

City of Cascade Locks

PO Box 308
140 SW WaNaPa St.
Cascade Locks, OR 97014

541-374-8484

Gordon Zimmerman
City Administrator

*Cascade Locks is where the Bridge of the Gods spans the Heart of the Gorge;
where mountain, wind, and water create the best sailing in the Northwest;
and where the "CL" on the license plate stands for Cascade Locks, the second largest city in Hood River County!
The City of Cascade Locks is an Equal Opportunity Provider.*

The City of Cascade Locks and Nestlé Waters North America

The City of Cascade Locks is currently experiencing 18.8% unemployment. The City Council is determined to provide an economic base for our community. Tourism is doing well with the best year we've ever had. New businesses are opening on the main street. Houses are being built. Existing houses are being sold.

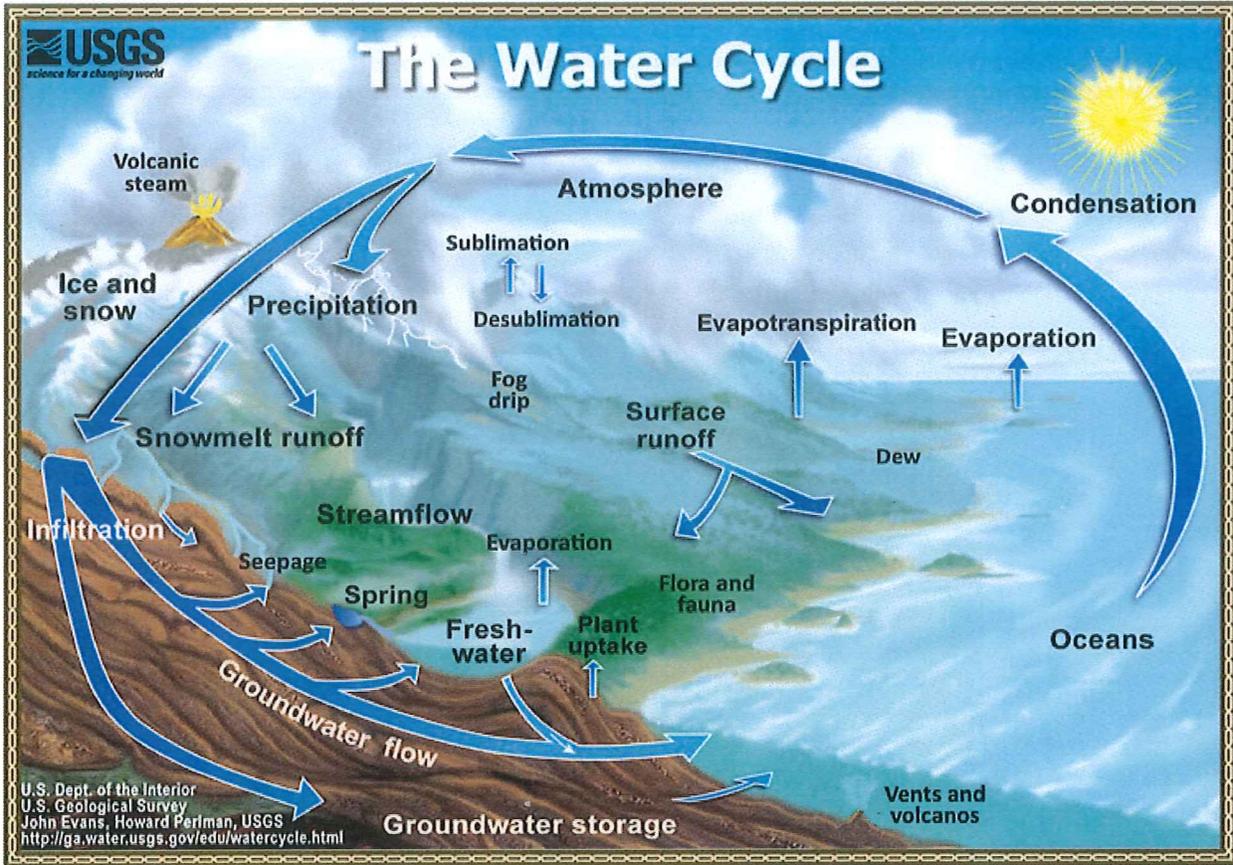
The Port of Cascade Locks is responsible for the economic development of the region, to help provide jobs for our community of 1,225 people. The City of Cascade Locks is responsible for the infrastructure that new jobs rely upon, adequate water, adequate power, wastewater treatment, and good streets. The City has experienced economic disappointments in the past. We didn't get the casino. The lumber industry was decimated by environmental concerns. For the first time in years, the City is attracting the attention of potential manufacturing interests. Bear Mountain Wood Products is expanding. A new value added agricultural industry is coming to town. A local family is working on a fish processing plant.

The most successful towns have a mix of business and industry. The City and Port are trying to attract that industry because it provides a greater and more stable financial foundation for the community.

In 2008 Nestlé Waters North America approached the City about the possibility of locating a water bottling plant in Cascade Locks. The company is interested in the water from Oxbow Springs which is just south the Oxbow Fish Hatchery of the Oregon Department of Fish and Wildlife, which uses the water in their fish rearing process for endangered fish. The proposal is to trade one half cubic foot of water per second of spring water for one half cubic foot of groundwater. That's 118 million gallons a year which sounds like a lot, but we have an abundance of water in Cascade Locks.

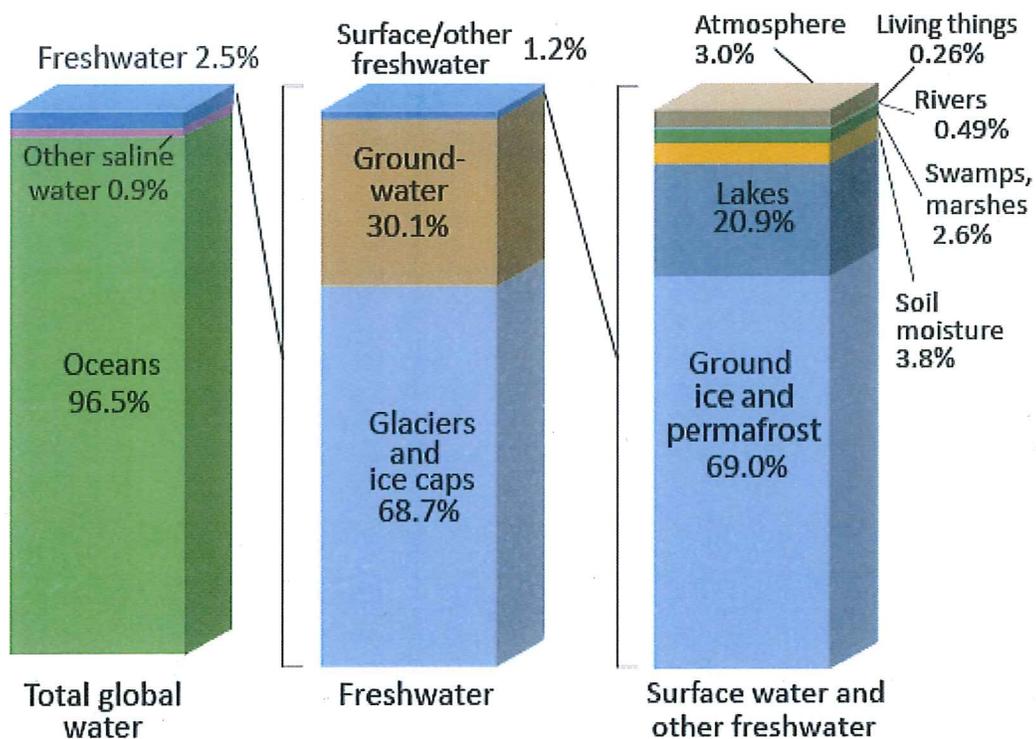
A city lives on its resources. The resources in Cascade Locks are wind (for sailing), dirt (for hiking), and water. It's a great fit for the community.

Revised: December 5, 2015



The same amount of water exists now as it has since the creation of the earth. We cannot create water or destroy water. It may move from place to place, but in one form or another, it is always here.

Where is Earth's Water?

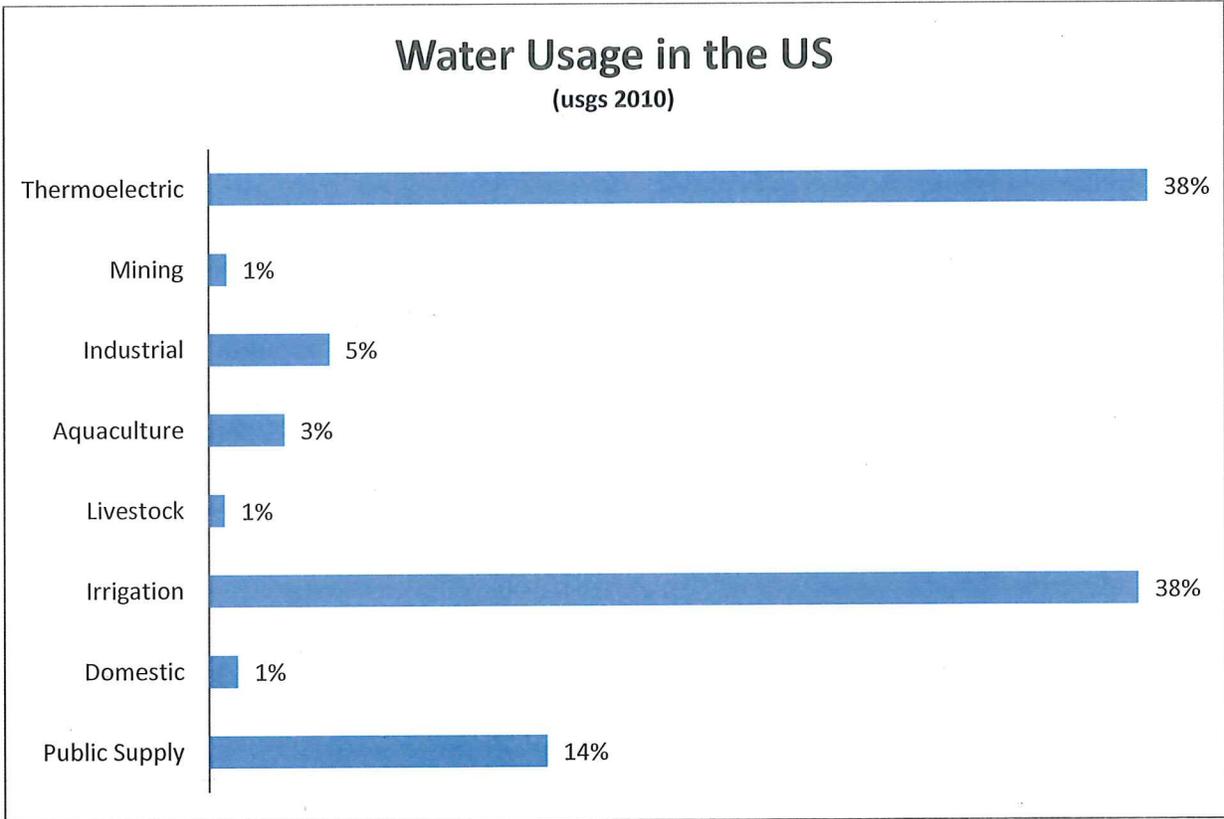


Source: Igor Shiklomanov's chapter "World fresh water resources" in Peter H. Gleick (editor), 1993, *Water in Crisis: A Guide to the World's Fresh Water Resources*.

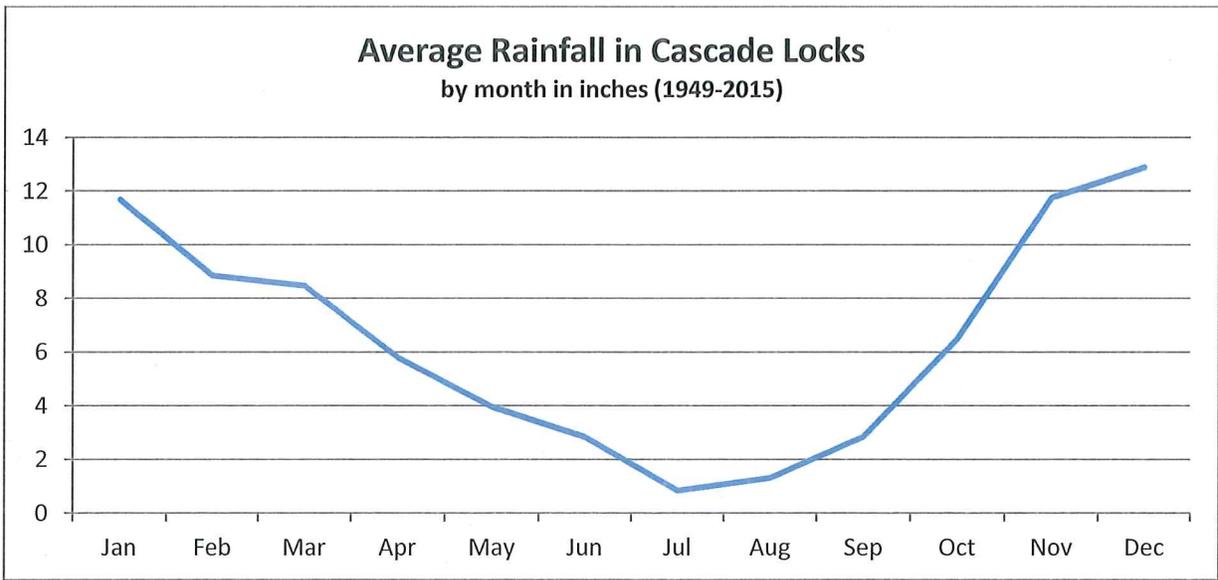
NOTE: Numbers are rounded, so percent summations may not add to 100.

The total amount of ground water is only .75% of the total water on earth. Most of that groundwater is within ½ mile of the earth's surface.

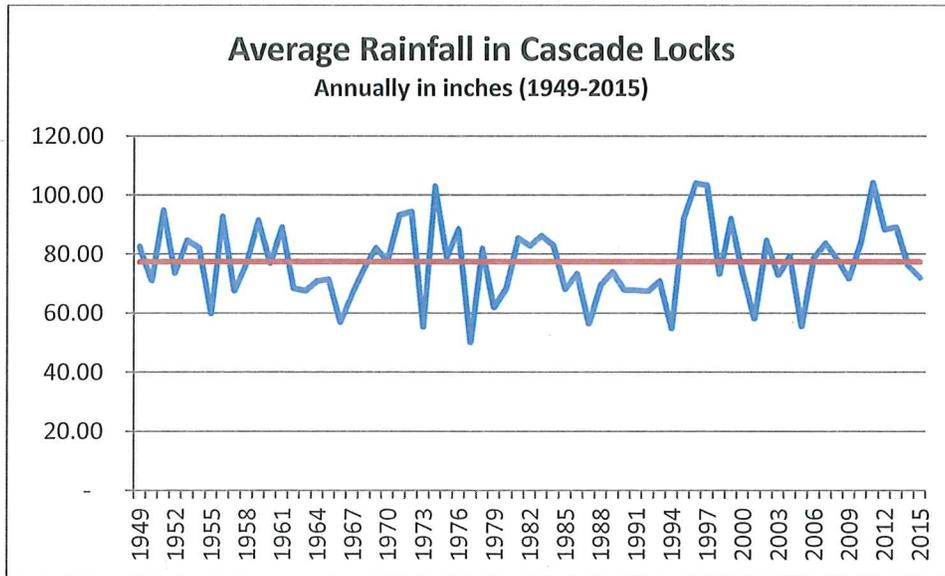
Surface freshwater is on .03% of the total water on earth. Of that freshwater there is six times more water in the atmosphere as in our rivers. Rivers contain twice as much water as all living things.



Water sold by water districts and municipalities are reflected in the “Public Supply” line. Only 14% of water usage in the US is sold by districts and cities to residences, commercial, and most industrial applications. Bottled water is 0.04% of the total water usage in the United States according to the US Geological Survey. The greatest potential for water conservation are in the thermoelectric (power generation and cooling) and irrigation areas.



Average rainfall by month for the City of Cascade Locks as recorded for the last 65 years at Bonneville Dam ranges from a low of just under an inch in July to almost 13 inches in December. Because this is an average, the actual precipitation can be higher or lower, earlier or later, than depicted above.



This graph depicts the 65 year average of annual rainfall in Cascade Locks, again as measured at Bonneville Dam. Only 8 times since 1949 has the city received less than 60 inches of rain with the lowest being just over 50 inches. The City has exceeded 100 inches of annual rainfall 4 times. The average is 77 inches annually.

Portland averages 36 inches of rain per year. Hood River averages 31 inches.

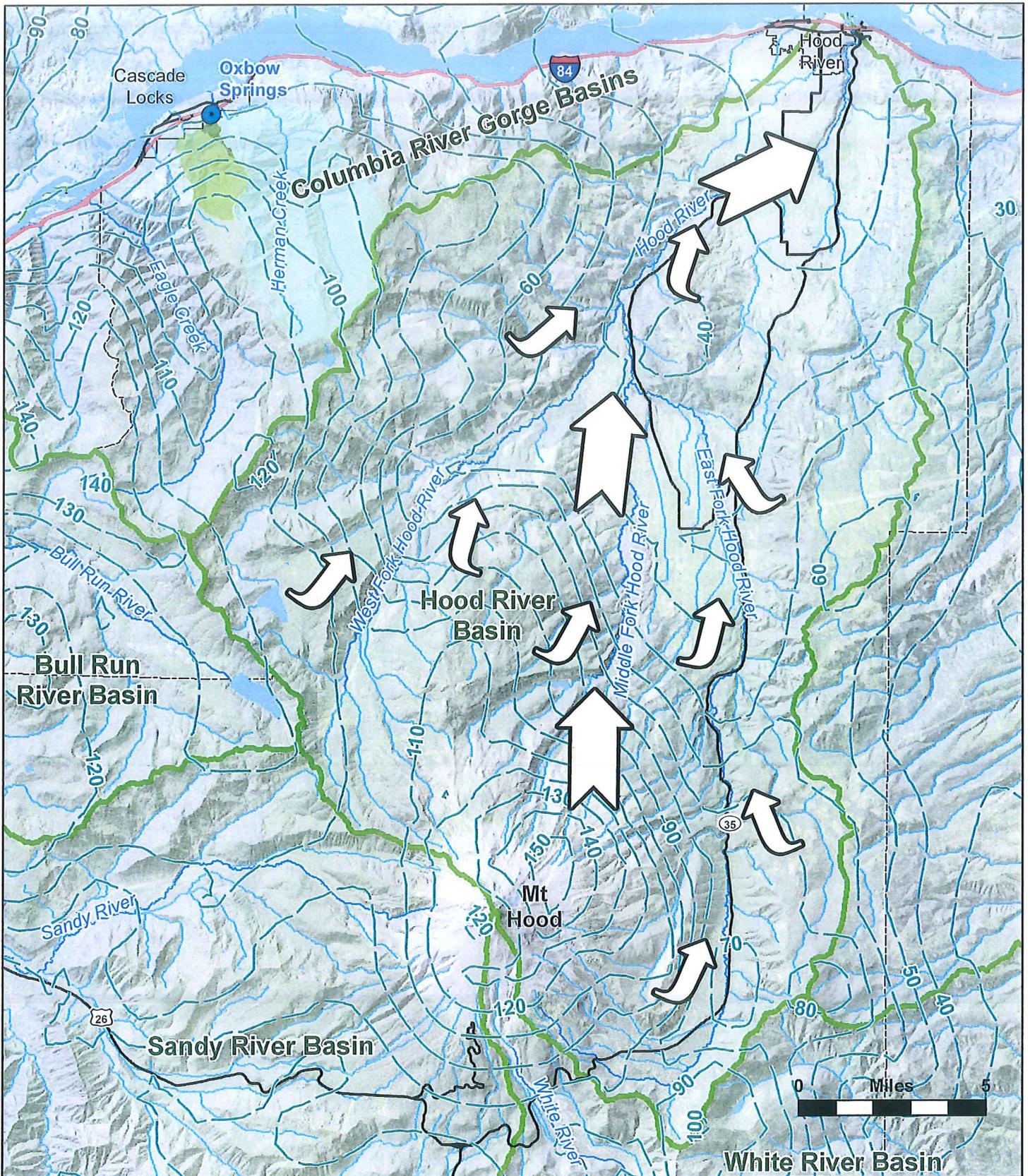
For the water year just ended (October 2014-September 2015) Cascade Locks received 72 inches of rain or 94% of normal in a year when 20 counties in the state have declared drought emergencies.

Hood River County Water Rights

Type	Number of Water Rights	Place of Use	Acres
Agricultural	18	23	6,396.61
Domestic	159	159	2.00
Fish	40	40	-
Industrial	29	32	1,400.00
Irrigation	426	464	55,286.26
In Stream	31	31	-
Livestock	32	32	-
Mining	2	2	-
Miscellaneous	51	58	1.50
Municipal	17	18	-
Power	27	27	-
Recreational	13	13	-
Storage	-	-	-
Wildlife	<u>11</u>	<u>11</u>	<u>-</u>
Total	856	910	63,086.37
Population			
Hood River	7,545		
Cascade Locks	<u>1,235</u>	5	
Total Incorporated	8,780		
Unincorporated	<u>13,895</u>		
Hood River County	22,675		

The water sold to Nestlé would come under the municipal water rights category. The water rights designated to irrigate Hood River Valley orchards far outstrips the total amount of spring water bottled by Nwana. According to the Hood River County Water Master, 118 million gallons would irrigate 181 acres.

The question then becomes where does the water come from that feeds Hood River’s orchards and Herman Creek in Cascade Locks. The next few pages answer those questions.



- Spring Location
- Topographic Recharge Basins
 - Dry Creek Recharge Basin
 - Oxbow Springs Recharge Basin
 - Herman Creek Recharge Basin
 - Major Basin Boundaries (Modified from USGS National Hydrography Dataset)
- Average Annual Precipitation in inches (1981-2010, PRISM)
- ➔ Estimated Groundwater Flow Direction (from USBR DRAFT Hood River Basin Study, 2014)

Figure 1
Hood River County
Watershed Boundaries

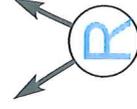
Figure 8a

Oxbow Springs, Dry Creek Drainage Basins and 1971-2000 Average Annual Precipitation

Cascade Locks Water Resources Investigation Summary Report



- City Wells
 - Spring Locations
 - City Limits
- ### Topographic Recharge Basins
- Dry Creek Recharge Basin
 - Oxbow Springs Recharge Basin
 - Herman Creek Recharge Basin (extends beyond figure boundary)
 - Average Annual Precipitation in inches (1971-2000, PRISM)



Inferred Recharge to LSTS Aquifer Supporting Spring Flows



0 Feet 2,000

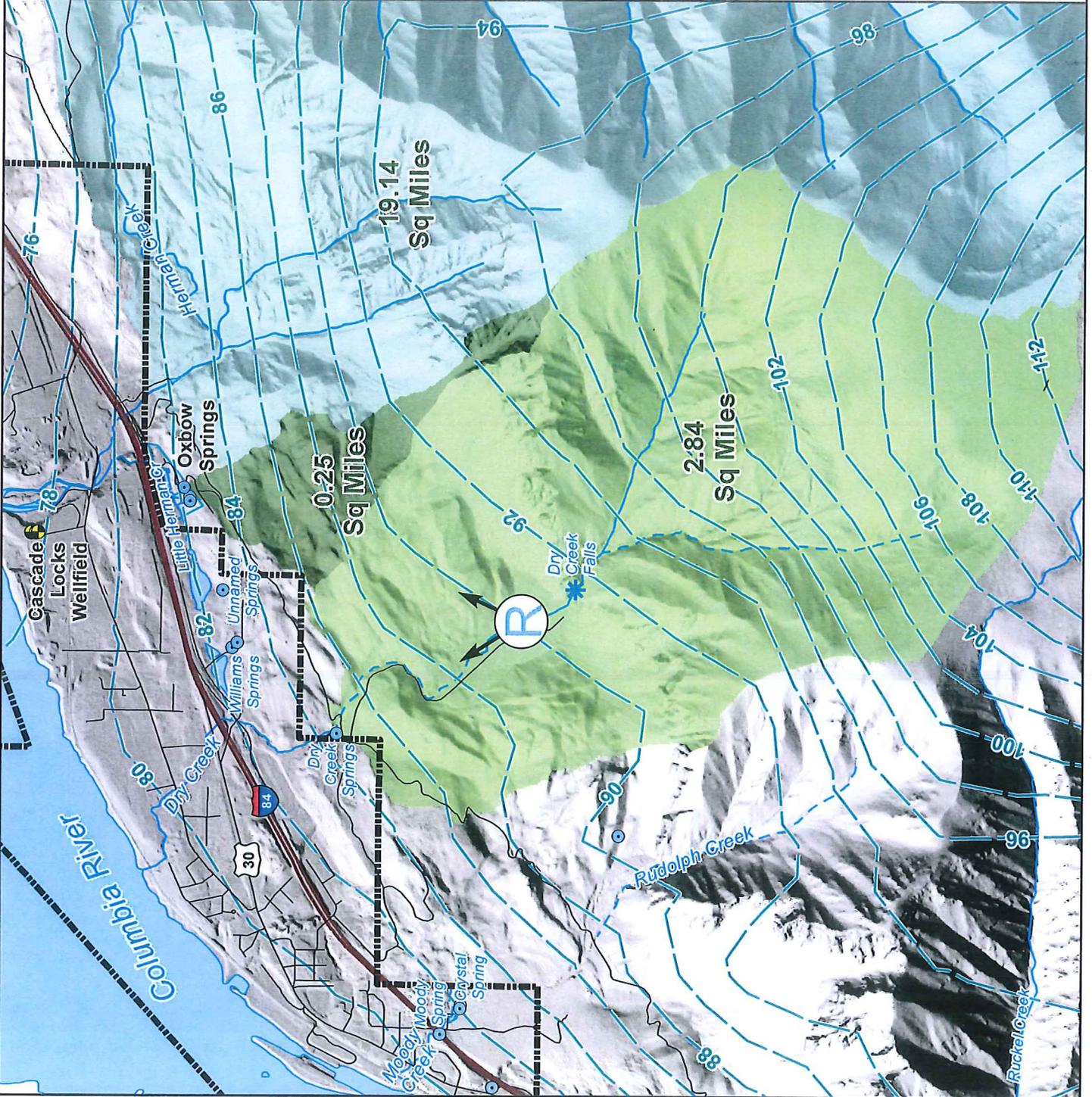


Figure 8b

Oxbow Springs, Dry Creek Drainage Basins and 1981-2010 Average Annual Precipitation

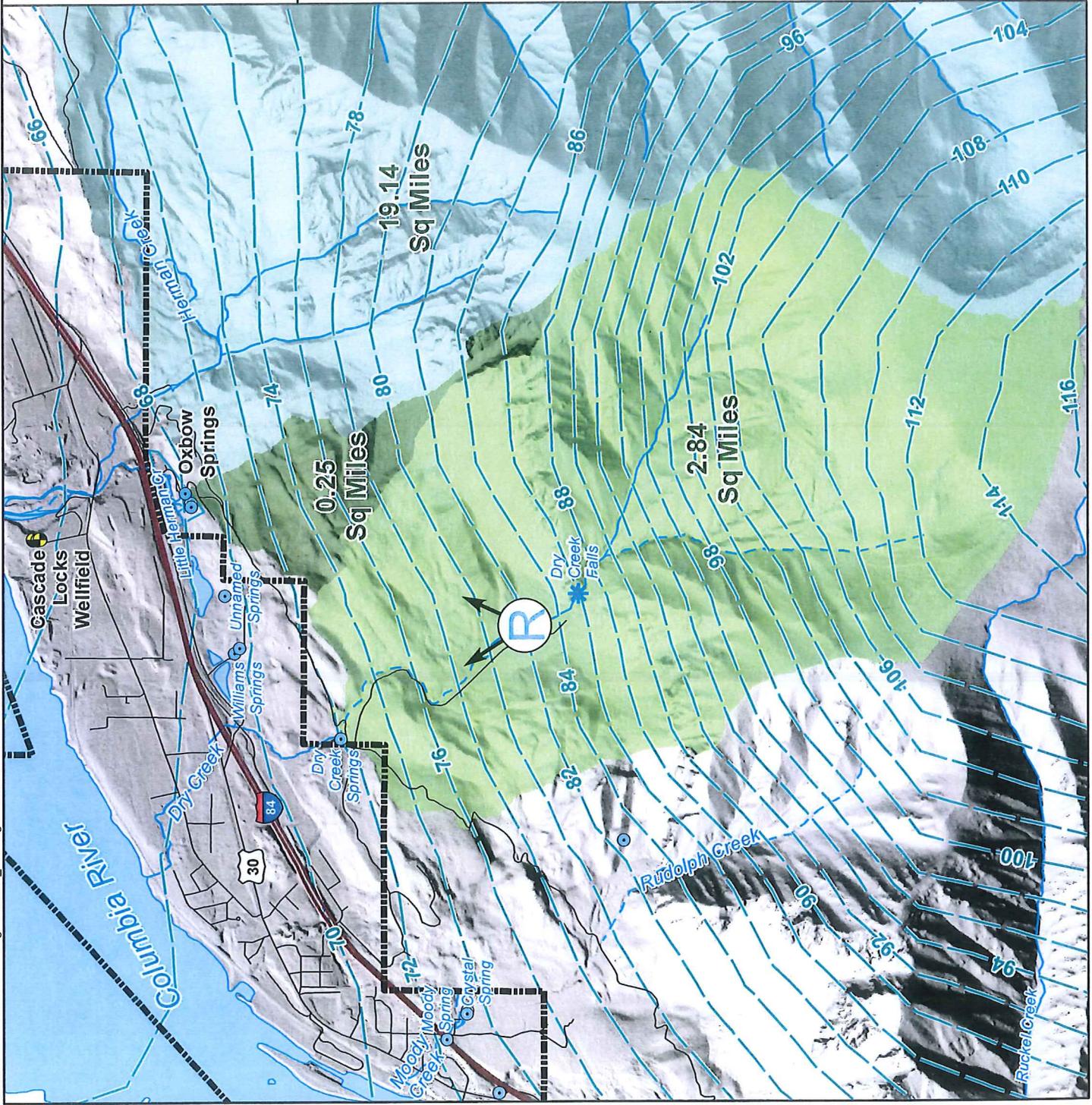
Cascade Locks
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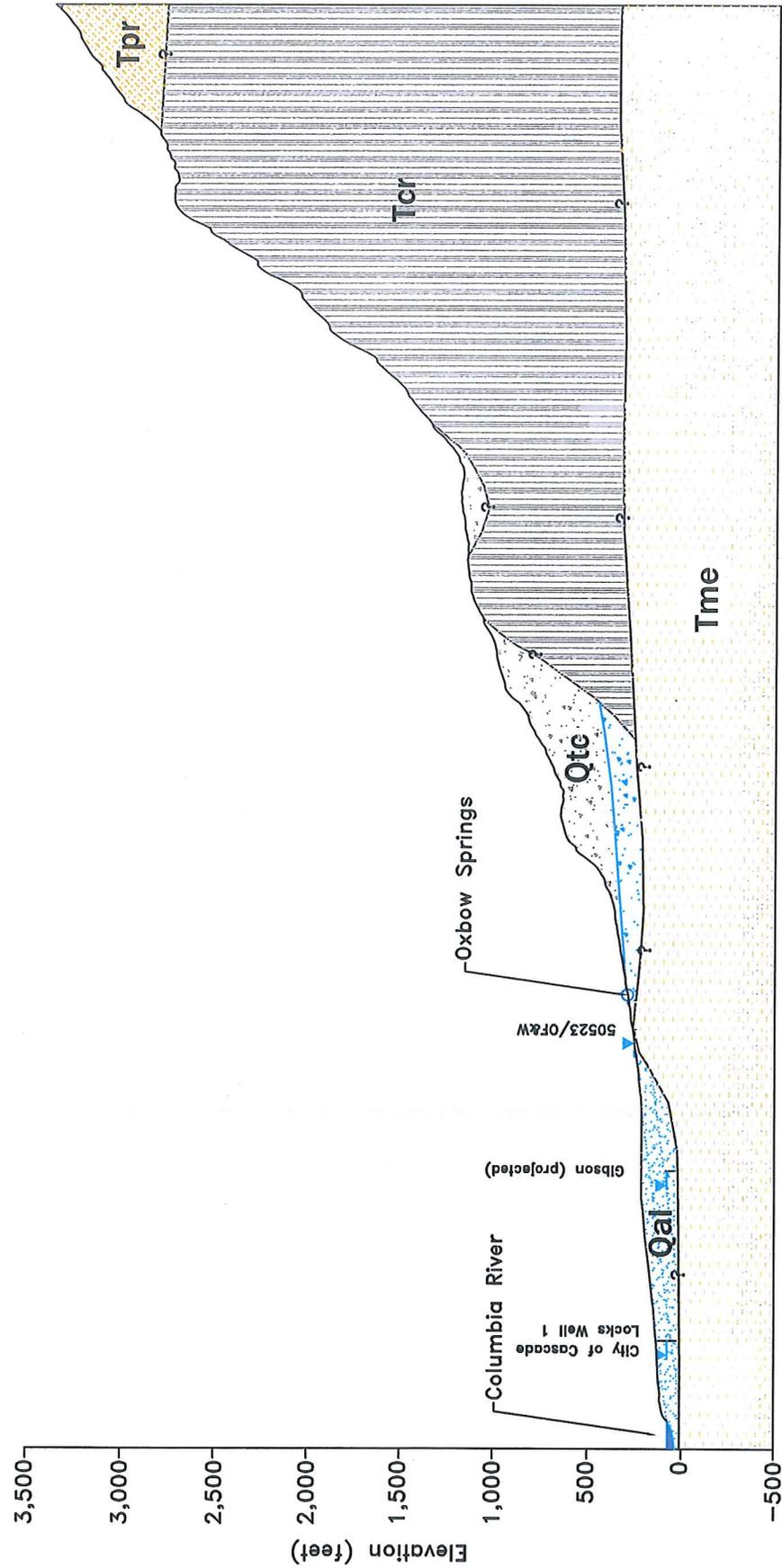


0 Feet 2,000



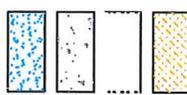
A (north)

A' (south)



Legend

- Well Completion
- Well ID/Owner Name
- Static Water Level



- Qal - Quaternary Alluvium
- Qtc - Quaternary Thick Talus
- Qtv - High Cascades Volcanics
- Tpr - Rhododendron Formation

- Tcr - Columbia River Basalt
- Tme - Eagle Creek Formation

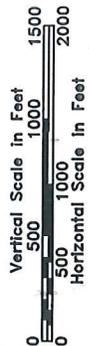


Figure 2
Hydrogeologic Cross Section A-A'

Technical Information Cascade Locks Vicinity
November 2010 Presentation
JE0705.41_Xseca.dwg



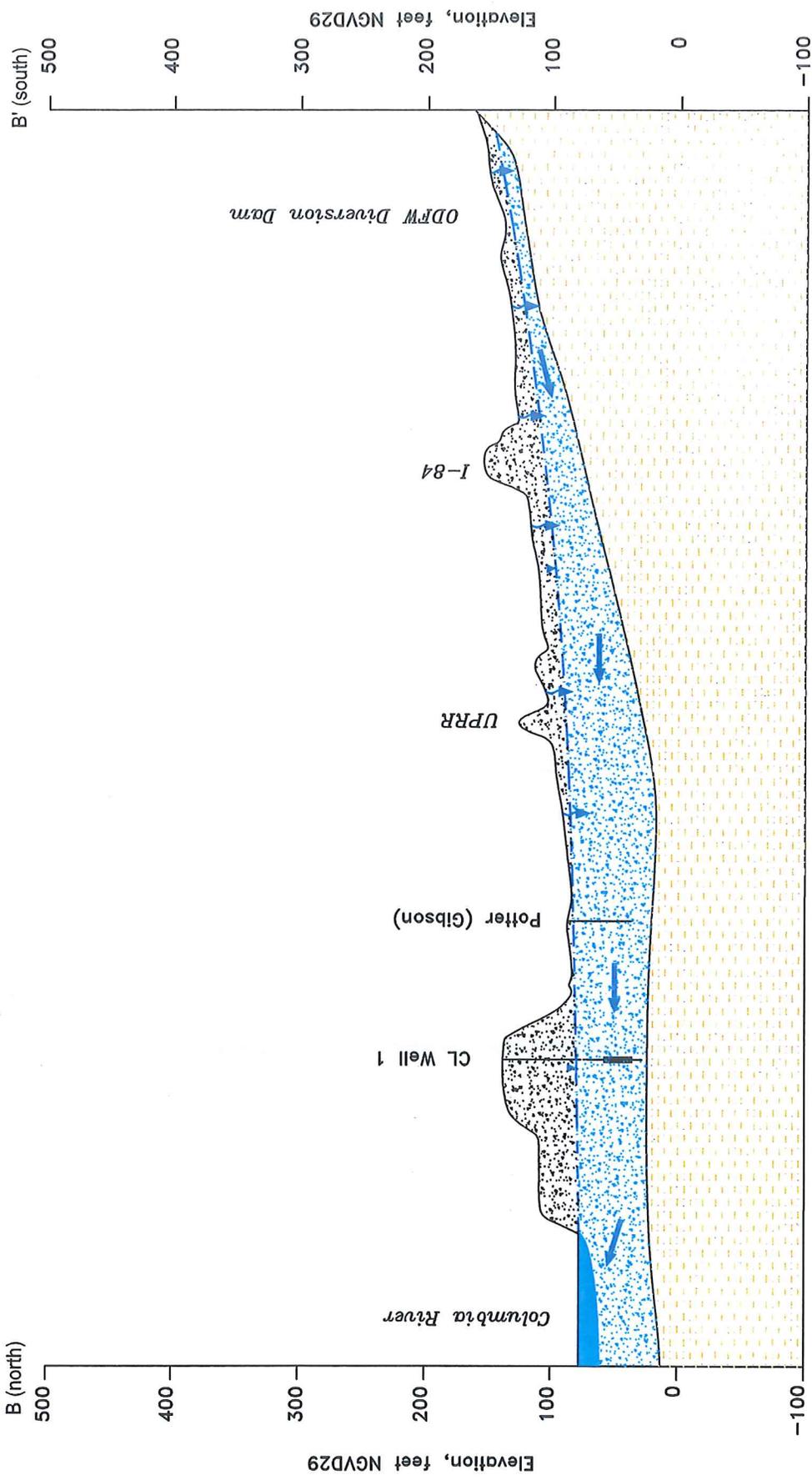


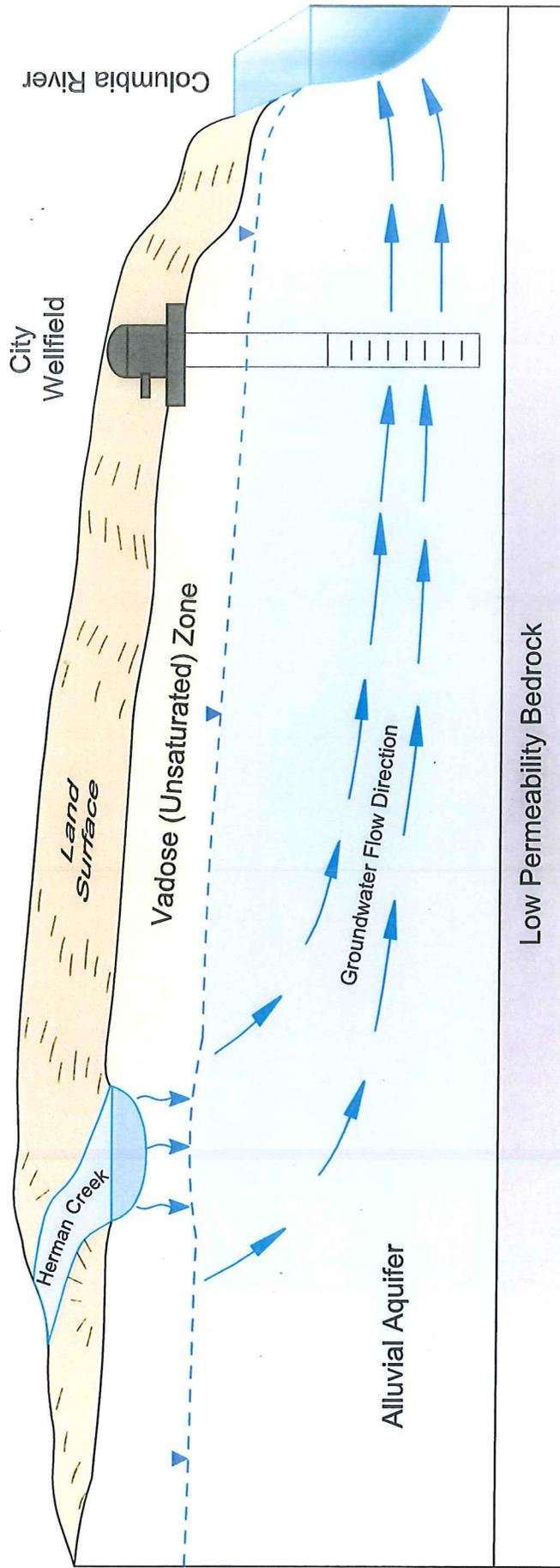
Figure 3
Hydrogeologic Cross Section B-B'

Technical Information Cascade Locks Vicinity
 November 2010 Presentation
 JED705-41, CL_B_Prefiles_Sewer.dwg



LEGEND

Qal - Quaternary Alluvium	Groundwater Flow Direction
Qtc - Quaternary Thick Talus and Landside Deposits	Herman Creek Seepage Loss to Aquifer
Tme - Eagle Creek Formation	
Well Owner/Name	Vertical Scale in Feet
Static Water Level	Horizontal Scale in Feet
Open Interval	



Modified from USGS Circular 1186, Sustainability of Ground-Water Resources. W.M. Alley, Thomas E. Reilly, and O. Lehn Franke. 1999.

Figure 6a. Conceptual Model of Groundwater Flow from Herman Creek Seepage to City of Cascade Locks Wellfield under Non-Pumping Conditions

Conceptual Diagram, not to scale.

- - - Water Table

WATER TRANSFER/EXCHANGE ODFW APPLICATION
(T-11108/T-11109) Filed August 2010
Public Comment Closed September 2010

Preliminary Determination
Issued February 2012

Bark/FWW Protest
March 29, 2012

WATER TRANSFER T-11108
Administrative Hearing

Final Order in Favor of ODFW
August 2014

WATER RIGHT CROSS
TRANSFER

ODFW/City Applications
Filed April 2015, Suspended November, 2015

Contested Case Hearing
Remaining 7 claims of Injury

Final Order

Board of Appeals

WATER EXCHANGE T-11109
OWRD Issue Proposed Order

Opportunity for Hearing

OWRD Public Hearing
1) Issue Final Order;
2) Modify Final Order; or
3) Contested Case Hearing

Contested Case Hearing

Final Order

Board of Appeals



Oxbow Hatchery

Oxbow Springs

Oxbow Hatchery was originally constructed in 1913 to provide additional rearing facilities for Bonneville Hatchery. It was relocated to its present site in 1937 following the construction of Bonneville Dam. Oxbow operated as a state-funded hatchery until 1952 when it was remodeled and expanded as part of the Columbia River Fisheries Development Program (Mitchell Act)—a program to enhance declining fish runs in the Columbia River Basin.

The hatchery is presently used for interim egg incubation and early rearing of Coho, Spring Chinook and Sockeye. No adult fish are collected or spawned at Oxbow and there are no fish released at this facility. Upper and Lower Herman Creek Ponds are used as interim rearing sites for coho transferred in from other facilities.

Best time to visit: All year for rearing ponds

Fish raised: Spring chinook, coho salmon and winter steelhead

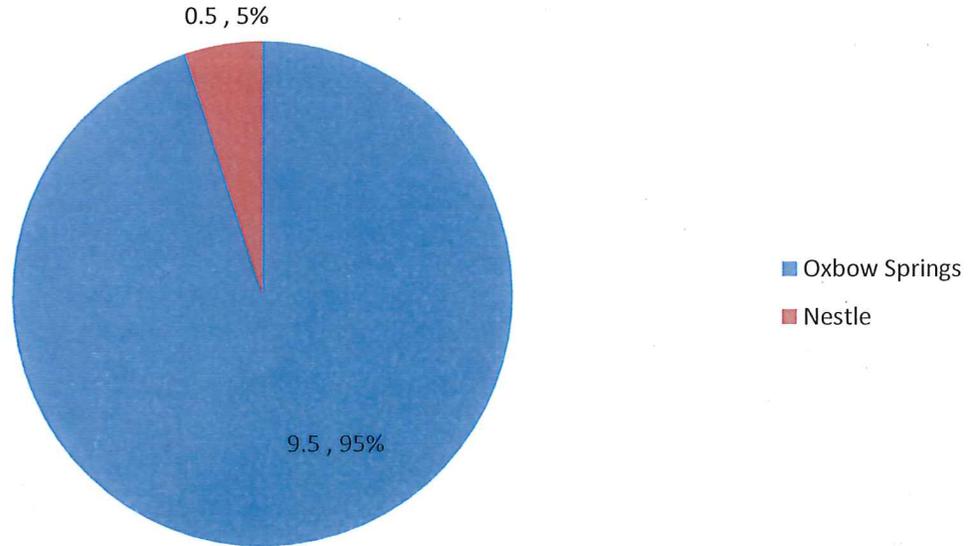
What to see and do

At the hatchery: Fingerlings can be viewed year-round. Adult salmon can be seen spawning in Herman Creek September - November.

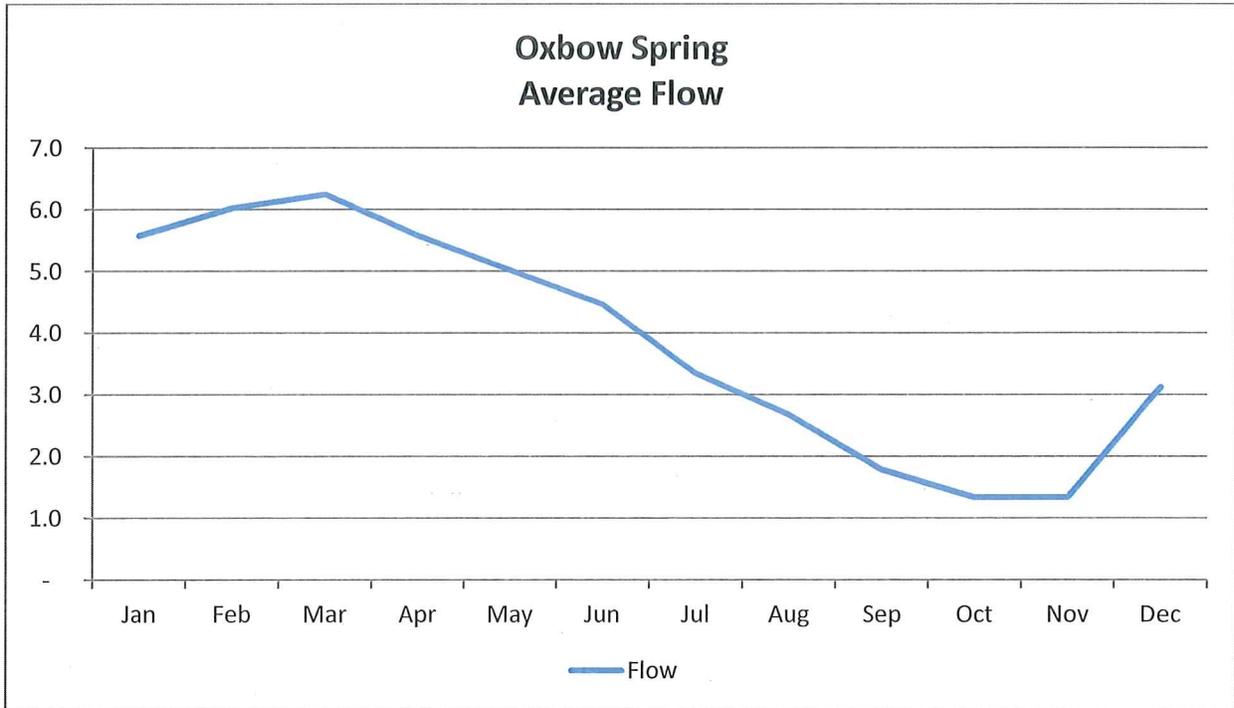
Address and Phone

Oxbow Hatchery
1200 Frontage Road
Cascade Locks, OR 97014
(541) 374-8540

ODFW Oxbow Springs Water Rights (cfs)

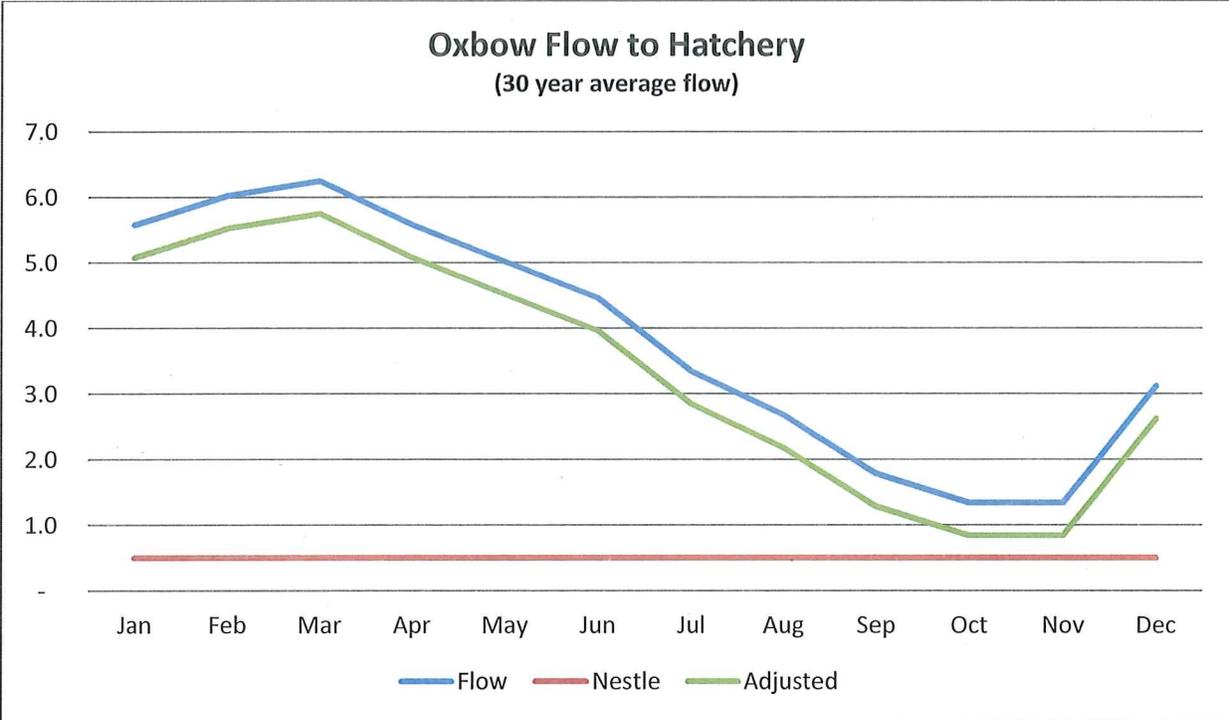


The Oregon Department of Fish and Wildlife (ODFW) has a perfected water right of 10 cubic feet per second (cfs) of the flow from Oxbow Springs. One cubic foot per second of water is about 448 gallons per minute. The water right transfer between the City of Cascade Locks and ODFW is for one half of a cubic foot per second, or approximately 224 gallons per minute, 5% of the total ODFW Oxbow Spring water right.



This chart shows the average flow of Oxbow Springs by month based on 30 years of data collected by ODFW. Anecdotal stories from ODFW Fish Hatchery personnel indicate the flow has varied from a low of 1 cfs in the late summer to as much as 15 cfs during the winter.

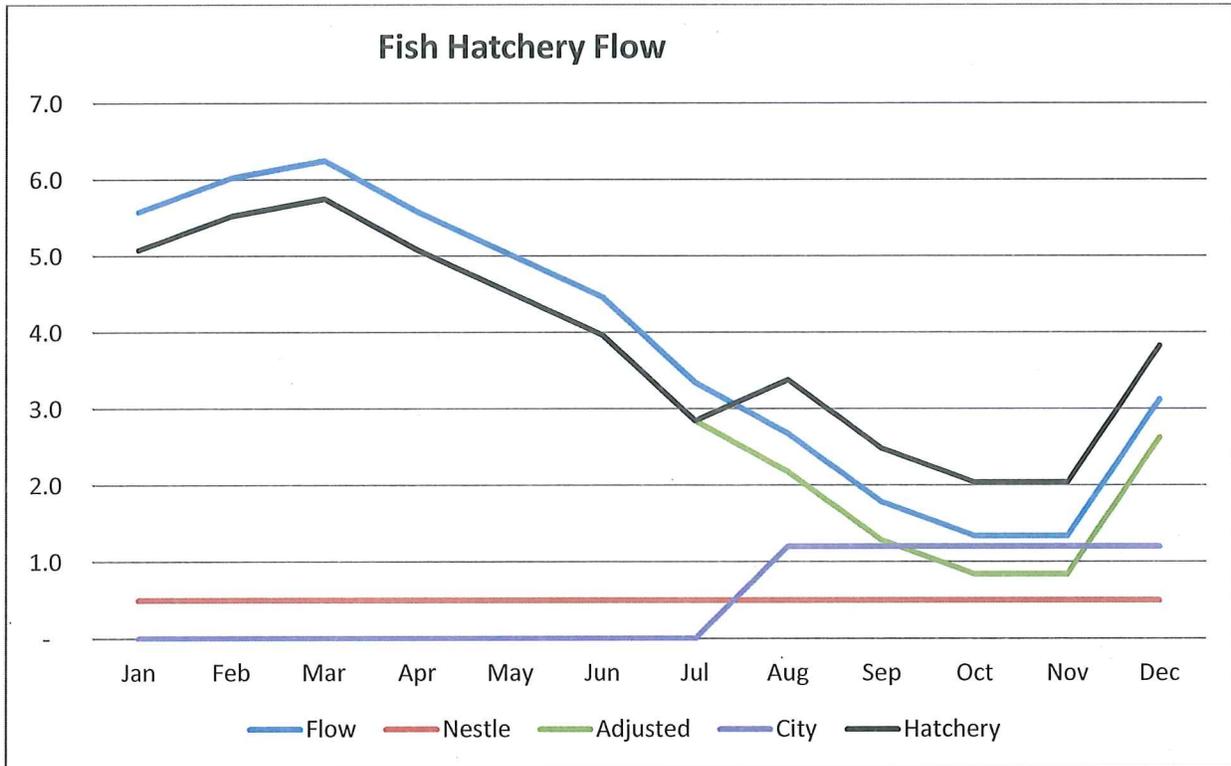
During the last water year (October 2014 thru September 2015) when Hood River County issued a drought declaration, Little Herman Creek flows, downstream from the fish hatchery, had a high water flow of 16 cfs in February and a low of 1.5 cfs in September, the lowest flow recorded on the last 7 years.



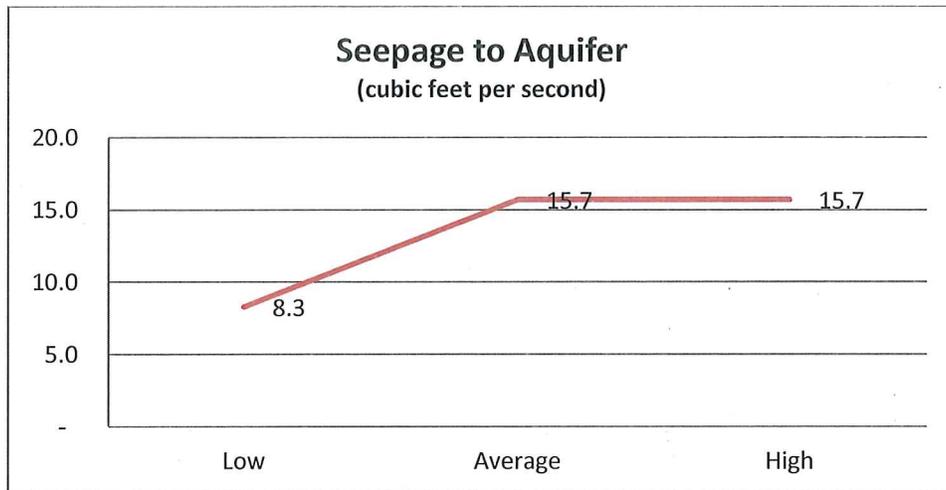
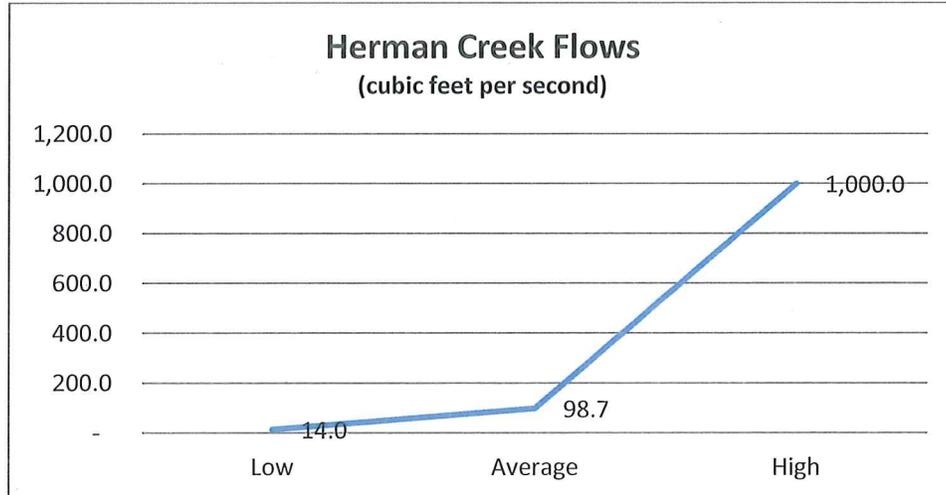
The top blue line is the average flow from the previous graph.

The bottom red line shows the amount of water right transferred to the City of Cascade Locks and available for sale to Nestlé Waters North America.

The middle green line is the adjusted average flow available to the fish hatchery after one-half cubic feet per second of water is transferred to the City.



The reason ODFW is interested in making this water right transfer is the ability to have water available for the fish hatchery when they need it. There is more than adequate water for fish production during most of the year. The low water flow period of September to November is when more water is needed than is normally available from Oxbow Springs. This graphic shows the impact of the City returning water (the bottom purple line) being supplied to the fish hatchery during the low flow period. The black line shows the adjusted spring flow after the City diverts the spring water and adding in the returning groundwater during the last few months of the year. This groundwater is returned to the hatchery at no cost to ODFW. The cost is borne by the sale of the spring water to Nwana.



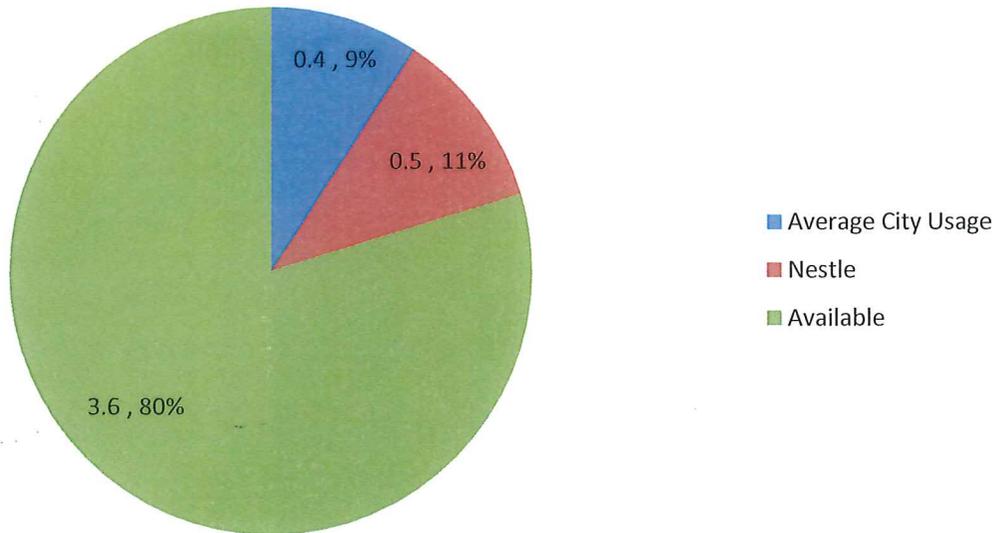
The City wells sit atop the Herman Creek aquifer. During low flow periods at the end of summer, Herman Creek flows at a low 14 cubic feet per second (cfs). Of that 14 cfs, the loss or seepage rate into the aquifer has been measured at 8.3 cfs. The City's water right is 4 cfs.

During high flow periods, Herman Creek runs at an average of 98.7 cfs with peaks over 1000 cfs in the winter months. At the maximum seepage into the aquifer the recharge is about 15.7 cfs.

The Herman Creek aquifer has a limited capacity of about 15.7 cfs. It is like a bucket. No matter how much water you pour into it, it can't hold more than the size of the bucket.

During the latest water year (October 2014 thru September 2105) when Hood River County issued a drought declaration, Herman Creek flows ranged from 800 cfs in March to 10.9 cfs in September, which is just below the average low flow for the last five years.

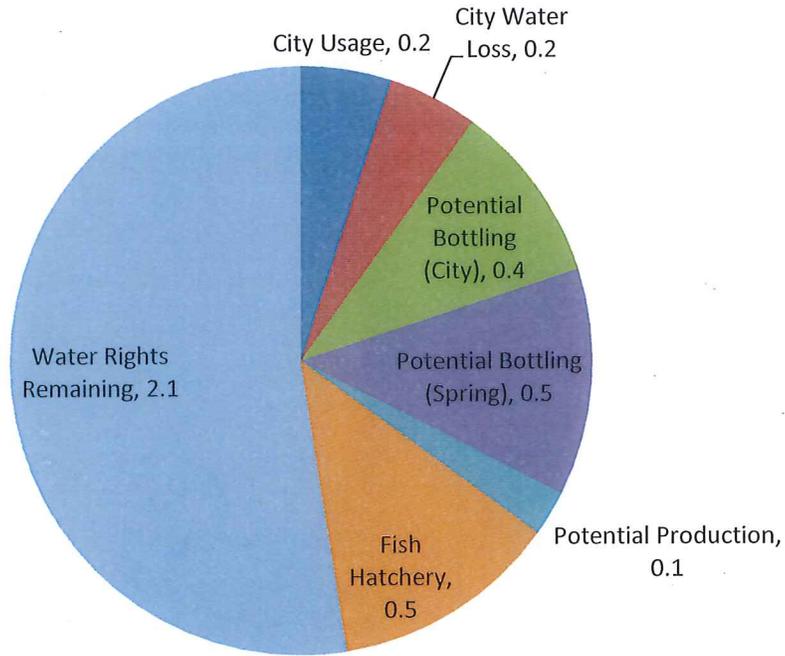
Cascade Locks Average Water Right Usage (cfs)



The City of Cascade Locks has water rights totaling 4 cfs from the Herman Creek aquifer on the east end of the City. The City has used an average of .4 cfs each month over the past five years. That's about 8 million gallons of water each month. Of that 8 million gallons, we bill our customers for 4 million gallons, meaning that the City loses about half of the water it pumps out of the aquifer through leaky pipes. The City is currently engineering a water system improvement project that should cut this water loss by at least half. The \$3,764,515 project has to be done to fix our system no matter what happens with the water transfer.

Nestlé Waters North America would use about .5 cfs in the production plant and the bottling of city groundwater should the plant be built.

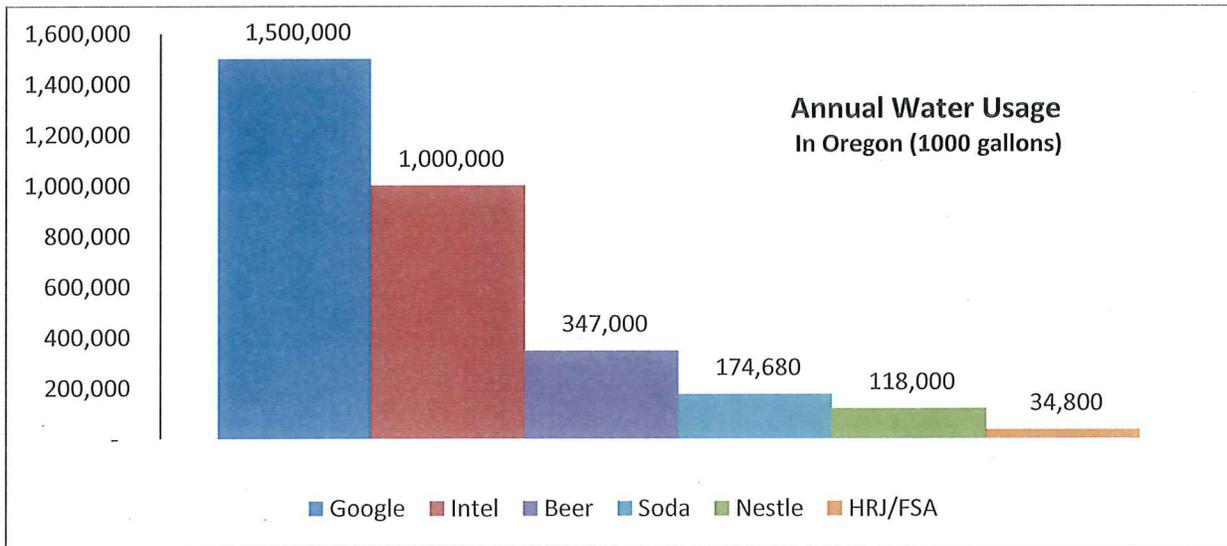
Future Use of Water Rights (cfs)



At full build out of the Nwana plant, the City would still average .2 cfs for our existing residences and businesses. After the completion of the Water System Improvement Project the City hopes the City Water Loss would be cut in half to .1 cfs. The water right transfer would replace the .5 cfs of spring water to be bottled with .5 cfs of groundwater to be delivered to the ODFW fish hatchery.

Besides the spring water, Nwana would use .1 cfs to produce the .5 cfs bottled water from the spring and the .4 cfs bottled City groundwater.

Without any improvement in the rate of water loss from the City infrastructure, the City would still have 2.1 cfs available for future growth.



How much spring water would Nestlé Waters North America (NWNA) bottle each year? If the bottling plant was running at full production 24 hours a day for an entire year, the plant would bottle almost 118 million gallons of water. That sounds like a lot, but looking at the Columbia River, that amount of water flows by Cascade Locks every 1.4 minutes. That same amount is used to maintain a 9-hole golf course or 181 acres of pear orchards each year in the upper Hood River valley.

Google in The Dalles uses an estimated 1.5 billion gallons of water each year to keep their computer servers cool, almost 8 times more than NWNA. That water is provided by the city of The Dalles which is on the far eastern edge of the lower slopes of the Mt. Hood snowpack drainage. Google is currently proposing to build another plant in The Dalles increasing potential usage by a third.

Intel, at their plant in Hillsboro, uses 1 billion gallons of water annually pulled out of the Willamette River in Wilsonville.

All of the breweries in Oregon use an estimated 347 million gallons of water each year to produce 1.6 million barrels of beer. This water comes from municipal sources.

Based on national averages at 44 gallons per capita, soda users consume an estimated 174,680,000 annually in Oregon. The water mixed with the syrups all comes from waters of the State of Oregon.

Hood River Juice and Full Sail Ale use about 34.8 million gallons of water annually in their products, about a third of Nestlé's bottled spring water output. This water is supplied from the City of Hood River.

Oxbow Spring averages almost 1 billion gallons per year. Nestlé would buy 10% of that flow.

How much water does an Olympic sized swimming pool hold?



Olympic size pools measure:

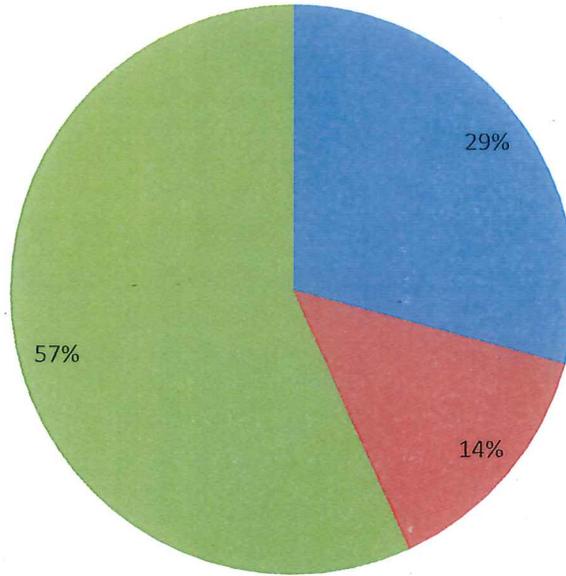
50 meters long,
25 meters wide, and
a minimum of 2 meters deep.

It contains 2,500,000 liters of water or 660,430 U.S. gallons.

If the total annual flow of the Columbia River is compared to the amount of water in an Olympic swimming pool, Nestlé's 118,000,000 gallons of water is the equivalent of 7 quarts in an Olympic pool.

Wastewater Treatment Plant Hydraulic (1000 gpd)

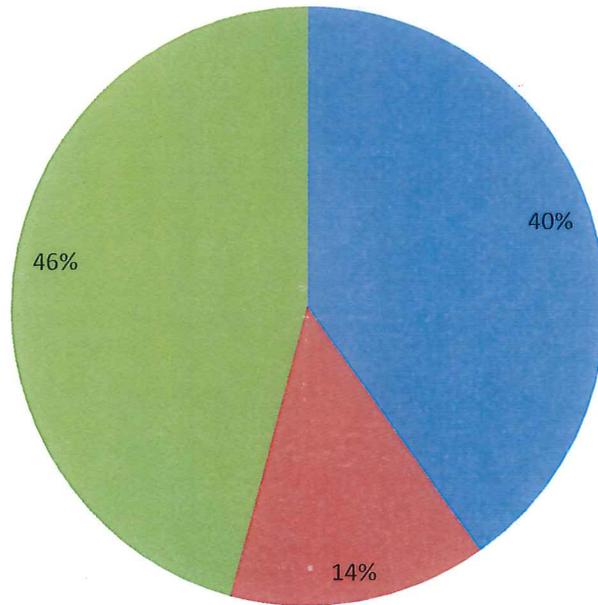
■ Average ■ Nestle ■ Available



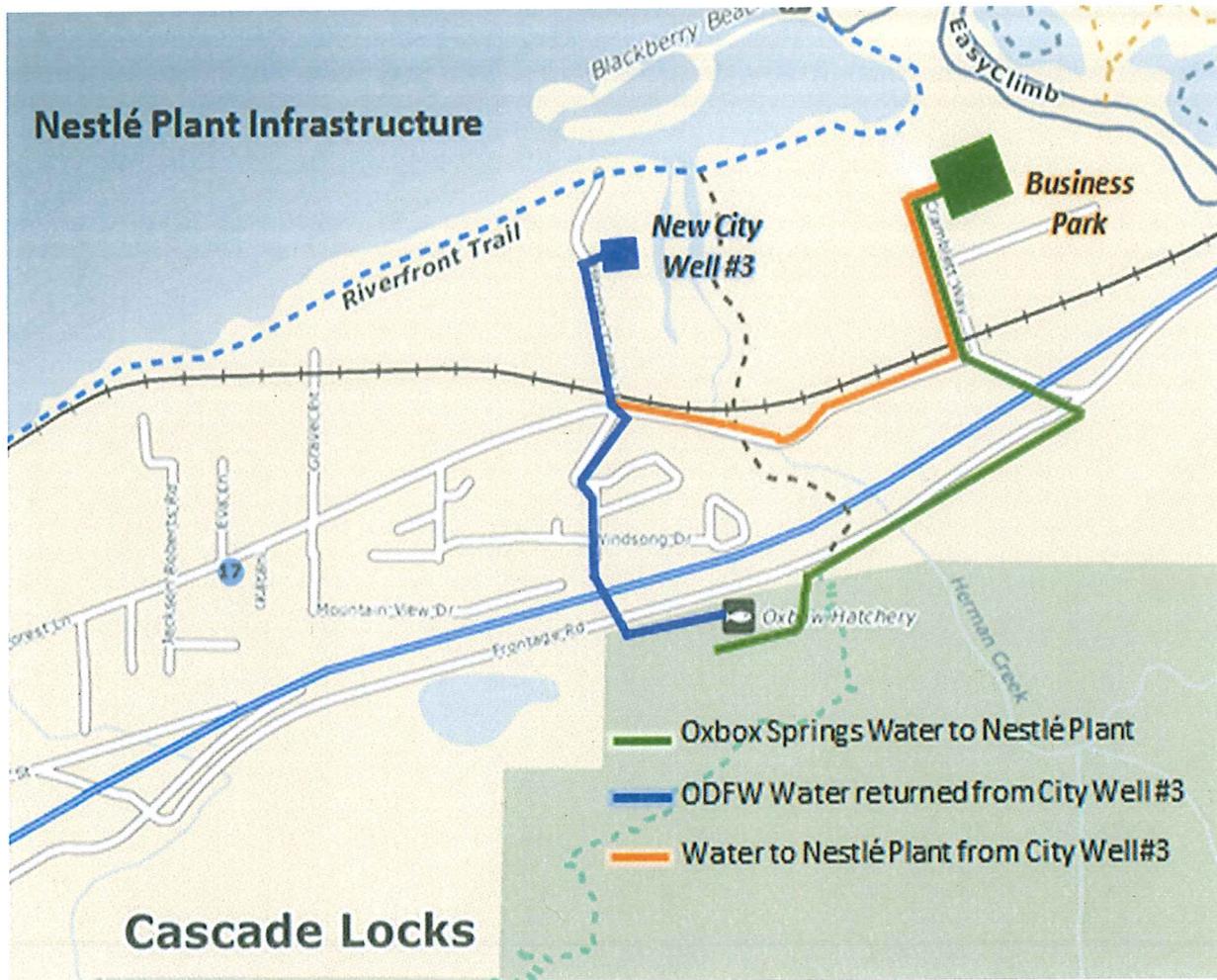
Will the production at the bottling plant impact our wastewater treatment plant? The City currently uses 29% of the hydraulic capacity of the plant. It is estimated that NWNA would add an additional 14% hydraulic load. That still leaves 57% for future growth.

Wastewater Treatment Plant Organic (lbs/day)

■ Average ■ Nestle ■ Available



Will the production at the bottling plant impact our wastewater treatment plant? The City currently uses 40% of the organic capacity of the plant. It is estimated that NWNA would add an additional 14% hydraulic load. That still leaves 46% for future growth of the solids being treated in the plant.

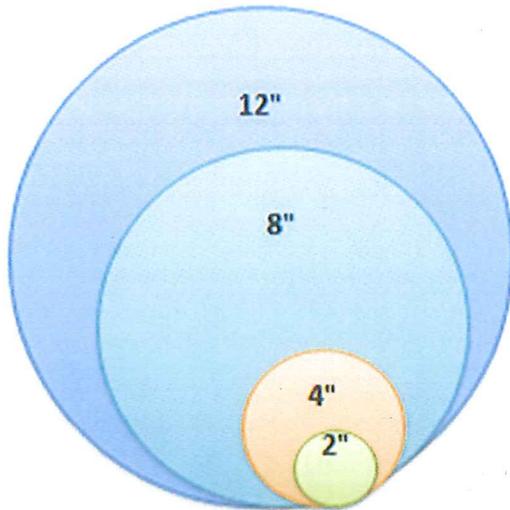


Where exactly will the bottling plant go? The plant would be located in the Port of Cascade Locks Business Park. The exact location has not been determined because no offer has been made to purchase or lease any property. It will not be built on ODFW property next to Oxbow Spring.

The water to be returned to the fish hatchery would flow from a new well within the Herman Creek aquifer and piped to the fish hatchery. This would be untreated "raw" water that is only slightly warmer (.2 to .3 degrees Fahrenheit) than the spring water normally used on the fish raising process.

That "raw" water could also be piped to the bottling plant for a second bottling line.

Pipe Size Capacities



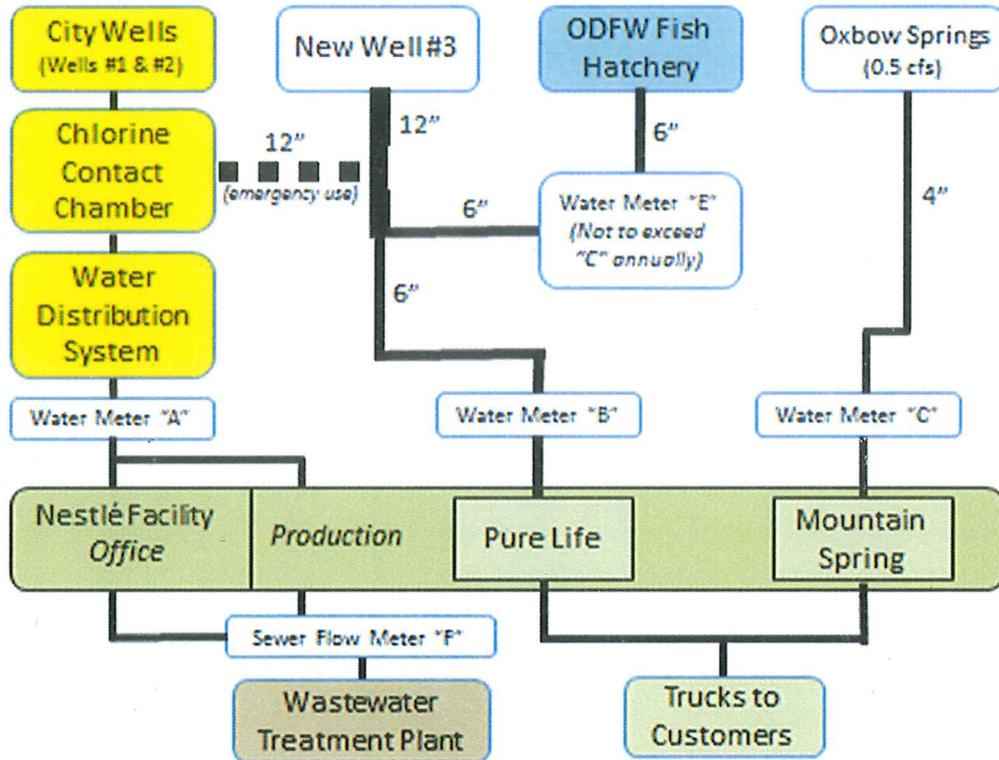
Size	Gallons/Minute
2"	45
2.5"	75
3"	130
4"	260
6"	800
8"	1,600
10"	3,000
12"	4,700

7.5 gallons in a cubic foot
449 gallons per minute = 1 cubic foot per second (1 cfs)
1,571 gallons per minute = 3.5 cfs
1,795 gallons per minute = 4.0 cfs

City water mains are generally built in 12 inch diameters. This allows for "in-line" storage and efficient movement of city water throughout the system. Under normal circumstances, a 12 inch water main can carry 4,700 gallons per minute (gpm) for residential and business use while providing capacity for fire protection.

NWNA would install a 4 inch diameter pipe from Oxbow Spring to the bottling plant. Under normal conditions, that pipe has a capacity of 260 gpm, which is 36 gpm more than the potential water right transfer from ODFW. The gallons can be limited through engineering and metering to prevent the over flow of water.

Cascade Locks Water System Schematic



This is a simplified schematic of the proposed bottling plant.

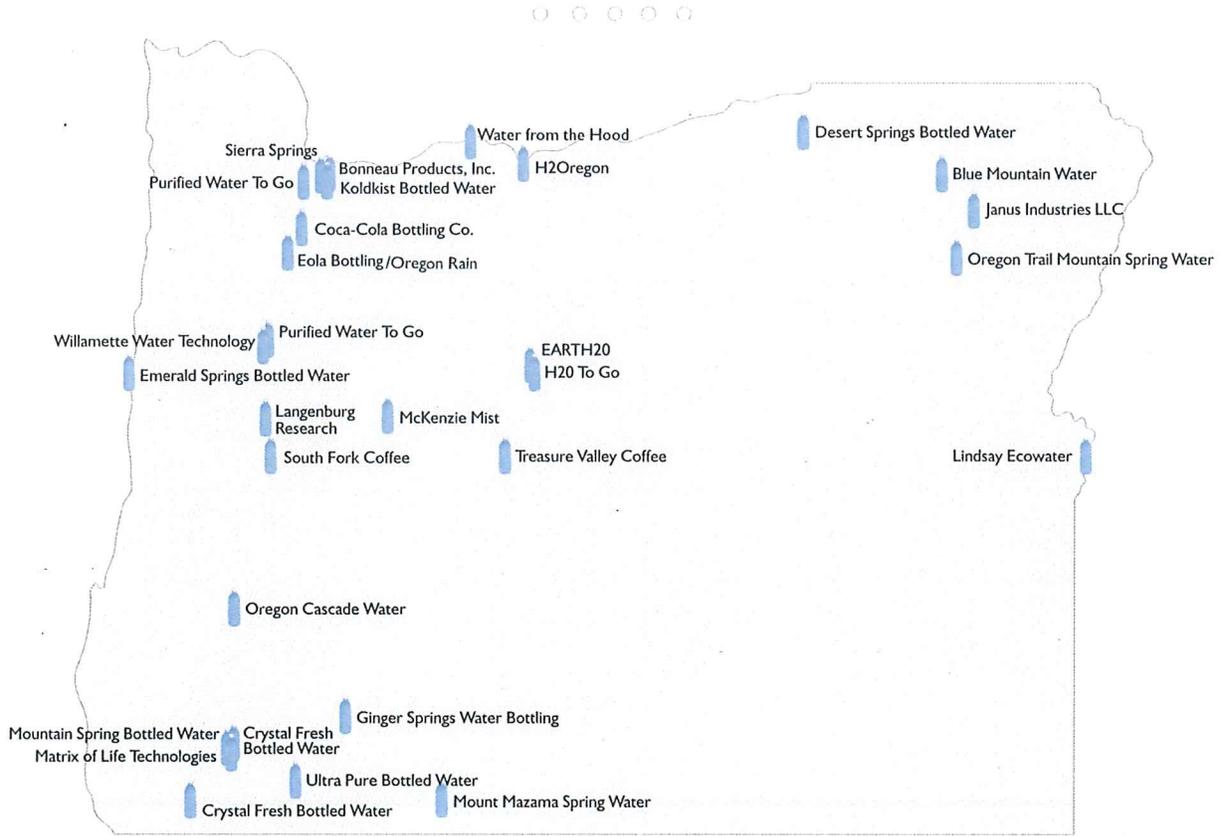
A new well #3 would be tied into the existing water system to provide increased pumping capacity for the City's system. That well would also provide raw water to the fish hatchery and to the bottling plant.

The water for the production facility would come from the City's normal infrastructure.

NWNA would be responsible to purchase the water measured at Water Meters "A", "B", and "C". They would also be responsible to purchase the sewer capacity based on the Sewer Flow Meter at "F".

The water returned to the fish hatchery should not exceed the amount of water from Oxbow Springs on an annual basis.

OREGON WATER BOTTLING FACILITIES



Nestlé's water bottling facility would be the 32nd in Oregon.

Greening our buildings

Our first LEED (Leadership in Energy and Environmental Design) certified plant also was the first in the food and beverage industry. Today, we have 6 manufacturing plants, and more than 2.5 million square feet, designed and built to meet LEED certification.

Like our existing LEED plants, every new Nestlé Waters North America greenfield site will be designed to achieve LEED certification – that is several sites over the next 5 years.

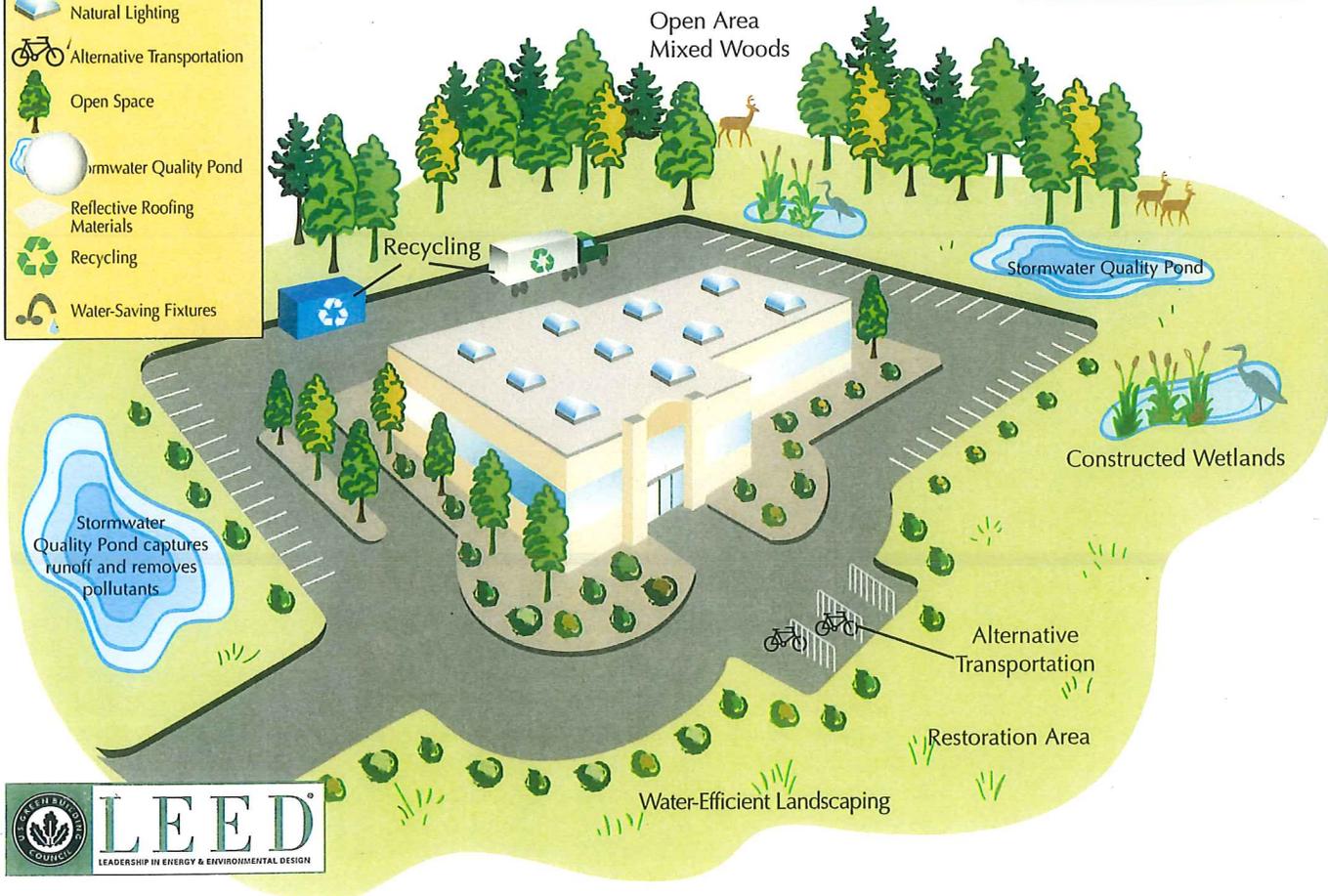
- Stanwood, Michigan (full LEED Certification) – One of the first U.S. industrial plants to earn award
- Cabazon, California (Silver rating) – First U.S. food manufacturing facility to earn Silver
- Hawkins, Texas (Silver rating)
- Red Boiling Springs, Tennessee (Silver rating)
- Madison County, Florida (Silver rating)
- Allentown, Pennsylvania (East Bottling Plant registered with the U.S. Green Building Commission pending LEED Silver Certification)

A LEED facility is built to be in harmony with the environment and for the health and well-being of employees.

Examples of Features

-  Constructed Wetlands
-  Water-Efficient Landscaping
-  Natural Lighting
-  Alternative Transportation
-  Open Space
-  Stormwater Quality Pond
-  Reflective Roofing Materials
-  Recycling
-  Water-Saving Fixtures

LEED™ Green Building Site



Green Buildings

ca Inc.
regional and
brands in the
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Innovative environmental manufacturing facilities

- We were the first U.S. food and beverage manufacturer to design and build a manufacturing facility that qualified for U.S. Green Building Council LEED status
- Five NWNA plants are now LEED certified; others are in development



- NWNA is a leading U.S. manufacturer in LEED plants
- Environmental benefits since 2002 include: water conservation (nine million gallons); energy conservation (1.5 million kWh); emissions reduction (2.1 million pounds CO₂); waste reduction (216 million pounds); healthy

Where does NWNA have water bottling operations?

	State	Home and Office Packaging	Retail Packaging Plant
Allentown	PA	x	x
Cabazon	CA		x
Dallas	TX	x	x
Denver	CO		x
Framingham	MA	x	
Greenwood	IN		x
Guelph	Ontario		x
Hawkins	TX		x
Hilliard	OH	x	
Hollis	ME		x
Hope	B.C.		x
Jersey City	NJ	x	
Kingfield	ME		x
Livermore	CA	x	
Lorton	VA	x	
Los Angeles	CA	x	
Madison	FL		x
Mecosta	MI		x
Ontario	CA		x
Pasadena	TX		x
Phoenix	AZ	x	
Poland Spring	ME		x
Red Boiling Springs	TN		x
Sacramento	CA		x
South Houston	TX	x	x
Woodridge	IL	x	
Zephyrhills	FL	x	x

This is a list of Cities that have Nestlé Waters North America in their communities.

**Enterprise Zone Property Tax Abatement Program
Nestle Waters North America Impact**

To Qualify: Wages and benefits have to exceed 150% of Cascade Locks median household income.

Median HH Income: \$ 41,696
150%: \$ 62,544

Plant Value: \$ 50,000,000 Potential Assessed Value at full build out

Hood River County 2014-15 Tax Rates

Government	Tax per Thousand	Tax Assessed	Less 3% Disc	Abatement 5 Years	Collected (45 Years)
County	\$ 1.5925	\$ 79,625	\$ 77,236	\$ 386,181	\$ 3,475,631
Library District	\$ 0.3876	\$ 19,380	\$ 18,799	\$ 93,993	\$ 845,937
911 Comm District	\$ 0.5608	\$ 28,040	\$ 27,199	\$ 135,994	\$ 1,223,946
NORCOR	\$ 0.2435	\$ 12,175	\$ 11,810	\$ 59,049	\$ 531,439
School District	\$ 7.8153	\$ 390,765	\$ 379,042	\$ 1,895,210	\$ 17,056,892
Col Gorge ESD	\$ 0.4649	\$ 23,245	\$ 22,548	\$ 112,738	\$ 1,014,644
HRC Transit District	\$ 0.0719	\$ 3,595	\$ 3,487	\$ 17,436	\$ 156,922
Wind Master URD	\$ 0.0547	\$ 2,735	\$ 2,653	\$ 13,265	\$ 119,383
Mt. Hood CC	\$ 0.4917	\$ 24,585	\$ 23,847	\$ 119,237	\$ 1,073,135
Port of CL	\$ 0.0256	\$ 1,280	\$ 1,242	\$ 6,208	\$ 55,872
City of CL	\$ 2.7050	\$ 135,250	\$ 131,193	\$ 655,963	\$ 5,903,663
Total	\$ 14.4135	\$ 720,675	\$ 699,055	\$ 3,495,274	\$ 31,457,464

Issues We Are Still Working On

Transportation: Truck Routes and Improvements

The goal of the City Council is to remove as many trucks as possible from the residential area by providing for a new truck route.

For east bound traffic from Portland to the Business Park, trucks would be allowed to go through the weigh station, make a right turn on to Frontage Road, a left turn onto Forest Lane where it crosses Interstate 84, and a final right turn onto Cramblett Way into the Park. This would require about \$10 million to upgrade Frontage Road and the three intersections involved.

For west bound traffic to Portland, Frontage Road from Forest Lane to Herman Creek Road would need to be upgraded and a west bound on ramp at Exit 47 needs to be built. This is also estimated at \$10 million.

For east bound traffic leaving Cascade Locks, the on ramp at Exit 47 already exists.

For west bound traffic into Cascade Locks, Exit 47 is already in place.

Until these improvements can be funded, designed, and constructed, truck traffic will be required to approach the Business Park from the east using Exit 47.

Water Curtailment Plan

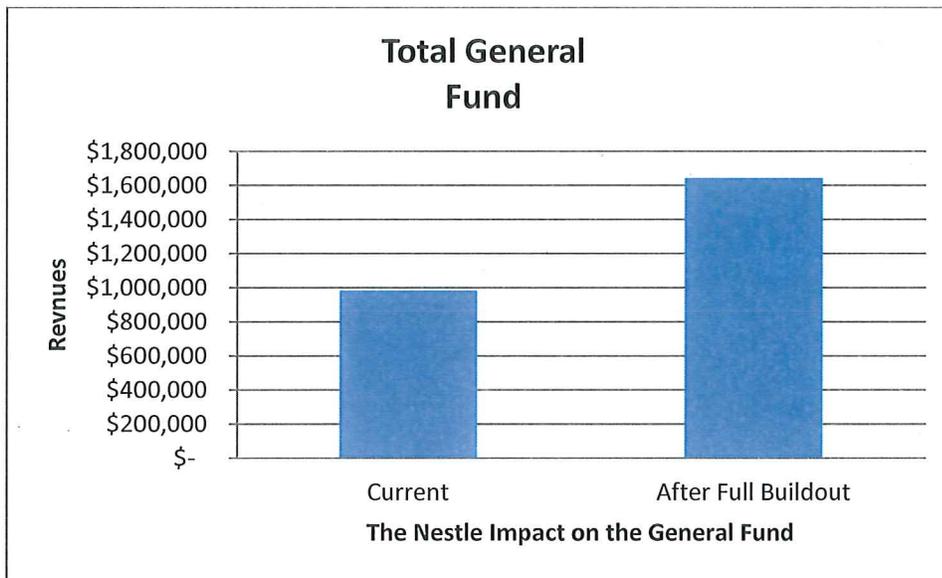
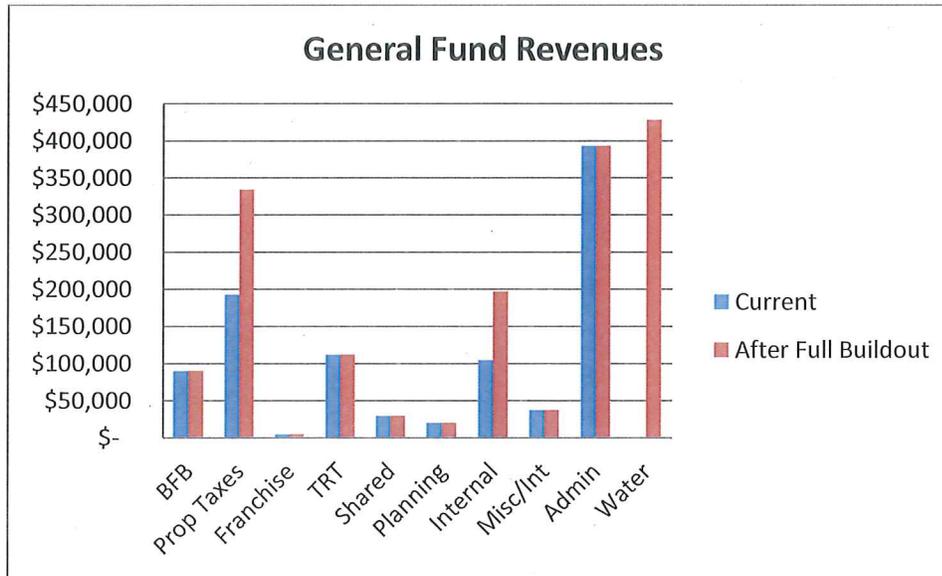
The water curtailment plan would need to be developed based on two criteria:

Oxbow Spring: Should the flow of water from Oxbow Springs fall to 1.0 cfs in the low flow periods, no water will be diverted to municipal or commercial use.

City Well Water: Any mandatory curtailment of well water will be proportionately invoked on all city water customers.

Why is the City of Cascade Locks pursuing this opportunity?

1. 50 new jobs in community (an estimated annual minimum of \$3.1 million in family wage and benefits to qualify for Enterprise Zone property tax abatement)
2. \$35 million in financial impact during construction countywide
3. \$34 million in annual financial impact after construction countywide
4. More construction jobs on the potential plant and new housing
5. Spin off jobs to support Nestlé (pallet making and other vendors)
6. New housing market realized
7. Young working families may move to town, increases the potential to build student enrollment in the local school
8. Port of Cascade Locks' potential for \$4.4 million in land sales
9. ODFW gets its year round fish preservation water supply for the preservation of endangered fish species
10. Community gains contributions to food bank, school, and community events.
11. Potential growth and revenue for existing local businesses by truckers, new community members, and new employees
12. Increased customer base means stable utility rates for local community
13. Decreases total carbon footprint by reducing truck travel by 600 miles to supply Portland market by trucking product from Cascade Locks rather than 650 miles up through the Willamette Valley from Sacramento
14. Community gets reputation of "open for business"
15. Corporate help in a natural disaster
16. Helps the city to provide needed services by improved financial situation for the City:
 - a. 67% property tax base increase (\$130,000 for the City annually after 5 years of Enterprise Zone benefits and not including increased tax base from increased housing)
 - b. Potential 30% increase in water sales (\$60,000)
 - c. Potential 60% increase in sewer sales (\$200,000)
 - d. Potential 100% increase in electric sales (\$1,500,000 at full build out)
 - e. Potential dollars in unrestricted water sales to the General Fund (Minimum of \$300,000 annually)
 - f. 5% of utility revenue (\$88,000) transferred to General Fund: allows Council discretion for expenditures to meet greater community needs
17. The City currently uses 10% of the Herman Creek water right. With Nwana utilizing 1.0 cubic feet per second, Nwana would use an additional 25% of the water right, leaving 65% available for future growth.



The real opportunity for the City of Cascade Locks is to have unallocated funds available in the General Fund for the City Council to have at their disposal. The General Fund would increase after full buildout and enterprise zone property tax abatements are over by \$660,000 from all revenue sources. This assumes that Nestlé would pay the same for water as residents would pay. Property taxes would increase over \$140,000. Internal payments between the utility funds and the General Fund would increase an estimated \$90,000. Sales of water could exceed \$430,000, all without increasing personnel or materials/supply costs in the General Fund. This is not one time revenue, but each and every year the bottling plant is in operation.