

City of Sodaville

Regular Session Agenda

September 14, 2023

7:00 PM – City Hall

Teleconference Number: 253-215-8782 * Meeting ID: 837 9151 7778 * Passcode: 695060

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Visitors

5. Bills

6. Minutes

- August 10, 2023

7. Public Comment

This is the time to speak to the City Council or Mayor on any subject **including what is listed** on this Agenda except for Public Hearings. Time limit is 3 minutes per person.

8. City Recorder's Report

- City Finances
- City Update

9. Public Works Report

- Water Update

10. New Business:

- a. Resolution 23-12 LGIP Transfer
- b. Ex Parte Communications

11. Old Business

12. Council Reports

13. Public Comment

This is the time to speak to the City Council or Mayor on any subject **other than what is listed** on this Agenda except for Public Hearings. Time limit is 3 minutes per person.

14. Adjourn

PUBLIC COMMENT There are two times at every regular City Council meeting when the public has an opportunity to address the City Council. The first time is reserved for questions or statements regarding items appearing on the agenda, except public hearings and the merits of land use issues. The second time is at the end of the agenda. At this time, you can address the City Council on any matter of public concern, other than an agenda item. The Mayor will announce the time for public comment, and invite persons to address the City Council. Each person has three minutes to address the City Council. ***PUBLIC COMMENT is not accepted during the meeting other than at those times.*** The Council reserves the right to enter into Executive Session as needed to conduct City business in accordance with Oregon Public Meeting Law as clarified in the Oregon Attorney General's Public Records and Meetings Manual or advised by counsel.

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 City Council meeting by calling 541-258-8882.

"The City of Sodaville is an equal opportunity provider and employer."

8. City Recorder Update

City Finances

The finance reports are attached to the Council Packet.

City Updates

Keller & Associates completed their cost estimate update for the Jackman Well Expansion project. The 2017 report estimated a cost of \$917,000 to finance the conversion and connection of the well along with construction of a new reservoir. The 2023 report now estimates costs of \$1,716,000 for the full project. Converting and connecting the well is estimated to be \$861,000. Property acquisition is now estimated at \$51,000, though this was not discerned following discussions with the property owner. The purchase option agreement for an easement signed by the City and Ray Jackman in 2018 was in the amount of \$40,000. The property owner will need to provide their own updated cost estimate for an easement. As of September 7, the cost estimate is under review by Business Oregon. Staff are reviewing this document, and a more lengthy discussion will occur at a future board meeting.

A member of the Lebanon Aquatics District board recently visited to learn more about local government administration (they represent the Sodaville area on the board), and we discussed a digitization project similar to what I undertook last summer. The District has decades of policies available in print only, and I volunteered to help the District oversee a project where an intern would scan and digitize these documents, building a publicly available website for their review. I would appreciate clarification from the Council about the level of collaboration that I can provide, including whether I can train an intern in City Hall and whether they could perform some of these duties here. Ideally this would take place at the District's offices since this would be their projects, but there may be some need for flexibility depending on the District's available resources and the location where an intern lives. If the Council were to allow an internship to be partially facilitated in City Hall, the next question is whether I can use staff time to help facilitate such a program. If the Council prefers that I do this on my own time without using City resources, I can make alternative arrangements. This project is proposed in part to expand the City's value to the community at large.

As a reminder, I am attending the Oregon Association of Municipal Records Conference September 20-22. I am attending the League of Oregon Cities conference with Mayor Lewis October 12-14 in Eugene, so the Council will resume meeting the third Thursday of the month in October.

9. Public Works Update

Water

The city's wells produced 325781 gallons.

The city trucked in 274292 gallons.

Reservoir + 54000 gallons

The city sold 526335 gallons

Difference of 18074 gallons. -3.61% Loss

PLC has mostly been replaced at the time of this letter being created. One card was found to be bad and reordered. The system is running without said card.

Parks

Nothing to report

Streets

Nothing to report

Misc.

10.a. Resolution 23-12

Staff Summary

The City received \$7,333.52 in State Revenue and Property Taxes between July-August 2023. An additional \$10,000 needs to be transferred from the LGIP account to the operating account to fund this month's water acquisition bill. The amount of \$17,333.52 is to be transferred from the LGIP Account into the City's operating account.

The City also collected the minimum service charge from water rate payers. The amount of \$496.00 is to be transferred from the City's operating account into the City's LGIP Account in accordance with Ordinance 17-01 Section 1.C.2.

Suggested Motion: *I move to adopt Resolution 23-12*

10.b. Ex-Parte Communications

Staff Summary

On two recent occasions, staff from a developer engaged in ex parte communications regarding planning matters with members of the City Council, Sodaville's planning authority. Ex parte communications create legal issues for both the city and applicants. It is reasonable to expect that developers are familiar with state planning laws. Staff propose that ex parte communications between developers and City officials delegated planning authority result in consequences (currently the Council; language to be left non-specific if the Council decides to appoint a Planning Committee in the future). A developer who engages in ex parte communications could receive a 6-month pause on all approvals and applications with the City, a fine, or both. A fine could be a remedy for a repeat offense. Enforcement of the City of Sodaville Zoning & Development Ordinance will result in changes that must be initiated by a vote of the Council. Enforcement procedures can also be brought as a draft ordinance to the next Council meeting that would be included in Ordinance 15-03 (Public Nuisances) and 17-01 (Fees). In order to secure flexibility in researching a remedy, it is requested that the Council vote to initiate amendments to Ordinance 19-02 (Planning & Development) regarding consequences for ex parte communications.

Suggested Motion: *I move to initiate amendments to Ordinance 19-02 regarding consequences for ex parte communications.*

City of Sodaville
Regular Session Agenda
August 10, 2023
7:00 PM – City Hall

1. Call to Order

Mayor Lewis called the meeting to order at 7:00PM.

2. Pledge of Allegiance

Mayor Lewis led the pledge of allegiance.

3. Roll Call

Councilors: Mayor Brian Lewis, Council President Roger Perry, Councilor Jeff Hensley, Councilor Adina Olivers, Councilor Joe Parsons.

Staff: City Administrator/Recorder Alex McHaddad.

4. Visitors

Councilor Emeritus Ray Jackman.

5. Bills

Council President Perry moved to pay outstanding bills, second by Councilor Olivares.

Yes: Mayor Lewis, Council President Perry, Councilor Hensley, Councilor Olivares, Councilor Parsons.

No: N/A.

Abstain: N/A.

Motion passes.

6. Minutes

- July 20, 2023

Councilor President Perry moved to accept the minutes, second by Councilor Olivares.

Yes: Mayor Lewis, Council President Perry, Councilor Hensley, Councilor Olivares, Councilor Parsons.

No: N/A.

Abstain: N/A.

Motion passes.

7. Public Comment

Asked and none received.

8. City Recorder's Report

No action taken.

9. Public Works Report

No action taken.

10. New Business:

- a. Ordinance 23-07 Contracting and Purchasing

No action taken.

- b. Ordinance 23-08 Amending Council Rules and Procedures

Councilor Parsons moved to read the Ordinance by title only, second by Council President Perry.

Yes: Mayor Lewis, Council President Perry, Councilor Hensley, Councilor Olivares, Councilor Parsons.

No: N/A.

Abstain: N/A.

Motion passes.

City Administrator/Recorder McHaddad read aloud a deletion of a proposed section 3.2 from Ordinance 23-08, but not from Ordinance 12-01.

Council President Perry moved to adopt Ordinance 23-08, second by Councilor Parsons.

Yes: Mayor Lewis, Council President Perry, Councilor Hensley, Councilor Olivares, Councilor Parsons.

No: N/A.

Abstain: N/A.

Motion passes.

c. Ordinance 23-09 Resting Locations

Councilor Olivares moved to read the Ordinance by title only, second by Council President Perry.

Yes: Mayor Lewis, Council President Perry, Councilor Hensley, Councilor Olivares, Councilor Parsons.

No: N/A.

Abstain: N/A.

Motion passes.

City Administrator/Recorder McHaddad read aloud additional language to be appended to the Ordinance.

Councilor Parsons moved to adopt Ordinance 23-09, second by Council President Perry.

Yes: Mayor Lewis, Council President Perry, Councilor Hensley, Councilor Olivares, Councilor Parsons.

No: N/A.

Abstain: N/A.

Motion passes.

d. Contract Review Board

Mayor Lewis opened the public hearing at 8:37PM.

Councilor Olivares moved to adopt the contract with Tate Public Affairs and SMAC Addendum, second by Councilor Parsons.

Yes: Mayor Lewis, Council President Perry, Councilor Hensley, Councilor Olivares, Councilor Parsons.

No: N/A.

Abstain: N/A.

Motion passes.

11. Old Business

12. Council Reports

13. Public Comment

This is the time to speak to the City Council or Mayor on any subject **other than what is listed** on this Agenda except for Public Hearings. Time limit is 3 minutes per person.

14. Adjourn

Resources to 8/31/23	Budgeted	Remaining	Received
Available Cash On Hand	\$196,000.00	-\$10,782.45	\$206,782.45
Interest	\$2,850.00	\$1,988.31	\$861.69
Franchise Fees	\$20,000.00	\$16,667.48	\$3,332.52
Grants	\$1,000.00	\$1,000.00	\$0.00
Metered Water Sales	\$130,000.00	\$110,110.64	\$19,889.36
Construction Apps/Site Reviews/Permits	\$500.00	\$500.00	\$0.00
Zoning Apps and Permits	\$350.00	\$350.00	\$0.00
Refunds	\$500.00	\$391.46	\$108.54
Donations	\$5,000.00	\$5,000.00	\$0.00
Administrative Services Charges/Lien Search	\$400.00	\$375.00	\$25.00
Sale of maps, Publications & Photocopies	\$100.00	\$100.00	\$0.00
Cigarette Taxes	\$300.00	\$277.02	\$22.98
Liquor Taxes	\$7,300.00	\$6,155.50	\$1,144.50
State Highway Fund	\$28,500.00	\$24,278.76	\$4,221.24
State Revenue Sharing	\$4,150.00	\$3,213.77	\$936.23
Taxes estimated to be received	\$8,500.00	\$8,500.00	\$0.00
Previously Levied Taxes	\$200.00	\$169.15	\$30.85
Marijuana	1100	\$983.97	\$116.03
TOTAL	\$406,750.00	\$169,278.61	\$237,471.39

Administration to 8/31/23	Budgeted	Remaining	Spent
Mayor	\$400.00	\$400.00	\$0.00
City Recorder	\$18,200.00	\$15,241.07	\$2,958.93
Public Works Director	\$4,300.00	\$3,594.68	\$705.32
Payroll Taxes	\$4,800.00	\$3,961.32	\$838.68
Health Benefits and PFMLI	\$4,100.00	\$3,428.60	\$671.40
Consultants	\$4,000.00	\$3,642.50	\$357.50
Operating Expenses	\$750.00	\$750.00	\$0.00
Supplies and Duplication	\$450.00	\$443.79	\$6.21
Communications	\$1,000.00	\$757.79	\$242.21
Utilities & Maintenance – Bldg/Grnd/Equip	\$2,000.00	\$1,656.66	\$343.34
Insurance	\$3,000.00	\$1,242.25	\$1,757.75
Community Relations	\$500.00	\$500.00	\$0.00
Planning Grant	\$1,000.00	\$1,000.00	\$0.00
Office Equipment	\$500.00	\$463.50	\$36.50
Park Improvements	\$3,500.00	\$3,114.59	\$385.41
City Hall Building Improvements	\$2,500.00	\$2,500.00	\$0.00
TOTAL	\$51,000.00	\$42,696.75	\$8,303.25
Streets 8/31/23	Budgeted	Remaining	Spent
City Recorder	\$6,000.00	\$4,209.57	\$1,790.43
Public Works Director	\$11,000.00	\$9,584.73	\$1,415.27
Payroll Taxes	\$8,000.00	\$7,264.66	\$735.34
Health Benefits	\$4,500.00	\$4,345.30	\$154.70
Consultants	\$2,000.00	\$1,238.40	\$761.60
Operating Expenses – Street Lights	\$5,500.00	\$5,492.98	\$7.02
Administrative Supplies	\$500.00	\$378.91	\$121.09
Communication	\$500.00	\$500.00	\$0.00
Construction Supplies	\$2,000.00	\$2,000.00	\$0.00
Contract Services - Maintenance & Repair	\$2,500.00	\$1,294.69	\$1,205.31
Liability Insurance	\$2,000.00	\$2,000.00	\$0.00
Operating Expenses - Rock, Grading	\$61,000.00	\$61,000.00	\$0.00
Equipment Expenses	\$800.00	\$800.00	\$0.00
TOTAL	\$106,300.00	\$100,109.24	\$6,190.76
Water to 8/31/23	Budgeted	Remaining	Spent
City Recorder	\$6,000.00	\$5,013.70	\$986.30
Public Works Director	\$17,800.00	\$14,770.19	\$3,029.81
Payroll Taxes	\$16,500.00	\$13,512.27	\$2,987.73
Health Benefits	\$11,000.00	\$9,209.60	\$1,790.40
Electricity	\$4,500.00	\$3,695.03	\$804.97
Monthly Water Quality Monitoring	\$500.00	-\$735.98	\$1,235.98
Non-Routine Water Quality Monitoring	\$3,000.00	\$3,000.00	\$0.00
Operating Supplies	\$2,000.00	\$1,688.03	\$311.97
Equipment and Facilities Repair & Maintenance	\$12,500.00	\$12,456.73	\$43.27
Operating Expenses – Equipment Rental	\$1,500.00	\$1,500.00	\$0.00
Contract Services – Maintenance & Repair	\$15,000.00	\$9,550.00	\$5,450.00
Water Acquisition	\$60,000.00	\$55,150.02	\$4,849.98
Consultants	\$10,000.00	\$9,262.20	\$737.80
Dues, Mileage, Training	\$10,000.00	\$6,909.07	\$3,090.93
Administrative Supplies & Duplication	\$1,000.00	\$986.24	\$13.76
Communication	\$3,000.00	\$2,232.71	\$767.29
State Review, Conditional Use	\$500.00	\$500.00	\$0.00
Insurance	\$3,500.00	\$1,440.92	\$2,059.08
TOTAL	\$178,300.00	\$150,140.73	\$28,159.27
Debt Service to 8/31/23	Budgeted	Remaining	Spent
Vehicle	\$2,800.00	\$2,570.32	\$229.68
TOTAL	\$2,800.00	\$2,570.32	\$229.68
Contingency to 8/31/23	\$6,350.00	\$6,350.00	\$0.00
TOTALS to 8/31/23	Budgeted	Remaining	Spent
TOTALS	\$287,400.00	\$244,517.04	\$42,882.96

City of Sodaville
Reconciliation Summary
100-1001 Chase, Period Ending 08/31/2023

	<u>Aug 31, 23</u>	
Beginning Balance		79,235.89
Cleared Transactions		
Checks and Payments - 39 items	-27,630.74	
Deposits and Credits - 47 items	14,793.93	
Total Cleared Transactions	<u>-12,836.81</u>	
Cleared Balance		<u>66,399.08</u>
Uncleared Transactions		
Checks and Payments - 10 items	<u>-5,953.71</u>	
Total Uncleared Transactions	<u>-5,953.71</u>	
Register Balance as of 08/31/2023		<u>60,445.37</u>
Ending Balance		60,445.37

City of Sodaville Reconciliation Detail 100-1001 Chase, Period Ending 08/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						79,235.89
Cleared Transactions						
Checks and Payments - 39 items						
Bill Pmt -Check	06/30/2014	ADJU...	Adjustment Vendor	X	-442.00	-442.00
Check	04/03/2017	Cash	Owen, Gwen & Steve	X	-35.32	-477.32
Bill Pmt -Check	08/15/2018	4735	Ray O. Jackman	X	-100.00	-577.32
Check	06/26/2020		Office Depot, Inc.	X	-11.04	-588.36
General Journal	11/03/2020	AJE29		X	-12.00	-600.36
Bill Pmt -Check	12/09/2020	Debit	Sodaville Water Utility	X	-90.00	-690.36
Bill Pmt -Check	12/09/2020	Debit	Suzie Hibbert	X	-30.00	-720.36
Bill Pmt -Check	12/21/2020	ACH	City County Insuran...	X	-1,544.98	-2,265.34
Bill Pmt -Check	09/16/2021	5348	JD Burns	X	-886.15	-3,151.49
General Journal	10/01/2021	#5292	Hibbert, Alex	X	-160.00	-3,311.49
Bill Pmt -Check	07/18/2022	5512	Wilco	X	-17.96	-3,329.45
Bill Pmt -Check	10/18/2022	5564	Wilco	X	-61.62	-3,391.07
General Journal	06/30/2023	Rev D...		X	-120.00	-3,511.07
Bill Pmt -Check	07/03/2023	203	League of Oregon C...	X	-268.28	-3,779.35
Bill Pmt -Check	07/05/2023	207	OAMR	X	-500.00	-4,279.35
Bill Pmt -Check	07/20/2023	217	Keller Associates	X	-5,450.00	-9,729.35
Bill Pmt -Check	07/20/2023	221	OCWCOG	X	-746.39	-10,475.74
Bill Pmt -Check	07/20/2023	223	Republic Services	X	-41.94	-10,517.68
Check	07/27/2023	224	Lebanon Habitat for ...	X	-850.00	-11,367.68
Bill Pmt -Check	07/27/2023	225	Brewer & Coulombe	X	-280.00	-11,647.68
Check	08/01/2023	EFT	AGCO Finance LLC	X	-229.68	-11,877.36
Bill Pmt -Check	08/03/2023	EFT	Comcast	X	-274.64	-12,152.00
Bill Pmt -Check	08/08/2023	EFT	City County Insuran...	X	-1,598.57	-13,750.57
Bill Pmt -Check	08/09/2023	229	Ray Jackman Repair	X	-4,274.98	-18,025.55
Bill Pmt -Check	08/09/2023	231	Smith + Company	X	-910.00	-18,935.55
Bill Pmt -Check	08/09/2023	232	Tate Public Affairs	X	-225.00	-19,160.55
Check	08/09/2023	228	Alex McHaddad	X	-127.83	-19,288.38
Bill Pmt -Check	08/09/2023	233	Wilco	X	-80.26	-19,368.64
Bill Pmt -Check	08/09/2023	230	Republic Services	X	-70.40	-19,439.04
Bill Pmt -Check	08/11/2023	EFT	Consumers Power I...	X	-380.80	-19,819.84
Bill Pmt -Check	08/11/2023	EFT	Consumers Power I...	X	-212.75	-20,032.59
Bill Pmt -Check	08/11/2023	EFT	Consumers Power I...	X	-101.44	-20,134.03
Bill Pmt -Check	08/11/2023	EFT	Consumers Power I...	X	-61.14	-20,195.17
Bill Pmt -Check	08/11/2023	EFT	Consumers Power I...	X	-34.66	-20,229.83
Bill Pmt -Check	08/16/2023	EFT	Ceco Inc	X	-133.12	-20,362.95
Paycheck	08/17/2023	227	J D Burns	X	-2,712.49	-23,075.44
Paycheck	08/17/2023	226	Andrew A McHaddad	X	-2,465.86	-25,541.30
Liability Check	08/30/2023	EFT	IRS	X	-1,502.14	-27,043.44
Liability Check	08/30/2023	EFT	Oregon Department ...	X	-587.30	-27,630.74
Total Checks and Payments					-27,630.74	-27,630.74
Deposits and Credits - 47 items						
Deposit	12/09/2020			X	120.00	120.00
General Journal	06/30/2023	Void ...		X	11.04	131.04
General Journal	06/30/2023	Rev A...		X	12.00	143.04
General Journal	06/30/2023	Void C...		X	17.96	161.00
General Journal	06/30/2023	Rev Pmt		X	30.00	191.00
General Journal	06/30/2023	Void ...		X	35.32	226.32
General Journal	06/30/2023	Void C...		X	61.62	287.94
General Journal	06/30/2023	Void D...		X	90.00	377.94
General Journal	06/30/2023	#4735		X	100.00	477.94
General Journal	06/30/2023	Rev #...		X	160.00	637.94
General Journal	06/30/2023	Rev E...		X	442.00	1,079.94
General Journal	06/30/2023	Void 5...		X	886.15	1,966.09
General Journal	06/30/2023	Void C...		X	1,544.98	3,511.07
Deposit	08/10/2023			X	23.76	3,534.83
Deposit	08/10/2023			X	44.87	3,579.70
Deposit	08/10/2023			X	44.87	3,624.57
Deposit	08/10/2023			X	49.70	3,674.27
Deposit	08/10/2023			X	55.36	3,729.63
Deposit	08/10/2023			X	57.66	3,787.29
Deposit	08/10/2023			X	68.20	3,855.49
Deposit	08/10/2023			X	83.41	3,938.90
Deposit	08/10/2023			X	84.17	4,023.07

City of Sodaville
Reconciliation Detail
100-1001 Chase, Period Ending 08/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	08/10/2023			X	87.07	4,110.14
Deposit	08/10/2023			X	88.80	4,198.94
Deposit	08/10/2023			X	96.02	4,294.96
Deposit	08/10/2023			X	96.52	4,391.48
Deposit	08/10/2023			X	106.58	4,498.06
Deposit	08/10/2023			X	106.70	4,604.76
Deposit	08/10/2023			X	112.50	4,717.26
Deposit	08/10/2023			X	113.47	4,830.73
Deposit	08/10/2023			X	115.92	4,946.65
Deposit	08/10/2023			X	124.97	5,071.62
Deposit	08/10/2023			X	126.53	5,198.15
Deposit	08/10/2023			X	130.47	5,328.62
Deposit	08/10/2023			X	150.07	5,478.69
Deposit	08/10/2023			X	161.55	5,640.24
Deposit	08/10/2023			X	174.13	5,814.37
Deposit	08/10/2023			X	197.41	6,011.78
Deposit	08/10/2023			X	293.87	6,305.65
Deposit	08/10/2023			X	303.23	6,608.88
Deposit	08/10/2023			X	387.55	6,996.43
Deposit	08/10/2023			X	1,428.90	8,425.33
Deposit	08/10/2023			X	1,429.96	9,855.29
Deposit	08/15/2023			X	105.08	9,960.37
Deposit	08/31/2023			X	261.11	10,221.48
Deposit	08/31/2023			X	1,138.08	11,359.56
Deposit	08/31/2023			X	3,434.37	14,793.93
Total Deposits and Credits					14,793.93	14,793.93
Total Cleared Transactions					-12,836.81	-12,836.81
Cleared Balance					-12,836.81	66,399.08
Uncleared Transactions						
Checks and Payments - 10 items						
Check	12/29/2021	5396	Pedersen, Glenda		-75.00	-75.00
Check	01/25/2022	5408	Bailey, Christina		-75.00	-150.00
Bill Pmt -Check	05/25/2023	187	OHA Drinking Water...		-175.00	-325.00
Check	08/09/2023	234	Rock Solid Excavation		-1,434.47	-1,759.47
Bill Pmt -Check	08/30/2023	236	City of Lebanon		-1,940.97	-3,700.44
Bill Pmt -Check	08/30/2023	237	Rock Solid Excavation		-1,434.47	-5,134.91
Bill Pmt -Check	08/30/2023	240	Amazon Capital Ser...		-538.38	-5,673.29
Bill Pmt -Check	08/30/2023	238	Summit Home & Ga...		-192.99	-5,866.28
Bill Pmt -Check	08/30/2023	235	Amazon Capital Ser...		-47.43	-5,913.71
Bill Pmt -Check	08/30/2023	239	WaterLab Corp.		-40.00	-5,953.71
Total Checks and Payments					-5,953.71	-5,953.71
Total Uncleared Transactions					-5,953.71	-5,953.71
Register Balance as of 08/31/2023					-18,790.52	60,445.37
Ending Balance					-18,790.52	60,445.37

10:56 AM

09/06/23

City of Sodaville
Reconciliation Summary
100-1010 LGIP, Period Ending 08/31/2023

	<u>Aug 31, 23</u>
Beginning Balance	122,800.63
Cleared Transactions	
Checks and Payments - 1 item	-0.20
Deposits and Credits - 5 items	<u>3,338.46</u>
Total Cleared Transactions	<u>3,338.26</u>
Cleared Balance	<u>126,138.89</u>
Register Balance as of 08/31/2023	126,138.89
Ending Balance	126,138.89

City of Sodaville
Reconciliation Detail
 100-1010 LGIP, Period Ending 08/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						122,800.63
Cleared Transactions						
Checks and Payments - 1 item						
Check	08/01/2023			X	-0.20	-0.20
Total Checks and Payments					-0.20	-0.20
Deposits and Credits - 5 items						
Deposit	08/03/2023			X	330.60	330.60
Deposit	08/10/2023			X	30.85	361.45
Deposit	08/17/2023			X	1,574.77	1,936.22
Deposit	08/21/2023			X	936.23	2,872.45
Deposit	08/31/2023			X	466.01	3,338.46
Total Deposits and Credits					3,338.46	3,338.46
Total Cleared Transactions					3,338.26	3,338.26
Cleared Balance					3,338.26	126,138.89
Register Balance as of 08/31/2023					3,338.26	126,138.89
Ending Balance					3,338.26	126,138.89

September 2023
PROJECT NO. 215103-003

CITY OF SODAVILLE

2023 ECWAG Cost Estimate Update



9/6/2023

EXPIRES: 12-31-2024

PREPARED BY



KELLER ASSOCIATES, INC.
245 Commercial St. SE Suite 210
Salem, OR 97301
(503) 364-2002

PREPARED FOR

The City of Sodaville
30723 Sodaville Rd
Lebanon, Or 97355
(541) 258-8882

Revised Cost Estimate - September 5, 2023
City of Sodaville ECWAG PER Cost Estimate

Improvement	Unit	Unit Price	Estimated Quantity	2023 Cost ¹
Phase 1 - New Well and Booster Pump Station				
CONSTRUCTION				
Well Building (CMU construction)	LS	\$63,300	\$ 1	\$ 63,300
Pump (15 HP, 50 gpm+)	LS	\$18,700	\$ 1	\$ 18,700
Variable Frequency Drive (VFD)	LS	\$5,500	\$ 1	\$ 5,500
Surge Anticipating Valve (SAV)	LS	\$4,000	\$ 1	\$ 4,000
LID Drainage for SAV	LS	\$4,000	\$ 1	\$ 4,000
Installation and Control (Flow meters pressure valve monitoring)	LS	\$50,000	\$ 1	\$ 50,000
Utilities	LS	\$25,000	\$ 1	\$ 25,000
Electrical	LS	\$50,000	\$ 1	\$ 50,000
Mechanical (Inside)	LS	\$19,000	\$ 1	\$ 19,000
3-inch Pipeline	LF	\$40	\$ 800	\$ 32,000
Isolation Valve (gate valve cause under 12")	EA	\$2,500	\$ 1	\$ 2,500
Asphalt Surface Repair	SQYD	\$90	\$ 120	\$ 10,800
Connect to Existing Waterline	EA	\$5,000	\$ 1	\$ 5,000
Security Fencing	LF	\$55	\$ 300	\$ 16,500
Access Road	LF	\$40	\$ 200	\$ 8,000
Well Drilling				
Mob/demob for drilling	LS	\$15,000	\$ 1	\$ 15,000
Water Management and Erosion Control	LS	\$7,500	\$ 1	\$ 7,500
Drill 12-inch Upper Borehole	LF	\$200	\$ 85	\$ 17,000
Install 8-inch 0.250" Casing	LF	\$150	\$ 85	\$ 12,750
Install Grout Seal	LF	\$100	\$ 85	\$ 8,500
Drill 8-inch Lower Borehole	LF	\$150	\$ 5	\$ 750
Video Survey	LS	\$2,500	\$ 1	\$ 2,500
Install 6-inch SS Wire-Wrap Screen Liner	LF	\$200	\$ 20	\$ 4,000
Well Development	HR	\$500	\$ 8	\$ 4,000
Well Disinfection	LS	\$2,500	\$ 1	\$ 2,500
Well Completion (Plumbness and Alignment, Surface Completion)	LS	\$4,500	\$ 1	\$ 4,500
Water Quality Testing	LS	\$3,000	\$ 1	\$ 3,000
<i>Subtotal</i>				\$396,300
<i>Contingency</i>		%	30%	\$ 118,890
<i>Construction Costs</i>				\$515,190

SOFT COSTS				
ECWAG PER/ER Support	LS	\$8,000	\$	1 \$ 8,000
72-hr Pump Test w/ 72-hr Recovery (GSI Oversight and Analysis)	LS	\$10,000	\$	1 \$ 10,000
Well Testing Equipment	LS	\$5,000	\$	1 \$ 5,000
8-hr Step Test (Contractor)	HR	\$300	\$	8 \$ 2,400
72-hr Pump Test (Contractor)	HR	\$300	\$	72 \$ 21,600
Water Right Permitting	LS	\$5,000	\$	1 \$ 5,000
Permitting	LS	\$10,000	\$	1 \$ 10,000
Hydrogeotechnical	LS	\$50,000	\$	1 \$ 50,000
Geotechnical	LS	\$9,000	\$	1 \$ 9,000
Surveying	LS	\$7,500	\$	1 \$ 7,500
Environmental (Investigation and Regulatory/Funding Requirements)	LS	\$20,000	\$	1 \$ 20,000
Easements and Property Acquisition	LS	\$51,000	\$	1 \$ 51,000
Water Management and Conservation Plan	LS	\$6,330	\$	1 \$ 6,330
Engineering	%	\$0		\$ 128,798
Administrative/Legal	%	\$0		\$ 10,400
<i>Soft Costs</i>				\$345,028
Phase 1 Total Cost				\$ 861,000

Notes:

¹These costs are budget level cost estimates.

Improvement	Unit	Unit Price	Estimated Quantity	2017 Cost¹
Phase 2 - New 75,000 gal Reservoir				
CONSTRUCTION				
Reservoir Foundation ²	LS	\$50,000	\$	1 \$ 50,000
Reservoir - Bolted Steel Epoxy Lined; 75,000 gal ³	LS	\$250,000	\$	1 \$ 250,000
Vault/s at New Reservoir	LS	\$40,000	\$	1 \$ 40,000
Yard Piping at New Reservoir	LS	\$50,000	\$	1 \$ 50,000
Monitoring, Instrumentation, Control, Automation, and Reporting (MICAR)	LS	\$80,000	\$	1 \$ 80,000
Security Fencing	LS	\$10,000	\$	1 \$ 10,000
<i>Subtotal</i>				\$480,000
Contingency	%	30%		\$ 144,000
<i>Construction Costs</i>				\$624,000
SOFT COSTS⁴				
Permitting	LS	\$10,000	\$	1 \$ 10,000
Geotechnical	LS	\$20,000	\$	1 \$ 20,000
Surveying	LS	\$7,500	\$	1 \$ 7,500
Environmental (Investigation and Regulatory/Funding Requirements)	LS	\$25,000	\$	1 \$ 25,000
Engineering	%	\$0		\$ 156,000
Administrative/Legal	%	\$0		\$ 12,480
<i>Soft Costs</i>				\$231,000
Phase 2 Total Cost				\$ 855,000
Phase 1 & 2 Total Cost				\$1,716,000

Notes:

¹These costs are budget level cost estimates.²New reservoir is 17-foot width x 33-foot height, to match existing.³New reservoir can be glass lined instead of epoxy for additional cost of \$20,000. Glass lined has 60+ year life expectancy. Epoxy lined has 20-30 year life⁴These costs do not include any costs for easements or property acquisition.

Resolution No. 23-12

**A RESOLUTION DECLARING THE TRANSFER OF FUNDS FROM THE STATE
POOL ACCOUNT #7975**

THE CITY OF SODAVILLE RESOLVES AS FOLLOWS:

The City shall authorize the transfer of funds from the State Pool Account to the City's Checking Account ending in 7975 at J P Morgan Chase in the amount of \$17,333.52.

The City shall authorize the transfer of funds from the City's Checking Account ending in 7975 at J P Morgan Chase to the State Pool Account in the amount of \$496.00.

Passed by the City Council this 14th day of September, 2023.

Approved by the Mayor this _____ day of September, 2023.

_____ Ayes _____ Nays

Mayor

City Recorder