

**REGULAR MEETING OF THE
WOOD VILLAGE CITY COUNCIL
September 25, 2018
AGENDA**

6:00 P.M. PLEDGE OF ALLEGIANCE

1. Citizen Comments (non-agenda items)
2. [Zoning and Development Code Text Amendment Initiation Authorization](#)
– [Bill Peterson](#)
3. [Discussion: Updated FEMA Flood Maps](#) – [Bill Peterson](#)

Public Works

- [Director's Report](#)

Finance

- [Director's Report](#)

City Manager:

- [City Calendar](#)
- [Annual Performance Plan](#)

City Attorney

Mayor and Council Comments and Reports

EXECUTIVE SESSION: 192.660(2) (h) To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

EXECUTIVE SESSION: 192.660(2) (e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

ADJOURN

The meeting location is wheelchair accessible. This information is available in large print upon request. To request large-print documents or for accommodations such as assistive listening device, sign language, and/or oral interpreter, please call 503-667-6211 at least two working days in advance of this meeting. (TDD 1-800-735-2900).

NEXT MEETING: Tuesday, October 9, 2018



City Council Agenda Item Staff Report

Meeting Date: September 25, 2018

TO: Mayor and Councilors

FROM: Bill Peterson: City Manager and Greg Dirks, HR & Records

DATE: 18 September, 2018

SUBJECT: Amend Definitions in the Wood Village Zoning Code; Multifamily

Requested Council Action

Adopt Resolution Number 37-2018 directing the City Manager to prepare an amendment to the Wood Village Zoning and Development Code providing for a definition for Multifamily.

Background

During the Design Review Committee hearing on Monday, September 10, 2018, the key issue impeding the review of the site plan dealt with what constitutes a multifamily unit. The existing definition in the Wood Village Zoning and Development Code (WVZDC). The code currently provides for a definition as follows:

“MULTI-DWELLING STRUCTURE. A structure that contains three or more dwelling units that share common walls or floor/ceiling with one or more units. The land underneath the structure is not divided into separate lots. Multi-dwelling includes structures commonly called garden apartments, apartments and condominiums.”

In the text of the Neighborhood Commercial Zone, the operative language allowing mixed use development is:

“Mixed-Use Residential Commercial: Must be a compatibly designed combination of multi-family residential and ground floor commercial uses. Number of units permitted is determined by required building and fire codes, setbacks, parking, building height, landscaping and other site requirements.”

The development proposed had separate structures on a single lot, with the assertion that such a configuration constituted multifamily. The staff read the structure definition as identified above, and would have required the developer to combine units into fewer buildings with two or more units in each building to constitute multifamily. In a divided decision, the Design Review Board determined that the definitions of mixed-Use Residential Commercial permits free standing single family units if the land underneath the units is not divided into separate lots.

The Fairview code handles multifamily as “housing that provides more than three dwellings on an individual lot (e.g. multiplexes, apartments, condominiums, etc.) This provision specifically identifies the presence of units on undivided land as the basis for the definition. Housing and Urban Development defines multifamily as at least 5 housing units that are in a single building, or noncontiguous if under a single ownership entity.

The American Planning Association defines multifamily as follows:

“Multifamily residential (also known as multidwelling unit or MDU) is a classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex. A common form is an apartment building. Sometimes units in a multifamily residential building are condominiums, where typically the units are owned individually rather than leased from a single apartment building owner.”

Multifamily is not directly defined in our code, and a definition resolving the questions about whether or not multifamily must be constructed in a single structure, zero lot line attached, or similar configuration will eliminate potential confusion caused by the current lack of a definition. We may wish to include limitations on the number of independent living units on an undivided lot that may qualify under the definition to assure optimized densities.

Other Text Issues, Status of Main Streets on Halsey

We have several other issues that have arisen over the last year, specifically:

1. Definition of mixed use, whether such uses must be in a single building (vertical mixed use), or may occur on a site (horizontal mixed use).
2. Design criteria applicability in Neighborhood Commercial Zone.

There is a Metro Grant to the three cities, Wood Village, Fairview, Troutdale, to evaluate and recommend changes to the development codes in the three communities, and we have a segment of an existing grant on the corridor that will identify further issues with the code. It would appear counterproductive to take on other code modifications prior to the results of this work.

The urgency we see and anticipate deals with pending development proposals that have yet to be filed, including properties at 240th and Halsey, and the City property at 238th and Halsey. Revising this definition quickly could avert any confusion with these two developments and the requirements for multifamily development in mixed-use commercial.

Next

Staff will evaluate definitions from regional codes and conduct a hearing with the Planning Commission to determine a proposed definition. A recommendation on an ordinance establishing the definition will then be forwarded to the City Council.

Alternatives

The Council may always determine how to proceed on issues. A sample of some potential methods to proceed include:

1. Do not adopt the resolution and elect to wait until pending consulting reports on code provisions are provided through the Main Street on Halsey program, or

2. Conduct a workshop with the Planning Commission to further examine the type of development that would be acceptable as multi-family, including Auxiliary Dwelling Units, Cottage Housing, and other innovative housing types, or
3. Adopt the resolution.

Fiscal Impact

It is anticipated that between 20 and 40 hours will be required to draft the language and review model and regional code provisions, along with 6 hours of consulting cost for the contract planner. The cost is estimated to be between \$2,340 and \$4,140, absent complications in hearings or an appeal.

City Goal

The updated definition will assist in completing City Council GOAL 1 A safe, clean, livable community with a sense of pride, quality housing, and strong identity.

Suggested Motions

It is Recommended the Resolution be Adopted.

I move to adopt Resolution Number 37-2018 directing the City Manager to develop updated definitions for the term Multifamily

Resolution Number 37-2018

A RESOLUTION DIRECTING THE CITY MANAGER TO PREPARE A TEXT AMENDMENT DEFINING MULTIFAMILY

WHEREAS:

1. The existing Wood Village Zoning and Development Code (WVZDC) provides for the definition of a multi-dwelling structure, and
2. No definition of multifamily and the character of development that constitutes multifamily is provided in the code, and
3. Neighborhood Commercial, Town Center, and R-4 zones all use the common language of multifamily in describing household living with four (4) or more units, and
4. The City Council is empowered in the Zoning and Development Code to initiate zoning code text amendments.

NOW, THEREFORE, be it resolved by the common council of the City of Wood Village that the City Manager is directed to develop proposed language for a text amendment defining and establishing limits for the term multifamily, and schedule such amendments to hearing before the Planning Commission and consideration by the City Council.

Motion to Approve by Councilor _____ seconded by Councilor _____ and passed this 25th day of September, 2018.

_____ AYE _____ NAY

Timothy Clark, Mayor

ATTEST

Greg Dirks, Human Resources/Records



City Council Agenda Item Staff Report

Meeting Date: September 25, 2018

TO: Mayor and Councilors
FROM: Bill Peterson: City Manager and Greg Dirks, HR & Records
DATE: 18 September, 2018
SUBJECT: Updated Federal Emergency Management Agency (FEMA) Flood Maps

Requested Council Action

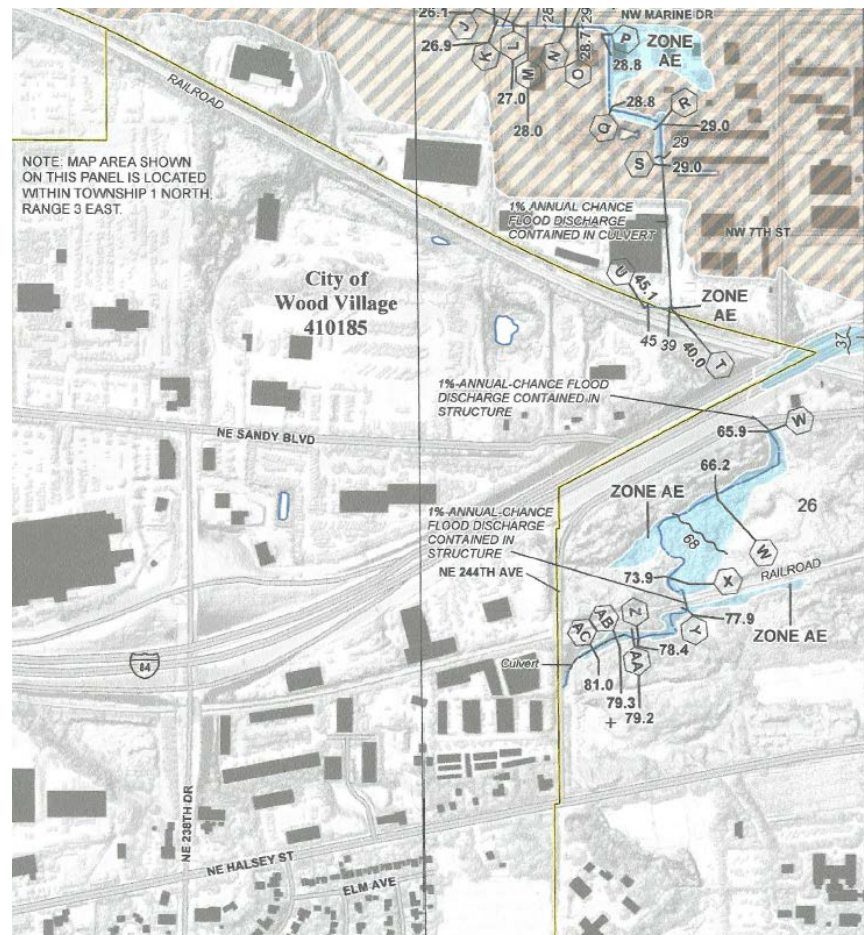
Adopt Resolution Number 36-2018 acknowledging the new FEMA flood Maps and studies, and directing amendment to the Wood Village Zoning and Development Code to update regulations to meet all Federal Standards.

Background

For nearly ten (10) years, the Federal Emergency Management Agency has been working to update all of the flood maps throughout the United States. In our area, the work has concentrated on the status of the levies on the Columbia, as well as significantly improved data on the flow characteristics of all regional streams and identifies waterways.

Wood Village has historically been identified in the Flood Insurance Rate Map (FIRM) with no developable lands impacted by potential flood. While some work in the late 1990's identified a sliver of property in the NE corner of the City as subject to potential flooding, and some area adjacent to Arata Creek, these interim documents were not those finally adopted by FEMA.

We have now received the official map identifying the areas in Wood Village subject to potential flooding. The area is identified in the map.



This minor area, less than one tenth of one acre, is located under the railroad underpass on the Interstate right of way. The size of area impacted does not matter to the regulatory agencies, that a portion of our jurisdiction includes property that is designated is all that it takes to trigger the requirement to have regulations in place that meet the federal requirements.

The regulatory requirements we have received indicate that the City must adopt regulations that meet the requirements of Public Law 93-234, Flood Disaster Protection Act of 1973, and specifically the provisions of the National Flood Protection Insurance Program (NFIP) Regulations from Paragraph 60.3(c). The relevant regulations require a significant regulatory provisions, not currently included in the Wood Village Zoning and Development Code, including base elevations above base flood levels, watertight construction for non-residential development, methods to certify that any activities do not impact base flood levels, and dozens of other regulatory provisions. All such provisions, however, are designed to regulate development. The parcel identified in Wood Village as subject to potential flooding is not a developable parcel, however, that does not impact the fact that the City must have these regulations in place to assure the following:

1. Federal Disaster Relief funding cannot be provided to the community unless the City is in compliance, and
2. No properties within the City may purchase flood insurance unless the City is in compliance (there are currently two properties that purchase flood insurance), and
3. Most claims paid from the federal flood insurance program are paid to properties not in flood hazard areas, rather have flood damage from storm drainage malfunctions or similar issues, and
4. Under State Goal 7, Areas Subject to Natural Hazards, requires all identified natural resource hazards must be identified in the Comprehensive Plan for the local government, and appropriate regulations adopted to assure hazards are minimized.

The Wood Village Zoning and Development calls for the initiation of a legislative code amendment to be by the Planning Commission/Design Review Board, the City Manager, or the City Council. In this instance, we are requesting the City Council adopt the resolution directing an amendment to the code be prepared and hearings conducted for adoption.

Next

Model code provisions and the language utilized by other municipalities will be evaluated to attempt to assure compatibility between the regulatory provisions in place among regional jurisdictions. The drafts will be submitted to and reviewed by the regional coordinator for NFIP, and then taken to hearing.

Alternatives

The Council may always determine how to proceed on issues. A sample of some potential methods to proceed include:

1. Do not adopt the resolution and direct the staff to seek exemption from the regulation, or
2. Evaluate the flood map further, and appoint a City Council or the Planning Commission evaluate all flooding potentials from any tributary stream, or
3. Adopt the resolution.

Fiscal Impact

It is anticipated that between 15 and 30 hours will be required to draft the language and review model and regional code provisions. The staff cost will be \$1,500 and \$2,700 with planning consulting costs of an additional \$500, total cost between \$2,000 and \$3,200.

City Goal

The determination of Flood Insurance provisions could potentially impact City Council GOAL 7: Environmental Responsibility.

Suggested Motions

It is Recommended the Resolution be Adopted.

I move to adopt Resolution Number 36-2018 acknowledging the flood mapping prepared by the Federal Emergency Management Agency, and directing the City Manager to prepare amendments to the Wood Village Zoning and Development Code.

Resolution Number 36-2018

**A RESOLUTION ACKNOWLEDGING AND ADOPTING UPDATED FLOOD MAPS,
AND DIRECTING THE CITY MANAGER TO DEVELOP CODE PROVISIONS TO
MODIFY THE WOOD VILLAGE ZONING AND DEVELOPMENT CODE TO ASSURE
COMPLIANCE**

WHEREAS:

1. The Federal Emergency Management Agency (FEMA) has provided notice to the City of Wood Village (Community Number 410185) that a new Flood Hazard Determination (FHD) have been developed affecting the Flood Insurance Rate Map (FIRM) and the Flood Insurance Study (FIS), and
2. The FIRM panels, Number 41051C0216J and 41051C0218J, version 2.4.2.1, dated February 1, 2019, provide all FHD areas and zones, and the National Flood Insurance Program (NFIP) designations, and
3. The adopted panels identifies lands in Wood Village that are not developable, however, are subject to FHD, and
4. The City Council is empowered in the Zoning and Development Code to initiate zoning code text amendments.

NOW, THEREFORE, be it resolved by the common council of the City of Wood Village that the Flood Hazard maps identified as Map number 41051C0216J and 41051C0218J, dated February 1, 2019, are adopted as the official map designating lands in the community subject to flood hazard in accord with the federal law, and

BE IT FURTHER RESOLVED, that the City Manager is directed to prepare amendments to the Wood Village Comprehensive Plan and the Zoning and Development Code necessary to achieve compliance with the federal regulations.

Motion to Approve by Councilor _____ seconded by Councilor _____ and passed this 25th day of September, 2018.

_____ AYE _____ NAY

Timothy Clark, Mayor

ATTEST

Greg Dirks, Human Resources/Records

OREGON MODEL FLOOD DAMAGE PREVENTION ORDINANCE

**Effective January 2009
Modified August 2009
Modified January 2014**

Adoption of this ordinance will ensure compliance with the standards for participation in the National Flood Insurance Program (NFIP). The model includes standards and provisions that encourage sound flood plain management and if implemented allows property owners to obtain flood insurance at a more affordable rate.

Development Permits

FEMA requires that a permit be issued for all development (see DEFINITIONS) in the regulatory floodplain. A floodplain development permit is not the same as a building permit. A floodplain development permit is intended to provide a mechanism for jurisdictions to review all proposed development in the regulatory floodplain.

Lowest Floor

NFIP minimum standards require that residential buildings have their lowest floor elevated to the base flood elevation (BFE). However, the Oregon Residential Specialty Code requires that the lowest floor be elevated one foot or more above BFE. Elevating one foot above the base flood elevation allows homeowners to receive a substantial reduction in the cost of their flood insurance. Also, as increased development happens, flood elevations can increase, and the one foot above standard allows for an additional margin of safety.

The NFIP allows non-residential buildings to be elevated or floodproofed. NFIP requires that an operations and maintenance plan be provided to the insurance agent in order to rate the policy. As a result, this requirement is included in this model.

Below-grade Crawlspace

Below-grade refers to the inside of the crawlspace being below-grade on all sides, similar to how FEMA defines basement. FEMA would prefer that NFIP communities prohibit below-grade crawl spaces in Special Flood Hazard Areas. If, however, your community decides to allow below grade crawl spaces, specific language must be included in your code. The model code contained herein was derived from Technical Bulletin 11-01: Crawlspace Construction for Buildings located in Special Flood Hazard Areas.

If crawlspace standards are not included in local code, FEMA considers crawlspaces to be basements, which are not allowed as new construction or substantial improvements.

Manufactured Dwellings

The 2011 Oregon Manufactured Dwelling and Park Specialty Code requires that manufactured dwellings be elevated such that the bottom of the chassis is at base flood elevation. The Code also requires that electrical cross-over connections be elevated at least 12" above Base Flood Elevation. Furthermore, the Code makes no distinction between existing and new manufactured dwelling parks. All new installations, repair of substantial damage, or substantial improvements must be elevated above the base flood elevation.

Accessory and Agricultural Buildings

Finally, the NFIP requires that accessory structures, including agricultural buildings be elevated or floodproofed. Agricultural buildings located in the Special Flood Hazard Area are not exempt from building codes.

Agricultural Buildings:

ORS 455.315 exempts certain agricultural buildings from application of the Oregon Structural Specialty Code, however, **the exemption does not apply to:**

- (A) A dwelling;
- (B) A structure used for a purpose other than growing plants in which
10 or more persons are present at any one time;
- (C) A structure regulated by the State Fire Marshal pursuant to ORS chapter 476;
- (D) A structure used by the public; or
- (E) **A structure subject to sections 4001 to 4127, title 42, United States Code (the National Flood Insurance Act of 1968) as amended, and regulations promulgated thereunder.**

AO and V Zones

This model code includes sections for development in Shallow Flooding Areas (AO Zones), Section 5.5 and Coastal High Hazard Areas (V1-V30, VE and/or V), Section 5.6. If your community does not have either of these zones designated on your Flood Insurance Rate Map, it is not necessary to adopt these sections of the model code.

If you have any questions concerning adoption of this model or participation in the NFIP, please contact our Regional Office at (425) 487-4677.

KEY

Items in *underlined italics* (on electronic copies) or *underlined italics* (on paper copies) of the ordinance need to be filled in by the community.

Highlighted text recommended but not in CFR or Oregon Building Codes
Blue means V-zone requirement

OREGON MODEL FLOOD DAMAGE PREVENTION ORDINANCE

SECTION 1.0 AUTHORIZATION, FINDINGS OF FACT, PURPOSE, AND OBJECTIVES

1.1 AUTHORIZATION

The State of Oregon has in _____ delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the *city/town/county*, does ordain as follows: *{change for tribal government}*

1.2 FINDINGS OF FACT

(1) The flood hazard areas of *city/town/county/tribe* are subject to periodic inundation which results in loss of life and property, health, and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

(2) These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to the flood loss.

1.3 STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- (1) To protect human life and health;
- (2) To minimize expenditure of public money and costly flood control projects;
- (3) To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; (4) To minimize prolonged business interruptions;

¹ Almost all Oregon cities and some Oregon counties will derive their authority to adopt a flood damage prevention ordinance from the home rule provisions of the Oregon Constitution. See Article XI, Section 2 of the Oregon Constitution and your local government charter, if applicable. All counties, including those without home rule charters, have been granted authority to enact ordinances under Oregon Revised Statute 203.035.

- (5) To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;
- (6) To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- (7) To ensure that potential buyers are notified that property is in an area of special flood hazard; and,
- (8) To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

1.4 METHODS OF REDUCING FLOOD LOSSES

In order to accomplish its purposes, this ordinance includes methods and provisions for:

- (1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- (2) Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- (4) Controlling filling, grading, dredging, and other development which may increase flood damage;
- (5) Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or may increase flood hazards in other areas.
- (6) Coordinating and supplementing the provisions of the state building code with local land use and development ordinances.

SECTION 2.0 DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

“APPEAL” means a request for a review of the interpretation of any provision of this ordinance or a request for a variance.

“AREA OF SHALLOW FLOODING” means a designated AO, or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident. AO is characterized as sheet flow and AH indicates ponding.

“AREA OF SPECIAL FLOOD HAZARD” means the land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V.

“BASE FLOOD” means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the “100-year flood.” Designation on maps always includes the letters A or V.

“BASEMENT” means any area of the building having its floor subgrade (below ground level) on all sides.

“BELOW-GRADE CRAWL SPACE” means an enclosed area below the base flood elevation in which the interior grade is not more than two feet below the lowest adjacent exterior grade and the height, measured from the interior grade of the crawlspace to the top of the crawlspace foundation, does not exceed 4 feet at any point

“BREAKAWAY WALL” means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

“COASTAL HIGH HAZARD AREA” means an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on the FIRM as Zone V1-V30, VE or V.

“CRITICAL FACILITY” means a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

“DEVELOPMENT” means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

“ELEVATED BUILDING” means for insurance purposes, a nonbasement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

“FLOOD” OR “FLOODING” means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters and/or
- (2) The unusual and rapid accumulation of runoff of surface waters from any source.

“FLOOD INSURANCE RATE MAP (FIRM)” means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

“FLOOD INSURANCE STUDY” means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

“FLOODWAY” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

“LOWEST FLOOR” means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building’s lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance found at Section 5.2-1(2).

“MANUFACTURED DWELLING” means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured dwelling” does not include a “recreational vehicle.”

“MANUFACTURED HOME PARK OR SUBDIVISION” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

“NEW CONSTRUCTION” means structures for which the “start of construction” commenced on or after the effective date of this ordinance.

“RECREATIONAL VEHICLE” means a vehicle which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and
- (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

“START OF CONSTRUCTION” includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date.

The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does

not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

“STRUCTURE” means a walled and roofed building including a gas or liquid storage tank that is principally above ground.

“SUBSTANTIAL DAMAGE” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

“SUBSTANTIAL IMPROVEMENT” means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- (1) Before the improvement or repair is started; or
- (2) If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term does not, however, include either:

- (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or
- (2) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

“VARIANCE” means a grant of relief from the requirements of this ordinance which permits construction in a manner that would otherwise be prohibited by this ordinance.

“WATER DEPENDENT” means a structure for commerce or industry which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

SECTION 3.0 GENERAL PROVISIONS

3.1 LANDS TO WHICH THIS ORDINANCE APPLIES

This ordinance shall apply to all areas of special flood hazards within the jurisdiction of city/town/county/tribe.

3.2 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for the city/town/county/tribe – use county if FIRMs are in countywide format," dated month day, 20yr, with accompanying Flood Insurance Maps are hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study is on file at location. The best available information for flood hazard area identification as outlined in Section 4.3-2 shall be the basis for regulation until a new FIRM is issued which incorporates the data utilized under section 4.3-2.

3.3 PENALTIES FOR NONCOMPLIANCE

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$ amount or imprisoned for not more than number days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent the city/town/county/tribe from taking such other lawful action as is necessary to prevent or remedy any violation.

3.4 ABROGATION AND SEVERABILITY

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

If any section clause, sentence, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

3.5 INTERPRETATION

In the interpretation and application of this ordinance, all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body; and,
- (3) Deemed neither to limit or repeal any other powers granted under State statutes.

3.6 WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of *city/town/county/tribe*, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

SECTION 4.0 ADMINISTRATION

4.1 ESTABLISHMENT OF DEVELOPMENT PERMIT

4.1-1 Development Permit Required

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section 3.2. The permit shall be for all structures including manufactured homes, as set forth in the "DEFINITIONS," and for all development including fill and other activities, also as set forth in the "DEFINITIONS."

4.1-2 Application for Development Permit

Application for a development permit shall be made on forms furnished by the *dept., e.g. Planning, Engineering, etc.* and may include but not be limited to plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- (1) Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures;
- (2) Elevation in relation to mean sea level of floodproofing in any structure;
- (3) Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 5.2-2; and

- (4) Description of the extent to which a watercourse will be altered or relocated as a result of proposed development.

4.2 DESIGNATION OF THE LOCAL ADMINISTRATOR

The _____ is hereby appointed to administer and implement this ordinance by granting or denying development permit applications in accordance with its provisions.

4.3 DUTIES AND RESPONSIBILITIES OF THE LOCAL ADMINISTRATOR

Duties of the local administrator shall include, but not be limited to:

4.3-1 Permit Review

- (1) Review all development permits to determine that the permit requirements of this ordinance have been satisfied.
- (2) Review all development permits to determine that all necessary permits have been obtained from those Federal, State, or local governmental agencies from which prior approval is required.
- (3) Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of Section 5.4 are met.

4.3-2 Use of Other Base Flood Data (In A and V Zones)

When base flood elevation data has not been provided (A and V Zones) in accordance with Section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, the local administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source, in order to administer Sections 5.2, SPECIFIC STANDARDS, and 5.3 FLOODWAYS.

4.3-3 Information to be Obtained and Maintained

- (1) Where base flood elevation data is provided through the Flood Insurance Study, FIRM, or required as in Section 4.3-2, obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basements and below-grade crawlspaces) of all new or substantially improved structures, and whether or not the structure contains a basement.
- (2) For all new or substantially improved floodproofed structures where base flood elevation data is provided through the Flood Insurance Study, FIRM, or as required in Section 4.3-2:
 - (i) Verify and record the actual elevation (in relation to mean seal level), and
 - (ii) Maintain the floodproofing certifications required in Section 4.1-2(3).

- (3) Maintain for public inspection all records pertaining to the provisions of this ordinance.

4.3-4 Alteration of Watercourses

- (1) Notify adjacent communities, the Department of Land Conservation and Development and other appropriate state and federal agencies, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.
- (2) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.

4.3-5 Requirement to Submit New Technical Data

- (1) Notify FEMA within six months of project completion when an applicant had obtained a Conditional Letter of Map Revision (CLOMR) from FEMA, or when development altered a watercourse, modified floodplain boundaries, or modified Base Flood Elevations. This notification shall be provided as a Letter of Map Revision (LOMR).
- (2) The property owner shall be responsible for preparing technical data to support the LOMR application and paying any processing or application fees to FEMA.
- (3) The Floodplain Administrator shall be under no obligation to sign the Community Acknowledgement Form, which is part of the CLOMR/LOMR application, until the applicant demonstrates that the project will or has met the requirements of this code and all applicable State and Federal laws.

4.3-5 Interpretation of FIRM Boundaries

Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 4.4.

NOTE: If you do not include Section 4.4 (Variance Procedure), end the above sentence after the word "interpretation," and add the following sentence: "such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the National Flood Insurance Program (44 CFR 5976)."

4.4 VARIANCE PROCEDURE

4.4-1 Appeal Board

(1) The _____ as established by *ordinance* shall hear and decide appeals and requests for variances from the requirements of this ordinance.

(2) The _____ shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the *city/town/county/tribe* in the enforcement or administration of this ordinance.

(3) Those aggrieved by the decision of the _____, or any taxpayer, may appeal such decision to the _____, as provided in *ordinance*.

(4) In passing upon such applications, the _____ shall consider all technical evaluations, all relevant factors, standards specified in other sections of this ordinance, and:

(i) The danger that materials may be swept onto other lands to the injury of others;

(ii) The danger to life and property due to flooding or erosion damage;

(iii) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

(iv) The importance of the services provided by the proposed facility to the community;

(v) The necessity to the facility of a waterfront location, where applicable;

(vi) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;

(vii) The compatibility of the proposed use with existing and anticipated development;

(viii) The relationship of the proposed use to the comprehensive plan and flood plain management program for that area;

(ix) The safety of access to the property in times of flood for ordinary and emergency vehicles;

(x) The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and,

(xi) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

(5) Upon consideration of the factors of Section 4.4-1(4) and the purposes of this ordinance, the _____ may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.

(6) The *local floodplain administrator* shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request.

4.4-2 Conditions for Variances

- (1) Generally, the only condition under which a variance from the elevation standard may be issued is for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (i-xi) in Section 4.4-1(4) have been fully considered. As the lot size increases the technical justification required for issuing the variance increases.
- (2) Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the Statewide Inventory of Historic Properties, without regard to the procedures set forth in this section.
- (3) Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.
- (4) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (5) Variances shall only be issued upon:
 - (i) A showing of good and sufficient cause;
 - (ii) A determination that failure to grant the variance would result in exceptional hardship to the applicant;
 - (iii) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in Section 4.1-4(4), or conflict with existing local laws or ordinances.
- (6) Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece or property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.
- (7) Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry-floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria except 4.4-2(1), and otherwise complies with Sections 5.1-1 through 5.1-3 of the GENERAL STANDARDS.
- (8) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

SECTION 5.0 PROVISIONS FOR FLOOD HAZARD REDUCTION

5.1 GENERAL STANDARDS

In all areas of special flood hazards, the following standards are required:

5.1-1 Anchoring

- (1) All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
- (2) All manufactured homes must likewise be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).

5.1-2 Construction Materials and Methods

- (1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- (2) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- (3) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

5.1-3 Utilities

- (1) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- (2) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and,
- (3) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding consistent with the Oregon Department of Environmental Quality.

5.1-4 Subdivision Proposals

- (1) All subdivision proposals shall be consistent with the need to minimize flood damage;

- (2) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;
- (3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and,
- (4) Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or 5 acres (whichever is less).

5.1-5 Review of Building Permits

Where elevation data is not available either through the Flood Insurance Study, FIRM, or from another authoritative source (Section 4.3-2), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

5.1-6 AH Zone Drainage

Adequate drainage paths are required around structures on slopes to guide floodwaters around and away from proposed structures.

5.2 SPECIFIC STANDARDS

In all areas of special flood hazards where base flood elevation data has been provided (Zones A1-30, AH, and AE) as set forth in Section 3.2, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD or Section 4.3-2, Use of Other Base Flood Data (In A and V Zones), the following provisions are required:

5.2-1 Residential Construction

- (1) New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to a minimum of one foot above the base flood elevation.
- (2) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must be either certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
 - (i) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

- (ii) The bottom of all openings shall be no higher than one foot above grade.
- (iii) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

5.2-2 Nonresidential Construction

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated at or above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

- (1) Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
- (2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- (3) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section 4.3-3(2);
- (4) Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in 5.2-1(2);
- (5) Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g. a building floodproofed to the base flood level will be rated as one foot below).
- (6) Applicants shall supply a comprehensive Maintenance Plan for the entire structure to include but not limited to: exterior envelope of structure; all penetrations to the exterior of the structure; all shields, gates, barriers, or components designed to provide floodproofing protection to the structure; all seals or gaskets for shields, gates, barriers, or components; and, the location of all shields, gates, barriers, and components as well as all associated hardware, and any materials or specialized tools necessary to seal the structure.
- (7) Applicants shall supply an Emergency Action Plan (EAP) for the installation and sealing of the structure prior to a flooding event that clearly identifies what triggers the EAP and who is responsible for enacting the EAP.

5.2-3 Manufactured Dwellings

- (4) Manufactured dwellings supported on solid foundation walls shall be constructed with flood openings that comply with 5.1-1(2) above;

- (5) The bottom of the longitudinal chassis frame beam in A zones, shall be at or above BFE;
- (6) The manufactured dwelling shall be anchored to prevent flotation, collapse, and lateral movement during the base flood. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques), and;
- (7) Electrical crossover connections shall be a minimum of 12 inches above BFE.

5.2-4 Recreational Vehicles

Recreational vehicles placed on sites are required to:

- (1) Be on the site for fewer than 180 consecutive days, and
- (2) Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
- (3) Meet the requirements of 5.2-3 above and the elevation and anchoring requirements for manufactured homes.

5.2-5 Small Accessory Structures

Relief from elevation or floodproofing as required in 5.2-1 or 5.2-2 above may be granted for small accessory structures that are:

- (1) less than 200 square feet and do not exceed one story; (2) not temperature controlled;
- (3) not used for human habitation and are used solely for parking of vehicles or storage of items having low damage potential when submerged;
- (4) not used to store toxic material, oil or gasoline, or any priority persistent pollutant identified by the Oregon Department of Environmental Quality shall unless confined in a tank installed in compliance with this ordinance or stored at least one foot above Base Flood Elevation
- (5) located and constructed to have low damage potential; (6) constructed with materials resistant to flood damage;
- (7) anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the base flood;
- (8) constructed to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwater. Designs for complying with this requirement must be certified by a licensed professional engineer or architect or

- (i) provide a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - (ii) the bottom of all openings shall be no higher than one foot above the higher of the exterior or interior grade or floor immediately below the opening;
 - (iii) openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwater in both directions without manual intervention.
- (9) constructed with electrical, and other service facilities located and installed so as to prevent water from entering or accumulating within the components during conditions of the base flood.

5.2-6 Below-grade crawl spaces

Below-grade crawlspaces are allowed subject to the following standards as found in FEMA Technical Bulletin 11-01, *Crawlspace Construction for Buildings Located in Special Flood Hazard Areas*:

- (1) The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Hydrostatic loads and the effects of buoyancy can usually be addressed through the required openings stated in Section B below. Because of hydrodynamic loads, crawlspace construction is not allowed in areas with flood velocities greater than five (5) feet per second unless the design is reviewed by a qualified design professional, such as a registered architect or professional engineer. Other types of foundations are recommended for these areas.
- (2) The crawlspace is an enclosed area below the base flood elevation (BFE) and, as such, must have openings that equalize hydrostatic pressures by allowing the automatic entry and exit of floodwaters. The bottom of each flood vent opening can be no more than one (1) foot above the lowest adjacent exterior grade.
- (3) Portions of the building below the BFE must be constructed with materials resistant to flood damage. This includes not only the foundation walls of the crawlspace used to elevate the building, but also any joists, insulation, or other materials that extend below the BFE. The recommended construction practice is to elevate the bottom of joists and all insulation above BFE.
- (4) Any building utility systems within the crawlspace must be elevated above BFE or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions. Ductwork, in particular, must either be placed above the BFE or sealed from floodwaters.
- (5) The interior grade of a crawlspace below the BFE must not be more than two

(2) feet below the lowest adjacent exterior grade.

(6) The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall must not exceed four (4) feet at any point. The height limitation is the maximum allowable unsupported wall height according to the engineering analyses and building code requirements for flood hazard areas.

(7) There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event. The type of drainage system will vary because of the site gradient and other drainage characteristics, such as soil types. Possible options include natural drainage through porous, well-drained soils and drainage systems such as perforated pipes, drainage tiles or gravel or crushed stone drainage by gravity or mechanical means.

(8) The velocity of floodwaters at the site should not exceed five (5) feet per second for any crawlspace. For velocities in excess of five (5) feet per second, other foundation types should be used.

For more detailed information refer to FEMA Technical Bulletin 11-01.

ADDITIONAL OPTIONS

Include the diagrams from the Technical Bulletin in the ordinance to illustrate the 2 ft./4 ft. rules but revise to correctly reference the state building code requirements to elevate 1 ft. above BFE for residential structures.

Include language advising citizens about the increased insurance cost associated with below-grade crawlspaces. There is a charge added to the basic policy premium for a below-grade crawlspace.

5.3 BEFORE REGULATORY FLOODWAY

In areas where a regulatory floodway has not been designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

5.4 FLOODWAYS

Located within areas of special flood hazard established in Section 3.2 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

(1) Except as provided in paragraph (3), prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional civil engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

(2) If Section 5.4(1) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 5.0, PROVISIONS FOR FLOOD HAZARD REDUCTION.

(3) Projects for stream habitat restoration may be permitted in the floodway provided:

(i) The project qualifies for a Department of the Army, Portland District *Regional*

General Permit for Stream Habitat Restoration (NWP-2007-1023); and,

(ii) A qualified professional (a Registered Professional Engineer; or staff of NRCS; the county; or fisheries, natural resources, or water resources agencies) has provided a feasibility analysis and certification that the project was designed to keep any rise in 100-year flood levels as close to zero as practically possible given the goals of the project; and,

(iii) No structures would be impacted by a potential rise in flood elevation; and,

(iv) An agreement to monitor the project, correct problems, and ensure that flood carrying capacity remains unchanged is included as part of the local approval.

(4) Temporary structures placed in the floodway: Relief from no-rise evaluation, elevation or dry flood-proofing standards may be granted for a non-residential structure placed during the dry season (June – October) and for a period of less than 90 days. A plan for the removal of the temporary structure after the dry season or when a flood event threatens shall be provided. The plan shall include disconnecting and protecting from water infiltration and damage all utilities servicing the temporary structure.

(5) Temporary storage of goods and materials, not including hazardous materials, is allowed in the floodway for a period of less than 90 days within the dry season (June – October).

5.5 STANDARDS FOR SHALLOW FLOODING AREAS (AO ZONES)

Shallow flooding areas appear on FIRMs as AO zones with depth designations. The base flood depths in these zones range from 1 to 3 feet above ground where a clearly defined channel does not exist, or where the path of flooding is

unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In these areas, the following provisions apply:

- (1) New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement) elevated above the highest grade adjacent to the building, a minimum of one foot above the depth number specified on the FIRM (at least two feet if no depth number is specified).
- (2) New construction and substantial improvements of nonresidential structures within AO zones shall either:
 - (i) Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above the depth number specified on the FIRM (at least two feet if no depth number is specified); or
 - (ii) Together with attendant utility and sanitary facilities, be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer or architect as in section 5.2-2(3).
- (3) Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.
- (4) Recreational vehicles placed on sites within AO Zones on the community's FIRM either:
 - (i) Be on the site for fewer than 180 consecutive days, and
 - (ii) Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
 - (iii) Meet the requirements of 5.5 above and the elevation and anchoring requirements for manufactured homes.

5.6 COASTAL HIGH HAZARD AREAS

Located within areas of special flood hazard established in Section 3.2 are Coastal High Hazard Areas, designated as Zones V1-V30, VE and/or V. These areas have special flood hazards associated with high velocity waters from surges and, therefore, in addition to meeting all provisions in this ordinance and state building code, the following provisions shall also apply:

(1) All new construction and substantial improvements in Zones V1-V30 and VE (V if base flood elevation data is available) shall be elevated on pilings and columns so that:

(i) The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated a minimum of one foot above the base flood level; and

(ii) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval);

(2) A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of (i) and (ii) of this Section.

(3) Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures in Zones V1-30, VE, and V, and whether or not such structures contain a basement. The local administrator shall maintain a record of all such information.

(4) All new construction shall be located landward of the reach of mean high tide.

(5) Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purpose of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or State codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

(i) Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and

(ii) The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Maximum wind and water loading values to be used in this determination shall each have a one percent

chance of being equaled or exceeded in any given year (100-year mean recurrence interval).

- (6) If breakaway walls are utilized, such enclosed space shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation.
- (7) Prohibit the use of fill for structural support of buildings.
- (8) Prohibit man-made alteration of sand dunes which would increase potential flood damage.
- (9) All manufactured homes to be placed or substantially improved within Zones V1-V30, V, and VE on the community's FIRM on sites:
 - (i) Outside of a manufactured home park or subdivision,
 - (ii) In a new manufactured home park or subdivision,
 - (iii) In an expansion to an existing manufactured home park or subdivision, or
 - (iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood;

meet the standards of paragraphs 5.6(1) through (8) of this section and that manufactured homes placed or substantially improved on other sites in an existing manufactured home park or subdivision within Zones V1-30, V, and VE on the FIRM meet the requirements of Section 5.2-3.

- (10) Recreational vehicles placed on sites within Zones V1-30, V, and VE on the community's FIRM either:
 - (i) Be on the site for fewer than 180 consecutive days,
 - (ii) Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
 - (iii) Meet the requirements of Section 4.1-1(Permitting requirements) and paragraphs 5.6(1) through (8) of this section.

(11) For construction of new essential and new special occupancy structures refer to ORS 455.446 and 447 which states that new essential and new special occupancy structures may not be constructed in the Tsunami Inundation Zone. The Tsunami Inundation Zone would include V, A, and potentially other flood zones. If an exception is granted then the Coastal High Hazard Area construction standards in the model ordinance shall apply to the building of these new structures in the Tsunami Inundation Zone.

Coastal communities should be encouraged to adopt Coastal High Hazard Area standards to all new structures or substantially improved or damaged

structures that fall within the Tsunami Inundation Zone.

5.7 CRITICAL FACILITY

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the Special Flood Hazard Area (SFHA) (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

PUBLIC WORKS MONTHLY REPORT

COUNCIL DATE **September 25, 2018**
TO: **BILL PETERSON, CITY MANAGER**
FROM: **JOHN NIYAMA, DIRECTOR OF PUBLIC WORKS**
SUBJECT: **PUBLIC WORKS DIRECTOR'S REPORT**

Shea Lift Station

Assessment of the 2 lift station pumps and 4" discharge line completed. Conclusion—Operation is within the operating parameter per manufacturer specifications and no obstruction/defect in the 4" discharge line. Communications continue with Dr. Davis in regards to a long-term solution.

Donald L Robertson Park

- Ball field irrigation has been shut-off for the season.
- The Parks Master Plan was adopted by Council.
- Will proceed with the Irrigation RFP when the environmental assessment has been completed by Multnomah County.
- East Park entry sign pressure washed—stained—painted base supports.

Cottonwood Waterline Project

Bid award to Canyon Contracting. Completed the pre-construction meeting. Construction to begin the week of September 17th. Will Jones has notified both Treehill and Cottonwood HOA's.

Municipal Water Storm Water - Sanitary System - Streets

- Public Works field staff continue to support Multnomah County with identifying utilities under Halsey and Arata Road. Reviewing maps and inspection documents and providing locates. NE Arata Rd test station relocated.
- Monthly meter reading completed.
- NE 238th Center Median Tree Trimming

Meetings Attended by Director:

- Public Works Director's morning meeting (Weekly with staff)
- Visited City of Fairview Public Works and introduced Will Jones (new Engineering Tech) to Fairview Public Works Engineering staff.
- 3 City Building IGA
- Small cell presentation at City Hall
- Multnomah County Transportation monthly meeting

- Will Jones attended the EMCTC Technical monthly meeting with John. Introducing him to regional partners---Metro, City of Gresham, Multnomah County Transportation, Trimet, and City of Portland were all in attendance.

Development progress: *These activities require plan reviews and comments by the Building Department and other Public Works staff. We also spend time in consultation with the developers, their engineers and the contractor as the project moves from planning to completion.*

- **Riverwood Village** – Lennar is seeking to reduce the Development Bond for public improvements completed and accepted by the City. This will initiate the maintenance period. Two homes have been sold and owners have keys in hand.
- **Multnomah County** – Construction continues on both Sandy Blvd and Arata Rd. Design work continues for NE 238th Improvements.
- **City Hall** – Construction contract was awarded to 3 Kings Environmental Inc. Pre-construction meeting completed and construction to begin the week of September 24th.

Personnel Update:

- Public Works field staff completed “Dig Safety” a free on-site 2 hour training course related to Oregon excavation laws. The presenter was Damage Prevention Specialist from NW Natural Gas.
- Julio and Kevin completed a required 4 hour ODOT Temporary Traffic Control Flagging class.
- Will Jones attended the EMCTC Technical monthly meeting. Introducing him to regional partners---Metro, City of Gresham, Multnomah County Transportation, Trimet, and City of Portland were all in attendance.



City Council Agenda Staff Report

Meeting Date: September 25, 2018

Memorandum

TO: Mayor and City Council

FROM: Bill Peterson, City Manager

AUTHOR: Yelena Shapovalov, Accountant

DATE: September 18, 2018

TOPIC: Council Finance Report on Revenue & Expenditures through August 31, 2018.

This report covers all revenue from **July 1, 2018 through August 31, 2018**, 17% of the fiscal year. All expenditures and revenues through August 31, 2018 are within budgeted parameters.

Please see the attached charts indicating specific August revenue and expense figures.

The interest rate at the LGIP is currently at 2.25%. On August 31st our investment portfolio was at \$6,397,178.60.

Revenue from User fees have increased significantly mostly due to realizing unearned Water/Sewer/Park SDC revenues from Riverwood construction.

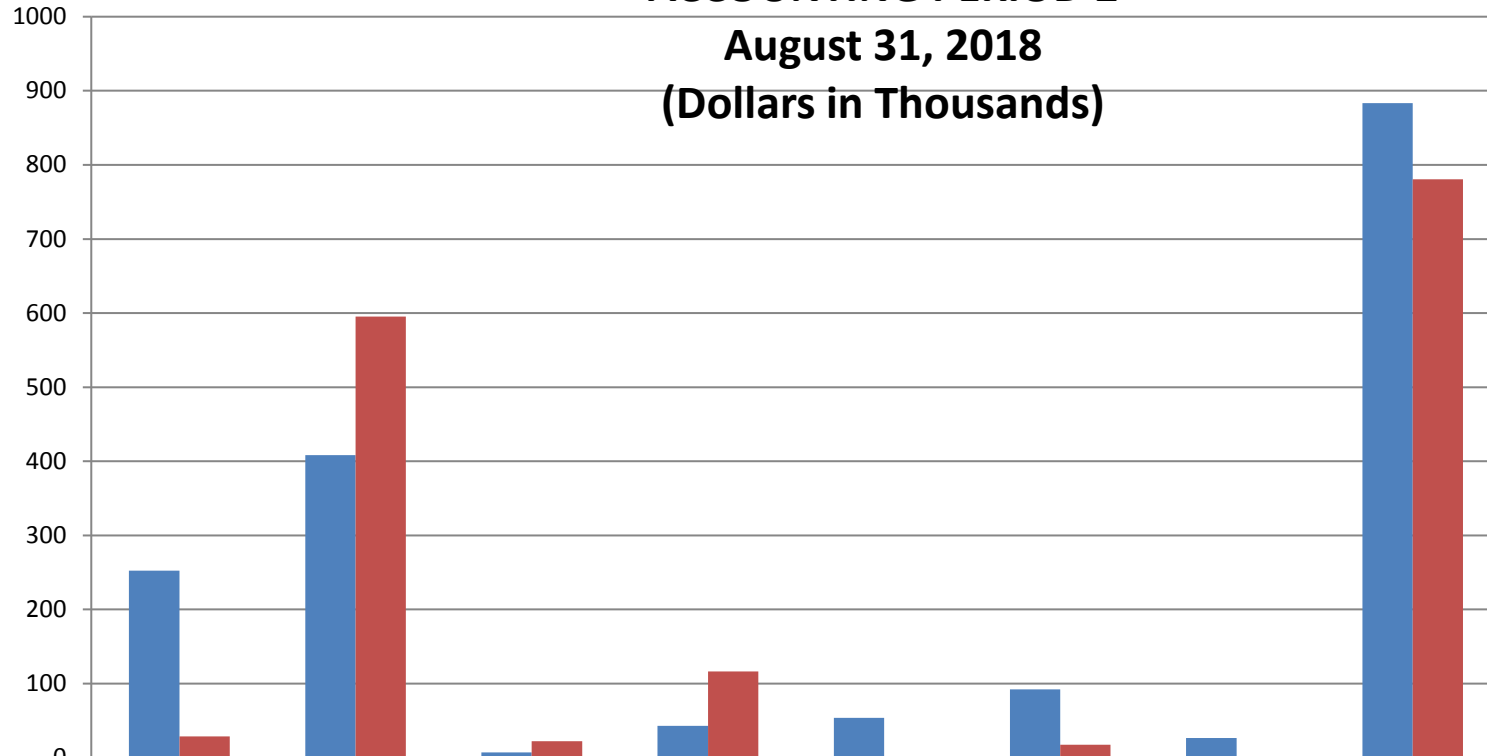
The Audit and CAFR preparation are continuing on schedule.

SOURCE OF INCOME	YTD 2016-17			YTD 2017-18			YTD 2018-19		
	as of	31-Aug-16		31-Aug-17		31-Aug-18	2016-17 3910	2017-18 3915	2018-19 3920
The percentages are for the change from the prior year to the next year.									
Property Tax **	\$7,194	↑	10%	\$7,942	↑	21%	\$1.84	\$2.03	\$2.45
Business Income Tax	\$36,677	↓	-19%	\$29,788	↑	69%	\$9.38	\$7.61	\$12.86
Cigarette Tax	\$892	↓	-46%	\$479	↓	-16%	\$0.23	\$0.12	\$0.10
Liquor Tax	\$4,460	↑	25%	\$5,574	↑	75%	\$1.14	\$1.42	\$2.49
Gasoline Tax	\$38,773	↑	1%	\$39,237	↑	11%	\$9.92	\$10.02	\$11.13
State Shared Revenue	\$18,031	↑	100%	\$10,501	↑	3%	\$4.61	\$2.68	\$2.76
motel tax	\$30,970	↑	36%	\$42,073	↓	-2%	\$7.92	\$10.75	\$10.54
interest revenue	\$6,501	↑	87%	\$12,177	↑	81%	\$1.66	\$3.11	\$5.63
TOTALS	\$143,497	↑	3%	\$147,771	↑	27%	\$36.70	\$37.74	\$47.96

** includes URA taxes

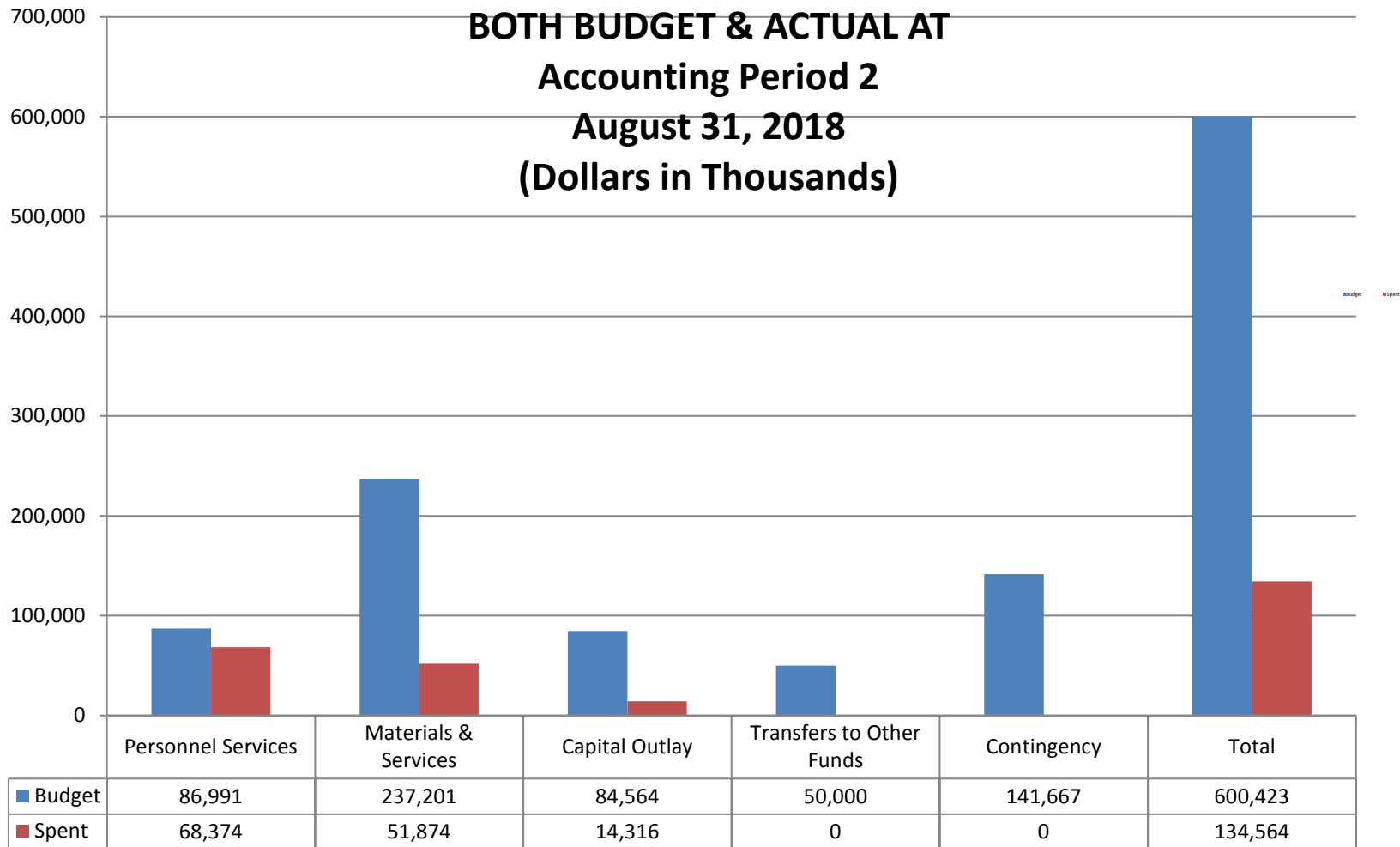
**REVENUE
BUDGET VS. ACTUAL
BOTH BUDGET & ACTUAL AT
ACCOUNTING PERIOD 2**

**August 31, 2018
(Dollars in Thousands)**

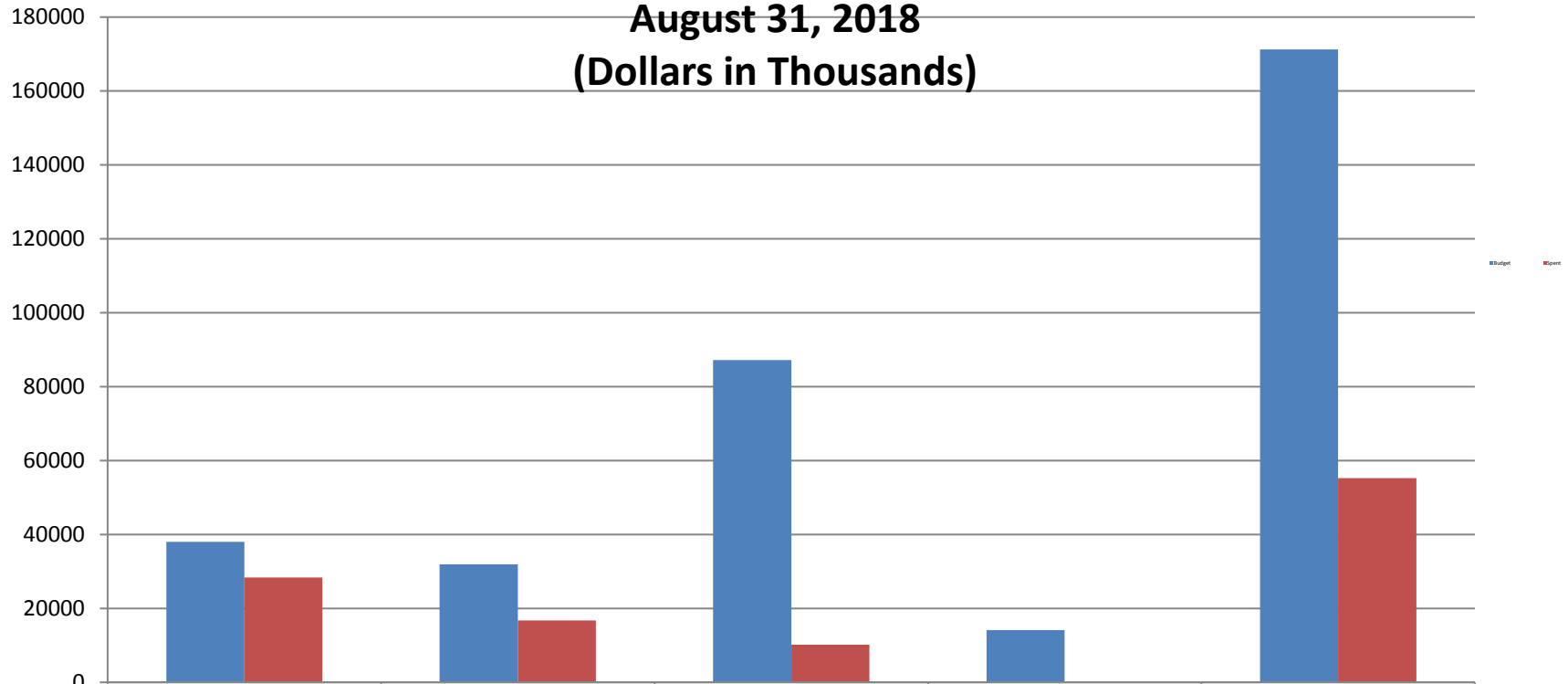


	Taxes	Water/Sewer/Street/Park User Fees	Interest	Permits/Licenses	Franchise	Intergovern.	Misc.	TOTAL
■ Budget	252	408	7	43	54	92	27	883
■ Received	29	595	22	116	0	18	1	781

**General Fund
Budget vs. Expense
BOTH BUDGET & ACTUAL AT
Accounting Period 2
August 31, 2018
(Dollars in Thousands)**

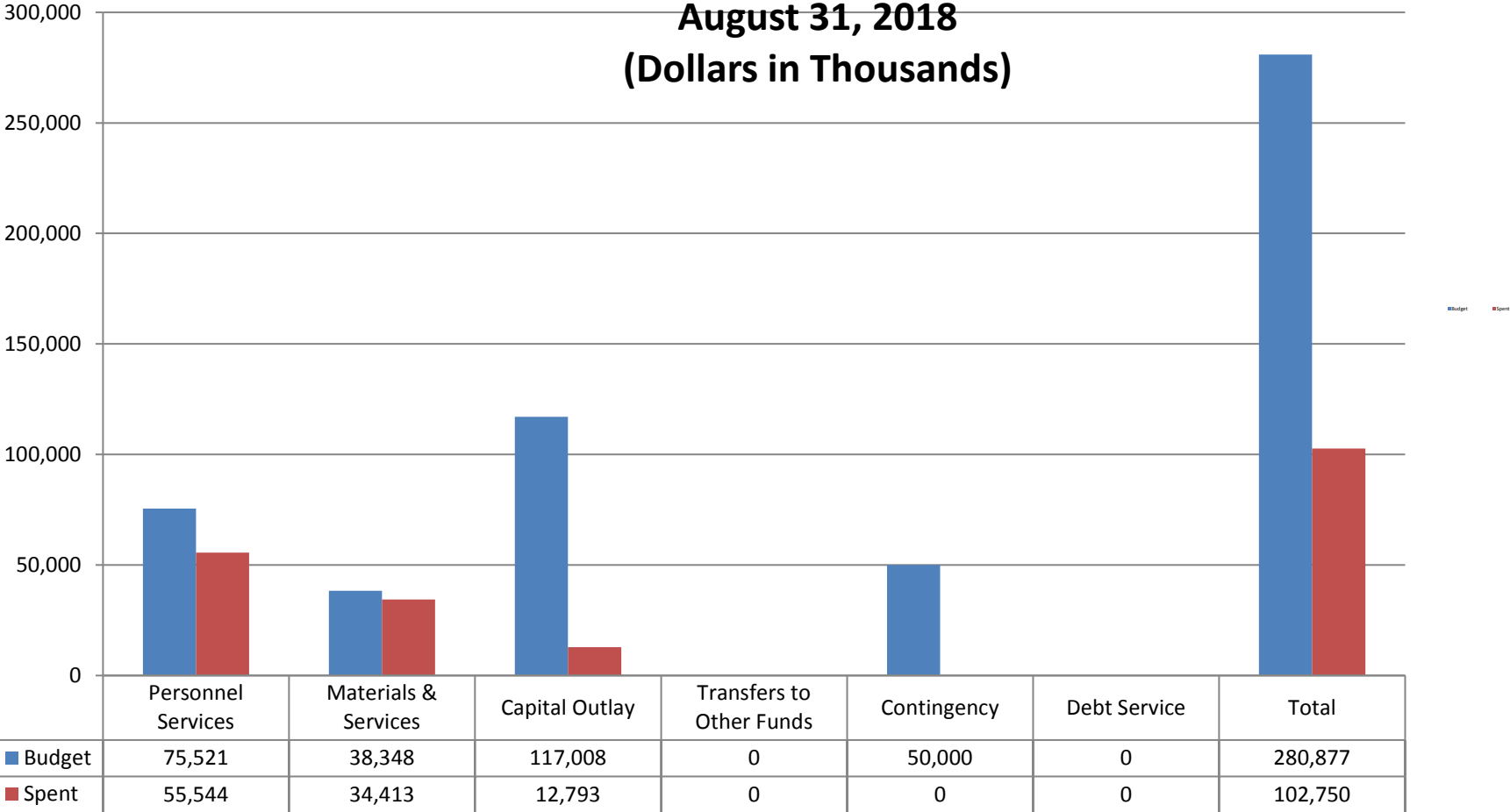


**Street Fund
Budget Vs. Expense
BOTH BUDGET & ACTUAL AT
Accounting Period 2
August 31, 2018
(Dollars in Thousands)**

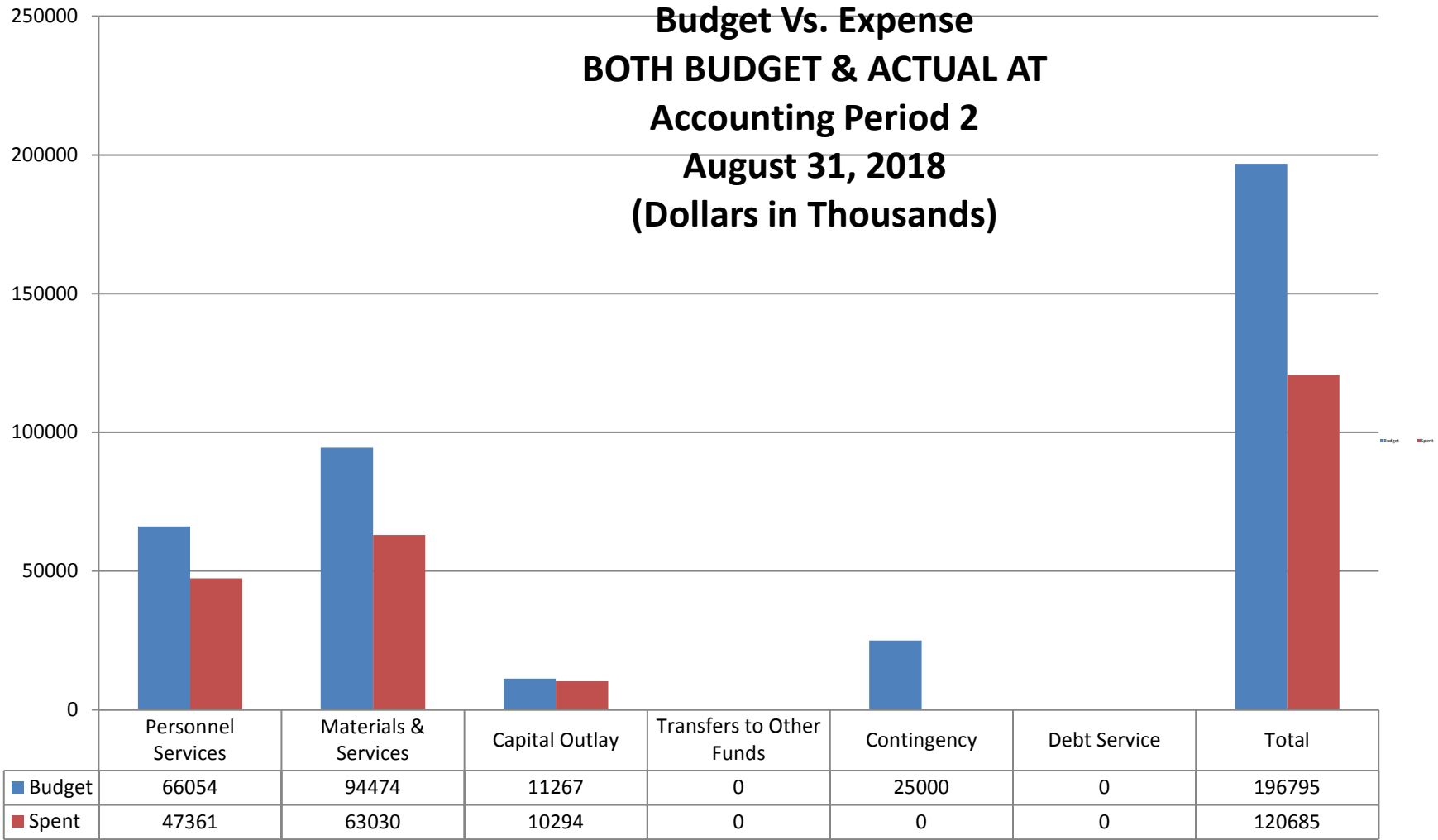


	Personnel Services	Materials & Services	Capital Outlay	Contingency	Total
Budget	37988	31891	87183	14167	171229
Spent	28375	16707	10174	0	55256

**Water Fund
Budget vs. Expense
BOTH BUDGET & ACTUAL AT
Accounting Period 2
August 31, 2018
(Dollars in Thousands)**



Sewer Fund
Budget Vs. Expense
BOTH BUDGET & ACTUAL AT
Accounting Period 2
August 31, 2018
(Dollars in Thousands)



PROPERTY TAX REVENUES COMPARISON BY DATE											
JULY 2016 THROUGH JUNE 2019											
FY 2016-17	AMOUNT	CUMULATIVE		FY 2017-18	AMOUNT	CUMULATIVE		FY 2018-19	AMOUNT	CUMULATIVE	
	BY MONTH	TO DATE			BY MONTH	TO DATE			BY MONTH	TO DATE	
JULY 2016	\$4,693.22	\$4,693.22	0.51%	JULY 2017	\$5,437.32	\$5,437.32	0.55%	JULY 2018	\$4,767.86	\$4,767.86	0.46%
AUG 2016	\$2,500.53	\$7,193.75	0.78%	AUG 2017	\$2,504.42	\$7,941.74	0.81%	AUG 2018	\$4,844.12	\$9,611.98	0.92%
SEPT 2016	\$2,354.43	\$9,548.18	1.03%	SEPT 2017	\$2,252.72	\$10,194.46	1.04%	SEPT 2018	\$0.00	\$9,611.98	0.92%
OCT 2016	\$1,879.21	\$11,427.39	1.23%	OCT 2017	\$1,275.11	\$11,469.57	1.17%	OCT 2018	\$0.00	\$9,611.98	0.92%
11/10/2016	\$80,411.04	\$91,838.43	9.91%	11/13/2017	\$84,625.35	\$96,094.92	9.78%	11/13/2018	\$0.00	\$9,611.98	0.92%
11/17/2016	\$83,529.21	\$175,367.64	18.92%	11/16/2017	\$66,421.07	\$162,515.99	16.54%	11/16/2018	\$0.00	\$9,611.98	0.92%
11/23/2016	\$202,240.39	\$377,608.03	40.73%	11/22/2017	\$420,339.90	\$582,855.89	59.32%	11/22/2018	\$0.00	\$9,611.98	0.92%
12/1/2016	\$383,254.18	\$760,862.21	82.08%	11/30/2017	\$233,236.34	\$816,092.23	83.06%	11/30/2018	\$0.00	\$9,611.98	0.92%
12/7+12/2016	\$96,723.30	\$857,585.51	92.51%	DEC 2017	\$97,313.57	\$913,405.80	92.97%	DEC 2018	\$0.00	\$9,611.98	0.92%
1/12/2017	\$10,556.03	\$868,141.54	93.65%	1/11/2018	\$12,665.64	\$926,071.44	94.26%	JAN 2019	\$0.00	\$9,611.98	0.92%
2/10/2017	\$5,481.62	\$873,623.16	94.24%	2/12/2018	\$7,437.53	\$933,508.97	95.01%	FEB 2019	\$0.00	\$9,611.98	0.92%
MAR 2017	\$24,650.14	\$898,273.30	96.90%	MAR 2018	\$23,700.52	\$957,209.49	97.43%	MAR 2019	\$0.00	\$9,611.98	0.92%
APRIL 2017	\$3,646.62	\$901,919.92	97.29%	APRIL 2018	\$3,040.00	\$960,249.49	97.74%	APRIL 2019	\$0.00	\$9,611.98	0.92%
MAY 2017	\$2,618.88	\$904,538.80	97.58%	MAY 2018	\$3,079.60	\$963,329.09	98.05%	MAY 2019	\$0.00	\$9,611.98	0.92%
MAY 2017	\$0.00	\$904,538.80	97.58%	MAY 2018	\$0.00	\$963,329.09	98.05%	MAY 2019	\$0.00	\$9,611.98	0.92%
6/12/2017	\$23,792.73	\$928,331.53	100.14%	JUNE 2018	\$20,382.75	\$983,711.84	100.12%	JUNE 2019	\$0.00	\$9,611.98	0.92%
	YTD TOTAL	\$928,331.53			YTD TOTAL	\$983,711.84			YTD TOTAL	\$9,611.98	
	2016-17 budgeted rev	\$927,000			2017-18 budgeted rev	\$982,500			2018-19 budgeted rev	\$1,045,686	
					Budget includes Wood Village & URA				Budget includes Wood Village & URA		

MULTNOMAH COUNTY BUSINESS INCOME TAX														
JULY 2016 THROUGH JUNE 2019														
FY 2016-17	AMOUNT		CUMULATIVE		FY 2017-18	AMOUNT		CUMULATIVE		FY 2018-19	AMOUNT		CUMULATIVE	
	BY MONTH		TO DATE			BY MONTH		TO DATE			BY MONTH		TO DATE	
JULY 2016	\$31,217.00		\$31,217	14.59%	JULY 2017	\$15,676.00		\$15,676	6.09%	JULY 2018	\$32,905.00		\$32,905	12.90%
AUG 2016	\$5,460.00		\$36,677	17.14%	AUG 2017	\$14,112.00		\$29,788	11.57%	AUG 2018	\$17,514.00		\$50,419	19.77%
SEPT 2016	\$3,303.00		\$39,980	18.68%	SEPT 2017	\$4,457.00		\$34,245	13.30%	SEPT 2018	\$0.00		\$50,419	19.77%
OCT 2016	\$8,623.00		\$48,603	22.71%	OCT 2017	\$31,404.00		\$65,649	25.49%	OCT 2018	\$0.00		\$50,419	19.77%
NOV 2016	\$37,809.00		\$86,412	40.38%	NOV 2017	\$22,758.00		\$88,407	34.33%	NOV 2018	\$0.00		\$50,419	19.77%
DEC 2016	\$1,732.00		\$88,144	41.19%	DEC 2017	\$2,591.00		\$90,998	35.34%	DEC 2018	\$0.00		\$50,419	19.77%
1/17/2017	\$23,341.00		\$111,485	52.10%	JAN 2018	\$27,586.00		\$118,584	46.05%	JAN 2019	\$0.00		\$50,419	19.77%
2/15/2017	\$19,883.00		\$131,368	61.39%	FEB 2018	\$11,056.00		\$129,640	50.35%	FEB 2019	\$0.00		\$50,419	19.77%
MAR 2017	\$3,455.00		\$134,823	63.00%	MAR 2018	\$3,726.00		\$133,366	51.79%	MAR 2019	\$0.00		\$50,419	19.77%
APRIL 2017	\$23,918.00		\$158,741	74.18%	APRIL 2018	\$25,574.00		\$158,940	61.72%	APRIL 2019	\$0.00		\$50,419	19.77%
MAY 2017	\$59,081.00		\$217,822	101.79%	MAY 2018	\$58,345.00		\$217,285	84.38%	MAY 2019	\$0.00		\$50,419	19.77%
6/13/2017	\$27,694.00		\$245,516	114.73%	JUNE 2018	\$23,848.00		\$241,133	93.64%	JUNE 2019	\$0.00		\$50,419	19.77%
			\$245,516					\$241,133					\$50,419	
	2016-17 budgeted rev		\$214,000			2017-18 budgeted rev		\$257,500			2018-19 budgeted rev		\$255,000	

CIGARETTE TAX REVENUES COMPARISON BY DATE											
JULY 2016 THROUGH JUNE 2019											
FY 2016-17				FY 2017-18				FY 2018-19			
AMOUNT		CUMULATIVE		AMOUNT		CUMULATIVE		AMOUNT		CUMULATIVE	
BY MONTH		TO DATE		BY MONTH		TO DATE		BY MONTH		TO DATE	
JULY 2016	\$403.86	\$403.86	8.24%	JULY 2017	\$478.95	\$478.95	9.44%	JULY 2018	\$401.18	\$401.18	7.91%
AUG 2016	\$487.69	\$891.55	18.19%	AUG 2017	\$0.00	\$478.95	9.44%	AUG 2018	\$0.00	\$401.18	7.91%
SEPT 2016	\$426.73	\$1,318.28	26.90%	SEPT 2017	\$887.22	\$1,366.17	26.92%	SEPT 2018	\$0.00	\$401.18	7.91%
OCT 2016	\$487.57	\$1,805.85	36.85%	OCT 2017	\$567.93	\$1,934.10	38.11%	OCT 2018	\$0.00	\$401.18	7.91%
NOV 2016	\$440.20	\$2,246.05	45.84%	NOV 2017	\$0.00	\$1,934.10	38.11%	NOV 2018	\$0.00	\$401.18	7.91%
DEC 2016	\$355.59	\$2,601.64	53.09%	DEC 2017	\$305.07	\$2,239.17	44.12%	DEC 2018	\$0.00	\$401.18	7.91%
1/25/2017	\$471.08	\$3,072.72	62.71%	JAN 2018	\$950.74	\$3,189.91	62.86%	JAN 2019	\$0.00	\$401.18	7.91%
FEB 2017	\$0.00	\$3,072.72	62.71%	FEB 2018	\$0.00	\$3,189.91	62.86%	FEB 2019	\$0.00	\$401.18	7.91%
MAR 2017	\$0.00	\$3,072.72	62.71%	MAR 2018	\$0.00	\$3,189.91	62.86%	MAR 2019	\$0.00	\$401.18	7.91%
APRIL 2017	\$0.00	\$3,072.72	62.71%	APRIL 2018	\$0.00	\$3,189.91	62.86%	APRIL 2019	\$0.00	\$401.18	7.91%
MAY 2017	\$1,031.55	\$4,104.27	83.76%	MAY 2018	\$952.03	\$4,141.94	81.61%	MAY 2019	\$0.00	\$401.18	7.91%
MAY 2017	\$0.00	\$4,104.27	83.76%	JUNE 2018	\$770.97	\$4,912.91	96.81%	JUNE 2019	\$0.00	\$401.18	7.91%
JUNE 2017	\$792.39	\$4,896.66	99.93%	JUNE 2018	\$0.00	\$4,912.91	96.81%	JUNE 2019	\$0.00	\$401.18	7.91%
	YTD TOTAL	\$4,896.66			YTD TOTAL	\$4,912.91			YTD TOTAL	\$401.18	
	2016-17 budgeted rev	\$4,900			2017-18 budgeted rev	\$5,075			2018-19 budgeted rev	\$5,075	

LIQUOR & MARIJUANA TAX REVENUES COMPARISON BY DATE											
JULY 2016 THROUGH JUNE 2019											
FY 2016-17	AMOUNT	CUMULATIVE		FY 2017-18	AMOUNT	CUMULATIVE		FY 2018-19	AMOUNT	CUMULATIVE	
	BY MONTH	TO DATE			BY MONTH	TO DATE			BY MONTH	TO DATE	
JULY 2016	\$4,460.13	\$4,460.13	7.69%	JULY 2017	\$0.00	\$0.00	0.00%	JULY 2018	\$3,613.78	\$3,613.78	5.92%
AUG 2016	\$0.00	\$4,460.13	7.69%	AUG 2017	\$5,574.39	\$5,574.39	9.14%	AUG 2018	\$6,134.31	\$9,748.09	15.98%
SEPT 2016	\$9,015.59	\$13,475.72	23.23%	SEPT 2017	\$5,083.25	\$10,657.64	17.47%	SEPT 2018	\$0.00	\$9,748.09	15.98%
OCT 2016	\$0.00	\$13,475.72	23.23%	OCT 2017	\$25,834.84	\$36,492.48	59.82%	OCT 2018	\$0.00	\$9,748.09	15.98%
NOV 2016	\$5,691.96	\$19,167.68	33.05%	NOV 2017	\$5,984.06	\$42,476.54	69.63%	NOV 2018	\$0.00	\$9,748.09	15.98%
DEC 2016	\$0.00	\$19,167.68	33.05%	DEC 2017	\$22,870.88	\$65,347.42	107.13%	DEC 2018	\$0.00	\$9,748.09	15.98%
12/1/2016	\$8,498.12	\$27,665.80	47.70%	JAN 2018	\$0.00	\$65,347.42	107.13%	JAN 2019	\$0.00	\$9,748.09	15.98%
1/31/2017	\$8,385.12	\$36,050.92	62.16%	FEB 2018	\$8,207.36	\$73,554.78	120.58%	FEB 2019	\$0.00	\$9,748.09	15.98%
2/28/2017	\$3,627.25	\$39,678.17	68.41%	MAR 2018	\$3,665.87	\$77,220.65	126.59%	MAR 2019	\$0.00	\$9,748.09	15.98%
APRIL 2017	\$4,450.12	\$44,128.29	76.08%	APRIL 2018	\$15,541.30	\$92,761.95	152.07%	APRIL 2019	\$0.00	\$9,748.09	15.98%
5/2/2017	\$5,292.08	\$49,420.37	85.21%	MAY 2018	\$6,073.22	\$98,835.17	162.02%	MAY 2019	\$0.00	\$9,748.09	15.98%
5/31/2017	\$4,785.39	\$54,205.76	93.46%	JUNE 2018	\$18,020.66	\$116,855.83	191.57%	JUNE 2019	\$0.00	\$9,748.09	15.98%
6/30/2017	\$4,634.26	\$58,840.02	101.45%	JUNE 2018	\$0.00	\$116,855.83	191.57%	JUNE 2019	\$0.00	\$9,748.09	15.98%
	YTD TOTAL	\$58,840.02			YTD TOTAL	\$116,855.83			YTD TOTAL	\$9,748.09	
	2016-17 budgeted rev	\$58,000			2017-18 budgeted rev	\$61,000			2018-19 budgeted rev	\$61,000	
					Budget includes OLCC & Marijuana				Budget includes OLCC & Marijuana		

ODOT - GAS TAX REVENUES COMPARISON BY DATE											
JULY 2016 THROUGH JUNE 2019											
FY 2016-17	AMOUNT	CUMULATIVE		FY 2017-18	AMOUNT	CUMULATIVE		FY 2018-19	AMOUNT	CUMULATIVE	
	BY MONTH	TO DATE			BY MONTH	TO DATE			BY MONTH	TO DATE	
JULY 2016	\$20,499.30	\$20,499.30	9.12%	JULY 2017	\$20,141.41	\$20,141.41	9.19%	JULY 2018	\$24,165.50	\$24,165.50	7.89%
AUG 2016	\$18,274.13	\$38,773.43	17.25%	AUG 2017	\$19,095.98	\$39,237.39	17.90%	AUG 2018	\$19,445.18	\$43,610.68	14.24%
SEPT 2016	\$19,086.03	\$57,859.46	25.74%	SEPT 2017	\$21,082.29	\$60,319.68	27.52%	SEPT 2018	\$0.00	\$43,610.68	14.24%
OCT 2016	\$23,112.83	\$80,972.29	36.03%	OCT 2017	\$21,840.67	\$82,160.35	37.49%	OCT 2018	\$0.00	\$43,610.68	14.24%
11/16/2016	\$20,765.79	\$101,738.08	45.27%	NOV 2017	\$19,545.44	\$101,705.79	46.40%	NOV 2018	\$0.00	\$43,610.68	14.24%
12/15/2016	\$19,986.02	\$121,724.10	54.16%	DEC 2017	\$18,861.64	\$120,567.43	55.01%	DEC 2018	\$0.00	\$43,610.68	14.24%
1/17/2017	\$18,807.35	\$140,531.45	62.53%	JAN 2018	\$20,588.84	\$141,156.27	64.40%	JAN 2019	\$0.00	\$43,610.68	14.24%
2/16/2017	\$22,176.81	\$162,708.26	72.40%	FEB 2018	\$20,159.43	\$161,315.70	73.60%	FEB 2019	\$0.00	\$43,610.68	14.24%
MAR 2017	\$17,291.32	\$179,999.58	80.09%	MAR 2018	\$20,306.63	\$181,622.33	82.87%	MAR 2019	\$0.00	\$43,610.68	14.24%
APRIL 2017	\$16,526.18	\$196,525.76	87.44%	APRIL 2018	\$18,252.69	\$199,875.02	91.20%	APRIL 2019	\$0.00	\$43,610.68	14.24%
5/16/2017	\$20,212.64	\$216,738.40	96.44%	MAY 2018	\$24,456.42	\$224,331.44	102.35%	MAY 2019	\$0.00	\$43,610.68	14.24%
6/16/2017	\$17,697.81	\$234,436.21	104.31%	JUNE 2018	\$24,321.56	\$248,653.00	113.45%	JUNE 2019	\$0.00	\$43,610.68	14.24%
	YTD TOTAL	\$234,436.21			YTD TOTAL	\$248,653.00			YTD TOTAL	\$43,610.68	
	2016-17 budgeted rev	\$224,750			2017-18 budgeted rev	\$219,170			2018-19 budgeted rev	\$306,350	

STATE SHARED TAX REVENUES COMPARISON BY DATE												
JULY 2016 THROUGH JUNE 2019												
FY 2016-17				FY 2017-18				FY 2018-19				
AMOUNT		CUMULATIVE		AMOUNT		CUMULATIVE		AMOUNT		CUMULATIVE		
BY MONTH		TO DATE		BY MONTH		TO DATE		BY MONTH		TO DATE		
JULY 2016	\$18,030.98	\$18,030.98	44.97%	JULY 2017	\$10,500.57	\$10,500.57	28.08%	JULY 2018	\$0.00	\$0.00	0.00%	
AUG 2016	\$0.00	\$18,030.98	44.97%	AUG 2017	\$0.00	\$10,500.57	28.08%	AUG 2018	\$10,827.08	\$10,827.08	28.95%	
SEPT 2016	\$0.00	\$18,030.98	44.97%	SEPT 2017	\$0.00	\$10,500.57	28.08%	SEPT 2018	\$0.00	\$10,827.08	28.95%	
OCT 2016	\$0.00	\$18,030.98	44.97%	OCT 2017	\$0.00	\$10,500.57	28.08%	OCT 2018	\$0.00	\$10,827.08	28.95%	
NOV 2016	\$10,254.75	\$28,285.73	70.54%	NOV 2017	\$0.00	\$10,500.57	28.08%	NOV 2018	\$0.00	\$10,827.08	28.95%	
DEC 2016	\$0.00	\$28,285.73	70.54%	DEC 2017	\$25,576.13	\$36,076.70	96.46%	DEC 2018	\$0.00	\$10,827.08	28.95%	
JAN 2017	\$11,910.02	\$40,195.75	100.24%	JAN 2018	\$0.00	\$36,076.70	96.46%	JAN 2019	\$0.00	\$10,827.08	28.95%	
FEB 2017	\$0.00	\$40,195.75	100.24%	FEB 2018	\$0.00	\$36,076.70	96.46%	FEB 2019	\$0.00	\$10,827.08	28.95%	
MAR 2017	\$0.00	\$40,195.75	100.24%	MAR 2018	\$0.00	\$36,076.70	96.46%	MAR 2019	\$0.00	\$10,827.08	28.95%	
APRIL 2017	\$0.00	\$40,195.75	100.24%	APRIL 2018	\$11,634.38	\$47,711.08	127.57%	APRIL 2019	\$0.00	\$10,827.08	28.95%	
MAY 2017	\$9,360.43	\$49,556.18	123.58%	MAY 2018	\$0.00	\$47,711.08	127.57%	MAY 2019	\$0.00	\$10,827.08	28.95%	
JUNE 2017	\$0.00	\$49,556.18	123.58%	JUNE 2018	\$9,936.42	\$57,647.50	154.14%	JUNE 2019	\$0.00	\$10,827.08	28.95%	
	YTD TOTAL	\$49,556.18			YTD TOTAL	\$57,647.50			YTD TOTAL	\$10,827.08		
	2016-17 budgeted rev		\$40,100		2017-18 budgeted rev		\$37,400		2018-19 budgeted rev		\$37,400	

MOTEL REVENUES COMPARISON BY DATE												
JULY 2016 THROUGH JUNE 2019												
FY 2016-17				FY 2017-18				FY 2018-19				
AMOUNT		CUMULATIVE		AMOUNT		CUMULATIVE		AMOUNT		CUMULATIVE		
BY MONTH		TO DATE		BY MONTH		TO DATE		BY MONTH		TO DATE		
JULY 2016	\$30,969.89	\$30,969.89	24.40%	JULY 2017	\$42,073.08	\$42,073.08	26.90%	JULY 2018	\$37,405.24	\$37,405.24	23.22%	
AUG 2016	\$0.00	\$30,969.89	24.40%	AUG 2017	\$0.00	\$42,073.08	26.90%	AUG 2018	\$3,905.53	\$41,310.77	25.64%	
SEPT 2016	\$0.00	\$30,969.89	24.40%	SEPT 2017	\$0.00	\$42,073.08	26.90%	SEPT 2018	\$0.00	\$41,310.77	25.64%	
OCT 2016	\$6,022.20	\$36,992.09	29.15%	OCT 2017	\$15,124.67	\$57,197.75	36.57%	OCT 2018	\$0.00	\$41,310.77	25.64%	
NOV 2016	\$49,138.30	\$86,130.39	67.87%	NOV 2017	\$39,637.15	\$96,834.90	61.91%	NOV 2018	\$0.00	\$41,310.77	25.64%	
DEC 2016	\$0.00	\$86,130.39	67.87%	DEC 2017	\$0.00	\$96,834.90	61.91%	DEC 2018	\$0.00	\$41,310.77	25.64%	
JAN 2017	\$25,754.56	\$111,884.95	88.17%	JAN 2018	\$24,392.28	\$121,227.18	77.51%	JAN 2019	\$0.00	\$41,310.77	25.64%	
FEB 2017	\$4,988.42	\$116,873.37	92.10%	FEB 2018	\$5,754.43	\$126,981.61	81.19%	FEB 2019	\$0.00	\$41,310.77	25.64%	
MAR 2017	\$0.00	\$116,873.37	92.10%	MAR 2018	\$0.00	\$126,981.61	81.19%	MAR 2019	\$0.00	\$41,310.77	25.64%	
APRIL 2017	\$11,376.20	\$128,249.57	101.06%	APRIL 2018	\$2,395.27	\$129,376.88	82.72%	APRIL 2019	\$0.00	\$41,310.77	25.64%	
MAY 2017	\$16,636.81	\$144,886.38	114.17%	MAY 2018	\$24,773.34	\$154,150.22	98.56%	MAY 2019	\$0.00	\$41,310.77	25.64%	
JUNE 2017	\$0.00	\$144,886.38	114.17%	JUNE 2018	\$0.00	\$154,150.22	98.56%	JUNE 2019	\$0.00	\$41,310.77	25.64%	
	YTD TOTAL	\$144,886.38			YTD TOTAL	\$154,150.22			YTD TOTAL	\$41,310.77		
	2016-17 budgeted rev	\$126,900			2017-18 budgeted rev	\$156,400			2018-19 budgeted rev	\$161,092		

INTEREST REVENUES COMPARISON BY DATE											
JULY 2016 THROUGH JUNE 2019											
FY 2016-17				FY 2017-18				FY 2018-19			
AMOUNT		CUMULATIVE		AMOUNT		CUMULATIVE		AMOUNT		CUMULATIVE	
BY MONTH		TO DATE		BY MONTH		TO DATE		BY MONTH		TO DATE	
JULY 2016	\$3,193.56	\$3,193.56	10.34%	JULY 2017	\$6,196.73	\$6,196.73	18.78%	JULY 2018	\$10,969.15	\$10,969.15	25.72%
AUG 2016	\$3,307.02	\$6,500.58	21.05%	AUG 2017	\$5,980.17	\$12,176.90	36.90%	AUG 2018	\$11,115.24	\$22,084.39	51.78%
SEPT 2016	\$3,285.33	\$9,785.91	31.69%	SEPT 2017	\$5,834.62	\$18,011.52	54.58%	SEPT 2018	\$0.00	\$22,084.39	51.78%
OCT 2016	\$3,735.25	\$13,521.16	43.79%	OCT 2017	\$6,051.72	\$24,063.24	72.92%	OCT 2018	\$0.00	\$22,084.39	51.78%
NOV 2016	\$3,647.36	\$17,168.52	55.60%	NOV 2017	\$6,368.56	\$30,431.80	92.22%	NOV 2018	\$0.00	\$22,084.39	51.78%
DEC 2016	\$4,097.07	\$21,265.59	68.87%	DEC 2017	\$7,833.59	\$38,265.39	115.96%	DEC 2018	\$0.00	\$22,084.39	51.78%
JAN 2017	\$4,409.29	\$25,674.88	83.14%	JAN 2018	\$8,407.61	\$46,673.00	141.43%	JAN 2019	\$0.00	\$22,084.39	51.78%
FEB 2017	\$4,490.08	\$30,164.96	97.68%	FEB 2018	\$7,975.53	\$54,648.53	165.60%	FEB 2019	\$0.00	\$22,084.39	51.78%
MAR 2017	\$5,496.78	\$35,661.74	115.48%	MAR 2018	\$9,326.69	\$63,975.22	193.86%	MAR 2019	\$0.00	\$22,084.39	51.78%
APRIL 2017	\$5,753.43	\$41,415.17	134.12%	APRIL 2018	\$10,154.18	\$74,129.40	224.63%	APRIL 2019	\$0.00	\$22,084.39	51.78%
MAY 2017	\$5,610.10	\$47,025.27	152.28%	MAY 2018	\$10,032.80	\$84,162.20	255.04%	MAY 2019	\$0.00	\$22,084.39	51.78%
JUNE 2017	\$5,550.02	\$52,575.29	170.26%	JUNE 2018	\$10,054.20	\$94,216.40	285.50%	JUNE 2019	\$0.00	\$22,084.39	51.78%
	YTD TOTAL	\$52,575.29			YTD TOTAL	\$94,216.40			YTD TOTAL	\$22,084.39	
	2016-17 budgeted rev	\$30,880			2017-18 budgeted rev	\$33,000			2018-19 budgeted rev	\$42,650	

INVESTMENT HISTORY	Amt invested at month-end	Interest rate	Actual Interest		Amt invested at month-end	Amt invested at month-end	Interest rate	Actual Interest	Amt invested at month-end	Interest rate	Amt invested at month-end
		avg/mo	received					received			
	LGIP				US BANK	RIVERVIEW BANK			WELLS FARGO	CHECKING	TOTAL CMBND
AUGUST 2018	\$5,852,137.65	2.250%	\$11,115		\$0.00	\$545,040.95	0.50%	\$0.00	\$0.00	0.00%	\$6,397,178.60
JULY 2018	\$5,782,257.82	2.250%	\$10,969		\$0.00	\$472,080.52	0.50%	\$0.00	\$0.00	0.00%	\$6,254,338.34
JUNE 2018	\$5,705,419.11	2.160%	\$10,054		\$0.00	\$542,537.38	0.50%	\$0.00	\$0.00	0.00%	\$6,247,956.49
MAY 2018	\$5,598,084.70	2.100%	\$10,033		\$0.00	\$406,496.22	0.50%	\$0.00	\$0.00	0.00%	\$6,004,580.92
APR 2018	\$5,795,145.78	2.100%	\$10,154		\$0.00	\$459,976.67	0.50%	\$0.00	\$0.00	0.00%	\$6,255,122.45
MAR 2018	\$5,860,949.38	1.920%	\$9,327		\$0.00	\$385,579.06	0.50%	\$0.00	\$0.00	0.00%	\$6,246,528.44
FEB 2018	\$5,650,223.77	1.850%	\$7,976		\$0.00	\$295,690.87	0.50%	\$0.00	\$0.00	0.00%	\$5,945,914.64
JAN 2018	\$5,595,388.07	1.850%	\$8,408		\$0.00	\$420,613.40	0.50%	\$0.00	\$0.00	0.00%	\$6,016,001.47
DEC 2017	\$5,675,189.39	1.650%	\$7,834		\$0.00	\$337,965.84	0.50%	\$0.00	\$0.00	0.00%	\$6,013,155.23
NOV 2017	\$5,614,149.89	1.550%	\$6,369		\$0.00	\$314,836.68	0.50%	\$0.00	\$0.00	0.00%	\$5,928,986.57
OCT 2017	\$4,904,871.37	1.450%	\$6,052		\$0.00	\$396,886.29	0.50%	\$0.00	\$0.00	0.00%	\$5,301,757.66
SEP 2017	\$4,917,897.10	1.450%	\$5,835		\$0.00	\$436,133.29	0.50%	\$0.00	\$0.00	0.00%	\$5,354,030.39
AUG 2017	\$4,878,300.95	1.450%	\$5,980	\$99,500.00	\$333,042.52	0.50%	\$0.00	\$0.00	\$0.00	0.00%	\$5,310,843.47
JULY 2017	\$4,931,034.89	1.450%	\$6,197	\$99,500.00	\$330,639.24	0.50%	\$0.00	\$0.00	\$0.00	0.00%	\$5,361,174.13
JUNE 2017	\$5,222,604.91	1.300%	\$5,550	\$99,500.00	\$448,157.30	0.50%	\$0.00	\$0.00	\$0.00	0.00%	\$5,770,262.21
MAY 2017	\$5,134,523.17	1.300%	\$5,610	\$99,500.00	\$417,445.32	0.50%	\$0.00	\$0.00	\$0.00	0.00%	\$5,651,468.49
APR 2017	\$5,026,542.20	1.300%	\$5,753	\$99,500.00	\$472,152.20	0.50%	\$0.00	\$0.00	\$0.00	0.00%	\$5,598,194.40
MAR 2017	\$5,321,376.41	1.300%	\$5,497	\$99,500.00	\$370,764.18	0.50%	\$0.00	\$0.00	\$0.00	0.00%	\$5,791,640.59
FEB 2017	\$5,317,749.16	1.150%	\$4,490	\$99,589.10	\$290,242.02	0.50%	\$0.00	\$0.00	\$0.00	0.00%	\$5,707,580.28
JAN 2017	\$4,545,433.46	1.150%	\$4,409	\$99,589.10	\$1,017,269.54	0.50%	\$625.00	\$0.00	\$0.00	0.00%	\$5,662,292.10
DEC 2016	\$4,487,859.56	1.030%	\$4,097	\$100,818.10	\$629,754.35	0.50%	\$0.00	\$559,375.17	0.21%		\$5,777,807.18
NOV 2016	\$4,523,225.08	1.030%	\$3,647	\$100,818.10	\$0.00	0.50%	\$0.00	\$616,574.78	0.21%		\$5,240,617.96
OCT 2016	\$4,128,447.18	1.030%	\$3,735	\$100,818.10	\$0.00	0.50%	\$0.00	\$620,880.27	0.21%		\$4,850,145.55
SEPT 2016	\$4,290,620.22	1.030%	\$3,285	\$100,818.10	\$0.00	0%	\$0.00	\$685,353.60	0.21%		\$5,076,791.92
AUG 2016	\$4,253,160.06	0.920%	\$3,307	\$101,065.31	\$0.00	0%	\$0.00	\$724,172.74	0.21%		\$5,078,398.11
JULY 2016	\$4,323,141.59	0.920%	\$3,194	\$101,065.31	\$0.00	0%	\$0.00	\$586,725.38	0.71%		\$5,010,932.28
JUNE 2016	\$4,415,949.15	0.875%	\$3,140	\$101,065.31	\$0.00	0%	\$0.00	\$562,257.51	0.71%		\$5,079,271.97
MAY 2016	\$4,341,731.06	0.875%	\$2,919	\$101,065.31	\$0.00	0%	\$0.00	\$664,325.22	0.71%		\$5,107,121.59
APR 2016	\$4,548,380.06	0.75%	\$2,834	\$101,065.31	\$0.00	0%	\$0.00	\$655,083.11	0.71%		\$5,304,528.48
MAR 2016	\$4,701,221.56	0.75%	\$2,949	\$101,065.31	\$0.00	0%	\$0.00	\$894,923.95	0.71%		\$5,697,210.82
FEB 2016	\$4,697,812.65	0.74%	\$2,556	\$101,325.72	\$0.00	0%	\$0.00	\$681,955.64	0.71%		\$5,481,094.01
JAN 2016	\$4,734,048.80	0.67%	\$2,594	\$101,347.72	\$0.00	0%	\$625.00	\$594,112.34	0.71%		\$5,429,508.86
DEC 2015	\$4,816,143.63	0.54%	\$2,389	\$100,722.72	\$0.00	0%	\$0.00	\$534,712.67	0.71%		\$5,451,579.02
NOV 2015	\$4,558,708.91	0.54%	\$1,859	\$100,039.00	\$0.00	0%	\$0.00	\$640,271.85	0.71%		\$5,299,019.76
OCT 2015	\$4,029,379.78	0.54%	\$1,899	\$100,039.00	\$0.00	0%	\$0.00	\$519,997.98	0.71%		\$4,649,416.76
SEPT 2015	\$4,176,917.47	0.54%	\$1,847	0	\$0.00	0%	\$0.00	\$607,753.19	0.71%		\$4,784,670.66
AUG 2015	\$4,143,423.17	0.54%	\$1,889	0	\$0.00	0%	\$0.00	\$679,771.25	0.71%		\$4,823,194.42
JULY 2015	\$4,087,032.16	0.54%	\$1,976	0	\$0.00	0%	\$0.00	\$589,578.17	0.71%		\$4,676,610.33
JUNE 2015	\$4,440,146.72	0.50%	\$1,917	0	\$0.00	0%	\$1.49	\$489,594.49	0.79%		\$4,929,741.21
MAY 2015	\$4,342,884.96		\$1,831	0	\$89,919.65	0.0025%	\$2.23	\$404,587.92	1.06%		\$4,837,392.53
APR 2015	\$4,273,916.33	0.50%	\$1,747	0	\$89,917.36	0.0025%	\$2.22	\$382,739.86	1.06%		\$4,746,573.55
MAR 2015	\$4,230,374.18	0.50%	\$1,810	0	\$89,915.14	0.0025%	\$2.29	\$625,321.38	1.06%		\$4,945,610.70
FEB 2015	\$4,281,177.59	0.50%	\$1,645	0	\$89,912.85	0.0025%	\$2.07	\$379,281.23	1.06%		\$4,750,371.67
JAN 2015	\$4,338,810.05	0.50%	\$1,832	0	\$89,910.78	0.0025%	\$2.29	\$314,388.30	1.06%		\$4,743,109.13
DEC 2014	\$4,367,357.91	0.50%	\$1,882	0	\$89,908.49	0.60%	\$44.40	\$347,397.10	1.06%		\$4,804,663.50
NOV 2014	\$4,431,578.20	0.50%	\$1,749	0	\$89,864.09	0.60%	\$44.30	\$335,117.50	1.06%		\$4,856,559.79
OCT 2014	\$3,937,516.28	0.54%	\$1,838	0	\$89,819.79	0.60%	\$45.76	\$400,859.61	1.06%		\$4,428,195.68
SEPT 2014	\$4,059,726.07	0.54%	\$1,797	0	\$89,774.03	0.60%	\$44.26	\$421,256.07	1.06%		\$4,570,756.17
AUGUST 2014	\$4,080,559.29	0.54%	\$1,904	0	\$89,684.05	0.60%	\$45.72	\$342,821.63	1.06%		\$4,513,064.97
JULY 2014	\$4,139,985.22	0.54%	\$1,948	0	\$89,666.83	0.60%	\$57.22	\$408,309.19	1.06%		\$4,637,961.24
JUNE 2014	\$4,358,512.96	0.54%	\$1,923	0	\$191,524.07	0.60%	\$65.57	\$283,230.62	1.06%		\$4,833,267.65

INVESTMENT HISTORY	Amt invested at month-end	Interest rate	Actual Interest		Amt invested at month-end	Amt invested at month-end	Interest rate	Actual Interest	Amt invested at month-end	Interest rate	Amt invested at month-end
		avg/mo	received			*previously Sterling Bank		received			
	LGIP				US BANK	RIVERVIEW BANK			WELLS FARGO	CHECKING	TOTAL CMBND
AUGUST 2018	\$5,852,137.65	2.250%	\$11,115		\$0.00	\$545,040.95	0.50%	\$0.00	\$0.00	0.00%	\$6,397,178.60
JULY 2018	\$5,782,257.82	2.250%	\$10,969		\$0.00	\$472,080.52	0.50%	\$0.00	\$0.00	0.00%	\$6,254,338.34
JUNE 2018	\$5,705,419.11	2.160%	\$10,054		\$0.00	\$542,537.38	0.50%	\$0.00	\$0.00	0.00%	\$6,247,956.49
MAY 2018	\$5,598,084.70	2.100%	\$10,033		\$0.00	\$406,496.22	0.50%	\$0.00	\$0.00	0.00%	\$6,004,580.92
MAY 2013	\$4,299,734.19	0.54%	\$1,975		\$0.00	\$89,601.26	0.60%	\$45.65	\$414,168.49	1.06%	\$4,803,503.94
APR 2013	\$4,354,215.26	0.54%	\$1,922		\$0.00	\$89,555.61	0.60%	\$65.76	\$243,107.77	1.06%	\$4,686,878.64
MAR 2013	\$4,311,233.82	0.54%	\$1,967		\$0.00	\$4,462.91	0.60%	\$0.08	\$586,063.29	1.06%	\$4,901,760.02
FEB 2013	\$4,265,139.51	0.54%	\$1,755		\$0.00	\$79,462.91	0.60%	\$36.57	\$370,179.39	1.06%	\$4,714,781.81
JAN 2013	\$4,218,494.70	0.54%	\$1,949		\$0.00	\$79,426.34	0.60%	\$51.97	\$382,918.69	1.06%	\$4,680,839.73
DEC 2013	\$4,307,954.32	0.54%	\$1,961		\$0.00	\$179,374.37	0.60%	\$38.96	\$326,511.69	1.06%	\$4,813,840.38
NOV 2013	\$4,160,325.08	0.54%	\$1,684		\$0.00	\$69,335.41	0.60%	\$73.62	\$471,061.04	1.08%	\$4,700,721.53
OCT 2013	\$3,673,331.64	0.54%	\$1,674		\$0.00	\$169,261.79	0.60%	\$127.33	\$315,190.28	1.08%	\$4,157,783.71
SEP 2013	\$3,622,862.65	0.54%	\$1,600		\$0.00	\$369,134.46	0.60%	\$145.83	\$276,065.10	1.08%	\$4,268,062.21
AUG 2013	\$3,588,125.54	0.54%	\$1,638		\$0.00	\$268,988.63	0.60%	\$142.79	\$392,180.93	1.08%	\$4,249,295.10
JUL 2013	\$3,542,187.94	0.54%	\$1,609		\$0.00	\$318,845.84	0.60%	\$134.50	\$317,549.79	1.08%	\$4,178,583.57
JUN 2013	\$3,483,026.39	0.54%	\$1,682		\$0.00	\$318,601.87	0.60%	\$109.47	\$515,640.98	1.08%	\$4,317,269.24
MAY 2013	\$3,828,140.49	0.54%	\$1,829		\$0.00	\$18,586.87	0.60%	\$9.48	\$495,871.33	1.08%	\$4,342,598.69
APR 2013	\$3,968,205.27	0.54%	\$1,750		\$0.00	\$218,592.39	0.60%	\$96.26	\$108,725.56	1.08%	\$4,295,523.22
MAR 2013	\$3,924,685.41	0.60%	\$1,789		\$0.00	\$118,496.13	0.60%	\$60.00	\$576,710.31	1.08%	\$4,619,891.85
FEB 2013	\$3,875,001.00	0.60%	\$1,613		\$0.00	\$218,414.39	0.60%	\$68.65	\$321,305.39	1.08%	\$4,414,720.78
JAN 2013	\$3,951,430.67	0.60%	\$2,019		\$0.00	\$108,293.50	0.60%	\$56.84	\$403,359.94	1.08%	\$4,463,084.11
DEC2012	\$3,992,301.82	0.60%	\$2,032		\$0.00	\$108,288.90	0.60%	\$53.53	\$263,068.77	1.08%	\$4,363,659.49
NOV 2012	\$3,935,478.78	0.60%	\$1,792		\$0.00	\$108,235.37	0.60%	\$53.37	\$294,403.54	1.08%	\$4,338,117.69
OCT 2012	\$3,347,765.90	0.60%	\$1,769		\$0.00	\$108,182.00	0.60%	\$55.11	\$341,697.26	1.08%	\$3,797,645.16
SEPT 2012	\$3,490,631.28	0.60%	\$1,706		\$0.00	\$108,126.89	0.60%	\$67.28	\$317,604.79	1.08%	\$3,916,362.96
AUGUST 2012	\$3,451,163.20	0.60%	\$1,745		\$0.00	\$158,059.61	0.60%	\$37.79	\$276,077.97	1.08%	\$3,885,300.78
JULY 2012	\$3,411,582.22	0.60%	\$1,720		\$0.00	\$57,933.09	0.60%	\$88.73	\$352,254.79	1.00%	\$3,821,770.10
JUNE 2012	\$3,359,047.61	0.60%	\$1,639		\$0.00	\$482,933.09	0.60%	\$278.76	\$317,479.77	1.00%	\$4,159,460.47
MAY 2012	\$3,305,049.21	0.60%	\$1,660		\$0.00	\$532,652.26	0.60%	\$278.76	\$414,740.26	1.00%	\$4,252,441.73
APR 2012	\$3,220,495.26	0.60%	\$1,574		\$0.00	\$582,086.37	0.60%	\$287.13	\$290,749.23	1.00%	\$4,093,330.86
MAR 2012	\$3,183,302.59	0.53%	\$1,443		\$0.00	\$582,086.37	0.60%	\$211.66	\$515,659.76	1.00%	\$4,281,048.72
FEB 2012	\$3,231,478.70	0.50%	\$1,313	\$211,715.00		\$403,777.11	0.60%	\$192.44	\$246,215.36	0.30%	\$4,093,186.17
JAN 2012	\$3,391,161.02	0.50%	\$1,465	\$211,573.00		\$403,584.67	0.60%	\$192.40	\$125,943.53	0.30%	\$4,132,262.22
DEC 2011	\$3,490,144.41	0.35%	\$1,472	\$211,432.00		\$403,349.08	0.60%	\$90.93	\$115,117.41	0.30%	\$4,220,042.90
NOV 2011	\$3,117,891.72	0.50%	\$1,187	\$413,112.21		\$403,301.34	0.60%	\$16.00	\$225,973.01	0.30%	\$4,160,278.28
OCT 2011	\$2,748,637.55	0.50%	\$1,219	\$412,939.26	*	\$201,407.61	0.11%	\$16.80	\$183,095.21	0.30%	\$3,546,079.63
SEPT 2011	\$2,889,429.39	0.50%	\$1,181	\$412,576.61	*	\$201,390.81	0.09%	\$20.00	\$274,778.17	0.30%	\$3,778,174.98
AUG 2011	\$2,830,626.02	0.50%	\$1,208	\$412,260.82	*	\$201,370.81	0.12%	\$21.01	\$257,051.10	0.30%	\$3,701,308.75
JULY 2011	\$2,823,886.31	0.50%	\$1,131	\$411,865.49	*	\$201,349.78	0.15%	\$25.65	\$375,954.32	0.30%	\$3,813,055.90
JUNE 2011	\$2,618,935.24	0.50%	\$2,031	\$411,720.26	*	\$201,324.13	0.15%	\$24.82	\$2,352,564.72	0.30%	\$5,584,544.35
MAY 2011	\$5,064,567.65	0.50%	\$2,141	\$411,660.24	*	\$201,299.33	0.15%	\$27.85	\$188,677.49	0.30%	\$5,866,204.71
APR 2011	\$5,141,251.32	0.50%	\$2,125	\$411,265.21	*	\$201,271.48	0.15%	\$33.08	\$33,359.78	0.30%	\$5,787,147.79
MAR 2011	\$5,160,417.03	0.50%	\$2,183	\$410,874.97	*	\$201,238.40	0.21%	\$36.66	\$323,380.60	0.20%	\$6,095,911.00
FEB 2011	\$5,087,240.00	0.50%	\$1,956	\$410,504.57	*	\$201,201.74	0.25%	\$38.58	\$188,746.87	0.30%	\$5,887,693.18
JAN 2011	\$5,079,305.74	0.50%	\$2,177	\$410,079.28	*	\$201,163.16	0.25%	\$42.70	\$366,482.30	0.35%	\$6,057,030.48
DEC 2010	\$5,234,289.57	0.50%	\$2,214	\$409,934.65	*	\$201,120.46	0.25%	\$44.10	\$218,001.66	0.35%	\$6,063,302.24
NOV 2010	\$5,012,052.95	0.50%	\$1,931	\$409,466.13	*	\$201,076.36	0.25%	\$41.29	\$633,503.26	0.35%	\$6,256,057.41
OCT 2010	\$4,533,606.84	0.55%	\$2,083	\$409,223.98	*	\$201,035.07	0.25%	\$41.29	\$536,144.67	0.35%	\$5,679,969.27
SEP 2010	\$4,491,676.12	0.55%	\$2,024	\$208,981.84	*	\$200,993.78	0.25%	\$41.29	\$1,163,360.89	0.35%	\$6,064,971.34
AUG 2010	\$4,464,596.18	0.55%	\$2,080	\$208,762.71	*	\$200,952.49	0.25%	\$42.66	\$1,083,390.81	0.35%	\$5,957,659.53
JUL 2010	\$4,438,027.52	0.55%	\$2,250	\$208,543.57	*	\$200,909.83	0.25%	\$42.65	\$937,310.65	0.35%	\$5,784,748.92



City Council Calendar of Events and Items

September 2018

July 2018	Aug 2018	Sept 2018	Oct 2018	Nov 2018	Dec 2018
<p>July 17, 2018: City Council Meeting</p> <p>July 20, 2017: City Nite Out</p>	<p>August 21, 2018: City Council Meeting</p> <ul style="list-style-type: none"> • First phase City Hall Design 	<p>Sept. 11, 2018: City Council Meeting</p> <p>Sept. 25, 2018: City Council Meeting</p> <p>APP Deadlines:</p> <ul style="list-style-type: none"> • Irrigation system upgrade for DLR Park • Urban Renewal Incentives for City Hall Redevelopment 	<p>Oct. 9, 2018: City Council Meeting</p> <p>Oct. 23, 2018: City Council Meeting</p> <p>Oct. 27, 2018: Pumpkin Event</p> <p>APP Deadlines:</p> <ul style="list-style-type: none"> • Exit 16 Landscape improvements • Cedar Lane Reconstruction • Safety Training • City Hall size and Property Selection 	<p>Nov. 13, 2018: City Council Meeting</p> <p>Nov. 29, 2018: City Council Meeting</p>	<p>Dec. 1, 2018: Tree Lighting Event</p> <p>Dec 11, 2018: City Council Meeting</p>



City Council Calendar of Events and Items

September 2018

Jan 2019	Feb 2019	Mar 2019	April 2019	May 2019	June 2019
<p>Jan. 8, 2019: City Council Meeting</p> <p>Jan. 22, 2019: City Council Meeting</p> <p>APP Deadlines:</p> <ul style="list-style-type: none"> • 238th Façade Renovation Feasibility • Park Entry Enhancements • SCADA Upgrades 	<p>TBD City Council Retreat</p> <p>Feb. 11, 2019: City Council Meeting</p> <p>Feb 26, 2019: City Council Meeting</p> <p>APP Deadlines:</p> <ul style="list-style-type: none"> • Arata Road Support and Fence Construction • Electronic Plan Review and Permits 	<p>March. 12, 2019: City Council Meeting</p> <p>March 26, 2019: City Council Meeting</p> <p>APP Deadlines:</p> <ul style="list-style-type: none"> • Staff Team Building • 2-City Recreation Program Evaluation 	<p>April 9, 2019: City Council Meeting</p> <p>April 20, 2019 Easter Egg Hunt</p> <p>April 23, 2019: City Council Meeting</p> <p>TBD: Budget Hearing</p> <p>APP Deadlines:</p> <ul style="list-style-type: none"> • Plastic Bag Ban Evaluation 	<p>May 7, 2019: City Council Meeting</p> <p>May 21, 2019: City Council Meeting</p> <p>APP Deadlines:</p> <ul style="list-style-type: none"> • Halsey Corridor 	<p>June 11, 2019: City Council Meeting - Budget Adoption</p> <p>June 25, 2019: City Council Meeting</p> <p>June 14-16, 2019: City Garage Sale Weekend</p> <p>June 22, 2019: Cleanup Day</p> <p>APP Deadlines:</p> <ul style="list-style-type: none"> • Hawthorne Ave. Trailhead • Municipal Broadband Evaluation • City Hall Design and Bid • Tree Planting



City Council Agenda Item Staff Report

Meeting Date: September 25, 2018

TO: Mayor and Councilors
FROM: Bill Peterson: City Manager
DATE: 18 September 2018
SUBJECT: City Annual Performance Plan Report

Requested Council Action

None.

Background

The City Council adopted the 2018-19 Annual Performance Plan at their meeting on April 12, 2018. The plan consisted of activities to be completed in the year ahead, and was used as one of the base documents in developing the annual budget.

Goal 1 A safe, clean, livable community with a sense of pride, quality housing, and strong identity.

- 1.1 Arata Road Rebuild Support and Urban Renewal Project: The Arata road project has been awarded to Wildish Standard Company, in January. Utility conflicts and similar problems with the construction continue to plague the job, and work is now not scheduled for completion until the spring of 2019
- 1.2 Freeway onramp Landscape/Art: No progress to date

Goal 2 Excellent police, fire and building services.

- 2.1 Develop an electronic plan review and permit. Work on the contractual relationship with Gresham to provide building services has hampered progress in developing an updated permit system. The City now provides plans to Gresham electronically, functioning as the applicant. We will be changing that approach to assure direct filing of plans can occur, following the completion of bargaining for the building services.
- 2.2 Citizen Academy. The Council wanted to restore the Citizen academy, conducted by the Sheriff's department. We were unable to modify plans from the Sheriff to conduct a community decision maker academy rather than a citizen academy. City council president Harden participated in the academy.

Goal 3 High quality, cost-effective public utilities, parks and events.

- 3.1 Scheduled City Events: The first event of this plan was the Nite Out. The anticipated Citizen's Academy morphed to a community academy not sponsored by Wood Village, and we are now preparing for the Great Pumpkin event, as well as the Tree Lighting.

3.2 Park Entry Enhancements. The enhancements have been designed and funding has been allocated in the budget.

3.3 The major project for 2017-18 was Cedar lane, and the funding and plan updated the emphasis on Cedar Lane. The project design is complete and we anticipate bids this fall. We will certainly not be completing the project by the end of January.

3.4 Hawthorne Avenue Trailhead Project. This work has been included in the Park Master Plan, and adopted for the park. Next steps will be to complete the design of the improvements and provide for public input on the development of the site.

3.5 SCADA: Significant investments have been completed, and additional work is pending.

3.6 Irrigation System for DLR: The current system has been partially restored, and the work through the County is pending.

3.7 Feasibility Evaluation for Data and Cable System: The City has met with Multnomah County representatives and has joined a consortium of Cities and the County that will be evaluating this potential.

Goal 4 Long-term financial stability and Economic Vitality

4.1 City Hall Size and Selection of Property: Our Architect has completed work to provide a building layout and potential size, subject to having a specific site for the location of the structure. Multiple offers on property have been made, and rejected, and additional sites are being evaluated.

4.2 Interim Location Lease and Move: The City has completed a lease agreement with SMM Real Estate LLC (Morasch family at Pressure Safe Location). We originally thought we would be moving in July, then September, it now appears that March is most probable.

4.3 Complete Design and Bid for City Hall project: The Architects are temporarily stopped pending the identification of a location.

4.4 Provide Incentives from the URA to the City Property Development. The bid for the relocation of utilities has been awarded, the purchase of the easement through Grovtec is complete, and further incentives will not be allocated until the property has closed and the construction of units begins.

Goal 5 A work environment that develops and encourages employees and rewards their creativity and innovation.

5.1 Targeted Safety Training Twice Annually: Trainings are pending.

5.2 Staff Team Building Once Annually: Scheduled for spring.

5.3 Benchmark Services/Best Practices: No work to date.

Goal 6 Effective local, state and regional partnerships.

6.1 Halsey Corridor Project; DLCD Grant/Solutions Team/Metro: The Halsey Community Cooperative Compact (HC³) has been awarded funding from DLCD for the economic evaluation that is now about 70% complete, and additional funding from Metro for Code Evaluation that will begin this fall.

6.2 Two City Recreation Program (East County Recreation): The program is underway, and the director has resigned to take other employment. An interim solution utilizing contracting and part time personnel will be deployed while a new director is recruited.

Goal 7 Environmental Responsibility.

7.1 Brown Paper Bag Project (Plastic Bag Ban) Significant work has been completed evaluating alternatives. Mayor Tosterud from Fairview, has endorsed the effort, and organized a multi-city effort to function collaboratively on this issue along with the County and Metro. It appears that only Fairview and Wood Village intend to proceed with bans or regulations. City Council recent direction is to bring a proposed code in Wood Village regardless of the status of other potential partners. Staff is preparing to meet with potentially impacted businesses and prepare a code for Council consideration.

7.2 Tree planting and Tree Program: Public Works staff has completed the arrangements to place trees in front yards in the community, and has coordinated work with the Best Western to assure tree replacement.

Fiscal Impact

As identified in the budget document.

City Goal

This action will further the implementation of all seven council goals.

Suggested Motions

None



2018-19 Annual Performance Plan

Adopted April 12 2018
 Status Report September 25, 2018

A Unique, Small City with Exemplary Public Services, Fiscal Responsibility, and Progressive Leadership Providing a Safe, Livable Community which Promotes Business Vitality and Growth.

Key: Planned Duration Planned Items not Budgeted for Completion Past Due C Completed

City Goals	Department Objectives	Responsible Person	Target Date for Objective Completion											
			July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
GOAL 1														
A safe, clean, livable community with a sense of pride, quality housing, and strong identity.	Arata Road Rebuild Support/URA Project Fencing	Bill												
	Freeway Onramp Landscape/Art	Public Works												
GOAL 2														
Excellent police, fire and building services.	Develop Electronic Plan Review and Permit	Public Works												
	Citizen Academy	Greg			C									
GOAL 3														
High Quality, Cost Effective Public Utilities, Parks and Events	Scheduled City Events	Greg	C											
	Park Entry Enhancements	Public Works												
	Design and Build Complete Road/waterline/sewer/drain project (Cedar)	Public Works												
	Hawthorne Avenue Trailhead Project	Public Works												
	SCADA System Upgrade	Public Works												
	Irrigation System Design for Donald L Robertson	Public Works												
	Feasibility evaluation for Data and Cable System	Public Works												
GOAL 4														
Long-Term Financial Stability and Economic Vitality	City Hall Size and Selection of Property	Bill												
	Interim Location Lease and Move	Bill	C**											
	Complete Design and Bid for City Hall Project	Bill												
	Provide Incentives for Development URA City Property	Bill												
GOAL 5														
A Work Environment that Develops and Encourages Employees, Rewards Creativity and Innovation	Targeted Safety Training Twice Annually	Greg												
	Staff Team Building Once Annually	Bill												
	Benchmark Services/Best Practices	Finance												
GOAL 6														
Effective local, State, and Regional Partnerships	Halsey Corridor Project DLCD/Solutions Team/ Metro	Bill												
	Two City Recreation Program Continuation Recommend	Bill												
GOAL 7														
Environmental Responsibility	Brown Paper Bag Project (Plastic Bag Ban)	Bill												
	Tree Planting and Tree Program	Public Works												

C** Lease complete moving in the sprin