

**PRELIMINARY AGENDA
CITY OF BOARDMAN
CITY COUNCIL MEETING
BOARDMAN CITY HALL COUNCIL CHAMBERS
7:00 P.M.
AUGUST 1, 2023**

- **CALL TO ORDER**
- **FLAG SALUTE**
- **ROLL CALL/EXCUSED ABSENCES**
- **APPROVAL OF MINUTES**
 - July 11, 2023 – Regular Meeting
- **FORMAL PROCEEDINGS**
 - Public Hearing – Urban Renewal District
- **FINANCIAL REPORT**
 - Ending May 31, 2023
- **PUBLIC COMMENT**
 - **OTHER PUBLIC COMMENT**

INVITATION FOR PUBLIC COMMENT – The mayor will announce that any interested audience members are invited to provide comments. Anyone may speak on any topic other than: a matter in litigation, a quasi-judicial land use matter; or a matter scheduled for public hearing at some future date. The mayor may limit comments to 3 minutes per person for a total of 30 minutes. Please complete a request to speak card prior to the meeting. Speakers may not yield their time to others.

- **ACTION ITEMS**
 - **ORDINANCES**
 - 2-2023 – North Urban Renewal District
 - **RESOLUTIONS**
 - 15-2023 – Consolidated Fee Schedule
 - 17-2023 – Establish Escrow Account for Rotschy, Inc.
 - **OTHER BUSINESS**
 - Update Bank Signers
 - Assign Bank Signers on 2KG Contractors Escrow Account
 - Assign Bank Signers on Rotschy, Inc. Escrow Account
- **DOCUMENT SIGNATURES**
- **REPORTS, CORRESPONDENCE AND DISCUSSION:**
 - **POLICE REPORT**
 - **BUILDING DEPARTMENT REPORT**
 - **PUBLIC WORKS DEPARTMENT REPORT**
 - **COMMITTEE REPORTS**
 - **CITY MANAGER**
 - **COUNCILORS**
 - **MAYOR**
- **ADJOURNMENT**

Upcoming Events:

August 5, 2023 – Senior Breakfast – 7:30am – 10:30am – Boardman Senior Center
August 7, 2023 – Music in the Parks – 7pm – 8pm – Boardman Marina Park
August 19, 2023 – Grange Breakfast – 7am – 10am – Greenfield Grange
August 23, 2023 – End of Summer Fireworks Celebration – 9pm – 9:30pm – Marina Park

Zoom Meeting Link: <https://zoom.us/j/2860039400>

This meeting is being conducted with public access in-person and virtually in accordance with Oregon Public Meeting Law. If remote access to this meeting experiences technical difficulties or is disconnected and there continues to be a quorum of the council present, the meeting will continue.

The meeting location is accessible to persons with disabilities. Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 48 hours prior to the meeting. To make your request, please contact a city clerk at 541-481-9252 (voice), or by e-mail at: city.clerk@cityofboardman.com.

BOARDMAN CITY COUNCIL- REGULAR MEETING MINUTES– JULY 11, 2023

BOARDMAN CITY HALL COUNCIL CHAMBERS AND VIA ZOOM

Mayor Keefer called the meeting to order at 7:03 p.m. and led the Pledge of Allegiance.

Councilors present: Paul Keefer, Richard Rockwell, Karen Pettigrew, Cristina Cuevas, Isaac Williams, Heather Baumgartner and Brenda Profitt

Staff: Rick Stokoe-City Manager Pro Tem, Jackie McCauley-Acting Recorder, Loren Dieter-Interim Police Chief, Marta Barajas-Finance Director, Carla McLane-Planning Official, Rolf Prag-Public Works Director, and Luis Campos-Public Works

Audience: Elaine Howard-Elaine Howard Consulting, LLC, Dawson Quinton, Brandon Hammond, Mike Lees-Anderson Perry & Associates, Kallie Davis-Amazon Web Services, Jonathan Tallman, and L. Anders

APPROVAL OF MINUTES

March 8, 2023 City, County, Port Meeting

Councilor Profitt made a motion to approved the March 8, 2023 City, County, Port Meeting Minutes as presented. Councilor Williams seconded the motion. The motion passed 7-0.

June 6, 2023 Regular Meeting

Councilor Baumgartner made a motion to approved the June 6, 2023 Regular Meeting Minutes as presented. Councilor Cuevas seconded the motion. The motion passed 7-0.

June 21, 2023 Special Meeting

Acting Recorder McCauley said the times on these minutes are off by one hour. The meeting was called to order at 4:46pm, not 5:46pm. The minutes for signature tonight have already been corrected. Councilor Baumgartner made a motion to approved the June 21, 2023 Special Meeting Minutes as corrected. Councilor Williams seconded the motion. The motion passed 7-0.

June 21, 2023 City, County, Port Meeting

Councilor Profitt made a motion to approved the June 21, 2023 City County Port Meeting Minutes as presented. Councilor Williams seconded the motion. The motion passed 7-0.

FINANCIAL REPORT

Ending April 30, 2023

Finance Director Barajas thanked the council for their patience on the financial reports as she is still catching up from being gone for a family emergency. She said there is nothing out of the ordinary in April's report. The city has started to receive transient room taxes and franchise fees. The big expense was for the G.O. Bond. As the building department expansion picks up pace, there are more expenses. Councilor Profitt asked about some of the line items being over percentage on what was budgeted. Finance Director Barajas said those are budget items where income is harder to predict such as the water fund. From year to year its hard to predict how much water would be used.

PREARRANGED PRESENTATIONS

Kalie Davis – Amazon Web Services Update

Kalie Davis said she wanted to share updates with the council and answer questions about Amazon Web Services.

She presented the council with a brand-new Economic Transformation Analysis Report outlining some of the stories of economic mobility in Eastern Oregon and showed a 5-minute video about a local bakery who has benefited from doing business with Amazon.

She talked about an upcoming opportunity for grants based on community impact. She said 95% of enterprise zone funds came from Amazon last year. Amazon ambassadors have volunteered over 2300 hours last year. The ambassadors are always looking for other opportunities to volunteer.

She spoke of the career and education opportunities Amazon offers. She relayed more stats pertaining the impact Amazon has on the region.

Mayor Keefer said it is really cool Amazon offers the training opportunities. If kids are willing to put in a bit of work to get in the door, the opportunity is there.

Mike Lees – Anderson Perry & Associates – Construction Update

Mike Lees gave the council a handout outlining his update of city construction projects.

The water system improvements for phase 1 is 95% complete. There will be a final performance test to complete the project. Phase 2 is 5% complete. The booster pump station is cleared and the reservoir foundation has been excavated. The scheduled completion date is July 2024.

The wastewater system improvements are 95% complete. The contractor owes the city the Operations and Maintenance Manual and as-built drawings. Anderson Perry will submit the final dam safety report to OWRD before using the new lagoon.

The city hall expansion is 39% complete. Framing is 80% complete. The trades will move inside once the roof is dried in. Scheduled completion is March 2024.

Mr. Lees then discussed upcoming construction projects:

- SE Front Street and SE 1st Street Improvements
- Septage receiving station
- NW Columbia Avenue improvements.
- N. Main Street Improvement

PUBLIC COMMENT

Jonathan Tallman

Jonathan Tallman asked for a copy of the city council packet. He said he cannot make public comment on the public records resolution unless he is able to see the packet ahead of time. He said he had asked five years ago to be added to the council packet list, but was denied. Mayor Keefer asked if the packet could be added to the website.

ACTION ITEMS

RESOLUTIONS

Resolution No. 14-2023 – Public Records Requests

City Manager Pro Tem Stokoe said the city's attorney recommended an update to comply with current public records law. The resolution is from a template provided by the League of Oregon Cities.

Councilor Williams made a motion to adopt Resolution No. 14-2023, a resolution of the Boardman City Council adopting a city-wide public records request and repealing Resolution No. 8-2006. Councilor Baumgartner seconded the motion. The motion passed 7-0.

Resolution No. 15-2023 – City Fee Schedule

City Manager Pro Tem Stokoe said this resolution is an annual update of the city's fees. He recommends approval.

Councilor Cuevas asked if there were new fees in the fee schedule. City Manager Pro Tem Stokoe said yes. There is a placeholder for business license fees. He anticipates an ordinance this year for this. The fees are set at \$25 per annual license. Previously the council has expressed they do not want to make

money from the program, but wants to utilize the program for keeping track of companies doing business within Boardman.

Councilor Profitt asked if temporary sign fees applied to campaign signs. They do not. She also questioned why there is not a fee for impounding cats. The city code does not extend to cats. City Manager Pro Tem Stokoe said the city tries not to transport cats.

Mayor Keefer asked if the purpose of a business license was to be aware of who is doing business in Boardman or to curb the problems with businesses such as the ones setting up on properties without permission. City Manager Pro Tem Stokoe said the program is multi-purpose. Planning Official McLane McLane relayed to the council the business license fee amounts other communities in our area are charging. She said the fees on this fee schedule are just a placeholder for when the ordinance gets passed. They may be different once the ordinance is passed.

Councilor Pettigrew asked if any of the other fees had changed. She wants better information ahead of time to see what is different from the last fee schedule.

Acting Recorder McCauley said the fee changes reflect fees such as the garbage increase and the per square foot valuation of a building permit already voted on by council in other resolutions.

City Manager Pro Tem Stokoe said the council could table this resolution until the next meeting to provide the council with information on all of the fee changes. There was council consensus to do so.

Resolution No. 16-2023 – Declare Surplus Property

City Manager Pro Tem Stokoe said the police department has a 2014 Charger they no longer need. He said the City of Nyssa, Oregon needs a car and they are willing to trade a light bar the Boardman Police Department needs in exchange.

Councilor Baumgartner made a motion to approved Resolution No. 16-2023, a resolution declaring City of Boardman public property as excess. Councilor Cuevas seconded the motion. The motion passed 7-0.

OTHER BUSINESS

Hiring of City Manager

City Manager Pro Tem Stokoe said the city was able to negotiate a contract with Brandon Hammond and the contract has been signed. Mr. Hammond plans on beginning work at the city on August 1st.

Councilor Rockwell made a motion to appoint Brandon Hammond as city manager and further moved to approve the negotiated contract, approved by council, with Mr. Hammond for that position. Councilor Baumgartner seconded the motion. The motion passed 7-0.

Brandon Hammond said he has been in contact with the city manager of Hermiston as is working with him to organize meetings with other managers in the region. He plans on attending training for his role and invited councilors to do the same to learn more about the roles of a councilor.

REPORTS, CORRESPONDENCE AND DISCUSSION:

Police Report

Interim Police Chief Dieter said of last month's police report, the numbers are down in all categories, except arrests. The department has been seeking applicants for a lateral police officer's position since January. On Friday July 14th they will be testing five applicants for the position.

Building Department Report

Building Clerk McCauley said most all contractors are liking the new building permit portal, although some still like their paper plans.

Public Works Department Report

City Manager Pro Tem Stokoe said Rolf Prag has been promoted to public works director, replacing Kevin Kennedy. Kevin is continuing to work at the city during the transition.

City Manager Report

City Manager Pro Tem Stokoe said staff at city hall is busy all of the time.

He reminded councilors of the upcoming League of Oregon Cities Annual Conference October 12-14 in Eugene. Registration opens on July 13th and is very competitive to get a hotel room at the venue hosting the conference. Interested councilors should contact Acting Recorder McCauley for registration.

Boardman is hosting the League of Oregon Cities Small Cities Meeting on July 19th at the Senior Center.

Councilors

Councilor Profitt reported on the City-wide Safety Fair held on June 15th. She was appreciative of all of the participants such as the police department and the fire department. Although it was not a big turn out, they gave away 60 bike helmets, 31 car seats and 32 life jackets.

Mayor

Mayor Keefer asked who owned Marine Drive. He is frustrated that it is closed during the summer. The road is owned by the Port of Morrow. They did open it for the 4th of July celebration.

The meeting was adjourned at 8:46pm.

Paul Keefer – Mayor

Jackie McCauley – Acting Recorder



City of Boardman

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PUBLIC NOTICE

The Boardman City Council will hold a public hearing and consider adoption of an ordinance for the proposed North Boardman Urban Renewal Plan.

**WHERE: Boardman City Hall
200 City Center Circle
Boardman, OR 97818**

WHEN: Tuesday, August 1, 2023 at 7:00 pm.

A copy of the ordinance, the proposed North Boardman Urban Renewal Plan including and accompanying report may be obtained by contacting:

Jackie McCauley
Acting Recorder
City of Boardman
jackie@cityofboardman.com
541-481-9252

The proposed spending limit (maximum indebtedness) for the North Boardman Urban Renewal Plan is \$27,000,000 (Twenty-Seven Million dollars). The projects in the Plan are mostly street projects to improve the traffic flow in the area.

The ordinance, if approved, is subject to referendum. The adoption of the Plan does not increase property taxes.

(s) Jackie McCauley
Acting Recorder

Posted: July 13, 2023

TO: Boardman City Council

FROM: Richard Stokoe, City Manager Pro Tem

DATE: July 28, 2023

SUBJECT: The North Urban Renewal Plan

PURPOSE

The Boardman City Council is being asked to hold a hearing on August 1, 2023 to gain input regarding the Council's consideration and potential adoption of the proposed North Urban Renewal Plan (Plan) and to vote on the ordinance to adopt the Plan at the September 5, 2023 meeting. This is a non-emergency ordinance.

BACKGROUND

The North Urban Renewal Plan Area (Area) shown in Figure 1, consists of approximately 181 total acres, 145.55 acres of land in tax lots and 35.55 acres of public rights-of-way. The primary purpose of the North Urban Renewal Plan (Plan) is to address infrastructure deficiencies and provide economic development tools to promote future development.

It is anticipated that the Plan will take twenty years of tax increment collections to implement. The maximum amount of indebtedness (amount of tax increment financing (TIF) for projects and programs) that may be issued for the Plan is twenty-seven million dollars (\$27,000,000). This is equivalent to \$11,000,000 in 2023\$. The identified projects in the Plan are equal to this \$11,000,000 and are \$7,000,000 of identified transportation improvements, \$2,000,000 for future transportation projects and \$2,000,000 for economic development incentives.

As directed by Anderson Perry, our engineering firm, the urban renewal consultant used an inflation factor of 7% for project costs. This inflation factor, along with not taking out formal debt, are the reasons the \$27,000,000 only buys \$11,000,000 in projects. If the city is able to provide upfront financing for some of the infrastructure projects to be repaid by future urban renewal funds, the Agency will be able to either close down the urban renewal area earlier or use the additional funds for newly identified projects.

Detailed financial analysis is in the Report Accompanying the North Urban Renewal Plan (Report).

PUBLIC NOTICE

Notice to citizens of consideration of an ordinance was given via the utility bills list.

PROCESS

The process for approval will include the following steps, in accordance with ORS 457.

- Agency review of the proposed Plan and accompanying Report on July 11, 2023.
- Review and recommendation by the Boardman Planning Commission on July 19, 2023.
- Presentation of the Plan to the Morrow County Commission for a briefing in July or August.
- Notice to citizens of consideration of an ordinance.
- Forwarding a copy of the proposed Plan and the Report to the governing body of each taxing district. If directed by the Agency, the formal taxing districts letters will be sent out by July 14, 2023.
- Hearing by Boardman City Council and adoption of the proposed Plan and accompanying Report by a non-emergency ordinance. The hearing is scheduled for August 1, 2023. The second reading and vote is scheduled for September 5, 2023. The ordinance must be a non-emergency ordinance, which means that the ordinance does not take effect until 30 days after its approval and during that period of time may be referred to Boardman voters if a sufficient number of signatures are obtained on a referral petition.

ORDINANCE PUBLICATION

The ordinance also calls for publication of a notice that the Council has adopted the ordinance, for the recording of the Plan by the Morrow County Clerk and for transmitting the Plan to the Morrow County Assessor.

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Review and discuss the proposed North Urban Renewal Plan
2. Take testimony on the Plan
3. Vote on the non-emergency ordinance at the September 5, 2023 meeting

ATTACHMENTS

North Urban Renewal Plan
Report Accompanying the North Urban Renewal Plan
Boardman Planning Commission Recommendation

CITY OF BOARDMAN
Monthly Council Financial Statement
Period Ending May 31, 2023
Fiscal Year Elapsed 91.67%

FISCAL YEAR 2022-2023

REVENUE

EXPENDITURES

FUND #	Fund Description	A	B		C	D	E	F	G	H	I	J		Fund #
		2022 - 2023 BUDGET	Beginning Cash C/Over	Revenue Received This Month	Year to Date Revenue	(B+C) Total Revenue	(A-D) Remaining Expectations (over budget)	(D/A) % of Budget Received						
100	General Government	519,080							18,258	275,998	243,082	53.17%		100
110	Public Safety - Police	2,637,945							157,891	2,026,940	611,005	76.84%		110
125	Code Compliance	119,960							7,769	98,008	21,952	81.70%		125
180	Facilities	238,340							10,164	128,898	109,442	54.08%		180
195	Non-Departmental	9,152,825							36,133	6,116,456	3,036,369	66.83%		195
100	GENERAL FUND	12,668,150	3,203,953	905,986	8,727,840	11,931,794	736,356	94.19%	230,214	8,646,300	4,021,850	68.25%	3,284,935.27	100
220	WATER FUND	1,020,250	84,426	74,862	1,129,908	1,214,334	(194,084)	119.02%	30,193	681,799	338,451	66.83%	532,535.46	220
230	SEWER FUND	1,187,750	470,804	65,722	729,896	1,200,699	(12,949)	101.09%	31,263	221,208	966,542	18.62%	979,491.5	230
240	GARBAGE FUND	883,880	268,297	55,863	619,622	887,919	(4,039)	100.46%	49,908	570,177	313,703	64.51%	317,741.68	240
250	STREET FUND	545,100	194,117	49,032	336,852	530,970	14,130	97.41%	32,431	364,510	180,590	66.87%	166,459.6	250
260	BUILDING FUND	13,475,775	10,179,986	86,041	3,900,880	14,080,866	(605,091)	104.49%	324,116	2,325,734	11,150,041	17.26%	11,755,132.32	260
300	GENERAL RESERVE FUND	5,186,340	3,170,411	16,772	2,122,199	5,292,610	(106,270)	102.05%	0	0	5,186,340	0.00%	5,292,609.99	300
320	WATER RESERVE FUND	2,129,890	1,549,364	13,448	766,556	2,315,920	(186,030)	108.73%	0	134,177	1,995,713	6.30%	2,181,743.30	320
330	SEWER RESERVE FUND	2,855,155	2,439,973	38,653	318,367	2,758,340	96,815	96.61%	0	215,925	2,639,230	7.56%	2,542,414.65	330
350	STREET RESERVE FUND	4,922,280	2,904,501	14,585	2,197,175	5,101,676	(179,396)	103.64%	8,500	507,642	4,414,638	10.31%	4,594,033.21	350
410	CAPITAL PROJECT FUND	17,481,060	17,214,775	39,992	363,065	17,577,840	(96,780)	100.55%	992,390	6,066,371	11,414,689	34.70%	11,511,469.20	410
510	GO BOND FUND	1,784,080	622,815	810	382,111	1,004,926	779,154	56.33%	0	313,566	1,470,514	17.58%	691,359.97	510
520	WATER BOND FUND	6,060	6,102	0	0	6,102	(42)	100.70%	0	6,060	0	100.00%	42.30	520
530	SEWER BOND FUND	0	(1,566)	0	1,566	0	0	0.00%	0	0	0	0.00%	0.00	530
	CITY TOTAL	64,145,770	42,307,957	1,361,768	21,596,038	63,903,995	241,775	99.62%	1,699,014	20,053,469	44,092,301	31.26%	43,849,968	
815	CENTRAL URA DISTRICT	2,222,325	129,960	1,108	171,342	301,302	1,921,023	13.56%	0	0	2,222,325	0.00%	301,302	815
819	WEST URA DISTRICT	188,575	99,290	479	86,159	185,449	3,126	98.34%	0	95,345	93,230	50.56%	90,104	819
	URA TOTAL	2,410,900	229,250	1,587	257,501	486,752	1,924,148	20.19%	0	95,345	2,315,555	3.95%	391,407	

CITY OF BOARDMAN GRAND TOTALS	66,556,670	42,537,207	1,363,354	21,853,539	64,390,747	2,165,923	1,699,013.60	20,148,813.65	46,407,856.35	35.22%	44,241,375
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CASH REPORT:

	Amount	as of 5/31/23 Interest Rate
Bank of Eastern Oregon Police	\$5,724	3.75%
Banner Bank Checking	\$593,911	-
Banner Bank Savings	\$247,863	3.97%
Bank of Eastern Oregon	\$199,260	3.75%
OR Government Pool	\$42,458,383	3.75%
CURA Government Pool	\$236,092	3.75%
WURA Government Pool	\$90,104	3.75%
Xpress Online Clearing	\$91,635	-
Bank of Eastern Oregon - Layne	\$136,410	0.10%
Bank of Eastern Oregon - R&G	\$181,993	0.10%
TOTAL CASH	\$44,241,375	
Cash Clearing - Utilities	\$0.00	
Total	\$44,241,375	

Current Month Net Cash Change (No URA) (337,246)

2022-2023 Year to Date Net Cash Change 1,704,168

Budgeted Interfund Transfers

<u>Budgeted Interfund Transfers From:</u>		<u>Budgeted Interfund Transfers To:</u>	
100-General Fund	(4,640,000.00)	100-General Fund	50,000.00
220-Water Fund	(16,000.00)	250-Street Fund	30,000.00
230-Sewer Fund	(291,000.00)	300-General Reserve Fund	2,010,000.00
260-Building Fund	(18,000.00)	320-Water Reserve Fund	420,000.00
TOTAL TRANSFERS FROM	(4,965,000.00)	330-Sewer Reserve Fund	455,000.00
		350-Street Reserve Fund	2,000,000.00
		TOTAL TRANSFERS TO	4,965,000.00

URD Budgeted Interfund Transfers From:
819-West URA District (70,000.00)
TOTAL TRANSFERS FROM (70,000.00)

URD Budgeted Interfund Transfers To:
330-Sewer Reserve Fund 70,000.00
TOTAL TRANSFERS TO 70,000.00

**CITY OF BOARDMAN
ORDINANCE NO. 2-2023**

**AN ORDINANCE MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO
AND APPROVING THE NORTH URBAN RENEWAL PLAN AND DIRECTING THAT
NOTICE OF APPROVAL BE PUBLISHED**

WHEREAS, the Boardman Urban Renewal Agency ("Agency"), as the duly authorized and acting urban renewal agency of the City of Boardman, Oregon, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

WHEREAS, the Agency, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the North Urban Renewal Plan dated September 5, 2023 and attached hereto as Exhibit A (the "Plan") and incorporated hereby by reference, and the Plan authorizes certain urban renewal activities within the North Urban Renewal Area (the "Area"); and

WHEREAS, the Agency has caused the preparation of a certain Urban Renewal Report dated September 5, 2023 attached hereto as Exhibit B (the "Report") and incorporated hereby by reference to accompany the Plan as required under ORS 457.087; and

WHEREAS, the Agency forwarded the Plan and Report to the Boardman Planning Commission (the "Planning Commission") for review and recommendation. The Planning Commission considered the Plan and Report on July 19, 2023 and passed a motion that the Plan conformed with the Boardman Comprehensive Plan attached hereto as Exhibit C (the "Planning Commission Recommendation"); and

WHEREAS, the Plan and the Report were forwarded on July 12, 2023 to the governing body of each taxing district affected by the Plan, and the Agency has thereafter consulted and conferred with each taxing district; and

WHEREAS, on August 16, 2023 the City met with representatives of Morrow County to review the Plan, including proposed maximum indebtedness for the Plan; and

WHEREAS, the City Council has not received any written recommendation from the governing bodies of the affected taxing districts; and

WHEREAS, on July 18, 2023 the City caused notice of the hearing to be held before the Council on the Plan, including the required statements of ORS 457.120(3), to be mailed to utility customers within City's incorporated limits; and

WHEREAS, on August 1, 2023 the City Council held a public hearing to review and consider the Plan, the Report, the recommendation of the Boardman Planning Commission and the public testimony received on or before that date and to receive additional public testimony; and

WHEREAS, the City Council found that the Plan conforms with all applicable legal requirements; and

WHEREAS, after consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Plan.

NOW THEREFORE, THE PEOPLE OF BOARDMAN DO ORDAIN AS FOLLOWS:

Section 1. The Plan complies with all applicable requirements of ORS Chapter 457 and the specific criteria of 457.095, in that, based on the information provided in the Report, the Boardman Planning Commission Recommendation, and the public testimony before the City Council:

1. The process for the adoption of the Plan, has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements;
2. The area designated in the Plan as the North Urban Renewal Area ("Area") is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in the Report in the Section "Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services", including the existence of inadequate streets and other rights of way, open spaces and utilities within the Area (ORS 457.010(1)(e)) and a prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered (ORS 457.010(1)(g));
3. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according to the goals of the City's Comprehensive Plan;
4. The Plan conforms to the Boardman Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in XI of the Plan and in the Boardman Planning Commission recommendation;
5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan and therefore the Plan does not include provisions to house displaced persons;
6. Acquisition is an eligible component of the Plan and is necessary to cure blight in the Area and to promote economic prosperity;
7. Adoption and carrying out the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in the Sections III through VI of the Report;
8. The City shall assume and complete any activities prescribed by the Plan; and
9. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council.

Section 2: The North Urban Renewal Plan is hereby approved based upon review and consideration by the City Council of the Plan and Report, the Boardman Planning Commission Recommendations, each of which is hereby accepted, and the public testimony in the record.

Section 3: The City Manager shall forward forthwith to the Agency and to the Morrow County Assessor a copy of this Ordinance and all attachments.

Section 4: The Agency shall thereafter cause a copy of the Plan to be recorded in the Records of Morrow County, Oregon.

Section 5: City Administrator, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan including the provisions of ORS 457.135, in the East Oregonian newspaper no later than four days following adoption of this Ordinance.

PASSED AND ADOPTED by the Boardman City Council this 5th day of September, 2023 and signed by the mayor in authentication of its passage.

City of Boardman:

Paul Keefer, Mayor

Attest:

Jackie McCauley, Acting City Recorder

Attachments:

Exhibit A – North Urban Renewal Plan

Exhibit B – Report on the North Urban Renewal Plan

Exhibit C – Boardman Planning Commission Recommendation on the North Urban Renewal Plan

Exhibit "A"

North Urban Renewal Plan

DRAFT



Adopted by the City of Boardman

Date

Ordinance No. _____

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

List of Participants

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City Council

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Cristina Cuevas

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Brenda Profitt

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I. DEFINITIONS

“Agency” is the Boardman Urban Renewal Agency created under ORS 457.035 and 457.045.

“Area” means the properties and rights-of-way located within the North Urban Renewal Area.

“Blight” is defined in ORS 457.010(1)(a)(A-E) and identified in the ordinance adopting the North Urban Renewal Plan.

“City” means the City of Boardman, Oregon.

“City Council” or “Council” means the Boardman City Council.

“Comprehensive Plan” means the City of Boardman Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Morrow County, Oregon.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within the North Urban Renewal Plan at the time of adoption. The county assessor certifies the assessed value after the adoption of the North Urban Renewal Plan.

“North Urban Renewal Plan” means a plan, as it exists or is changed or modified from time to time, as provided in ORS 457.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in the North Urban Renewal Plan, or portion thereof, over the assessed value specified in the certified statement.

“Maximum Indebtedness” means the maximum principal amount of indebtedness that may be incurred by a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal and tax increment financing.

“Plan” means the official plan for the North Urban Renewal Plan pursuant to ORS 457.

“Plan Area” means a blighted area included in the North Urban Renewal Plan under ORS 457.010.

“Planning Commission” means the Boardman Planning Commission.

“Project(s)” means any work or undertaking carried out under the North Urban Renewal Plan.

“Report Accompanying North Urban Renewal Plan” or “Report” means the official report that accompanies the North Urban Renewal Plan pursuant to ORS 457.087.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470 and refers to the funds that are associated with the division of taxes accomplished through the adoption of the North Urban Renewal Plan.

“Tax increment revenues” means the funds allocated by the assessor to the Boardman Urban Renewal Agency due to increases in assessed value over the frozen base within the area.

“Urban Renewal” means the statutory authority provided in ORS 457.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.010.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.087.

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II. INTRODUCTION

The North Urban Renewal Plan Area (Area) shown in Figure 1, consists of approximately 181 total acres, 145.55 acres of land in tax lots and 35.55 acres of public rights-of-way. The primary purpose of the North Urban Renewal Plan (Plan) is to address infrastructure deficiencies and provide economic development tools to promote future development.

It is anticipated that the Plan will take twenty years of tax increment collections to implement. The maximum amount of indebtedness (amount of tax increment financing (TIF) for projects and programs) that may be issued for the Plan is twenty-seven million dollars (\$27,000,000).

Goals and objectives are intended to guide tax increment financing (TIF) investment in the Area over the life of the Plan. The project category descriptions and list of projects are intended to aid future decision makers when considering how best to expend funds generated by TIF.

The Plan is to be administered by the Boardman Urban Renewal Agency (Agency). Substantial amendments to the Plan must be approved by City Council as outlined in Section VI. All amendments to the Plan are to be listed numerically on the front page of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

The relationship between the sections of the Plan and the ORS 457.085 requirements is shown in Table 1. Statutory References. The specific reference in the table below is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the statute.

Table 1. Statutory References

Statutory Requirement	Plan Section
ORS 457.085(2)(a)	V
ORS 457.085(2)(b)	V
ORS 457.085(2)(c)	XII
ORS 457.085(2)(d)	XI
ORS 457.085(2)(e)	XI
ORS 457.085(2)(f)	VIII
ORS 457.085(2)(g)	VII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VI
ORS 457.085(2)(j)	Not applicable

1.

A. Urban Renewal Overview

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenue, the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established, are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal projects and cannot exceed the maximum indebtedness amount set by the urban renewal plan.

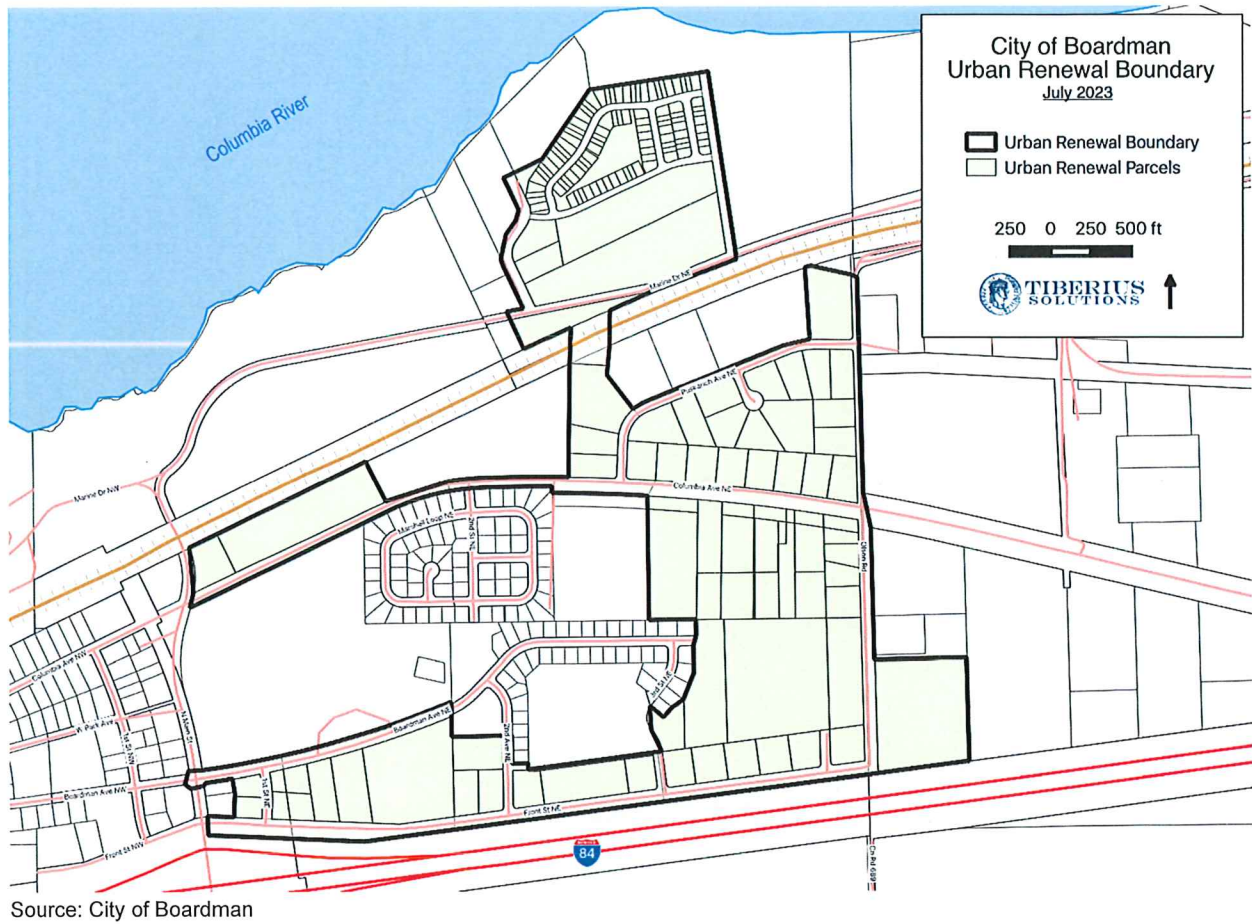
The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. The North Urban Renewal Area meets the definition of blight due to the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the accompanying North Urban Renewal Report (Report).

B. Report Accompanying the Plan

The Report provides the analysis and contains the information required to meet the standards of ORS 457.087, including financial feasibility. These requirements include:

- A description of the physical, social, and economic conditions in the Area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

Figure 1. Boundary



III. MAXIMUM INDEBTEDNESS

Maximum Indebtedness ("MI") is the total amount of money that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is twenty-seven million dollars (\$27,000,000). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on debt proceeds.

IV. PLAN GOALS

The goals were developed in consultation with the city staff. The tax increment projects identified in Sections V and VI of the Plan are the specific means of implementing the goals. The goals and objectives will be pursued as economically as is feasible and at the discretion of the Agency. The goals are not listed in any order of importance or priority. A matrix of how the projects align with the goals and objectives is shown in Table 2.

Goal 1: Eliminate blight in the Area by upgrading inadequate infrastructure.

Objective 1: Provide funding for the construction of infrastructure improvements supporting development and redevelopment within the Area.

Goal 2: Facilitate economic development and job creation through the provision of adequate infrastructure and development incentives in the Area.

Objective 1: Provide funding for the construction of infrastructure improvements supporting development and redevelopment within the Area.

Objective 2: Provide economic development incentives to facilitate development of parcels in the Area.

Goal 3: Provide resources to adequately administer the North Urban Renewal Plan.

Objective 1: Administer the Plan including the projects, financial accounting, budgeting and reporting as required by State Statute.

Table 2. Relationship of Projects to Goals

Project Category	Goals
Infrastructure Improvements	1,2
Economic Development Incentives	1,2
Administration	1,2,3

V. PROJECTS

The projects to be undertaken in the Area are infrastructure upgrades and economic development incentives. Although specific numbers (i.e. 1,059 linear feet) have been used in the

project description, those numbers are not absolute and may be changed as the project is undertaken in the future.

A. Infrastructure Improvements

1. NE Boardman Avenue to Olson Road

This project includes approximately 1,059 linear feet (LF) of new road that will stretch from NE Boardman Avenue to Olson Road. The project will include installation 2,118 LF of concrete curb and gutter, 1,412 square yards (SY) of concrete sidewalk, 1,059 LF of new 8-inch sewer line, new curb ramps, and all other work required to finish the project.

2. NE Front Street Improvements

This project will improve NE Front Street from N Main Street to Olson Road. This stretch of road is a little over 4,000 LF and will include full width and length asphalt overlay, approximately 5,513 SY of new concrete sidewalk, over 8,270 LF of new curb and gutter, 4,135 LF of new 8-inch water line, new driveway approaches, new curb ramps, and all other work required to finish the project.

3. Alley from 2nd Avenue NE to 3d Street NE

This project consists of building an alley from 2nd Avenue NE to 3rd Street NE. This stretch of road will be approximately 938 LF and will include approximately 439 tons of asphalt concrete pavement mixture, base rock, a new cement concrete driveway, and all other work required to finish the project.

4. 2nd Avenue NE to Columbia Avenue NE

Approximately 379 LF of new road will be installed to complete the connection between Front Street NE and Columbia Avenue NE. This project will require approximately 266 tons of asphalt concrete pavement mixture, 758 LF of concrete curb and gutter, 505 SY of concrete sidewalk, 488 LF of new 8-inch sewer line, and all other work required to finish the project.

5. Columbia Avenue NE to Boardman Avenue NE

This includes approximately 977 LF of new roadway between Columbia Avenue NE and Boardman Avenue NE. The project will include approximately 686 tons of asphalt concrete pavement mixture, 1,954 LF of new concrete curb and gutter, 1,303 SY of concrete sidewalk, 977 LF of new 8-inch sewer line, curb ramps, and all other work required to finish the project.

6. Main Street Intersection Improvements

Intersection improvements include new traffic signals, roadwork, sidewalk work, striping and signage, and all other work required for the improvements.

7. Provide other transportation improvements as necessary.

B. Economic Development Incentives

1. Provide economic development incentives to facilitate development in the Area.

These include, but are not limited to:

- City owned property.
- Cemetery owned property.
- Encourage development of a new hotel.

C. Administration

1. Financing fees and any long-term borrowing costs.

2. General administration including annual reporting, financial statements and administration of the Plan.

VI. AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Boardman, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:

- (1) Add land to the North Urban Renewal Plan boundary except for an addition of land that totals not more than a cumulative 1% of the area of the North Urban Renewal Plan boundary; or
- (2) Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

C. Amendments to the Boardman Comprehensive Plan and/or Boardman Development Code

Amendments to the Boardman Comprehensive Plan ("Comprehensive Plan") including the Transportation Systems Plan and/or Boardman Development Code that affect the Plan and/or the Plan Area shall be incorporated automatically within the Plan without any separate action required by the Agency or City Council. When a substantial amendment is completed, the Relationship to Local Objectives section will be updated by either staff or the consultant as part of the substantial amendment process.

VII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired, it will be identified in the Plan through a Minor Amendment, as described in Section VI. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g).

A. Property acquisition for public improvements

The Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to the institution of eminent domain procedures.

B. Property acquisition from willing sellers

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. Land disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Section VI by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

VIII. RELOCATION METHODS

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified; however, there are plans to acquire land for infrastructure which may trigger relocation benefits in the future in the Area.

IX. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt. In this Plan, the debt is anticipated to be a contractual obligation to provide developer incentives and agreement to reimburse the Agency for preparation of and administration of the Plan.

Tax increment revenues equal the annual permanent rate property taxes imposed on the cumulative increase in assessed value within the North Urban Renewal Plan over the total assessed value at the time the North Urban Renewal Plan is adopted. Under current law, the property taxes for general obligation (GO) bonds and local option levies are not part of the tax increment revenues.

A. General Description of the Proposed Financing Methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, State or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the planning and implementation of this Plan, including preparation of the Plan.

B. Tax Increment Financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Plan Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

X. ANNUAL REPORT

The Agency shall file Annual Reports in compliance with ORS 457.460.

XI. RELATIONSHIP TO LOCAL OBJECTIVES

The numbering of the policies within this section reflects the numbering that occurs in the original document. There is no set standard for the findings in an urban renewal plan. In analyzing the findings, the projects and the resulting development have been compared to the Boardman Comprehensive Plan.

A. Boardman Comprehensive Plan

CHAPTER 1: CITIZEN INVOLVEMENT

GOAL I: CITIZEN INVOLVEMENT POLICIES

The City has adopted several development review procedures requiring citizen involvement, including notification to property owners and notice to public agencies. In addition, the Comprehensive Plan has specific policies relating to citizen involvement. These are as follows:

4. The Planning Commission is officially designated as the Citizen Involvement Committee.

Finding: The Agency met to review the draft Plan, the Planning Commission reviewed the Plan for conformance to the Comprehensive Plan. The Planning Commission is the officially designated Citizen Involvement Committee.

CHAPTER 2: LAND USE PLANNING

GOAL II: LAND USE PLANNING POLICIES

2. The City encourages the development of infill and redevelopment of existing land in order to balance the need to expand the Urban Growth Boundary (UGB).
3. The City has adopted the City of Boardman Development Code, a unified zoning and subdivision land use code to facilitate the development process and implement the land use goals of the City as outlined in the Comprehensive Plan.
8. The City will continue to work with the Port of Morrow to encourage development of industrial lands within the Urban Growth Boundary.

Finding: The Plan is proposing funding for the installation of a transportation network and the provision of development incentives that will help facilitate development of land within the Area, which is inside of the city limits. The City will continue to work with the Port of Morrow.

CHAPTER 6 AIR, WATER AND LAND RESOURCES QUALITY

GOAL 6: AIR, WATER AND LAND RESOURCE POLICIES

1. The city will require all development to comply with city, county, state, and federal environmental rules, regulations and standards.
2. Preserve manmade and natural environments and resources and encourage wise management and proper development techniques.

Finding: All development will be required to comply with Chapter 6 of the Comprehensive Plan regarding air, water and land resources quality.

CHAPTER 9 ECONOMIC NEEDS

Goal 9: ECONOMIC POLICIES

1. Advance the position of Boardman as a regional center for industry, power generation, commerce, recreation, and culture.
2. Encourage tourist commercial activity near Interstate 84.
3. Allow for the creation of industrial park development with adequate off-street parking, landscaping, and site screening.
4. Promote cooperation among the city, the Port of Morrow, and other interested parties to facilitate the most effective uses of public facilities serving the planning area

Finding: The Plan is proposing funding for the installation of an improved transportation network that will serve the commercial development in the Area and will facilitate increased development within the Area by providing access to parcels that have been underdeveloped and undeveloped. The Plan also proposes funding to provide the ability to provide economic development incentives will help foster new economic development in the Area.

CHAPTER 10 HOUSING

Goal 10: Housing Policies

1. The City shall provide a variety of living environments to meet regional housing needs for those of different family size and income.
3. Encourage new development concepts to meet changing housing demands and to provide self-contained recreation facilities.
4. Locate high-density multiple-family developments in areas to offer a buffer between single-family residential and commercial or industrial uses, close to schools and shopping, and with quick access to arterial streets.
8. The City shall promote where possible, the evolution of safe and aesthetically pleasing residential neighborhoods that are efficiently integrated with business and commercial property, schools, parks, public facilities and other urban development.
9. The City shall give consideration to development of alternative residential construction both in form and layout for such reasons as aesthetics, energy conservation, reduced development costs and provision of open space.
11. The City shall encourage residential development within city limits in areas which are appropriate for urban development.

Finding: The Plan is proposing funding for the installation of an improved transportation network and provision of economic development incentives for the Area. Any new commercial development that occurs as a result of the transportation improvements and the provision of incentives will help serve the new residential units and promote the construction of new units within the Area promoting a safe, aesthetically pleasing residential neighborhood.

CHAPTER 11 PUBLIC FACILITIES

GOAL XI: PUBLIC FACILITIES POLICIES

2. To minimize the cost of providing public services and infrastructure, the City shall discourage inefficient development without adequate public services and promote efficient use of urban and urbanizable land within the City's urban growth boundary, including requiring all urban development to be served by full urban services.
3. The City shall support development that is compatible with the City's ability to provide adequate public facilities and services.

6. The City shall prioritize development of land serviced by utilities and require the extension of water, sewer and storm drainage facilities for all urban level development within the UGB.
11. The City shall establish and maintain a range of funding mechanisms for building new water, sewer, storm drainage and transportation infrastructure and maintaining existing infrastructure.
15. The City shall maintain an eight (8) year supply of commercial and industrial land that is serviceable by water, sewer, storm drainage and transportation infrastructure.

Finding: The provision of a new funding mechanism through the urban renewal plan will facilitate the installation of an adequate transportation network and associated utility improvements in the Area. The Plan will also provide the ability to facilitate development which will allow for the use of land that is undeveloped and underdeveloped, but within the city limits. These activities funded through the urban renewal plan will also help the city maintain an 8 year supply of commercial and industrial land that is served by water, sewer, storm drainage and transportation infrastructure.

CHAPTER 12 TRANSPORTATION

GOAL 12: TRANSPORTATION POLICIES

4. The City of Boardman will plan and develop a network of streets, accessways and other improvements, including bikeways, sidewalks, and safe street crossings to promote safe and convenient bicycle and pedestrian circulation within the community.

Finding: An improved transportation network within the Area will provide increased safety in the transportation network and for ease of travel and travel methods for all modes of transportation, including pedestrians and bicyclists.

B. Boardman Transportation System Plan

Goal 1

Promote a balanced, safe, and efficient transportation system.

Objectives

1. Develop a multi-modal transportation system that avoids reliance upon one form of transportation as well as minimizes energy consumption and air quality impacts.
2. Protect the qualities of neighborhoods and the community.
3. Provide for adequate street capacity and optimum efficiency.
4. Promote adequate transportation

Goal 2

Ensure the adequacy of the roadway network in terms of function, capacity, level of service, and safety.

3. Identify existing and potential future capacity constraints and develop strategies to address those constraints, including potential intersection improvements, future roadway needs, and future street connections.
4. Evaluate the need for modifications to and/or the addition of traffic control devices.
7. Identify existing and potential future safety concerns as well as strategies to address those concerns.

Goal 3

Promote alternative modes of transportation.

Objectives

1. Develop a comprehensive system of pedestrian and bicycle routes that link major activity centers within the study area.

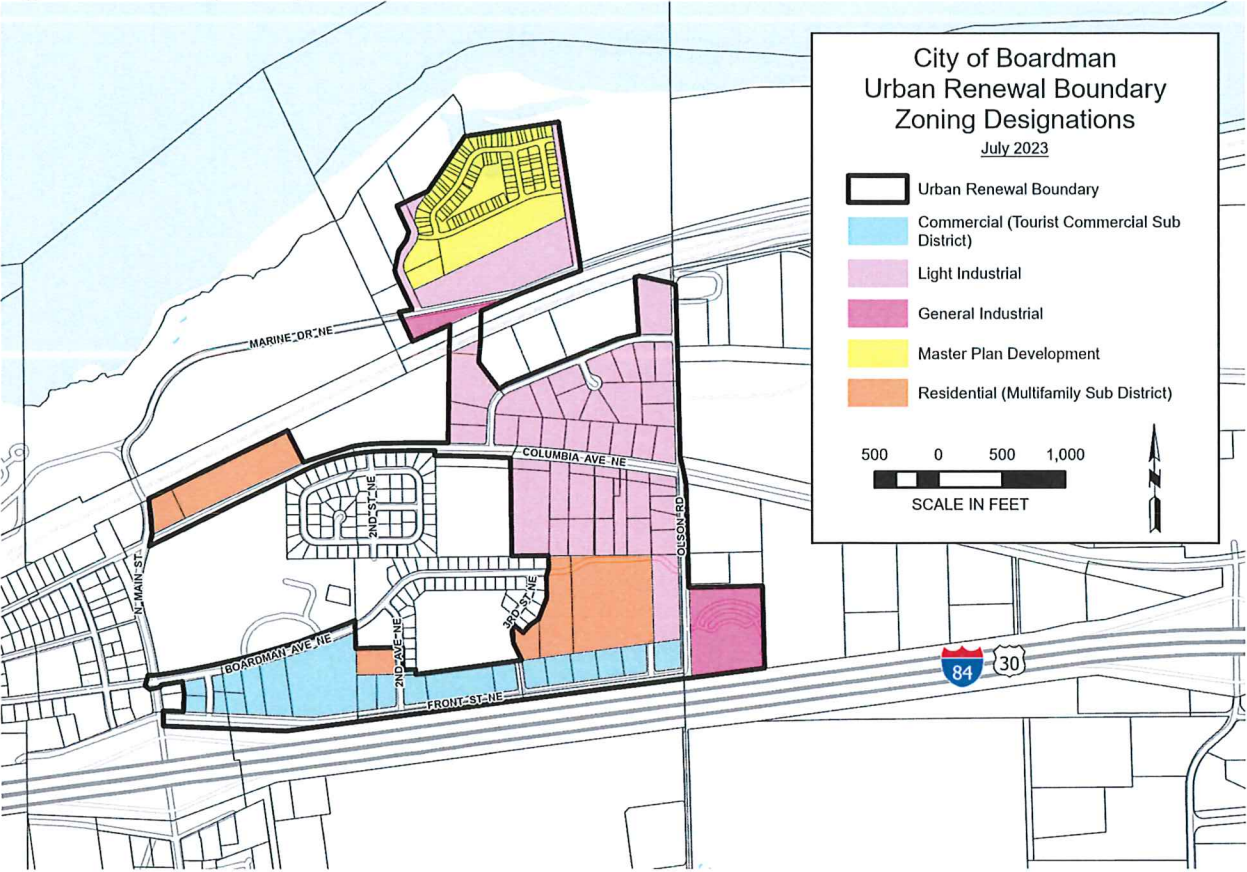
Goal 4

Identify and prioritize transportation improvement needs in the City of Boardman, and identify a set of reliable funding sources that can be applied to these improvements.

1. Evaluate new innovative funding sources for transportation improvements.

Finding: The Plan will provide funding for an improved transportation network within the Area which will provide increased safety in the transportation network and for ease of travel and travel methods for all modes of transportation, including pedestrians and bicyclists. The provision of a connected transportation network will eliminate blight, facilitate economic development and job creation, and provide better infrastructure for the community.

Figure 2 - Zoning Designations



Source: anderson perry

C. City of Boardman Development Code

Chapter 2 of the City of Boardman Development Code covers Land Use Districts including the zoning in the Area. The properties to be included in the Area have zoning designations of Commercial: Tourist Commercial Sub-district, Residential: Multi-Family Housing Sub-district and Light Industrial, General Industrial, Master Planned Community and Public/Open Space.

Residential

2.1.100 Purpose

The Residential District is intended to promote the livability, stability and improvement of the City of Boardman's neighborhoods. This chapter provides standards for the orderly expansion and improvement of neighborhoods based on the following principles:

- Make efficient use of land and public services, and implement the Comprehensive Plan, by providing minimum lot areas.
- Accommodate a range of housing needs, including owner-occupied and rental housing.
- Provide for compatible building and site design at an appropriate neighborhood scale.
- Reduce reliance on the automobile for neighborhood travel and provide options for walking and bicycling. Provide direct and convenient access to schools, parks and neighborhood services.

2.1.400 - Multi-Family Sub District (MF)

A. Purpose/Intent Statement. The Multi Family Sub District is designed to provide land for larger multiple family housing developments. Multi-Family Housing is housing that provides 4 or more dwellings on an individual lot (e.g., multi-plexes, apartments, condominiums, etc.). New multi-family developments shall comply with all of the following standards.

Commercial

2.2.100 Purpose

The primary purpose of the Commercial District is to create standards that allow for a variety of commercial uses in the Commercial areas of the City of Boardman. This Chapter also creates three Sub Districts---Tourist Commercial, City Center and Service Center. The Tourist Commercial Sub District provides additional standards for the areas of the City adjacent to Interstate 84. The Service Center Sub District provides standards for commercial and light industrial uses located west of the City. The City Center Sub District provides additional standards to create a concentrated and centralized commercial center to serve as the "heart" of the community. The City Center Sub District is created as an optional Sub District that may apply to certain geographic areas within the Commercial District. This geographic area has been designated to form the "center" of Boardman's commercial activities. This chapter provides standards for the orderly creation and expansion of the Commercial District by adherence to the following principles:

- Effective and efficient use of land and urban services;
- Direct commercial and retail development to a concentrated and localized area;

- Provide a mix of uses which provides a destination within the community and encourages walking over driving;
- Create connection with the balance of the community by directing connected transportation routes to commercial areas of the city;
- Provide for additional service employment opportunities.

2.2.180 Tourist Commercial Sub District

A. Purpose. The purpose of the Tourist Commercial Sub District is to accommodate development of commercial facilities catering to the traveling public at the I-84 interchange. Retail services shall be limited to that necessary to serve travelers, in order to avoid competition with the Commercial District; Service Center Sub District and City Center Sub District businesses. The base standards of the Commercial District apply, except as modified by the standards of this Sub District.

General Industrial

2.3.100 Purpose

The General Industrial District accommodates a range of light and heavy industrial land uses. It is intended to segregate incompatible developments from other districts, while providing a high-quality environment for businesses and employees. This chapter guides the orderly development of industrial areas based on the following principles:

- Provide for efficient use of land and public services;
- Provide transportation options for employees and customers;
- Locate business services close to major employment centers;
- Ensure compatibility between industrial uses and nearby commercial and residential areas;
- Provide appropriate design standards to accommodate a range of industrial users, in conformance with the Comprehensive Plan.

Light Industrial

2.4.100 Purpose

The Light Industrial District accommodates a range of light manufacturing, industrial-office uses, automobile-oriented commercial uses (*e.g.*, lodging, restaurants, auto-oriented retail), and similar uses which are not appropriate in downtown or main street areas. The district's standards are based on the following principles:

- Ensure efficient use of land and public services.
- Provide a balance between jobs and housing, and encourage mixed-use development.
- Provide transportation options for employees and customers.
- Provide business services close to major employment centers.
- Ensure compatibility between industrial uses and nearby residential areas.
- Provide appropriately zoned land with a range of parcel sizes for industry.
- Provide for automobile-oriented uses, while preventing strip-commercial development in highway corridors.

Master Planned Developments

4.5.100 Purpose

The purposes of this Section are to:

1. Implement the Development standards of Chapter 2 by providing a means for planned developments;
2. Encourage innovative planning that results in more mixed use development, improved protection of open spaces, and transportation options and site phasing of development;
3. Encourage developments that recognize the relationship between buildings, their use, open space, and transportation options, providing varied opportunities for innovative and diversified employment environments;
4. Facilitate the efficient use of land;
5. Promote an economic arrangement of land use, buildings, circulation systems, open space, and utilities;
6. Preserve to the greatest extent possible the existing landscape features and amenities, that may not otherwise be protected through conventional development;
7. Encourage energy conservation and improved air and water quality and;
8. Assist the City in planning infrastructure improvements.

Overall Finding: The potential development in the Plan including the land uses, maximum densities and building requirements will conform to the Boardman Development Code. The Plan makes no changes to any zoning code.

XII. LEGAL DESCRIPTION

This will be inserted prior to any final adoption of this Plan.

Exhibit "B"

Report Accompanying the North Urban Renewal Plan

This document remains draft until the City Council adoption of the North Urban Renewal Plan.

DRAFT



Adopted by the City of Boardman

Date

Ordinance No. _____

List of Participants

Mayor

Paul Keefer

City Council

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I. DEFINITIONS

"Agency" is the Boardman Urban Renewal Agency created under ORS 457.035 and 457.045.

"Area" means the properties and rights-of-way located within the North Urban Renewal Area.

"Blight" is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the North Urban Renewal Plan.

"City" means the City of Boardman, Oregon.

"City Council" or "Council" means the Boardman City Council.

"Comprehensive Plan" means the City of Boardman Comprehensive Plan and its implementing ordinances, policies, and standards.

"County" means Morrow County, Oregon.

"Frozen base" means the total assessed value including all real, personal, manufactured, and utility values within the North Urban Renewal Plan at the time of adoption. The county assessor certifies the assessed value after the adoption of the North Urban Renewal Plan.

"North Urban Renewal Plan" means a plan, as it exists or is changed or modified from time to time, as provided in ORS 457.

"Increment" means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in the North Urban Renewal Plan, or portion thereof, over the assessed value specified in the certified statement.

"Maximum Indebtedness" means the maximum principal amount of indebtedness that may be incurred by a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

"ORS" means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal and tax increment financing.

"Plan" means the official plan for the North Urban Renewal Plan pursuant to ORS 457.

"Plan Area" means a blighted area included in the North Urban Renewal Plan under ORS 457.010.

"Planning Commission" means the Boardman Planning Commission.

"Project(s)" means any work or undertaking carried out under the North Urban Renewal Plan.

"Report Accompanying North Urban Renewal Plan" or "Report" means the official report that accompanies the North Urban Renewal Plan pursuant to ORS 457.087.

"Revenue sharing" means sharing tax increment proceeds as defined in ORS 457.470 and refers to the funds that are associated with the division of taxes accomplished through the adoption of the North Urban Renewal Plan.

"Tax increment revenues" means the funds allocated by the assessor to the Boardman Urban Renewal Agency due to increases in assessed value over the frozen base within the area.

"Urban Renewal" means the statutory authority provided in ORS 457.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.010.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.087.

II. INTRODUCTION

The Report Accompanying the North Urban Renewal Plan (Report) contains background information and project details that pertain to the North Urban Renewal Plan (Plan). The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the Boardman City Council (City Council) as part of the approval of the Plan.

The Report provides the analysis and contains the information required to meet the standards of ORS 457.087, including financial feasibility. The Report requirements include:

1. A description of the physical, social, and economic conditions in the Area and expected impact of the plan, including fiscal impact in light of increased services; (ORS 457.087(1))
2. Reasons for selection of the plan Area; (ORS 457.087(2))
3. The relationship between each project to be undertaken and the existing conditions; (ORS 457.087(3))
4. The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.087(4))
5. The estimated completion date of each project; (ORS 457.087(5))The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired; (ORS 457.087(6))
6. A financial analysis of the plan; (ORS 457.087(7))
7. A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area; (ORS 457.0857(8)) and
8. A relocation report.(ORS 457.087(9))

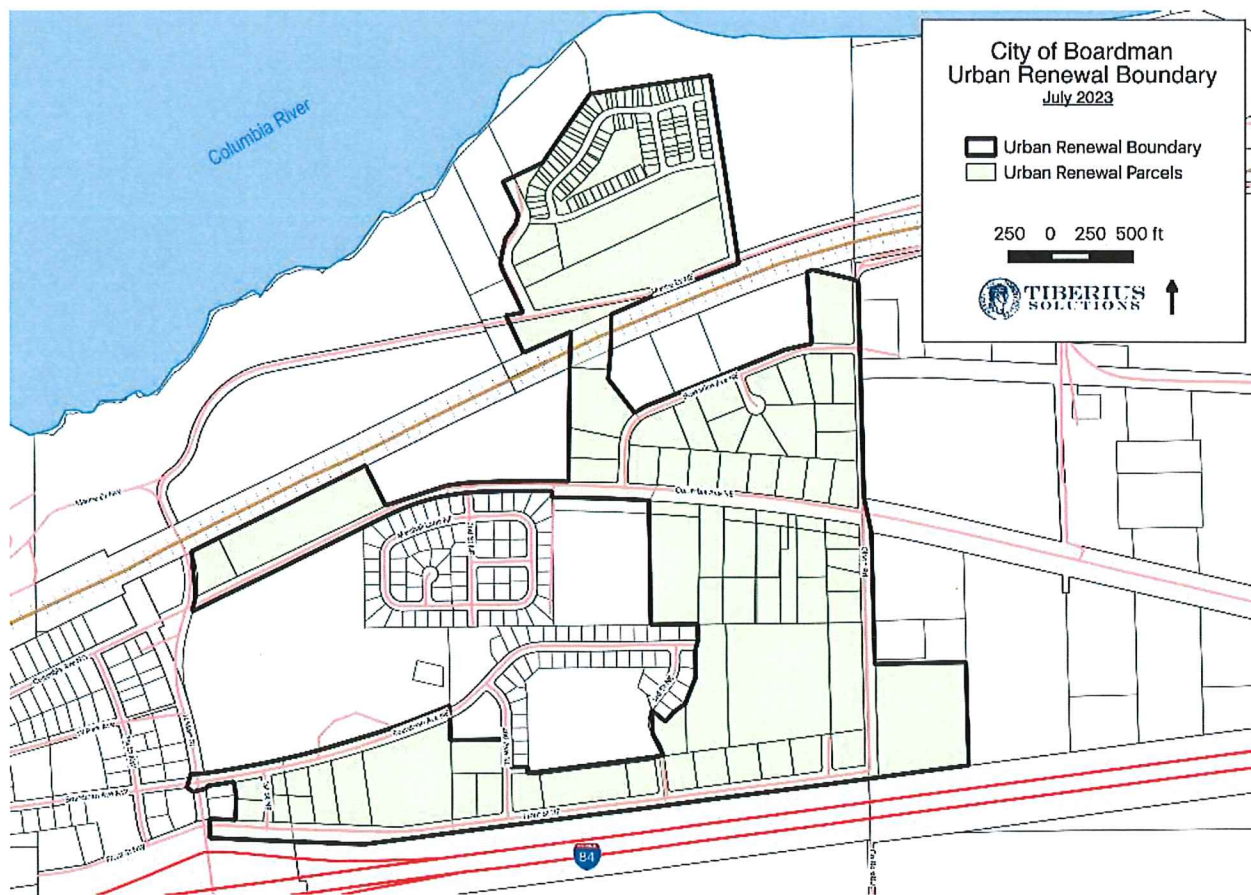
The relationship between the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference shown is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

The Report provides guidance on how the Plan might be implemented. As the Boardman Urban Renewal Agency (Agency) reviews revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different times than assumed in this Report, and make other adjustments to the financials as determined by the Agency. The Agency may also make changes as allowed in the Amendments section of the Plan.

Table 1. Statutory References

Statutory Requirement	Report Section
ORS 457.087 (1)	XI
ORS 457.087 (2)	XII
ORS 457.087 (3)	III
ORS 457.087 (4)	IV
ORS 457.087 (5)	VII
ORS 457.087 (6)	V,VI
ORS 457.087 (7)	V,VI
ORS 457.087 (8)	IX
ORS 457.087 (9)	XIII

Figure 1. North Urban Renewal District Boundary



III. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the North Urban Renewal Area (Area) are described below, including how they relate to the existing conditions in the Area. The infrastructure projects are intended to facilitate development in the Area by providing a more efficient transportation system, improved utility lines and access to parcels in the Area. The economic development incentives are intended to help facilitate development within the Area.

Although specific numbers (i.e. 1,059 linear feet) have been used in the project description, those numbers are not absolute and may be changed as the project is undertaken in the future.

A. Infrastructure Improvements

1. NE Boardman Avenue to Olson Road

This project includes approximately 1,059 linear feet (LF) of new road that will stretch from NE Boardman Avenue to Olson Road. The project will include installation 2,118 LF of concrete curb and gutter, 1,412 square yards (SY) of concrete sidewalk, 1,059 LF of new 8-inch sewer line, new curb ramps, and all other work required to finish the project.

EXISTING CONDITIONS:

Boardman Avenue does not presently connect to Olson Street. This connection will provide a complete transportation network, access to parcels, better access to parks facilities in the Area and help facilitate development of the Area. The TSP, Section 4 lists this project as a potential future project.

Alternative #7 – Extend NE Boardman Avenue to Olson Road

The extension of Boardman Avenue east to Olson Road would enhance the city's east-west connectivity while permitting more direct pedestrian and bicycle access between Riverside High School and the residential areas to the east. This connection would further facilitate east-west circulation if Olson Road is extended across Interstate 84, as recommended in Alternative #3.

East-West Connectivity Recommendations

The extension of Boardman Avenue to Olson Road is recommended for implementation in the mid- to long-term future and should be coordinated with any future development activity in the area.

2. NE Front Street Improvements

This project will improve NE Front Street from N Main Street to Olson Road. This stretch of road is a little over 4,000 LF and will include full width and length asphalt overlay, approximately 5,513 SY of new concrete sidewalk, over 8,270 LF of new curb and gutter, 4,135 LF of new 8-inch water line, new driveway approaches, new curb ramps, and all other work required to finish the project.

EXISTING CONDITIONS:

NE Front Street is presently a two-lane street without curb, gutter, sidewalk and lighting improvements.

3. Alley from 2nd Avenue NE to 3rd Street NE

This project consists of building an alley from 2nd Avenue NE to 3rd Street NE. This stretch of road will be approximately 938 LF and will include approximately 439 tons of asphalt concrete pavement mixture, base rock, a new cement concrete driveway, and all other work required to finish the project.

EXISTING CONDITIONS:

This alley does not exist.

4. 2nd Avenue NE to Columbia Avenue NE

Approximately 379 LF of new road will be installed to complete the connection between Front Street NE and Columbia Avenue NE. This project will require approximately 266 tons of asphalt concrete pavement mixture, 758 LF of concrete curb and gutter, 505 SY of concrete sidewalk, 488 LF of new 8-inch sewer line, and all other work required to finish the project.

EXISTING CONDITIONS:

This section of 2nd Avenue does not exist. The transportation network is incomplete, not allowing for traffic flow from Boardman direction on 2nd to Columbia Avenue.

5. Columbia Avenue NE to Boardman Avenue NE

This includes approximately 977 LF of new roadway between Columbia Avenue NE and Boardman Avenue NE. The project will include approximately 686 tons of asphalt concrete pavement mixture, 1,954 LF of new concrete curb and gutter, 1,303 SY of concrete sidewalk, 977 LF of new 8-inch sewer line, curb ramps, and all other work required to finish the project.

EXISTING CONDITIONS:

This street does not presently exist. It will provide an additional piece of the transportation network connecting Boardman Avenue NE to Columbia Avenue.

6. Main Street Intersection Improvements

Intersection improvements include new traffic signals, roadwork, sidewalk work, striping and signage, and all other work required for the improvements.

EXISTING CONDITIONS:

There is no existing traffic device at North Main Street and Boardman Avenue. As this area develops, a device will be required.

7. Provide other transportation improvements as necessary.

EXISTING CONDITIONS:

Other transportation improvements may be required over the life of the Plan.

B. Economic Development Incentives

- 1. Provide economic development incentives to facilitate development in the Area. These include, but are not limited to:**

- **City owned property.**
- **Cemetery owned property.**
- **Encourage development of a new hotel.**

EXISTING CONDITIONS:

There are many properties within the Area that are either undeveloped or underdeveloped. These properties provide prime opportunities for economic development and the creation of jobs for Boardman residents. When developed, the city owned property will become taxable and return value to the taxing districts. This is the same for the cemetery property. The north side of Boardman could benefit from a variety of economic development opportunities including a new hotel.

C. Administration

- 1. Financing fees and any long-term borrowing costs.**
- 2. General administration including annual reporting, financial statements and administration of the Plan.**

EXISTING CONDITIONS:

This area in Boardman is not presently in an urban renewal Area, so requires no administrative responsibilities from the urban renewal agency. Once an urban renewal plan with its associated requirements for administration exists for the Area, there will be a need for administrative funds to be allocated for that administration.

IV. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

Table 2 shows the costs of the projects in Fiscal Year Ending (FYE) 2023 constant dollars as provided by Anderson Perry in July of 2023.

These estimates will be refined in the annual budgeting process, acknowledging of the limiting total cost factor of the maximum indebtedness. Different allocations may be made to different line items within the Plan.

Table 2. Estimated Cost of Each Project in Constant FYE 2023 and Year of Expenditure Costs

TIF Area Projects	Constant FYE 2023 \$
Extend Boardman Avenue to Olson Street, including pavement, curb, gutter, sidewalks and lighting.	\$1,565,237
Improve NE Front Street, including pavement, curb, gutter, sidewalks and lighting.	\$2,895,170
Alley from 2 nd Avenue NE to 3 rd Street NE	\$273,424
2 nd Avenue NE to Columbia Avenue NE	\$353,934
Columbia Avenue NE to Boardman Avenue NE	\$856,398
Intersection Improvements North Main Street and Boardman Avenue.	\$1,000,000
Other traffic improvements	\$2,000,000
Economic Development Toolkit	\$2,000,000
TOTAL:	\$10,944,163

Source: Anderson Perry, City of Boardman

This financial analysis did not assume the use of long-term debt. However, the Agency may decide to incur debt to allow projects to be finished earlier in the life of the Plan. This debt may include intergovernmental loans, bank loans or other forms of loans for the Agency.

The scenario presented in this Report is only one scenario for how the Agency may decide to implement this Plan, and this scenario is financially feasible.

V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through Fiscal Year End (FYE) 2044 are calculated based on projections of the assessed value within the Area and the consolidated tax rate that will apply in the Area.

The long-term projections for FYE 2025 and beyond assume an annual growth rate of 3% for existing assessed value in the Area plus specific exception value assumptions for future development within the Area. These assumptions were provide by Boardman staff and relied on exiting permit data and discussions with potential developers.

If actual assessed value growth is less than forecast, then it would reduce the financial capacity of the Area to fund projects listed in the Plan over the anticipated duration of the Plan.

Table 3 shows the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, delinquencies, and truncation loss. The first year of tax increment collections is anticipated to be FYE 2025. The narrative analysis for Table 3 is shown below:

- Total AV is the estimated total assessed value of the Area on an annual basis.
- Frozen base is the estimate of the assessed value of the Area at its formation.
- Increment applied is the total assessed value minus the frozen base.
- Increment shared is the amount that will be distributed to all taxing Areas according to their permanent rate due to revenue sharing. In this Plan, there is no assumption for revenue sharing as the financial projections do not meet the statutory thresholds.
- Tax rate is the total permanent rate levy for the Area.
- Gross tax increment financing revenue (TIF) is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is "tax rate times assessed value used divided by one thousand."
- Adjustments are calculated at 5% of the Gross TIF and are for discounts, delinquencies, and rate truncation.
- Current Year Net reflects subtracting the 5% adjustment factor from Gross TIF.
- Prior Year Net is the tax increment revenue that was delinquent the prior year and is paid by the assessor's office once it is received. It is estimated that this amount is 1.5% of total TIF.
- Total TIF is the amount of tax increment revenues estimated to be received by the Agency.

Table 3. Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Total AV	Frozen Base AV	Increment Applied	Increment Shared	Tax Rate	Gross TIF	Adjustments	Current Year Net	Prior Year Net	Total TIF
2025	7,503,383	5,129,862	2,373,521	-	16.4893	39,138	(1,957)	37,181	-	37,181
2026	25,338,579	5,129,862	20,208,717	-	16.4893	333,228	(16,661)	316,566	558	317,124
2027	31,163,469	5,129,862	26,033,607	-	16.4893	429,276	(21,464)	407,812	4,748	412,561
2028	36,916,494	5,129,862	31,786,632	-	16.4893	524,139	(26,207)	497,932	6,117	504,050
2029	48,844,090	5,129,862	43,714,228	-	16.4893	720,817	(36,041)	684,776	7,469	692,245
2030	69,733,812	5,129,862	64,603,950	-	16.4893	1,065,274	(53,264)	1,012,010	10,272	1,022,282
2031	79,674,556	5,129,862	74,544,694	-	16.4893	1,229,190	(61,459)	1,167,730	15,180	1,182,910
2032	83,091,921	5,129,862	77,962,059	-	16.4893	1,285,540	(64,277)	1,221,263	17,516	1,238,779
2033	85,564,886	5,129,862	80,435,024	-	16.4893	1,326,317	(66,316)	1,260,001	18,319	1,278,320
2034	104,219,927	5,129,862	99,090,065	-	16.4893	1,633,926	(81,696)	1,552,230	18,900	1,571,130
2035	107,326,732	5,129,862	102,196,870	-	16.4893	1,685,155	(84,258)	1,600,897	23,283	1,624,181
2036	110,526,740	5,129,862	105,396,878	-	16.4893	1,737,921	(86,896)	1,651,025	24,013	1,675,038
2037	113,822,749	5,129,862	108,692,887	-	16.4893	1,792,270	(89,613)	1,702,656	24,765	1,727,422
2038	117,217,638	5,129,862	112,087,776	-	16.4893	1,848,249	(92,412)	1,755,837	25,540	1,781,376
2039	120,714,374	5,129,862	115,584,512	-	16.4893	1,905,908	(95,295)	1,810,612	26,338	1,836,950
2040	124,316,013	5,129,862	119,186,151	-	16.4893	1,965,296	(98,265)	1,867,031	27,159	1,894,191
2041	128,025,700	5,129,862	122,895,838	-	16.4893	2,026,466	(101,323)	1,925,143	28,005	1,953,149
2042	131,846,678	5,129,862	126,716,816	-	16.4893	2,089,472	(104,474)	1,984,998	28,877	2,013,875
2043	135,782,285	5,129,862	130,652,423	-	16.4893	2,154,367	(107,718)	2,046,649	29,775	2,076,424
2044	139,835,960	5,129,862	134,706,098	-	16.4893	2,221,209	(111,060)	2,110,149	30,700	2,140,849
TOTAL:						28,013,158	(1,400,656)	26,612,498	367,534	26,980,037

Source: Tiberius Solutions

VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

The maximum indebtedness is \$27,000,000 (Twenty-Seven Million). The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$27,000,000 is \$26,980,037 and is from permanent rate tax levies. The difference between the total amount of tax increment revenues and maximum indebtedness is due in part to rounding, and in part to being conservative with the financial data available. If the Agency decides to accelerate projects in the future by using loans, then the interest on those loans is not calculated as part of the maximum indebtedness and may be repaid through tax increment proceeds.

Table 4 shows a summary of the financial capacity of the Area, including how total TIF revenue translates to the ability to fund urban renewal projects in constant 2023 dollars in five-year increments. Table 5, Table 6 and Table 7 show more detailed tables on the allocation of tax revenues to debt service. Table 8, Table 9 and Table 10 show potential allocations to projects and administration over time.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2044, a 20-year time frame for taking division of tax revenues. If growth in assessed value is slower than projected, the Agency may not be able to complete all projects in the Plan in this timeframe and would therefore continue taking division of tax proceeds until the Agency reaches the maximum indebtedness. If growth in assessed value is more robust than the projections, it may take a shorter period. These assumptions show one scenario for financing and that this scenario is financially feasible.

Table 4. TIF Capacity of the Area in FYE 2023 Constant Rounded Numbers

Net TIF	\$27,000,000
Maximum Indebtedness	\$27,000,000
Capacity (2023\$)	\$11,000,000
Years 1-5	\$1,400,000
Years 6-10	\$3,400,000
Years 11-15	\$3,400,000
Years 16-20	\$2,800,000

Source: Tiberius Solutions

Table 5. Tax Increment Revenues and Allocations to Debt Service, Through FYE 2031

	Total	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031
Resources								
Beginning Balance		-	-	-	-	-	-	-
TIF: Current Year	26,612,499	37,181	316,566	407,812	497,932	684,776	1,012,010	1,167,730
TIF: Prior Years	367,535	-	558	4,748	6,117	7,469	10,272	15,180
Total Resources	26,980,034	37,181	317,124	412,561	504,050	692,245	1,022,282	1,182,910
Transfer to URA Projects Fund	(26,980,034)	(37,181)	(317,124)	(412,561)	(504,050)	(692,245)	(1,022,282)	(1,182,910)
Total Expenditures	(26,980,034)	(37,181)	(317,124)	(412,561)	(504,050)	(692,245)	(1,022,282)	(1,182,910)
Ending Balance		-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 6. Tax Increment Revenues and Allocations to Debt Service, Through FYE 2039

	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
TIF: Current Year	1,221,263	1,260,001	1,552,230	1,600,897	1,651,025	1,702,656	1,755,837	1,810,612
TIF: Prior Years	17,516	18,319	18,900	23,283	24,013	24,765	25,540	26,338
Total Resources	1,238,779	1,278,320	1,571,130	1,624,181	1,675,038	1,727,422	1,781,376	1,836,950
Transfer to URA Projects Fund	(1,238,779)	(1,278,320)	(1,571,130)	(1,624,181)	(1,675,038)	(1,727,422)	(1,781,376)	(1,836,950)
Total Expenditures	(1,238,779)	(1,278,320)	(1,571,130)	(1,624,181)	(1,675,038)	(1,727,422)	(1,781,376)	(1,836,950)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 7. Tax Increment Revenues and Allocations to Debt Service, Through FYE 2044

	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044
Resources					
Beginning Balance	-	-	-	-	-
TIF: Current Year	1,867,031	1,925,143	1,984,998	2,046,649	2,110,149
TIF: Prior Years	27,159	28,005	28,877	29,775	30,700
Total Resources	1,894,191	1,953,149	2,013,875	2,076,424	2,140,849
Transfer to URA Projects Fund	(1,894,191)	(1,953,149)	(2,013,875)	(2,076,424)	(2,140,849)
Total Expenditures	(1,894,191)	(1,953,149)	(2,013,875)	(2,076,424)	(2,140,849)
Ending Balance	-	-	-	-	-

Source: Tiberius Solutions

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2044, a 20-year program of tax increment collections.

The amount of money available for projects in 2023 constant dollars for the Area is approximately \$11,000,000. See Table 2 for the individual project analysis.

Table 8, Table 9 and Table 10 show the approximate \$11,000,000 of 2023 constant dollars for projects inflated over the life of the Area, totaling the maximum indebtedness of \$27,000,000. All costs shown in Table 8, Table 9 and Table 10 are in year-of-expenditure dollars, which are adjusted by 7.0% annually to account for inflation. This inflation rate is the rate recommended by Anderson Perry, the engineering firm hired by the City to provide the cost estimates. If actual inflation is lower than this amount, the Agency will be able to either spend money on additional projects or terminate the Area earlier as all projects will be completed.

The 7% inflation rate is the rate to use in the future if any amendment to increase maximum indebtedness is pursued in accordance with ORS 457.470.

The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The following tables are prepared to show that the Area is financially feasible as required by ORS 457.

Table 8. Programs and Costs in Year of Expenditure Dollars, Through FYE 2031

	Total	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031
Resources								
Beginning Balance		-	-	-	-	-	-	-
Transfer from TIF Fund	26,980,034	37,181	317,124	412,561	504,050	692,245	1,022,282	1,182,910
Total Resources	26,980,034	37,181	317,124	412,561	504,050	692,245	1,022,282	1,182,910
Expenditures (YOE \$)								
Other Projects	(26,980,034)	(37,181)	(317,124)	(412,561)	(504,050)	(692,245)	(1,022,282)	(1,182,910)
Total Expenditures	(26,980,034)	(37,181)	(317,124)	(412,561)	(504,050)	(692,245)	(1,022,282)	(1,182,910)
Ending Balance		-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 9. Programs and Costs in Year of Expenditure Dollars, Through FYE 2039

	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
Transfer from TIF Fund	1,238,779	1,278,320	1,571,130	1,624,181	1,675,038	1,727,422	1,781,376	1,836,950
Total Resources	1,238,779	1,278,320	1,571,130	1,624,181	1,675,038	1,727,422	1,781,376	1,836,950
Expenditures (YOE \$)								
Other Projects	(1,238,779)	(1,278,320)	(1,571,130)	(1,624,181)	(1,675,038)	(1,727,422)	(1,781,376)	(1,836,950)
Total Expenditures	(1,238,779)	(1,278,320)	(1,571,130)	(1,624,181)	(1,675,038)	(1,727,422)	(1,781,376)	(1,836,950)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 10. Programs and Costs in Year of Expenditure Dollars, Through FYE 2044

	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044
Resources					
Beginning Balance	-	-	-	-	-
Transfer from TIF Fund	1,894,191	1,953,149	2,013,875	2,076,424	2,140,849
Total Resources	1,894,191	1,953,149	2,013,875	2,076,424	2,140,849
Expenditures (YOE \$)					
Other Projects	(1,894,191)	(1,953,149)	(2,013,875)	(2,076,424)	(2,140,849)
Total Expenditures	(1,894,191)	(1,953,149)	(2,013,875)	(2,076,424)	(2,140,849)
Ending Balance	-	-	-	-	-

Source: Tiberius Solution

VIII. REVENUE SHARING

Revenue sharing targets defined in ORS 457.470 are not projected to be reached as the threshold set (annual tax increment revenues in excess of 10 percent of the maximum indebtedness) is not projected to be met during the expected life of the Plan.

Revenue sharing means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the Area. The first threshold is when annual tax increment finance revenues exceed 10% of the original maximum indebtedness of the Plan (10% = \$2,700,000). At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold.

The second threshold is set at 12.5% of the maximum indebtedness (12.5% = \$3,375,000). If this threshold is met, revenue for the Area would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

If assessed value in the Area grows more quickly than projected, the revenue sharing triggers could be reached earlier.

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of tax increment financing on overlapping taxing Areas consists of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2044 and are shown in Table 11 and Table 12.

The Morrow County School District and the Intermountain Education Service Area are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level.

Table 11 and **Table 12** show the projected impacts to permanent rate levies of taxing Areas as a result of this Plan. Table 11 shows the general government levies, and **Table 12** shows the education levies.

Table 11. Projected Impact on Taxing Area Permanent Rate Levies - General Government

FYE	Morrow County	Umatilla-Morrow Radio District	Health District	Port of Morrow	City of Boardman	Boardman Fire Protection District	Boardman Cemetery	Boardman Park	Unified Rec District	Vector Control	Oregon Trail Library	Subtotal
2025	(9,323)	(383)	(1,364)	(190)	(9,496)	(1,683)	(64)	(674)	(1,028)	(428)	(572)	(25,206)
2026	(79,519)	(3,269)	(11,635)	(1,617)	(80,994)	(14,355)	(546)	(5,748)	(8,770)	(3,652)	(4,877)	(214,984)
2027	(103,450)	(4,253)	(15,137)	(2,104)	(105,369)	(18,675)	(711)	(7,478)	(11,409)	(4,751)	(6,345)	(279,682)
2028	(126,391)	(5,197)	(18,494)	(2,571)	(128,735)	(22,816)	(868)	(9,137)	(13,939)	(5,805)	(7,752)	(341,704)
2029	(173,581)	(7,137)	(25,399)	(3,531)	(176,801)	(31,335)	(1,192)	(12,548)	(19,144)	(7,972)	(10,647)	(469,286)
2030	(256,338)	(10,539)	(37,508)	(5,214)	(261,093)	(46,274)	(1,761)	(18,531)	(28,270)	(11,773)	(15,722)	(693,024)
2031	(296,615)	(12,195)	(43,402)	(6,033)	(302,118)	(53,545)	(2,037)	(21,443)	(32,713)	(13,623)	(18,193)	(801,917)
2032	(310,624)	(12,771)	(45,451)	(6,318)	(316,387)	(56,074)	(2,134)	(22,455)	(34,258)	(14,266)	(19,052)	(839,791)
2033	(320,539)	(13,179)	(46,902)	(6,520)	(326,486)	(57,864)	(2,202)	(23,172)	(35,351)	(14,722)	(19,660)	(866,597)
2034	(393,962)	(16,198)	(57,645)	(8,013)	(401,270)	(71,118)	(2,706)	(28,480)	(43,448)	(18,094)	(24,163)	(1,065,098)
2035	(407,264)	(16,745)	(59,592)	(8,284)	(414,819)	(73,520)	(2,797)	(29,441)	(44,916)	(18,705)	(24,979)	(1,101,062)
2036	(420,017)	(17,269)	(61,458)	(8,543)	(427,808)	(75,822)	(2,885)	(30,363)	(46,322)	(19,291)	(25,762)	(1,135,539)
2037	(433,152)	(17,809)	(63,380)	(8,810)	(441,187)	(78,193)	(2,975)	(31,313)	(47,771)	(19,894)	(26,567)	(1,171,051)
2038	(446,681)	(18,365)	(65,360)	(9,086)	(454,967)	(80,635)	(3,068)	(32,291)	(49,263)	(20,515)	(27,397)	(1,207,628)
2039	(460,616)	(18,938)	(67,399)	(9,369)	(469,161)	(83,151)	(3,164)	(33,298)	(50,800)	(21,155)	(28,252)	(1,245,302)
2040	(474,969)	(19,529)	(69,499)	(9,661)	(483,780)	(85,742)	(3,262)	(34,336)	(52,383)	(21,815)	(29,132)	(1,284,107)
2041	(489,753)	(20,136)	(71,662)	(9,962)	(498,838)	(88,411)	(3,364)	(35,405)	(54,013)	(22,494)	(30,039)	(1,324,075)
2042	(504,980)	(20,762)	(73,890)	(10,271)	(514,348)	(91,160)	(3,469)	(36,505)	(55,692)	(23,193)	(30,973)	(1,365,243)
2043	(520,664)	(21,407)	(76,185)	(10,590)	(530,323)	(93,991)	(3,576)	(37,639)	(57,422)	(23,913)	(31,935)	(1,407,646)
2044	(536,819)	(22,072)	(78,549)	(10,919)	(546,777)	(96,907)	(3,687)	(38,807)	(59,204)	(24,655)	(32,926)	(1,451,321)
TOTAL:	(6,765,257)	(278,153)	(989,911)	(137,606)	(6,890,757)	(1,221,271)	(46,468)	(489,064)	(746,116)	(310,716)	(414,945)	(18,290,263)

Source: Tiberius Solutions

Table 12. Projected Impact on Taxing Area Permanent Rate Levies – Education

FYE	Morrow School	Intermountain ESD	BMCC	Subtotal	Total
2025	(9,097)	(1,388)	(1,491)	(11,975)	(37,181)
2026	(77,586)	(11,839)	(12,714)	(102,140)	(317,124)
2027	(100,935)	(15,402)	(16,541)	(132,878)	(412,561)
2028	(123,319)	(18,818)	(20,209)	(162,345)	(504,050)
2029	(169,362)	(25,844)	(27,754)	(222,959)	(692,245)
2030	(250,107)	(38,165)	(40,986)	(329,258)	(1,022,282)
2031	(289,406)	(44,162)	(47,426)	(380,994)	(1,182,910)
2032	(303,074)	(46,248)	(49,666)	(398,988)	(1,238,779)
2033	(312,748)	(47,724)	(51,251)	(411,723)	(1,278,320)
2034	(384,386)	(58,655)	(62,991)	(506,032)	(1,571,130)
2035	(397,365)	(60,636)	(65,118)	(523,119)	(1,624,181)
2036	(409,808)	(62,535)	(67,157)	(539,499)	(1,675,038)
2037	(422,623)	(64,490)	(69,257)	(556,371)	(1,727,422)
2038	(435,824)	(66,505)	(71,420)	(573,749)	(1,781,376)
2039	(449,420)	(68,579)	(73,648)	(591,648)	(1,836,950)
2040	(463,424)	(70,716)	(75,943)	(610,084)	(1,894,191)
2041	(477,849)	(72,917)	(78,307)	(629,073)	(1,953,149)
2042	(492,706)	(75,185)	(80,742)	(648,632)	(2,013,875)
2043	(508,009)	(77,520)	(83,249)	(668,778)	(2,076,424)
2044	(523,771)	(79,925)	(85,832)	(689,528)	(2,140,849)
TOTAL:	(6,600,819)	(1,007,253)	(1,081,702)	(8,689,773)	(26,980,037)

Source: Tiberius Solutions Please refer to the explanation of the schools funding in the preceding section

Table 13 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated in FYE 2045.

The Frozen Base is the assessed value of the Area established by the County Assessor at the time the Area is established. Excess Value is the increased assessed value in the Area above the Frozen Base.

Table 13. Additional Revenues Obtained after Termination of TIF - FYE 2045

Taxing District	Type	Tax Rate	From Frozen Base	From Excess Value	Total
General Government					
Morrow County	Permanent	4.1347	21,210	574,233	595,443
Umatilla-Morrow Radio District	Permanent	0.1700	872	23,610	24,482
Health District	Permanent	0.6050	3,104	84,023	87,127
Port of Morrow	Permanent	0.0841	431	11,680	12,111
City of Boardman	Permanent	4.2114	21,604	584,885	606,489
Boardman Fire Protection District	Permanent	0.7464	3,829	103,661	107,490
Boardman Cemetery	Permanent	0.0284	146	3,944	4,090
Boardman Park	Permanent	0.2989	1,533	41,512	43,045
Unified Rec District	Permanent	0.4560	2,339	63,330	65,669
Vector Control	Permanent	0.1899	974	26,374	27,348
Oregon Trail Library	Permanent	0.2536	1,301	35,220	36,521
Subtotal	Gen. Govt.	10.9248	56,042	1,517,252	1,573,294
Education					
Morrow School	Permanent	4.0342	20,695	560,275	580,970
Intermountain ESD	Permanent	0.6156	3,158	85,495	88,653
BMCC	Permanent	0.6611	3,391	91,814	95,205
Subtotal	Education	5.3109	27,244	737,584	764,828
TOTAL:		16.2357	83,286	2,254,836	2,338,122

Source: Tiberius Solutions

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal Area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2023 values), including all real, personal, manufactured, and utility properties in the Area, is projected to be \$5,129,862. The frozen base is the assessed value of the Area at the time it is adopted. The Morrow County Assessor will establish the frozen base once the urban renewal plan is adopted.

The frozen base assessed value of the Central Urban Renewal Area is \$3,153,630. The frozen base of the Southwest Urban Renewal Area is \$7,920,750.

The Central Urban Renewal Area has excess value of \$11,178,884. The Southwest Urban Renewal Area has excess value of \$5,771,205. Excess value is the amount of assessed value over the frozen base. The total assessed value of the City of Boardman as stated in the Morrow County Assessor SAL 4a for FYE 2023 was \$700,786,158.

The percentage of total City assessed value in urban renewal Areas is 2.37%, below the 25% threshold. ORS 457.160 (2)(b) states "For municipalities having a population of less than 50,000, according to the latest state census:

- A. The assessed value for the urban renewal areas of the plan, when added to the total assessed value previously certified by the assessor for other urban renewal plans of the municipality for which a division of ad valorem taxes is provided, exceeds a figure equal to 25 percent of the total assessed value of that municipality, exclusive of any increased assessed value for other urban renewal areas and without regard to adjustments made pursuant to [ORS 457.435](#)."

The Area contains approximately 181.1 acres, including public rights-of-way. The Central Urban Renewal Area contains 168.6 acres. The Southwest Urban Renewal Area contains 157.5 acres. The City of Boardman contains 2,839 acres. This puts 17.86% of the city's acreage in an urban renewal area, which is below the 25% threshold.

Table 14. Urban Renewal Area Conformance with Assessed Value and Acreage Limits

	Acreage	Assessed Value
A. Central Urban Renewal Area	168.6	\$3,153,630
B. Southwest Urban Renewal Area	157.5	\$7,920,750
C. North Urban Renewal Area	181.1	\$5,129,862
D. Total Acreage/Assessed Value in URDs	507.2	\$16,204,242
E. Excess Value		\$16,950,089
F. City of Boardman	2,839	\$700,786,158
% of City Acreage =(D/F)	17.87%	
% of City Assessed Value =(D/(F-E))		2.37%

Source: Compiled by Elaine Howard Consulting, LLC with data from Tiberius Solutions, City of Boardman, and Morrow County Department of Assessment and Taxation SAL 4a and SAL 4e (FYE 2023)

XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Area measures 181.10 total acres in size, which is composed of 78 individual parcels encompassing 145.55 acres, and an additional 35.55 acres in public rights-of-way. An analysis of FYE 2023 property classification data from the Morrow County Department of Assessment and Taxation database was used to determine the land use designation of parcels in the Area. By acreage, Commercial (69.76%) accounts for the most prevalent land use within the area. This was followed by Residential (16.76%). Detailed land use designations in the area can be seen in Table 15.

Table 15. Land Use in the Area

Land Use	Tax Lots	Acres	Percent of Acres
Commercial	73	101.53	69.76%
Residential	2	24.40	16.76%
Industrial	2	19.31	13.27%
Tract	1	0.31	0.21%
TOTAL:	78	145.55	100.00%

Source: Compiled by Elaine Howard Consulting with data from Tiberius Solutions received from the Morrow County Department of Assessment and Taxation (FYE 2023)

2. Zoning and Comprehensive Plan Designations

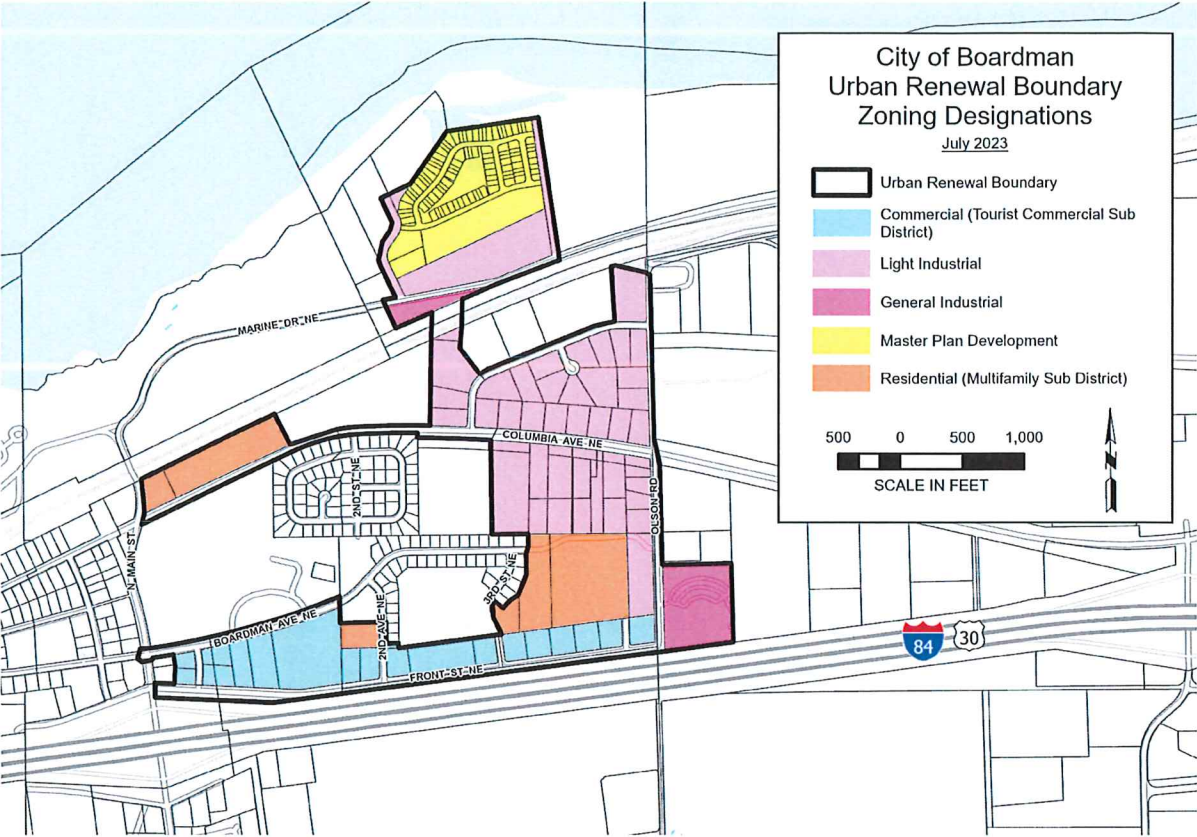
The Zoning and Comprehensive Plan Designations are the same in the city of Boardman. The most prevalent zoning and comprehensive plan designation by acreage in the Area is Tourist Commercial (53.86%). The second most prevalent zoning and comprehensive plan designation in the Area is Residential Multi-family (16.90%). Detailed zoning and comprehensive plan designations in the Area can be seen in Table 16.

Table 16. Zoning and Comprehensive Plan Designations in the Area

Plan Designation	Tax Lots	Acres	Percent of Acres
Tourist Commercial	68	78.39	53.86%
Residential Multi-family	6	24.6	16.90%
Master Planned Community	1	22.94	15.76%
Light Industrial	2	19.31	13.27%
Tract Vacant	1	0.31	0.21%
TOTAL:	78	145.55	100.00%

Source: Compiled by Elaine Howard Consulting with data from Tiberius Solutions received from the Morrow County Department of Assessment and Taxation (FYE 2023)

Figure 2. Boardman Urban Renewal Area Zoning Designations



Source: anderson perry

B. Infrastructure

This section identifies the existing conditions in the Area to assist in **establishing blight in the ordinance adopting the urban renewal plan**. There are projects identified by the City of Boardman in itemizing blighting conditions in the Area. **This does not mean that all of these projects are included in the urban renewal plan.** The specific projects that are included in the Plan are listed in Sections III and IV of this Report.

1. Transportation

The Capital Improvement Plan projects for the Area are shown below in Table 17.

Table 17. Transportation Capital Improvement Projects in Area

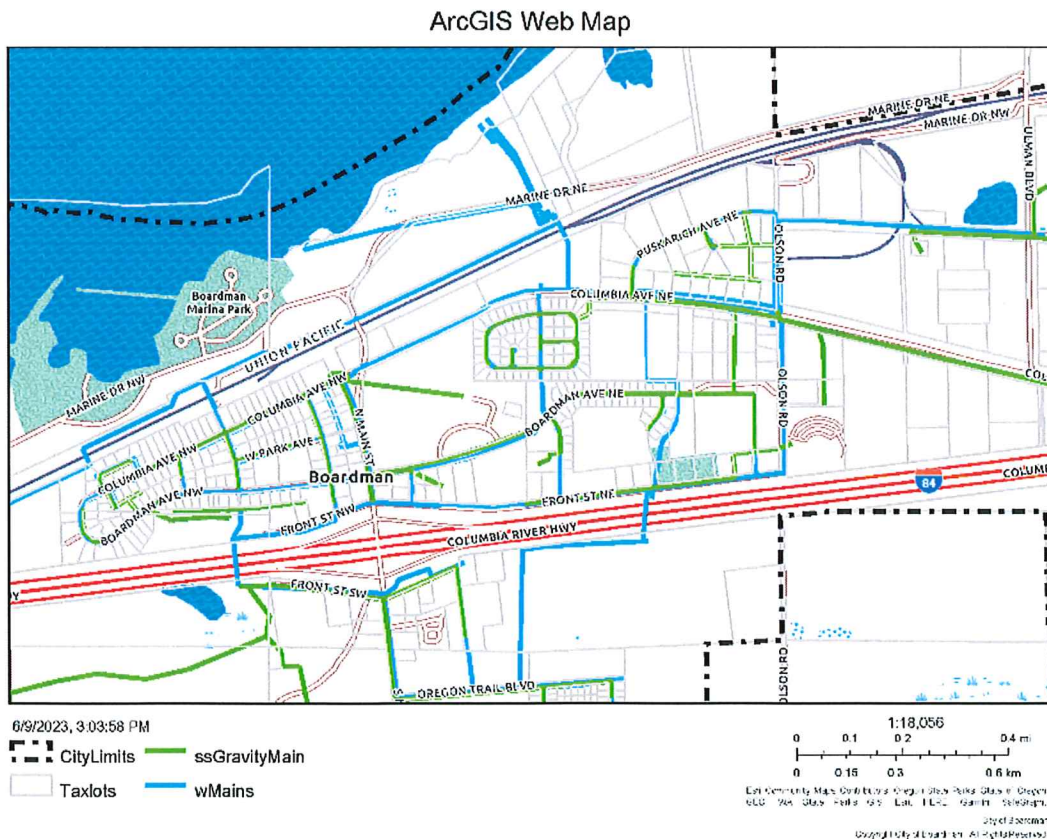
CIP #	Project
11905	NE 2 nd Street Connection
13405	NE 4 th Street Connection
13305	NE Boardman Avenue Extension
15305	NE 4 th Street Connection

Source: Boardman Capital Improvement Plan

2. Water, Sanitary Sewer and Storm Water

Figure 3 shows the existing water sewer, fire hydrants and manholes within the Area. There are no deficiencies that require urban renewal assistance in the Area.

Figure 3. Water and Sewer lines within Area



C. Social Conditions

According to information from the Morrow County Assessor's office, the Area contains two parcels containing 24.4 acres that have residential uses. While there is construction in the Area, most of this acreage is not yet occupied. Since there are such limited residents in the Area, the following demographics are presented for the City of Boardman as a whole.

- According to the US Census 2016-2020 update, there are 1,109 households with 3.4 persons per household. Boardman has a population of 3,748. Sixty-eight percent of the residents speak Spanish at home.
- The largest Boardman racial/ethnic groups are Hispanic (66.9%) followed by White (29.4%) and Black (1.4%).
- In 2021, the median household income of Boardman households was \$61,442. However, 16.8% of Boardman families live in poverty.
- The median age for Boardman residents is 28.9 years young.

D. Economic Conditions

1. Taxable Value of Property within the Area

The estimated total assessed value of the Area calculated with data from the Morrow County Department of Assessment and Taxation for FYE 2023 including all real, personal, manufactured, and utility properties, is estimated to be \$5,129,862.

2. Building to Land Value Ratio

Table 18 shows the improvement to land ratios (I:L) for properties within the Area. In the Area, 64 tax lots representing 77.89% of the acreage have I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. Over 67% of the parcels are shown as vacant, with no improvements on the properties. A reasonable I:L ratio for properties in the Area is 2.0. Only 10 of the 57 tax lots in the Area, totaling 11.20% of the acreage have I:L ratios of 2.0 or more. In summary, the area is underdeveloped and not contributing significantly to the tax base in Boardman.

Table 18. Improvement to Land Ratios in the Area

Improvement to Land Ratio	Tax Lots	Acres	Percent of Acres
No Improvement Value	57	98.47	67.65%
0.01-0.50	5	9.15	6.28%
0.51-1.00	2	5.77	3.96%
1.01-1.50	3	14.19	9.75%
1.51-2.00	2	1.67	1.15%
2.01-2.50	2	2.00	1.37%
2.51-3.00	2	1.68	1.15%
3.01-4.00	2	2.50	1.72%
> 4.00	3	10.13	6.96%
TOTAL:	78	145.55	100%

Source: Compiled by Elaine Howard Consulting with data from Tiberius Solutions received from the Morrow County Department of Assessment and Taxation (FYE 2023)

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing Areas that levy taxes within the Area (affected taxing Areas) is described in Section IX of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered for future use of urban renewal funding are for improving the transportation network and providing funding to help facilitate development in the Area.

It is anticipated that these improvements will catalyze development on the undeveloped parcels in the Area and improve safety for all transportation modes.

The financial impacts from tax increment collections will be countered by future economic development, and, in the future, adding increases in assessed value to the tax base for all taxing jurisdictions, including the City.

XII. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to provide the ability to fund projects and programs necessary to cure blight within the Area. The outcome of implementing these projects is anticipated to be an increase to the economic growth in Boardman by providing infrastructure improvements to improve the safety and functioning of the transportation network in the Area, providing upgraded utility systems and the ability to provide incentives for economic development in the Area.

XIII. RELOCATION REPORT

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Agency will comply with all applicable state law in providing these potential benefits. At the writing of this Report, the Agency anticipates acquiring right of way in the Area.

Exhibit "C"

**FINDINGS OF FACT
PLANNING COMMISSION
NORTH BOARDMAN URBAN RENEWAL PLAN
REVIEW FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN,
TRANSPORTATION SYSTEM PLAN, AND DEVELOPMENT CODE**

REQUEST: To confirm that the proposed North Boardman Urban Renewal Plan is consistent with the Boardman Comprehensive Plan.

OWNER/APPLICANT: City of Boardman
200 City Center Circle
Boardman, Oregon 97818

PROPERTY DESCRIPTION: Multiple. As described in the North Boardman Urban Renewal Plan.

ZONING OF THE AREA: Residential – Multi-Family; Light Industrial; General Industrial; Master Planned Community; Commercial – Tourist Commercial

PROPERTY LOCATION: North of Interstate 84 and east of Main Street as described in the Plan.

- I. **GENERAL INFORMATION:** The Boardman City Council is considering adoption of the North Boardman Urban Renewal District that would complement the currently approved West and Central Urban Renewal Districts that are both located south of Interstate 84.
- II. **APPROVAL CRITERIA:** There is no local approval criteria for this action and to be clear the decision rendered by the Planning Commission is NOT a land use decision. Oregon Revised Statute 457 Urban Renewal 085 Urban Renewal Plan Requirements does require at (2)(d) and (e) the following: (d) An explanation of the plan's relationship to definite local objectives regarding appropriate land uses and improved traffic, public transportation, public utilities, telecommunications utilities, recreational and community facilities and other public improvements and (e) An indication of proposed land uses, maximum densities and building requirements for each urban renewal area.

The consultant that has been hired to facilitate the formation of the North Boardman Urban Renewal District has provided the following that is found within the Plan under section XI Relationship to Local Objectives. Both the North Boardman Urban Renewal Plan and Report, dated July 17, 2023, are incorporated as part of these Findings.

XI. RELATIONSHIP TO LOCAL OBJECTIVES

The numbering of the policies within this section reflects the numbering that occurs in the original document. There is no set standard for the findings in an urban renewal plan. In analyzing the findings, the projects and the resulting development have been compared to the Boardman Comprehensive Plan.

A. Boardman Comprehensive Plan

CHAPTER 1: CITIZEN INVOLVEMENT

GOAL I: CITIZEN INVOLVEMENT POLICIES

The City has adopted several development review procedures requiring citizen involvement, including notification to property owners and notice to public agencies. In addition, the Comprehensive Plan has specific policies relating to citizen involvement. These are as follows:

4. The Planning Commission is officially designated as the Citizen Involvement Committee.

Finding: The Agency met to review the draft Plan, the Planning Commission reviewed the Plan for conformance to the Comprehensive Plan. The Planning Commission is the officially designated Citizen Involvement Committee.

CHAPTER 2: LAND USE PLANNING

GOAL II: LAND USE PLANNING POLICIES

2. The City encourages the development of infill and redevelopment of existing land in order to balance the need to expand the Urban Growth Boundary (UGB).
3. The City has adopted the City of Boardman Development Code, a unified zoning and subdivision land use code to facilitate the development process and implement the land use goals of the City as outlined in the Comprehensive Plan.
8. The City will continue to work with the Port of Morrow to encourage development of industrial lands within the Urban Growth Boundary.

Finding: The Plan is proposing funding for the installation of a transportation network and the provision of development incentives that will help facilitate development of land within the Area, which is inside of the city limits. The City will continue to work with the Port of Morrow.

CHAPTER 6 AIR, WATER AND LAND RESOURCES QUALITY

GOAL 6: AIR, WATER AND LAND RESOURCE POLICIES

1. The city will require all development to comply with city, county, state, and federal environmental rules, regulations and standards.
2. Preserve manmade and natural environments and resources and encourage wise management and proper development techniques.

Finding: All development will be required to comply with Chapter 6 of the Comprehensive Plan regarding air, water and land resources quality.

CHAPTER 9 ECONOMIC NEEDS

Goal 9: ECONOMIC POLICIES

1. Advance the position of Boardman as a regional center for industry, power generation, commerce, recreation, and culture.
2. Encourage tourist commercial activity near Interstate 84.
3. Allow for the creation of industrial park development with adequate off-street parking, landscaping, and site screening.
4. Promote cooperation among the city, the Port of Morrow, and other interested parties to facilitate the most effective uses of public facilities serving the planning area

Finding: The Plan is proposing funding for the installation of an improved transportation network that will serve the commercial development in the Area and will facilitate increased development within the Area by providing access to parcels that have been underdeveloped and

undeveloped. The Plan also proposes funding to provide the ability to provide economic development incentives will help foster new economic development in the Area.

CHAPTER 10 HOUSING

Goal 10: Housing Policies

1. The City shall provide a variety of living environments to meet regional housing needs for those of different family size and income.
3. Encourage new development concepts to meet changing housing demands and to provide self-contained recreation facilities.
4. Locate high-density multiple-family developments in areas to offer a buffer between single-family residential and commercial or industrial uses, close to schools and shopping, and with quick access to arterial streets.
8. The City shall promote where possible, the evolution of safe and aesthetically pleasing residential neighborhoods that are efficiently integrated with business and commercial property, schools, parks, public facilities and other urban development.
9. The City shall give consideration to development of alternative residential construction both in form and layout for such reasons as aesthetics, energy conservation, reduced development costs and provision of open space.
11. The City shall encourage residential development within city limits in areas which are appropriate for urban development.

Finding: The Plan is proposing funding for the installation of an improved transportation network and provision of economic development incentives for the Area. Any new commercial development that occurs as a result of the transportation improvements and the provision of incentives will help serve the new residential units and promote the construction of new units within the Area promoting a safe, aesthetically pleasing residential neighborhood.

CHAPTER 11 PUBLIC FACILITIES

GOAL XI: PUBLIC FACILITIES POLICIES

2. To minimize the cost of providing public services and infrastructure, the City shall discourage inefficient development without adequate public services and promote efficient use of urban and urbanizable land within the City's urban growth boundary, including requiring all urban development to be served by full urban services.
3. The City shall support development that is compatible with the City's ability to provide adequate public facilities and services.
6. The City shall prioritize development of land serviced by utilities and require the extension of water, sewer and storm drainage facilities for all urban level development within the UGB.
11. The City shall establish and maintain a range of funding mechanisms for building new water, sewer, storm drainage and transportation infrastructure and maintaining existing infrastructure.
15. The City shall maintain an eight (8) year supply of commercial and industrial land that is serviceable by water, sewer, storm drainage and transportation infrastructure.

Finding: The provision of a new funding mechanism through the urban renewal plan will facilitate the installation of an adequate transportation network and associated utility improvements in the Area. The Plan will also provide the ability to facilitate development which

will allow for the use of land that is undeveloped and underdeveloped, but within the city limits. These activities funded through the urban renewal plan will also help the city maintain an 8 year supply of commercial and industrial land that is served by water, sewer, storm drainage and transportation infrastructure.

CHAPTER 12 TRANSPORTATION

GOAL 12: TRANSPORTATION POLICIES

4. The City of Boardman will plan and develop a network of streets, accessways and other improvements, including bikeways, sidewalks, and safe street crossings to promote safe and convenient bicycle and pedestrian circulation within the community.

Finding: An improved transportation network within the Area will provide increased safety in the transportation network and for ease of travel and travel methods for all modes of transportation, including pedestrians and bicyclists.

B. Boardman Transportation System Plan

Goal 1

Promote a balanced, safe, and efficient transportation system.

Objectives

1. Develop a multi-modal transportation system that avoids reliance upon one form of transportation as well as minimizes energy consumption and air quality impacts.
2. Protect the qualities of neighborhoods and the community.
3. Provide for adequate street capacity and optimum efficiency.
4. Promote adequate transportation

Goal 2

Ensure the adequacy of the roadway network in terms of function, capacity, level of service, and safety.

3. Identify existing and potential future capacity constraints and develop strategies to address those constraints, including potential intersection improvements, future roadway needs, and future street connections.
4. Evaluate the need for modifications to and/or the addition of traffic control devices.
7. Identify existing and potential future safety concerns as well as strategies to address those concerns.

Goal 3

Promote alternative modes of transportation.

Objectives

1. Develop a comprehensive system of pedestrian and bicycle routes that link major activity centers within the study area.

Goal 4

Identify and prioritize transportation improvement needs in the City of Boardman, and identify a set of reliable funding sources that can be applied to these improvements.

1. Evaluate new innovative funding sources for transportation improvements.

Finding: The Plan will provide funding for an improved transportation network within the Area which will provide increased safety in the transportation network and for ease of travel and

travel methods for all modes of transportation, including pedestrians and bicyclists. The provision of a connected transportation network will eliminate blight, facilitate economic development and job creation, and provide better infrastructure for the community.

C. City of Boardman Development Code

Chapter 2 of the City of Boardman Development Code covers Land Use Districts including the zoning in the Area. The properties to be included in the Area have zoning designations of Commercial: Tourist Commercial Sub-district, Residential: Multi-Family Housing Sub-district and Light Industrial, General Industrial, Master Planned Community and Public/Open Space.

Residential

2.1.100 Purpose

The Residential District is intended to promote the livability, stability and improvement of the City of Boardman's neighborhoods. This chapter provides standards for the orderly expansion and improvement of neighborhoods based on the following principles:

- Make efficient use of land and public services, and implement the Comprehensive Plan, by providing minimum lot areas.
- Accommodate a range of housing needs, including owner-occupied and rental housing.
- Provide for compatible building and site design at an appropriate neighborhood scale.
- Reduce reliance on the automobile for neighborhood travel and provide options for walking and bicycling. Provide direct and convenient access to schools, parks and neighborhood services.

2.1.400 Multi-Family Sub District (MF)

A. Purpose/Intent Statement. The Multi Family Sub District is designed to provide land for larger multiple family housing developments. Multi-Family Housing is housing that provides 4 or more dwellings on an individual lot (e.g., multi-plexes, apartments, condominiums, etc.). New multi-family developments shall comply with all of the following standards.

Commercial

2.2.100 Purpose

The primary purpose of the Commercial District is to create standards that allow for a variety of commercial uses in the Commercial areas of the City of Boardman. This Chapter also creates three Sub Districts---Tourist Commercial, City Center and Service Center. The Tourist Commercial Sub District provides additional standards for the areas of the City adjacent to Interstate 84. The Service Center Sub District provides standards for commercial and light industrial uses located west of the City. The City Center Sub District provides additional standards to create a concentrated and centralized commercial center to serve as the "heart" of the community. The City Center Sub District is created as an optional Sub District that may apply to certain geographic areas within the Commercial District. This geographic area has been designated to form the "center" of Boardman's commercial activities. This chapter provides standards for the orderly creation and expansion of the Commercial District by adherence to the following principles:

- Effective and efficient use of land and urban services;
- Direct commercial and retail development to a concentrated and localized area;
- Provide a mix of uses which provides a destination within the community and encourages walking over driving;

- Create connection with the balance of the community by directing connected transportation routes to commercial areas of the city;
- Provide for additional service employment opportunities.

2.2.180 Tourist Commercial Sub District

A. Purpose. The purpose of the Tourist Commercial Sub District is to accommodate development of commercial facilities catering to the traveling public at the I-84 interchange. Retail services shall be limited to that necessary to serve travelers, in order to avoid competition with the Commercial District; Service Center Sub District and City Center Sub District businesses. The base standards of the Commercial District apply, except as modified by the standards of this Sub District.

General Industrial

2.3.100 Purpose

The General Industrial District accommodates a range of light and heavy industrial land uses. It is intended to segregate incompatible developments from other districts, while providing a high-quality environment for businesses and employees. This chapter guides the orderly development of industrial areas based on the following principles:

- Provide for efficient use of land and public services;
- Provide transportation options for employees and customers;
- Locate business services close to major employment centers;
- Ensure compatibility between industrial uses and nearby commercial and residential areas;
- Provide appropriate design standards to accommodate a range of industrial users, in conformance with the Comprehensive Plan.

Light Industrial

2.4.100 Purpose

The Light Industrial District accommodates a range of light manufacturing, industrial-office uses, automobile-oriented commercial uses (*e.g.*, lodging, restaurants, auto-oriented retail), and similar uses which are not appropriate in downtown or main street areas. The district's standards are based on the following principles:

- Ensure efficient use of land and public services.
- Provide a balance between jobs and housing, and encourage mixed-use development.
- Provide transportation options for employees and customers.
- Provide business services close to major employment centers.
- Ensure compatibility between industrial uses and nearby residential areas.
- Provide appropriately zoned land with a range of parcel sizes for industry.
- Provide for automobile-oriented uses, while preventing strip-commercial development in highway corridors.

Master Planned Developments

4.5.100 Purpose

The purposes of this Section are to:

1. Implement the Development standards of Chapter 2 by providing a means for planned developments;
2. Encourage innovative planning that results in more mixed use development, improved protection of open spaces, and transportation options and site phasing of development;
3. Encourage developments that recognize the relationship between buildings, their use, open space, and transportation options, providing varied opportunities for innovative and diversified employment environments;
4. Facilitate the efficient use of land;
5. Promote an economic arrangement of land use, buildings, circulation systems, open space, and utilities;
6. Preserve to the greatest extent possible the existing landscape features and amenities, that may not otherwise be protected through conventional development;
7. Encourage energy conservation and improved air and water quality and;
8. Assist the City in planning infrastructure improvements.

Overall Finding: The potential development in the Plan including the land uses, maximum densities and building requirements will conform to the Boardman Development Code. The Plan makes no changes to any zoning code.

- III. **LEGAL NOTICE PUBLISHED:** East Oregonian
June 29, 2023
- IV. **PROPERTY OWNERS NOTIFIED:**
Property Owners will be notified as part of the City Council Public Hearing process.
- V. **AGENCIES NOTIFIED:**
Special Districts will be notified as part of the City Council Public Hearing process.
- VI. **HEARING DATE:** Planning Commission
July 19, 2023
Council Chambers
Boardman City Hall
200 City Center Circle
Boardman, Oregon 97818
- VII. **PLANNING OFFICIAL RECOMMENDATION:** The Planning Official recommends approval.



Zack Barresse, Vice-Chair
Planning Commission

19-JUL-2023

Date

City of Boardman
2023 CONSOLIDATED FEE SCHEDULE

Updated: 07/11/2023

DEPARTMENT/PROGRAM	COST	ADDITIONAL DETAILS	ADDITIONAL NOTES
Administrative			
Black & White copies			
Letter: 8.5" x 11"	\$ 0.25	per page	
Legal: 8.5" x 14"	\$ 0.50	per page	
Ledger: 11" x 17"	\$ 1.00	per page	
Color copies			
Letter: 8.5" x 11"	\$ 0.50	per page	
Legal: 8.5" x 14"	\$ 1.00	per page	
Ledger: 11" x 17"	\$ 1.50	per page	
Election Filing Fee	\$ 10.00	or by minimum signature requirements per last voting turnout	
Faxes			
Local (within United States)	\$ 1.25	per page	
International	\$ 1.50	per page	
Invalid account number or unable to locate account	\$ 7.00	per electronic transaction	<i>Xpress Bill Pay - electronic transactions only</i>
Liquor License Fee	\$ 10.00	per license, including renewals	
Non-Sufficient Funds (NSF) or Closed Account; e-trans	\$ 14.00	per electronic transaction	<i>Xpress Bill Pay - electronic transactions only</i>
Non-Sufficient Funds (NSF) Check Fee	\$ 30.00		
Notary Services	-	No charge	
Printing, Large Format, per page	\$ 5.00		
Public Records			<i>per Resolution -14-2023</i>
Records Request Fee	\$ 2.50	nominal fee	
Copies			
8.5 x 11 Black & White	\$ 0.25	per page, plus nominal fee	
8.5 x 11 Color	\$ 0.50	per page, plus nominal fee	
11 x 17 Black & White	\$ 1.00	per page, plus nominal fee	
11 x 17 Color	\$ 1.50	per page, plus nominal fee	
Nonstandard documents		Actual costs incurred by the city to reproduce them	
CD, DVD, or Flash Drive	\$ 20.00		
Research Fees			
Up to 30 minutes		Copy costs only	
30 minutes to 2 hours		Copy costs plus \$25/hour labor	
Over 2 hours		Employee cost plus overhead	
Delivery		The actual cost for delivery of records such as postage and courier fees	
Attorney Review		Actual attorney fees charged to the city for the cost of the time spent by an attorney in reviewing the public records, redacting material from the public records or segregating the public records into exempt and nonexempt records.	
Animal Control			
Adoption Fee	\$ 15.00		<i>per Ordinance 2-2007 fee is set at \$5; per Resolution 1-2016 fee changed to \$15.</i>
Cat Transport Fee	\$ 20.00	per cat	
Dog License Fee			
Spayed or neutered	\$ 10.00		
Not spayed or neutered	\$ 20.00		
Impound Fee - Domestic Dogs			
First occurrence	\$ 35.00		
Each additional occurrence	\$ 45.00		
Impound Fee - Other animal or fowl*			<i>per Ordinance 6.04.090-Charges (Ord. 141 SS 10,1985)</i>
First occurrence	\$ 25.00		

City of Boardman
2023 CONSOLIDATED FEE SCHEDULE

Each additional occurrence	\$	50.00
Surrender fee	\$	100.00

*increased from \$50 per Humane Society of EO/Pet
Rescue in 2023*

City of Boardman
2023 CONSOLIDATED FEE SCHEDULE

Set by Resolution 25-2020: Establishing Building Permit Fees

Building*

BUILDING PERMITS

The valuation to be used in computing the building permit and building plan review fees shall be the total value (rounded up to the nearest dollar) of all construction work for which a permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and any other permanent equipment. It shall also include the contractor's profit which must not be omitted.

The fees for each permit shall be, as set forth, in the tables below. Valuation shall be calculated using the City's valuation tables, as required by the

Commercial Building Permit Valuation Table (per square foot)

<u>Total Value</u>		<u>Fee</u>	
\$1 to \$500	\$	13.00	
\$501 to \$2,000	\$	13.00	for the first \$500 + \$1.95 for each additional \$100 or fraction thereof, up to and including \$2,000.
\$2001 to \$25,000	\$	42.25	For the first \$2,000 + \$7.80 for each additional \$1,000 or fraction thereof, up to and including \$25,000.
\$25,001 to \$50,000	\$	221.65	For the first \$25,000 + \$5.85 for each additional \$1,000 or fraction thereof, up to and including \$50,000.
\$50,001 to \$100,000	\$	367.99	For the first \$50,000 + \$3.90 for each additional \$1,000 or fraction thereof, up to and including \$100,000.
\$100,001 and up	\$	562.90	For the first \$100,000 + \$3.25 for each additional \$1,000 or fraction thereof.
Plan Review	%	65	of the permit fee
Fire and Life Safety Plan Review Fee	%	40	of the permit fee
Oregon surcharge	%	12	of the permit fee
Seismic Fee	%	1	of the permit fee

Residential Buildings

New construction, finished basement and remodel	\$	167.37	
Garages, accessory structures and pole buildings	\$	66.48	
Carports, decks and patio/deck covers	\$	33.24	
Unfinished basements	\$	31.50	
Plan Review	%	65	of the permit fee
Oregon surcharge	%	12	of the permit fee

February 2023 ICC Valuation Data

CAMP AND PARK PERMITS

The fees for each permit issued for the construction, addition or alteration of a manufactured dwelling park, recreational vehicle park, or organizational

ELECTRICAL PERMITS

All electrical permits and inspections are administered by Oregon Building Codes Division out of their Pendleton Oregon office.

FIRE SPRINKLER AND PROCESS PIPING PERMIT

Permit fees are based on the value of the work performed and the value of all equipment, materials, labor, overhead and profit.

Fire Sprinkler and Process Piping Permit Valuation Table

City of Boardman
2023 CONSOLIDATED FEE SCHEDULE

<u>Total Value</u>		<u>Fee</u>	
\$1 to \$1,000	\$	23.00	
\$1,001 to \$10,000	\$	23.00	for the first \$1000 plus \$1.35 for each additional \$100 or fraction thereof
\$10,001 to \$100,000	\$	144.50	for the first \$10,000 plus \$8.50 for each additional \$1,000 or fraction thereof
\$100,001 and above	\$	991.50	for the first \$100,000 plus \$5.70 for each addition \$1,000 or fraction thereof
Permit issuance fee	\$	20.00	
Minimum permit fee	\$	45.00	
Plan review fee	%	30	of the permit fee
Oregon surcharge	%	12	of the permit fee

MANUFACTURED DWELLING PLACEMENT

One single permit fee is assessed to cover the placement of the manufactured dwelling, strapping to the ground, plumbing connection including 30 feet each of sewer and water lines, electrical feeder connection and mechanical connection. This permit does not include an electrical service.

Manufactured dwelling placement	\$	211.00	
Re-Inspection	\$	85.00	
State administrative fee (COMA)	\$	30.00	
Oregon surcharge	%	12	of the permit fee

MECHANICAL PERMITS

The fees for each permit shall be as set in the following tables. The valuation used to determine the commercial mechanical permits shall include the value of all mechanical materials, equipment, labor and overhead. It shall also include the contractor's profit which must not be omitted.

Commercial Mechanical

<u>Total Value</u>		<u>Fee</u>	
\$1 to \$1,000	\$	23.00	
\$1,001 to \$10,000	\$	23.00	For the first \$1,000 + \$1.35 for each additional \$1,000 or fraction thereof, up to and including \$10,000.
\$10001 to \$100,000	\$	144.50	For the first \$10,000 + \$8.50 for each additional \$1,000 or fraction thereof, up to and including \$100,000.
\$100,001 and up	\$	991.50	For the first \$100,000 + \$7.50 for each additional \$1,000 or fraction thereof.
Permit issuance fee	\$	20.00	
Minimum permit fee	\$	45.00	
Plan Review	%	25	of the permit fee
Oregon surcharge	%	12	of the permit fee

Residential & Manufactured Dwelling (per each appliance and/or equipment)

Single duct exhaust fan	\$	6.50	i.e. bathroom, utility room, Log lighter (gas)
A/C, heat pump, mini-split, unit heaters, fire/smoke damper, water heater (gas), wood/ pellet and/or gas stove, wood fireplace/insert, chimney liner, vent/flue for above items, range hood, clothes dryer, air handling less than 10,000 cfm	\$	9.50	
Duct work	\$	12.25	
Furnace ≤ 100,000 btu	\$	13.25	
Furnace > 100,000 btu, air handling > 10,000 cfm	\$	16.25	
Incinerator, chiller greater than 100,000 btu	\$	24.25	
Gas/Fuel piping up to 4 outlets	\$	20.00	

City of Boardman
2023 CONSOLIDATED FEE SCHEDULE

Gas/Fuel piping, additional	\$	1.25	each, after 4 outlets
Permit issuance fee	\$	20.00	
Minimum permit fee	\$	45.00	
Oregon surcharge	%	12	of the permit fee
Seismic Fee	%	1	of the permit fee

PLUMBING PERMITS

New 1&2 Family Dwelling

One bathroom and one kitchen	\$	210.00	
Two bathrooms and one kitchen	\$	275.00	
Three bathrooms and one kitchen	\$	325.00	
Each additional bathroom and/or kitchen	\$	45.00	
Permit issuance fee	\$	20.00	
Minimum permit fee	\$	45.00	
Plan review fee (if needed)	%	30	of the permit fee
Oregon surcharge	%	12	of the permit fee

Commercial, Multi-Family and All Additions, Alterations and Repairs

Clothes washer, dishwasher, drinking fountain, floor drain/sink/hub, ejectors/sump/expansion tank, hose bib, ice maker, grease interceptor, laundry tray, service sink, sink/basin/lavatory, tub/shower/pan, urinal, water closet, water heater, backflow preventer.	\$	12.00	
Drain primer first five (each additional \$2.00), catch basin/area drain, rain drain connector/downspout, garbage disposal, roof drain.	\$	10.00	
Sanitary sewer, first 100'	\$	30.00	
Sanitary sewer, each additional 100'	\$	25.00	
Water service, first 100'	\$	30.00	
Water service, each additional 100'	\$	25.00	
Storm sewer, first 100'	\$	30.00	
Storm sewer, each additional 100'	\$	25.00	
Permit issuance fee	\$	20.00	
Minimum permit fee	\$	45.00	
Plan review fee (if needed)	%	30	of the permit fee
Oregon surcharge	%	12	of the permit fee

Business

Business License Fee	\$	25.00	annually, July 1 to June 30
Transient Vending/Solicitor's License	\$	25.00	annually, July 1 to June 30
Special Event License	\$	25.00	per event
Mobile Food Vendor License	\$	25.00	annually, July 1 to June 30

*Ordinance to come before Council in 2023
Placeholder ONLY - Fees could change*

Community Development

Planning Review

Development Review	\$	50.00	per unit
Site Design Review Type 2	\$	250.00	plus \$50 per unit

See attached memo from Planning Official

City of Boardman
2023 CONSOLIDATED FEE SCHEDULE

Site Design Review Type 3	\$	450.00	plus \$50 per unit
TemporaryUse/Hardship	\$	150.00	Type 1
TemporaryUse/Hardship	\$	250.00	Type 2
TemporaryUse/Hardship	\$	450.00	Type 3
Floodplain Development Permit	\$	250.00	
Land Division			
Land Partition	\$	600.00	
Property Line Adjustment	\$	450.00	
Replat	\$	600.00	
Subdivision	\$	600.00	plus \$40 per lot
Final Plat	\$	100.00	
Address and Access			
Address	\$	50.00	
Access Point	\$	50.00	
Street Naming/Dedication	\$	250.00	
Right of Way	\$	250.00	
Post Enforcement Permit	\$	2 x permit Fee	
Infrastructure	\$	100.00	
Fence			
Up to 6 feet	\$	50.00	
Over 6 feet	\$	50.00	
Signs			
Permanent	\$	50.00	
Temporary	\$	50.00	
Variance			
Class A - Setback or Coverage	\$	150.00	
Class B - Public Works and Trees	\$	250.00	
Class C - Discretionary	\$	450.00	
Conditional Use	\$	600.00	
Appeal			
Planning Commission	\$	250.00	
City Council	\$	250.00	
Land Use			
Annexation	\$	600.00	
Amendments	\$	2,000.00	
Land Use Compatibility Statement (LUCS)	\$	50.00	
Modifications, Extensions, and Interpretations	\$	150.00	Minor Modifications/Extensions
	\$	250.00	Major Modifications/Interpretations
	\$	450.00	If Hearing required
Master Plan Development	\$	2,000.00	
Preapplication			
Land Division	\$	100.00	
Amendments	\$	100.00	
Planning Review		N/C	
Master Plan Development	\$	100.00	

City of Boardman
2023 CONSOLIDATED FEE SCHEDULE

Public Safety - Police

Fingerprinting

1st set of fingerprints (same visit)	\$	25.00
Additional fingerprints, each set (same visit)	\$	20.00

Parade Permit Review Fee - No charge

Police Reports

1st copy of report, per case #	\$	20.00
Additional copies of report, per case #, up to 12 printed	\$	15.00
Copy onto CD or USB (Flash) drive	\$	20.00

Police Reports - Archives

Archives or Extensive Records Search \$ 25.00 in addition to Police Reports fee, for older records and extra time to research.

Towing Fee \$ 100.00

Video Recording (Axon Flex/In-car camera)

Standard Fee	\$	75.00	for first (1st) hour
Additional fee, per hour after 1st hour	\$	45.00	for each additional hour or fraction thereof

First established by Resolution 16-2013. Fee updated in Resolution 3-2020: Consolidated Fee Schedule

Established by Ord. 191-1998, "can charge for traffic control"

Public Works

City Heavy Equipment Fee \$ 150.00 per hour

Hydrant Meter

Application Fee, non-refundable \$ 50.00

58.33

Base Fee*, monthly \$ Base: up to 8,000 gal.

Consumption Rate* - per 1,000 gal. \$ 0.84 per 1,000 gallons over base

Deposit \$ 850.00

Monthly Rental Fee \$ 36.80

Meter testing, requested by customer

1.5" meter or smaller \$ 25.00

Larger than 1.5" meter TBD by actual cost

Public Works Crew Labor Fee \$ 52.00 per hour

Utility/Planning Standards Analysis Review \$ 100.00

Water Meter Connection Fee

Type A Connection

5/8" meter, connection, and radio read \$ 460.00

3/4" meter, connection, and radio read \$ 550.00

1" meter, connection, and radio read \$ 570.00

1 1/2" meter, connection, and radio read \$ 1,700.00

2" meter, connection, and radio read \$ 1,930.00

Type B Connection

5/8" meter, connection, and radio read \$ 1,040.00

3/4" meter, connection, and radio read \$ 1,250.00

1" meter, connection, and radio read \$ 2,500.00

1 1/2" meter, connection, and radio read \$ 3,460.00

2" meter, connection, and radio read \$ 3,690.00

Type C Connection

5/8" meter, connection, and radio read \$ 3,010.00

3/4" meter, connection, and radio read \$ 3,030.00

1" meter, connection, and radio read \$ 4,710.00

1 1/2" meter, connection, and radio read \$ 6,000.00

2" meter, connection, and radio read \$ 6,320.00

*Set by Resolution 15-2019: Water Utility Rates; (\$7K cost, 7 yrs useful life=\$83.33/month; 10 yrs useful life = \$58.33/month)
Set by Resolution 15-2019: Water Utility Rates*

per Ord. Ch.13.04.120 B(4)

Formerly performed in Planning by B. Beyeler

City of Boardman
2023 CONSOLIDATED FEE SCHEDULE

Type D Connection \$ 497.00

Service Type Definitions:

Type "A" = This is a service requiring City personnel to install the meter and corresponding electronic read pad. This would more commonly be referred to as a "meter drop in". This service type will apply only to developments done after January 1, 1998. After this date, everything associated with the service connection, except the meter, are installed by the developer.

Type "B" = This is a service where the meter, meter setter, meter boxes, service split, valves, piping and other appurtenances are installed by City personnel.

Type "C" = This service is when there is no available tap for water service and the main must be tapped to provide service. This includes everything in a Type "B" service but includes, tapping saddle, piping, and street repair so the main can be tapped.

Type "D" = This service is unique to Bella Vista Estates as more parts and time are required for installation.

Meter Size		Flow Rate, per minute
Standard Meter 5/8" x 3/4"	=	20 gallons per minute
Optional Meter 3/4"	=	30 gallons per minute
Optional Meter 1"	=	50 gallons per minute
Optional Meter^ 1 1/2"	=	150 gallons per minute
Optional Meter^ 2"	=	200 gallons per minute
^ May require main taps making them a Type "C" Service		

Transient Room Tax*

5% of occupancy rent % 5.00

Established by Ordinance 6-2003. Fee to be set annually in January. Fee updated by Resolution 7-2008

Utility Services - Garbage Rates*

Set by Resolution 4-2023

Residential

35 gallon cart, at curb (SR), serviced weekly	\$	10.86	per month
35 gallon cart, at house (SR), serviced weekly	\$	17.58	per month
90 gallon cart, at curb, serviced weekly	\$	14.94	per month
90 gallon cart, at house, serviced weekly	\$	21.66	per month
90 gallon cart, Multi-Unit, at curb, serviced weekly	\$	22.20	per month
90 gallon cart, Multi-Unit, at house, serviced weekly	\$	28.92	per month
Extra can charge	\$	2.78	per 32 gallon can
Extra garbage fees (overfill, excess weight, etc.)			determined by type/amount

Commercial

90 gallon cart, at the curb, serviced weekly	\$	22.20	per month
90 gallon cart, at the building, serviced weekly	\$	28.92	per month
Cardboard Recycle	\$	12.78	per month
Cardboard Recycle Hauling Fee	\$	154.71	per haul
Compacted Waste Container, Disposal Rate	\$	30.91	per ton
Compacted Waste Container, On-Call	\$	86.98	per hour
1.5 yard container, serviced weekly	\$	76.25	per month
1.5 yard container, serviced bi-weekly	\$	141.07	per month
2 yard container, serviced weekly	\$	98.47	per month
2 yard container, serviced bi-weekly	\$	185.56	per month
Drop Box (11 yard or larger)			

City of Boardman
2023 CONSOLIDATED FEE SCHEDULE

Delivery fee	\$	44.06	per delivery
Haul fee	\$	154.71	per haul
Per ton, in addition to delivery and haul away fees	\$	30.91	per ton
Demurrage charge (>7 days since delivery)	\$	5.24	per day

Utility Services - Sewer Rates*

Set by Resolution 16-2019

Inside city limits, monthly	\$	28.88	per unit
Outside city limits, monthly	\$	42.00	per unit

Utility Services - Water Rates*

Set by Resolution 15-2019

Base Fee, monthly

Residential, inside city limits	\$	17.33	Base: up to 7,000 gal.
Residential, outside city limits	\$	25.20	Base: up to 7,000 gal.
Commercial	\$	21.53	Base: up to 8,000 gal.
Hydrant Meter	\$	58.33	Base: up to 8,000 gal.
Schools	\$	11.82	Base: up to 6,000 gal.

Consumption Rate - Per 1,000 Gallons

Residential, inside city limits	\$	0.47	in excess of Base.
Residential, outside city limits	\$	0.67	in excess of Base.
Commercial	\$	0.84	in excess of Base.
Hydrant Meter	\$	0.84	in excess of Base.
Schools	\$	0.28	in excess of Base.
Port of Morrow Wholesale Rate*	\$	0.48	per 1,000 gallons

Rate set by Resolution 11-2022.

Disconnect Fee (shut-off)	\$	20.00	per request, also includes delinquent accounts >90 days
Reconnect Fee (turn back on)	\$	20.00	

*Per Ord. 1-2015, sets disconnect fees at \$20 (\$40 max) for delinquent shut-offs.
Per Ord. 1-2015, sets disconnect fees at \$20 (\$40 max) for delinquent shut-offs.*

Utility Services - Other Fees

After-hours Water disconnect (shut-off) or reconnect	\$	45.00	per request to have water shut-off or reconnected outside the regular hours of 7:00am - 5:00pm.
Late Fee (60+ day aging)*	%	1.5	

Set by Resolution 15-2019



City of Boardman

200 City Center Circle
P.O. Box 229
Boardman, OR 97818
Phone: (541) 481-9252
Fax: (541) 481-3244
TTY Relay 711
www.cityofboardman.com

MEMORANDUM

To: City Council
From: Carla McLane, Planning Official
Date: July 27, 2023
RE: Planning Fees – Changes Requested for 2023

A year ago, when asked to identify changes to the fees charged for various planning actions, I was honestly still working through the various fires that were burning and figuring out just how actions moved through the approval process. At that time there were suggested increases to be considered in 2023. Since that time, I have become much more familiar with the Development Code requirements, gained better understanding as to how fees should be assessed based on the work required, and the development of the online portal has further refined thoughts about Planning fees. The fees adopted last year are as follows:

Community Development	2022	2023 Proposal
Appeal Type I or II	\$ 250.00	
Appeal Type III	\$ 250.00	\$ 500.00
Comprehensive Plan Amendment or Development Code Change	\$ 1,000.00	\$ 1,500.00
Conditional Use Permits	\$ 600.00	
Construct in the Right-of-Way	\$ 100.00	
Floodplain Development Permit	\$ 250.00	
Land Configuration		
Property Line Adjustment	\$ 300.00	\$ 450.00
Replat	\$ 450.00	\$ 600.00
Land Partition	\$ 450.00	\$ 600.00
Subdivision	\$ 450.00	\$ 600.00
additional, each lot	\$ 40.00	
Land Use Compatibility Statement Review and Sign Off	\$ 50.00	
Master Planned/Planned Unit Development	\$ 450.00	\$ 600.00
additional, each lot (maximum \$6,000)	\$ 40.00	
Modifications		
Type I or II	\$ 150.00	
Type III	\$ 300.00	
Planning Official Review/Code Interpretation	\$ 250.00	
Preapplication Review	\$ 100.00	
Plan or Code Amendment with Goal Exception	\$ 1,500.00	\$ 3,000.00
Post enforcement permit	2 x permit fee	

Sign Permit	\$ 50.00	
Site Review		
Development	\$ 300.00	\$ 450.00
Infrastructure	\$ 100.00	
Streets and Roads		
Address	\$ 50.00	
Access Permit	\$ 50.00	
Street Naming	\$ 150.00	\$ 250.00
Street Dedication outside of a Plat	\$ 150.00	\$ 250.00
Variance		
Class A	\$ 100.00	\$ 150.00
Class B	\$ 200.00	\$ 300.00
Class C	\$ 300.00	\$ 600.00
Zoning Permit		
Single Family Dwelling	\$ 50.00	
Duplex or Triplex, per unit	\$ 50.00	
Multi-Family Housing, per unit	\$ 50.00	
Commercial Use	\$ 250.00	
Industrial Use	\$ 250.00	
Miscellaneous Permits		
Seasonal/Special Events	\$ 200.00	\$ 300.00
Temporary Sales Office/Model Home	\$ 100.00	\$ 150.00
Temporary Building	\$ 200.00	\$ 300.00
Temporary Use of an RV	\$ 100.00	\$ 150.00
Hardship	\$ 200.00	\$ 300.00

The following are proposed changes with red font text providing a bit more explanation.

Community Development		2023
Planning Review		
Development Review	No change	\$ 50.00/unit
Site Design Review Type 2	Increase in base fee	\$ 250.00 + \$50/unit
Site Design Review Type 3	Increase in base fee	\$ 450.00 + \$50/unit
Temporary Use/Hardship Type 1	Increase of \$50	\$ 150.00
Temporary Use/Hardship Type 2	Increase of \$50	\$ 250.00
Temporary Use/Hardship Type 3	New fee	\$ 450.00
Floodplain Development Permit	New fee	\$ 250.00
Land Division		
Land Partition	Increase/Consistent with proposal	\$ 600.00
Property Line Adjustment	Increase/Consistent with proposal	\$ 450.00
Replat	Increase/Consistent with proposal	\$ 600.00
Subdivision	Increase/Consistent with proposal	\$ 600.00 + \$40/lot
Final Plat	New fee	\$ 100.00
Address and Access		
Address	No change	\$ 50.00
Access	No change	\$ 50.00
Street Naming/Dedication	Increase/Consistent with proposal	\$ 250.00
Right of Way	Increase/Consistent with proposal	\$ 250.00
Infrastructure	No change	\$ 100.00
Post Enforcement Permit	No change	2X permit fee
Fence		
Up to 6 feet	New fee/Consistent with practice	\$ 50.00
Over 6 feet	New fee/Consistent with practice	\$ 50.00
Sings		

Permanent	No change	\$ 50.00
Temporary	No change	\$ 50.00
Variance		
Class A – Setback or Coverage	Increase/Consistent with proposal	\$ 150.00
Class B – Public Works and Trees	Increase/Less than proposal	\$ 250.00
Class C – Discretionary	Increase/Less than proposal	\$ 450.00
Conditional Use	No change	\$ 600.00
Appeal		
Planning Commission	No change	\$ 250.00
City Council	No change	\$ 250.00
Land Use		
Annexation	New fee	\$ 600.00
Amendments	Increase/Less than proposal	\$ 2,000.00
Land Use Compatibility Statement (LUCS)	No change	\$ 50.00
Modifications, Extension, and Interpretations		
Minor Modifications/Extensions	No change	\$ 150.00
Major Modifications/Interpretations	Aligning fee	\$ 250.00
If Hearing is Required	New fee/aligning	\$ 450.00
Master Planned Development	Increase/More than proposal	\$ 2,000.00
Preapplication		
Land Division	No change	\$ 100.00
Amendments	No change	\$ 100.00
Master Planned Development	No change	\$ 100.00
Planning Review		N/C

Should any of you have questions please reach out. I can be reached at 541-481-9252 or mclanec@cityofboardman.com.

**CITY OF BOARDMAN
RESOLUTION NO. 15-2023**

**A RESOLUTION ADOPTING A FEE SCHEDULE TO GOVERN FEES FOR CITY SERVICES AND
REPEALING RESOLUTION NO. 13-2022**

WHEREAS, the City Council has the authority to establish the fees for all city services by the adoption of a consolidated fee schedule; and,

WHEREAS, the City Council has determined that it is necessary and proper for the City to periodically review and revise fees on the consolidated fee schedule, and to adopt a new fee schedule for all such fees; and,

WHEREAS, the City Council considered the revised fee schedule for city charges and fees, attached as "Exhibit A".

NOW, THEREFORE, BE IT RESOLVED by the Boardman City Council, that the consolidated fee schedule adopted by Resolution No. 13-2022 is hereby repealed in their entirety.

BE IT FURTHER RESOLVED that the consolidated fee schedule, attached as "Exhibit A," incorporated herein by this reference is hereby adopted with an effective date of August 1, 2023.

Dated this 1st day of August, 2023.

CITY OF BOARDMAN

Mayor – Paul Keefer

Council President – Heather Baumgartner

Councilor – Cristina Cuevas

Councilor – Karen Pettigrew

Councilor – Brenda Proffitt

Councilor – Isaac Williams

Councilor – Richard Rockwell

ATTEST:

Jackie McCauley – Acting Recorder

Exhibit "A"
2023 CONSOLIDATED FEE SCHEDULE

Effective: 07/11/2023

DEPARTMENT/PROGRAM	COST	ADDITIONAL DETAILS
Administrative		
Black & White copies		
Letter: 8.5" x 11"	\$ 0.25	per page
Legal: 8.5" x 14"	\$ 0.50	per page
Ledger: 11" x 17"	\$ 1.00	per page
Color copies		
Letter: 8.5" x 11"	\$ 0.50	per page
Legal: 8.5" x 14"	\$ 1.00	per page
Ledger: 11" x 17"	\$ 1.50	per page
Election Filing Fee	\$ 10.00	or by minimum signature requirements per last voting turnout
Faxes		
Local (within United States)	\$ 1.25	per page
International	\$ 1.50	per page
Invalid account number or unable to locate account	\$ 7.00	per electronic transaction
Liquor License Fee	\$ 10.00	per license, including renewals
Non-Sufficient Funds (NSF) or Closed Account; e-trans	\$ 14.00	per electronic transaction
Non-Sufficient Funds (NSF) Check Fee	\$ 30.00	
Notary Services	-	No charge
Printing, Large Format, per page	\$ 5.00	
Public Records		
Records Request Fee	\$ 2.50	nominal fee
Copies		
8.5 x 11 Black & White	\$ 0.25	per page, plus nominal fee
8.5 x 11 Color	\$ 0.50	per page, plus nominal fee
11 x 17 Black & White	\$ 1.00	per page, plus nominal fee
11 x 17 Color	\$ 1.50	per page, plus nominal fee
Nonstandard documents		Actual costs incurred by the city to reproduce them
CD, DVD, or Flash Drive	\$ 20.00	
Research Fees		
Up to 30 minutes		Copy costs only
30 minutes to 2 hours		Copy costs plus \$25/hour labor
Over 2 hours		Employee cost plus overhead
Delivery		The actual cost for delivery of records such as postage and courier fees
Attorney Review		Actual attorney fees charged to the city for the cost of the time spent by an attorney in reviewing the public records, redacting material from the public records or segregating the public records into exempt and nonexempt records.
Animal Control		
Adoption Fee	\$ 15.00	
Cat Transport Fee	\$ 20.00	per cat
Dog License Fee		
Spayed or neutered	\$ 10.00	
Not spayed or neutered	\$ 20.00	
Impound Fee - Domestic Cats or Dogs		
First occurrence	\$ 35.00	
Each additional occurrence	\$ 45.00	
Impound Fee - Other animal or fowl*		
First occurrence	\$ 25.00	
Each additional occurrence	\$ 50.00	
Surrender fee	\$ 100.00	

Building***BUILDING PERMITS**

The valuation to be used in computing the building permit and building plan review fees shall be the total value (rounded up to the nearest dollar) of all construction work for which a permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and any other permanent equipment. It shall also include the contractor's profit which must not be omitted.

The fees for each permit shall be, as set forth, in the tables below. Valuation shall be calculated using the City's valuation tables, as required by the

Commercial Building Permit Valuation Table (per square foot)

<u>Total Value</u>		<u>Fee</u>	
\$1 to \$500	\$	13.00	
\$501 to \$2,000	\$	13.00	for the first \$500 + \$1.95 for each additional \$100 or fraction thereof, up to and including \$2,000.
\$2001 to \$25,000	\$	42.25	For the first \$2,000 + \$7.80 for each additional \$1,000 or fraction thereof, up to and including \$25,000.
\$25,001 to \$50,000	\$	221.65	For the first \$25,000 + \$5.85 for each additional \$1,000 or fraction thereof, up to and including \$50,000.
\$50,001 to \$100,000	\$	367.99	For the first \$50,000 + \$3.90 for each additional \$1,000 or fraction thereof, up to and including \$100,000.
\$100,001 and up	\$	562.90	For the first \$100,000 + \$3.25 for each additional \$1,000 or fraction thereof.
Plan Review	%	65	of the permit fee
Fire and Life Safety Plan Review Fee	%	40	of the permit fee
Oregon surcharge	%	12	of the permit fee
Seismic Fee	%	1	of the permit fee

Residential Buildings

New construction, finished basement and remodel	\$	167.37	
Garages, accessory structures and pole buildings	\$	66.48	
Carports, decks and patio/deck covers	\$	33.24	
Unfinished basements	\$	31.50	
Plan Review	%	65	of the permit fee
Oregon surcharge	%	12	of the permit fee

CAMP AND PARK PERMITS

The fees for each permit issued for the construction, addition or alteration of a manufactured dwelling park, recreational vehicle park, or organizational

ELECTRICAL PERMITS

All electrical permits and inspections are administered by Oregon Building Codes Division out of their Pendleton Oregon office.

FIRE SPRINKLER AND PROCESS PIPING PERMIT

Permit fees are based on the value of the work performed and the value of all equipment, materials, labor, overhead and profit.

Fire Sprinkler and Process Piping Permit Valuation Table

<u>Total Value</u>		<u>Fee</u>	
\$1 to \$1,000	\$	23.00	
\$1,001 to \$10,000	\$	23.00	for the first \$1000 plus \$1.35 for each additional \$100 or fraction thereof
\$10,001 to \$100,000	\$	144.50	for the first \$10,000 plus \$8.50 for each additional \$1,000 or fraction thereof
\$100,001 and above	\$	991.50	for the first \$100,000 plus \$5.70 for each addition \$1,000 or fraction thereof
Permit issuance fee	\$	20.00	
Minimum permit fee	\$	45.00	
Plan review fee	%	30	of the permit fee
Oregon surcharge	%	12	of the permit fee

MANUFACTURED DWELLING PLACEMENT

One single permit fee is assessed to cover the placement of the manufactured dwelling, strapping to the ground, plumbing connection including 30 feet each of sewer and water lines, electrical feeder connection and mechanical connection. This permit does not include an electrical service.

Manufactured dwelling placement	\$	211.00	
Re-Inspection	\$	85.00	
State administrative fee (COMA)	\$	30.00	
Oregon surcharge	%	12	of the permit fee

MECHANICAL PERMITS

The fees for each permit shall be as set in the following tables. The valuation used to determine the commercial mechanical permits shall include the value of all mechanical materials, equipment, labor and overhead. It shall also include the contractor's profit which must not be omitted.

Commercial Mechanical

Total Value	Fee	
\$1 to \$1,000	\$ 23.00	
\$1,001 to \$10,000	\$ 23.00	For the first \$1,000 + \$1.35 for each additional \$1,000 or fraction thereof, up to and including \$10,000.
\$10,001 to \$100,000	\$ 144.50	For the first \$10,000 + \$8.50 for each additional \$1,000 or fraction thereof, up to and including \$100,000.
\$100,001 and up	\$ 991.50	For the first \$100,000 + \$7.50 for each additional \$1,000 or fraction thereof.
Permit issuance fee	\$ 20.00	
Minimum permit fee	\$ 45.00	
Plan Review	% 25	of the permit fee
Oregon surcharge	% 12	of the permit fee

Residential & Manufactured Dwelling (per each appliance and/or equipment)

Single duct exhaust fan	\$ 6.50	i.e. bathroom, utility room, Log lighter (gas)
A/C, heat pump, mini-split, unit heaters, fire/smoke damper, water heater (gas), wood/ pellet and/or gas stove, wood fireplace/insert, chimney liner, vent/flue for above items, range hood, clothes dryer, air handling less than 10,000 cfm	\$ 9.50	
Duct work	\$ 12.25	
Furnace ≤ 100,000 btu	\$ 13.25	
Furnace > 100,000 btu, air handling > 10,000 cfm	\$ 16.25	
Incinerator, chiller greater than 100,000 btu	\$ 24.25	
Gas/Fuel piping up to 4 outlets	\$ 20.00	
Gas/Fuel piping, additional	\$ 1.25	each, after 4 outlets
Permit issuance fee	\$ 20.00	
Minimum permit fee	\$ 45.00	
Oregon surcharge	% 12	of the permit fee
Seismic Fee	% 1	of the permit fee

PLUMBING PERMITS

New 1&2 Family Dwelling

One bathroom and one kitchen	\$ 210.00	
Two bathrooms and one kitchen	\$ 275.00	
Three bathrooms and one kitchen	\$ 325.00	
Each additional bathroom and/or kitchen	\$ 45.00	
Permit issuance fee	\$ 20.00	
Minimum permit fee	\$ 45.00	
Plan review fee (if needed)	% 30	of the permit fee
Oregon surcharge	% 12	of the permit fee

Commercial, Multi-Family and All Additions, Alterations and Repairs

Clothes washer, dishwasher, drinking fountain, floor drain/sink/hub, ejectors/sump/expansion tank, hose bib, ice maker, grease interceptor, laundry tray, service sink, sink/basin/lavatory, tub/shower/pan, urinal, water closet, water heater, backflow preventer.	\$ 12.00	
Drain primer first five (each additional \$2.00), catch basin/area drain, rain drain connector/downspout, garbage disposal, roof drain.	\$ 10.00	
Sanitary sewer, first 100'	\$ 30.00	
Sanitary sewer, each additional 100'	\$ 25.00	
Water service, first 100'	\$ 30.00	
Water service, each additional 100'	\$ 25.00	
Storm sewer, first 100'	\$ 30.00	
Storm sewer, each additional 100'	\$ 25.00	
Permit issuance fee	\$ 20.00	
Minimum permit fee	\$ 45.00	
Plan review fee (if needed)	% 30	of the permit fee
Oregon surcharge	% 12	of the permit fee

Business

Business License Fee	\$	25.00	annually, July 1 to June 30
Transient Vending/Solicitor's License	\$	25.00	annually, July 1 to June 30
Special Event License	\$	25.00	per event
Mobile Food Vendor License	\$	25.00	annually, July 1 to June 30

Community Development

Planning Review			
Development Review	\$	50.00	per unit
Site Design Review Type 2	\$	250.00	plus \$50 per unit
Site Design Review Type 3	\$	450.00	plus \$50 per unit
Temporary Use/Hardship	\$	150.00	Type 1
Temporary Use/Hardship	\$	250.00	Type 2
Temporary Use/Hardship	\$	450.00	Type 3
Floodplain Development Permit	\$	250.00	
Land Division			
Land Partition	\$	600.00	
Property Line Adjustment	\$	450.00	
Replat	\$	600.00	
Subdivision	\$	600.00	plus \$40 per lot
Final Plat	\$	100.00	
Address and Access			
Address	\$	50.00	
Access Point	\$	50.00	
Street Naming/Dedication	\$	250.00	
Right of Way	\$	250.00	
Post Enforcement Permit	\$	2 x permit Fee	
Infrastructure	\$	100.00	
Fence			
Up to 6 feet	\$	50.00	
Over 6 feet	\$	50.00	
Signs			
Permanent	\$	50.00	
Temporary	\$	50.00	
Variance			
Class A - Setback or Coverage	\$	150.00	
Class B - Public Works and Trees	\$	250.00	
Class C - Discretionary	\$	450.00	
Conditional Use	\$	600.00	
Appeal			
Planning Commission	\$	250.00	
City Council	\$	250.00	
Land Use			
Annexation	\$	600.00	
Amendments	\$	2,000.00	
Land Use Compatibility Statement (LUCS)	\$	50.00	
Modifications, Extensions, and Interpretations	\$	150.00	Minor Modifications/Extensions
	\$	250.00	Major Modifications/Interpretations
	\$	450.00	If Hearing required
Master Plan Development	\$	2,000.00	
Preapplication			
Land Division	\$	100.00	
Amendments	\$	100.00	
Planning Review		N/C	
Master Plan Development	\$	100.00	

Public Safety - Police

Fingerprinting		
1st set of fingerprints (same visit)	\$	25.00
Additional fingerprints, each set (same visit)	\$	20.00
Parade Permit Review Fee	-	No charge
Police Reports		
1st copy of report, per case #	\$	20.00
Additional copies of report, per case #, up to 12 printed	\$	15.00
Copy onto CD or USB (Flash) drive	\$	20.00
Police Reports - Archives		
Archives or Extensive Records Search	\$	25.00 in addition to Police Reports fee, for older records and extra time to research.
Towing Fee	\$	100.00
Video Recording (Axon Flex/In-car camera)		
Standard Fee	\$	75.00 for first (1st) hour
Additional fee, per hour after 1st hour	\$	45.00 for each additional hour or fraction thereof

Public Works

City Heavy Equipment Fee	\$	150.00 per hour
Hydrant Meter		
Application Fee, non-refundable	\$	50.00
Base Fee*, monthly	\$	58.33 Base: up to 8,000 gal.
Consumption Rate* - per 1,000 gal.	\$	0.84 per 1,000 gallons over base
Deposit	\$	850.00
Monthly Rental Fee	\$	36.80
Meter testing, requested by customer		
1.5" meter or smaller	\$	25.00
Larger than 1.5" meter		TBD by actual cost
Public Works Crew Labor Fee	\$	52.00 per hour
Utility/Planning Standards Analysis Review	\$	100.00
Water Meter Connection Fee		
Type A Connection		
5/8" meter, connection, and radio read	\$	460.00
3/4" meter, connection, and radio read	\$	550.00
1" meter, connection, and radio read	\$	570.00
1 1/2" meter, connection, and radio read	\$	1,700.00
2" meter, connection, and radio read	\$	1,930.00
Type B Connection		
5/8" meter, connection, and radio read	\$	1,040.00
3/4" meter, connection, and radio read	\$	1,250.00
1" meter, connection, and radio read	\$	2,500.00
1 1/2" meter, connection, and radio read	\$	3,460.00
2" meter, connection, and radio read	\$	3,690.00
Type C Connection		
5/8" meter, connection, and radio read	\$	3,010.00
3/4" meter, connection, and radio read	\$	3,030.00
1" meter, connection, and radio read	\$	4,710.00
1 1/2" meter, connection, and radio read	\$	6,000.00
2" meter, connection, and radio read	\$	6,320.00
Type D Connection	\$	497.00

Service Type Definitions:

Type "A" = This is a service requiring City personnel to install the meter and corresponding electronic read pad. This would more commonly be referred to as a "meter drop in". This service type will apply only to developments done after January 1, 1998. After this date, everything associated with the service connection, except the meter, are installed by the developer.

Type "B" = This is a service where the meter, meter setter, meter boxes, service split, valves, piping and other appurtenances are installed by City personnel.

Type "C" = This service is when there is no available tap for water service and the main must be tapped to provide service. This includes everything in a Type "B" service but includes, tapping saddle, piping, and street repair so the main can be tapped.

Type "D" = This service is unique to Bella Vista Estates as more parts and time are required for installation.

Meter Size		Flow Rate, per minute
Standard Meter 5/8" x 3/4"	=	20 gallons per minute
Optional Meter 3/4"	=	30 gallons per minute
Optional Meter 1"	=	50 gallons per minute
Optional Meter^ 1 1/2"	=	150 gallons per minute
Optional Meter^ 2"	=	200 gallons per minute
^ May require main taps making them a Type "C" Service		

Transient Room Tax*

5% of occupancy rent	%	5.00
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Utility Services - Garbage Rates*Residential

35 gallon cart, at curb (SR), serviced weekly	\$	10.86	per month
35 gallon cart, at house (SR), serviced weekly	\$	17.58	per month
90 gallon cart, at curb, serviced weekly	\$	14.94	per month
90 gallon cart, at house, serviced weekly	\$	21.66	per month
90 gallon cart, Multi-Unit, at curb, serviced weekly	\$	22.20	per month
90 gallon cart, Multi-Unit, at house, serviced weekly	\$	28.92	per month
Extra can charge	\$	2.78	per 32 gallon can
Extra garbage fees (overfill, excess weight, etc.)			determined by type/amount

Commercial

90 gallon cart, at the curb, serviced weekly	\$	22.20	per month
90 gallon cart, at the building, serviced weekly	\$	28.92	per month
Cardboard Recycle	\$	12.78	per month
Cardboard Recycle Hauling Fee	\$	154.71	per haul
Compacted Waste Container, Disposal Rate	\$	30.91	per ton
Compacted Waste Container, On-Call	\$	86.98	per hour
1.5 yard container, serviced weekly	\$	76.25	per month
1.5 yard container, serviced bi-weekly	\$	141.07	per month
2 yard container, serviced weekly	\$	98.47	per month
2 yard container, serviced bi-weekly	\$	185.56	per month
Drop Box (11 yard or larger)			
Delivery fee	\$	44.06	per delivery
Haul fee	\$	154.71	per haul
Per ton, in addition to delivery and haul away fees	\$	30.91	per ton
Demurrage charge (>7 days since delivery)	\$	5.24	per day

Utility Services - Sewer Rates*

Inside city limits, monthly	\$	28.88	per unit
Outside city limits, monthly	\$	42.00	per unit

Utility Services - Water Rates*

Base Fee, monthly

Residential, inside city limits	\$	17.33	Base: up to 7,000 gal.
Residential, outside city limits	\$	25.20	Base: up to 7,000 gal.
Commercial	\$	21.53	Base: up to 8,000 gal.
Hydrant Meter	\$	58.33	Base: up to 8,000 gal.
Schools	\$	11.82	Base: up to 6,000 gal.

Consumption Rate - Per 1,000 Gallons

Residential, inside city limits	\$	0.47	in excess of Base.
Residential, outside city limits	\$	0.67	in excess of Base.
Commercial	\$	0.84	in excess of Base.
Hydrant Meter	\$	0.84	in excess of Base.
Schools	\$	0.28	in excess of Base.
Port of Morrow Wholesale Rate*	\$	0.48	per 1,000 gallons

Disconnect Fee (shut-off)	\$	20.00	per request, also includes delinquent accounts >90 days
Reconnect Fee (turn back on)	\$	20.00	

Utility Services - Other Fees

After-hours Water disconnect (shut-off) or reconnect	\$	45.00	per request to have water shut-off or reconnected outside the regular hours or 7:00am – 5:00pm
Late Fee (60+ day aging)*	%	1.5	

**CITY OF BOARDMAN
RESOLUTION 17-2023**

**A RESOLUTION ESTABLISHING AN INTEREST-BEARING ESCROW ACCOUNT FOR
ROTSCHY, INC. FOR WORK ON WATER SYSTEM IMPROVEMENTS**

WHEREAS, Oregon House Bill 2145 was enacted in 2019 and became effective on January 1, 2020, requires that both public and private contracts, in excess of \$500,000 for infrastructure or construction, place the withheld retainages into an interest-bearing escrow account; and,

WHEREAS, the City of Boardman, in compliance with ORS 701.420, will cap amounts retained at 5%, payment of interest as required by the statute, and comply with the timelines for payment established in the statute; and,

WHEREAS, interest paid on the amounts withheld as retainage on contracts will be capped at 1% per month; and,

WHEREAS, Rotschy, Inc. has been awarded as the contractor for the booster pump station, collector well pump station, a one-million-gallon water reservoir, and water plant site improvements and the amount of the contract has been negotiated at the amount of \$10,207,115.00; and

WHEREAS, the estimated date of substantial completion for this project has been set at July 15, 2024, and the date ready for final payment at 30 days after.

NOW, THEREFORE, BE IT RESOLVED that the City of Boardman, will open an interest-bearing escrow account with the Bank of Eastern Oregon in which they will place the withheld retainage amounts and interest pertinent to the project listed.

Passed by the Boardman City Council this 1st, day of August, 2023.

CITY OF BOARDMAN

Mayor – Paul Keefer

Council President – Heather Baumgartner

Councilor – Christina Cuevas

Councilor – Karen Pettigrew

Councilor – Brenda Profitt

Councilor – Isaac Williams

Councilor – Richard Rockwell

ATTEST:

Jackie McCauley – Acting Recorder

CERTIFICATE

OF APPRECIATION

THIS CERTIFICATE IS AWARDED TO

Boardman City Hall

We greatly appreciate your dedication to the High School Internship Program for the 2022-2023 school year. Thank you for investing in Morrow County Youth!

Anna Brunne

WORKFORCE DEVELOPMENT
Port of Morrow



06/30/2023

Date

Boardman city hall,

Thank you for working with
our high school interns this
year. We appreciate your
support to this program and
to the work force future of
Morrow County.

Anna,
Stephanie



City of Boardman

200 City Center Circle
P.O. Box 229
Boardman, OR 97818
Phone: (541) 481-9252
Fax: (541) 481-3244
TTY Relay 711
www.cityofboardman.com

Press Release
For Immediate Release

by: Jackie McCauley – 541-481-9252
Date: July 20, 2023

CITY OF BOARDMAN APPOINTS BRANDON HAMMOND CITY MANAGER

The Boardman City Council voted unanimously at their July meeting to appoint Brandon R. Hammond as City Manager. The appointment follows a thorough search of candidates which the council began in September of 2022. Mr. Hammond currently works in Medford, Oregon, however he has deep roots in Boardman. For seven years he was a school administrator for the Morrow County School District. During that time, he served the community in a myriad of ways, beginning with volunteering with the Boardman Chamber of Commerce and then serving six years on the Boardman City Council. He has worked as the Arlington, Oregon School Superintendent and currently is an educator for the Medford School District.

The council would like to thank everyone involved in the hiring panels and the community members who attended the Meet and Greet events. Their input was an important part of the process. Mr. Hammond begins his new role as Boardman City Manager on August 1st.

##C of B##



Public Works Department Report July 2023

City of Boardman
Rolf Prag
Public Works Director

Report

- Repaired chlorine leak in water building
- Water leak at 812 Mt Hood
- Water leak at Maple Crest Building A
- Installed 8 new water meters
- 10 tons of new safety fall protection rubber at city park
- Added new cross walk on Olson Rd
- Collector 2 pump 2 trip out temperature
- Clean Collector 2
- GIS River Ridge
- Salt in Brine tank
- Replace cylinder in Vac-truck
- Replaced and repaired water building pump 2
- SCADA malfunction
- Sweep street
- 7 Dog calls

Routine Task

- Water building labs and numbers
- Collector 1 and 2 NTU's
- Chlorine Samples Driftwood and Anderson
- Weather report
- List station 1,2,3,4,5,6,7, inspection and numbers
- Lift station wash-downs
- Lagoon Levels



Chamber and BCDA July 2023 Report

- We currently have 252 members and 4 new members for 2023. Our chamber continues to grow and offer support to our community and the businesses to make Boardman a Great Place to Live.
- Our **new members** that have joined our chamber in the last month:
 - *Walmart DC*
 - *Hellman Plumbing & General Construction*
 - *GG's Smokehouse Catering by Amber LLC*
 - *Dave Drotzmann for Senate District 29*

Upcoming Boardman Chamber of Commerce Events

- **3rd Quarter Luncheon will be September 20th:** Tillamook will sponsor the luncheon & one of our returning members GG's Smokehouse Catering by Amber will be the catering the Luncheon. Members or anyone in the community can register for our luncheon on the Boardman Chamber website. This will be a Networking Luncheon with open discussions with the attendees.
- **Boardman Community Night Out End of Summer Celebration will be on August 25th:** The End of Summer Fireworks celebration is the next exciting event that we will be organizing. Like last year, the event will be in collaboration with Boardman's First Responders Community Night Out. We have heard some feedback from the community and decided to bring it back. There will be free BBQ, LambWeston Fry Truck and Tillamook Ice Cream served to attendees. Then at dark, we will be showcasing another beautiful firework show over the Columbia River, sponsored by MCURD.

Past Chamber Events:

- **Boardman's 4th of July Celebration:** Boardman Chamber of Commerce would like to thank our Community Sponsors, Music line-ups, Vendors, & Volunteers, for a fabulous 4th of July Celebration! We could not have had a more perfect day ending with a gorgeous evening and a spectacular fireworks display! We hope all who attended the

Parade and then went to the Boardman Marina had a wonderful time. We have shared an amazing professional video of the Boardman Celebration and amazing events! It is available to watch on the Boardman Chambers Facebook, Instagram, Twitter, LinkedIn, and YouTube page.

- **Workforce Wednesday w/ Anna Browne July 19th: Featuring: ODHS Vocational Rehabilitation Specialists from the Eastern Oregon and Gorge Regions.** They spoke of programs that help community members with disabilities and about how they help them get jobs out in the community. They explained all the services that they provide in the community and gave ways for the community to contact them for more information. We were happy to have them come on to our Workforce Wednesday. We can't wait for our next podcast.
- **Chamber Talk w/ Torrie - Special guests Wal-Mart DC (July 6th) & Boardman Park & Rec District (July 20th):** Walmart DC was able to give the community information about all the benefits they offer their employees, this includes giving them room to grow in the company and offering employees the opportunity to go to college through Walmart DC. Boardman Park & Recreation District - CEO George Shimer. Went over what is going on at the park and what future projects they have in store for the marina. The CEO George Shimer said they have many activities for the kids and teenagers in the community throughout this summer. We are happy to see the plans that will happen in the future.

Reminder if your business wants to join our monthly podcast "Chamber Talk with Torrie", contact the chamber office to schedule yours today. We host the podcast on the 1st and 3rd Thursday at noon monthly.

ALL VIDEO PODCAST CAN BE SEEN ON THE BOARDMAN CHAMBER YOUTUBE CHANNEL –
Boardman Chamber of Commerce.

Member Events

- Desert Lanes is providing a Kids Bowl Free. Kids can register for a summer fun bowling pass. This will go from May 1st through Sept. 30th. They also have many fun activities that are coming up.
- Boardman Pool and Rec: Has their Open Pool. Check out the Facebook website for hours.
- Boardman Farmers Market: Located at the SAGE Center Parking Lot. They are there every Monday Night going through Sept. 4th from 5 pm – 8:30 pm. We look forward to seeing the success of the Boardman Farmers Market this summer.
- MUSIC in the Parks: Music in the Park is in full swing and it's in Boardman every other week. They have their schedule on their Facebook page for any member that would like to see what band will play. The last day will be on Aug. 7th for Boardman's Marina Park.

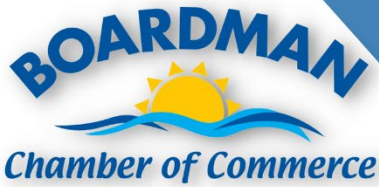
- Wildhorse Resort & Casino: They have great events happening on August 14th, & 15th, 2023 Wildhorse Ladies Golf Classic & the Free Youth Golf Clinics – Wildhorse Golf Course.

Boardman Community Development Association

- Retail Space – A future building will be built along NE Front Street that will house incubator businesses to help provide more services to our community. This building will also be a place for existing businesses with great freeway visibility and accessibility. The land has been purchased and we are starting on the architectural design of the building.
- Home Buyers Incentive Program – We have started the new year for our Home Buyers Incentive program, to date, we have paid out \$105,000.00, with 3 applications still pending for the middle of this year.
- RHS Football Lighting Project – we have partnered with RHS to install a new lighting system around the football and track, this project cost will be \$380,000 and BCDA will contribute \$330,000 to this project that will have a large impact on our youth and community over the coming years.
- Annual Contributions have been made to Boardman Park and Rec and Families First Day Care of \$25,000. This contribution is to help with the efforts of sustainability of these entities to our community.
- Broadband remains a continued effort to keep expanding infrastructure to new developments. As developments are being built out, BCDA is working with local partners to insure infrastructure is in the ground for future fiber direct to each residents.

Thank you for your time. If you have any questions, please feel free to call 541-571-2394 or email torrie@boardmanchamber.org anytime.

Looking for more information, please visit www.boardmanchamber.org or call our office at 541-481-3014.



SEPTEMBER 20TH, 2023

CHAMBER LUNCHEON

SPONSORED BY:
TILLAMOOK

Catered by:
GG's Smokehouse Catering by Amber LLC
12 PM at POM Riverfront Center

Pre-registration required
Boardmanchamber.org/events to register

BOARDMAN COMMUNITY NIGHT OUT END OF SUMMER CELEBRATION



**FRIDAY, AUG. 25, 2023
6:30PM - 9PM**

**AT BOARDMAN MARINA
1 MARINE DR NW, BOARDMAN, OR 97818**



**FIREWORKS FUNDED BY
MORROW COUNTY UNIFIED RECREATION DISTRICT**



BOARDMAN POLICE DEPARTMENT
PATROL STATISTICS (UNAUDITED)
CALENDAR YEAR 2023

Statistic	Jan.	Feb.	Mar.	Apr.	May	Jun.	July	Aug.	Sep.	Oct.	Nov.	Dec.	Annual Total
Total Incidents	334	323	349	418			342						
Calls for Service	178	210	182	253			253						
Officer Initiated Incidents	156	113	167	165			89						
Traffic Stops	53	29	37	35			25						
Other OIA Incidents	103	84	130	130			64						
Bus/Building Checks	7	3	5	4			4						
Veh/Ped Check	43	38	52	51			44						
Total Officer Reports	45	42	48	66			35						
Cis Conversion	0	0	0	0			0						
Crash	2	3	4	2			0						
Felony	4	4	5	10			8						
Information Case	5	5	8	14			1						
Misdemeanor	16	13	13	18			15						
Violation	4	7	6	3			1						
Voided	2	1	1	3			0						
Unclassified Reports	12	9	11	16			10						
Total Misdemeanor & Felony Arrests	11	8	6	11			8						
Misdemeanor Arrests	9	8	6	8			4						
Felony Arrests	2	0	0	3			4						
Total Citations	14	15	12	4			3						
Code	0	0	0	0			0						
Criminal	2	0	0	0			0						
Violation	12	15	12	4			3						
Unclassified	0	0	0	0			0						
Fis	0	0	1	0			0						

Note: Calendar year end summary report will project slightly different totals due to RIMS variations.