b>
11	Existing debt service	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00
12	Rate Increase #2 (CIP w/ 25% Grants)					\$326,227.99	\$652,455.98	\$652,455.98
	<b>Sub-Total Annual Debt Service</b>	<b>\$417,562.00</b>	<b>\$417,562.00</b>	<b>\$417,562.00</b>	<b>\$417,562.00</b>	<b>\$743,789.99</b>	<b>\$1,070,017.98</b>	<b>\$1,070,017.98</b>
<b>Total Expenditures</b>		<b>\$1,404,943</b>	<b>\$1,434,564</b>	<b>\$1,565,075</b>	<b>\$1,696,500</b>	<b>\$2,061,096</b>	<b>\$2,426,843</b>	<b>\$2,467,548</b>
<b>Water System Fund Yearly Savings</b>		<b>\$265,527</b>	<b>\$338,070</b>	<b>\$360,739</b>	<b>\$222,413</b>	<b>\$126,345</b>	<b>\$30,657</b>	<b>\$44,104</b>

The top three rows (orange highlight) shows the incremental rate increases over the next 6-years needed to bring the current rates to where the rates need to be, based on the projected income and projected expenses. An annual incremental rate of approximately 7.2% is required. After 6-years the rate increase will fall back to the inflation-offsetting rate of 3%.

Figure 4.1 below is a graphical summary of the proforma analysis of the water system for a few years of the planning period. As can be seen in the figure, the water system is projected to increase and keep in line with a 3% inflation rate. It is recommended the City review the financial status every five years and adjust the rate structure, as necessary, to account for changes that diverge from the assumptions in this analysis. This may necessitate further increases in the rate structure or, potentially, decreases in the rate structure if it is found that the conservative assumptions in this analysis prove to be too aggressive.

**Figure 4.1 Water System Fund Proforma Analysis**  
**Graphical Representation of Projected Fund Performance over Planning Period**

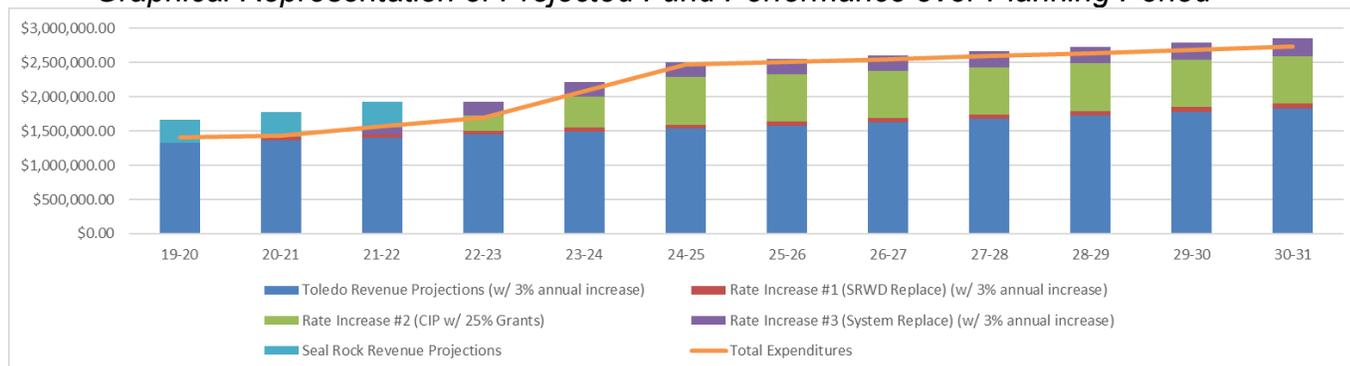


Figure 4.1 shows peaks indicating influxes of funding to pay for major capital improvement projects (“Rate Increase #2”) during the planning period. It is anticipated funding will not be secured in lump sums, but rather more slowly over time as expenses are incurred.

#### 4.6 New Rate Structure Options

Once the new average rate is determined, the City must select a new rate structure for the implementation and collection of the new rate. The new rate structure should include two components:

1. A base rate component
2. A consumption rate component

The combination of the two rate components, when considering typical water consumption patterns, should result in the new average water rate for the Toledo water system.

Table 4.7 illustrates a rate matrix for the City of Toledo. The matrix shows how the different combinations of base and consumption rates can be combined to meet the minimum average rate requirement needed to produce the required revenue stream. The grey-shaded area within the matrix indicates rate combinations (base and consumption) that meet or exceed the rate level that is required to meet the revenue requirements for the City. The combinations on the “edge” of the shaded area are the lowest-impact options that will satisfy the revenue requirements.

Any of the combinations below would qualify as a viable rate structure for the City of Toledo. The City should consider how much of an increase to place upon the base rate and the consumption rate when determining the final rate structure.

As discussed in Section 4.1, and from the matrix, the following are example rate structures.

- 100% Base Rate = \$80.29 + \$0.00 / 1,000-gallons (based on no consumption)
- 75% Base Rate = \$60.30 + \$5.00 / 1,000-gallons
- 50% Base Rate = \$40.30 + \$10.10 / 1,000-gallons
- 0% Base Rate = \$ 0.00 + \$20.07 / 1,000-gallons (based solely on consumption)

### 4.7 Recommended New Water Rate Structure

Recommending a new rate structure which is projected to provide the required revenues for the City’s water fund, remaining CIP improvements, and to fund a system replacement fund, without high variations of revenue, is the overarching goal. While the decision ultimately rests with the City, we recommend a high base rate and accompanying consumption rate to match. We recommend the base rate be 75% of the needed revenue.

Table 4.6 summarizes the proposed rate structure for standard 5/8” residential meters and other sectors of the community including commercial, industrial, and customers located outside of the system (who are not part of the wholesale district customers).

**Table 4.6 Rate Structure Table**

		Base Facilities Charge	Usage Charge	
		\$60.30	\$5.00	
Meter Size	Multiplier	(A) Facilities Charge	(B) Facilities Charge (outside City)	Usage Charge (all users) \$/1000 gal
5/8"	1.0	\$60.30	\$120.60	\$5.00
3/4"	1.5	\$90.45	\$180.90	\$5.00
1"	2.6	\$156.78	\$313.56	\$5.00
1-1/4"	4.1	\$247.23	\$494.46	\$5.00
1-1/2"	5.9	\$355.77	\$711.54	\$5.00
2"	10.5	\$633.15	\$1,266.30	\$5.00
3"	23.6	\$1,423.08	\$2,846.16	\$5.00
4"	41.9	\$2,526.57	\$5,053.14	\$5.00
6"	94.3	\$5,686.29	\$11,372.58	\$5.00
8"	167.5	\$10,100.25	\$20,200.50	\$5.00
10"	261.0	\$15,738.30	\$31,476.60	\$5.00
12"	377.0	\$22,733.10	\$45,466.20	\$5.00
		(A) = base facilities charge x multiplier	(B) = A x 2	

Table 4.7 Uniform Rate Matrix

Varying Base Rates (\$ per month)	Varying Consumption Rates (\$ per 1000 gal)														
	\$4.61	\$5.00	\$5.30	\$5.60	\$5.90	\$6.20	\$6.50	\$8.00	\$8.30	\$8.60	\$8.90	\$9.20	\$9.50	\$9.80	\$10.10
\$29.47	\$47.91	\$49.47	\$50.67	\$51.87	\$53.07	\$54.27	\$55.47	\$61.47	\$62.67	\$63.87	\$65.07	\$66.27	\$67.47	\$68.67	\$69.87
\$38.70	\$57.11	\$58.70	\$59.90	\$61.10	\$62.30	\$63.50	\$64.70	\$70.70	\$71.90	\$73.10	\$74.30	\$75.50	\$76.70	\$77.90	\$79.10
\$39.50	\$57.94	\$59.50	\$60.70	\$61.90	\$63.10	\$64.30	\$65.50	\$71.50	\$72.70	\$73.90	\$75.10	\$76.30	\$77.50	\$78.70	\$79.90
\$40.30	\$58.74	\$60.30	\$61.50	\$62.70	\$63.90	\$65.10	\$66.30	\$72.30	\$73.50	\$74.70	\$75.90	\$77.10	\$78.30	\$79.50	\$80.70
\$41.10	\$59.54	\$61.10	\$62.30	\$63.50	\$64.70	\$65.90	\$67.10	\$73.10	\$74.30	\$75.50	\$76.70	\$77.90	\$79.10	\$80.30	\$81.50
\$41.90	\$60.34	\$61.90	\$63.10	\$64.30	\$65.50	\$66.70	\$67.90	\$73.90	\$75.10	\$76.30	\$77.50	\$78.70	\$79.90	\$81.10	\$82.30
\$42.70	\$61.14	\$62.70	\$63.90	\$65.10	\$66.30	\$67.50	\$68.70	\$74.70	\$75.90	\$77.10	\$78.30	\$79.50	\$80.70	\$81.90	\$83.10
\$43.50	\$61.94	\$63.50	\$64.70	\$65.90	\$67.10	\$68.30	\$69.50	\$75.50	\$76.70	\$77.90	\$79.10	\$80.30	\$81.50	\$82.70	\$83.90
\$44.30	\$62.74	\$64.30	\$65.50	\$66.70	\$67.90	\$69.10	\$70.30	\$76.30	\$77.50	\$78.70	\$79.90	\$81.10	\$82.30	\$83.50	\$84.70
\$45.10	\$63.54	\$65.10	\$66.30	\$67.50	\$68.70	\$69.90	\$71.10	\$77.10	\$78.30	\$79.50	\$80.70	\$81.90	\$83.10	\$84.30	\$85.50
\$45.90	\$64.34	\$65.90	\$67.10	\$68.30	\$69.50	\$70.70	\$71.90	\$77.90	\$79.10	\$80.30	\$81.50	\$82.70	\$83.90	\$85.10	\$86.30
\$46.70	\$65.14	\$66.70	\$67.90	\$69.10	\$70.30	\$71.50	\$72.70	\$78.70	\$79.90	\$81.10	\$82.30	\$83.50	\$84.70	\$85.90	\$87.10
\$47.50	\$65.94	\$67.50	\$68.70	\$69.90	\$71.10	\$72.30	\$73.50	\$79.50	\$80.70	\$81.90	\$83.10	\$84.30	\$85.50	\$86.70	\$87.90
\$48.30	\$66.74	\$68.30	\$69.50	\$70.70	\$71.90	\$73.10	\$74.30	\$80.30	\$81.50	\$82.70	\$83.90	\$85.10	\$86.30	\$87.50	\$88.70
\$49.10	\$67.54	\$69.10	\$70.30	\$71.50	\$72.70	\$73.90	\$75.10	\$81.10	\$82.30	\$83.50	\$84.70	\$85.90	\$87.10	\$88.30	\$89.50
\$49.90	\$68.34	\$69.90	\$71.10	\$72.30	\$73.50	\$74.70	\$75.90	\$81.90	\$83.10	\$84.30	\$85.50	\$86.70	\$87.90	\$89.10	\$90.30
\$50.70	\$69.14	\$70.70	\$71.90	\$73.10	\$74.30	\$75.50	\$76.70	\$82.70	\$83.90	\$85.10	\$86.30	\$87.50	\$88.70	\$89.90	\$91.10
\$51.50	\$69.94	\$71.50	\$72.70	\$73.90	\$75.10	\$76.30	\$77.50	\$83.50	\$84.70	\$85.90	\$87.10	\$88.30	\$89.50	\$90.70	\$91.90
\$52.30	\$70.74	\$72.30	\$73.50	\$74.70	\$75.90	\$77.10	\$78.30	\$84.30	\$85.50	\$86.70	\$87.90	\$89.10	\$90.30	\$91.50	\$92.70
\$53.10	\$71.54	\$73.10	\$74.30	\$75.50	\$76.70	\$77.90	\$79.10	\$85.10	\$86.30	\$87.50	\$88.70	\$89.90	\$91.10	\$92.30	\$93.50
\$53.90	\$72.34	\$73.90	\$75.10	\$76.30	\$77.50	\$78.70	\$79.90	\$85.90	\$87.10	\$88.30	\$89.50	\$90.70	\$91.90	\$93.10	\$94.30
\$54.70	\$73.14	\$74.70	\$75.90	\$77.10	\$78.30	\$79.50	\$80.70	\$86.70	\$87.90	\$89.10	\$90.30	\$91.50	\$92.70	\$93.90	\$95.10
\$55.50	\$73.94	\$75.50	\$76.70	\$77.90	\$79.10	\$80.30	\$81.50	\$87.50	\$88.70	\$89.90	\$91.10	\$92.30	\$93.50	\$94.70	\$95.90
\$56.30	\$74.74	\$76.30	\$77.50	\$78.70	\$79.90	\$81.10	\$82.30	\$88.30	\$89.50	\$90.70	\$91.90	\$93.10	\$94.30	\$95.50	\$96.70
\$57.10	\$75.54	\$77.10	\$78.30	\$79.50	\$80.70	\$81.90	\$83.10	\$89.10	\$90.30	\$91.50	\$92.70	\$93.90	\$95.10	\$96.30	\$97.50
\$57.90	\$76.34	\$77.90	\$79.10	\$80.30	\$81.50	\$82.70	\$83.90	\$89.90	\$91.10	\$92.30	\$93.50	\$94.70	\$95.90	\$97.10	\$98.30
\$58.70	\$77.14	\$78.70	\$79.90	\$81.10	\$82.30	\$83.50	\$84.70	\$90.70	\$91.90	\$93.10	\$94.30	\$95.50	\$96.70	\$97.90	\$99.10
\$59.50	\$77.94	\$79.50	\$80.70	\$81.90	\$83.10	\$84.30	\$85.50	\$91.50	\$92.70	\$93.90	\$95.10	\$96.30	\$97.50	\$98.70	\$99.90
\$60.30	\$78.74	\$80.30	\$81.50	\$82.70	\$83.90	\$85.10	\$86.30	\$92.30	\$93.50	\$94.70	\$95.90	\$97.10	\$98.30	\$99.50	\$100.70
\$61.10	\$79.54	\$81.10	\$82.30	\$83.50	\$84.70	\$85.90	\$87.10	\$93.10	\$94.30	\$95.50	\$96.70	\$97.90	\$99.10	\$100.30	\$101.50
\$61.90	\$80.34	\$81.90	\$83.10	\$84.30	\$85.50	\$86.70	\$87.90	\$93.90	\$95.10	\$96.30	\$97.50	\$98.70	\$99.90	\$101.10	\$102.30

## 5. Proposed Sewer Rate Structure

Section

5

### 5.1 *Rate Structure Option*

The primary purpose of a sewer rate is to generate revenue for the City. There are a number of options available for establishing rates. The structure presented in this section relies on common methods and industry standards for rate structures.

#### 5.1.1. Sewer Base Rate

The base rate is the rate charged per connection. This rate may or may not include a base usage water allowance. If the base rate includes a certain amount of water use, it means a higher base rate and less control over the size of utility bill for the customer.

Base rates that do not include discharge allow individual customers the freedom to lower their effective monthly rates by reducing water consumption. The City of Toledo currently has a base rate with 1,000-gallons/month allowance for discharge (as measured with the water meters).

Generally speaking, a base rate should be developed that will cover all, or nearly all, of the City's obligations, administrative costs, and operating costs if little or no water is actually sold. Unlike a water system, a sewer system's operation and maintenance costs are fairly steady, regardless of the water flow. In fact, for most sewer systems, like Toledo's, the wastewater flow from residents is only part of the flow compared to Inflow and Infiltration (I/I) coming into the system. As such, regardless of the water used by each resident and discharged into the sewer system, the expenses of a sewer system are constant. Many consider a base rate with essentially unlimited discharge the best approach. Whether people conserve with their water use or not generally has little effect on the sewer system.

In short, the base rate could, at a minimum, account for the following fixed expenses:

- Personnel: Labor, Retirement, Training, Benefits
- Operation (daily/annual): Power, Supplies, Equipment
- Maintenance: Materials, Supplies, Equipment
- Loan Debt(s)
- Capital Improvements (short- and long-term)

#### 5.1.2. Sewer Discharge (Water Consumption) Rate

Historically, the City of Toledo has relied upon water consumption to charge their customers for sewer per 1,000 gallons of water consumed (as metered). The first 1000 gallons is part of the base rate, but every 1,000 gallons thereafter is charge a usage charge. Through the utilization of a consumption rate charge, individual customers can lower their monthly sewer expense by consuming/discharging less water. Consumption rates are typically flat. In short, if consumption rates were used, the rates should account for:

- Contingency / Emergency
- Savings

## 5.2 Rate Methodology

When considering potential new rates for the City of Toledo, it was important to consider several key factors. These include:

1. How much revenue must be obtained by the new rate increase in order to meet the following expenses:
  - a) Maintain status quo
  - b) Replace equipment and materials
  - c) Bonding requirements to pay back loans for CIP projects
2. How will the historic water discharge practices of the community change in the face of a significant rate increase?
3. What combination of base and consumption rate will work the best for the most people in the community (knowing that no rate increase or proposed rate structure will be met with approval from everyone)?

The City will require a certain amount of revenue each month to accomplish the following:

1. Catch up with spending demands and maintain status quo.
2. Pay for the operation and maintenance of the sewer system including personnel, materials, services, etc.
3. Pay existing debt and new debt resulting from undertaking projects on the CIP.
4. Annual routine replacement of pipelines and equipment.
5. Cover increases in costs due to inflation.

## 5.3 Justifications for New Sewer Rates

In order to determine new rates for the sewer system, a determination of necessary revenues was required. Three issues exist: (1) the sewer fund historically has not been keeping up with expenses; (2) new revenues are necessary to keep the system financially stable and able to make identified capital improvements; and (3) annual system replacements and upgrades. The proforma analysis (Section 5.4) determined the amount of new revenues that was required to set the sewer fund on a firm foundation.

### 5.3.1 Needed Adjustment

As shown earlier, the sewer fund revenue generally has not been keeping up with necessary expenses. The proforma suggests the City increase the general revenue stream. A per Toledo EDU rate increase is calculated as follows:

- \$80,000/year = \$4.35/month per Toledo EDU.

### 5.3.2 Recommended CIP Projects

As developed in Section 3.2, the total anticipated CIP need is approximately \$8,170,000. This amount of money would need to be borrowed with a means to pay back the debt. Table 3.6 showed financing scenarios based on an interest rate of 3.5%, 25% grant award, and 1,531 Toledo EDUs. To accomplish all the CIP projects, as presented, the user rate increase for CIP work is:

- **\$18.13/month per EDU**

### 5.3.3 Annual Replacement

Annual system replacements of pipes, pumps, etc. due to normal wear-and-tear should be proactively anticipated and planned for. Table 5.1 shows the sewer system components and an annual upkeep cost of the system. The life expectancy of components and equipment is the driving force behind determining a replacement revenue stream.

*Table 5.1 Life Expectancies and Annual Replacement*

Component	Life Expectancy	Units	Unit Cost	Value	Annual Depreciation / Replacement Value
	Years				
Gravity Pipes	80	115,700	\$ 120	\$ 13,884,000	\$ 173,550
Forcemains	80	6,000	\$ 100	\$ 600,000	\$ 7,500
Manholes	80	655	\$ 1,500	\$ 982,500	\$ 12,281
Service Laterals	40	1,531	\$ 1,000	\$ 1,531,000	\$ 38,275
Lift Stations	40	5	\$ 450,000	\$ 2,250,000	\$ 56,250
equipment, valves, PRV, etc.	20	5	\$ 200,000	\$ 1,000,000	\$ 50,000
Treatment Plant	40			\$ 8,000,000	\$ 200,000
equipment	20			\$ 2,000,000	\$ 100,000
Effluent Discharge to Yaquina River	80	1,500	\$ 130	\$ 195,000	\$ 2,438
<b>TOTAL</b>				<b>\$ 30,442,500</b>	<b>\$ 640,294</b>

On an average, per the above assumptions and calculations, the City should spend over \$640,000/year for maintenance and upkeep of the sewer system. This would equate to nearly a \$35/month/EDU increase in the sewer rate, just for this work. This amount of money is significant. For purposes of this report, we recommend the City consider doing something rather than nothing. As such, we recommend the City budget a minimum of \$200,000 earmarked for maintenance and replacement. For purposes of a gradual, steady incremental rate increase, this budget starts at 100,000 and grows over a couple of years. A user rate increase is calculated as follows:

- $\$200,000 / 1,531 \text{ EDUs} / 12 \text{ months} = \mathbf{\$10.89/month per EDU}$

Table 5.2 summarizes the end user rate based on the above discussion. It is not recommended the City immediately adjust the rate to this level. The proforma spreads the cost of CIP and system replacement over a few years. As such, rate increases can be incremental. Rather than a wide annual variation of rate adjustments, we recommend a systematic and incremental user rate increase to account for the above-described adjustments, approximately 11.2% each year for the next 5-years, as shown in Table 5.4.

**Table 5.2 Potential New Average Sewer User Rate**

Revenue Source		Net Annual Increase	EDU/Month
	Avg. Use Rate		\$70.07
#1	Needed Adjustment	\$80,000.00	\$4.35
#2	CIP (w/ 25% Grants)	\$333,160.33	\$18.13
#3	System Replacement (2022)	\$200,000.00	\$10.89
<b>New Rate (today)</b>		<b>\$613,160.33</b>	<b>\$103.44</b>

**5.4 Sewer Proforma**

A detailed proforma evaluation was completed for the sewer fund in Toledo for the next 20-year planning period. The goal of this proforma was to attempt to predict the performance and condition of the sewer fund while the City undertakes projects, repays debt, adjusts for inflation, and continues to provide water to their local and wholesale customers.

A number of conservative assumptions were made as part of this analysis. The purpose of the assumptions were to account for changing conditions and build in protection for the City resulting from the many unknown and uncertain variables that exist. Conservative assumptions that were built into the proforma include, but are not limited to, the following:

1. Inflation will increase steadily at a rate of 3% per year; therefore, rates will be increased 3% each year to counteract the effects of inflation.
2. Population growth will be zero; therefore, there will be no income generated from new customers in the form of additional water sales or system development charges (SDCs).

With these assumptions in place, we will have considered an unlikely and, perhaps, worst case condition for the City to ensure the finances of the City will be healthy under more likely conditions. However, the financial health and the rate status of the sewer system should be regularly reviewed, and adjustments made as unknowns and assumptions become known and as conditions change.

The City is currently working under a Mutual Agreement and Order (MAO) with the Department of Environmental Quality (DEQ). The MAO requires the City to make several improvements to improve their collection system and reduce Inflow/Infiltration (I/I). There is a current debt associated with some of this work; however, the City realizes more investment will be necessary to accomplish the identified work. As such, this study and proforma includes an additional future anticipated loan debt as shown in Table 5.3.

**Table 5.3 Anticipated MAO I/I Loan**

Financial Components	Financing Years
	20
Capital Cost	\$1,000,000
<b>Net Capital Cost to City (assume 0% Grant Award)</b>	<b>\$1,000,000</b>
Total Payment per Year (3.50%)	\$70,361
Total Monthly Cost	\$5,863

Table 5.4 below summarizes the proforma analysis for the first 6 years of the planning cycle. A 20-year proforma can be found in the Appendix.

**Table 5.4 Water System Proforma Summary (2019-2026)**

11.2%	Incremental Rate Increase		\$77.92	\$86.64	\$96.35	\$107.14	\$119.14	
	Average Monthly User Rate	\$70.07	\$77.00	\$85.34	\$90.74	\$106.25	\$119.19	\$122.16
	Annual % Revenue Increase		9.9%	10.8%	6.3%	17.1%	12.2%	2.5%
Description		Budget	Budget	5-Year Fiscal Year Projections (3% Annual Revenue and Expenditure Increases)				
		19-20	20-21	21-22	22-23	23-24	24-25	25-26
	Annual Beginning Fund Balance	\$0.00	\$10,000.00	\$89,133.14	\$106,056.41	\$131,003.53	\$164,215.19	\$205,939.35
Line	Description							
<b>Revenues</b>								
1	Toledo Revenue Projections (w/ 3% annual increase)	\$1,161,590.00	\$1,196,437.70	\$1,232,330.83	\$1,269,300.76	\$1,307,379.78	\$1,346,601.17	\$1,386,999.21
2	Rate Increase #1 (Needed Adjustment) (w/ 3% increase)		\$80,000.00	\$82,400.00	\$84,872.00	\$87,418.16	\$90,040.70	\$92,741.93
3	Rate Increase #2 (CIP w/ 25% Grants)					\$166,580.17	\$333,160.33	\$333,160.33
4	Rate Increase #3 (System Replace) (w/ 3% increase)			\$100,000.00	\$150,000.00	\$200,000.00	\$206,000.00	\$212,180.00
<b>Total Revenue</b>		<b>\$1,161,590.00</b>	<b>\$1,276,437.70</b>	<b>\$1,414,730.83</b>	<b>\$1,504,172.76</b>	<b>\$1,761,378.11</b>	<b>\$1,975,802.21</b>	<b>\$2,025,081.47</b>
<b>Expenses and Debt</b>								
5	Transfers to other non-water funds	\$25,000	\$25,750.00	\$26,522.50	\$27,318.18	\$28,137.72	\$28,981.85	\$29,851.31
6	Personnel Services	\$553,579	\$570,186.37	\$587,291.96	\$604,910.72	\$623,058.04	\$641,749.78	\$661,002.28
7	Material & Services	\$362,575	\$373,452.25	\$384,655.82	\$396,195.49	\$408,081.36	\$420,323.80	\$432,933.51
8	Capital Outlay	\$45,998	\$47,377.94	\$48,799.28	\$50,263.26	\$51,771.15	\$53,324.29	\$54,924.02
9	Rate Increase #3 (System Replace) (w/ 3% increase)			\$100,000.00	\$150,000.00	\$200,000.00	\$206,000.00	\$212,180.00
<b>Sub-Total Typical Expenses</b>		<b>\$987,152.00</b>	<b>\$1,016,766.56</b>	<b>\$1,147,269.56</b>	<b>\$1,228,687.64</b>	<b>\$1,311,048.27</b>	<b>\$1,350,379.72</b>	<b>\$1,390,891.11</b>
10	Existing debt service	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00
11	DEQ MAO Sewer Replacement debt (IFA)		\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00
12	DEQ Additional MAO-related loan			\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00
13	Rate Increase #2 (CIP w/ 25% Grants)					\$166,580.17	\$333,160.33	\$333,160.33
<b>Sub-Total Annual Debt Service</b>		<b>\$164,438.00</b>	<b>\$180,538.00</b>	<b>\$250,538.00</b>	<b>\$250,538.00</b>	<b>\$417,118.17</b>	<b>\$583,698.33</b>	<b>\$583,698.33</b>
<b>Total Expenditures</b>		<b>\$1,151,590</b>	<b>\$1,197,305</b>	<b>\$1,397,808</b>	<b>\$1,479,226</b>	<b>\$1,728,166</b>	<b>\$1,934,078</b>	<b>\$1,974,589</b>
<b>Sewer System Fund Yearly Savings</b>		<b>\$10,000</b>	<b>\$79,133</b>	<b>\$16,923</b>	<b>\$24,947</b>	<b>\$33,212</b>	<b>\$41,724</b>	<b>\$50,492</b>

The top three rows (orange highlight) shows the incremental rate increases over the next 5-years needed to bring the current rates to where the rates need to be, based on the projected income and projected expenses. An annual incremental rate of approximately 11.2% is required. After 5-years the rate increase will fall back to the inflation-offsetting rate of 3.0%.

Figure 5.1 below is a graphical summary of the proforma analysis of the sewer system for a few years of the planning period. As can be seen in the figure, the sewer system is projected to increase and keep in line with a 3% inflation rate. It is recommended the City review the financial status every five years and adjust the rate structure, as necessary, to account for changes that diverge from the assumptions in this analysis. This may necessitate further increases in the rate structure or, potentially, decreases in the rate structure if it is found that the conservative assumptions in this analysis prove to be too aggressive.

**Figure 5.1 Sewer System Fund Proforma Analysis**  
**Graphical Representation of Projected Fund Performance over Planning Period**

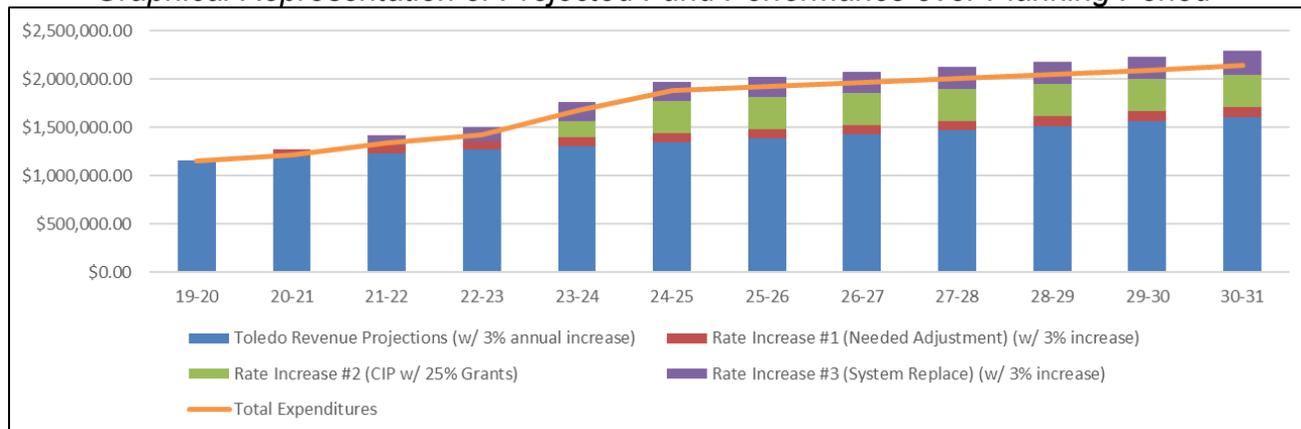


Figure 5.1 shows peaks indicating influxes of funding to pay for major capital improvement projects (“Rate Increase #2”) during the planning period. It is anticipated funding will not be secured in lump sums, but rather more slowly over time as expenses are incurred.

**5.5. New Rate Structure Options**

Once the new average rate is determined, the City must select a new rate structure for the implementation and collection of the new rate. The new rate structure could include two components:

1. A base rate component
2. A consumption rate component (based on metered water consumption)

Table 5.5 illustrates a rate matrix for the City of Toledo. The matrix shows how the different combinations of base and consumption rates can be combined to meet the minimum average rate requirement needed to produce the required revenue stream. The grey-shaded area within the matrix indicates rate combinations (base and consumption) that meet or exceed the rate level that is required to meet the revenue requirements for the City. The combinations on the “edge” of the shaded area are the lowest-impact options that will satisfy the revenue requirements.

Any of the combinations below would qualify as a viable rate structure for the City of Toledo. The City should consider how much of an increase to place upon the base rate and the consumption rate when determining the final rate structure.

Table 5.5 Uniform Rate Matrix

Varying Base Rates (\$ per month)	Varying Consumption Rates (\$ per 1000 gal)																		
	\$15.99	\$8.00	\$8.60	\$9.20	\$9.80	\$10.40	\$11.00	\$11.60	\$12.20	\$12.80	\$13.40	\$14.00	\$14.60	\$15.20	\$15.80	\$16.40	\$17.00	\$17.60	\$18.20
\$22.10	\$70.07	\$46.10	\$47.90	\$49.70	\$51.50	\$53.30	\$55.10	\$56.90	\$58.70	\$60.50	\$62.30	\$64.10	\$65.90	\$67.70	\$69.50	\$71.30	\$73.10	\$74.90	\$76.70
\$49.00	\$66.97	\$73.00	\$74.80	\$76.60	\$78.40	\$80.20	\$82.00	\$83.80	\$85.60	\$87.40	\$89.20	\$91.00	\$92.80	\$94.60	\$96.40	\$98.20	\$100.00	\$101.80	\$103.60
\$50.00	\$67.97	\$74.00	\$75.80	\$77.60	\$79.40	\$81.20	\$83.00	\$84.80	\$86.60	\$88.40	\$90.20	\$92.00	\$93.80	\$95.60	\$97.40	\$99.20	\$101.00	\$102.80	\$104.60
\$51.00	\$68.97	\$75.00	\$76.80	\$78.60	\$80.40	\$82.20	\$84.00	\$85.80	\$87.60	\$89.40	\$91.20	\$93.00	\$94.80	\$96.60	\$98.40	\$100.20	\$102.00	\$103.80	\$105.60
\$52.00	\$69.97	\$76.00	\$77.80	\$79.60	\$81.40	\$83.20	\$85.00	\$86.80	\$88.60	\$90.40	\$92.20	\$94.00	\$95.80	\$97.60	\$99.40	\$101.20	\$103.00	\$104.80	\$106.60
\$53.00	\$100.97	\$77.00	\$78.80	\$80.60	\$82.40	\$84.20	\$86.00	\$87.80	\$89.60	\$91.40	\$93.20	\$95.00	\$96.80	\$98.60	\$100.40	\$102.20	\$104.00	\$105.80	\$107.60
\$54.00	\$101.97	\$78.00	\$79.80	\$81.60	\$83.40	\$85.20	\$87.00	\$88.80	\$90.60	\$92.40	\$94.20	\$96.00	\$97.80	\$99.60	\$101.40	\$103.20	\$105.00	\$106.80	\$108.60
\$55.00	\$102.97	\$79.00	\$80.80	\$82.60	\$84.40	\$86.20	\$88.00	\$89.80	\$91.60	\$93.40	\$95.20	\$97.00	\$98.80	\$100.60	\$102.40	\$104.20	\$106.00	\$107.80	\$109.60
\$56.00	\$103.97	\$80.00	\$81.80	\$83.60	\$85.40	\$87.20	\$89.00	\$90.80	\$92.60	\$94.40	\$96.20	\$98.00	\$99.80	\$101.60	\$103.40	\$105.20	\$107.00	\$108.80	\$110.60
\$57.00	\$104.97	\$81.00	\$82.80	\$84.60	\$86.40	\$88.20	\$90.00	\$91.80	\$93.60	\$95.40	\$97.20	\$99.00	\$100.80	\$102.60	\$104.40	\$106.20	\$108.00	\$109.80	\$111.60
\$58.00	\$105.97	\$82.00	\$83.80	\$85.60	\$87.40	\$89.20	\$91.00	\$92.80	\$94.60	\$96.40	\$98.20	\$100.00	\$101.80	\$103.60	\$105.40	\$107.20	\$109.00	\$110.80	\$112.60
\$59.00	\$106.97	\$83.00	\$84.80	\$86.60	\$88.40	\$90.20	\$92.00	\$93.80	\$95.60	\$97.40	\$99.20	\$101.00	\$102.80	\$104.60	\$106.40	\$108.20	\$110.00	\$111.80	\$113.60
\$60.00	\$107.97	\$84.00	\$85.80	\$87.60	\$89.40	\$91.20	\$93.00	\$94.80	\$96.60	\$98.40	\$100.20	\$102.00	\$103.80	\$105.60	\$107.40	\$109.20	\$111.00	\$112.80	\$114.60
\$61.00	\$108.97	\$85.00	\$86.80	\$88.60	\$90.40	\$92.20	\$94.00	\$95.80	\$97.60	\$99.40	\$101.20	\$103.00	\$104.80	\$106.60	\$108.40	\$110.20	\$112.00	\$113.80	\$115.60
\$62.00	\$109.97	\$86.00	\$87.80	\$89.60	\$91.40	\$93.20	\$95.00	\$96.80	\$98.60	\$100.40	\$102.20	\$104.00	\$105.80	\$107.60	\$109.40	\$111.20	\$113.00	\$114.80	\$116.60
\$63.00	\$110.97	\$87.00	\$88.80	\$90.60	\$92.40	\$94.20	\$96.00	\$97.80	\$99.60	\$101.40	\$103.20	\$105.00	\$106.80	\$108.60	\$110.40	\$112.20	\$114.00	\$115.80	\$117.60
\$64.00	\$111.97	\$88.00	\$89.80	\$91.60	\$93.40	\$95.20	\$97.00	\$98.80	\$100.60	\$102.40	\$104.20	\$106.00	\$107.80	\$109.60	\$111.40	\$113.20	\$115.00	\$116.80	\$118.60
\$65.00	\$112.97	\$89.00	\$90.80	\$92.60	\$94.40	\$96.20	\$98.00	\$99.80	\$101.60	\$103.40	\$105.20	\$107.00	\$108.80	\$110.60	\$112.40	\$114.20	\$116.00	\$117.80	\$119.60
\$66.00	\$113.97	\$90.00	\$91.80	\$93.60	\$95.40	\$97.20	\$99.00	\$100.80	\$102.60	\$104.40	\$106.20	\$108.00	\$109.80	\$111.60	\$113.40	\$115.20	\$117.00	\$118.80	\$120.60
\$67.00	\$114.97	\$91.00	\$92.80	\$94.60	\$96.40	\$98.20	\$100.00	\$101.80	\$103.60	\$105.40	\$107.20	\$109.00	\$110.80	\$112.60	\$114.40	\$116.20	\$118.00	\$119.80	\$121.60
\$68.00	\$115.97	\$92.00	\$93.80	\$95.60	\$97.40	\$99.20	\$101.00	\$102.80	\$104.60	\$106.40	\$108.20	\$110.00	\$111.80	\$113.60	\$115.40	\$117.20	\$119.00	\$120.80	\$122.60
\$69.00	\$116.97	\$93.00	\$94.80	\$96.60	\$98.40	\$100.20	\$102.00	\$103.80	\$105.60	\$107.40	\$109.20	\$111.00	\$112.80	\$114.60	\$116.40	\$118.20	\$120.00	\$121.80	\$123.60
\$70.00	\$117.97	\$94.00	\$95.80	\$97.60	\$99.40	\$101.20	\$103.00	\$104.80	\$106.60	\$108.40	\$110.20	\$112.00	\$113.80	\$115.60	\$117.40	\$119.20	\$121.00	\$122.80	\$124.60
\$71.00	\$118.97	\$95.00	\$96.80	\$98.60	\$100.40	\$102.20	\$104.00	\$105.80	\$107.60	\$109.40	\$111.20	\$113.00	\$114.80	\$116.60	\$118.40	\$120.20	\$122.00	\$123.80	\$125.60
\$72.00	\$119.97	\$96.00	\$97.80	\$99.60	\$101.40	\$103.20	\$105.00	\$106.80	\$108.60	\$110.40	\$112.20	\$114.00	\$115.80	\$117.60	\$119.40	\$121.20	\$123.00	\$124.80	\$126.60
\$73.00	\$120.97	\$97.00	\$98.80	\$100.60	\$102.40	\$104.20	\$106.00	\$107.80	\$109.60	\$111.40	\$113.20	\$115.00	\$116.80	\$118.60	\$120.40	\$122.20	\$124.00	\$125.80	\$127.60
\$74.00	\$121.97	\$98.00	\$99.80	\$101.60	\$103.40	\$105.20	\$107.00	\$108.80	\$110.60	\$112.40	\$114.20	\$116.00	\$117.80	\$119.60	\$121.40	\$123.20	\$125.00	\$126.80	\$128.60
\$75.00	\$122.97	\$99.00	\$100.80	\$102.60	\$104.40	\$106.20	\$108.00	\$109.80	\$111.60	\$113.40	\$115.20	\$117.00	\$118.80	\$120.60	\$122.40	\$124.20	\$126.00	\$127.80	\$129.60
\$76.00	\$123.97	\$100.00	\$101.80	\$103.60	\$105.40	\$107.20	\$109.00	\$110.80	\$112.60	\$114.40	\$116.20	\$118.00	\$119.80	\$121.60	\$123.40	\$125.20	\$127.00	\$128.80	\$130.60
\$77.00	\$124.97	\$101.00	\$102.80	\$104.60	\$106.40	\$108.20	\$110.00	\$111.80	\$113.60	\$115.40	\$117.20	\$119.00	\$120.80	\$122.60	\$124.40	\$126.20	\$128.00	\$129.80	\$131.60
\$78.00	\$125.97	\$102.00	\$103.80	\$105.60	\$107.40	\$109.20	\$111.00	\$112.80	\$114.60	\$116.40	\$118.20	\$120.00	\$121.80	\$123.60	\$125.40	\$127.20	\$129.00	\$130.80	\$132.60
\$79.00	\$126.97	\$103.00	\$104.80	\$106.60	\$108.40	\$110.20	\$112.00	\$113.80	\$115.60	\$117.40	\$119.20	\$121.00	\$122.80	\$124.60	\$126.40	\$128.20	\$130.00	\$131.80	\$133.60
\$80.00	\$127.97	\$104.00	\$105.80	\$107.60	\$109.40	\$111.20	\$113.00	\$114.80	\$116.60	\$118.40	\$120.20	\$122.00	\$123.80	\$125.60	\$127.40	\$129.20	\$131.00	\$132.80	\$134.60

## 5.6 Recommended New Sewer Rates

As discussed in Section 5.1, and from the matrix, Table 5.6 shows some example rates.

*Table 5.6 Rate Structure Recommendation*

Options	Description	Base rate includes first thousand gallons*	
		Base rate	Rate per thousand
<b>Recommended #1</b>	100% Base Rate, based on <u>no</u> consumption	\$103.44	\$0.00
<b>Recommended #2</b>	75% Base Rate	\$78.00	\$8.60
<b>#3</b>	50% Base Rate	\$51.00	\$17.60
<b>#4</b>	0% Base Rate, based solely on consumption	\$0.00	\$25.86

\*Rate per thousand based on average usage January - April

While the decision ultimately rests with the City, we recommend consideration of only two new rate structures which is projected to provide the required revenues for the City’s sewer fund, remaining CIP improvements, and to fund a system replacement fund, without high variations of revenue. The two options are:

1. Fixed Base Rate (100%). This structure takes the base rate and makes it fixed; all users pay the same rate across the board regardless of water used. As mentioned earlier, sewer flows can be greatly affected from external water discharge into the system (I/I), making the contribution of domestic sewage less impactful, regardless of the domestic discharges. This rate concept would also be simpler to manage, and no water meter readings would be required.
2. Base Rate @ 75% of needed revenue with 25% accompanying consumption rate to match. This concept follows the existing rate structure concept, seasonal water meter readings would be required. We recommend keeping the first 1,000-gallons as part of the base rate.

## **6. Conclusion – Water and Sewer Rates**

The primary purpose of a sewer rate is to generate revenue for the City. Simply stated, the City is in the “Water and Sewer Business,” and like any other successful business, revenues must stay above expenditures and money must be reinvested into the business (e.g. new equipment and pipes) regularly and routinely. Both systems have old equipment that needs to be replaced and all equipment requires routine maintenance; pipes need to be replaced/repared; treatment facilities to manage; and staff to hire. No matter the amount of water used, there is a fixed cost of doing business. How to distribute the cost to the users has been discussed for both systems previously.

Based on our analysis as discussed earlier, we conclude and are of the opinion that:

1. The City’s current rate structures are not adequate to support a healthy and stable water and sewer system operation in Toledo nor are they capable of supporting planned CIP upgrades as set forth in the respective Master Plans and Capital Improvement Plans.
2. Therefore, a rate increase is recommended to be implemented at this time. This will allow the City to undertake needed CIP and maintenance work and put them on a firm financial footing moving forward. Any changes to the forecast or conditions of assumptions outlined in this analysis could change these conclusions.

By implementing the proposed rate increases, the City’s water/sewer systems should be healthy, solvent, and capable of meeting all of their debts and obligations in a responsible way.

### **6.1 Annual Rate Increase**

Inflation will continue to increase the cost of operating and maintaining the systems as time passes. The rate of inflation varies due to an abundance of variables that are nearly all beyond the ability of the City to control. Cities have to respond to inflation by either increasing their charges to their patrons or by reducing services or operating costs. As most public utility agencies are already operating with lean staff and resources, we are not recommending the City have a policy of addressing inflationary impacts through budget cuts.

As part of the proforma analysis completed in this rate study, an effort was made to determine the minimum annual rate increase that would be needed to keep the funds in the black and viable throughout the planning period. Because of the wide range of variables, this can only be an estimate at this time. However, the City should be aware of the need to combat inflation and maintain their rate structures so they do not “fall behind.” The only real response to not keeping up with inflation is to defer or delay maintenance. Systems that fall into this trap eventually have to make major investments in their infrastructure to catch up.

The proforma evaluation suggests a minimum annual rate increase be 3% annually.

If the City adopts a policy of annual maintenance and inflation countering rate increases, they will be able to avoid the steep vertical increases that some communities face when they only raise rates once every ten years. They will also find that they will be in a better position to operate and maintain their system rather than defer maintenance to offset cost increases delivered by inflation.

## **6.2 Utility Bill Comparison**

When considering changes to their utility rates, many communities wish to compare their rate structures to other communities in an effort to weigh the reasonableness of their own rates. It should be understood that water systems and communities vary in many ways including:

1. The complexity and size of the water system and the related infrastructure components
2. The level of effort that is required to obtain, treat, and deliver water to their customers
3. The operational history of the water system, debt history, health of the water fund, and other financial issues
4. The number of customers that can help shoulder the financial burdens of the system
5. The condition and legacy of the system components

When considering the vast differences that exist from one system to another, a simple rate comparison is not a fair or accurate way of comparing the reasonableness of one water rate over another. However, for comparison sake, we acquired researched information (Table 6.1) from another City summarizing a total combined utility bill, including water, sewer, power, streets, etc. As can be seen in, the proposed rate increase in Toledo will move Toledo from the middle of the rate spectrum to the upper end of the spectrum for the systems that were used in this comparison. This comparison is not comprehensive and is only included to provide perspective.

## **6.3 Final Thoughts and Considerations**

Aside from rates, we bring up other issues City's face in "running their business" for additional discussion purposes and awareness. Some issues are presented in question form hoping to spur conversation within the City. We provide a simple recommendation within each topic, recognizing there could be extenuating circumstances and unique situations where our recommendation could be refuted and justified differently.

1. The more paying customers, the less each pay. The City apparently has part-time, seasonal users connected to their systems who put their service on "hold" while away and do not pay. Should part-time residents pay the full year, just to have service available when they return? Should all customers (active or not) pay at least a base rate to cover the fixed costs of the utility?

If service is available and customers are hooked up, whether in use or not, at a minimum the base rate should be paid and collected each month from all users. Regardless of usage, a system exists that must be maintained, and should continually be ready and available for use when such part-time folks come back. These part-time residents should be expected to contribute to a system they have ready access to.

2. Service charge. For situations where services are being disconnected and reconnected, or other such customer management situations, an appropriate service charge should be calculated and implemented to cover the cost of the field and office employees for this personal service. It appears this charge should be evaluated and adjusted upward.
3. Late fees, bad debt collection. Should active users pay for the time staff spends on debt collecting from others? Should user rates increase across the board to offset those who don't pay? Keep in mind, when calculating the above recommended rates, it was assumed all user accounts would pay, not just "most" of the users.

In general practice, debt should be collected, and late fees paid. Certainly, leniency and forgiveness (one-time grace) can be applied on a case-by-case basis, but each user should equally share the opportunity to have domestic water and sewer service.

**Table 6.1 Total Utility Bill Comparison**

2018-19 Average Monthly Utility Bills in Oregon Cities					
Single-Family Residential Customers - Total Utility Bill					
Population 2018 PSU	City / District	600 cu ft		800 cu ft*	
		\$ / mo	Rank	\$ / mo	Rank
648,740	Portland	\$167.15	1	\$197.99	1
9,225	Sweet Home	\$117.70	6	\$152.98	2
38,215	Lake Oswego	\$141.71	2	\$151.79	3
16,920	Lebanon	\$116.95	7	\$140.07	4
9,370	Independence	\$122.72	4	\$133.40	5
860	Adair Village	\$124.37	3	\$131.33	6
52,785	Tigard	\$114.88	8	\$130.02	7
11,935	Cornelius	\$118.29	5	\$127.73	8
19,505	Sherwood	\$111.07	10	\$123.62	9
4,715	Philomath	\$102.90	12	\$122.20	10
53,145	Albany	\$110.14	11	\$121.17	11
34,860	Oregon City	\$111.47	9	\$116.94	12
89,505	Bend	\$98.39	13	\$109.73	13
60,865	Springfield	\$90.33	14	\$105.33	14
24,760	Woodburn	\$77.64	21	\$98.85	15
97,000	Beaverton	\$87.65	18	\$98.05	16
101,920	Hillsboro	\$88.73	15	\$96.77	17
24,125	Forest Grove	\$88.32	16	\$95.02	18
165,265	Salem	\$82.02	20	\$94.12	19
110,505	Gresham	\$85.20	19	\$91.64	20
33,810	McMinnville	\$76.19	24	\$90.46	21
25,830	West Linn	\$87.72	17	\$90.44	22
169,695	Eugene / EWEB	\$77.41	22	\$87.00	23
59,280	Corvallis	\$75.23	25	\$84.93	24
9,890	Monmouth	\$76.76	23	\$82.00	25
38,505	Keizer	\$66.40	26	\$76.88	26
37,285	Grants Pass	\$64.62	28	\$73.70	27
24,820	Roseburg	\$64.82	27	\$68.66	28
	Average	\$98.10		\$110.46	
Utility bill calculation includes water, sewer, stormwater and transportation fees, if applicable					
Rates are calculated on 3/4-inch meters for residential accounts only; all units calculated in cubic feet					
*800 cubic feet is the comparison used by the League of Oregon Cities					
600 cubic feet is approximately 4,500 gallons - Average for the City of Toledo					

\*Does not include revenues from property taxes or GO bonds.

11.2%	Incremental Rate Increase		\$77.92	\$86.64	\$96.35	\$107.14	\$119.14	
	Average Monthly User Rate	\$70.07	\$77.00	\$85.34	\$90.74	\$106.25	\$119.19	\$122.16
	Annual % Revenue Increase		9.9%	10.8%	6.3%	17.1%	12.2%	2.5%
Description		Budget	Budget	5-Year Fiscal Year Projections (3% Annual Revenue and Expenditure Increases)				
		19-20	20-21	21-22	22-23	23-24	24-25	25-26
	<b>Annual Beginning Fund Balance</b>	\$0.00	\$10,000.00	\$89,133.14	\$106,056.41	\$131,003.53	\$164,215.19	\$205,939.35
Line	Description							
<b>Revenues</b>								
1	Toledo Revenue Projections (w/ 3% annual increase)	\$1,161,590.00	\$1,196,437.70	\$1,232,330.83	\$1,269,300.76	\$1,307,379.78	\$1,346,601.17	\$1,386,999.21
2	<b>Rate Increase #1 (Needed Adjustment) (w/ 3% increase)</b>		\$80,000.00	\$82,400.00	\$84,872.00	\$87,418.16	\$90,040.70	\$92,741.93
3	<b>Rate Increase #2 (CIP w/ 25% Grants)</b>					\$166,580.17	\$333,160.33	\$333,160.33
4	<b>Rate Increase #3 (System Replace) (w/ 3% increase)</b>			\$100,000.00	\$150,000.00	\$200,000.00	\$206,000.00	\$212,180.00
<b>Total Revenue</b>		<b>\$1,161,590.00</b>	<b>\$1,276,437.70</b>	<b>\$1,414,730.83</b>	<b>\$1,504,172.76</b>	<b>\$1,761,378.11</b>	<b>\$1,975,802.21</b>	<b>\$2,025,081.47</b>
<b>Expenses and Debt</b>								
5	Transfers to other non-water funds	\$25,000	\$25,750.00	\$26,522.50	\$27,318.18	\$28,137.72	\$28,981.85	\$29,851.31
6	Personnel Services	\$553,579	\$570,186.37	\$587,291.96	\$604,910.72	\$623,058.04	\$641,749.78	\$661,002.28
7	Material & Services	\$362,575	\$373,452.25	\$384,655.82	\$396,195.49	\$408,081.36	\$420,323.80	\$432,933.51
8	Capital Outlay	\$45,998	\$47,377.94	\$48,799.28	\$50,263.26	\$51,771.15	\$53,324.29	\$54,924.02
9	<b>Rate Increase #3 (System Replace) (w/ 3% increase)</b>			\$100,000.00	\$150,000.00	\$200,000.00	\$206,000.00	\$212,180.00
<b>Sub-Total Typical Expenses</b>		<b>\$987,152.00</b>	<b>\$1,016,766.56</b>	<b>\$1,147,269.56</b>	<b>\$1,228,687.64</b>	<b>\$1,311,048.27</b>	<b>\$1,350,379.72</b>	<b>\$1,390,891.11</b>
10	Existing debt service	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00
11	DEQ MAO Sewer Replacement debt (IFA)		\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00
12	DEQ Additional MAO-related loan			\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00
13	<b>Rate Increase #2 (CIP w/ 25% Grants)</b>					\$166,580.17	\$333,160.33	\$333,160.33
<b>Sub-Total Annual Debt Service</b>		<b>\$164,438.00</b>	<b>\$180,538.00</b>	<b>\$250,538.00</b>	<b>\$250,538.00</b>	<b>\$417,118.17</b>	<b>\$583,698.33</b>	<b>\$583,698.33</b>
<b>Total Expenditures</b>		<b>\$1,151,590</b>	<b>\$1,197,305</b>	<b>\$1,397,808</b>	<b>\$1,479,226</b>	<b>\$1,728,166</b>	<b>\$1,934,078</b>	<b>\$1,974,589</b>
<b>Sewer System Fund Yearly Savings</b>		<b>\$10,000</b>	<b>\$79,133</b>	<b>\$16,923</b>	<b>\$24,947</b>	<b>\$33,212</b>	<b>\$41,724</b>	<b>\$50,492</b>

SEWER PROFORMA

\$125.22	\$128.37	\$131.62	\$134.97	\$138.41	\$141.96	\$145.62	\$149.38	\$153.26	\$157.26	\$161.37	\$165.61	\$169.98	\$174.47	\$179.10
2.5%	2.5%	2.5%	2.5%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.6%	2.7%
15-Year Fiscal Year Projections (3% Annual Revenue and Expenditure Increases)														
26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41
\$256,431.37	\$315,954.29	\$439,779.04	\$573,184.67	\$716,458.61	\$869,896.91	\$1,033,804.50	\$1,208,495.45	\$1,394,293.27	\$1,591,531.17	\$1,800,552.35	\$2,021,710.30	\$2,255,369.13	\$2,501,903.86	\$2,761,700.78
\$1,428,609.18	\$1,471,467.46	\$1,515,611.48	\$1,561,079.83	\$1,607,912.22	\$1,656,149.59	\$1,705,834.08	\$1,757,009.10	\$1,809,719.37	\$1,864,010.95	\$1,919,931.28	\$1,977,529.22	\$2,036,855.10	\$2,097,960.75	\$2,160,899.57
\$95,524.18	\$98,389.91	\$101,341.61	\$104,381.85	\$107,513.31	\$110,738.71	\$114,060.87	\$117,482.70	\$121,007.18	\$124,637.39	\$128,376.52	\$132,227.81	\$136,194.64	\$140,280.48	\$144,488.90
\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33
\$218,545.40	\$225,101.76	\$231,854.81	\$238,810.46	\$245,974.77	\$253,354.02	\$260,954.64	\$268,783.28	\$276,846.77	\$285,152.18	\$293,706.74	\$302,517.94	\$311,593.48	\$320,941.29	\$330,569.53
<b>\$2,075,839.10</b>	<b>\$2,128,119.46</b>	<b>\$2,181,968.24</b>	<b>\$2,237,432.48</b>	<b>\$2,294,560.64</b>	<b>\$2,353,402.65</b>	<b>\$2,414,009.92</b>	<b>\$2,476,435.41</b>	<b>\$2,540,733.66</b>	<b>\$2,606,960.86</b>	<b>\$2,675,174.87</b>	<b>\$2,745,435.31</b>	<b>\$2,817,803.56</b>	<b>\$2,892,342.86</b>	<b>\$2,969,118.33</b>
\$30,746.85	\$31,669.25	\$32,619.33	\$33,597.91	\$34,605.85	\$35,644.02	\$36,713.34	\$37,814.74	\$38,949.19	\$40,117.66	\$41,321.19	\$42,560.83	\$43,837.65	\$45,152.78	\$46,507.36
\$680,832.34	\$701,257.31	\$722,295.03	\$743,963.89	\$766,282.80	\$789,271.29	\$812,949.42	\$837,337.91	\$862,458.04	\$888,331.79	\$914,981.74	\$942,431.19	\$970,704.13	\$999,825.25	\$1,029,820.01
\$445,921.52	\$459,299.16	\$473,078.14	\$487,270.48	\$501,888.60	\$516,945.25	\$532,453.61	\$548,427.22	\$564,880.04	\$581,826.44	\$599,281.23	\$617,259.67	\$635,777.46	\$654,850.78	\$674,496.30
\$56,571.74	\$58,268.89	\$60,016.96	\$61,817.47	\$63,671.99	\$65,582.15	\$67,549.61	\$69,576.10	\$71,663.39	\$73,813.29	\$76,027.69	\$78,308.52	\$80,657.77	\$83,077.50	\$85,569.83
\$218,545.40	\$225,101.76	\$231,854.81	\$238,810.46	\$245,974.77	\$253,354.02	\$260,954.64	\$268,783.28	\$276,846.77	\$285,152.18	\$293,706.74	\$302,517.94	\$311,593.48	\$320,941.29	\$330,569.53
<b>\$1,432,617.85</b>	<b>\$1,475,596.38</b>	<b>\$1,519,864.27</b>	<b>\$1,565,460.20</b>	<b>\$1,612,424.01</b>	<b>\$1,660,796.73</b>	<b>\$1,710,620.63</b>	<b>\$1,761,939.25</b>	<b>\$1,814,797.43</b>	<b>\$1,869,241.35</b>	<b>\$1,925,318.59</b>	<b>\$1,983,078.15</b>	<b>\$2,042,570.49</b>	<b>\$2,103,847.61</b>	<b>\$2,166,963.03</b>
\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00	\$164,438.00
\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00	\$16,100.00
\$70,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33	\$333,160.33
<b>\$583,698.33</b>	<b>\$528,698.33</b>													
<b>\$2,016,316</b>	<b>\$2,004,295</b>	<b>\$2,048,563</b>	<b>\$2,094,159</b>	<b>\$2,141,122</b>	<b>\$2,189,495</b>	<b>\$2,239,319</b>	<b>\$2,290,638</b>	<b>\$2,343,496</b>	<b>\$2,397,940</b>	<b>\$2,454,017</b>	<b>\$2,511,776</b>	<b>\$2,571,269</b>	<b>\$2,632,546</b>	<b>\$2,695,661</b>
\$59,523	\$123,825	\$133,406	\$143,274	\$153,438	\$163,908	\$174,691	\$185,798	\$197,238	\$209,021	\$221,158	\$233,659	\$246,535	\$259,797	\$273,457

7.2%	Incremental Rate Increase		\$51.36	\$55.06	\$59.02	\$63.27	\$67.83	\$72.71
	Average Monthly User Rate	\$47.91	\$50.84	\$55.23	\$55.04	\$62.74	\$70.48	\$72.04
	Annual % Revenue Increase		6.1%	8.6%	-0.4%	14.0%	12.3%	2.2%
Description		Budget	Budget	5-Year Fiscal Year Projections (3% Annual Revenue and Expenditure Increases)				
		19-20	20-21	21-22	22-23	23-24	24-25	25-26
<b>Annual Beginning Fund Balance</b>		\$0	\$265,527	\$603,597	\$964,335	\$1,186,748	\$1,313,093	\$1,343,751
Line	Description							
<b>Revenues</b>								
1	Toledo Revenue Projections (w/ 3% annual increase)	\$1,323,485.00	\$1,363,189.55	\$1,404,085.24	\$1,446,207.79	\$1,489,594.03	\$1,534,281.85	\$1,580,310.30
2	Rate Increase #1 (SRWD Replace) (w/ 3% annual increase)		\$52,050.00	\$53,611.50	\$55,219.85	\$56,876.44	\$58,582.73	\$60,340.22
3	Rate Increase #2 (CIP w/ 25% Grants)				\$217,485.33	\$434,970.65	\$652,455.98	\$652,455.98
4	Rate Increase #3 (System Replace) (w/ 3% annual increase)			\$100,000.00	\$200,000.00	\$206,000.00	\$212,180.00	\$218,545.40
5	Seal Rock Revenue Projections	\$346,985.00	\$357,394.55	\$368,116.39				
<b>Total Revenue</b>		<b>\$1,670,470.00</b>	<b>\$1,772,634.10</b>	<b>\$1,925,813.12</b>	<b>\$1,918,912.97</b>	<b>\$2,187,441.12</b>	<b>\$2,457,500.56</b>	<b>\$2,511,651.90</b>
<b>Expenses and Debt</b>								
6	Transfers to other non-water funds	\$22,500	\$23,175.00	\$23,870.25	\$24,586.36	\$25,323.95	\$26,083.67	\$26,866.18
7	Personnel Services	\$509,684	\$524,974.52	\$540,723.76	\$556,945.47	\$573,653.83	\$590,863.45	\$608,589.35
8	Material & Services	\$409,622	\$421,910.66	\$434,567.98	\$447,605.02	\$461,033.17	\$474,864.16	\$489,110.09
9	Capital Outlay	\$45,575	\$46,942.25	\$48,350.52	\$49,801.03	\$51,295.06	\$52,833.92	\$54,418.93
10	Rate Increase #3 (System Replace) (w/ 3% annual increase)			\$100,000.00	\$200,000.00	\$206,000.00	\$212,180.00	\$218,545.40
<b>Sub-Total Typical Expenses</b>		<b>\$987,381.00</b>	<b>\$1,017,002.43</b>	<b>\$1,147,512.50</b>	<b>\$1,278,937.88</b>	<b>\$1,317,306.01</b>	<b>\$1,356,825.19</b>	<b>\$1,397,529.95</b>
11	Existing debt service	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00
12	Rate Increase #2 (CIP w/ 25% Grants)					\$326,227.99	\$652,455.98	\$652,455.98
<b>Sub-Total Annual Debt Service</b>		<b>\$417,562.00</b>	<b>\$417,562.00</b>	<b>\$417,562.00</b>	<b>\$417,562.00</b>	<b>\$743,789.99</b>	<b>\$1,070,017.98</b>	<b>\$1,070,017.98</b>
<b>Total Expenditures</b>		<b>\$1,404,943</b>	<b>\$1,434,564</b>	<b>\$1,565,075</b>	<b>\$1,696,500</b>	<b>\$2,061,096</b>	<b>\$2,426,843</b>	<b>\$2,467,548</b>
<b>Water System Fund Yearly Savings</b>		<b>\$265,527</b>	<b>\$338,070</b>	<b>\$360,739</b>	<b>\$222,413</b>	<b>\$126,345</b>	<b>\$30,657</b>	<b>\$44,104</b>

WATER PERFORMA

\$73.64	\$75.28	\$76.98	\$78.73	\$80.53	\$82.38	\$84.29	\$86.26	\$88.29	\$90.37	\$92.52	\$94.74	\$97.02	\$99.37	\$101.79
2.2%	2.2%	2.3%	2.3%	2.3%	2.3%	2.3%	2.3%	2.3%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%
15-Year Fiscal Year Projections (3% Annual Revenue and Expenditure Increases)														
26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41
\$1,387,855	\$1,445,809	\$1,518,028	\$1,604,941	\$1,706,988	\$1,824,624	\$1,958,315	\$2,108,544	\$2,275,806	\$2,460,614	\$2,663,492	\$2,884,984	\$3,125,647	\$3,386,057	\$3,666,806
\$1,627,719.61	\$1,676,551.20	\$1,726,847.74	\$1,778,653.17	\$1,832,012.76	\$1,886,973.15	\$1,943,582.34	\$2,001,889.81	\$2,061,946.51	\$2,123,804.90	\$2,187,519.05	\$2,253,144.62	\$2,320,738.96	\$2,390,361.13	\$2,462,071.96
\$62,150.42	\$64,014.93	\$65,935.38	\$67,913.44	\$69,950.85	\$72,049.37	\$74,210.85	\$76,437.18	\$78,730.30	\$81,092.20	\$83,524.97	\$86,030.72	\$88,611.64	\$91,269.99	\$94,008.09
\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98
\$225,101.76	\$231,854.81	\$238,810.46	\$245,974.77	\$253,354.02	\$260,954.64	\$268,783.28	\$276,846.77	\$285,152.18	\$293,706.74	\$302,517.94	\$311,593.48	\$320,941.29	\$330,569.53	\$340,486.61
<b>\$2,567,427.78</b>	<b>\$2,624,876.93</b>	<b>\$2,684,049.56</b>	<b>\$2,744,997.37</b>	<b>\$2,807,773.61</b>	<b>\$2,872,433.14</b>	<b>\$2,939,032.45</b>	<b>\$3,007,629.75</b>	<b>\$3,078,284.96</b>	<b>\$3,151,059.83</b>	<b>\$3,226,017.94</b>	<b>\$3,303,224.80</b>	<b>\$3,382,747.87</b>	<b>\$3,464,656.62</b>	<b>\$3,549,022.64</b>
\$27,672.16	\$28,502.33	\$29,357.40	\$30,238.12	\$31,145.26	\$32,079.62	\$33,042.01	\$34,033.27	\$35,054.27	\$36,105.89	\$37,189.07	\$38,304.74	\$39,453.89	\$40,637.50	\$41,856.63
\$626,847.03	\$645,652.44	\$665,022.02	\$684,972.68	\$705,521.86	\$726,687.51	\$748,488.14	\$770,942.78	\$794,071.06	\$817,893.20	\$842,429.99	\$867,702.89	\$893,733.98	\$920,546.00	\$948,162.38
\$503,783.39	\$518,896.89	\$534,463.80	\$550,497.72	\$567,012.65	\$584,023.03	\$601,543.72	\$619,590.03	\$638,177.73	\$657,323.06	\$677,042.75	\$697,354.04	\$718,274.66	\$739,822.90	\$762,017.58
\$56,051.50	\$57,733.05	\$59,465.04	\$61,248.99	\$63,086.46	\$64,979.05	\$66,928.42	\$68,936.28	\$71,004.37	\$73,134.50	\$75,328.53	\$77,588.39	\$79,916.04	\$82,313.52	\$84,782.93
\$225,101.76	\$231,854.81	\$238,810.46	\$245,974.77	\$253,354.02	\$260,954.64	\$268,783.28	\$276,846.77	\$285,152.18	\$293,706.74	\$302,517.94	\$311,593.48	\$320,941.29	\$330,569.53	\$340,486.61
<b>\$1,439,455.85</b>	<b>\$1,482,639.52</b>	<b>\$1,527,118.71</b>	<b>\$1,572,932.27</b>	<b>\$1,620,120.24</b>	<b>\$1,668,723.85</b>	<b>\$1,718,785.56</b>	<b>\$1,770,349.13</b>	<b>\$1,823,459.60</b>	<b>\$1,878,163.39</b>	<b>\$1,934,508.29</b>	<b>\$1,992,543.54</b>	<b>\$2,052,319.85</b>	<b>\$2,113,889.44</b>	<b>\$2,177,306.13</b>
\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00	\$417,562.00
\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98	\$652,455.98
<b>\$1,070,017.98</b>	<b>\$1,070,017.98</b>	<b>\$1,070,017.98</b>	<b>\$1,070,017.98</b>	<b>\$1,070,017.98</b>	<b>\$1,070,017.98</b>	<b>\$1,070,017.98</b>	<b>\$1,070,017.98</b>	<b>\$1,070,017.98</b>	<b>\$1,070,017.98</b>	<b>\$1,070,017.98</b>	<b>\$1,070,017.98</b>	<b>\$1,070,017.98</b>	<b>\$1,070,017.98</b>	<b>\$1,070,017.98</b>
<b>\$2,509,474</b>	<b>\$2,552,658</b>	<b>\$2,597,137</b>	<b>\$2,642,950</b>	<b>\$2,690,138</b>	<b>\$2,738,742</b>	<b>\$2,788,804</b>	<b>\$2,840,367</b>	<b>\$2,893,478</b>	<b>\$2,948,181</b>	<b>\$3,004,526</b>	<b>\$3,062,562</b>	<b>\$3,122,338</b>	<b>\$3,183,907</b>	<b>\$3,247,324</b>
\$57,954	\$72,219	\$86,913	\$102,047	\$117,635	\$133,691	\$150,229	\$167,263	\$184,807	\$202,878	\$221,492	\$240,663	\$260,410	\$280,749	\$301,699

**CITY OF TOLEDO  
REQUEST FOR COUNCIL ACTION**

	<b>Meeting Date:</b>	<b>Agenda Topic:</b>
	August 26, 2020	Liquor License Application request – Rizza Pizza
<b>Council Goal:</b>	<b>Agenda Type:</b>	
Not Applicable	Decision Items	
<b>Prepared by:</b>	<b>Reviewed by:</b>	<b>Approved by:</b>
City Recorder L. Figueroa	City Manager Judy Richter	City Manager Judy Richter

**Recommendation:**

Council may recommend approval or recommend denial of the Liquor License application for Rizza Pizza.

**Background:**

A liquor license application was submitted by Olga Karavaeva, owner of Rizza Pizza located at 1127 NE Highway, Toledo. The application requests limited on-premises sales and has been reviewed by the Police Department, who did not have any concerns. A copy of the application is attached.

The final authority in permitting the Liquor License application rests with the Oregon Liquor Control Commission (OLCC).

<b>Fiscal Impact:</b>	<b>Fiscal Year:</b>	<b>GL Number:</b>
N/A	2019-2020	N/A

**Attachment:**

1. OLCC application



# OREGON LIQUOR CONTROL COMMISSION BUSINESS INFORMATION

Please Print or Type

Applicant Name: OLGA KARAVAEVA Phone: 541 360-1939

Trade Name (dba): RIZZA PIZZA

Business Location Address: 1127 NE Highway 20

City: TOLEDO ZIP Code: 97391

### DAYS AND HOURS OF OPERATION

#### Business Hours:

Sunday 11am to 8pm  
 Monday 11am to 8pm  
 Tuesday CLOSED  
 Wednesday 11am to 8pm  
 Thursday 11am to 8pm  
 Friday 11am to 8pm  
 Saturday 11am to 8pm

#### Outdoor Area Hours:

Sunday \_\_\_\_\_ to \_\_\_\_\_  
 Monday \_\_\_\_\_ to \_\_\_\_\_  
 Tuesday \_\_\_\_\_ to \_\_\_\_\_  
 Wednesday \_\_\_\_\_ to \_\_\_\_\_  
 Thursday \_\_\_\_\_ to \_\_\_\_\_  
 Friday \_\_\_\_\_ to \_\_\_\_\_  
 Saturday \_\_\_\_\_ to \_\_\_\_\_

The outdoor area is used for:

- Food service Hours: \_\_\_\_\_ to \_\_\_\_\_  
 Alcohol service Hours: \_\_\_\_\_ to \_\_\_\_\_  
 Enclosed, how \_\_\_\_\_

The exterior area is adequately viewed and/or supervised by Service Permittees.

\_\_\_\_\_  
(Investigator's Initials)

Seasonal Variations:  Yes  No If yes, explain: \_\_\_\_\_

### ENTERTAINMENT

Check all that apply:

- Live Music  Karaoke  
 Recorded Music  Coin-operated Games  
 DJ Music  Video Lottery Machines  
 Dancing  Social Gaming  
 Nude Entertainers  Pool Tables  
 Other: \_\_\_\_\_

### DAYS & HOURS OF LIVE OR DJ MUSIC

Sunday \_\_\_\_\_ to \_\_\_\_\_  
 Monday \_\_\_\_\_ to \_\_\_\_\_  
 Tuesday \_\_\_\_\_ to \_\_\_\_\_  
 Wednesday \_\_\_\_\_ to \_\_\_\_\_  
 Thursday \_\_\_\_\_ to \_\_\_\_\_  
 Friday \_\_\_\_\_ to \_\_\_\_\_  
 Saturday \_\_\_\_\_ to \_\_\_\_\_

### SEATING COUNT

Restaurant: 20 Outdoor: \_\_\_\_\_  
 Lounge: \_\_\_\_\_ Other (explain): \_\_\_\_\_  
 Banquet: \_\_\_\_\_ Total Seating: \_\_\_\_\_

#### OLCC USE ONLY

Investigator Verified Seating: \_\_\_\_\_(Y) \_\_\_\_\_(N)  
 Investigator Initials: \_\_\_\_\_  
 Date: \_\_\_\_\_

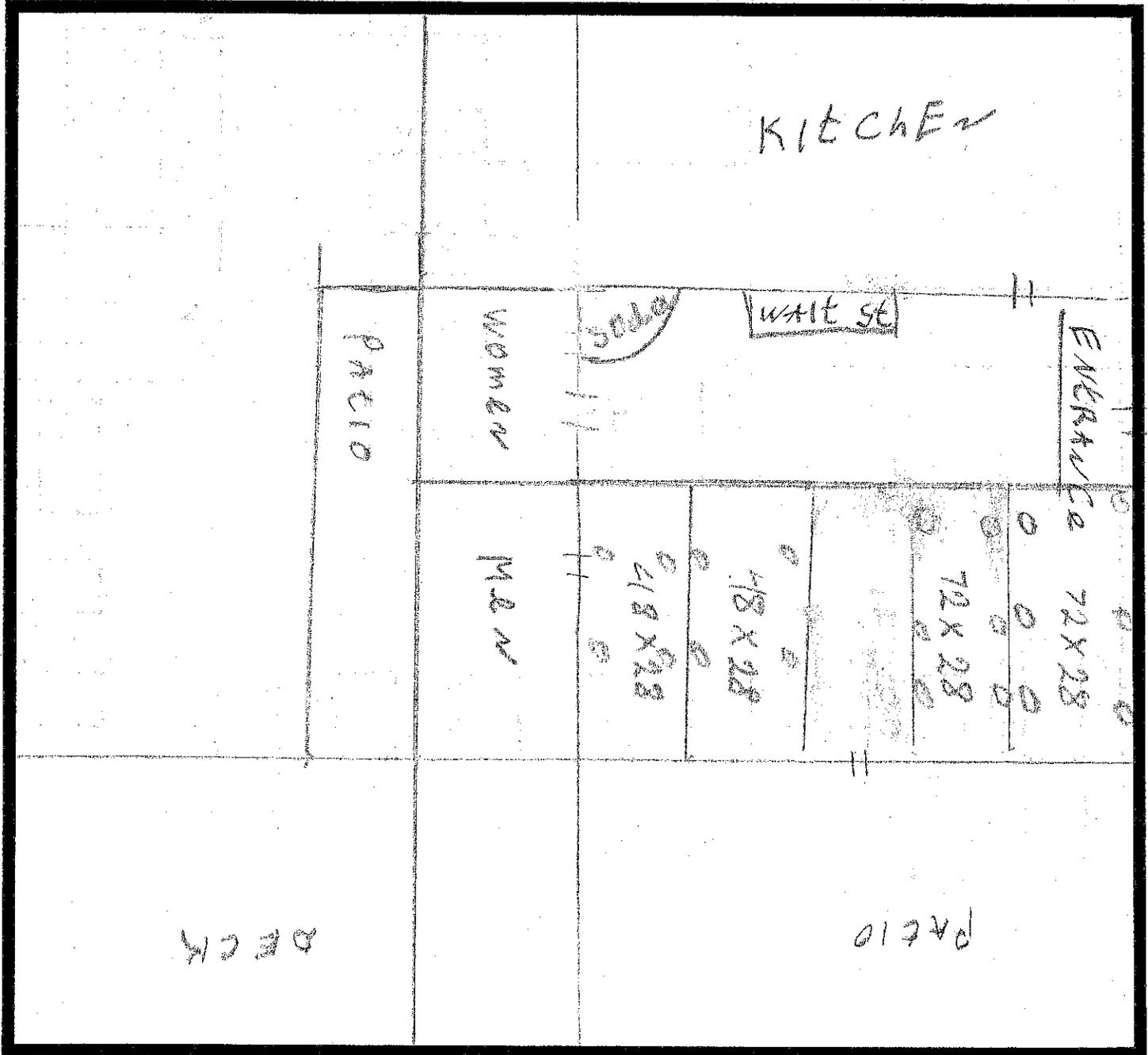
I understand if my answers are not true and complete, the OLCC may deny my license application.

Applicant Signature: [Signature] Date: 12/06/2019



OREGON LIQUOR CONTROL COMMISSION  
**FLOOR PLAN**

- **Your floor plan must be submitted on this form.**
- Use a separate Floor Plan Form for each level or floor of the building.
- The floor plan(s) must show the specific areas of your premises (e.g. dining area, bar, lounge, dance floor, video lottery room, kitchen, restrooms, outside patio and sidewalk cafe areas.)
- Include all tables and chairs (see example on back of this form). Include dimensions for each table if you are applying for a Full On-Premises Sales license.



Applicant Name \_\_\_\_\_

Trade Name (dba): \_\_\_\_\_

City and ZIP Code \_\_\_\_\_

.....OLCC USE ONLY.....  
MINOR POSTING ASSIGNMENT(S)

Date: \_\_\_\_\_ Initials: \_\_\_\_\_

**CITY OF TOLEDO  
REQUEST FOR COUNCIL ACTION**

	<b>Meeting Date:</b>	<b>Agenda Topic:</b>
	<b>August 26, 2020</b>	Approve expenditure of \$40,000 from City Council Strategic Reserve for Small Business Grants
<b>Council Goal:</b>	<b>Agenda Type:</b>	
Not Applicable	Decision Items	
<b>Prepared by:</b>	<b>Reviewed by:</b>	<b>Approved by:</b>
City Manager J. Richter	City Manager Judy Richter	City Manager Judy Richter

**Recommendation:**

Approve expenditure of \$40,000 from City Council Strategic Reserve for Small Business Grants. Submit for reimbursement from Coronavirus Relief Fund from State of Oregon.

**Background:**

There is \$40,000 in the City Council Strategic Reserve that can be used for Small Business Grants. Once dispersed we can apply for reimbursement from the Coronavirus Relief Fund.

The documents are attached for a small business grant program. Staff is expecting to have everything finalized by September 1 or before. Once program is ready, Kathy Crane at the Chamber will be contacted for assistance with letting businesses know about the program.

The application will require that the business affirm their need is a result of the Coronavirus Pandemic so the City can receive reimbursement.

<b>Fiscal Impact:</b>	<b>Fiscal Year:</b>	<b>GL Number:</b>
\$40,000	2020-2021	020-200-607500

**Attachment:**

1. Overview of Grant Program
2. FAQ of Grant Program
3. Application



## Overview of City of Toledo COVID-19 Small Business Assistance Grant Program

In response to the COVID-19 pandemic, the City of Toledo has accessed CARES Act funds to fund a small business assistance grant program.

The Toledo City Council has appointed a committee to assist City staff with distribution of the funds. Grants will be awarded to qualifying businesses to assist with costs associated with the COVID-19 pandemic.

**APPLICATION DEADLINE:** Applications will be accepted no later than 5:00 p.m. on September 15, by email at [manager@cityoftoledo.org](mailto:manager@cityoftoledo.org). Or they may be dropped off, by appointment, at Toledo City Hall (206 N. Main Street). An appointment may be scheduled by contacting the City Manager's Office at 541-336-2247.

**BUSINESS ELIGIBILITY:** Businesses that meet the following criteria are eligible to apply:

- Applicant operates a for-profit or non-profit (limited to 501(c)(3) corporations) business within the City limits of the City of Toledo including Urban Growth Boundary
- Business is directly affected by a government-ordered mandatory change in service directive associated with the COVID-19 pandemic and has complied with the order
- Business has 20 or fewer full-time equivalent employees
- Business has a valid City of Toledo Business License
- Business is headquartered with principal operations in Toledo
- Business is not delinquent on local taxes that were due on or before April 1, 2020
- Applicant submits a completed W-9 Form and other requested documentation listed on the application form

**QUALIFYING EXPENSES:** Grant funds are to be used for the following:

Product (e.g. perishable foods)	Payroll
Utilities	Mortgage/Rent

**PRIORITIZATION OF GRANT AWARDS:** It is expected that funds will be insufficient to provide awards to all qualifying applicants. Therefore, the City has established a point system to prioritize the distribution of grants, with those with the highest points being awarded first. City may prorate amounts awarded to expand the number of qualified businesses receiving grants.

<b>Type of Business:</b>	<b>pts.</b>	<b>Economic Impact:</b>	<b>pts.</b>
Restaurant	10	First quartile (least impacted)	0
Retail/Service	5	Second quartile	5
Other	0	Third quartile	10
<b>Select One:</b>	<b>pts.</b>	Fourth quartile (most impacted)	15
Rent	10	<b>Years in operation:</b>	<b>pts.</b>
Mortgage	5	1 year or less	0
<b>Number of employees (3 or more):</b>	<b>pts.</b>	2-5 years	10
Yes	5	5 or more	5
No	0	<b>Select One:</b>	<b>pts.</b>
<b>Received other assistance:</b>	<b>pts.</b>	Currently operating	5
Yes	0	Currently closed	0
No	10		



## City of Toledo COVID-19 Small Business Assistance Grant Program Frequently Asked Questions (FAQ)

### What are the eligibility requirements?

- Applicant operates a for-profit or non-profit (limited to 501(c)(3) corporations) business within the City of Toledo limits including the urban growth boundary.
- Business is directly affected by a government-ordered mandatory change in service directive associated with the COVID-19 pandemic and has complied with the order.
- Business has 20 or fewer full-time equivalent employees.
- Business has a valid City of Toledo Business License
- Business is headquartered with principal operations in Toledo
- Business is not delinquent on local taxes that were due before April 1, 2020.
- Applicant submits a completed W-9 Form and other requested documentation listed on the application form

### 1. What constitutes a small business?

- Business has 0-20 employees. May be a sole proprietorship with no employees.
- Sales-oriented retail: stores selling, leasing, or renting consumer, home, and business goods such as art galleries, art supplies, auto parts, bicycles, books, boutiques, clothing, cosmetics, dry goods, electronic equipment, furniture, gifts, groceries, household products, jewelry, music equipment, pet supplies, pharmaceuticals, plants, printed material, stationery, and vehicles.
- Personal service-oriented: barber shops, child care services, cosmetic stores, day spas, hair salons, healthcare services, laundromats, loans, media services, museums, nail and tanning salons, non-medical massage therapy; pet grooming, photographic studios, printing services, tattoo parlors, and veterinary services.
- Entertainment-oriented: arcades, bars, cafes, charter services, dance studios, health clubs, indoor party places, gyms, martial arts studios, restaurants, taverns, hotels, motels, theaters, wine bars and yoga studios.
- Repair-oriented: Appliances, bicycles, clocks, electronics, locksmith, office equipment, recycling drop-off, tailor, and upholsterer.
- Businesses that operate out of a dwelling **do not** qualify (e.g. home-based businesses, vacation rentals, homeshares, Commercial property rentals etc.).

### 2. What can the grant be used for?

The grants may be used to pay for retail products (e.g. perishable foods, inventory), payroll, mortgage/rent, and utilities.

### 3. Why must I share my financial information?

The City of Toledo is committed to ensuring taxpayer dollars are equitably distributed to qualified applicants. A point system is being used to prioritize grant awards, which factors in the financial impact the pandemic has had on eligible businesses. Financials are needed to make those determinations. The information will not be made public.

### 4. What is the maximum award?

Grants will be made up to \$2,500. The City may prorate awards to expand the number of eligible recipients.

### 5. Do I have to pay back the City?

No.

### 6. When does the application period end?

September 15, 2020 at 5:00 pm

### 7. If approved, when do I receive the grant awards?

Once the application period closes, the City of Toledo is committed to getting the awards out as quickly as possible. The earliest awards will be provided is the week of September 28, 2020.



CITY OF TOLEDO

COVID-19 SMALL BUSINESS ASSISTANCE GRANT APPLICATION

PLEASE PRINT OR TYPE – COMPLETE ALL BOXES

Business Name (as it appears on W-9):		Business Contact:
Business Tax Identification Number, EIN (W-9):		Title:
Business Mailing Address:		Home Address:
Business Street Address:		Telephone No.:
Telephone No.:	Email:	Email:

**BUSINESS INFORMATION**

Business License No.: \_\_\_\_\_ (Mark N/A if business is outside the city limits but within the Toledo Urban Growth Boundary)

Number of Employees: \_\_\_\_ (please convert part-time employees to full time equivalent (40 hours = 1 FTE. Round to nearest quarter.)

Type of business (check one):

- Restaurant
- Retail/Service
- Non-Profit
- Other: \_\_\_\_\_

Which of the following apply to your commercial space (check one).

- Lease: \$ \_\_\_\_\_ (list monthly amount)
- Mortgage: \$ \_\_\_\_\_ (list monthly amount)
- Own Outright

Is your business within the Toledo Urban Growth Boundary?

- Yes
- No

Is the business currently operating?

- Yes
- No

Years in operation (check one)

- 1 year or less
- 2-5 years
- 5 or more

Have you received other assistance (e.g. PPP, SBA loan, etc.)?

- Yes
- No

Anticipated Need: \$ \_\_\_\_\_ (list the amount of funds you are requesting, up to \$2,500)

List how will the funds be used (check all that apply, and list the amount of the grant funds you anticipate spending for each):

- Payroll \$ \_\_\_\_\_
- Rent/Mortgage \$ \_\_\_\_\_
- Product (e.g. Perishable food) \$ \_\_\_\_\_
- Utilities \$ \_\_\_\_\_

**ATTACHMENTS:** *The following information must be included with the completed grant application:*

- Completed IRS Form W-9; and
- Gross revenue reports for March and April of 2019 and March and April of 2020. For businesses in operation less than one-year, gross revenue reports for January and February of 2020 will be accepted in lieu of March and April of 2019 reports; and
- Copy of a commercial lease or mortgage statement showing the property address & amount (if seeking funds for this purpose).
- Report documenting payroll expenses for January or February 2020 (if seeking funds for this purpose).

**ACKNOWLEDGEMENT:**

I/We, the owners of the subject business, certify that all information listed in this application, and all information furnished in support of this application, is given for the purpose of obtaining an emergency assistance grant and that such information is true, accurate and complete, to the best of my knowledge. I certify that the needs are a result of the COVID-19 pandemic and related to restrictions placed on my business by Governor’s order. I understand that if any of the information is shown to be false or misrepresented, this application may be rejected. If funds have been dispersed, they would have to be paid back to the City. All grant proceeds must be spent before December 30, 2020

\_\_\_\_\_  
Owner or Authorized Agent Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner or Authorized Agent Printed Name & Title